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Tuesday, October 18, 2022 @ 9:00 am	
<i>Visit www.porttb.com for more information.</i>	
L. Adjournment	

A. INVOCATION AND PLEDGE

PUBLIC COMMENT

B. APPROVAL OF MINUTES

**RECEIPT OF MINUTES OF THE
AUGUST 16, 2022 BOARD MEETING**

**PRESENTATION AND RECEIPT OF
FINANCIAL STATEMENT**

C. APPROVAL OF CONSENT AGENDA

**PORT TAMPA BAY
Business Meeting
August 16, 2022
9:30 am via Hybrid Virtual Meeting Using the Zoom Platform**

Mr. Chad Harrod, Chairman, called the Port Tampa Bay (PTB) Business Meeting to order at 9:30 a.m. Chairman Harrod thanked Board members, PTB staff and public for attending in person and virtually to this hybrid virtual meeting using Zoom webinar.

The following Board members were physically in attendance: Mr. Chad Harrod, Chairman; Mr. Patrick H. Allman, Secretary/Treasurer; Mr. Ted Conner, Commissioner; Mr. Hung T. Mai, P.E., Commissioner; The Honorable Harry Cohen, Commissioner; and The Honorable Mayor Jane Castor, Commissioner. PTB Board of Commissioners Seat #4 is currently vacant.

The following PTB senior management staff members attended in person; Mr. Paul Anderson, Port President/CEO; Mr. Charles Klug, Principal Counsel; Mr. Raul Alfonso, Executive Vice President and Chief Commercial Officer; Mr. David Delac, Chief Financial Officer; Mr. Patrick Blair, Vice President of Engineering; Mr. Clay Hollis, Chief of Staff; Ms. Laura Lenhart, Vice President of Government Affairs; Mr. Wade Elliott, Vice President of Business Development; Mr. Bill Rain, Vice President of Real Estate; Mr. Karl Strauch, Vice President of Marketing; Ms. Joanne Toledo, Vice President of Human Resources; Mr. Greg Lovelace, Senior Director of Business Development; and Mr. Norberto Sanchez, Director of Facilities. The following PTB senior management staff members attended virtually: Mr. Ram Kancharla, Vice President of Planning and Economic Development; and Mr. Ken Washington.

The in-person public attendance sign-in sheet is [Attachment 1](#).

A. INVOCATION – PLEDGE

Chaplain Steve Finnesy led the invocation and the Pledge of Allegiance.

PUBLIC COMMENT

There were no Public comments.

B. APPROVAL OF MINUTES OF THE JUNE 21, 2022, BOARD MEETING

There being no comments, Commissioner Mai, seconded by Commissioner Cohen, moved to receive the minutes as presented. The motion carried five to zero with Mayor Castor being absent.

PRESENTATION OF THE CARGO AND CRUISE QUARTERLY REPORT

Mr. Wade Elliott presented the Cargo and Cruise Quarterly Report.

Mayor Castor arrived at 9:35 am.

PRESENTATION OF THE CARGO AND CRUISE QUARTERLY REPORT (CONT'D)

In response to Commissioner Mai's question regarding lumber prices and whether there was any potential to increase the imports to help the local builders, Mr. Elliott stated that PTB was expecting the lumber business to continue to grow and that the year-to-date lumber cargo was up 136%. Commissioner Mai then asked if congestion on some East coast ports had any effect on increased cargo at PTB. Mr. Elliott stated that it appears congestion would continue at the larger ports. There are some opportunities that PTB staff are pursuing.

PRESENTATION AND RECEIPT OF THE FINANCIAL STATEMENT OF TEN MONTHS ENDING JULY 31, 2022

Mr. David Delac presented the financial statement and reviewed specific line items.

There being no further comments, Commissioner Cohen, seconded by Mayor Castor moved to receive the Financial Statement of Ten Months Ending July 31, 2022. The motion carried unanimously.

C. APPROVAL OF THE CONSENT AGENDA

- 1. Approval of The Extension of Uniformed Security Guard Services Agreement with Martinez and Company, Inc.**
- 2. ~~Approval of Additional Funding for Hillsborough County Sheriff's Office Contract for Dedicated Law Enforcement Services at Port Tampa Bay~~ **WITHDRAWN****
- 3. Approval of Resolutions Authorizing Participation in the State Board of Administration Local Government Surplus Funds Trust Fund (Florida Prime) the Signing and Endorsing of Checks and Wire Transfer of Funds to and from Port Tampa Bay Bank Accounts**
- 4. Approval of Submerged Lands Easement to Zayo Group, LLC for Fiber Optic Cable Under the Alafia River Crossing U.S. Hwy 41 in Reference to MWP #22-034**

There being no comments, Commissioner Conner, seconded by Commissioner Mai, moved to approve the Consent Agenda. The motion carried unanimously.

D. REGULAR AGENDA

- 1. Approval of Final Ranking of Firms and Contract Award for State Legislative Consultant Services – RFP No. P-002-22**

Mr. Clay Hollis outlined the item as presented in the write-up included in the agenda.

Regarding the 30-day opt out clause, Chairman Harrod asked that if staff negotiated with the third-ranked firm to replace one of the two top ranked firms, would that be returned to the Board for approval. Mr. Charles Klug responded that today's item was to approve the final ranking of firms. If for some reason staff is unable to reach an agreement with the top-ranked firm or firms, then staff would proceed to the next highest ranked firm or firms.

In response to Commissioner Mai's question regarding whether the two top-ranked firms were using the same Small Business Enterprise (SBE) firms as they have in the past, Mr. Hollis noted that both firms are utilizing the same SBE firms as in the past with The Advocacy Group at Cardenas Partners partnering with Chris Floyd and Capital City Consulting partnering with RSA consulting. There were brief comments regarding the remaining ranked firms being very capable and the overall list of participating firms being very robust.

Mayor Castor stated that she would be abstaining from this vote.

There being no further comments, Commissioner Cohen, seconded by Commissioner Mai, moved to approve the rankings and authorize the Port President/CEO, or his designee, to enter into negotiations and execute separate contracts with the top two ranked firms, Capital City Consulting, LLC and The Advocacy Group at Cardenas Partners, LLC, for state legislative consultant services not to exceed \$60,000 per annum each and subject to review by Port counsel. The motion carried five to zero with Mayor Castor having abstained.

2. Approval of the Extension of General Planning Services Consulting Agreement

Mr. Charles Klug outlined the item as presented in the write-up included in the agenda.

In response to Commissioner Allman's question regarding whether this agreement would be used for any general planning, Mr. Klug explained that this agreement would be utilized for "other general planning services" and not for the larger master plan or strategic plan. The general planning services are used to assist PTB in complying with planning commission requests and grants. Commissioner Allman stated that he was not satisfied with the performance of this firm with regards to the overall Master Plan.

There was further discussion with Chairman Harrod asking if Commissioner Allman was dissatisfied with the actual firm or the service in general. Commissioner Allman noted that he was not satisfied with the outcome of the master plan from the principal firm however, this agreement also utilized the subcontractors for the general planning services and grant submittals and a new procurement process would be too lengthy and could cause PTB to miss potential grant funding opportunities. There will be a new procurement process in the next fiscal year and Commissioner Allman moved to approve this item. Mr. Klug affirmed the procurement process and noted that the subcontractors performed approximately 80% of the work on this agreement.

There was some continued discussion regarding the master plan process and how it is a prediction that is not always realized and also needs adjustments throughout the cycle.

There being no further comments, Commissioner Allman, seconded by Commissioner Mai, moved to authorize the Port President/CEO, or his designee, to extend the General Planning Services contract with Bermello Ajamil & Partners, Inc. from October 1, 2022 to September 30, 2023, for an amount not to exceed \$250,000, subject to review by Port counsel. The motion carried unanimously.

3. Approval of Award of Contract for Sumitomo Cranes Tie Downs and Pin Pockets Installation to Tampa Bay Marine, Inc.

Mr. Patrick Blair outlined the item as presented in the write-up included in the agenda.

In response to Commissioner Mai's question regarding whether six percent contingency was sufficient for the project, Mr. Blair stated that he was confident that the contingency was sufficient for the scope of the project.

In response to Mayor Castor's question regarding whether the pin pockets and tie downs were the same process that was used on the other cranes, Mr. Blair stated that the spacing of the crane legs were all different so each crane design required slightly different designs. Mayor Castor then asked about wind ratings on the tie-downs and Mr. Blair explained that while the Sumitomo cranes were slightly smaller than the ZPMC cranes, the Sumitomo cranes had stronger reactions. Even though the ZPMC cranes are taller, the hurricane calculations resulted in greater force resistance with the Sumitomo cranes.

In response to Chairman Harrod's question regarding whether the addition of three Sumitomo cranes would be sufficient for the anticipated future container cargo, Mr. Raul Alfonso stated that the three Sumitomo cranes would bridge PTB towards the next five to seven years. Newer cranes could become necessary with the continued expansion of the container terminal and Berth 214.

There being no further comments, Commissioner Allman, seconded by Commissioner Cohen, moved to authorize the Port President/CEO, or his designee, to execute a contract with Tampa Bay Marine, Inc. for the Sumitomo Cranes Tie-Downs and Pin Pockets, in an amount not to exceed \$1,884,313.45, and authorize contingency funds in an amount of \$115,686.55 for any unforeseen conditions that may arise during construction, all subject to review by Port counsel. The motion carried unanimously.

4. Approval of Agreement with Global Rigging & Transport for Sumitomo Crane Improvements

Mr. Blair outlined the item as presented in the write-up included in the agenda.

In response to Vice Chairman Mai's question regarding whether the transformers coincided with the current contract, Mr. Blair stated that the transformers would arrive within the next month. They will need to be stored in an indoor location until the time that they are electrified. There are heaters built into the transformers to keep moisture out once they are operational.

There being no further comments, Commissioner Mai, seconded by Mayor Castor, moved to authorize the Port President and CEO, or his designee, to execute an agreement with Global Rigging & Transport, Inc. for electrical improvements to the three Sumitomo Cranes, for an amount not to exceed \$2,825,000.00, plus \$175,000 for any unforeseen conditions during fabrication, subject to review by Port counsel. The motion carried unanimously.

Mr. Anderson thanked Mr. Blair and the PTB Engineering team for their efforts in coordinating the placement of the cranes and getting everything in place to make them operational. The team did a great job of utilizing in-house resources.

5. Approval of Cost-Sharing Agreement with Causeway Development Partners for a Sanitary Sewer System at Eastport and the Shrimp Docks

Mr. Blair outlined item as presented in the write-up included in the agenda.

Commissioner Allman stated that a six-inch line would be more efficient when considering future potential use and then made a motion to add a twenty percent (20%) increase to the recommended budget for this project in order to include a six or eight inch line.

In response to Chairman Harrod's question regarding the increase being added to PTB's portion, Commissioner Allman noted that his motion was for PTB's portion of the cost.

Vice Chairman Mai stated that he believed the current budgeted amount would be sufficient to complete this next phase of the project and then the added cost to increase the size of the sanitary sewer line could be included in the FY2024 Capital Improvement Budget. Commissioner Allman explained that PTB staff needed to sign an agreement with Causeway Development Partners, LLC (Causeway). Approving the scope increase now would allow that to be included in the agreement so that the Causeway could proceed. Further discussion included Commissioner Allman stating that the 20% increase in scope was to allow PTB staff to increase the line to six or eight inches.

In response to Mayor Castor's question regarding only PTB's portion of the cost being increased 20%, Commissioner Allman stated that Causeway was only building warehouses and would not need a larger line so PTB should absorb the full cost increase. Further discussion included Mr. Blair stating that Rockport currently did not have access to a sewer line and that CSX may develop that area in the future and this sewer line would then be the closest available. Should they tie in to this line, PTB would receive money for that connection, which could offset the added cost. Mr. Blair stated that the cost-share is based on capacity that will be calculated on a certain flow rate. This would allow PTB to offer that service to a tenant.

In response to Chairman Harrod's question regarding when PTB submits its portion of cost, Mr. Blair stated that PTB would only pay when the project is completed, resulting in no risk for PTB.

In response to Mayor Castor's question regarding whether PTB checked with City of Tampa Wastewater to confirm there is tie-in capacity, Mr. Blair stated that PTB staff had confirmed future needs could be met. Further discussion included Mayor Castor asking why the larger lines were not considered earlier and Mr. Blair stated that with Causeway building warehouses, the four-inch line would be sufficient. Mr. Blair noted Commissioner Allman's opinion regarding future development creating the need for a larger line was something that could be added to the scope and PTB would then offer to pay that added cost to the Causeway. Mr. Blair continued that any further changes would be presented to the Board for further approval.

In response to Vice Chairman Mai's question regarding the 20% increase being PTB's portion, Mr. Klug explained that instead of PTB's portion being \$532,000, it would be increased to \$639,000.

There was further clarification as to the motion and Mr. Klug stated that the motion is to increase the line to a six-inch size and to authorize to pay up to \$639,312. Commissioner Allman noted that his motion was to allow PTB staff to use discretion to increase to six or eight inches and if the lines are increased, the funds will be available with the 20% increase.

After a few more comments regarding how the project is budgeted and paid, Commissioner Allman, seconded by Commissioner Cohen, moved to authorize the Port President and CEO, or his designee, to execute a cost sharing agreement with Causeway Development Partners, LLC for reimbursement of the design and construction costs for a new sanitary sewer system to services the Eastport Terminal and the Shrimp Docks to include an additional 20% in funding to allow for a six or eight inch sewer line as determined by PTB staff, subject to review by Port counsel. The motion carried unanimously as amended.

6. Approval of FY2023 Funding and Extension of Continuing Services Contract for Elevator and Escalator Repair Services with ThyssenKrupp Elevator

Mr. Norberto Sanchez, Port Tampa Bay's Director of Facilities, outlined the item as presented in the write-up included in the agenda.

In response to Commissioner Conner's question regarding whether the fee is a flat rate or based on usage, Mr. Sanchez stated that the fee is a lump sum amount that includes the maintenance and repairs that is done on PTB facilities and also includes the standby hours during cruise events. The stand by hours are to ensure staff is on-site to accelerate the repair process if there is an instance of escalator failure during a cruise event.

Further discussion included Mr. Sanchez explaining that the stand by hours include a ThyssenKrupp employee to be available on location to reset an escalator in case of failure. This ensures the response time would be 15 minutes or sooner. The instance of escalator failures often occur when passengers disembark from a cruise vessel with large sized luggage that can trip the safety features. Additional discussion included Mr. Sanchez stating that the stand-by hours are limited to between five to eight hours per cruise event.

There was additional discussion regarding required on-site personnel having the proper training and certification as well as response times, which are items included in the cruise line agreements.

There being no further comments, Commissioner Conner, seconded by Mayor Castor, moved to authorize the Port President and CEO, or his designee, to extend the Elevator/Escalator Maintenance and Repair Services Agreement with ThyssenKrupp Elevator for one (1) year (September 1, 2022 to August 31, 2023) in the amount of \$427,084 and subject to final review by Port counsel. The motion carried unanimously.

E. RECEIPT OF REPORTS

- 1. Report of Aged Account Receivables**
- 2. Report of Contract Status**
- 3. Report of Work Permits**
- 4. Report of Expenditures Between \$50,000 and \$100,000**

There being no comments, Mayor Castor, seconded by Commissioner Cohen, moved to receive the reports as presented. The motion carried unanimously.

F. EXECUTIVE DIRECTOR REPORT

Mr. Anderson reported that Port Tampa Bay was recently notified that its application for the USDOT's RAISE grant was successful. This is a grant for \$12.6 million, and will go towards improving and expanding Berth 301 in the Port Redwing area. The Berth 301 project will have a generational impact on the community in terms of economic development and well-paying jobs. Port Redwing has seen tremendous growth and it is important to provide an efficient way to move construction and other bulk cargoes. This project optimizes our supply chain economics and helps keep wear and tear on the roads to a minimum. Mr. Anderson thanked Congresswoman Kathy Castor who was instrumental in helping secure this grant.

In response to Chairman Harrod's question as to how the process of obtaining grant funding is facilitated with regards to utilizing consultants, Mr. Anderson stated that the bipartisan infrastructure law contains port infrastructure development grants with historic amounts of funding to improve our nation's strategic infrastructure. The Department of Transportation issues notices of available grants and those application requirements can be over 100 pages. PTB consultants are utilized to be the experts in guiding staff to be responsive to the grant application. PTB staff requests letters of support from legislative delegates as well as from the City of Tampa and Hillsborough County. It is a very comprehensive process to pull these grants together.

Mr. Anderson announced the addition of two professionals to PTB's senior leadership team with Mr. Bill Rain, Vice President of Real Estate, and Ms. Laura Lenhart, Vice President of Government Affairs. Both of these individuals have exceptional experience in their fields and come to PTB at a very exciting time.

Mr. Anderson stated that staff have been busy with tours, press events and other notable items. First, PTB was honored to host a tour for the Chair of the Atlanta Federal Reserve Bank, Raphael Bostic. As a major economic driver in Central Florida, these relationships offer value in both directions. PTB staff also hosted State Representative Tracy Koster for a briefing and Port tour. As one of the members of Florida's legislative delegation, Representative Koster is a key player in ensuring that the port has a strong voice in Tallahassee. Mr. Anderson continued that PTB staff also recently hosted Tampa City Councilmember Lynn Hurtak. Councilmember Hurtak joined PTB staff on a boat tour, observing the scale and scope of PTB's operations and getting a deep dive into how PTB works with the City and PTB's role in the region's economy.

Mr. Anderson stated that as a major economic driver in the region, it was no surprise that both U.S. Senators took time to include PTB's perspective in recent roundtable events. Senator Marco Rubio joined staff in the Boardroom to discuss how PTB helps keep the flow of cargo and

the economy growing. He was engaged not only on the ongoing work PTB is performing with the Army Corps of Engineers for the channel deepening project, but also the grant programs PTB pursues in the interest of expanding manufacturing opportunities in the port's infrastructure. Senator Rick Scott invited PTB's own Vice Chairman Hung Mai and PTB's CFO David Delac to discuss PTB's perspective. Both Vice Chairman Mai and Mr. Delac represented PTB well and offered insights into how critical it is to keep the focus on efficient movement and flow of goods and commerce through our port. Senator Scott certainly has played a role in helping grow the port as well during his time as Florida's Governor. Mr. Anderson continued that he was delighted to welcome Senator Rubio and Senator Scott to Port Tampa Bay.

Mr. Anderson stated that earlier this month, he was proud to add a new piece of art to PTB's Cruise Terminal 6. Created by a very impressive group of students from the Sulphur Springs area, this massive work was created with plastics and objects collected from beach and neighborhood clean-ups held by the Community Stepping Stones program. The piece was created nine years ago and was restored in 2022 by students enrolled in Community Stepping Stones Art Camp. The Mural is a reminder of how important the bay is and to show how beautiful these waterways can be when cared for properly. The artwork was installed on World Oceans Day in recognition of PTB's commitment to a sustainable and healthy bay. After the unveiling, the students went on an exciting water-side tour of the port.

Mr. Anderson reported that Kimmins Contracting (Kimmins) purchased two electric excavators and are using on construction projects at PTB. Mr. Anderson noted that a lot of the historic funding available for ports will be available for electrification of port equipment. Mr. Anderson continued that the Kimmins' "Green Machine" is the first better pack operated equipment to meet the demands and rigors of the construction and heavy industrial markets. Mr. Anderson noted that PTB would like to bring similar types of equipment and contractors for future projects.

Mr. Anderson stated that on Friday, July 8, 2022, the U.S. Coast Guard Sector St. Petersburg hosted a change of command ceremony at Terminal 3; at which time Captain Michael Kahle relieved Captain Matthew Thompson. Following the Change of Command ceremony, Captain Thompson will be retiring after 30 years of faithful and honorable service. As Sector Commander, Captain Thompson served as Captain of the Port, Officer in Charge of Marine Inspection, Search and Rescue Mission Coordinator, Federal On-Scene Coordinator, and Federal Maritime Security Coordinator while directing Coast Guard Operations along the West Coast of Florida and throughout the Tampa Bay region. Sector St. Petersburg is comprised of over 2700 Active Duty, Reserve, Civilian, and Auxiliary personnel, as well as 12 multi-mission units, including five boat stations, six cutters and Aids to Navigation Team. Mr. Anderson congratulated Captain Thompson on a wonderful career with his numerous years of service to the Tampa Bay region and the country.

Mr. Anderson stated that Mr. George Lorton has passed away. George has been a constant force and respected fixture in the maritime community over the past 60 years. George brought a passion and a distinct leadership style to International Ship Repair, which he led for so many years, as well as Padgett Swann Machinery and many other businesses that operated during his career at the Port. Since 1990, George led International Ship Repair with tenacity and was also known for his generosity and kind and caring spirit. George loved all things related to the marine business and could frequently be found volunteering in the community. Mr. Anderson concluded that Mr. Lorton will be missed by many at Port Tampa Bay.

G. PRESENTATIONS

FEDERAL LEGISLATIVE UPDATE

Mr. Clay Hollis introduced Ms. Lois Moore, from Alcalde & Fay, and Mr. Harry Glenn, from Van Scoyoc Associates. Ms. Moore and Mr. Glenn outlined the Federal Legislative Update as presented.

There was some discussion with Vice Chairman Mai asking how tenants would capture OSRA data sharing. Mr. Anderson noted that OSRA, Ocean Shipping Reform Act, was originally passed in 1986, amended in 1998 and is regulated by the Federal Maritime Commission (FMC). OSRA was also recently amended to allow the FMC, by regulatory requirement, to require more data sharing among ocean carriers and shippers in an attempt to achieve decongestion of the ports. Port Tampa Bay is not experiencing congestion. OSRA was passed to address the mega container ports such as L.A., Long Beach, Savannah, Norfolk and Houston. Mr. Anderson continued that Port Tampa Bay can acquire additional business with the General Reevaluation Report, the reevaluation of the port channel depth, by getting carriers that are coming in through Houston in the Gulf of Mexico. The issue with Port Tampa Bay is capacity. Customers are asking for the space to put product on those ships when they come into Tampa. In response to Vice Chairman Mai's comment regarding how PTB could capture the OSRA initiative from USDOT to assist tenants, Mr. Anderson stated that obtaining federal grants was key to continued growth and success. Another thing PTB staff has been working on is with the Florida Department of Transportation (FDOT) to try and capture more of that data with the trucks returning empty, and making sure PTB has more visibility into how those goods are moving. FDOT deals with many things differently. Having a little bit more visibility, sharing that information with ports like Port Tampa Bay so that it can better serve its customers and make them aware of potential efficiencies in that trucking market can help everybody save.

The Federal Legislative Update presentation is [Attachment 2](#).

H. NEW BUSINESS / COMMISSIONERS' COMMENTS

Commissioner Allman commented on the new access road for Cruise Terminal 3 and complimented staff on the quality of the project.

Chairman Harrod stated he was impressed with the level of talent that was interested in working with Port Tampa Bay during the recruitment of the Vice President of Real Estate and Government Affairs. Chairman Harrod continued that it was a testament to Mr. Anderson and his staff having a place where people want to work and he welcomed Mr. Rain and Ms. Lenhart to Port Tampa Bay.

Chairman Harrod then commended Port Tampa Bay Chief Information Officer, Mr. Ken Washington, on his team always supporting events held at Port Tampa Bay and ensuring that everything works well.

Chairman Harrod concluded by commending Chaplain Steve Finnesy for leading the Board meetings with prayer and the Pledge of Allegiance and noted that it meant a lot to him that PTB Board meetings are allowed to open in that way every month.

I. FUTURE PROPOSED PROJECTS

Mr. Anderson reviewed the Future Projects list as presented.

J. CALENDAR OF EVENTS

Mr. Anderson noted the following events:

September 1, 2022: American Victory Ship “On to Victory” Honoring 77 Years of Service – Yacht Starship Dinner Cruise, 5:30 – 8:00 pm www.americanvictory.org

September 13, 2022: Propeller Club Port of Tampa “On the Horizon” Breakfast Event at Armature Works Theater – 7:30 – 9:00 am www.propellerclubtampa.com

K. NEXT MEETING

Chairman Harrod announced the following upcoming meetings:

- Port Tampa Bay’s Fiscal Year 2023 Budget Workshop, Thursday, August 18, 2022 from 2:00 to 4:00 pm
- Port Tampa Bay’s Tentative Millage Rate and Fiscal Year 2023 Budget Public Hearing, Tuesday, September 6, 2022 at 5:01 pm
- Port Tampa Bay’s Final Millage Rate and Fiscal Year 2023 Budget Public Hearing, Wednesday, September 21, 2022 at 5:01 pm

Chairman Harrod noted that all the aforementioned meetings will be held in the PTB Boardroom.

Chairman Harrod then announced that the next regular business meeting would be on Tuesday, September 20, 2022, at 9:30 am, and that further information regarding that meeting would be posted online at www.porttb.com.

L. ADJOURNMENT

There being no further business, the meeting adjourned at 11:10 am.

ATTEST:

Chad Harrod, Chairman

Patrick H. Allman, Secretary/Treasurer

PORT TAMPA BAY BUSINESS MEETING

AUGUST 16, 2021 – 9:30 a.m.

(Hybrid Virtual Meeting via Zoom Platform)

PUBLIC ATTENDANCE SIGN-IN SHEET

(In person attendees)

NAMEBUSINESS

Steve Finney	Tampa Port Ministries
Jerre White	TBMSE
Brady Breaux	MOSaic
Chris Floyd	CLF Consulting
TERRY FROST	PILOTS
Anthony Washington	Alliant Universal
Justin Day	CCC
Bill Kuzumal	Maritime/Alcorn/AUS
Jake Dyal	Certus Group
Philip Buzzo	SOCOM
JOHN GLASS	Moffatt & Nichol
Darren Richard	Tulser / Hall
Dennis Manelli	Hendry Marine &
Arthur Savage	A. R. Savage - Son
Bob Nathan	Moffatt & Nichol
Marty Millberg	Aradaman

Additional spaces on next page.

PORT TAMPA BAY BUSINESS MEETING

AUGUST 16, 2021 – 9:30 a.m.

(Hybrid Virtual Meeting via Zoom Platform)

IN-PERSON PUBLIC ATTENDANCE SIGN-IN SHEET

(In person attendees)

NAME

BUSINESS

Richard Taylor

STING RAY MARITIME

Additional spaces on next page.



PORT TAMPA BAY™

REPORT ON FEDERAL ACTIVITIES *Presented August 16, 2022*

ALCALDE & FAY



Appropriations Update

TAMPA HARBOR FEDERAL FUNDING
Army Corps of Engineers – Fiscal Year 2022/23

Omnibus Appropriations, FY 2022

\$12,472,000 Operations and Maintenance

Infrastructure Investment and Jobs Act, FY 2022

\$1,950,000 Tampa Harbor General Reevaluation Report (GRR)

\$15,000,000 Operations and Maintenance

* Essential for additional maintenance dredging to support the global ships

House passed Energy and Water Development Appropriations, FY 2023

\$11,754,000 Operations and Maintenance

*pending final congressional action



Ongoing Work with the Army Corps

In order to respond to Tampa's growth projections, the Army Corps has resumed a study to identify the harbor-wide improvements needed.

General Reevaluation Report (GRR)

3 years/\$4 million: 65% federal; 35% nonfederal

*Federal share has been allocated/committed.

Start Date:

September 2021

Target Date/Congressional Authorization:

December 2024, by the *Water Resources Development Act (WRDA)*



3



Congressional Support

Much appreciation to the Tampa Bay congressional delegation for its support and advocacy on behalf of Tampa Harbor needs.

The Tampa Harbor has received significant mention in recent legislative documents, including the following -

Fiscal Year 2023 House Energy and Water Appropriations Bill

Tampa Harbor, Florida.—The Committee maintains interest in the dramatic increase in global post-Panamax vessels utilizing Tampa Harbor. Port Tampa Bay is strategically positioned to maximize supply chain efficiencies for global maritime goods movement and achieve significant environment and safety benefits associated with reductions in truck miles, highway congestion, and freight carbon pollution. The Committee commends the Corps for its decision to resume the Tampa Harbor General Reevaluation Report (GRR), which will identify long-term channel needs, and encourages the Corps to move forward expeditiously. (House Report 117-98)

4



Federal Grant Opportunities for Reducing Emissions at Ports/Electrification

- Multi-year \$2.25 billion DOT grant program to purchase or install zero emissions port technology and equipment
 - *New program established by the *Inflation Reduction Act*
- Port Infrastructure Development Grant Program/DOT
- Reduction of Truck Emissions at Port Facilities/DOT
- Diesel Emissions Reduction Program/EPA
- Carbon Emissions Reduction Program/ DOT/formula



Significant Legislative Activity 117th Congress

- Infrastructure Investment and Jobs Act
 - RAISE Grants – 7.5 B (1.5B/yr vs. 1 B)
 - INFRA Grants – 3.2 B (640M/yr vs. 900M)
 - PIDP Grants – 2.25 B (450 M/yr vs. 230M)
- Inflation Reduction Act
 - \$3 B for port electrification program
- Ocean Shipping Reform Act
- Water Resources Authorization Act
- Fiscal Year 2023 Appropriations Bills



Port Tampa Bay Leadership on Federal Issues

- One Federal Decision
- Expediting the delivery of Federal resources
- Unmanned Aerial Vehicles operating in port air space
- Port Tampa Bay and all Florida ports are open for business



Thank You



Port Tampa Bay
Budgetary Comparative Statement of Revenues and Expenses
For the eleven (11) months ending August 2022

Description	Budget	Actual	Favorable (Unfavorable)	%
Port Usage Fees	36,803,339	43,559,260	6,755,921	18.4%
Rentals	17,629,474	19,043,943	1,414,469	8.0%
Other Operating	612,222	547,179	(65,043)	-10.6%
Operating Revenue	55,045,035	63,150,382	8,105,347	14.7%
Personnel	17,175,056	16,698,584	476,472	2.8%
Promotional	1,394,521	972,357	422,164	30.3%
Administrative	14,924,368	15,003,499	(79,131)	-0.5%
Operating Expense	33,493,945	32,674,440	819,505	2.4%
Operating Income	21,551,090	30,475,942	8,924,852	41.4%
	39%	48%		
Interest Income	44,000	286,443	242,443	551.0%
Interest Expense	(3,839,477)	(3,700,546)	138,931	3.6%
Ad Valorem Tax Receipts	10,916,560	11,040,603	124,043	1.1%
Other, net	(919,046)	2,032,189	2,951,235	321.1%
Non-Operating	6,202,037	9,658,689	3,456,652	55.7%
Net Income	27,753,127	40,134,631	12,381,504	44.6%

SUBJECT: EXTENSION OF VIDEO PRODUCTION SERVICES AGREEMENT WITH SHOOTING STARS POST, INC.

BACKGROUND:

At the September 15, 2020 Board meeting, the Port Tampa Bay (PTB) Board of Commissioners approved the selection of Shooting Stars Post, Inc. (Shooting Stars) for the Video Production Services Agreement (Agreement) for an initial term of one (1) year with two (2) one (1) year extension options for an amount not to exceed \$90,000 per contract year. Shooting Stars produces high-quality visual video production services for PTB that are strategically placed in multi-media channels for distribution.

FACTS/COMMENTS:

This past year Shooting Stars completed digital video presentation and supplemented PTB's video library with updated vignettes as new cargos, ships, services, land developments, and tenants were added to PTB's diverse business lines and operations. In addition, Shooting Stars assisted in the execution for PTB's tradeshow video presentation.

At the October 19, 2021 Board meeting, the Board approved the first extension option extending the Agreement to August 31, 2022. Shooting Stars has been providing consistent services throughout the term of this Agreement and Staff is satisfied with Shooting Stars performance. Therefore, staff recommends exercising the final extension option extending the Agreement to August 31, 2023 and approving the funding of the Agreement for an amount not to exceed \$90,000.00 which was included in the FY2023 Operating Budget.

RECOMMENDATION:

Authorize the Port President/CEO, or his designee, to approve the final extension option of the Video Production Services Agreement with Shooting Stars Post, Inc. for the term of September 1, 2022 through August 31, 2023 for an amount not to exceed \$90,000.00, contingent upon approval of the FY2023 Operating Budget and subject to review by Port counsel.

Board Meeting
September 20, 2022
Marketing 395638

**SUBJECT: STANDARD WORK PERMIT APPLICATION #15-015 (REVISION #1)
AND SUBMERGED LANDS LEASE FOR RMC BROTHERS, LLC**

BACKGROUND:

RMC Brothers, LLC (RMC) applied for a standard work permit and submerged lands lease with Port Tampa Bay (PTB) for the expansion of its multi-slip docking facility (Docks) to be used by the patrons of the upland restaurant known as River's Edge located on the Alafia River at 6226 Ohio Avenue, Gibsonton, Florida. The original docking facility was permitted by PTB Standard Work Permit No. 85-073. On September 15, 2016, PTB issued Standard Work Permit #15-015 to RMC for (i) an in-kind replacement of RMC'S Docks, (ii) approximately 180 linear feet of seawall replacement, 20 linear feet of new seawall, and (iii) 10 linear feet of new rip rap revetment.

RMC has applied to modify the project through Standard Work Permit Application No.15-015 (Revision #1) to extend three (3) of the six (6) existing docks by a maximum of approximately 95 feet waterward resulting in an overall length of approximately 142 feet (maximum) waterward of mean high water elevation line. The docking facility would have fifteen (15) temporary mooring slips for use by the patrons of the restaurant.

The proposed square footage of the Docks is greater than the 10:1 ratio of 2,679.9 square feet and, thus, requires a submerged lands lease. RMC desires to lease approximately 18,715.44 square feet of sovereign submerged lands for a multi-slip docking facility for use by the patrons of the restaurant at no cost.

FACTS/COMMENTS:

The proposed project has received recommendations for approval from the Environmental Protection Commission (EPC) of Hillsborough County and has been deemed consistent with the *Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County* by the Hillsborough County City-County Planning Commission and meets all application PTB, EPC, and Planning Commission Requirements.

RMC and PTB staff have negotiated the following terms for the Submerged Lands Lease which is contingent upon the issuance of SWP #15-015 (Revision #1):

- Premises:** Approximately 18,715.44 square feet of submerged lands.
- Term:** An initial term of five (5) years commencing upon the execution of the Lease with two (2) five (5) year lease extension options.
- Rent:** Annual Rent for Lease Year 1 would be \$3,591.49, plus applicable taxes, based upon the Submerged Lands rate of \$0.1919 per square foot. In addition, RMC would pay a one-time additional payment of twenty-five percent (25%) of the Base Fee which would be \$897.87.

All future Rent would be calculated in accordance with PTB's Submerged Lands Management Rules.

Use: Solely for a multi-slip docking facility for the employees, patrons and other invitees of the restaurant at no charge to any users of the slips.

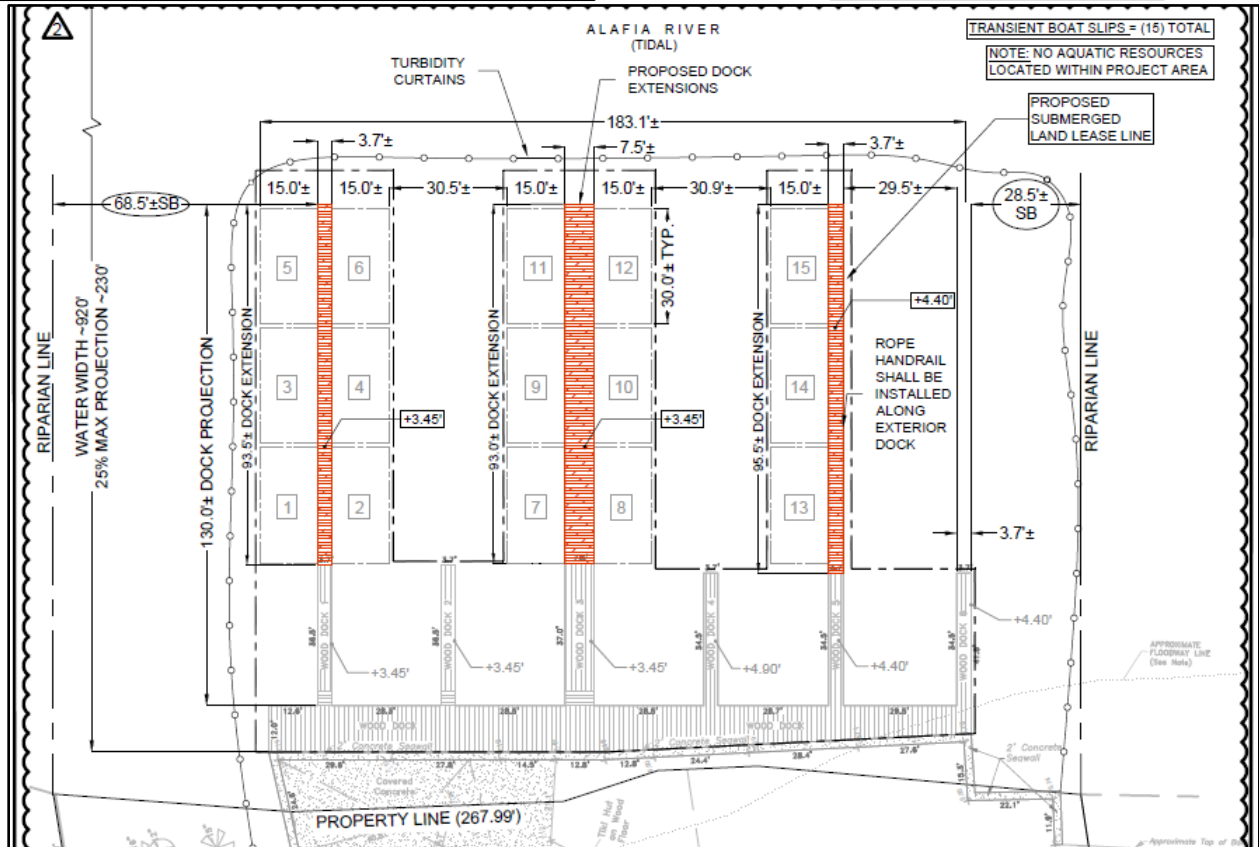
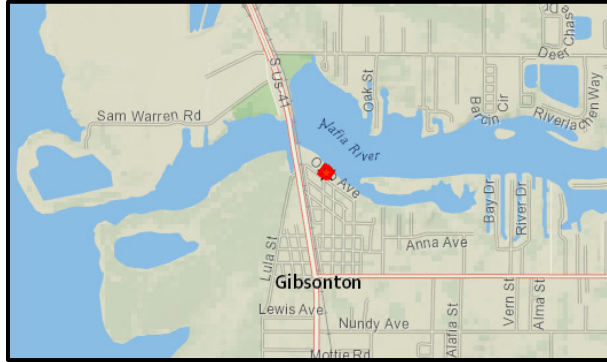
Other: RMC would be responsible for all real estate taxes, site improvements, insurance, and maintenance of the Premises and would have to comply with all applicable laws and regulations.

Public Hearing: A public hearing was held on September 8, 2022 and there were no public comments.

RECOMMENDATION:

Authorize the Port President/CEO, or his designee, to execute Standard Work Permit No. 15-015 Permit Revision #1 and a Submerged Lands Lease with RMC Brothers, LLC, in accordance with the terms outlined in this agenda item, subject to review by Port counsel.

EXHIBIT "A"





PORT TAMPA BAY

1101 Channelside Drive
Tampa, Florida 33602

Memorandum

To: A. Paul Anderson
President and CEO

CC: Charles Klug
Raul Alfonso

From: Heather Eblin-Crowe

Date: September 13, 2022

Subject: RMC Brothers, LLC - PTB Standard Work Permit Application No. 15-015
Revision #1 and Submerged Lands Lease - Public Hearing

This public hearing was held in accordance with procedures specified in Chapter 95-488, Laws of Florida. The subject public hearing was held before me on Thursday, September 8, 2022 at 10:00 a.m. Attached is the transcription of the hearing along with copies of all exhibits.

Heather Eblin-Crowe
Heather Eblin-Crowe
Hearing Officer

Date September 14, 2022

I hereby concur with the Hearing Officer's statement and recommend the President and CEO request approval by the Tampa Port Authority Board of Commissioners to approve the Standard Work Permit No 15-015 Revision #1 and the Submerged Lands Lease with RMC Brothers LLC.

Jackelyn Julien
Jackie Julien
Environmental Supervisor

Date September 14, 2022

Cherie Robinson
Cherie Robinson
Project Manager, Real Estate

Date September 14, 2022

Attachments

**PUBLIC HEARING TRANSCRIPT
September 8, 2022 at 10:00 a.m.**

**RMC Brothers, LLC
PTB Standard Work Permit Application No. 15-015 Revision #1 and
Submerged Lands Lease**

ATTENDEES

Barbara Baity – Port Tampa Bay
Katya Massey – J Foster Consulting LLC

HEARING OFFICER

Heather Eblin-Crowe

1 **MRS. CROWE:**

2
3 Good morning. Today is Thursday, September 8, 2022 and this public hearing is
4 called to order at 10:00 a.m. This hearing is held under the authority and pursuant to
5 Chapter 95-488 of the Laws of Florida. The purpose of the hearing is to hear comments
6 from the general public and interested parties regarding the following:
7

8
9 **PORT TAMPA BAY STANDARD WORK PERMIT APPLICATION #15-015 (Revision No. 1)**
10 **AND**
11 **SUBMERGED LANDS LEASE WITH RMC BROTHERS, LLC**
12

13 My name is Heather Eblin-Crowe and I am employed by the Tampa Port Authority,
14 doing business as Port Tampa Bay, and have been appointed by its Board of
15 Commissioners to serve as a hearing officer at public hearings such as the one we are
16 conducting today. Sitting beside me is Jackie Julien, Environmental Supervisor, and
17 Cherie Robinson, Project Manager of the Real Estate Department, who will assist me in
18 this hearing.
19

20 **MS. JULIEN:**

21
22 Hello. RMC Brothers, LLC has applied for a Standard Work Permit and
23 Submerged Lands Lease with Port Tampa Bay (PTB) for the expansion of its existing
24 multi-slip marina docking facility for patrons of the commercial restaurant known as
25 River's Edge located on the Alafia River at 6226 Ohio Avenue in Gibsonton, Florida. The
26 restaurant was built in 1976 and the original docking facility was permitted by PTB
27 Standard Work Permit #85-073.
28

29 Standard Work Permit #15-015 was issued to RMC Brothers, LLC by PTB on
30 September 15, 2016 for in-kind replacement of the commercial multi-slip docking facility,
31 approximately 180 linear feet of seawall replacement, 20 linear feet of new seawall, and
32 10 linear feet of new rip rap revetment but RMC Brothers has requested a modification to
33 the project which has been assigned Standard Work Permit Application No.15-015
34 (Revision #1). The project modification includes the extension of three (3) of the six (6)
35 existing docks by a maximum of approximately 95 feet waterward resulting in an overall
36 length of the three (3) extended docks to a maximum of approximately 142 feet
37 waterward of mean high water elevation line. The docking facility would have fifteen (15)
38 temporary mooring slips for patrons of the restaurant. The total existing dock structure
39 will be approximately 2,838.95 square feet, which would require a submerged lands
40 lease.
41

42 The agent for the project is Foster Consulting, Inc., an engineering and consulting
43 firm.
44

1 There are forty-eight (48) exhibits that I would like to offer into the record:

2
3 **Exhibit No. 1** – A copy of Port Tampa Bay Minor Work Application Number 18-028
4 submittal by Tampa Dock and Seawall on behalf of the Applicant received on July 25,
5 2018. This submittal included project drawings for proposed expansion of all six (6)
6 existing docking facility finger piers which exceeds the maximum 2500 square foot minor
7 work permit review threshold and also exceeded the 10 to 1 ratio that allows for 10 square
8 feet of pre-empted area for each linear foot of the Applicant's owned shoreline length that
9 would require a sovereign submerged lands lease for the overall docking facility.

10
11 **Exhibit No. 2** – A copy of Port Tampa Bay Minor Work Application Checklist letter stating
12 the project review through Standard Work Application Number 15-015 (Revision No. 1),
13 not minor work application No. 18-028, with comments to be addressed by and sent to
14 the Applicant and Agent by PTB on August 20, 2018.

15
16 **Exhibit No. 3** – A copy of Port Tampa Bay Standard Work Application Number 15-015
17 (Revision No. 1) submittal with project drawings for proposed expansion of all six (6)
18 existing docking facility finger piers with nine (9) temporary (transient) mooring slips for
19 patrons of River's Edge restaurant, received on October 2, 2018, without submerged
20 lands lease information.

21
22 **Exhibit No. 4** – Copies of Port Tampa Bay's certified letters of notice dated December
23 10, 2018 with project information received on October 2, 2018, that was sent to the
24 Environmental Protection Commission (EPC) of Hillsborough County Wetlands Division,
25 the Planning Commission, riparian property owners in the area, and interested parties for
26 review of the project proposal.

27
28 **Exhibit No. 5** – Copy of email comments received from the Hillsborough County City-
29 County Planning Commission dated December 14, 2018 stating additional information is
30 necessary to complete their review with required detailed benthic survey lines, including
31 the minus 4 feet (- 4 feet) mean low water (MLW) contour line.

32
33 **Exhibit No. 6** – Comments from the Environmental Protection Commission of
34 Hillsborough County (EPC) Wetlands Management Division dated January 2, 2019,
35 stating no objection subject to conditions.

36
37 **Exhibit No. 7** – Copy of Eric Rahn, local resident, Concern for Project No. 15-015
38 Revision No. 1 letter dated and received on January 8, 2019.

39
40 **Exhibit No. 8** – Copy of Florida Department of Transportation (FDOT) stating no
41 comments for this application received via email on January 11, 2019.

42
43 **Exhibit No. 9** – Copy of Agent, Tampa Dock and Seawall, response to Eric Rahn
44 concerns received on February 13, 2019.

1 **Exhibit No. 10** – Copy of email comments received from the Hillsborough County City-
2 County Planning Commission dated February 14, 2019 stating staff's recommendation of
3 project found consistent with the Hillsborough County Comprehensive Plan based on
4 additional information provided by Agent on February 13, 2019 to the Planning
5 Commission.

6
7 **Exhibit No. 11** – Copy of email comments received on May 30, 2019 from U.S. Coast
8 Guard stating no objection.

9
10 **Exhibit No. 12** – Copy of revised comments of concern from Eric Rahn, local resident,
11 received via email on May 31, 2019.

12
13 **Exhibit No. 13** – Copy of Hillsborough County Rezoning Hearing Notice for hearing
14 scheduled on February 18, 2020 for subject property received via email on January 13,
15 2020.

16
17 **Exhibit No. 14** – A copy of Port Tampa Bay proposed revised Standard Work Application
18 and Submerged Lands Lease Application submittal by new authorized agent, Foster
19 Consulting, including revised project drawings for proposed expansion of all six (6)
20 existing docking facility finger piers, response letter dated July 9, 2020 to address
21 objections/concerns presented by Eric Rahn (a local resident and business owner) and
22 Shawn College with Plan Hillsborough, received on August 12, 2020.

23
24 **Exhibit No. 15** – Copies of revised proposed submerged lands lease legal description
25 and sketch received on April 12, 2021.

26
27 **Exhibit No. 16** – Copies of Port Tampa Bay's certified letters of notice dated May 5, 2021
28 with project information received on August 12, 2020 and April 12, 2021.

29
30 **Exhibit No. 17** – Copy of email comments received on May 5, 2021 from Hillsborough
31 County Water Resources Department stating no water, wastewater, or reclaimed water
32 utilities within the limits of the project.

33
34 **Exhibit No. 18** – Copy of revised email comments received from the Hillsborough County
35 City-County Planning Commission received on May 7, 2021 stating project found
36 inconsistent with the Hillsborough County Comprehensive Plan based on required
37 minimum minus 4 feet mean low water for marina slips concern with proposed extension
38 of Dock No. 6 (southern dock).

39
40 **Exhibit No. 19** – Copy of email comments received on May 11, 2021 from Tampa
41 International Airport (TIA) on behalf of Florida Aviation Authority (FAA) stating no impacts
42 identified for project.

1 **Exhibit No. 20** – Copy of email questions and concerns received on May 11, 2021 from
2 U.S. Fish and Wildlife Service (FWS).

3
4 **Exhibit No. 21** – Copy of email questions and concerns received on May 17, 2021 from
5 FWC.

6
7 **Exhibit No. 22** – Copy of email comments received on May 19, 2021 from Hillsborough
8 County Marine Safety Unit with comments, including that the extension of the existing
9 docks does not appear that it will create a navigational concern within the existing
10 designated “Idle Speed No Wake” zone in the project area.

11
12 **Exhibit No. 23** – Comments received via email from the EPC Wetlands Management
13 Division on June 11, 2021 requesting revised plan submittal regarding the proposed
14 upland retaining wall with an attached copy of the EPC Wetland and Other Surface Water
15 Survey approval letter dated May 17, 2021 for the completed wetland delineation for this
16 site.

17
18 **Exhibit No. 24** – Copy of PTB Environmental Department staff June 16, 2021 email
19 response sent to the EPC requesting revised environmental review comments be
20 provided to PTB that address the overall marina expansion marine construction proposal,
21 not exclusively the proposed upland retaining wall that is outside of PTB permitting
22 jurisdiction.

23
24 **Exhibit No. 25** – Copy of revised comments received from the EPC Wetlands
25 Management Division dated June 17, 2021 stating no objection to the overall project
26 subject to conditions.

27
28 **Exhibit No. 26** – Copy of comments from Hillsborough County Development Services
29 Department with included comments from Zoning, Natural Resources, and Flood Plain
30 Management received on June 17, 2021.

31
32 **Exhibit No. 27** – A copy of the submitted Port Tampa Bay Standard Work Application
33 Number 15-015 (Revision No. 1), revised project drawings, submerged resource survey,
34 and other information for the proposal which includes expansion of three (3) existing
35 docking facility finger piers consisting of fifteen (15) boat mooring slips and fifteen (15)
36 personal watercraft (PWC)/jet ski floating slips with temporary (transient) mooring for all
37 slips for use by patrons of River’s Edge restaurant that was received on November 12,
38 2021.

39
40 **Exhibit No. 28** – Copies of Port Tampa Bay’s third certified letters of notice dated
41 November 16, 2021 for sending out the project information received on November 12,
42 2021, the Submerged Lands Lease Application received on August 12, 2020, and revised
43 submerged lands lease legal description and sketch that was received on April 12, 2021,
44 that was included in the packet sent to the EPC Wetlands Division, the Planning

1 Commission, riparian property owners in the area, and interested parties for review of the
2 project proposal.

3
4 **Exhibit No. 29** – Copy of email comment received from FWC on December 2, 2021
5 referring to previous Request for Additional Information (RAI) questions and concerns of
6 project that were previously provided on May 17, 2021 that had not been fully addressed.

7
8 **Exhibit No. 30** – Copy of email questions and concerns received on December 6, 2021
9 from FWS stating coordination with Florida Fish and Wildlife Conservation Commission
10 (FWC) for the state permit.

11
12 **Exhibit No. 31** – Copy of comment from Hillsborough County Natural Resources
13 Development Services Department regarding separate permit required for the proposed
14 upland retaining wall received via email on January 6, 2022.

15
16 **Exhibit No. 32** – Copy of January 18, 2022 PTB Real Estate Department staff emailed
17 comment stating required submerged lands lease with rent collected annually.

18
19 **Exhibit No. 33** – Copy of revised questions and concern regarding the proposed number
20 of mooring slips allowed for the site based on its shoreline that was received via email on
21 February 2, 2022 from FWC.

22
23 **Exhibit No. 34** – Copy of PTB Real Estate Department's notice memo dated February
24 24, 2022 with the complete PTB Submerged Lands Lease Application submittal.

25
26 **Exhibit No. 35** – A copy of Foster Consulting email response dated March 17, 2022 to
27 address FWC Request for Additional Information comments.

28
29 **Exhibit No. 36** – Copy of revised comments from FWC received via email on April 19,
30 2022 stating no objection to the project subject to listed conditions.

31
32 **Exhibit No. 37** – A copy of Port Tampa Bay Standard Work Application Number 15-015
33 (Revision No. 1) submitted revised project drawings for updated scope of work that
34 includes expansion of only three (3) existing docking facility finger piers and a limit of
35 fifteen (15) boat slips with temporary (transient) mooring for patrons of River's Edge
36 restaurant with a revised submerged lands lease legal description and sketch, received
37 on June 30, 2022. A copy of RMC Brothers, LLC Deed dated October 15, 2019 for
38 purchased adjacent parcel of property described as Lot 8, Gibsonton on the Bay Thirds
39 Addition, as recoded in Plat Book 10, Page 61 of the Public Records of Hillsborough
40 County was also a part of submitted information received on June 30, 2022.

41
42 **Exhibit No. 38** – Copies of Port Tampa Bay's fourth certified letters of notice dated July
43 7, 2022 for the revised project information received on March 17, 2022 and June 30, 2022,
44 including revised lease legal description and sketch, that was sent to the EPC of

1 Hillsborough County Wetlands Division, the Planning Commission, riparian property
2 owners in the area, and interested parties for review of the updated scope of work for this
3 project.

4
5 **Exhibit No. 39** – Copy of Planning Commission email received on July 7, 2022 stating
6 project as revised is consistent with the Hillsborough County Comprehensive Plan.

7
8 **Exhibit No. 40** – Copy of Hillsborough County Real Estate Division email stating no
9 comments received on July 14, 2022.

10
11 **Exhibit No. 41** – Copy of revised email comments received on July 19, 2022 from Tampa
12 International Airport (TIA) on behalf of FAA stating again no impacts identified for project.

13
14 **Exhibit No. 42** – Copy of comments from FWC received via email on July 19, 2022 stating
15 no objection to the project subject to conditions listed in the previous April 19, 2022 email.

16
17 **Exhibit No. 43** – Copy of revised email comments received on July 21, 2022 from
18 Hillsborough County Marine Safety Unit with similar comments stated in the previous May
19 19, 2021 comments.

20
21 **Exhibit No. 44** – Copy of revised comments from the EPC Wetlands Management
22 Division dated July 21, 2022 stating no objection to the project subject to conditions.

23
24 **Exhibit No. 45** – A copy of comments received on August 1, 2022 from Hillsborough
25 County Natural Resources Development Services Department stating application number
26 HC-BLD-22-0030443 for the proposed upland retaining wall was under review.

27
28 **Exhibit No. 46** – Copy of Port Tampa Bay's public hearing certified letters of notice dated
29 August 17, 2022 that were sent to the Environmental Protection Commission (EPC) of
30 Hillsborough County Wetlands Division, the Planning Commission, riparian property
31 owners in the area, and interested parties for review of the project proposal.

32
33 **Exhibit No. 47** – Copy of Eric Rahn, local resident, no further objection email comment
34 received on August 24, 2022.

35
36 **Exhibit No. 48** – The Public Hearing Notice that appeared in the August 17, 2022 issue
37 of the Tampa Bay Times advising of this Public Hearing.

38
39 The U.S. Army Corps of Engineers (ACOE) Application No. SAJ-2016-01913 and Florida
40 Department (FDEP) Environmental Resource Permit Application No. 0425624-001 are
41 currently in review for the federal and state corresponding permits for this project.

1 **MRS. CROWE:**

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3
4
5
6

Thank you Mrs. Julien, I will accept the exhibits and they will be entered into the record as presented. At this time, Cherie Robinson will present the terms of the Submerged Lands Lease.

7 **MS. ROBINSON:**

8
9
10
11
12
13
14

RMC Brothers, LLC desires to lease approximately 18,715.44 square feet of sovereign submerged lands from PTB for the use of the multi-slip docking facility by RMC Brother's employees, patrons of the restaurant and other invitees at no cost. The proposed square footage of the leased premises is greater than the 10:1 ratio of 2,679.9 square feet for the subject property, which is ten (10) square feet of preempted area for each linear foot of shoreline owned by the applicant.

15
16
17
18
19

The initial term would be for five (5) years commencing upon the execution of the Lease with two (2) five (5) year lease extension options, all subject to the review and approval of PTB's Board of Commissioners and the issuance of Standard Work Permit No. 15-015 (Revision No. 1).

20
21
22
23

RMC Brothers, LLC would be responsible for all real estate taxes, site improvements, insurance, and maintenance of the Premises and would have to comply with all applicable laws and regulations.

24
25 That is all.

26
27 **MRS. CROWE:**

28
29

At this time we will take comments concerning this issue.

30
31

Are there any comments? Hearing none.

32
33
34
35
36

A transcript will be made and furnished to the Port Authority Staff. The Staff will make a recommendation to our Board of Commissioners, which will meet on September 20, 2022. The Staff recommendation will be available on September 13, 2022. If there is nothing else to come before this hearing, I declare this hearing closed at 10:24 a.m.

1 I, Heather Eblin-Crowe, have read and approve the form of the attached transcript
2 of the September 8, 2022 Public Hearing for Standard Work Permit No. 15-015R1 and
3 Lease Amendment with RMC Brothers, LLC.
4

5
6 Dated on September 14, 2022.

7
8 *Heather Eblin-Crowe*
9 _____
10 Heather Eblin-Crowe
11 Public Hearing Officer

SIGN-IN SHEET

PUBLIC HEARING FOR

SWP 15-015 R1 -RMC Brothers LLC

Thursday, September 8, 2022 @ 10:00 A.M.

PLEASE PRINT THE FOLLOWING INFORMATION

	YOUR NAME (Please print)	COMPANY NAME (Please print full company name)	COMPLETE COMPANY ADDRESS (Please print full company address)	Do you plan to comment?
1.	Katya Masssey	J Foster Consulting LLC	2693 7st Ave South, Ft. Pete FL	NO
2.				
3.				
4.				
5.				
6.				
7.				
8.				
9.				
10.				

SWP #15-015 (Revision #1) - RMC Brothers, LLC - Public Hearing Exhibit #1 - A copy of Port Tampa Bay Minor Work Application Number 18-028 submittal by Tampa Dock and Seawall on behalf of the Applicant received on July 25, 2018.



PORT TAMPA BAY
 ENVIRONMENTAL DEPARTMENT
 1101 Channelside Dr. Tampa, FL 33602
 Ph: (813) 905-5031 · Fax: (813) 905-5050
 www.tampaport.com

**MINOR WORK PERMIT
 APPLICATION TO PERFORM WORK IN
 WATERS OF THE HILLSBOROUGH COUNTY
 PORT DISTRICT**

For Official Use Only: Application # 18-028 Date Received:

NEW PERMIT REVISION AFTER-THE-FACT WN# _____

SECTION I

1. MINOR WORK PERMIT APPLICATION - Brief Project Description:

INSTALL (4) 4'x48' Dock Addition finger Piers & (1) 48' Dock Addition to Main Pier = 16'x20' Head
& A 8'x28' Walkway.

2. PROPERTY OWNER / APPLICANT INFORMATION

Request to be present at site inspection
 First Name: Robert Last Name: CREMEANS
 Company Name/Title: RMC BROTHERS LLC
 Mailing Address: P.O. BOX 2205
 City: Riverview State: FL Zip Code: 33568
 Telephone Number: 813-363-3497
 Email Address: robert111940@gmail.com

3. AUTHORIZED AGENT INFORMATION

Request to be present at site inspection
 First Name: Charles Last Name: JUNEAU
 Company Name/Title: Tampa Dock & SEAWALL - President
 Mailing Address: 5409 S. Westshore Blvd
 City: Tampa State: FL Zip Code: 33611
 Telephone Number: 813 495 7727
 Email Address: AVERY@TAMPADOCK.COM

4. CONTRACTOR INFORMATION

Request to be present at site inspection
 First Name: Charles Last Name: JUNEAU
 Company Name/Title: Tampa Dock & SEAWALL - Pres.
 Mailing Address: 5409 S. Westshore Blvd
 City: Tampa State: FL Zip Code: 33611
 Telephone Number: (813) 495 7727
 Email Address: AVERY@TAMPADOCK.COM

SECTION II

1. LOCATION OF PROPOSED PROJECT

Site Street Address: 6226 Ohio Ave
 City: Gibsonton State: FL Zip Code: 33534
 Folio Number(s): 049602-0000
 Section: 23 Township: 30 Range: 19
 Name of Water Body at Project: ALAFIA

VOID
 See Sup Rev #1
 Appl. Rec'd 9/9/18
 RECEIVED
 JUL 25 2018
 ENVIRONMENTAL DEPT.

2. PROPOSED USE

- Private Single-Family Dwelling
- Private Multi-Family Dwelling (Condominium, Apartment, etc.)
- Commercial
- Other (explain): _____

3. OWNER OF SUBMERGED LANDS: TPA

Leased Port Property or Port Easement (Check box if applicable and attach information.)

4. PREVIOUS TAMPA PORT AUTHORITY PERMITS ISSUED AT THIS LOCATION:

Permit Number(s): Port Standard Work Permit No. 15-015 Date: 09/15/2016

5. PROJECT DESCRIPTION

NOTE: Features and dimensions must be carefully shown on the required application drawings. Please review the attached guidelines provided to ensure that the drawings which you have prepared are acceptable.

A. STRUCTURES:

- NEW WORK
- MAINTENANCE
- ADDITION

1) DOCK, OBSERVATION DECK, PIER, OR ELEVATED BOARDWALK

- a. Length of Shoreline: 241 Linear Ft.
- b. Number of Proposed Docks: 1 No. of Boat Slips/Lifts: 12 / 0
- c. Length from M/OHW to Waterward Edge of Structure: 96 Ft.
- d. Width of Structure: 176 Ft. Mooring Water Depth at M/OLW: 6 Ft.
- e. Existing Structure Area: 2832 Sq. Ft.
- f. Proposed Structure Area: 4336 Sq. Ft.
- g. Overall Area of Facility: 4336 Sq. Ft.

2) SEAWALLS, RIP-RAP, REVETMENTS OR OTHER SHORELINE STABILIZATION:

- a. Length of Shoreline at Site: _____ Linear Ft.
- b. Length of Work Proposed along Shoreline: _____ Linear Ft.
- c. Seawall Vertical Height: _____ Ft.
- d. Rip-Rap Slope: Horizontal Distance: _____ Ft.; Vertical Height: _____ Ft.
- e. Type of Material: _____
- f. Volume: _____ Cubic Ft. Below MHW/OHW

3) OTHER TYPE OF STRUCTURE: (Please Explain) _____

**For Utility Pipeline Projects: Refer to the Guidelines and Engineering Standards for Submerged Land Utility Crossing*

B. DREDGING / EXCAVATION

- NEW WORK
- MAINTENANCE

1) DIMENSIONS OF AREAS TO BE DREDGED / EXCAVATED:

- a. Length: _____ Ft. Width _____ Ft. Total Area: _____ Sq. Ft.
- b. Depths: Existing _____; Proposed _____
- c. Volume: Above MHW _____; Below MHW _____; Total _____ Cubic Ft.
- d. Area: Above MHW _____; Below MHW _____; Total _____ Sq. Ft.

RECEIVED

JUL 25 2018

ENVIRONMENTAL DEPT.

18-028

- 2) TYPE OF MATERIAL: _____
 3) STORAGE OF MATERIAL: On-site Storage Off-site Disposal Site: _____

**If material is to be taken off-site, describe the method of material storage, haul routes, and specify the location with an attached Affidavit of Authorization from the disposal site's property owner, as applicable to the project.*

C. FILLING

- 1) VOLUME: Above MHW _____ ; Below MHW _____ ; Total _____ Cubic Ft.
 2) AREA: Above MHW _____ ; Below MHW _____ ; Total _____ Sq. Ft.
 3) CONTAINMENT: Seawall _____ Dikes _____ Other (explain): _____
 4) TYPE OF MATERIAL: _____
 5) SOURCE OF MATERIAL: On-site Off-site: _____

**Refer to the Fill Checklist for material sampling requirements and other applicable information.*

6. WORK SCHEDULE: To Begin Project On: 10/01/2018 And Be Completed By: 11/01/2018

REMARKS / COMMENTS FOR PROJECT:

SECTION III

PROJECT SITE ADJACENT RIPARIAN PROPERTY OWNERS:
 (Please include Name, Address, Telephone Number, and Email)

Jones

 Owner Name(s)

 Company Name/ Title
 6222 Ohio Ave

 Mailing Address
 Gibsonton, FL 33534

 City; State; Zip Code

 Telephone Number/Email

Hillsborough County

 Owner Name(s)
 50' Easement Hillsborough County

 Company Name/ Title

 Mailing Address

 City; State; Zip Code

 Telephone Number/Email

RECEIVED

JUL 25 2018

18-028

SECTION V

CERTIFICATION & AUTHORIZATION:

- a. I authorize the agent listed in Section I to negotiate modifications or revisions, when necessary, and accept or assent to any stipulations on my behalf.
- b. I understand I may have to provide any additional information/ data that may be necessary to provide reasonable assurance of evidence to show that the proposed project will comply with applicable water quality standards or other environmental standards both before construction and after the project is completed.
- c. In addition, I agree to provide entry to the project site for inspectors with proper identification or documents as required by law from the environmental agencies for the purpose of making preliminary analyses of the site. Further, I agree to provide entry to the project site for such inspectors to monitor permitted work, if a permit is granted.
- d. Further, I hereby acknowledge the obligation and responsibility for obtaining all of the local, state and federal permits before commencement of any activity.

I certify that I am familiar with the information contained in this application, and that to the best of my knowledge and belief such information is true, complete, and accurate and complete. I further certify that I possess the authority to undertake the proposed activity.

Signature of Owner/Applicant

Date

NOTE: This application must be signed by the person who desires to undertake the proposed activity or by an authorized agent. If an agent is applying on behalf of the applicant who is not the property owner, attach proof of authorization from the property owner.

PLEASE SUBMIT COMPLETED APPLICATION, REQUIRED DRAWINGS, AND FEE(S) TO:

TAMPA PORT AUTHORITY
ATTN: ENVIRONMENTAL DEPARTMENT
1101 CHANNELSIDE DR.
TAMPA, FL 33602

RECEIVED
SEP 04 2018
ENVIRONMENTAL DEPT.

SWP #15-015 (Revision #1) - RMC Brothers, LLC - Public Hearing Exhibit #2 - A copy of Port Tampa Bay Minor Work Application Checklist letter stating the project review through Standard Work Application Number 15-015 (Revision No. 1), not minor work application No. 18-028, with comments to be addressed by and sent to the Applicant and Agent by PTB on August 20, 2018



PORT TAMPA BAY.

Attn: Environmental Department
1101 Channelside Drive

DATE: August 20, 2018

SWP 15-015R1 RMC Brothers – Public Hearing Exhibit #2

TO: Tampa Dock & Seawall
Attn: Charles Juneau, President
5409 S. Westshore Blvd.
Tampa, FL 33611

FROM: Jackie Julien, PTB Environmental Department



SUBJ: Preliminary Minor Work Permit Application Incompleteness Review for RMC Brothers, LLC for Proposed Expansion of the Marina Docking Facility Located at 6226 Ohio Ave., Gibsonton, FL; Folio # 049602.0000, STR 23-30S-19E, Ruskin Canal

RE: (a) TPA Submerged Lands Management Rules and Engineering Standards for Submerged Land Utility Crossing Addendum (Rules)
(b) TPA/EPC Interlocal Agreement dated June 23, 2009

A cursory review of your application has been completed per references (a) and (b), as described below. A detailed review of the application will be made in the near future and your application will be processed on a first in, first out basis. Please note that the time to process your permit is dependent on the completeness of your application as well as any unanticipated issues that may arise during the review. Please call the Environmental Department at 813-905-5033 with any questions.

MINOR WORK APPLICATION CHECK LIST

I. PTB Application # Assigned: 18-028

II. Application Package	Complete	Incomplete	Comments
1. PTB Application for a marine construction permit	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<u>See Comments #1 & 3</u>
2. Detailed/Scaled Plans (Properly scaled plan, site, and profile drawings) for:			
a. Structure/Structure Modification	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<u>See Comment #4</u>
b. Shoreline Protection (Riprap/Seawall or Seawall repair)	<input type="checkbox"/>	<input type="checkbox"/>	N/A
c. Maintenance dredge/fill	<input type="checkbox"/>	<input type="checkbox"/>	N/A
d. Utility Crossings	<input type="checkbox"/>	<input type="checkbox"/>	N/A
e. Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	N/A
3. Property survey	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<u>See Comment #3</u>
4. Review fees (TPA/EPC)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<u>See Comment #2</u>

Copy: avery@tampadock.com
Robert11940@gmail.com
RMC Brothers, LLC (Attn: Robert Cremeans, President), PO Box 2205, Riverview, FL 33568
PTB File (18-028)

Preliminary Review Notes:

General. This application was received by the Tampa Port Authority, d/b/a Port Tampa Bay (PTB), Environmental Department on July 25, 2018 and completed our initial review of the proposed marina expansion marine construction proposal. PTB staff found that Standard Work Permit (SWP) #15-015 issued to RMC Brothers on September 15, 2016 for the in-kind replacement of the marina docking facility onsite is still active (Expires: September 30, 2021). Due to the proposed modifications to be located beyond the SWP project limits, this proposal shall be reviewed as a Standard Work Permit Revision, pursuant to PTB Submerged Lands Management Rules. As such, to continue processing this application, please address the following items:

1. Please provide a completed Standard Work Permit Revision application to our office, referencing PTB SWP #15-015. We can use the applicant's signature pages that was submitted with the Minor Work Permit application to assist you.
2. Please provide the appropriate Standard Work Permit Revision application review fee in the form of a check or money order in the amount of \$500.00. Please see the enclosed refunded checks received with the Minor Work Permit application.
3. Please provide a copy of a complete signed-sealed and scaled property survey or plat for this parcel of land for this proposal that is printed on no larger than 11x17 size paper demonstrating this parcel's frontage along the waterbody. Refer to Enclosure (1).
4. Please provide signed/sealed site plan drawings that are scaled on no larger than 11x17 size paper. Please also verify all existing structures and proposed structure dimensions are correctly scaled.
5. Please note, that it appears the proposed expansion modifications will be located outside of the grandfathered footprint and exceed the standard 10 square foot of preempted area for each linear foot of shoreline owned by the applicant which may require a Submerged Lands Lease be applied for through the Port. PTB staff shall continue reviewing this and provide final determination if a PTB Submerged Lands Lease Application and review fee (\$500.00) would be required upon receipt of the property survey & signed/sealed site plans.

Upon receipt of the required information we will continue processing your application pursuant to Section 25, Chapter 95-488 Laws of Florida. The PTB Environmental Department reserves the right to provide further comment or request additional information once the information referenced in this letter has been adequately addressed. Please contact me at (813) 905-5033 should you have any questions or wish to discuss this matter further.

- Encl: (1) TPA Marine Construction Permitting Summary
(2) PTB SWP Application
(3) Section III.A – PTB SLMRs – Application Processing Fees
(4) Submerged Lands Lease SLMRs Summary Information

TAMPA PORT AUTHORITY MARINE CONSTRUCTION PERMIT SUMMARY

PURPOSE. This summary addresses applicable standards/processes pursuant to Chapter 95-488, Laws of Florida for the review of marine construction projects within the waters of Hillsborough County for which either a minor or standard marine construction permit is required. Please note that the authority to issue some minor marine construction permits has been delegated to the Environmental Protection Commission (EPC) of Hillsborough County under the Amended and Restated Interlocal Agreement dated June 23, 2009 between the Tampa Port Authority (TPA) and EPC. For minor work permitting questions within EPC's area of delegation, please contact the EPC Wetlands Management Division at 813-627-2600. Please direct any questions regarding TPA permitting to the Environmental Department at 813-905-5031.

WHO NEEDS A TPA PERMIT? Pursuant to Chapter 95-488, Laws of Florida and the TPA/EPC interlocal agreement dated June 23, 2009; any person desiring to perform specific types of marine construction projects and activities within the jurisdictional waters of Hillsborough County must apply in writing to the TPA Environmental Department 1101 Channelside Drive, Tampa, FL 33602. A TPA marine construction permit is required for any of the following projects:

- Any minor or standard work permit application that includes a subaqueous or aerial utility crossing shall be submitted as a TPA application. This includes installing or modifying any utility crossing (including submarine or aerial electric cables, telephone/fiber optic lines, natural gas/water/sewer pipelines, or other similar infrastructure crossings),
- Any submerged lands lease or easement request that is part of and/or required for any minor or standard work permit application shall be submitted as a TPA application. A sovereign submerged lands lease provides for exclusive use while a submerged lands easement for limited use of any submerged lands owned by the TPA,
- Any minor or standard work permit application where the project site is planned to occur within an existing TPA Submerged Lands Lease area.
- Any minor or standard work permit application that encompasses any of the submerged lands or uplands listed below shall be submitted as a TPA application. This includes such projects as dredge, fill, new marine construction, modification to any existing marine structure, or other marine construction project on or at:
 - Any Commercial Tidal Submerged Lands, as set forth in *TPA Submerged Lands Management Rules*, except for the Seddon Channel,
 - Any TPA owned uplands, including but not limited to any dredge spoil islands (i.e. Fantasy Island, D2, D3, etc.), any lands created from accretion, any lands created by dredge overfill,
 - Any existing Port of Tampa berths or related marine structures, or
 - Any submerged lands or uplands that the TPA requires for its development.
- All standard marine construction projects within jurisdictional waters of Hillsborough County. Jurisdictional waters include tidally influenced waters, Lakes Thonotosassa and Keystone, the Hillsborough River, Little Manatee River, the Alafia River, and other natural creeks or streams. The TPA has retained permitting responsibility for all standard work permit applications throughout the waters of Hillsborough County.

TPA PERMIT APPLICATIONS.

Applications must be submitted by the abutting upland riparian property owner. Therefore, if you live in a condominium or an apartment, an authorized representative of that association must apply for the permit.

Acceptable drawings must be submitted as part of the permit application. They must be scaled and depict all structural dimensions and elevations on plan and profile views of the project. The setback distances from the closest portion of the structure to the adjacent property boundaries must be depicted. Include a site plan showing adjacent properties and existing structures. The TPA will not accept project drawings larger than 11x17 unless prior approval has been provided by the Environmental Department. A legal description and property survey (copy) must accompany all applications. Projects other than private, single family structures require drawings signed and sealed by a Florida Registered Professional Engineer and all jurisdictional seawall applications require signed and sealed drawings/plans.

TYPE OF TPA PERMIT NEEDED – MINOR OR STANDARD?

A TPA minor work permit is needed for any of the projects identified above (in the Who Needs a TPA Permit section) meeting the following criteria: Docks less than 2500 square feet (ft.) of structural area and less than 300 ft. long, dredge/fill less than 1000 cubic yards (c.y.), maintenance dredging less than 10,000 c.y., new seawalls less than 400 ft., or replacement/repair of seawalls of any length. As part of the TPA minor work permitting process all complete applications are forwarded to adjacent property owners for comment and the EPC for an environmental assessment. Please note the fee schedule summarized below.

A standard work permit is required for any marine projects occurring anywhere within the waters of Hillsborough County exceeding the minor work permit thresholds listed above or for projects that may be expected to have significant environmental or hydrologic impact. Applicants may wish to obtain professional assistance in the preparation of any standard work permit application. Additionally, TPA staff is available to hold a pre-application meeting prior to application submittal. As part of the TPA standard work permitting process, all complete applications are forwarded to riparian property owners within a 1500 foot radius for comment and interested parties for review, including federal, state, and local interests. Additionally, a public hearing is required. Please note the fee schedule, including administrative costs, summarized below.

Encl. (1) (p. 1 of 2)

TPA MINOR AND STAND. PERMITTING GUIDELINES. The general guidelines summarized below may be further restricted based upon the project site. For example, projects located within Aquatic Resource Protection Areas such as Cockroach Bay on the Little Manatee River are permitted under more stringent standards. For detailed information, including TPA's Marine Construction Application forms and *Submerged Lands Management Rules*, please visit our website at www.tampaport.com.

Subaqueous Utility Crossings: Provide the minimum vertical cover throughout TPA jurisdictional limits and at elevation changes at channel banks. Minimum depths vary dependent upon the proposed crossing location, as categorized in the following:

- Primary Deep Draft Navigation Channel crossings require a minimum depth of 25 feet depth below the permitted dredge depth.
- Secondary Navigation Channel crossings require a minimum depth of 10 feet depth below the permitted dredge depth.
- Typical Stream, Bay or Private Channel crossings require a minimum depth of 10 feet below the permitted dredge depth or existing bottom plus 5 feet, whichever is greater.

Aerial Utility Crossings: Provide the minimum vertical height in feet above Mean High Water (MHW) or Ordinary High Water (OHW) including elevation and datum for MHW/OHW and the upland location of poles closest to water edge.

Marine Structures including the construction of docking facilities, observation piers, etc.:

- Properties with shoreline frontage of less than 65 ft. must maintain a 10 ft. setback from the riparian lines (which are not necessarily extensions of the property lines.) Properties with 65 ft. to 80 ft. must have structural setbacks of 15 ft. Properties greater than 80 ft. require a 25 ft. setback.
- Private single family docking facilities may not encumber more than 10 square ft. of submerged land for every foot of subject shoreline, while non-revenue generating private multi-family docking facilities with a submerged lands lease may not exceed 40 square feet of Sovereignty Lands for every foot of subject shoreline. In each case, structural area typically includes all decking, boatlift perimeters over-water roofs, etc.
Structures may extend a maximum of 25% of the navigable width of a waterway. Distances may be further restricted based on site-specific conditions.

Seawall construction includes replacement of existing seawalls with an eighteen (18) inch face-to-face maximum separation distance and requires drawings/plans signed and sealed by a Florida Registered Professional Engineer. The use of rip-rap and/or native wetland vegetation is encouraged as an alternative shoreline stabilization method in lieu of new seawalls, particularly along natural waterbodies such as rivers.

FEE SCHEDULES FOR TPA PERMIT APPLICATIONS AND PERMIT REVISIONS.

Minor Work Permit Application Fees:

- Require a review fee of \$100.00 payable to TPA along with the appropriate EPC review fee. Please contact EPC directly at 813-627-2600 with any questions regarding EPC review fees.
- Revisions to non-expired issued minor work permits require the receipt of a letter referencing the TPA minor permit number, and include both revised plans and a \$75.00 fee payable to TPA.

Standard Work Permit Application Fees and Associated Administrative Costs:

- Require a review fee of \$1000.00 payable to TPA along with the appropriate EPC and Planning Commission of Hillsborough County review fees.
- Revisions to non-expired issued standard work permits require the receipt of a letter referencing the TPA standard work permit number and include revised plans, a \$500.00 fee payable to TPA, and appropriate EPC and Planning Commission review fees.
- TPA administrative costs (i.e. costs for certified mailings, legal notices published in local newspapers, etc.) will be billed separately following permit or permit revision issuance.

Unauthorized marine construction work done prior to permit issuance constitutes a violation and requires three (3) times the normal TPA permitting fees and may require removal or restoration.

Revised 3/4/2011



PORT TAMPA BAY.

ENVIRONMENTAL DEPARTMENT
1101 Channelside Dr. Tampa, FL 33602
Ph: (813) 905-5031 · Fax: (813) 905-5050
www.tampaport.com

STANDARD WORK PERMIT APPLICATION TO PERFORM WORK IN WATERS OF THE HILLSBOROUGH COUNTY PORT DISTRICT

For Official Use Only: Application # _____

Date Received: _____

NEW

PERMIT REVISION

SECTION I

1. STANDARD WORK PERMIT APPLICATION - Brief Project Description:

2. APPLICANT INFORMATION

First Name: _____ Last Name: _____
Company Name/Title: _____
Mailing Address: _____
City: _____ State: _____ Zip Code: _____
Telephone Number: _____
Email Address: _____

3. PROPERTY OWNER(S) INFORMATION (IF DIFFERENT OR IN ADDITION TO APPLICANT)

Check box if property owner is also a co-applicant

First Name: _____ Last Name: _____
Company Name/Title: _____
Mailing Address: _____
City: _____ State: _____ Zip Code: _____
Telephone Number: _____
Email Address: _____

4. CO-APPLICANT INFORMATION (IF DIFFERENT OR IN ADDITION TO APPLICANT AND OWNER)

First Name: _____ Last Name: _____
Company Name/Title: _____
Mailing Address: _____
City: _____ State: _____ Zip Code: _____
Telephone Number: _____
Email Address: _____

5. AUTHORIZED AGENT INFORMATION

First Name: _____ Last Name: _____
Company Name/Title: _____
Mailing Address: _____
City: _____ State: _____ Zip Code: _____
Telephone Number: _____
Email Address: _____

6. CONTRACTOR INFORMATION

First Name: _____ Last Name: _____
Company Name/Title: _____
Mailing Address: _____
City: _____ State: _____ Zip Code: _____
Telephone Number: _____
Email Address: _____

Encl. (2)

SECTION II

1. LOCATION OF PROPOSED PROJECT

Site Street Address: _____
City: _____ State: _____ Zip Code: _____
Folio Number(s): _____
Section: _____ Township: _____ Range: _____
Name of Water Body at Project: _____

2. PROPOSED USE

Private Single-Family Dwelling Private Multi-Family Dwelling (Condominium, Apartment, etc.)
 Commercial Other (explain): _____

3. OWNER OF SUBMERGED LANDS: _____

Leased Port Property or Port Easement (Check box if applicable and attach information.)

4. PREVIOUS TAMPA PORT AUTHORITY PERMITS ISSUED AT THIS LOCATION:

Permit Number(s): _____ Date: _____

5. PROJECT DESCRIPTION

NOTE: Features and dimensions must be carefully shown on the required application drawings. Please review the attached guidelines provided to ensure that the drawings which you have prepared are acceptable.

A. STRUCTURES:

NEW WORK MAINTENANCE ADDITION

1) DOCK, OBSERVATION DECK, PIER, OR ELEVATED BOARDWALK

a. Length of Shoreline: _____ Linear Ft.
b. Number of Proposed Docks: _____ No. of Boat Slips/Lifts: _____ / _____
c. Length from MHW to Waterward Edge of Structure: _____ Ft.
d. Width of Structure: _____ Ft. Mooring Water Depth at M/OLW: _____ Ft.
e. Existing Structure Area: _____ Sq. Ft.
f. Proposed Structure Area: _____ Sq. Ft.
g. Overall Area of Facility: _____ Sq. Ft.

2) SEAWALLS, RIP-RAP, REVETMENTS OR OTHER SHORELINE STABILIZATION:

a. Length of Shoreline at Site: _____ Linear Ft.
b. Length of Work Proposed Along Shoreline: _____ Linear Ft.
c. Seawall Vertical Height: _____ Ft.
d. Rip-Rap Slope: Horizontal Distance: _____ Ft.; Vertical Height: _____ Ft.
e. Type of Material: _____
f. Volume: _____ Cubic Ft. Below MHW/OHW

3) OTHER TYPE OF STRUCTURE: (Please Explain) _____

**For Utility Pipeline Projects: Refer to the Engineering Standards for Submerged Land Utility Crossing*

B. DREDGING / EXCAVATION

NEW WORK MAINTENANCE

1) DIMENSIONS OF AREAS TO BE DREDGED / EXCAVATED:

- a. Length: _____ Ft. Width: _____ Ft.; Total Area: _____ Sq. Ft.
- b. Depths: Existing _____; Proposed _____
- c. Volume: Above MHW _____; Below MHW _____; Total _____ Cubic Ft.
- d. Area: Above MHW _____; Below MHW _____; Total _____ Sq. Ft.

2) TYPE OF MATERIAL: _____

3) STORAGE OF MATERIAL: On-site Storage Off-site Disposal Site: _____

**If material is to be taken off-site, describe the method of material storage, haul routes, and specify the location with an attached Affidavit of Authorization from the disposal site's property owner, as applicable to the project. Refer to the Dredge Checklist for additional guidance.*

C. FILLING

- 1) VOLUME: Above MHW _____; Below MHW _____; Total _____ Cubic Ft.
- 2) AREA: Above MHW _____; Below MHW _____; Total _____ Sq. Ft.
- 3) CONTAINMENT: Seawall _____ Dikes _____ Other (explain): _____
- 4) TYPE OF MATERIAL: _____
- 5) SOURCE OF MATERIAL: On-site Off-site: _____

**Refer to the Fill Checklist for material sampling requirements and other applicable information.*

6. WORK SCHEDULE: To Begin Project On: _____ And Be Completed By: _____

REMARKS / COMMENTS FOR PROJECT:

SECTION III

PROJECT SITE ADJACENT RIPARIAN PROPERTY OWNERS:
(Please include Name, Address, Telephone Number, and Email)

Owner Name(s) _____

Owner Name(s) _____

Company Name/ Title _____

Company Name/ Title _____

Mailing Address _____

Mailing Address _____

City; State; Zip Code _____

City; State; Zip Code _____

Telephone Number/Email _____

Telephone Number/Email _____

**Provide mailing labels (property owner(s) name and physical mailing address) for each riparian property located within a 1,500 foot radius of the project site, pursuant to Section 25(d) of the TPA Enabling Act, Chapter 95-488.*

SECTION IV

AFFIDAVIT OF OWNERSHIP OR CONTROL of the property on which the proposed project is to be undertaken
I CERTIFY THAT: **(Must Check the Appropriate Box)**

- I am the record owner, lessee, or record easement holder of the property described below.
- I am not the record owner, lessee, or record easement holder of the property described below, but I will have the requisite property interest before undertaking the proposed project. (Please Explain in Remarks/Comments Section)

LEGAL DESCRIPTION OF PROJECT PROPERTY: (Use additional sheets, if necessary)

Print Name of Owner/Applicant _____

Signature of Owner/Applicant _____

Sworn to and subscribed before me at _____ County, _____
this _____ day of _____ 20 _____

Notary Public

My Commission Expires

7. PUBLIC INTEREST STATEMENT

Accordingly, in the comment box provided below or attached narrative, describe how your proposed project is not contrary to the public interest based on the criteria outlined in Section II. D.1. of the Tampa Port Authority Submerged Lands Management Rules.

- a. The decision to authorize the use of Jurisdictional Lands requires a determination that such use is not contrary to the public interest, except for lands within Aquatic Resource Protection Areas, in which case it must be determined that the use is in the public interest. In all cases it will be in the responsibility of the applicant to provide evidence as to the public interest impact of the proposed activity or use.
- b. The public interest determination requires an evaluation of the probable impacts of the proposed activity on Jurisdictional Lands and the associated water body. All direct and indirect impacts related to the proposed activity as well as the cumulative effects of those impacts shall be taken into consideration. Relevant factors to be considered include: conservation, general environmental and natural resource concerns, wetlands values, cultural values, fish and wildlife values, flood hazards, floodplain values, land use, navigation, shore erosion and accretion, recreation, water supply and conservation, water quality, aesthetics, economics, public health and safety, relative extent of the public need for the proposed use or activity, reasonable alternative locations and methods to accomplish the objective of the proposed use or activity, potential detrimental effects on the public uses to which the area is otherwise suited, the effect on cultural, scenic and recreational values, and the needs and welfare of the people.

COMMENT BOX:

SECTION V

CERTIFICATION & AUTHORIZATION:

- a. I authorize the agent listed in Section I to negotiate modifications or revisions, when necessary, and accept or assent to any stipulations on my behalf.
- b. I understand I may have to provide any additional information/ data that may be necessary to provide reasonable assurance of evidence to show that the proposed project will comply with applicable water quality standards or other environmental standards both before construction and after the project is completed.
- c. In addition, I agree to provide entry to the project site for inspectors with proper identification or documents as required by law from the environmental agencies for the purpose of making preliminary analyses of the site. Further, I agree to provide entry to the project site for such inspectors to monitor permitted work, if a permit is granted.
- d. Further, I hereby acknowledge the obligation and responsibility for obtaining all of the local, state and federal permits before commencement of any activity.

I certify that I am familiar with the information contained in this application, and that to the best of my knowledge and belief such information is true, complete, and accurate and complete. I further certify that I possess the authority to undertake the proposed activity.

Signature of Owner/Applicant

Date

NOTE: This application must be signed by the person who desires to undertake the proposed activity or by an authorized agent. If an agent is applying on behalf of the applicant who is not the property owner, attach proof of authorization from the property owner.

PLEASE SUBMIT COMPLETED APPLICATION, REQUIRED DRAWINGS, AND FEE(S) TO:

TAMPA PORT AUTHORITY
ATTN: ENVIRONMENTAL DEPARTMENT
1101 CHANNELSIDE DR.
TAMPA, FL 33602

III. APPLICATION AND LAND USE FEES

A. APPLICATION PROCESSING FEES

All applications must be submitted to the Authority as set forth in Section II of these rules. The applicable processing fee must be included with the application when submitted to the Authority.

APPLICATION TYPES	PROCESSING FEE
Minor Work Permit	\$100.00
Revision to a Valid/Active Minor Work Permit	\$75.00
Standard Work Permit (base fee plus invoice for certified mailing costs)	\$1,000.00
Revision to a Valid/Active Standard Work Permit	\$500.00
Lease	\$500.00
Public Easements	\$400.00
Private Easements	\$500.00
Use Agreement	\$150.00
Management Agreement	\$300.00
Disclaimers to Confirm Title to Filled Formerly Sovereignty Lands	\$400.00
Quitclaim Deeds to Clear Title to Filled Formerly Sovereignty Lands	\$400.00
Sale of Filled Formerly Submerged Lands	\$500.00
Certificate Documenting Waterward Boundary Line as of July 1, 1975 of Filled Tidelands	\$550.00

B. LAND USE FEES

1. Lease Fees

a. Standard Fee Formula

- (1) The standard annual lease fee shall be seven percent of the rental value from the wet slip rental area or the base fee, whichever is greater. Rental value will be calculated by multiplying the total number of linear feet for rent in the wet

TAMPA PORT AUTHORITY SUBMERGED LAND LEASE APPLICATION

Parcel Identification Number(s) Folio Numbers _____

Legal Name of Applicant _____

Applicant's Representative (if other than applicant) _____

Contact Information (name, address, phone, fax, e-mail, etc.)

Applications for submerged land leases must include the following along with this completed application form.

- (1) A processing fee, as established in Section III of TPA Submerged Lands Management Rules, payable to Tampa Port Authority. The current processing fee is \$500.
- (2) A detailed statement describing the proposed activity.
- (3) A detailed statement describing the upland use and activities (i.e., commercial marina, restaurant, private single-family, private multi-family (include the number of upland dwelling units), etc.). For projects involving boat ramps provide the number of existing and proposed additional trailer parking spaces. For projects involving dry storage facilities, provide the number of existing and proposed storage spaces. If the uplands are undeveloped, please advise as to when development is anticipated and provide evidence of local approval for the development plans, including the number of approved upland units.
- (4) A recent aerial photograph with the project site clearly marked.
- (5) Evidence of title to or leasehold interest in the riparian upland property.
- (6) A complete copy of any State or Federal permit or exemption for the proposed activity of use.
- (7) Evidence of local approval, which must include a statement that the Proposed activity is consistent with the local governments comprehensive plan.
- (8) If a docking facility is proposed, provide the following:
 - (a) Number of existing and proposed slips.
 - (b) Maximum number of slips (including marginal mooring) and maximum number of vessels (including vessels to be marginally moored) that would be authorized to moor at a facility at any given time.
 - (c) Type of vessels expected to use the facility (e.g., sailboats vs. powerboats).



**TAMPA PORT AUTHORITY
SUBMERGED LAND LEASE APPLICATION**

- (d) Length and draft of vessels expected to use the facility.
 - (e) Water depths in the area of the facility and out to the primary navigation channel. Depth data should reference mean low water for tidal waterbodies and current water levels for non-tidal waterbodies.
 - (f) The location and extent of any submerged vegetation in the area of the facility.
 - (g) The width of the waterbody at the project site.
 - (h) The location of any navigational obstructions (e.g., islands, sandbars or shoals) in the vicinity of the project site.
 - (i) If a condominium is involved, provide a copy of the recorded Declaration of Condominium, prospectus, and plot plan, which relate to the proposed docking facility, including any special conditions associated with the submerged land lease.
- (9) A list of names and addresses of all riparian property owners within a 500-foot radius of the proposed activity, verified by the County Property Appraisers Office that those names came from the latest tax assessment rolls. The Authority shall notify these property owners of the proposed lease activity prior to the Public Hearing.
- (10) For projects in an Aquatic Resource Protection Area, provide a sealed drawing showing the condition of the shoreline adjacent to the lease area and for 1,000 feet on each side of the lease area.
- (11) Three 8 ½" X 11" prints of a field survey of the proposed lease area. If the original survey is larger than 8 ½" x 11" then also submit three copies of the original size drawing for ease of review. All copies must be dated, signed (original signatures) and sealed by a person licensed by the Florida Board of Professional Surveyors and Mappers and must meet the Minimum Technical Standards as outlined in Chapters 61G17, F.A.C. In addition, the survey must also include the following:
- (a) The boundaries of the leased area must depict the Sovereignty Lands affected by the activity such as docks and other structures, temporary and permanent mooring areas, and turning basins. If the area of activity is required to be moved waterward to avoid dredging or disturbance of nearshore habitat, a reasonable portion of the nearshore area that is not impacted by structures may be deleted from the preempted area. The lease boundaries shall be extended to accommodate the largest vessels to be moored. The landward extent of the proposed lease area must be mean high water line, ordinary high water line, or safe upland line. If a safe upland line is used the survey must show the apparent shoreline. For non-tidal waterbodies which do not have an established ordinary high water line, the apparent shoreline may be used as the lease boundary line only if use of a safe upland line would result in an unreasonable delineation of the lease area.
 - (b) The size and dimensions of all proposed and existing structures, including mooring pilings, located within the parcels sought.

TAMPA PORT AUTHORITY SUBMERGED LAND LEASE APPLICATION

- (c) The applicant's upland property lines and associated riparian boundary lines.
 - (d) The distance from proposed structures/activity area to the projected riparian lines.
 - (e) The linear footage of the applicant's shoreline, which borders Sovereignty Lands.
 - (f) Structures (docks, piers, pilings, etc.) existing within 100 feet of the applicant's proposed lease area.
 - (g) A legal description of the lease area which references the section, township, range, county and name of the affected waterbody and includes the total square footage of the parcel sought. It is not required that the land boundary be monumented. However, the lands lease boundary must be tied to two found or set upland monuments and must be labeled on the survey sketch. The legal description must be provided on a separate sheet if it is not clearly legible when reduced to 8 1/2" X 11" paper.
 - (h) If privately-owned lands lie adjacent to the Authority-owned lands parcel sought, the boundary line of the privately-owned parcel must be shown and, if conveyed by Authority Deed or State of Florida Deed, the Deed Number must be included.
 - (i) For projects in an Aquatic Resource Protection Area, the survey must indicate water depth within the lease area and out to the navigation channel.
- b. **Public Hearing**
All leases shall require a public hearing conducted pursuant to the requirements of section 7(a) of the Enabling Act.
- c. **Approval**
The Board of the Authority must approve all leases.

Submit completed Submerged Land Lease Applications to:
Tampa Port Authority
Attention: Real Estate Department
1101 Channelside Drive
Tampa, FL 33602

"LEASED BAY BOTTOM EXHIBIT"

SAMPLE
PTB LEASE APPLICATION
SKETCH & LEGAL DESCRIPTION

DESCRIPTION SKETCH

DESCRIPTION:

A parcel of submerged land located Westerly of Fractional Section 16, Township 31 South, Range 19 East, Hillsborough County, Florida, explicitly described as follows:

Commence at the Northeast corner of said Fractional Section 16; thence on the north boundary and the westerly extension thereof N88°56'28"W, a distance of 5,900.00 feet; thence on the northerly extension and the bulkhead line as shown in Plat Book 35, Page 16 of the Public Records of Hillsborough County, Florida S34°59'22"W, a distance of 2,288.40 feet; thence continue on said bulkhead line S45°37'51"W, a distance of 1640.09 feet; thence departing said bulkhead line S44°22'09"E, a distance of 1645.60 feet; thence S45°37'51"W, a distance of 314.59 feet; thence S44°22'09"E, a distance of 244.55 feet the POINT OF BEGINNING; thence continue S44°22'09"E, a distance of 115.35 feet; thence S47°22'09"E, a distance of 87.43 feet; thence S42°37'51"W, a distance of 442.29 feet; thence N51°20'31"W, a distance of 91.30 feet; thence N42°37'51"E, a distance of 239.94 feet; thence N47°22'09"W, a distance of 25.62 feet; thence S73°01'16"W, a distance of 242.71 feet; thence N16°43'56"W, a distance of 90.75 feet; thence N73°01'16"E, a distance of 221.27 feet; thence N42°37'51"E, a distance of 187.12 feet to the POINT OF BEGINNING.

Containing 1.93 acres, more or less.

ATTACHMENT "A"
"B"

NOTES:

- 1) D & E SURVEYING, INC. AND CERTIFYING LAND SURVEYOR, ACCEPT NO RESPONSIBILITY FOR RIGHTS OF WAY, EASEMENTS, RESTRICTIONS, OR OTHER MATTERS AFFECTING TITLE TO LANDS SURVEYED, OTHER THAN THOSE RECITED IN CURRENT DEED AND/OR OTHER INSTRUMENTS OF RECORD FURNISHED BY CLIENT.

SHEET 1 OF 2

DESCRIPTION SKETCH

BOOK _____ PAGE _____ JOB NO. 99-2837

CERTIFIED TO:

LANDS END MARINA

I CERTIFY THAT THIS PLAT MEETS OR EXCEEDS THE MINIMUM STANDARD REQUIREMENTS OF CHAPTER 61G17-6 FLORIDA ADMINISTRATIVE CODE PURSUANT TO CHAPTER 472
DARRELL COPELAND



D&E SURVEYING, INC.

111 FLAMINGO DRIVE
APOLLO BEACH, FLORIDA 33572
(813) 643-3098

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL PLAT OF A SURVEYOR

(15-40fs)

"LEASED BAY BOTTOM EXHIBIT" DESCRIPTION SKETCH

SAMPLE
PTB LEASE APPLICATION
SKETCH & LEGAL DESCRIPTION

NORTH BOUNDARY & WESTERLY EXTENSION FRACTIONAL SEC. 16
BULKHEAD LINE EXTENDED

"TAMPA
BAY"

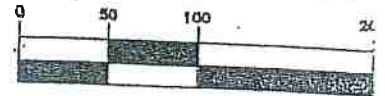
POB HILLS CO.
BULKHEAD LINE

HILLSBOROUGH COUNTY
BULKHEAD LINE

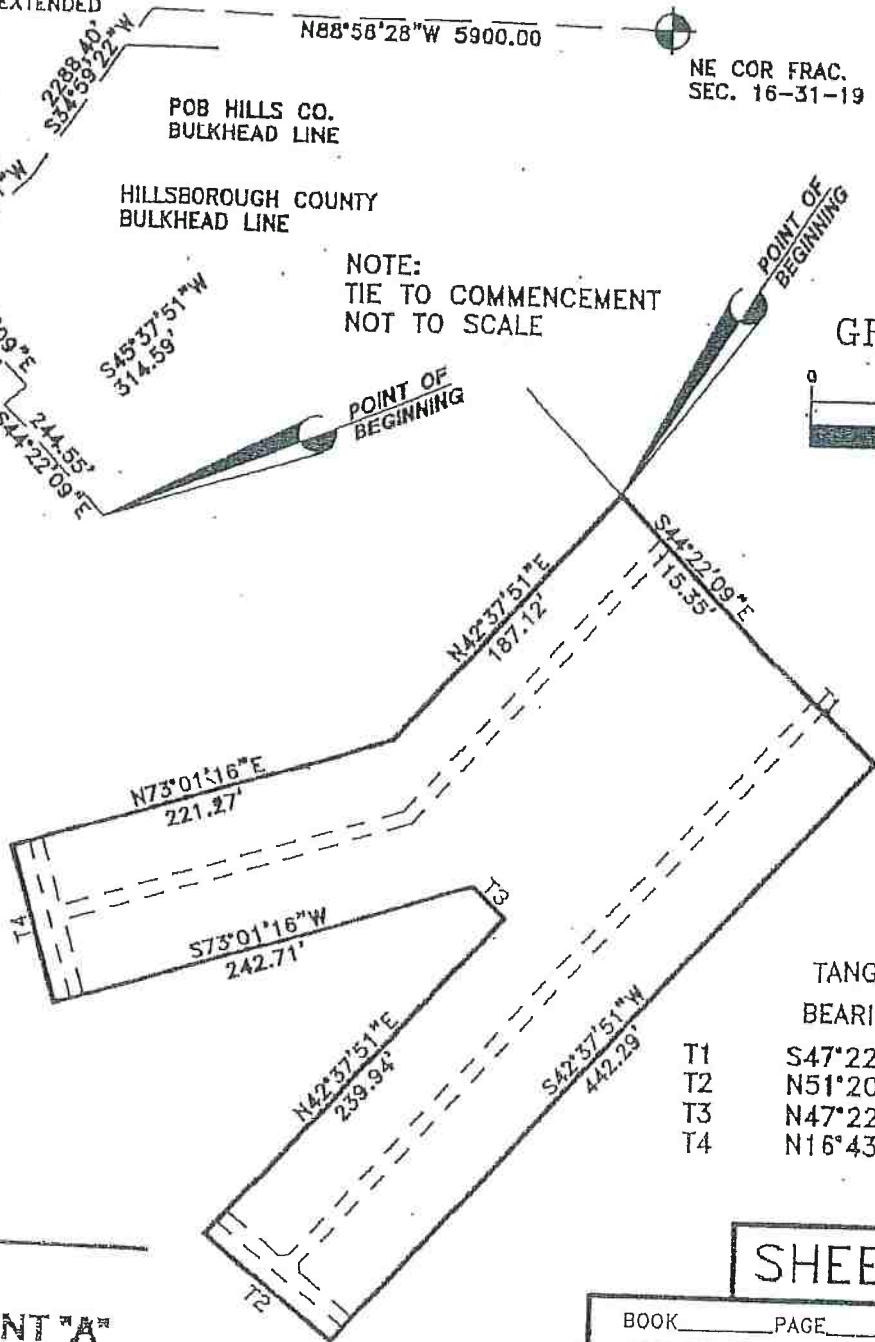
NE COR FRAC.
SEC. 16-31-19

NOTE:
TIE TO COMMENCEMENT
NOT TO SCALE

GRAPHIC SCALE



(IN FEET)
1 INCH = 100'



TANGENT TABLE

	BEARING	DISTANCE
T1	S47°22'09"E	87.43'
T2	N51°20'31"W	91.30'
T3	N47°22'09"W	25.62'
T4	N16°43'56"W	90.75'

ATTACHMENT "A"

"B"

NOTES: -

(pg 5 of 5)

- 1) D & E SURVEYING, INC. AND CERTIFYING LAND SURVEYOR, ACCEPT NO RESPONSIBILITY FOR RIGHTS OF WAY, EASEMENTS, RESTRICTIONS, OR OTHER MATTERS AFFECTING TITLE TO LANDS SURVEYED, OTHER THAN THOSE RECITED IN CURRENT DEED AND/OR OTHER INSTRUMENTS OF RECORD FURNISHED BY CLIENT.

SHEET 2 OF 2

BOOK _____ PAGE _____ JOB NO. 99-283A

CERTIFIED TO:

LANDS END MARINA



D&E SURVEYING, INC.

111 FLAMINGO DRIVE
APOLLO BEACH, FLORIDA 33572

SWP #15-015 (Revision #1) - RMC Brothers, LLC - Public Hearing Exhibit #3 - A copy of Port Tampa Bay Standard Work Application Number 15-015 (Revision No. 1) submittal with project drawings for proposed expansion of all six (6) existing docking facility finger piers with nine (9) temporary (transient) mooring slips for patrons of River's Edge restaurant, received on October 2, 2018, without submerged lands lease information.



PORT TAMPA BAY

ENVIRONMENTAL DEPARTMENT
1101 Channelside Dr. Tampa, FL 33602
Ph: (813) 905-5031 · Fax: (813) 905-5050
www.tampaport.com

Standard **MINOR WORK PERMIT
APPLICATION TO PERFORM WORK IN
WATERS OF THE HILLSBOROUGH COUNTY
PORT DISTRICT**

For Official Use Only: Application # 15-015 Date Received:

NEW

PERMIT REVISION

AFTER-THE-FACT WN# _____

SECTION I

1. MINOR WORK PERMIT APPLICATION - Brief Project Description:

Install (5) 48'x4" Dock Extensions on Catwalks & Install a 8'x28' Walk Out to a 20' x 16' Platform on the main dock

2. PROPERTY OWNER / APPLICANT INFORMATION

Request to be present at site inspection

First Name: Robert Last Name: Cremeans

Company Name/Title: RMC Brothers, LLC

Mailing Address: 6226 Ohio Ave

City: Gibsonton State: FL Zip Code: 33534

Telephone Number: (813) 363-3497

Email Address: robertii11940@gmail.com

3. AUTHORIZED AGENT INFORMATION

Request to be present at site inspection

First Name: _____ Last Name: _____

Company Name/Title: _____

Mailing Address: _____

City: _____ State: _____ Zip Code: _____

Telephone Number: _____

Email Address: _____

4. CONTRACTOR INFORMATION

Request to be present at site inspection

First Name: Charles Last Name: Juneau

Company Name/Title: Tampa Dock & Seawall

Mailing Address: 5409 S. Westshore Blvd

City: Tampa State: FL Zip Code: 33611

Telephone Number: 813.495.7727

Email Address: avery@tampadock.com

SECTION II

1. LOCATION OF PROPOSED PROJECT

Site Street Address: 6226 Ohio Ave

City: Gibsonton State: FL Zip Code: 33534

Folio Number(s): 496020000

Section: 23 Township: 30 Range: 19

Name of Water Body at Project: Alifia River

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2. PROPOSED USE

- Private Single-Family Dwelling
- Commercial
- Private Multi-Family Dwelling (Condominium, Apartment, etc.)
- Other (explain): _____

3. OWNER OF SUBMERGED LANDS: TPA

Leased Port Property or Port Easement (Check box if applicable and attach information.)

4. PREVIOUS TAMPA PORT AUTHORITY PERMITS ISSUED AT THIS LOCATION:

Permit Number(s): 15-015 Date: 09/15/2016

5. PROJECT DESCRIPTION

NOTE: Features and dimensions must be carefully shown on the required application drawings. Please review the attached guidelines provided to ensure that the drawings which you have prepared are acceptable.

A. STRUCTURES:

- NEW WORK
- MAINTENANCE
- ADDITION

1) DOCK, OBSERVATION DECK, PIER, OR ELEVATED BOARDWALK

- a. Length of Shoreline: 206 Linear Ft.
- b. Number of Proposed Docks: 1 No. of Boat Slips/Lifts: 9 / 0
- c. Length from M/OHW to Waterward Edge of Structure: 95 Ft.
- d. Width of Structure: 176 Ft. Mooring Water Depth at M/OLW: _____ Ft.
- e. Existing Structure Area: 3092 Sq. Ft.
- f. Proposed Structure Area: 4484 Sq. Ft.
- g. Overall Area of Facility: 4484 Sq. Ft.

2) SEAWALLS, RIP-RAP, REVETMENTS OR OTHER SHORELINE STABILIZATION:

- a. Length of Shoreline at Site: _____ Linear Ft.
- b. Length of Work Proposed along Shoreline: _____ Linear Ft.
- c. Seawall Vertical Height: _____ Ft.
- d. Rip-Rap Slope: Horizontal Distance: _____ Ft.; Vertical Height: _____ Ft.
- e. Type of Material: _____
- f. Volume: _____ Cubic Ft. Below MHW/OHW

3) OTHER TYPE OF STRUCTURE: (Please Explain) _____

**For Utility Pipeline Projects: Refer to the Guidelines and Engineering Standards for Submerged Land Utility Crossing*

B. DREDGING / EXCAVATION

- NEW WORK
- MAINTENANCE

1) DIMENSIONS OF AREAS TO BE DREDGED / EXCAVATED:

- a. Length: _____ Ft. Width _____ Ft.; Total Area: _____ Sq. Ft.
- b. Depths: Existing _____; Proposed _____
- c. Volume: Above MHW _____; Below MHW _____; Total _____ Cubic Ft.
- d. Area: Above MHW _____; Below MHW _____; Total _____ Sq. Ft.

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- 2) TYPE OF MATERIAL: _____
 3) STORAGE OF MATERIAL: On-site Storage Off-site Disposal Site: _____

**If material is to be taken off-site, describe the method of material storage, haul routes, and specify the location with an attached Affidavit of Authorization from the disposal site's property owner, as applicable to the project.*

C. FILLING

- 1) VOLUME: Above MHW _____ ; Below MHW _____ ; Total _____ Cubic Ft.
 2) AREA: Above MHW _____ ; Below MHW _____ ; Total _____ Sq. Ft.
 3) CONTAINMENT: Seawall _____ Dikes _____ Other (explain): _____
 4) TYPE OF MATERIAL: _____
 5) SOURCE OF MATERIAL: On-site Off-site: _____

**Refer to the Fill Checklist for material sampling requirements and other applicable information.*

6. WORK SCHEDULE: To Begin Project On: 12/01/2018 And Be Completed By: 12/31/2018

REMARKS / COMMENTS FOR PROJECT:

SECTION III

PROJECT SITE ADJACENT RIPARIAN PROPERTY OWNERS:
 (Please include Name, Address, Telephone Number, and Email)

Owner Name(s) _____
 Company Name/ Title _____
 6222 Ohio Ave _____
 Mailing Address _____
 Gibsonton, FL 33534 _____
 City, State; Zip Code _____
 Telephone Number/Email _____

Hillsborough County Easement
 Owner Name(s) _____
 Company Name/ Title _____
 Mailing Address _____
 City, State; Zip Code _____
 Telephone Number/Email _____

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SECTION IV

AFFIDAVIT OF OWNERSHIP OR CONTROL of the property on which the proposed project is to be undertaken
I CERTIFY THAT: (Must Check the Appropriate Box)

- I am the record owner, lessee, or record easement holder of the property described below.
- I am not the record owner, lessee, or record easement holder of the property described below, but I will have the requisite property interest before undertaking the proposed project. (Please Explain in Remarks/Comments Section)

LEGAL DESCRIPTION OF PROJECT PROPERTY: (Use additional sheets, if necessary)

GIBBSRATON on the Bay 3RD ADDITION Lot 9

Robert Cremens
Print Name of Owner/Applicant

Robert Cremens
Signature of Owner/Applicant

Sworn to and subscribed before me at HILLSBOROUGH County, FLORIDA
this 23 day of JUNE 20 18



Maureen M O'Donnell
Notary Public
FEB. 29, 2020
My Commission Expires

SECTION V

CERTIFICATION & AUTHORIZATION:

- a. I authorize the agent listed in Section I to negotiate modifications or revisions, when necessary, and accept or assent to any stipulations on my behalf.
- b. I understand I may have to provide any additional information/ data that may be necessary to provide reasonable assurance of evidence to show that the proposed project will comply with applicable water quality standards or other environmental standards both before construction and after the project is completed.
- c. In addition, I agree to provide entry to the project site for inspectors with proper identification or documents as required by law from the environmental agencies for the purpose of making preliminary analyses of the site. Further, I agree to provide entry to the project site for such inspectors to monitor permitted work, if a permit is granted.
- d. Further, I hereby acknowledge the obligation and responsibility for obtaining all of the local, state and federal permits before commencement of any activity.

I certify that I am familiar with the information contained in this application, and that to the best of my knowledge and belief such information is true, complete, and accurate and complete. I further certify that I possess the authority to undertake the proposed activity.

Robert Cremens
Signature of Owner/Applicant

6-22-18
Date

NOTE: This application must be signed by the person who desires to undertake the proposed activity or by an authorized agent. If an agent is applying on behalf of the applicant who is not the property owner, **attach proof of authorization for the agent to bind the property owner.**

PLEASE SUBMIT COMPLETED APPLICATION, REQUIRED DRAWINGS, AND FEE(S) TO:

TAMPA PORT AUTHORITY
ATTN: ENVIRONMENTAL DEPARTMENT
1101 CHANNELSIDE DR.
TAMPA, FL 33602

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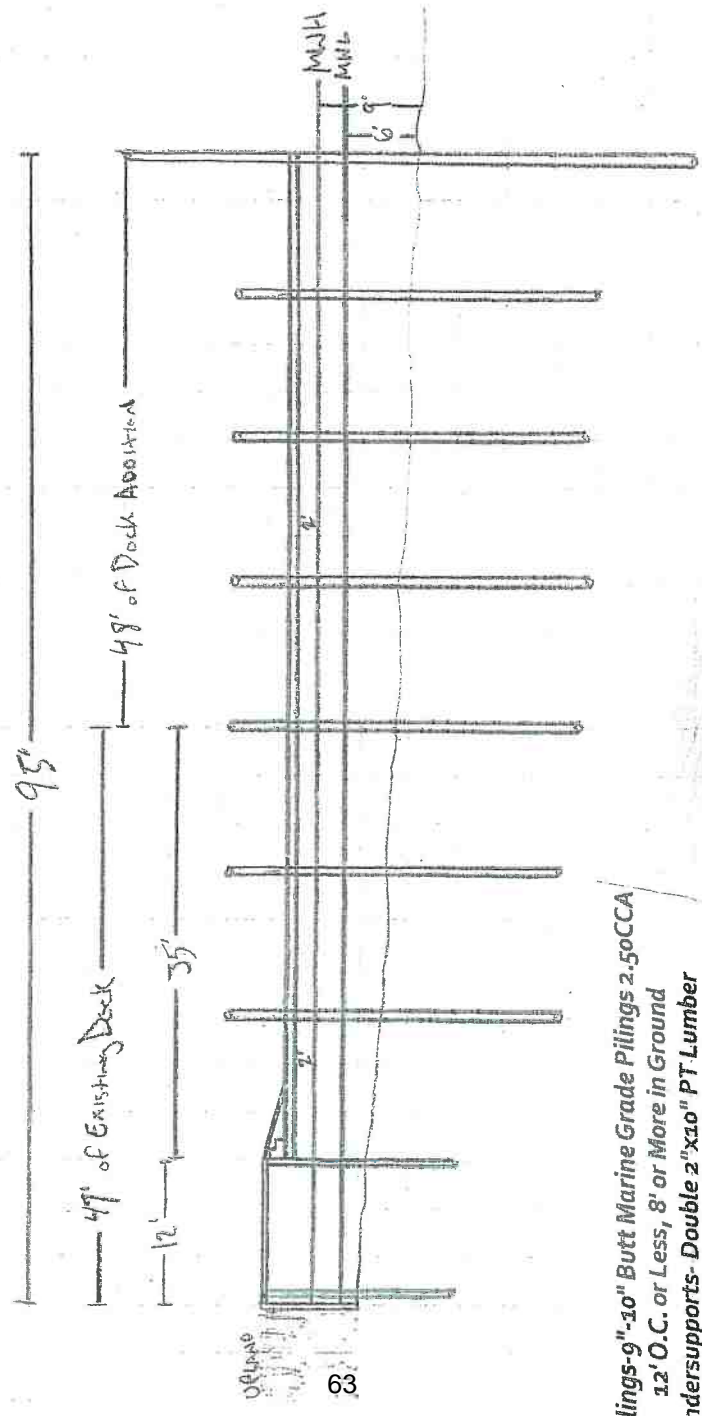
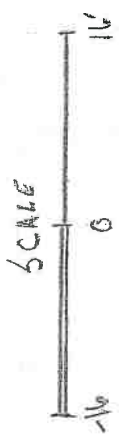
JUL 25 2018

Revised 03/2014

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15-015 (Rev. #1)
~~18-028~~

RIVERS EDGE
 6226 OHIO AVE
 GAINESVILLE, FL 32534



GREGORY D GARRA
 FL #E 70888
 5357 Alhambra Way S
 STONE FL 32122

Handwritten signature and date:
 JMG 10-19-18

- Pilings-9"-10" Butt Marine Grade Pilings 2.50CCA
 12'O.C. or Less, 8' or More in Ground
- Undersupports- Double 2"x10" PT Lumber
 Bolted with 5/8" S.S. Thru Bolts
- Main Frame- Double Banded 2"x8" PT Lumber
 Nailed w/ 16D Ringskank S.S. Nails
- Stringer- 2"x8" PT Lumber 24"O.C.
- Decking- #1 Grade 2"x6" PT Lumber
 Screwed Down w/ S.S. 3" Screws

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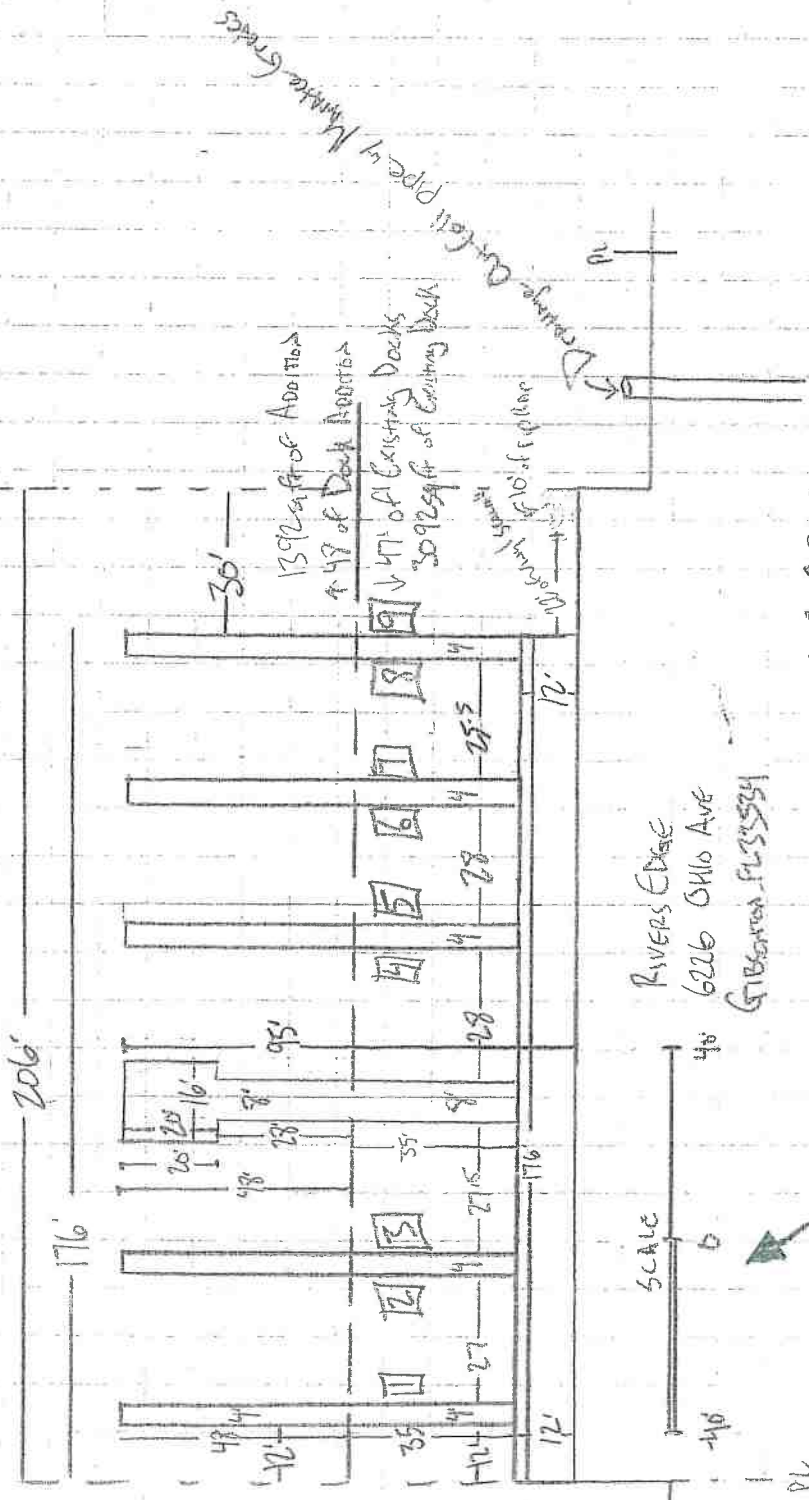
OCT 02 2018

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15-015 (Rev. #1)

- Pilings-9"-10" Butt Marine Grade Pilings 2.50CCA
12' O.C. or Less, 8' or More in Ground
- Undersupports- Double 2"x10" PT Lumber
Bolted with 5/8" S.S. Thru Bolts
- Main Frame- Double Banded 2"x8" PT Lumber
Nailed w/ 16D Ringskank S.S. Nails
- Stringer- 2"x8" PT Lumber 24" O.C.
- Decking- #1 Grade 2"x6" PT Lumber
Screwed Down w/ S.S. 3" Screws

- Structure 206' / 101' = 2060 sq ft
 - 3092 sq ft Existing Deck + 1392 sq ft of Addition = 4484 Total sq ft
 - 2424 sq ft of average



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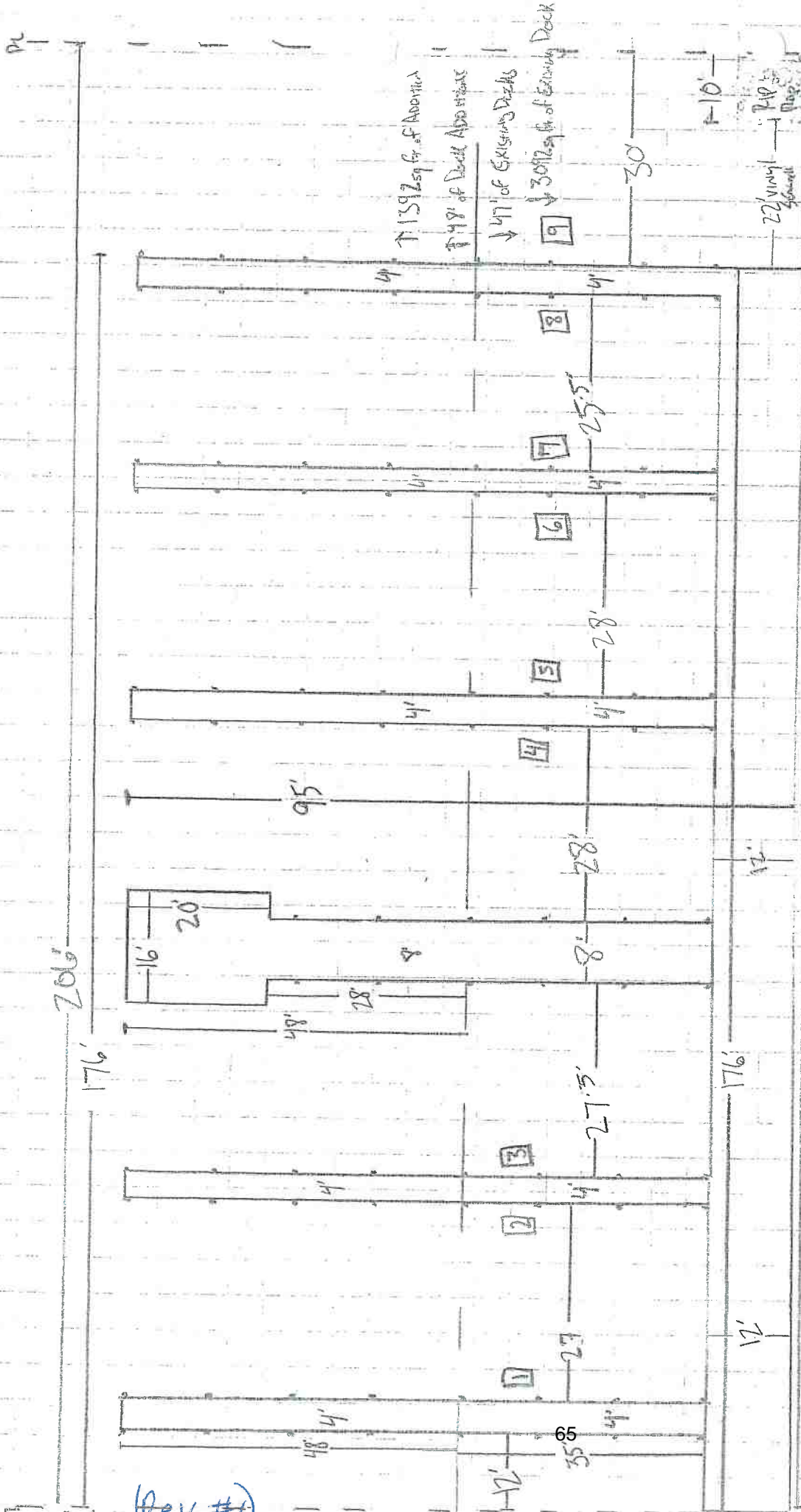
RIVERS EDGE
 6226 OHIO AVE
 GIBSONIA, FL 35534

GREGORY J GIBSON Sr Hillborn, Mo.
 FL PE 70885
 539-7 Alhambra, Ga.
 ST Redd FL 33712

SCALE

No Deck
 6226 OHIO AVE
 GIBSONIA, FL 35534 PL

9-19-18



↑ 1392 sq ft of Addition
 ↑ 48' of Deck Addition
 ↓ 47' of Existing Deck
 ↓ 3072 sq ft of Existing Deck

22' Vinyl Siding

* Shoreline = $\frac{1}{2} \times 206' / 1011 = 2060$ sq ft
 - 3092 sq ft Existing Deck + 1392 sq ft of Addition = 4484 sq ft
 - 2424 sq ft of OVERAGE

- Pilings-9"-10" Butt Marine Grade Pilings 2.50CCA
- 12' O.C. or Less, 8' or More in Ground
- Undersupports- Double 2"x10" PT Lumber Bolted with 5/8" S.S. Thru Bolts
- Main Frame- Double Banded 2"x8" PT Lumber Nailed w/ 16D Ringskank S.S. Nails
- Stringer- 2"x8" PT Lumber 24" O.C.
- Decking- #1 Grade 2"x6" PT Lumber Screwed Down w/ S.S. 3" Screws

RIVERS EDGE
 6226 OHIO AVE
 ST. PETERSBURG, FL 33534

GREENBERRY D BIANCHI
 FL PE 70885
 5387 Altonway
 ST. PETERSBURG FL 33712

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SCALE 1" = 20'
 9/19/00

SWP #15-015 (Revision #1) - RMC Brothers, LLC - Public Hearing Exhibit #4 - Copies of Port Tampa Bay's certified letters of notice dated December 10, 2018 with project information received on October 2, 2018, that was sent to the Environmental Protection Commission (EPC) of Hillsborough County Wetlands Division, the Planning Commission, riparian property owners in the area, and interested parties for review of the project proposal.



December 10, 2018

Certified Mail

Mr. Shawn College
Hillsborough-City Planning Commission
County Center, 18th Floor
PO Box 1110
Tampa, FL 33601

Reference: Port Tampa Bay Standard Work Permit Application No. 15-015 (Revision #1)

Applicant: RMC Brothers, LLC

Proposed Project: Proposed Marina Docking Facility Expansion for River's Edge Restaurant Located at 6226 Ohio Ave., Gibsonton, FL; Folio #04-9602-0000; STR 23-30S-19E

Pursuant to Section 25, Chapter 95-488 Laws of Florida, please review and provide written comments regarding the enclosed Tampa Port Authority, d/b/a Port Tampa Bay (PTB), standard work Permit Revision application including drawings and other information. Unless additional information is necessary to complete your review, please submit your recommendations and comments concerning this project to this office within thirty (30) days of receipt of this letter.

Please reference the PTB permit application number (15-015 (Revision #1)) in all correspondence. Should there be any immediate questions or if you require additional information, please contact me at (813) 905-5033 or jjulien@tampaport.com. Any questions concerning this application review or request for additional review time should be directed to me in writing at this office referencing the application number (15-015 (Revision #1)).

The application is being reviewed by other agencies and interested parties and a public hearing will be scheduled upon receipt of comments and/or recommendations. You will be provided a separate 20-day notice of the public hearing.

Sincerely,

Jackie Julien
Environmental Supervisor

Enclosure(s)



CERTIFIED MAIL
Return Receipt Requested

NOTICE

To: INTERESTED PARTIES AND RIPARIAN PROPERTY OWNERS

Date: December 10, 2018

Reference: Port Tampa Bay Standard Work Permit Application No. 15-015 (Revision #1)

Applicant: RMC Brothers, LLC

Proposed Project: Proposed Marina Docking Facility Expansion for River's Edge Restaurant Located at 6226 Ohio Ave., Gibsonton, FL; Folio #04-9602-0000; STR 23-30S-19E

Pursuant to Section 25, Chapter 95-488 Laws of Florida, enclosed for your review/information is a certified mail copy of the referenced Tampa Port Authority, d/b/a Port Tampa Bay, standard work Permit Revision application, drawings, and attachments. The application is being reviewed by other agencies and interested parties and a public hearing will be scheduled upon receipt of comments and/or recommendations. You will be provided a separate 20-day notice of the public hearing.

Please address any written remarks you may have regarding this project to our office within 30 days of receipt of this notice. Additionally, you may wish to attend the public hearing.

Any questions concerning this application review should be directed to me in writing at this office referencing the application number (15-015 (Revision #1)). If you have any immediate questions, please contact me at (813) 905-5033.

Sincerely,

Jackie Julien
Environmental Supervisor

CC: PTB Environmental Dept., Director (ccooley@tampaport.com)
levecquem@hillsboroughcounty.org; Holly.l.najarian@uscg.mil
conservationplanningservices@myfwc.com, Katlin.hendricks@myfwc.com

Enclosure(s)



December 10, 2018

Certified Mail

Wetland Management Division
Environmental Protection Commission of Hillsborough County
Attn: Christina Bryant
3629 Queen Palm Drive
Tampa, FL 33619

Reference: Port Tampa Bay Standard Work Permit Application No. 15-015 (Revision #1)

Applicant: RMC Brothers, LLC

Proposed Project: Proposed Marina Docking Facility Expansion for River's Edge Restaurant Located at 6226 Ohio Ave., Gibsonton, FL; Folio #04-9602-0000; STR 23-30S-19E

Pursuant to Section 25, Chapter 95-488 Laws of Florida, please review and provide written comments regarding the enclosed Tampa Port Authority, d/b/a Port Tampa Bay (PTB), standard work Permit Revision application, including drawings and other information. Unless additional information is necessary to complete your review, please submit your recommendations and comments concerning this project to this office within thirty (30) days of receipt of this letter.

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The application is being reviewed by other agencies and interested parties and a public hearing will be scheduled upon receipt of comments and/or recommendations. You will be provided a separate 20-day notice of the public hearing.

Sincerely,

A handwritten signature in blue ink that reads 'Jackie Julien'.

Jackie Julien
Environmental Supervisor

CC: tampareg@usace.army.mil
SW_ERP@dep.state.fl.us
ERPAgencyCoordination@swfwmd.state.fl.us
File (15-015 (Revision #1))

Enclosure(s)



December 10, 2018

Certified Mail

**PROPERTY OWNER NOTIFICATION
WITH RIPARIAN SETBACK ENCROACHMENT REQUEST
PORT TAMPA BAY (PTB)
STANDARD WORK PERMIT APPLICATION NO. 15-015 (REVISION #1)**

Adjacent Riparian Property Owner: Purcell &/or Juana Jones
4902 S. Clairborne Ave.
New Orleans, LA 70125-5025

Applicant: RMC Brothers, LLC

Project: Proposed Marina Docking Facility Expansion for River's Edge Restaurant
Located at 6226 Ohio Ave., Gibsonton, FL; Folio #04-9602-0000; STR 23-
30S-19E

The Tampa Port Authority, d/b/a Port Tampa Bay (PTB), has received the enclosed Permit Revision application to perform the above referenced work in waters under the jurisdiction of this Authority. A copy of the proposal and drawing(s) is attached for your review.

If you have no objections to the proposed structure(s), please **submit the enclosed Affidavit of No Objection once completed to the PTB Environmental Dept. within thirty (30) days of receipt of this letter at 1101 Channelside Dr., Tampa, FL 33602.** This is needed as the applicant is requesting a variance from the structure riparian setback PTB Rule requirements for the proposed expansion of the western dock structure located twelve (12) feet from your shared estimated riparian boundary within the 25 foot required riparian setback, as shown.

If we receive no response regarding the proposed structure expansion, we will require the applicant to re-design the structure. Please contact me at 813-905-5033 or email at jjulien@tampaport.com if you have any questions regarding this proposal.

The application is being reviewed by other agencies and interested parties and a public hearing will be scheduled upon receipt of comments and/or recommendations. You will be provided a separate 20-day notice of the public hearing.

Sincerely,

Jackie Julien
Environmental Supervisor
Port Tampa Bay

Cc: File (15-015 (Revision #1))
Tampa Dock & Seawall-Matt Brown (mbmarineinc@gmail.com)

Enclosures

PORT TAMPA BAY (PTB)
STANDARD WORK PERMIT APPLICATION NO. - 15-015 (PERMIT REVISION #1)

ADJACENT PROPERTY OWNER RIPARIAN SETBACK ENCROACHMENT
AFFIDAVIT OF NO OBJECTION

APPLICANT NAME: RMC Brothers, LLC
PROJECT ADDRESS: 6226 OHIO AVE.
CITY: GIBSONTON STATE: FL ZIP: 33534
TELEPHONE NUMBER: 813-363-3497

ADJACENT RIPARIAN PROPERTY OWNER

NAME: PURCELL &/OR JUANA JONES
ADDRESS: 4902 S. CLAIRBORNE AVE.
CITY: NEW ORLEANS STATE: LA ZIP: 70125-5025
TELEPHONE NUMBER: _____

STATE OF FLORIDA, COUNTY OF HILLSBOROUGH

This is to acknowledge and certify that I am the/a representative of the submerged lands property owner adjacent to the site of the referenced proposed project. I have reviewed the plans of record for the project as described in the **PTB Standard Work Permit Application No. - 15-015 Permit Revision #1** and have no objections to the proposed construction work located within the 25-foot riparian setback and issuance of the permit pursuant to this application.

TO BE SIGNED BY ADJACENT RIPARIAN PROPERTY OWNER:

SIGNATURE: _____ DATE: _____
(Adjacent Property Owner)

NAME/TITLE (Print) _____

Sworn to me and subscribed before me this _____ day of _____ 2018, by _____
who is personally known to me or produced _____ as identification.

My Commission expires: _____
Date

Notary Public

Printed Name of Notary

Serial Number, if any

Note: This affidavit of no objection is required pursuant to the Tampa Port Authority, d/b/a Port Tampa Bay (PTB), Submerged Lands Management Rules.



PORT TAMPA BAY.

Memo

To: Cherie Robinson, PTB Real Estate Dept. (crobinson@Tampaport) 1101 Channelside Drive
Tampa, Florida 33602-3609

From: Jackie Julien, PTB Environmental Department

Date: December 10, 2018

Reference: Port Tampa Bay (PTB) Minor Work Application No. 15-015 (Revision #1)

Applicant: RMC Brothers, LLC

Project: Proposed Marina Docking Facility Expansion for River's Edge Restaurant
Located at 6226 Ohio Ave., Gibsonton, FL; Folio #04-9602-0000; STR 23-30S-19E

The PTB Environmental Department has completed our review of Standard Work Permit (SWP) Revision #1 application #15-015 (Rev. #1) submitted by RMC Brothers, LLC for proposed expansion of the existing marina docking facility. The expansion and modifications proposed consists of extending the five (5) existing 4 foot wide by 35 linear foot finger pier structures 48 feet waterward of their existing length and extend the single 8 foot wide by 35 linear foot dock structure 48 feet waterward of the existing length with a new 16 foot by 20 foot terminal platform.

The proposed docking facility expansion preempted area appears to exceed the maximum 10:1 criteria which allows for 10 square feet of preempted area of jurisdictional lands for each linear foot of shoreline owned by the applicant along the affected waterbody, per Section V.A.3.b and c of the PTB Submerged Lands Management Rule, as measured from the mean high water elevation line to the waterward end of the proposed structure(s).

The PTB SWP Permit Revision #1 Application and drawings is enclosed for your review, per Enclosures 1.

Please provide comments of your review and any requirements associated with issuance of a marine construction permit for this proposal. If you have any questions regarding this application related to the proposed work, requirement of a submerged lands lease, other types of authorizations/agreements, or have any objections to issuance of this marine construction permit, please contact me at 813-905-5033 at your earliest convenience. Please provide copies on any correspondence relative to your review of this proposal for our project file (15-015 Permit Revision #1).

Enclosures: (1) PTB Standard Work Permit Revision #1 Application #15-015 package
(2) Section II.A.2 of PTB Submerged Lands Mgmt. Rules

Copy: ccooley@tampaport.com
PTB File (15-015 (Permit Revision #1))



PORT TAMPA BAY

ENVIRONMENTAL DEPARTMENT
1101 Channelside Dr. Tampa, FL 33602
Ph: (813) 905-5031 · Fax: (813) 905-5050
www.tampaport.com

Standard ~~MINOR~~ WORK PERMIT
APPLICATION TO PERFORM WORK IN
WATERS OF THE HILLSBOROUGH COUNTY
PORT DISTRICT

For Official Use Only: Application # 15-015 Date Received:

NEW

PERMIT REVISION

AFTER-THE-FACT WN# _____

SECTION I

1. MINOR WORK PERMIT APPLICATION - Brief Project Description:

Install (5) 48'x4" Dock Extensions on Catwalks & Install a 8'x28' Walk Out to a 20' x 16' Platform on the main dock

2. PROPERTY OWNER / APPLICANT INFORMATION

Request to be present at site inspection

First Name: Robert Last Name: Cremeans
Company Name/Title: RMC Brothers, LLC
Mailing Address: 6226 Ohio Ave
City: Gibsonton State: FL Zip Code: 33534
Telephone Number: (813) 363-3497
Email Address: robertii11940@gmail.com

3. AUTHORIZED AGENT INFORMATION

Request to be present at site inspection

First Name: _____ Last Name: _____
Company Name/Title: _____
Mailing Address: _____
City: _____ State: _____ Zip Code: _____
Telephone Number: _____
Email Address: _____

4. CONTRACTOR INFORMATION

Request to be present at site inspection

First Name: Charles Last Name: Juneau
Company Name/Title: Tampa Dock & Seawall
Mailing Address: 5409 S. Westshore Blvd
City: Tampa State: FL Zip Code: 33611
Telephone Number: 813.495.7727
Email Address: avery@tampadock.com

SECTION II

1. LOCATION OF PROPOSED PROJECT

Site Street Address: 6226 Ohio Ave
City: Gibsonton State: FL Zip Code: 33534
Folio Number(s): 498020000
Section: 23 Township: 30 Range: 19
Name of Water Body at Project: Alifia River

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2. PROPOSED USE

- Private Single-Family Dwelling
- Commercial
- Private Multi-Family Dwelling (Condominium, Apartment, etc.)
- Other (explain): _____

3. OWNER OF SUBMERGED LANDS: TPA

Leased Port Property or Port Easement (Check box if applicable and attach information.)

4. PREVIOUS TAMPA PORT AUTHORITY PERMITS ISSUED AT THIS LOCATION:

Permit Number(s): 15-015 Date: 09/15/2016

5. PROJECT DESCRIPTION

NOTE: Features and dimensions must be carefully shown on the required application drawings. Please review the attached guidelines provided to ensure that the drawings which you have prepared are acceptable.

A. STRUCTURES:

- NEW WORK
- MAINTENANCE
- ADDITION

1) DOCK, OBSERVATION DECK, PIER, OR ELEVATED BOARDWALK

- a. Length of Shoreline: 206 Linear Ft.
- b. Number of Proposed Docks: 1 No. of Boat Slips/Lifts: 9 / 0
- c. Length from M/OHW to Waterward Edge of Structure: 95 Ft.
- d. Width of Structure: 176 Ft. Mooring Water Depth at M/OLW: _____ Ft.
- e. Existing Structure Area: 3092 Sq. Ft.
- f. Proposed Structure Area: 4484 Sq. Ft.
- g. Overall Area of Facility: 4484 Sq. Ft.

2) SEAWALLS, RIP-RAP, REVETMENTS OR OTHER SHORELINE STABILIZATION:

- a. Length of Shoreline at Site: _____ Linear Ft.
- b. Length of Work Proposed along Shoreline: _____ Linear Ft.
- c. Seawall Vertical Height: _____ Ft.
- d. Rip-Rap Slope: Horizontal Distance: _____ Ft.; Vertical Height: _____ Ft.
- e. Type of Material: _____
- f. Volume: _____ Cubic Ft. Below MHW/OHW

3) OTHER TYPE OF STRUCTURE: (Please Explain) _____

*For Utility Pipeline Projects: Refer to the Guidelines and Engineering Standards for Submerged Land Utility Crossing

B. DREDGING / EXCAVATION

- NEW WORK
- MAINTENANCE

1) DIMENSIONS OF AREAS TO BE DREDGED / EXCAVATED:

- a. Length: _____ Ft. Width _____ Ft.; Total Area: _____ Sq. Ft.
- b. Depths: Existing _____; Proposed _____
- c. Volume: Above MHW _____; Below MHW _____; Total _____ Cubic Ft.
- d. Area: Above MHW _____; Below MHW _____; Total _____ Sq. Ft.

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- 2) TYPE OF MATERIAL: _____
 3) STORAGE OF MATERIAL: On-site Storage Off-site Disposal Site: _____

**If material is to be taken off-site, describe the method of material storage, haul routes, and specify the location with an attached Affidavit of Authorization from the disposal site's property owner, as applicable to the project.*

C. FILLING

- 1) VOLUME: Above MHW _____ ; Below MHW _____ ; Total _____ Cubic Ft.
 2) AREA: Above MHW _____ ; Below MHW _____ ; Total _____ Sq. Ft.
 3) CONTAINMENT: Seawall _____ Dikes _____ Other (explain): _____
 4) TYPE OF MATERIAL: _____
 5) SOURCE OF MATERIAL: On-site Off-site: _____

**Refer to the Fill Checklist for material sampling requirements and other applicable information.*

6. WORK SCHEDULE: To Begin Project On: 12/01/2018 And Be Completed By: 12/31/2018

REMARKS / COMMENTS FOR PROJECT:

SECTION III

PROJECT SITE ADJACENT RIPARIAN PROPERTY OWNERS:
 (Please include Name, Address, Telephone Number, and Email)

Owner Name(s) _____
 Company Name/ Title _____
 6222 Ohio Ave _____
 Mailing Address _____
 Gibsonton, FL 33534 _____
 City, State, Zip Code _____
 Telephone Number/Email _____

Hillsborough County Easement
 Owner Name(s) _____
 Company Name/ Title _____
 Mailing Address _____
 City, State, Zip Code _____
 Telephone Number/Email _____

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SECTION IV

AFFIDAVIT OF OWNERSHIP OR CONTROL of the property on which the proposed project is to be undertaken
I CERTIFY THAT: (Must Check the Appropriate Box)

- I am the record owner, lessee, or record easement holder of the property described below.
- I am not the record owner, lessee, or record easement holder of the property described below, but I will have the requisite property interest before undertaking the proposed project. (Please Explain in Remarks/Comments Section)

LEGAL DESCRIPTION OF PROJECT PROPERTY: (Use additional sheets, if necessary)

GIBSON on the Bay 3rd Addition Lot 9

Robert Cremons

Print Name of Owner/Applicant

Robert Cremons

Signature of Owner/Applicant

Sworn to and subscribed before me at
this 23 day of

HILLSBOROUGH

County,

FLORIDA

20 18



MAUREEN M. O'DONNELL
MY COMMISSION # FF965623
EXPIRES February 29, 2020
FloridaNotaryService.com

Maureen M O'Donnell

Notary Public

FEB. 29, 2020

My Commission Expires

SECTION V

CERTIFICATION & AUTHORIZATION:

- a. I authorize the agent listed in Section I to negotiate modifications or revisions, when necessary, and accept or assent to any stipulations on my behalf.
- b. I understand I may have to provide any additional information/ data that may be necessary to provide reasonable assurance of evidence to show that the proposed project will comply with applicable water quality standards or other environmental standards both before construction and after the project is completed.
- c. In addition, I agree to provide entry to the project site for inspectors with proper identification or documents as required by law from the environmental agencies for the purpose of making preliminary analyses of the site. Further, I agree to provide entry to the project site for such inspectors to monitor permitted work, if a permit is granted.
- d. Further, I hereby acknowledge the obligation and responsibility for obtaining all of the local, state and federal permits before commencement of any activity.

I certify that I am familiar with the information contained in this application, and that to the best of my knowledge and belief such information is true, complete, and accurate and complete. I further certify that I possess the authority to undertake the proposed activity.

Robert Cremons

Signature of Owner/Applicant

6-22-18

Date

NOTE: This application must be signed by the person who desires to undertake the proposed activity or by an authorized agent. If an agent is applying on behalf of the applicant who is not the property owner, **attach proof of authorization for the agent to bind the property owner.**

PLEASE SUBMIT COMPLETED APPLICATION, REQUIRED DRAWINGS, AND FEE(S) TO:

TAMPA PORT AUTHORITY
ATTN: ENVIRONMENTAL DEPARTMENT
1101 CHANNELSIDE DR.
TAMPA, FL 33602

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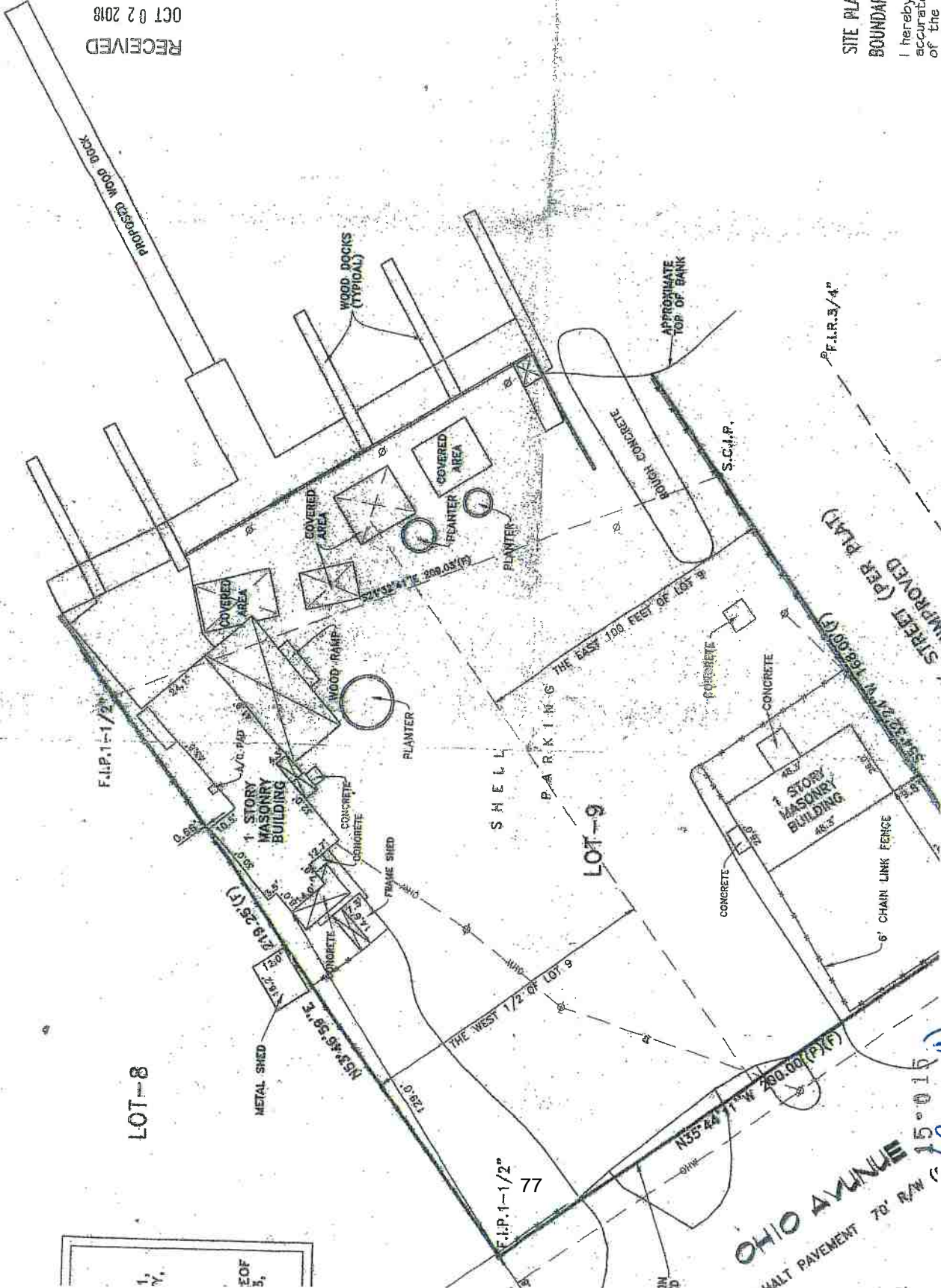
GRAPHIC SCALE



LEGEND:

W/C	=	Witness Cor.
F.	=	Found
S.	=	Set
I.P.	=	Iron Pipe
I.R.	=	Iron Rod
C.M.	=	Concrete
C.	=	Cap
N & D	=	Nail & Disk
R.P.	=	Railroad Spike
(F)	=	Filed
(D)	=	Dead
(C)	=	Calculated
P.P.	=	Power Pole
CLF	=	Chain Link Fence
WF	=	Wood Fence
OHW	=	Overhead Wires

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SITE PLAN: SHOW PROPOSED DOCK 6-1-05
BOUNDARY & LOCATION SURVEY 7-30-03

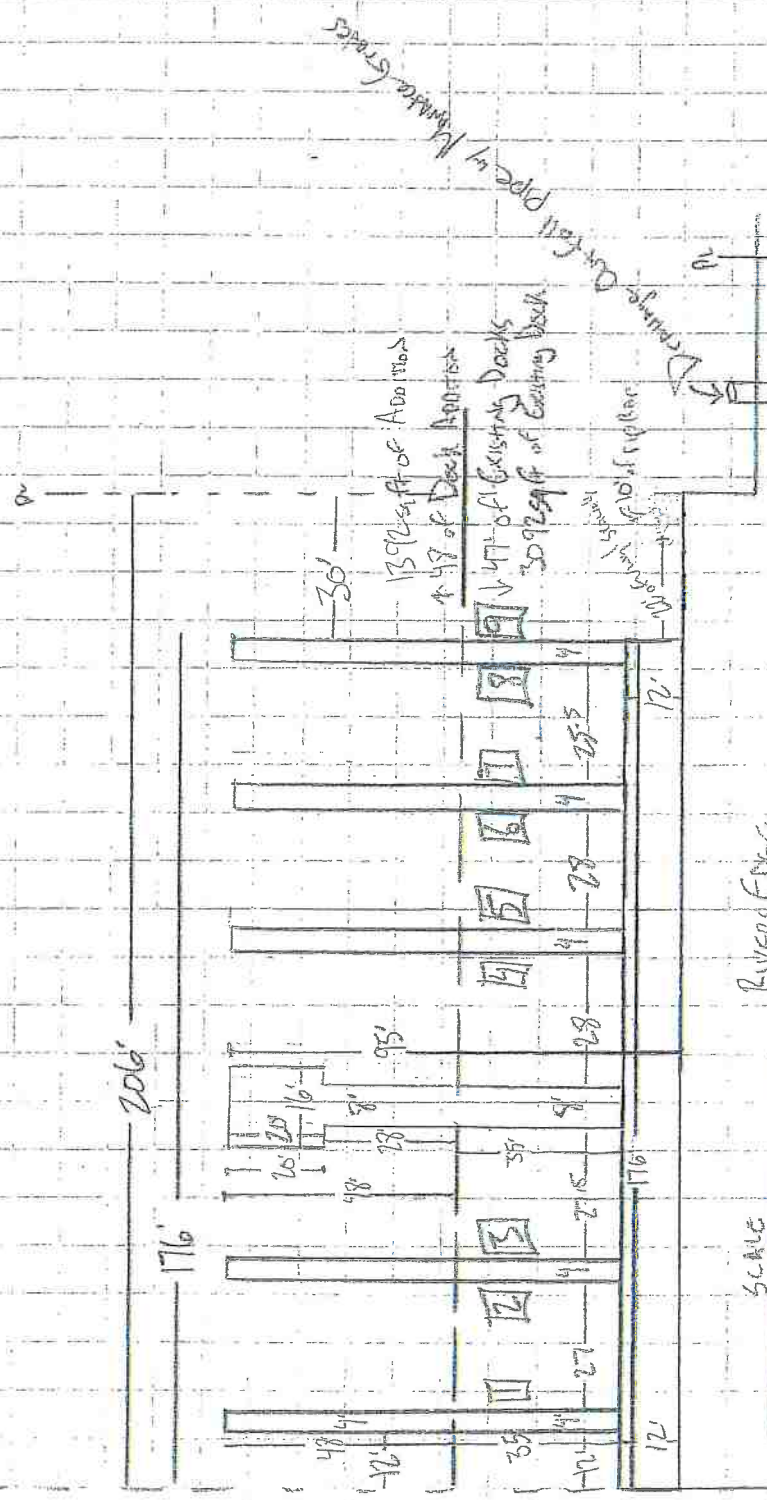
I hereby certify that this plat
accurately represents a survey
of the lands shown and described

5'
5'

OHIO AVENUE
WALT PAVEMENT 70' R/W
15° 01' 15"
(REV.#1)

Piling- 9" x 10" Butt Marine Grade Pilings 2.50 LLA
 22' O.C. or Less, 8' or More in Ground
 Undersupports- Double 2"x10" PT Lumber
 Bolted with 5/8" S.S. Thru Bolts
 Main Frame- Double Banded 2"x8" PT Lumber
 Nailed w/ 16D Ringskank S.S. Nails
 Stringer- 2"x8" PT Lumber 24" O.C.
 Decking- #1 Grade 2"x6" PT Lumber
 Screwed Down w/ S.S. 3" Screws

- Structure 206' / 101' = 2060 sq ft
 - 3092 sq ft Existing Deck + 392 sq ft Addition = 4484 Total sq ft
 - 2424 sq ft of overhang



RIVERS EDGE
 6226 OHIO AVE
 GIBSONIA, PA 15110

GREGORY J. GRIFFIN Sr. Hill County, Pa.
 FL PE 10820
 589-7 Alhambra Way
 ST Redd FL 33702

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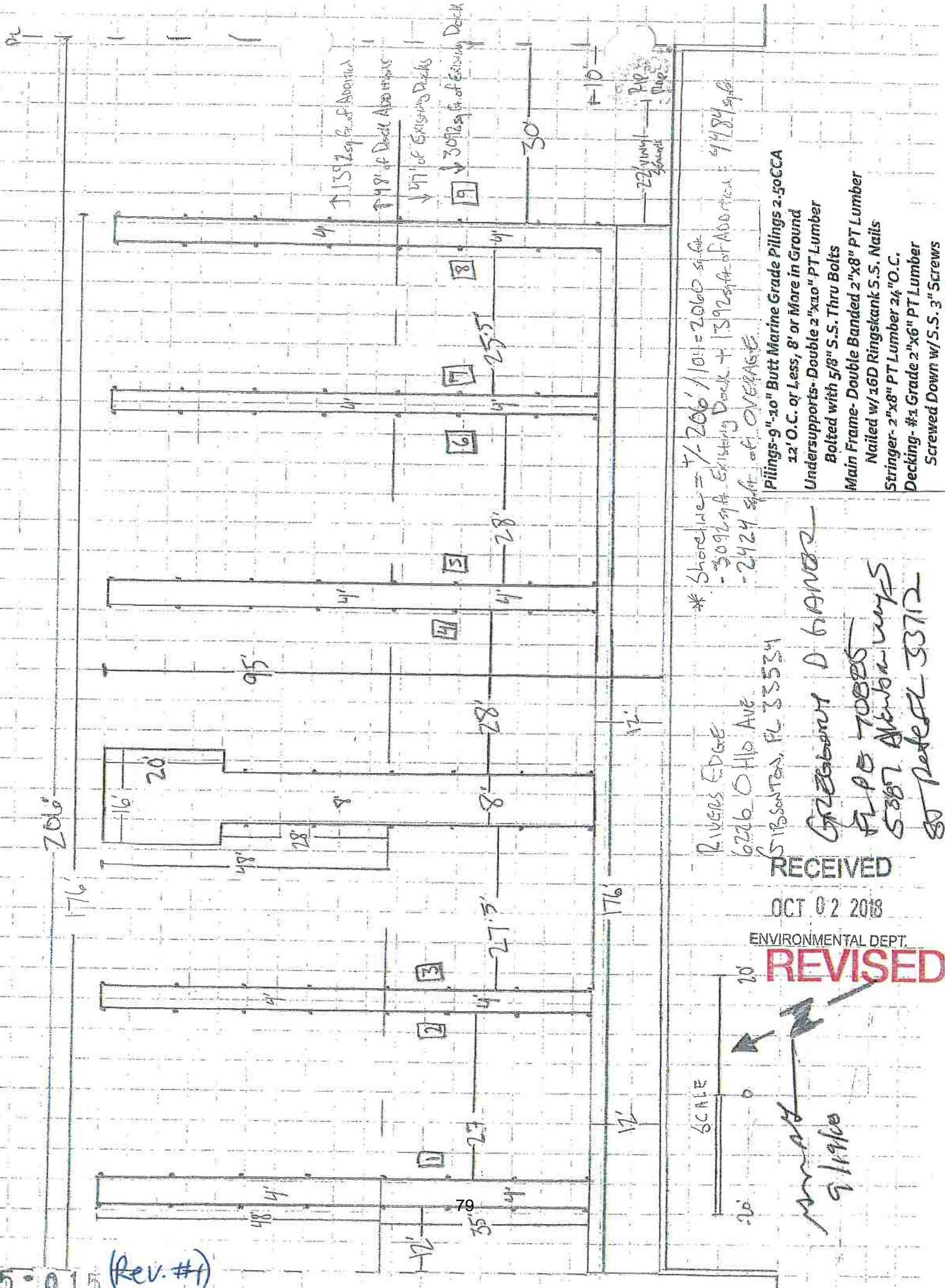
15-015 (Rev. #1)

No Deck
 6222 OHIO AVE
 GIBSONIA, PA 15110

9-19-18

15-013

(Rev. #1)



* Shoreline = 7' - 206' / 1104' = 2060 sq. ft.
 - 3092 sq. ft. Existing Dock + 1392 sq. ft. of Abortives = 4484 sq. ft.
 - 2424 sq. ft. of OVERAGE.

Pilings - 9" x 10" Butt Marine Grade Pilings 2.50CCA
 12' O.C. or Less, 8' or More in Ground
 Undersupports - Double 2" x 10" PT Lumber
 Bolted with 5/8" S.S. Thru Bolts
 Main Frame - Double Banded 2" x 8" PT Lumber
 Nailed w/ 16D Ringskank S.S. Nails
 Stringer - 2" x 8" PT Lumber 24" O.C.
 Decking - #1 Grade 2" x 6" PT Lumber
 Screwed Down w/ S.S. 3" Screws

RIVERS EDGE

6226 OHP AVE
SUNTOWN, FL 33534

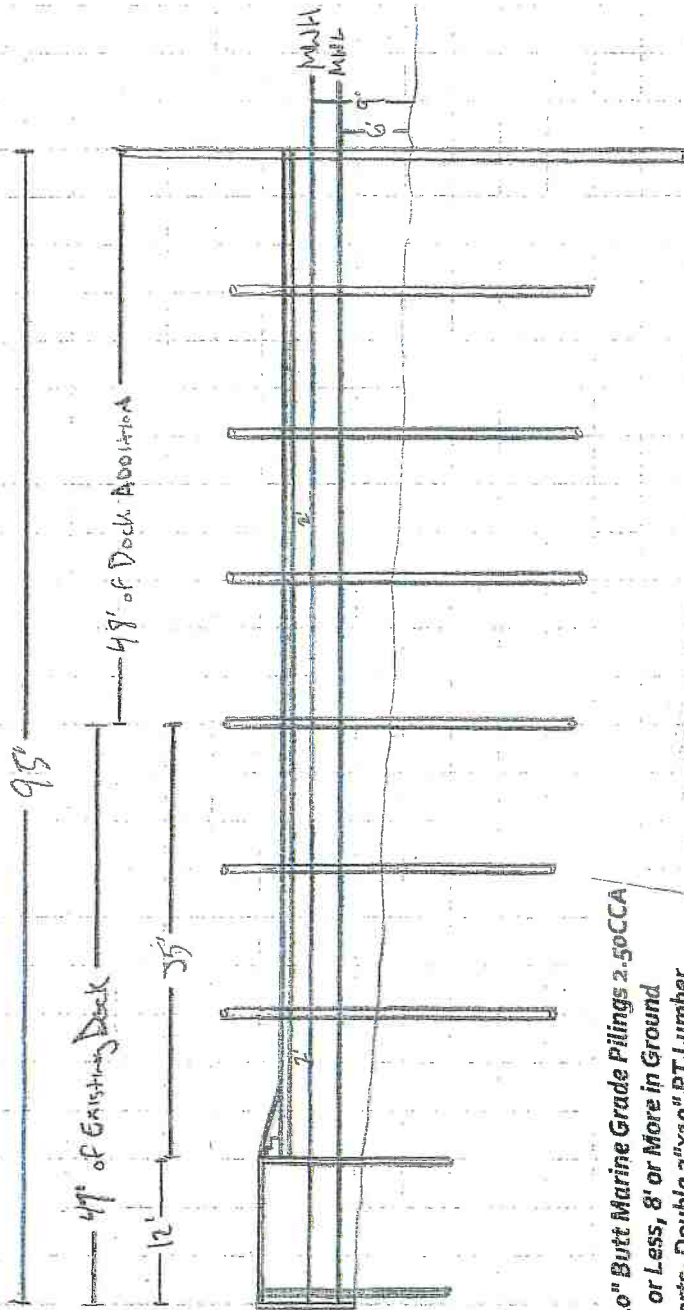
GREENBAY D BANNER
 FL # 70885
 5387 ALBANY WY
 30 PINEHILL 33712

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SCALE
 0 20
 0 20
 9/19/18

RIVERS EDGE
 6226 OHIO AVE
 GIBBSBORO, FL 33534



GREGORY D GAMB
 FL REG 70885
 5387 Alameda Hwy S
 30706 FL 33212

[Signature]
 10-19-10

- Pilings-9"-10" Butt Marine Grade Pilings 2.50CCA
 12' O.C. or Less, 8' or More in Ground
- Undersupports-Double 2"x90" PT Lumber
 Bolted with 5/8" S.S. Thru Bolts
- Main Frame- Double Banded 2"x8" PT Lumber
 Nailed w/ 16D Ringskank S.S. Nails
- Stringer- 2"x8" PT Lumber 24" O.C.
- Decking- #1 Grade 2"x6" PT Lumber
 Screwed Down w/ S.S. 3" Screws

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15-015 (Rev. #1)

SWP #15-015 (Revision #1) - RMC Brothers, LLC - Public Hearing Exhibit #5 - Copy of email comments received from the Hillsborough County City-County Planning Commission dated December 14, 2018 stating additional information is necessary to complete their review with required detailed benthic survey lines, including the minus 4 feet (- 4 feet) mean low water (MLW) contour line.

Jackelyn Julien

SWP 15-015R1 RMC Brothers – Public Hearing Exhibit #5

From: Shawn College <colleges@plancom.org>
Sent: Friday, December 14, 2018 8:44 AM
To: Jackelyn Julien
Cc: avery@tampadock.com
Subject: TPA 15-015 revision

Mrs. Julien,

Upon our review of TPA 15-015 (revision #1). We find that additional information is necessary to complete our review. As the revised project is now an expansion from the original structure, the requirement that the project maintain a minimum of -4 feet MLW wherever a watercraft traverses or docks applies. We require detailed benthic survey lines, including the -4 feet MLW contour line to ensure this requirement is complied with. We will continue our review after receiving the required information.

Regards,



Shawn College, AICP

Team Leader, Environmental Planning, Research & Infrastructure

colleges@plancom.org • 813-273-3774 x367

planhillsborough.org

All incoming and outgoing messages are subject to public records inspection.

SWP #15-015 (Revision #1) - RMC Brothers, LLC - Public Hearing Exhibit #6 - Comments from the Environmental Protection Commission of Hillsborough County (EPC) Wetlands Management Division dated January 2, 2019, stating no objection subject to conditions.

From: Barthle, Beth <barthler@epchc.org>
Sent: Wednesday, January 2, 2019 2:10 PM
To: Barbara Baity; 'robertii11940@gmail.com'
Cc: Jackelyn Julien
Subject: FW: TPAP 15-015 Revision - EPC Comments
Attachments: TPAP 15-015 RMC Brothers LLC.pdf

Good afternoon,

Please see the attached EPC Comments.

Thank you,

Beth Barthle

Environmental Scientist II
Wetlands Management Division
813-627-2600 ext. 1102 | www.epchc.org

Environmental Protection Commission

3629 Queen Palm Drive, Tampa, FL 33619

Our mission is "to protect our natural resources, environment, and quality of life in Hillsborough County."

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[Track Permit Applications](#)

From: Barthle, Beth
Sent: Wednesday, January 02, 2019 2:00 PM
To: Julien, Jackie <jjulien@Tampaport.com>
Subject: TPAP 15-015 Revision - EPC Comments

Good afternoon Jackie,

Please see the attached EPC Comments for the revision to 15-015.
If you have any questions, please let me know.

Thank you,

Beth Barthle

Environmental Scientist II
Wetlands Management Division
813-627-2600 ext. 1102 | www.epchc.org

Environmental Protection Commission

3629 Queen Palm Drive, Tampa, FL 33619

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Richard Tschantz, Esq. LEGAL/ADMIN
Sterlin Woodard, P.E. AIR MGMT

January 2, 2019

Jackie Julien (Sent via Email)
Port Tampa Bay
jjulien@tampaport.com
Post Office Box 2192
Tampa, Florida 33601

SUBJECT: PORT TAMPA BAY (PTB) PERMIT APPLICATION #15-015 (REVISION) / EPC REVIEW # 61325 / CONSTRUCTION OF MARINA EXPANSION AT 6226 OHIO AVENUE, GIBSONTON, FL / APPLICATION RECEIVED BY EPC ON DECEMBER 12, 2018 / FOLIO # 0496020000 / STR - 23-30S-19E

Dear Ms. Julien:

An environmental review has been conducted for the above described project by the staff of the Wetlands Management Division of the Environmental Protection Commission (EPC) of Hillsborough County. Based on this review and site inspection conducted December 27, 2018, staff has determined that the project to expand the existing marina facility by extending the existing piers, as proposed, should not constitute or create deleterious impacts to the natural resources of Hillsborough County; therefore, this agency **has no objections** to the proposed project subject to the following conditions:

1. All work must be conducted as proposed and in the location indicated by the plans received on December 12, 2018. Any proposed changes or adjustments must be reviewed and authorized by EPC staff prior to their implementation.
2. All efforts must be undertaken to prevent any erosion or turbid water from being discharged offsite into wetlands and/or waters of the County. Turbid discharges that exceed 29 NTU's (Nephelometric Turbidity Units) above background levels are a violation pursuant to Chapter 1-5, the EPC Water Quality Rule. The erosion or discharge of sediments into wetlands is a violation of Chapter 1-11, the EPC Wetland Rule. Silt screens or other methods of erosion/turbidity control may be required. It is the responsibility of the owner/developer to insure the installation of adequate erosion control barriers prior to the commencement of any site work. These erosion control devices must be maintained in good condition throughout the construction process and until all loose soils have stabilized/settled. It is strongly recommended that all erosion control devices be regularly inspected during construction and modified if conditions warrant.
3. No dredging, filling, clearing or scouring shall be allowed except for the settings of

Environmental Excellence in a Changing World
Roger P. Stewart Center
3629 Queen Palm Drive, Tampa, FL 33619 - (813) 627-2600 - www.epchc.org

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pilings and the seawall. If pilings are to be installed by jetting, then the water pump must be shut off when not in use to avoid unnecessary disturbance to the water body.

4. The water depths in mooring areas shall be no less than four (4) feet at Mean Low Water.
5. Watercraft associated with the construction of the permitted structure shall operate within the waters of sufficient depth to preclude bottom scouring/prop dredging.
6. Any demolition of the existing structure(s) must be accomplished in a manner so that all debris is properly disposed of and the release of turbid water offsite is prevented.

INFORMATIONAL COMMENTS:

- Please be advised that this approval applies only to the development proposal as submitted, and in no way does it provide EPC approval to any other aspect of the review process. In addition, this approval does not imply exemption from obtaining all proper permits from other governmental agencies.
- Please note that this letter only represents the recommendations of the EPC to the Port Tampa Bay (PTB). The PTB will issue the actual permit. In the event these conditions are not incorporated in the PTB permit, the proposed activity may require a separate authorization from the Executive Director of the EPC.

If you have any questions or concerns regarding this application, please call me by phone at (813) 627-2600 ext. 1102 or by e-mail at barthler@epchc.org.

Sincerely,



Beth Barthle
Environmental Scientist II
Wetlands Management Division
Environmental Protection Commission
of Hillsborough County

bb/cb/ss

ec: Barbara Baity - bbaity@tampaport.com
RMC Brothers, LLC - Robert Cremeans - robertii11940@gmail.com

SWP #15-015 (Revision #1) - RMC Brothers, LLC - Public Hearing Exhibit #7 - Copy of Eric Rahn, local resident, Concern for Project No. 15-015 Rev 1 letter dated and received on January 8, 2019.

Jackelyn Julien

SWP 15-015R1 RMC Brothers – Public Hearing Exhibit #7

From: Eric Rahn <fwkrahn@gmail.com>
Sent: Tuesday, January 8, 2019 7:48 PM
To: Jackelyn Julien
Cc: Christopher Cooley
Subject: Project No. 15-015 Rev 1 Concern for Project
Attachments: Objection to Application 15-015 REV 1 Letter.pdf; Objection to Application 15-015 REV 1 Map.pdf

To whom it may concern,

Please find attached letter explaining objections/concerns for this project.
I have also included an aerial map to somewhat illustrate my case.

Thank you,

Eric Rahn

15-015 (Rev.#1)

January 8th 2019

Eric Rahn
Box 568
Hillsburgh, ON N0B1Z0
Canada

Port Tampa Bay
Environmental department
1101 Channelside Dr.
Tampa, FL 33602

RE: Concern for Project No. 15-015 Rev 1

To Whom it may concern,

After careful consideration, I am writing this letter in objection to the proposed plans as applied for by RMC Brothers, LLC contained under project number 15-015.

As a land owner with waterfront properties along Ohio Ave (6908, 6910, 6912, also 9606 Ethel, 9608 Ethel with water access) , these plans pose great concern for the marine utility and appeal of these locations. Although difficult to determine from aerial photographs, waters in the Alafia River are extremely shallow, save for the channel, even during high tide. As such, It's a curious place even for a marina.

Although I realize that the application for Interbay Moorings docs directly beside 6226 Ohio ave will project much further out into the water way, the more easterly geography of 6226 Ohio poses a much greater obstacle for vessels trying to reach the inlet going up the river, closest to land.

Again, difficult to surmise from aerial photos, but depths further water-ward are dramatically more shallow than the side closer to land. Some evidence can be seen from Google Maps highlighting the sand bars along the way. Not only this, but crab traps litter the waters in that tight area and extended docks will only force vessels further into shallow and into the trapping areas.

My concern is that limited access will prevent tenants, and myself from being able to bring boats of a certain size up to dock at our residences therefore interfering with recreational uses and, by extension, property values.

Similarly, given that I own rental properties, and have a personal residence along Ohio Avenue, I am concerned with the noise pollution this added capacity could encourage. Presently, live entertainment causes considerable noise pollution on occasion that clearly reached as far down as 9606 Ethel street. My properties begin there and only get closer to 6226 Ohio. While this happens on occasion, it has made the properties much less desirable and is a point of focus when signing lease agreements with new residential tenants. I can only see the problem becoming more frequent with added marine traffic.

I sincerely appreciate the time and consideration the agency is taking to assess and address these concerns.

Thank you,
Eric Rahn





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15-015 (Rev.#1)
(pg. 2 of 2)

SWP #15-015 (Revision #1) - RMC Brothers, LLC - Public Hearing Exhibit #8 - Copy of Florida Department of Transportation (FDOT) stating no comments for this application received via email on January 11, 2019.

Jackelyn Julien

SWP 15-015R1 RMC Brothers – Public Hearing Exhibit #8

From: Creighton, Virginia <Virginia.Creighton@dot.state.fl.us>
Sent: Friday, January 11, 2019 1:42 PM
To: Jackelyn Julien
Subject: Standard Work Permit 15-015 (Revision 1)

Happy Friday Jackie,
I have no comments on this application.
Thank you and have a great weekend.

Virginia (Ginger)
Creighton, PWS
Environmental
Permits Coordinator

Design Drainage and
Environmental Sciences Office

Florida Department of Transportation District 7
11201 N. McKinley Drive
Tampa, Florida 33612
☎ 813-975-6151
virginia.creighton@dot.state.fl.us

SWP #15-015 (Revision #1) - RMC Brothers, LLC - Public Hearing Exhibit #9 - Copy of Agent, Tampa Dock and Seawall, response to Eric Rahn concerns received on February 13, 2019.

Jackelyn Julien

From: Jackelyn Julien
Sent: Tuesday, May 7, 2019 10:08 AM
To: Eric Rahn
Subject: FW: Port Tampa Bay Standard Work Permit Application No. 15-015
Attachments: Screenshot_20190213-165357_Gallery.jpg; 20190205_091713.jpg; 20190205_091717.jpg; 20190205_091744.jpg; 20190205_091708.jpg; RiversEdgeArials.pdf

Eric,

Below is an email response for your review that was issued by the marine contractor for this project. Please let us know if these responses adequately address your concerns or if further information/assessment is needed.

Sincerely,

Jackie Julien
Environmental Supervisor
Dept. of Environmental Affairs
Port Tampa Bay
(813) 905-5033
1101 Channelside Dr.
Tampa, FL 33602

From: Matt Brown <mbmarineinc@gmail.com>
Sent: Monday, April 1, 2019 4:18 PM
To: Jackelyn Julien <jjulien@tampaport.com>
Subject: Fwd: Port Tampa Bay Standard Work Permit Application No. 15-015

Jackie. I got your VM. Please see attached response to concerns.

----- Forwarded message -----

From: Matt Brown <mbmarineinc@gmail.com>
Date: Wed, Feb 13, 2019, 6:21 PM
Subject: Port Tampa Bay Standard Work Permit Application No. 15-015
To: Jackie Julien <jjulien@tampaport.com>, Shawn College <colleges@plancom.org>, <robertii11940@gmail.com>

To whom it may concern,

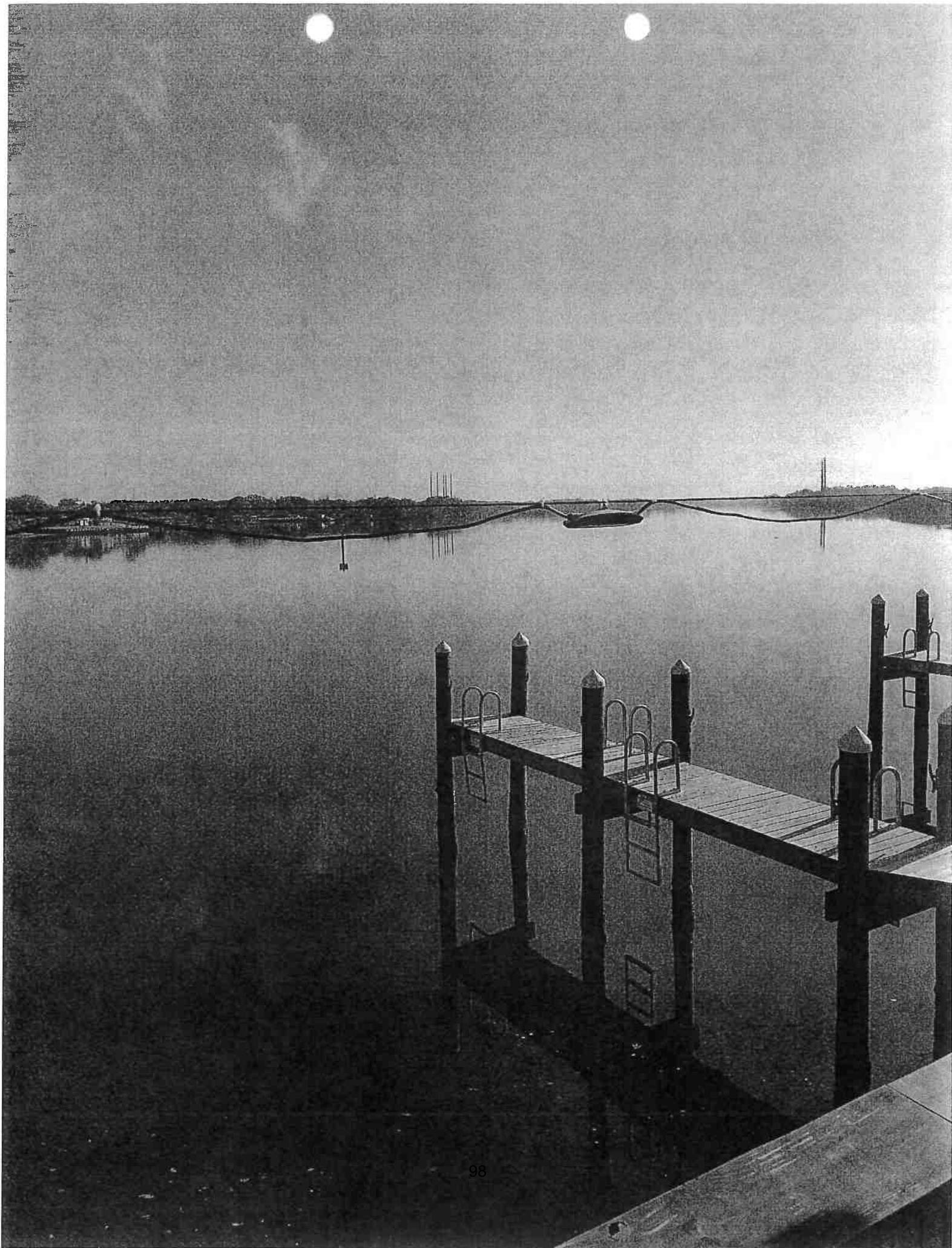
Please see attached pictures, arial photos as well as a depth chart we put together at a winter low tide. (see the low tide in the pictures, we took depths at this tide, winter low). There is more than 4ft of depth at all fingers and at all places a boat would put up. No boats will be staying over night either. This is a day dock only. The proposed dock is not in any channel and at no place does it get deeper and go back shallow (as if a sand bar was in the facility). The depths get deeper the farther you get from land consistently though out the property and where the dock are. The docks are approximately 500 ft from channel in the Alifia River and approximately 730 feet from the mouth of the dead end inlet to the east of the property. The dock do not impede on any channel or navigable water way. I have attached a picture with tie pilings for the property to the West. The tie poles are about 200 feet past where the end of the proposed docks will lay. The property is in cut of the land

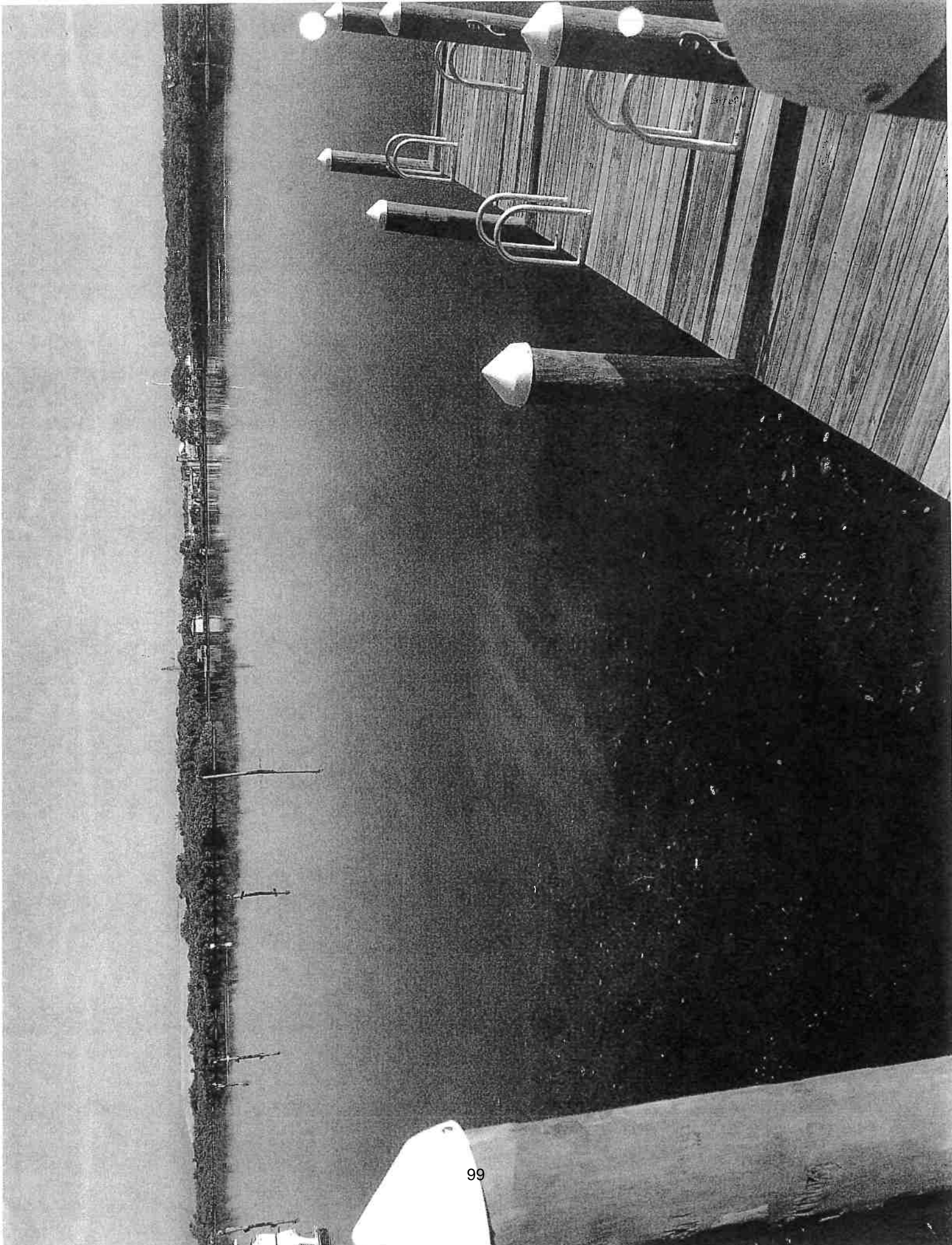
please notice in the aerial photos. I have attached pictures of the waters in front of the proposed docks and we don't see any crab traps in the vicinity. It is blue crab season and stone crab season in February in Florida. (when pictures were taken Feb. 2019.) These docks do not have any boat lifts or any noise making parts on them at all. Please let us know if you need anything else from us and we would be more than glad to meet anyone (including people who have common interest on site for a full evaluation of the proposed docks and navigable waters. Thanks!!



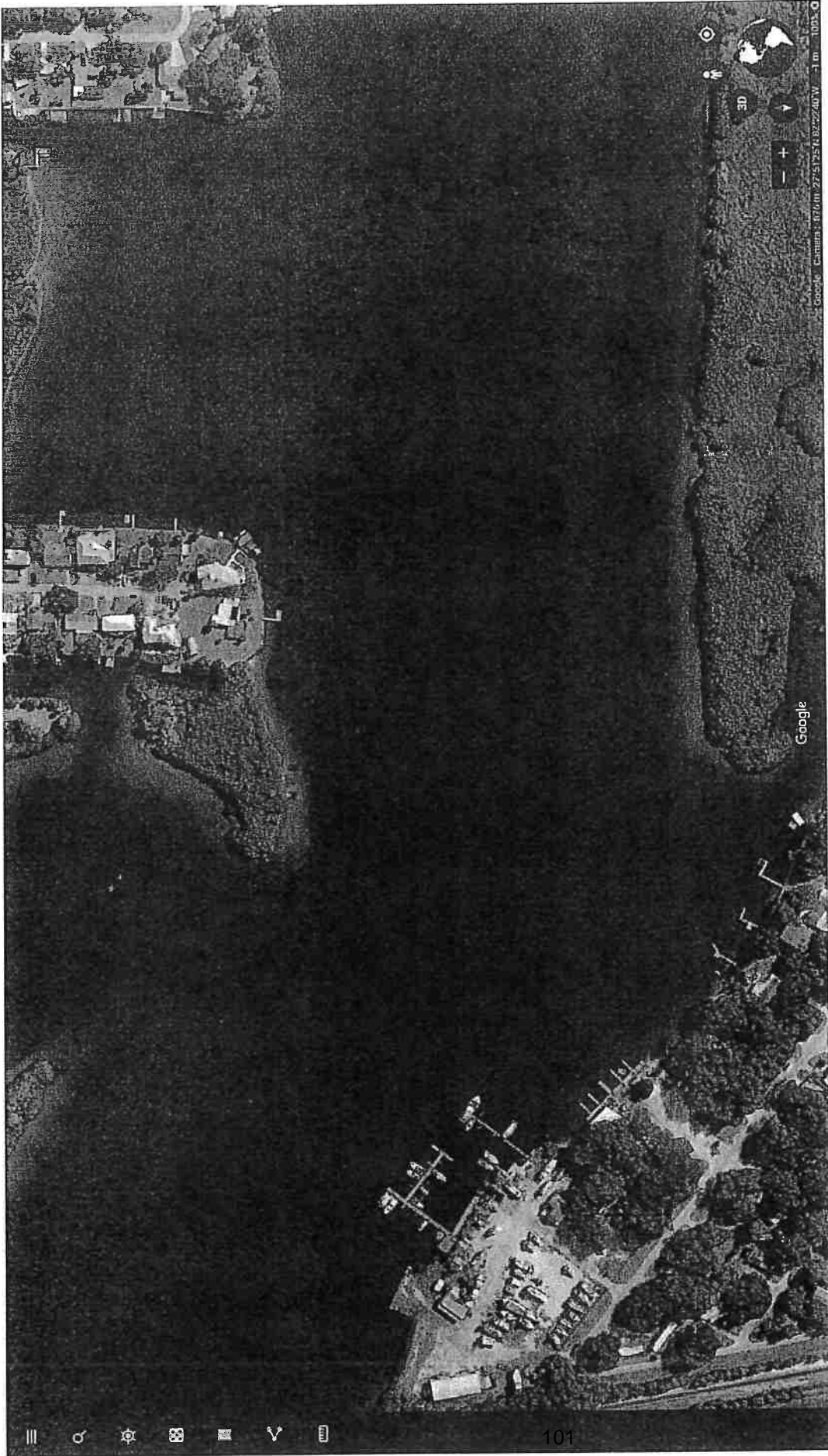
over 200 ft from
end of proposed
dock



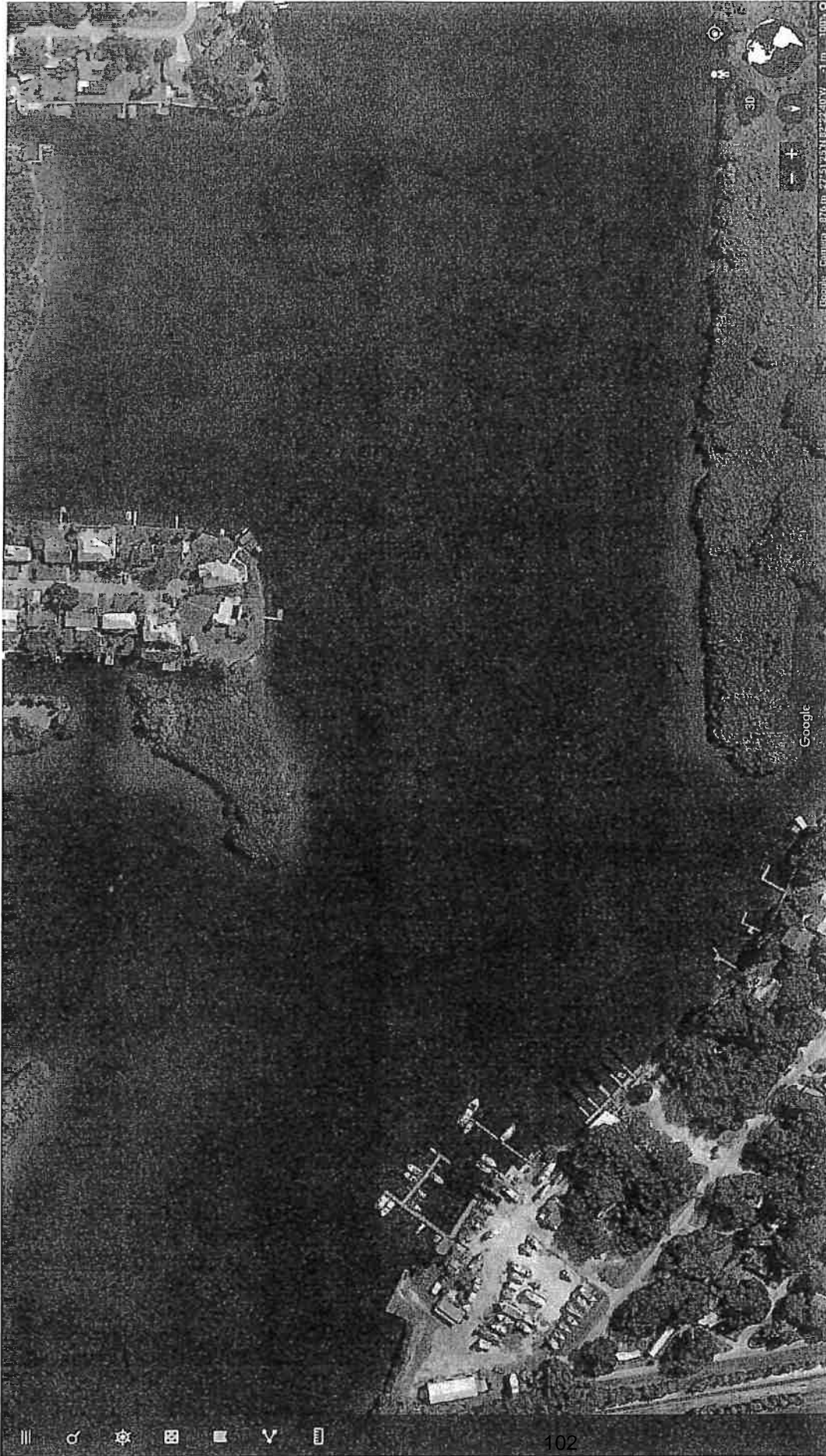






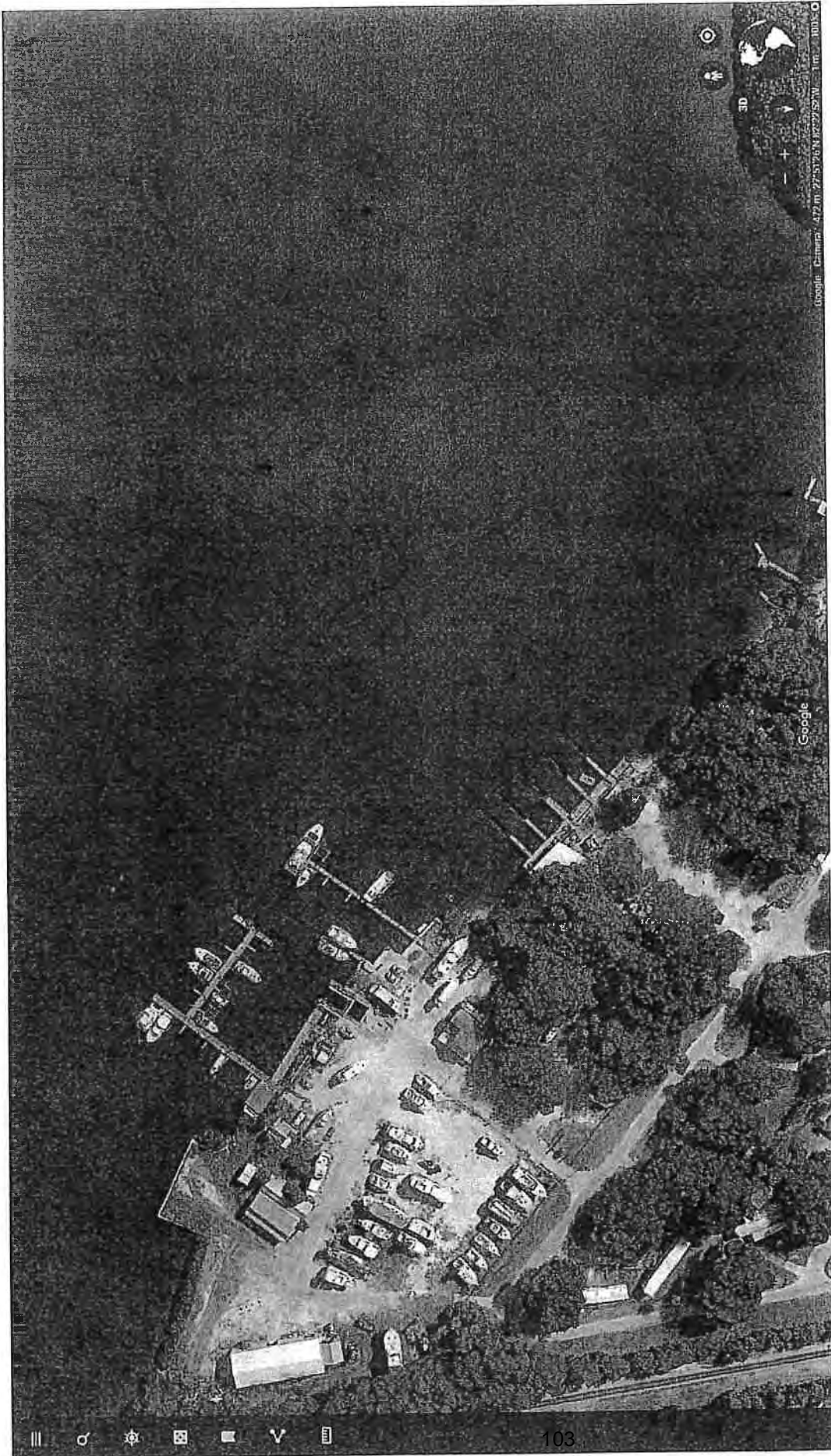


Existing Decks & Channel

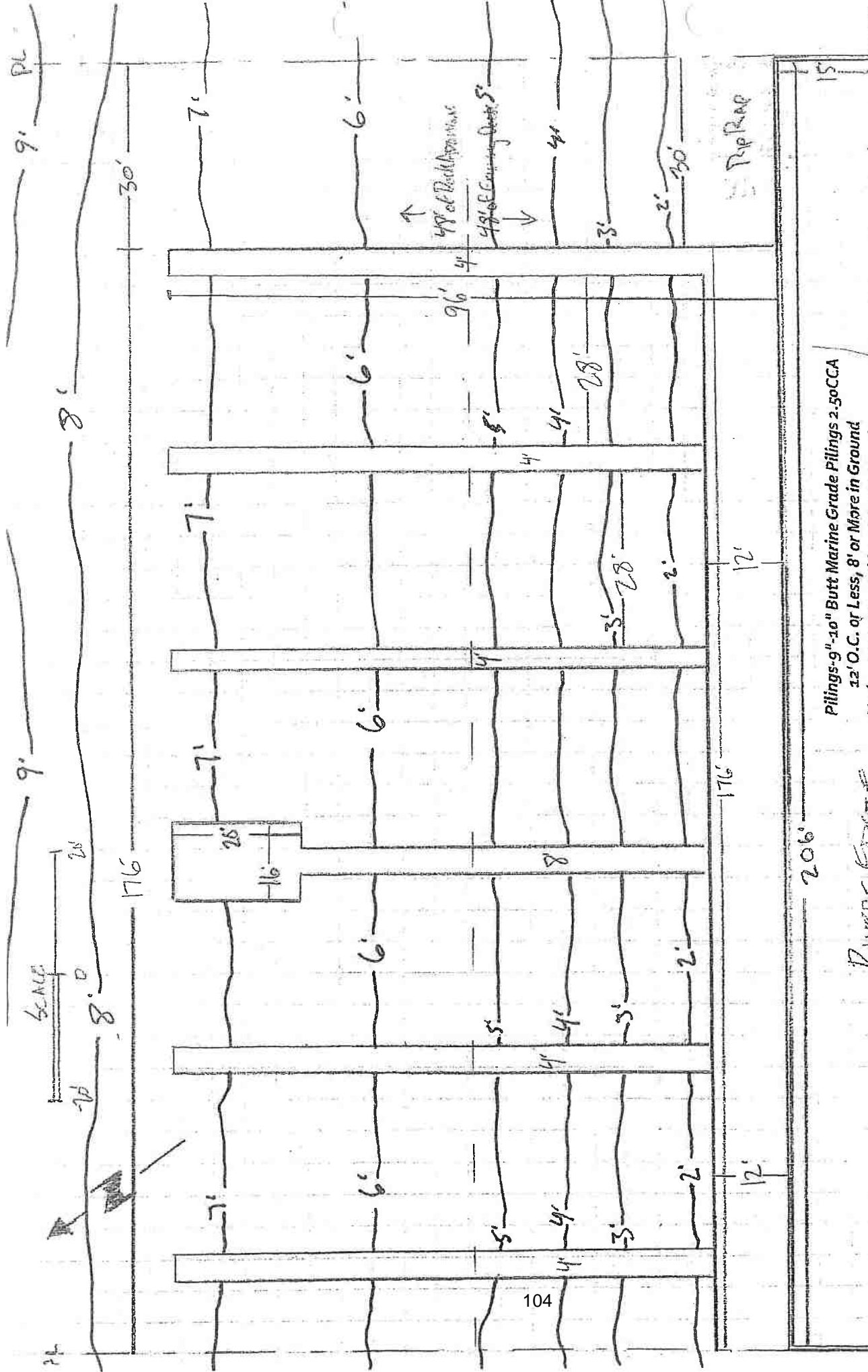


-6226 OHIO AVE
GIBSONIA, FL 33534

- Existing Docks Are Shown - Aerial Photo
- 48' ADDRESS TO THE PIER IS IN RED



- 6226 OHIO AVE
- GIBSONTON FL 33534
- Existing Dock Area Shown - Aerial Photo
- 48' Booms to the piers are shown in RED



Gregory D. Gaman
 FL PD 70885
 5387 Alhambra Way
 Ft. Lauderdale, FL 33312
 Greg D. Gaman
 98-23-19

Pilings-9"-10" Butt Marine Grade Pilings 2.50CCA
 12' O.C. or Less, 8' or More in Ground
 Undersupports- Double 2"x10" PT Lumber
 Bolted with 5/8" S.S. Thru Bolts
 Main Frame- Double Banded 2"x8" PT Lumber
 Nailed w/ 16D Ringskank S.S. Nails
 Stringer- 2"x8" PT Lumber 24" O.C.
 Decking- #1 Grade 2"x6" PT Lumber
 Screwed Down w/ S.S. 3" Screws

RIVERS EDGE
 6226 OHIO AVE
 GIBSONTS, FL 33554

SWP #15-015 (Revision #1) - RMC Brothers, LLC - Public Hearing Exhibit #10 - Copy of email comments received from the Hillsborough County City-County Planning Commission dated February 14, 2019 stating staff's recommendation of project found consistent with the Hillsborough County Comprehensive Plan based on additional information provided by Agent on February 13, 2019 to the Planning Commission.

Jackelyn Julien

SWP 15-015R1 RMC Brothers – Public Hearing Exhibit #10

From: Shawn College <colleges@plancom.org>
Sent: Thursday, February 14, 2019 8:01 AM
To: Jackelyn Julien
Cc: robertii11940@gmail.com; Matt Brown
Subject: Port Tampa Bay Standard Work Permit Application No. 15-015 (Revision 1)

Mrs. Julien,
Planning Commission Staff reviewed the additional information provided on Wednesday, February 13th for PTB Standard Work Permit Application No. 15-015 (Revision 1). We find that this revision maintains the original determination of consistency with the Hillsborough County Comprehensive Plan.

Regards,



Shawn College, AICP
Director, Strategic Planning, Environmental & Research
colleges@plancom.org • 813-273-3774 x367
planhillsborough.org

All incoming and outgoing messages are subject to public records inspection.

SWP #15-015 (Revision #1) - RMC Brothers, LLC - Public Hearing Exhibit #11 - Copy of email comments received on May 30, 2019 from U.S. Coast Guard stating no objection.

Jackelyn Julien

SWP 15-015R1 RMC Brothers – Public Hearing Exhibit #11

From: Shackleford, Michael D MST1 <Michael.D.Shackleford@uscg.mil> on behalf of D07-SMB-Tampa-WWM <D07-SMB-Tampa-WWM@uscg.mil>
Sent: Thursday, May 30, 2019 1:48 PM
To: Jackelyn Julien
Subject: RE: Port Tampa Bay Standard Work Permit Application No. 15-015 (Revision #1)

Good Morning,

The Coast Guard has no objections with the proposal.

Regards,
MST1 Shackleford
Waterways Management, Tampa
U S Coast Guard
813-228-2191

From: Jackelyn Julien <jjulien@tampaport.com>
Sent: Wednesday, May 29, 2019 4:04 PM
To: WWWMTampa@uscg.mil; Shackleford, Michael D MST1 <Michael.D.Shackleford@uscg.mil>; Levecque, Michael (LevecqueM@hillsboroughcounty.org) <LevecqueM@hillsboroughcounty.org>
Subject: [Non-DoD Source] FW: Port Tampa Bay Standard Work Permit Application No. 15-015 (Revision #1)

Hello,

Please review the attached proposed multi-slip dock expansion marine construction application submitted to the Port for permitting and provide comments for the footprint of the proposed dock in regards to existing adequate water depths and navigational safety for boaters in this area and egress/ingress to the open bay.

Your input is appreciated for permitting of this marine construction proposal,

Jackie Julien
Environmental Supervisor
Dept. of Environmental Affairs
Port Tampa Bay
(813) 905-5033
1101 Channelside Dr.
Tampa, FL 33602

From: Barbara Baity <BBAITY@Tampaport.com>
Sent: Monday, December 10, 2018 8:59 AM
To: Christopher Cooley <ccooley@tampaport.com>; levecquem@hillsboroughcounty.org; Conservationplanningservices@myfwc.com; katlin.hendricks@myfwc.com; holly.i.najarian@uscg.mil
Cc: Jackelyn Julien <jjulien@tampaport.com>
Subject: Port Tampa Bay Standard Work Permit Application No. 15-015 (Revision #1)

SWP #15-015 (Revision #1) - RMC Brothers, LLC - Public Hearing Exhibit #12 - Copy of revised comments of concern from Eric Rahn, local resident, received via email on May 31, 2019.

Jackelyn Julien

From: Eric Rahn <fwkrahn@gmail.com> SWP 15-015R1 RMC Brothers – Public Hearing Exhibit #12
Sent: Friday, May 31, 2019 10:14 AM
To: Jackelyn Julien
Subject: Re: FW: Port Tampa Bay Standard Work Permit Application No. 15-015

Hi Jackie,

I've had time to absorb the material, but I'm somewhat uncertain that my concern has been properly addressed. I completely appreciate that the proposed plan will not impede the main channel. That was never my concern. My concern is access to the properties on the most southern side of the river, east of the present docks.

From the few pictures sent, one can even appreciate how low the water level is, that far east of the inlet, when looking at the base of the existing pilings.

Again, my most major concern is that having their proposed docks will interrupt access to the river (south of the main channel), closest to my properties. The docks will interrupt a valuable access point for larger vessels that displace 5'-8' of water. Available aerial photos show how shallow the waters are and how numerous the sand bar pattern is.

I'd be curious to know if the engineer is local and has navigated the specific area I'm talking about at mean tide.

Thanks,

Eric Rahn
416-737-1535
813-486-4634

SWP #15-015 (Revision #1) - RMC Brothers, LLC - Public Hearing Exhibit #13 - Copy of Hillsborough County Rezoning Hearing Notice for hearing scheduled on February 18, 2020 for subject property received via email on January 13, 2020.

Jackelyn Julien

From: Heather Crowe SWP 15-015R1 RMC Brothers – Public Hearing Exhibit #13
Sent: Monday, January 13, 2020 4:36 PM
To: REAL ESTATE; ENVIRONMENTAL
Subject: 6222 Ohio Avenue, Gibsonton - Rezoning Hearing Notice - February 18, 2020
Attachments: SharpScan_20200113_162631.pdf

Attached is a Rezoning Hearing Notice for the above-referenced property. **The Hearing is on February 18, 2020.**

Heather L. Eblin-Crowe, FRP
Project Manager III
Florida Registered Paralegal
Port Tampa Bay
1101 Channelside Drive
Tampa, Florida 33602
Phone: (813) 905-5146
Fax: (813) 905-5144

NOTICE: The Tampa Port Authority, d/b/a Port Tampa Bay, is a public agency subject to Chapter 119 of the Florida Statutes concerning public records. Under Florida law, email addresses are public records. If you do not want your email address released in response to a public records request, do not send electronic mail to this entity. Instead, please promptly notify this office at (813) 905-7678 or email the sender to return the original message.

-----Original Message-----

From: sharpscans@tampaport.com <sharpscans@tampaport.com>
Sent: Monday, January 13, 2020 4:27 PM
To: Heather Crowe <hcrowe@Tampaport.com>
Subject: Scanned image from Port Tampa Bay

Reply to: Heather Crowe <hcrowe@tampaport.com> Device Name: ID 86869321 4TH FL SOUTH Device Model: MX-6070V
Location: 4TH FL SOUTH

File Format: PDF
Resolution: 300dpi x 300dpi

Attached file is scanned image in PDF format.
Use Acrobat(R)Reader(R) or Adobe(R)Reader(R) of Adobe Systems Incorporated to view the document.
Adobe(R)Reader(R) can be downloaded from the following URL:
Adobe, the Adobe logo, Acrobat, the Adobe PDF logo, and Reader are registered trademarks or trademarks of Adobe Systems Incorporated in the United States and other countries.

<http://www.adobe.com/>

ZONING HEARING MASTER
LETTER OF NOTICE

To: Surrounding Property Owner
and/or Any Registered Neighborhood
Organization or Civic Association

APPLICATION NUMBER: RZ-STD 20-0358
APPLICATION FILING DATE: 12/23/2019

You are hereby notified that the undersigned is requesting a REZONING before the Zoning Hearing Master of Hillsborough County at a public hearing.

You have received notice of this requested action because you are a property owner or the designated representative of a Registered Neighborhood Organization and/or Civic Association within the required distance of the subject site.

PUBLIC HEARING DATE: 02/18/2020

TIME: 6:00p.m.

LOCATION OF PUBLIC HEARING: Board of County Commissioners Boardroom
2nd Floor, County Center, 601 E. Kennedy Blvd., Tampa, Florida

NATURE OF REQUEST: (State request i.e. rezoning to..., special use for..., major modification to..., followed by a general description of the request)

REZONE to Commercial General (CG)

LOCATION OF THE PROPERTY: (Address and/or General Location) 6222 Ohio Ave Gibsonton FL
33534

CURRENT ZONING: RSC-6

PROPOSED ZONING: CG

Copies of the application and department reports are kept by the Administrator and are open to public inspection in the offices of the Clerk of the Board and the County Administrator. The application may be reviewed online through the Hillsborough County Development Services Department webpage located at: <http://hcflgov.net/pgmstore>

Additional information concerning this application may be obtained by calling the Hillsborough County Development Services Department at: (813) 307-4739.

In accordance with the Americans with Disabilities Act, persons needing special accommodations to participate in the proceeding, and those seeking an interpreter, should contact the Customer Service Center at telephone number (813) 272-5900 or Hearing/Voice Impaired Call 711 no later than 48 hours prior to the proceedings. This meeting is closed captioned for the hearing impaired.

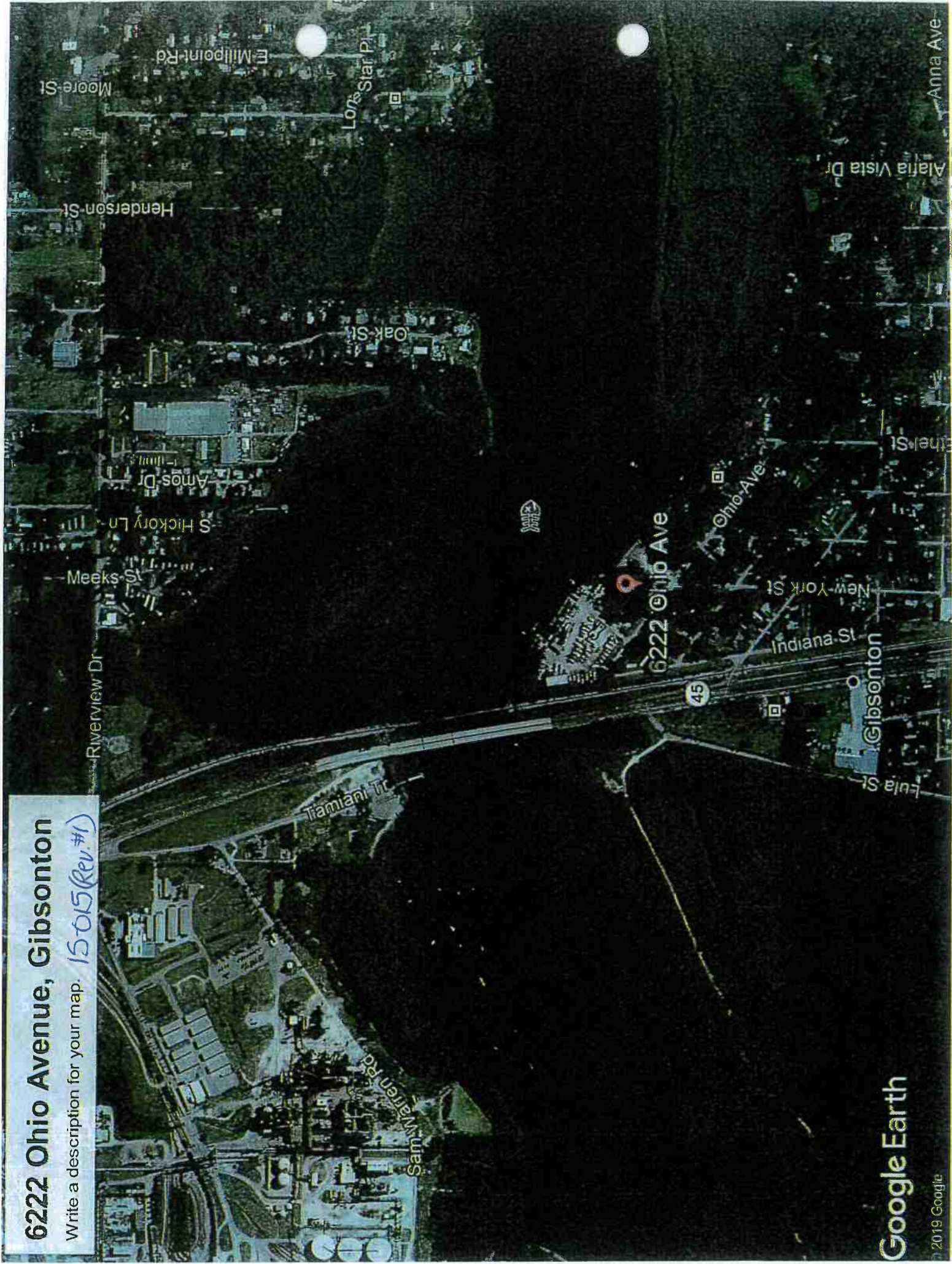
Para información en Español, favor de llamar al (813) 307-4739

Applicant / Representative
Name: ORTIZ PLANNING SOLUTIONS
Address: 2810 N CENTRAL AVE.
TAMPA, FL 33602
Phone: 813-817-8492
Email: ortizplanningsolutions@gmail.com

Send Written Comments or Evidence, along with your physical address to:
DSD - Community Development Division, PO BOX 1110, Tampa, FL 33601; or Email to Hearings@HCFLGov.net

6222 Ohio Avenue, Gibsonton

Write a description for your map. 15015 (Rev. #1)



6222 Ohio Avenue, Gibsonton

Write a description for your map. *15-015 (Rev. #1)*



6222 Ohio Avenue, Gibsonton

Write a description for your map. *15-015 (Rev. #1)*



SWP #15-015 (Revision #1) - RMC Brothers, LLC - Public Hearing Exhibit #14 - A copy of Port Tampa Bay proposed revised Standard Work Application and Submerged Lands Lease Application submittal by new authorized agent, Foster Consulting, including revised project drawings for proposed expansion of all six (6) existing docking facility finger piers, response letter dated July 9, 2020 to address objections/concerns presented by Eric Rahn (a local resident and business owner) and Shawn College with Plan Hillsborough, received on August 12, 2020



PORT TAMPA BAY

ENVIRONMENTAL DEPARTMENT
 1101 Channelside Dr. Tampa, FL 33602
 Ph: (813) 905-5031 · Fax: (813) 905-5050
 www.tampaport.com

**STANDARD WORK PERMIT
 APPLICATION TO PERFORM WORK IN
 WATERS OF THE HILLSBOROUGH COUNTY
 PORT DISTRICT**

For Official Use Only: Application # 15-015 Date Received:

NEW

PERMIT REVISION (JPTB) Revision #1

SECTION II

1. STANDARD WORK PERMIT APPLICATION - Brief Project Description:

The applicant proposes to install a new vinyl retaining wall an average of 11.5' landward of the MHWL and extend the existing 6 wood docks to a max length of 85'.

2. APPLICANT INFORMATION

First Name: Robert Last Name: Cremeans
 Company Name/Title: _____
 Mailing Address: 6226 Ohio Ave
 City: Gibsonton State: FL Zip Code: 33534
 Telephone Number: _____ (813) 363-3497
 Email Address: robertii11940@gmail.com

3. PROPERTY OWNER(S) INFORMATION (IF DIFFERENT OR IN ADDITION TO APPLICANT)

Check box if property owner is also a co-applicant

First Name: Robert Last Name: Cremeans
 Company Name/Title: _____
 Mailing Address: 6226 Ohio Ave
 City: Gibsonton State: FL Zip Code: 33534
 Telephone Number: _____ (813) 363-3497
 Email Address: robertii11940@gmail.com

4. CO-APPLICANT INFORMATION (IF DIFFERENT OR IN ADDITION TO APPLICANT AND OWNER)

First Name: _____ Last Name: _____
 Company Name/Title: _____
 Mailing Address: _____
 City: _____ State: _____ Zip Code: _____
 Telephone Number: _____
 Email Address: _____

5. AUTHORIZED AGENT INFORMATION

First Name: Carl Last Name: Poole
 Company Name/Title: J Foster Consulting, LLC - Environmental Permitting Manager
 Mailing Address: 101 16th Ave South
 City: St. Petersburg State: FL Zip Code: 33701
 Telephone Number: _____ (727) 821-1949
 Email Address: carl@jfosterconsulting.com

6. CONTRACTOR INFORMATION

First Name: _____ Last Name: _____
 Company Name/Title: _____
 Mailing Address: _____
 City: _____ State: _____ Zip Code: _____
 Telephone Number: _____
 Email Address: _____

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15-015 (Rev. #1)

SECTION II

1. LOCATION OF PROPOSED PROJECT

Site Street Address: 6226 Ohio Ave
City: Gibsonton State: FL Zip Code: 33534
Folio Number(s): 049602-0000
Section: 23 Township: 30 S Range: 19 E
Name of Water Body at Project: Alafia River

2. PROPOSED USE

Private Single-Family Dwelling Private Multi-Family Dwelling (Condominium, Apartment, etc.)
Commercial Other (explain):

3. OWNER OF SUBMERGED LANDS:

Leased Port Property or Port Easement (Check box if applicable and attach information.)

4. PREVIOUS TAMPA PORT AUTHORITY PERMITS ISSUED AT THIS LOCATION:

Permit Number(s): 15-015 Date: 08/16/2016

5. PROJECT DESCRIPTION

NOTE: Features and dimensions must be carefully shown on the required application drawings. Please review the attached guidelines provided to ensure that the drawings which you have prepared are acceptable.

A. STRUCTURES:

NEW WORK MAINTENANCE ADDITION

1) DOCK, OBSERVATION DECK, PIER, OR ELEVATED BOARDWALK

a. Length of Shoreline: 280.1 Linear Ft.
b. Number of Proposed Docks: 6 No. of Boat Slips/Lifts: 0 / 0
c. Length from MHW to Waterward Edge of Structure: 97 Ft.
d. Width of Structure: 7.5 Ft. Mooring Water Depth at M/OLW: Ft.
e. Existing Structure Area: 2890.75 Sq. Ft.
f. Proposed Structure Area: 4170.2 Sq. Ft.
g. Overall Area of Facility: 4170.2 Sq. Ft.

2) SEAWALLS, RIP-RAP, REVETMENTS OR OTHER SHORELINE STABILIZATION:

a. Length of Shoreline at Site: 280.1 Linear Ft.
b. Length of Work Proposed Along Shoreline: 59 Linear Ft.
c. Seawall Vertical Height: 6 Ft.
d. Rip-Rap Slope: Horizontal Distance: N/A Ft.; Vertical Height: N/A Ft.
e. Type of Material: Vinyl
f. Volume: 0 Cubic Ft. Below MHW/OHW

3) OTHER TYPE OF STRUCTURE: (Please Explain) The proposed wall is a retaining wall to be installed behind the MHWL.

*For Utility Pipeline Projects: Refer to the Engineering Standards for Submerged Land Utility Crossing

B. DREDGING / EXCAVATION

NEW WORK MAINTENANCE

1) DIMENSIONS OF AREAS TO BE DREDGED / EXCAVATED:

a. Length: _____ Ft. Width: _____ Ft.; Total Area: _____ Sq. Ft.
b. Depths: Existing _____; Proposed _____
c. Volume: Above MHW _____; Below MHW _____; Total _____ Cubic Ft.
d. Area: Above MHW _____; Below MHW _____; Total _____ Sq. Ft.

2) TYPE OF MATERIAL: _____

3) STORAGE OF MATERIAL: On-site Storage Off-site Disposal Site: _____

**If material is to be taken off-site, describe the method of material storage, haul routes, and specify the location with an attached Affidavit of Authorization from the disposal site's property owner, as applicable to the project. Refer to the Dredge Checklist for additional guidance.*

C. FILLING

1) VOLUME: Above MHW _____; Below MHW _____; Total _____ Cubic Ft.
2) AREA: Above MHW _____; Below MHW _____; Total _____ Sq. Ft.
3) CONTAINMENT: Seawall _____ Dikes _____ Other (explain): _____
4) TYPE OF MATERIAL: _____
5) SOURCE OF MATERIAL: On-site Off-site: _____

**Refer to the Fill Checklist for material sampling requirements and other applicable information.*

6. WORK SCHEDULE: To Begin Project On: 11/30/2020 And Be Completed By: 01/29/2021

REMARKS / COMMENTS FOR PROJECT:

SECTION III

PROJECT SITE ADJACENT RIPARIAN PROPERTY OWNERS:
(Please include Name, Address, Telephone Number, and Email)

Eric Rahn
Owner Name(s)
Sea Wolf Holdings, LLC
Company Name/ Title
6210 Ohio Avenue
Mailing Address
Gibsonton, FL 33534
City; State; Zip Code
813-677-2739
Telephone Number/Email

Gerald & Amy Amyot
Owner Name(s)
Company Name/ Title
3410 Blueberry Hill Dr
Mailing Address
Plant City, FL 33566-4901
City; State; Zip Code
813-716-1068
Telephone Number/Email

**Provide mailing labels (property owner(s) name and physical mailing address) for each riparian property located within a 1,500 foot radius of the project site, pursuant to Section 25(d) of the TPA Enabling Act, Chapter 95-488.*

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SECTION IV

AFFIDAVIT OF OWNERSHIP OR CONTROL of the property on which the proposed project is to be undertaken
I CERTIFY THAT: (Must Check the Appropriate Box)

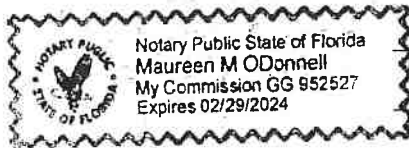
- I am the record owner, lessee, or record easement holder of the property described below.
- I am not the record owner, lessee, or record easement holder of the property described below, but I will have the requisite property interest before undertaking the proposed project. (Please Explain in Remarks/Comments Section)

LEGAL DESCRIPTION OF PROJECT PROPERTY: (Use additional sheets, if necessary)
GIBSONTON ON THE BAY 3RD ADDITION LOTS 8 AND 9

Robert Gremans CREMEANS
Print Name of Owner/Applicant

Robert Gremans
Signature of Owner/Applicant

Sworn to and subscribed before me at HILLSBOROUGH County, FLORIDA
this 12TH day of JULY 2020



Maureen M O'Donnell
Notary Public

My Commission Expires

7. PUBLIC INTEREST STATEMENT

Accordingly, in the comment box provided below or attached narrative, describe how your proposed project is not contrary to the public interest based on the criteria outlined in Section II, D.1. of the Tampa Port Authority Submerged Lands Management Rules.

- a. The decision to authorize the use of Jurisdictional Lands requires a determination that such use is not contrary to the public interest, except for lands within Aquatic Resource Protection Areas, in which case it must be determined that the use is in the public interest. In all cases it will be in the responsibility of the applicant to provide evidence as to the public interest impact of the proposed activity or use.
- b. The public interest determination requires an evaluation of the probable impacts of the proposed activity on Jurisdictional Lands and the associated water body. All direct and indirect impacts related to the proposed activity as well as the cumulative effects of those impacts shall be taken into consideration. Relevant factors to be considered include: conservation, general environmental and natural resource concerns, wetlands values, cultural values, fish and wildlife values, flood hazards, floodplain values, land use, navigation, shore erosion and accretion, recreation, water supply and conservation, water quality, aesthetics, economics, public health and safety, relative extent of the public need for the proposed use or activity, reasonable alternative locations and methods to accomplish the objective of the proposed use or activity, potential detrimental effects on the public uses to which the area is otherwise suited, the effect on cultural, scenic and recreational values, and the needs and welfare of the people.

COMMENT BOX:

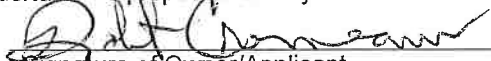
[Empty comment box area]

SECTION V

CERTIFICATION & AUTHORIZATION:

- a. I authorize the agent listed in Section I to negotiate modifications or revisions, when necessary, and accept or assent to any stipulations on my behalf.
- b. I understand I may have to provide any additional information/ data that may be necessary to provide reasonable assurance of evidence to show that the proposed project will comply with applicable water quality standards or other environmental standards both before construction and after the project is completed.
- c. In addition, I agree to provide entry to the project site for inspectors with proper identification or documents as required by law from the environmental agencies for the purpose of making preliminary analyses of the site. Further, I agree to provide entry to the project site for such inspectors to monitor permitted work, if a permit is granted.
- d. Further, I hereby acknowledge the obligation and responsibility for obtaining all of the local, state and federal permits before commencement of any activity.

I certify that I am familiar with the information contained in this application, and that to the best of my knowledge and belief such information is true, complete, and accurate and complete. I further certify that I possess the authority to undertake the proposed activity.



Signature of Owner/Applicant

7-10-20

Date

NOTE: This application must be signed by the person who desires to undertake the proposed activity or by an authorized agent. If an agent is applying on behalf of the applicant who is not the property owner, attach proof of authorization from the property owner.

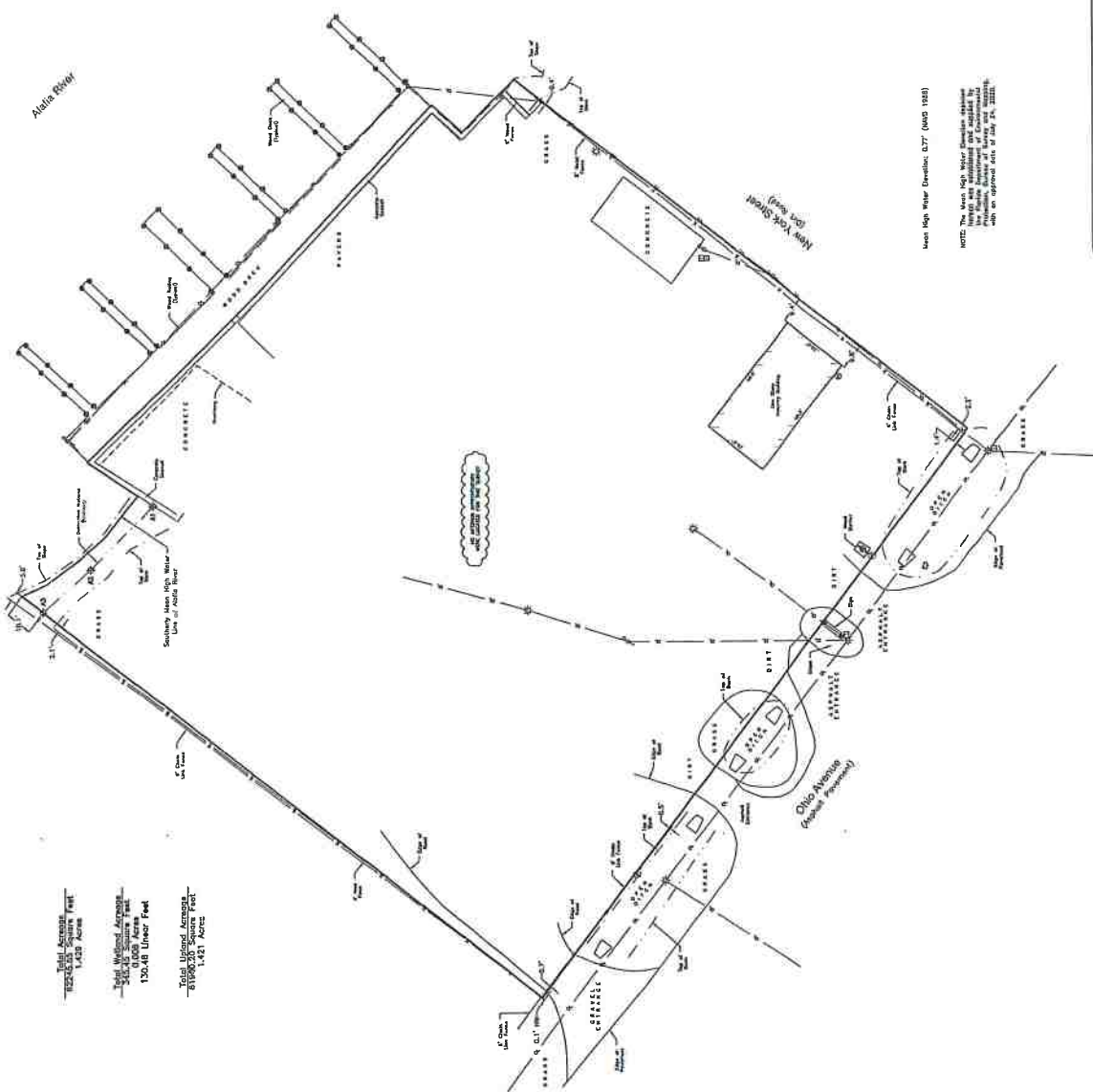
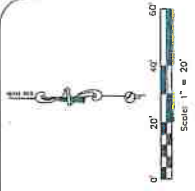
PLEASE SUBMIT COMPLETED APPLICATION, REQUIRED DRAWINGS, AND FEE(S) TO:

TAMPA PORT AUTHORITY
ATTN: ENVIRONMENTAL DEPARTMENT
1101 CHANNELSIDE DR.
TAMPA, FL 33602

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15-015 (Rev. #1)

Planimetric & Wetland Detail



Total Area:
1,132 Acres

Total Wetland Area:
3,100 Acres

Total Upland Area:
1,132 Acres

Wetland Data Information	
Location	County
Florida West	Florida West
USDA 1983	USDA 1983
VI	VI
VI	VI

Mean High Water Elevation: 0.77 (MAD 1983)

NOTE: The Mean High Water Elevation is based on the Mean High Water Elevation of the Adria River at the location of the survey. The Mean High Water Elevation of the Adria River is based on the approved data of July 14, 2011.



Digitally signed
by Stacy L.
Brown
DN: cn=Stacy L. Brown, o=SunTrack Solutions, Inc., email=stacy@suntrack.com, c=US

Date: 09/18/14 08:37
SunTrack Solutions, Inc. LB No. 7140

Boundary & Wetland Survey
River's Edge Marina

Stacy L. Brown, PSM No. 6518
SunTrack Solutions, Inc. LB No. 7140
Stacy L. Brown, PSM No. 6518
SunTrack Solutions, Inc. LB No. 7140
Stacy L. Brown, PSM No. 6518
SunTrack Solutions, Inc. LB No. 7140

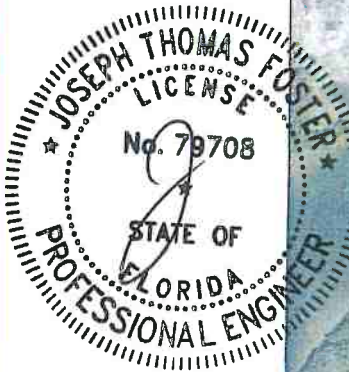
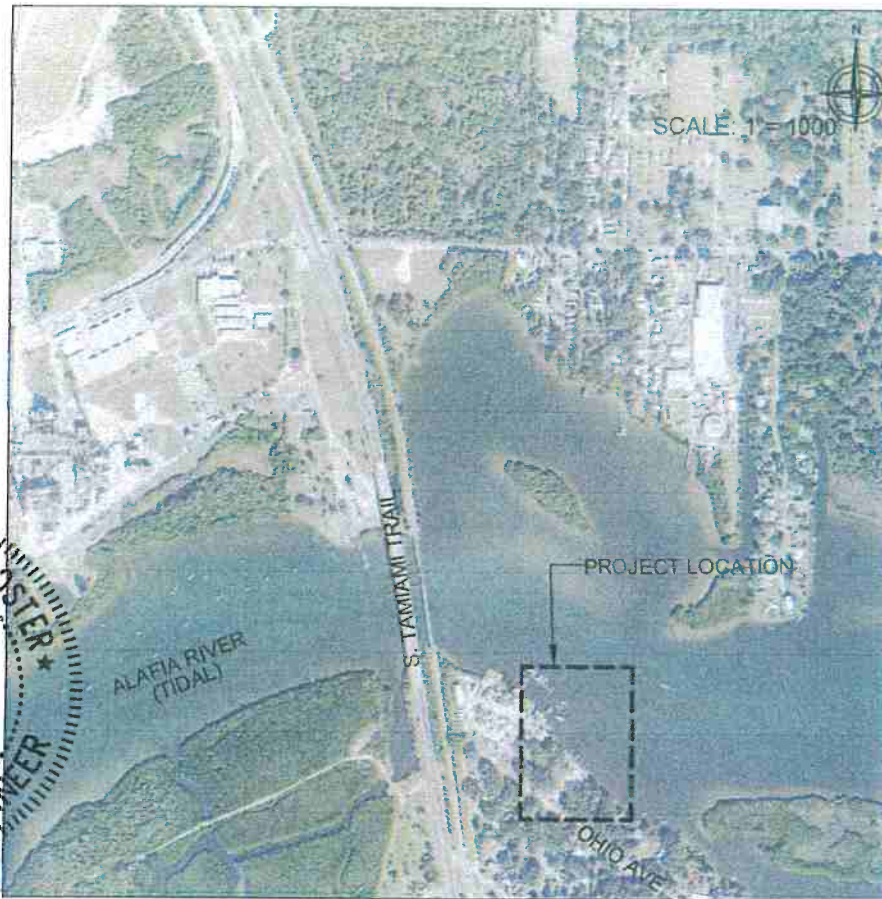
REVISED

15-015 (Rev. 01)

6226 OHIO AVENUE

GIBSONTON, HILLSBOROUGH COUNTY, FLORIDA

TOWNSHIP: 30S, RANGE: 19E, SECTION: 23



JUL 31 2020

PROJECT LOCATION
6226 OHIO AVE, GIBSONTON, FLORIDA

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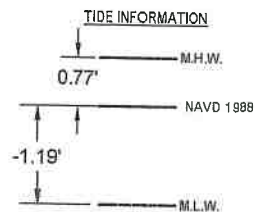
SHEET INDEX

1. COVER SHEET & LOCATION MAP
2. EXISTING AERIAL SITE VIEW
3. PROPOSED SITE VIEW
4. SEAWALL PLANS
5. DOCK PLANS
6. DOCK DETAIL

NOTES:

1. COORDINATES SHOWN ARE IN FEET BASED ON THE NORTH AMERICAN DATUM OF 1983, WEST ZONE (NAD83)
2. ELEVATIONS SHOWN ARE IN FEET BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)
3. THE VERTICAL DATUMS ESTABLISHED BY DEP FOR THIS AREA ARE MEAN HIGH WATER ELEVATION +0.77' NAVD, MEAN LOW WATER ELEVATION OF -1.19' NAVD, BASED ON LABINS TIDE INTERPOLATION POINT #540.
4. NOTE, THESE PERMIT DRAWINGS SHALL NOT BE CONSIDERED VALID FOR CONSTRUCTION PURPOSES UNLESS SIGNED AND SEALED BY:

JOSEPH T. FOSTER, P.E.
FL LIC# 79708



RELATIONSHIP BETWEEN NAVD 1988, NGVD 1929, MEAN HIGH WATER, MEAN LOW WATER, AND THE MEAN LOWER LOW WATER TIDAL DATUM (1883-2001 EPOCH)

FOSTER CONSULTING

FL PROFESSIONAL ENGINEER NO. 79708

DELAWARE LIC. # 18819

NJ LIC. # 24020818-2000

IN. CERTIFICATION OF AUTHORIZATION No. 02050

WWW.FOSTERCONSULTING.COM

PH (727) 821-1549

P.O. BOX 7074, ST. PETERSBURG, FL 33734

DATE: 6-11-20

FILE NAME: 20155

DRAWN BY: SMJ

SHEET: 1 OF 8

CHECK BY: JTF

REV:

SCALE: AS SHOWN

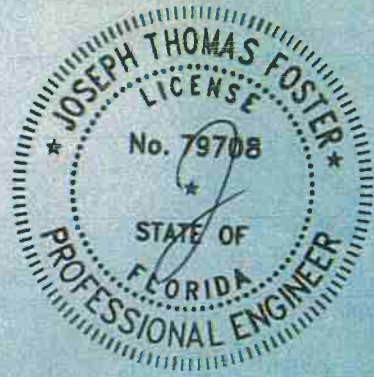
6226 OHIO AVE,
GIBSONTON, FL



15-015 (Rev. #1)

EXISTING AERIAL SITE VIEW

SCALE 1"=200'



JUL 31 2020

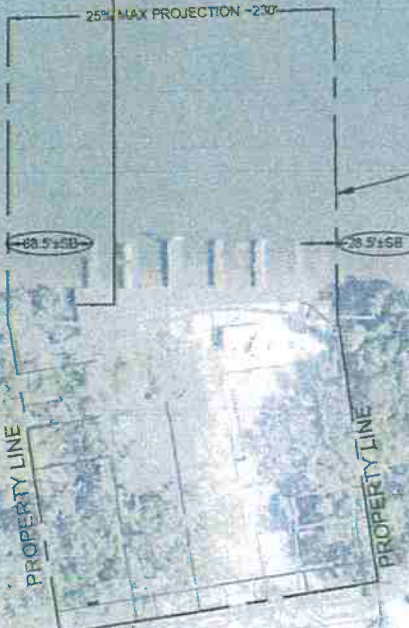
ALAFIA RIVER
(TIDIAL)

WATER WIDTH ~920'

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AUG 12 2020

ENVIRONMENTAL DEPT.



PROJECT LOCATION

6210 OHIO AVE

6902 OHIO AVE

OHIO AVE

FOSTER CONSULTING
FL PROFESSIONAL ENGINEER NO. 79708
DELAWARE LIC. # 18815 NJ LIC.# 240550151240
FL CERTIFICATION OF AUTHORIZATION No. 22020
WWW.FOSTERCONSULTING.COM
126
P.O. BOX 7370, ST. PETERSBURG, FL 33734

DATE:	6-11-20	FILE NAME:	20155
DRAWN BY:	BMJ	SHEET:	2 OF 6
CHECK BY:	JTF	REV:	
SCALE:	AS SHOWN		

6226 OHIO AVE,
GIBSONTON, FL

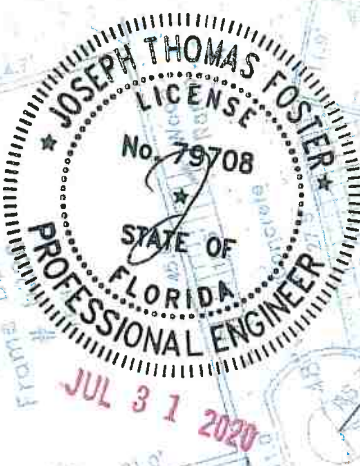
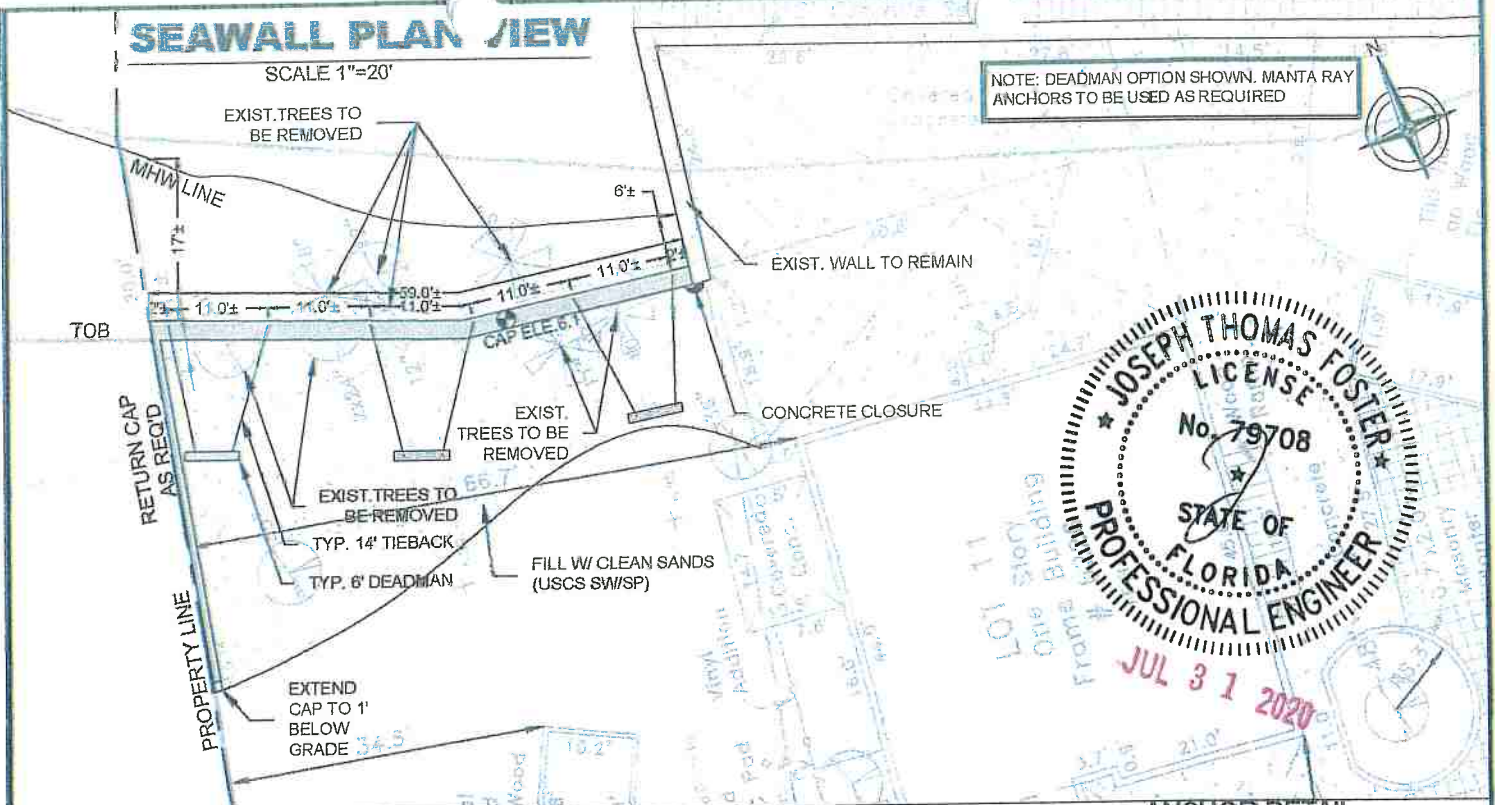


15-015 (Rev. #1)

SEAWALL PLAN VIEW

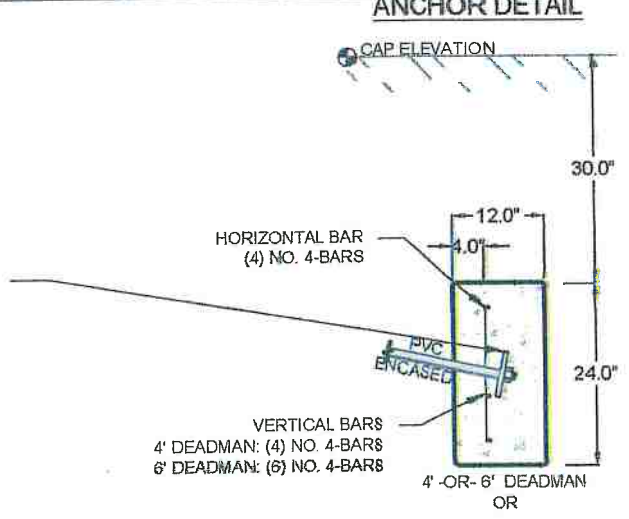
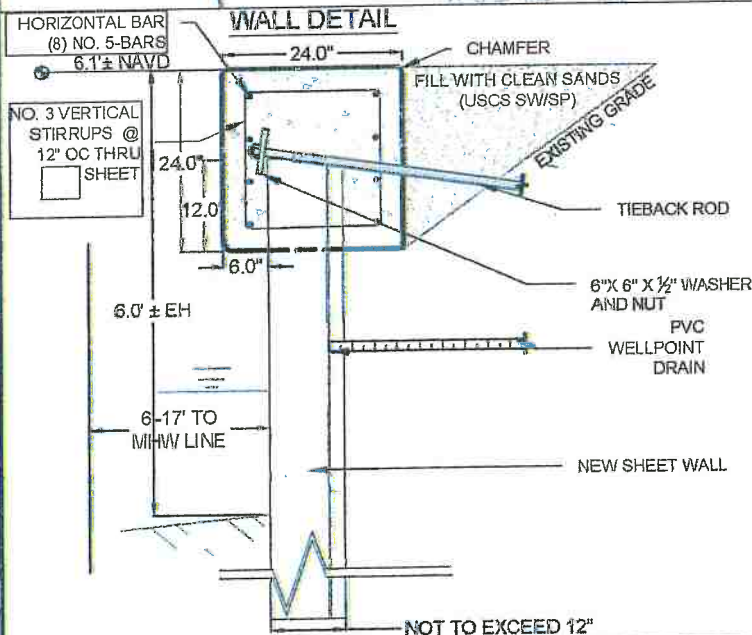
SCALE 1"=20'

NOTE: DEADMAN OPTION SHOWN. MANTA RAY ANCHORS TO BE USED AS REQUIRED



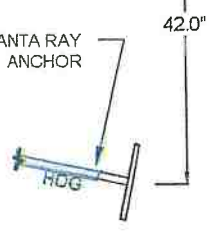
WALL DETAIL

ANCHOR DETAIL



- NOTES:
1. CONCRETE- 4000 PSI (CAP) AT 28 DAYS
 2. SHEETS - 14' LONG VINYL SHEET PILE (ESP 8.5, SG 750, TW85, TRULINE®, VANGUARD HD, OR EQUAL)
 3. TIEBACK RODS - 1" X 14' LONG PVC ENCASED TIEBACK ROD WITH (2) HDG 6" X 6" X 1/2" WASHERS AND NUTS AT EACH END WITH CONCRETE DEADMAN OR 1" X 14' LONG HDG TIEBACK ROD CONNECTED TO MR-SR MANTA RAY ANCHORS TENSIONED TO 13000#
 4. DRAINS- 1.25" DIA. X 4' LONG SLIT TYPE PVC WELL POINT DRAINS THROUGH BOTH WALLS AT 6' CENTERS 9" ABOVE THE BARNACLE LINE.
 5. REBAR- GRADE 60, PLAIN, 3" COVER
 6. SHEETS FBC 2017 - 9TH EDITION

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6226 OHIO AVE, GIBSONTON, FL		FOSTER CONSULTING FL PROFESSIONAL ENGINEER NO. 79708 DELAWARE Lic. # 08818 NJ Lic. # 24598191299 FL CERTIFICATION OF AUTHORIZATION No. 32053 WWW.FOSTERCONSULTING.COM P. (787) 821-1949 P.O. BOX 7370, ST. PETERSBURG, FL 33734	DATE: 6-11-20	FILE NO.: 20155
			DRAWN BY: SMJ	SHEET: 4 OF 5
			REV BY: JTF	REV:
			SCALE: AS SHOWN	

15-015 (REV. #1)

DOCK

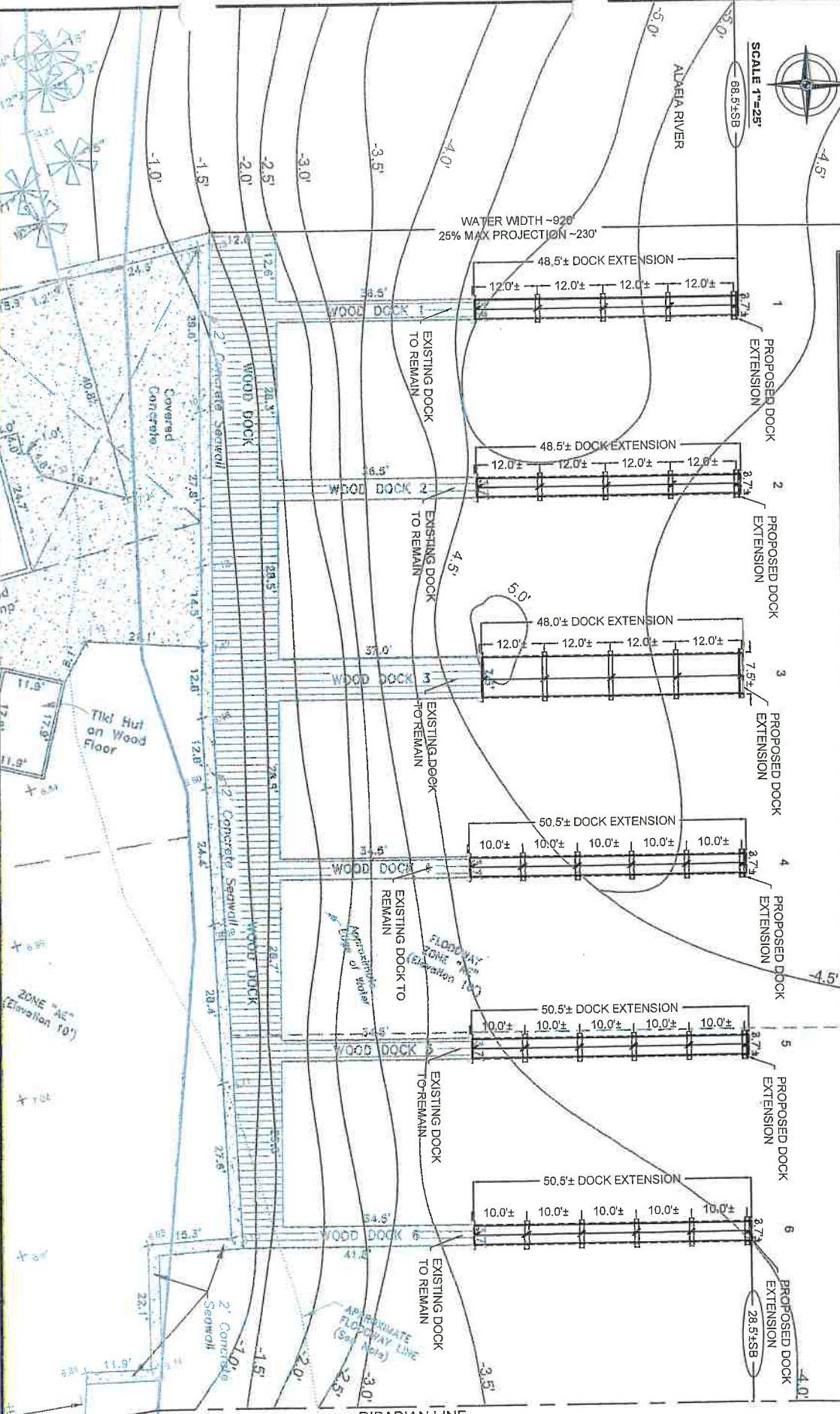
PLAN VIEW



SCALE 1"=25'

ALAEIA RIVER

DOCK 1: EXISTING-135,065 SQ. FT. PROPOSED: 179,465 SQ. FT. TOTAL: 314.5 SQ. FT.	DOCK 3: EXISTING-277.5 SQ. FT. PROPOSED: 360.0 SQ. FT. TOTAL: 637.5 SQ. FT.	DOCK 6: EXISTING-127.5 SQ. FT. PROPOSED: 186.85 SQ. FT. TOTAL: 314.5 SQ. FT.	MAIN DOCK EXISTING- 1960.2 SQ. FT.
DOCK 2: EXISTING- 138.05 SQ. FT. PROPOSED-179,465 SQ. FT. TOTAL: 314.5 SQ. FT.	DOCK 4: EXISTING- 127.65 SQ. FT. PROPOSED-186.85 SQ. FT. TOTAL: 314.5 SQ. FT.	DOCK 5: EXISTING- 127.5 SQ. FT. PROPOSED-186.85 SQ. FT. TOTAL: 314.5 SQ. FT.	TOTAL ALL DOCKS: EXISTING-2890.75 SQ. FT. PROPOSED: 4170.2 SQ. FT.



FOSTER CONSULTING

FL PROFESSIONAL ENGINEER NO. 79708
 NJ LIC.# 24GE05181200
 DELAWARE LIC. # 48618
 FL CERTIFICATION OF AUTHORIZATION No. 32050

WWW.JFOSTERCONSULTING.COM
 P. (727) 821-9549
 P.O. BOX 7370, ST. PETERSBURG, FL 33734

DATE: 6-11-20

DRAWN BY: SMJ
 CKD BY: JTF

FILE NAME: 20155

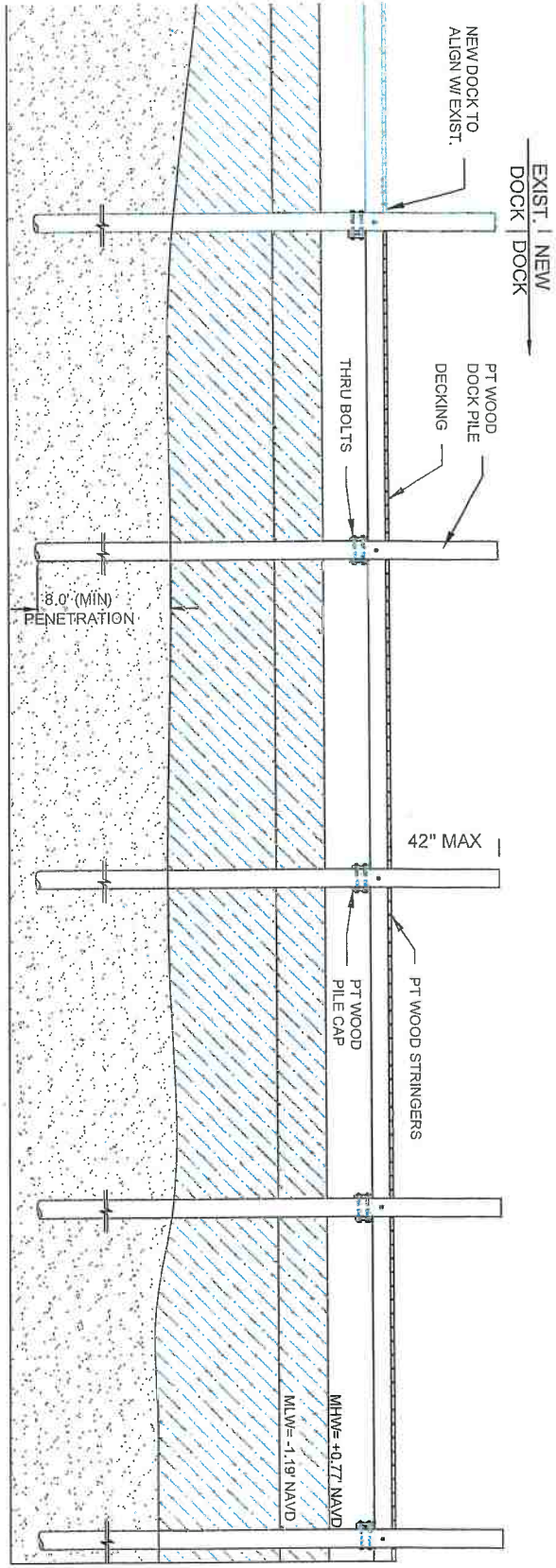
SHEET: 4 OF 5

SCALE: AS SHOWN

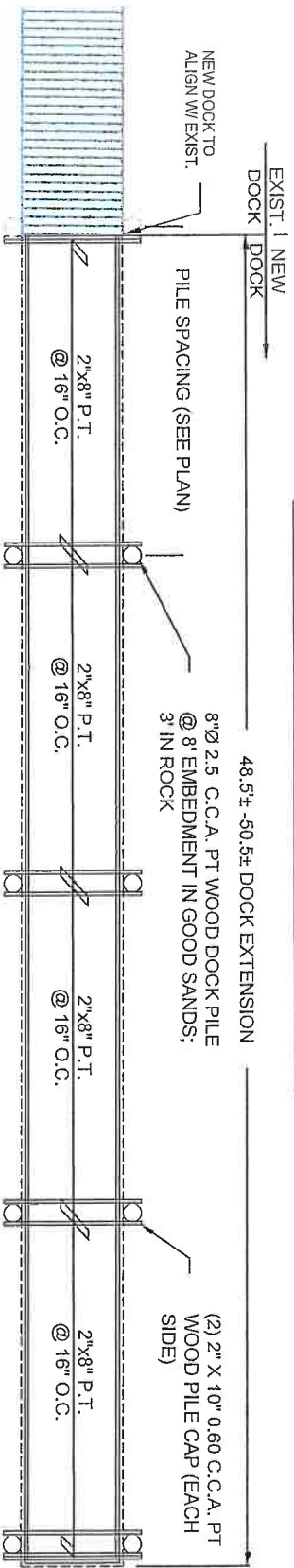
REVISION: 10-12-20

15-015 (Rev. #1)

LONGITUDINAL DOCK DETAIL



DOCK ADDITION PLAN (TYP.)



- DOCK CONSTRUCTION DETAILS**
1. STRINGERS- 2"x8" 0.60 CGA PT WOOD @ 16" O.C. MAX
 2. PILE CAP- 2"x10" 0.60 CGA PT WOOD (EACH SIDE) OR (2) 2"x10" 0.60 CGA PT WOOD (INTERIOR)
 3. DOCK PILES- 8" Ø 2.5 C.C.A. PT WOOD PILE @ 8'-0" MIN EMBEDMENT IN CLEAN SANDS (GOOD SANDS)
 4. THRU BOLTS- (1) 5/8" S.S. THRU BOLT (PILE TO OUTSIDE STRINGER)
(2) 5/8" S.S. THRU BOLTS (PILE TO PILE CAP)

5. DECK BOARDS- 2X OR 5/4" X 6" 0.40 A.C.A. PT WOOD DECKING OR COMPOSITE
 - 5.1. 1/2" MAX. SPACING BETWEEN DECK BOARDS
 - 5.2. 1.5" DECKING OVERHANG (ALL SIDES)

APPLICATION #
(OFFICIAL USE ONLY)

<p>PROPOSED DOCK EXTENSIONS</p> <p>6226 OHIO AVE, GIBSONTON, FL</p>	<p>FOSTER CONSULTING</p>	<p>FOSTER CONSULTING</p> <p>FL PROFESSIONAL ENGINEER NO. 79708</p> <p>DELAWARE LIC. # 18818</p> <p>FL CERTIFICATION OF AUTHORIZATION No. 32050</p> <p>WWW.JFOSTERCONSULTING.COM</p> <p>P.O. BOX 7370, ST. PETERSBURG, FL 33734</p>		<p>DATE: 6-11-20</p> <p>DRAWN BY: SMJ</p> <p>CHKD BY: JTF</p> <p>SCALE: AS SHOWN</p>	<p>FILE NAME: 20155</p> <p>SHEET: 5 OF 5</p> <p>REV: 10-12-20</p>
		<p>15-015 (REV. #1)</p>			

July 9, 2020

Port Tampa Bay
Environmental Department
C/O Jackie Julien
1101 Channelside Dr.
Tampa, Florida 33602

Re: Port Tampa Bay (PTB) Standard Work Application No. 15-015 (Revision #1)
Objections/Concerns – Proposed Marina Docking Facility Expansion for River's Edge
Restaurant Located at 6226 Ohio Ave., Gibsonton, FL; Folio #04-9602-0000; STR 23-30S-19E

Dear Ms. Julien,

This letter is in response to the Objections/Concerns presented by Eric Rahn (a local resident and business owner) and Shawn College (Plan Hillsborough) as listed in your January 25, 2019 letter for the property located at 6226 Ohio Ave., Gibsonton, FL.

To help facilitate this response the initial concerns have been provided in *"Italics"* and our response has been provided in **"Bold"**.

To Whom it may concern,
After careful consideration, I am writing this letter in objection to the proposed plans as applied for by RMC Brothers, LLC contained under project number 15-015. As a land owner with waterfront properties along Ohio Ave (6908, 6910, 6912, also 9606 Ethel, 9608 Ethel with water access), these plans pose great concern for the marine utility and appeal of these locations. Although difficult to determine from aerial photographs, waters in the Alafia River are extremely shallow, save for the channel, even during high tide. As such, it's a curious place even for a marina. Although I realize that the application for Interbay Moorings docs directly beside 6226 Ohio ave will project much further out into the water way, the more easterly geography of 6226 Ohio poses a much greater obstacle for vessels trying to reach the inlet going up the rivet closest to land. Again, difficult to surmise from aerial photos, but depths further water-ward are dramatically more shallow than the side closer to land. Some evidence can be seen from Google Maps highlighting the sand bars along the way. Not only this, but crab traps litter the waters in that tight area and extended docks will only force vessels further into shallow and into the trapping areas. My concern is that limited access will prevent tenants, and myself from being able to bring boats of a certain size up to dock at our residences therefore interfering with recreational uses and, by extension, property values. Similarly, given that I own rental properties, and have a personal residence along Ohio Avenue, I am concerned with the noise pollution this added capacity could encourage. Presently, live entertainment causes considerable noise pollution on occasion that clearly reached as far down as 9606 Ethel street. My properties begin there and only get closer to 6226 Ohio. While this happens on occasion, it has made the properties much less desirable and is a point of focus when signing lease agreements with new residential tenants. I can only see the problem becoming more frequent with added marine traffic. I sincerely appreciate the time and consideration the agency is taking to assess and address these concerns.

Thank you,
Eric Rahn



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Gibsonton Dock Expansion
Application No. 18-028
Gibsonton, Florida

Jackelyn Julien

*From: Shawn College <colleges@plancom.org>
Sent: Friday, December 14, 2018 8:44 AM
To: Jackelyn Julien
Cc: avery@tampadock.com
Subject: TPA 15 -015 revision*

Mrs. Julien,

Upon our review of TPA 15-015 (revision #1). We find that additional information is necessary to complete our review. As the revised project is now an expansion from the original structure, the requirement that the project maintain a minimum of -4 feet MLW wherever a watercraft traverses or docks applies. We require detailed benthic survey lines, including the -4 feet MLW contour line to ensure this requirement is complied with. We will continue our review after receiving the required information.

Regards,



Shawn College, ACP
Team Leader, Environmental Planning, Research & Infrastructure
colleges@plancom.org, 813-273-3774 x367 planhillsborough.org
All incoming and outgoing messages are subject to public records inspection

Encl. (2)
15-015 (Rev. #1)

1

In response to the above two letters of concern, JFoster Consulting, LLC conducted a water depth and benthic survey at 6226 Ohio Avenue and have displayed our findings on the graph below. In direct response to Mr. Rahn's concerns, results from the water depth survey indicate that depths of -3.5 and -4.5 feet MLW are consistent throughout the area in question along the river. In addition, the concern of additional dockage restricting navigable waters into the inlet has been discounted due to the most southern dock expansion being approximately 608 feet (ft) from the mouth of the inlet. Based on aerial imagery that Mr. Rahn has referenced, my client's proposed work is approximately 536 ft west of the narrowing portion of the inlet and residence residing south of the subject project pose more of a navigable restriction to the inlet than the proposed project.

Additionally, to satisfy the request presented by Plan Hillsborough we have included benthic water depth survey lines to the attached plan and have highlighted the -4 MLW contour on the plan in comparison to our proposed dock additions. Though the location of the southernmost pier resides within the -3.5' MLW contour we argue that due to the structure being placed prior to 1995 that its existing placement has been grandfathered.

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15 - 0 1 5 (Rev. #1)

Gibsonton Dock Expansion
Application No. 18-028
Gibsonton, Florida

Please let us know if you have any questions regarding the response or if we can provide any further details.

Sincerely,

Carl Poole
Environmental Permitting Manager
J Foster Consulting

Attachments: Project Objection Response
 Benthic Survey (dated 05-11-2020)
 Updated Plans

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Jackelyn Julien

From: Matt Brown <mbmarineinc@gmail.com>
Sent: Wednesday, February 13, 2019 6:21 PM
To: Jackelyn Julien; Shawn College; robertii11940@gmail.com
Subject: Port Tampa Bay Standard Work Permit Application No. 15-015
Attachments: Screenshot_20190213-165357_Gallery.jpg; 20190205_091713.jpg; 20190205_091717.jpg; 20190205_091744.jpg; 20190205_091708.jpg; RiversEdgeArials.pdf

To whom it may concern,

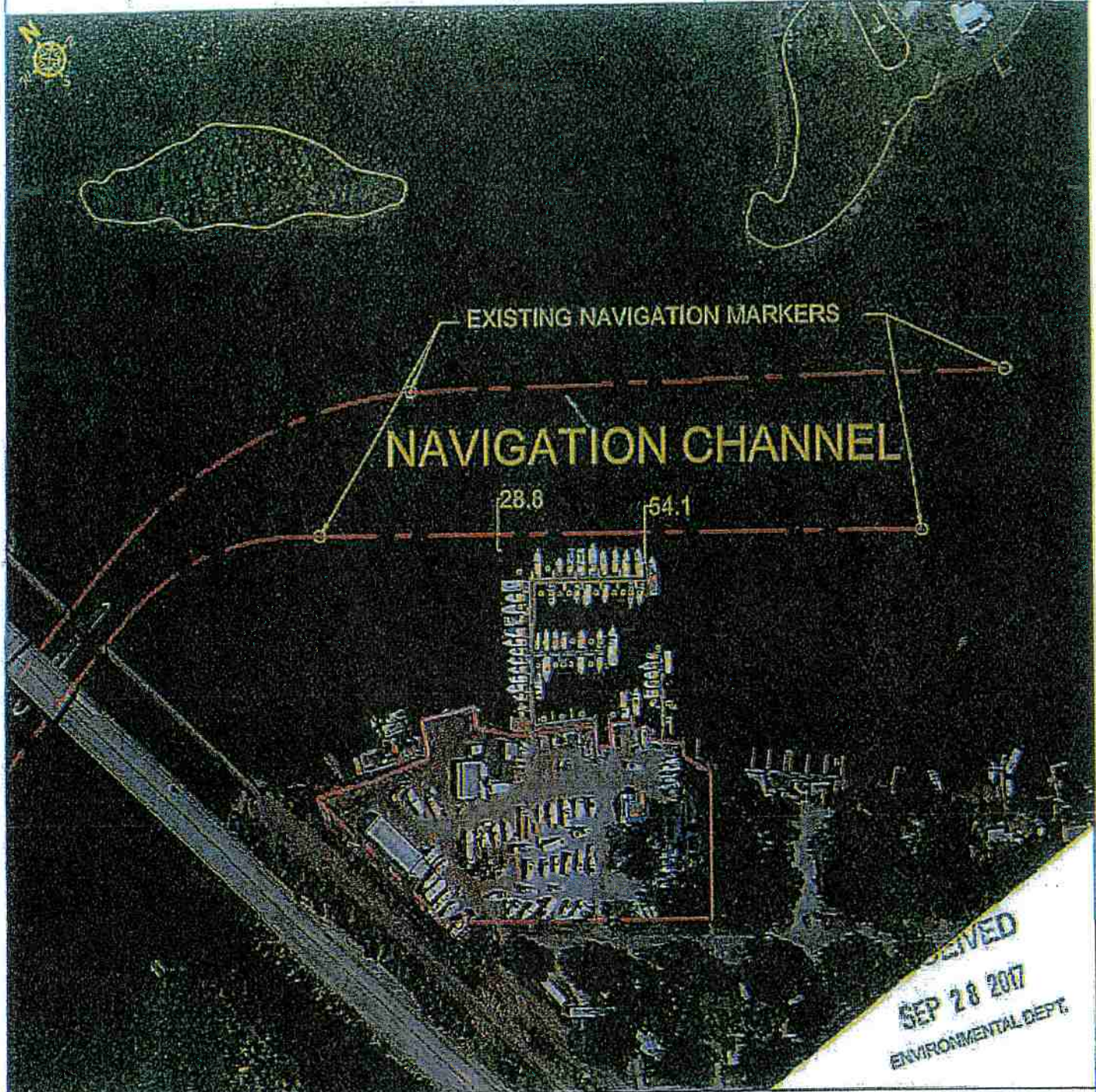
Please see attached pictures, arial photos as well as a depth chart we put together at a winter low tide. (see the low tide in the pictures, we took depths at this tide, winter low). There is more than 4ft of depth at all fingers and at all places a boat would put up. No boats will be staying over night either. This is a day dock only. The proposed dock is not in any channel and at no place does it get deeper and go back shallow (as if a sand bar was in the facility). The depths get deeper the farther you get from land consistently though out the property and where the dock are. The docks are approximately 500 ft from channel in the Alifia River and approximately 730 feet from the mouth of the dead end inlet to the east of the property. The dock do not impede on any channel or navigable water way. I have attached a picture with tie pilings for the property to the West. The tie poles are about 200 feet past where the end of the proposed docks will lay. The property is in cut of the land please notice in the aerial photos. I have attached pictures of the waters in front of the proposed docks and we don't see any crab traps in the vicinity. It is blue crab season and stone crab season in February in Florida. (when pictures were taken Feb. 2019.) These docks do not have any boat lifts or any noise making parts on them at all. Please let us know if you need anything else from us and we would be more than glad to meet anyone (including people who have common interest on site for a full evaluation of the proposed docks and navigable waters. Thanks!!

SCALE: 1" = 250'

COMMERCIAL MARINA REPAIR/REBUILD

Application #

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Tue, 19 Sep 2017 - 12:47pm C:\Users\terrickapik\Documents\Interbay\INTERBAY MARINA 09-19-17.dwg

SHEET 16

WOODS CONSULTING
 1714 COUNTY ROAD 1, SUITE 20
 DUNEDIN, FL 34618
 PH: (727) 786-5747
 FAX: (727) 786-7479

INTER-BAY MOORINGS

NAVIGATION EXHIBIT
 WITH 2006 AERIAL

REVISIONS

- 1) PER PORT AUTHORITY
- RAI DATED 08-29-17

TPA PERMIT
 A (copy of 17-024)
 EXHIBIT
 (Handwritten initials)

17-024

REVISED

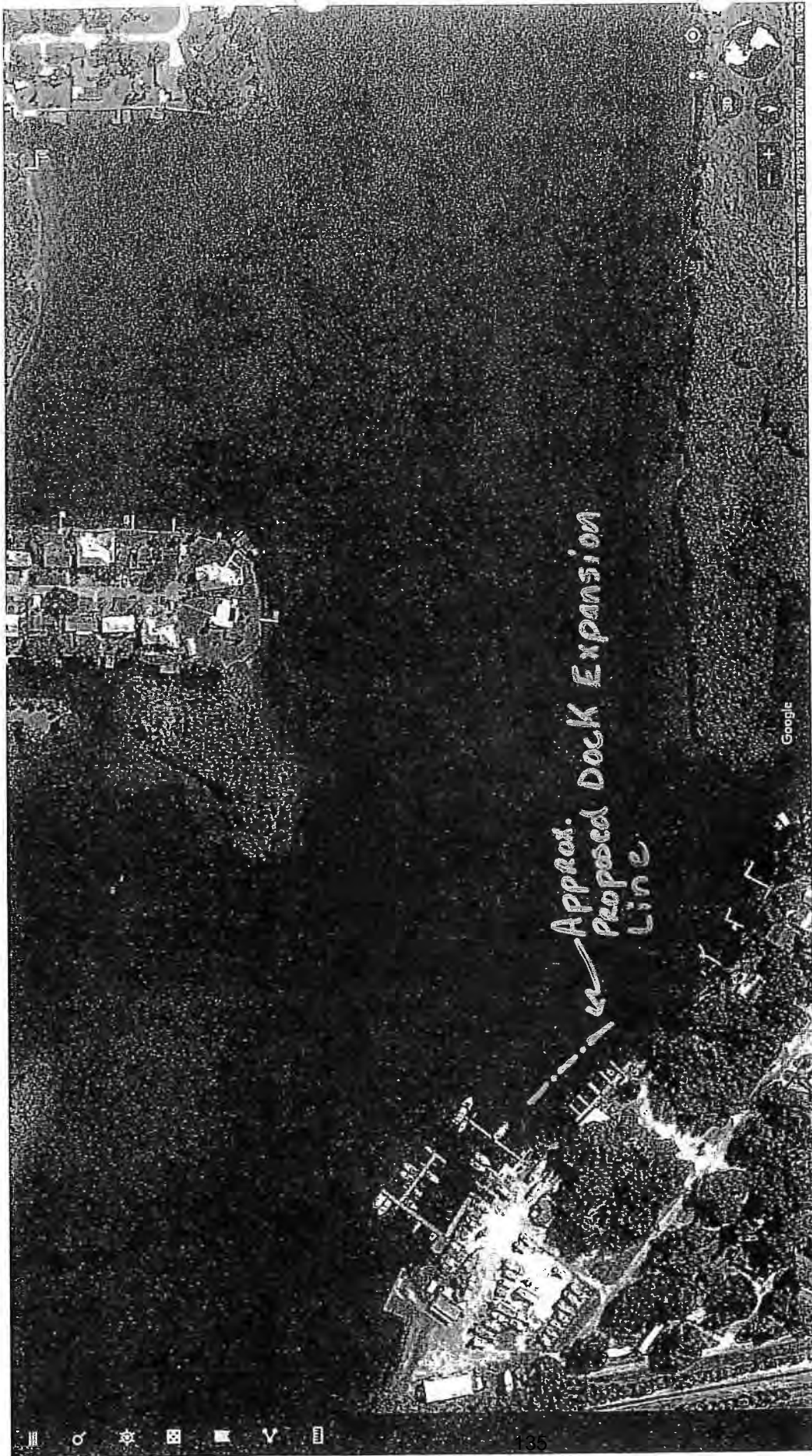
134

MHW +0.8' MLW -1.2'
 ELEVATIONS REFERENCE NAVD-1988

FLORIDA CERTIFICATE OF AUTHORIZATION #27664



1500 CHATEAUXWOOD DRIVE
 CLEARWATER, FLORIDA 34618
 TEL: (727) 580-4341
 FAX: (727) 530-5790



- 6226 Ohio Ave
Gibsonville, FL 33534

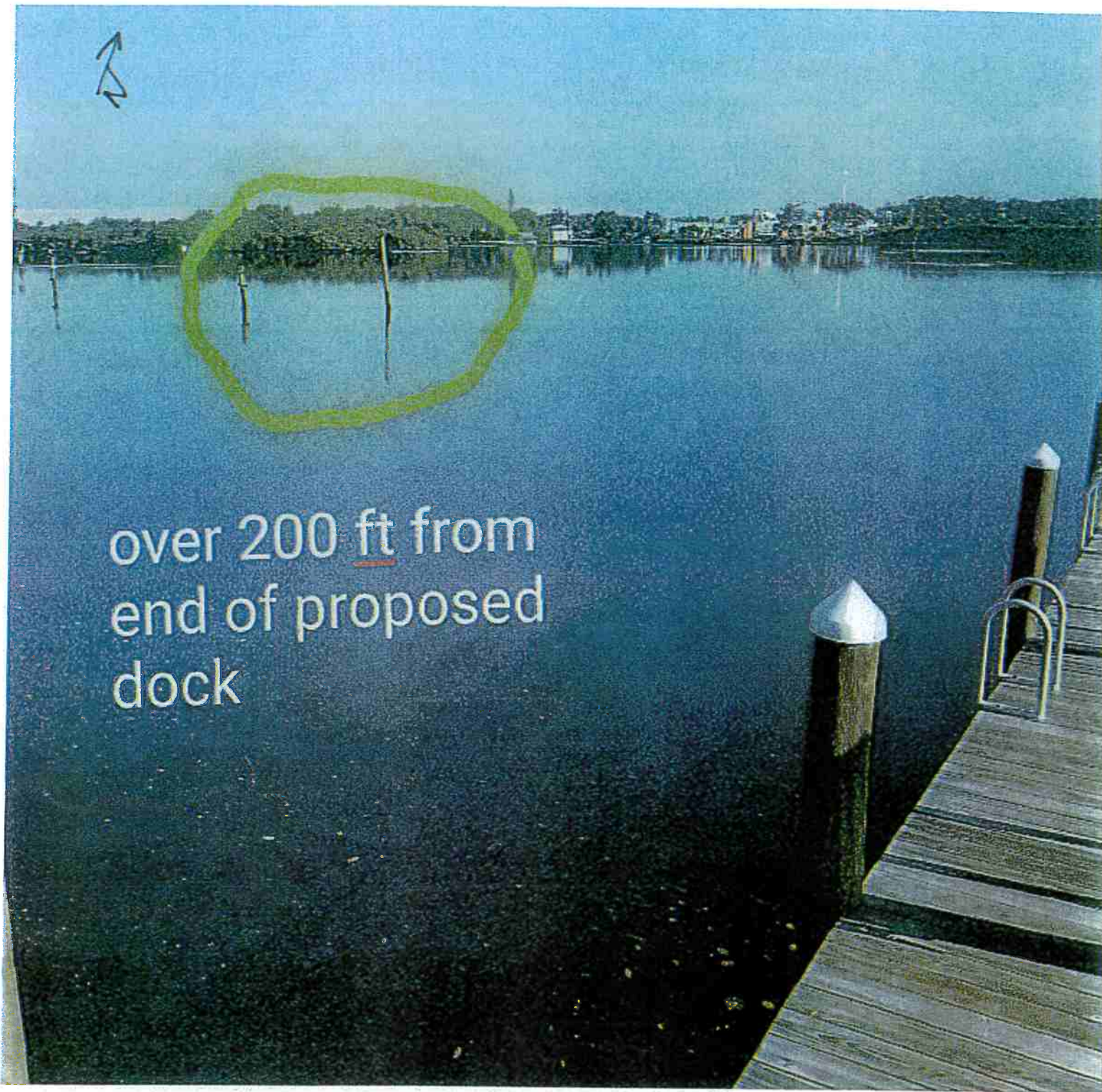
- Existing Docks are shown - Aerial Photo

- 48' Additions to the piers are in Red



22

15-015(Rev.#1)



over 200 ft from
end of proposed
dock

#14

SUBMERGED LAND LEASE APPLICATION

Parcel Identification Number(s) Folio Numbers 049602-0000

Name of Applicant Robert Cremeans

Applicant's Representative (if other than applicant) _____

Contact Information (name, address, phone, fax, e-mail, etc.)

Carl Poole – Environmental Permitting Manager with J Foster Consulting

101 16th Ave South, St Petersburg, FL 33701

Applications for submerged land leases must include the following along with this completed application form.

- (1) A processing fee as established in Section III of these rules payable to the Authority. The current processing fee is \$500.

A \$500 check will be mailed separately.

- (2) A detailed statement describing the proposed activity.

The applicant proposes to install a new vinyl retaining wall an average of 11.5' landward of the MHWL and extend the existing 6 wood docks to a max length of 85'.

- (3) A detailed statement describing the upland use and activities (i.e., commercial marina, restaurant, private single-family, private multi-family (include the number of upland dwelling units), etc.). For projects involving boat ramps provide the number of existing and proposed additional trailer parking spaces. For projects involving dry storage facilities, provide the number of existing and proposed storage spaces. If the uplands are undeveloped, please advise as to when development is anticipated and provide evidence of local approval for the development plans, including the number of approved upland units.

The upland use is a waterfront restaurant with a boat dock for temporary mooring.

- (4) A recent aerial photograph with the project site clearly marked.

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SUBMERGED LAND LEASE APPLICATION



- (5) Evidence of title to or leasehold interest in the riparian upland property.

Please see the attached Deed.

- (6) A complete copy of any State or Federal permit or exemption for the proposed activity of use.
- (7) Evidence of local approval, which must include a statement that the proposed activity is consistent with the local governments comprehensive plan.
- (8) If a docking facility is proposed, provide the following:

- (a) Number of existing and proposed slips.
- (b) Maximum number of slips (including marginal mooring) and maximum number of vessels (including vessels to be marginally moored) that would be authorized to moor at a facility at any given time.
- (c) Type of vessels expected to use the facility (e.g. sailboats vs. powerboats).

Powerboats

- (d) Length and draft of vessels expected to use the facility.

Anticipated 15 – 30 with 3' draft but can take a 40' with 4' draft

- (e) Water depths in the area of the facility and out to the primary navigation channel. Depth data should reference mean low water for tidal waterbodies and current water levels for non-tidal waterbodies.

Please see attached plans.

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SUBMERGED LAND LEASE APPLICATION

- (f) The location and extent of any submerged vegetation in the area of the facility.

Silts soils with no submerged resources

- (g) The width of the waterbody at the project site.

920 linear feet

- (h) The location of any navigational obstructions (e.g. islands, sandbars or shoals) in the vicinity of the project site.

Please see attached plans

- (i) If a condominium is involved, provide a copy of the recorded Declaration of Condominium, prospectus and plot plan, which relate to the proposed docking facility, including any special conditions associated with the submerged lands lease.

N/A

- (9) A list of names and addresses of all riparian property owners within a 500-foot radius of the proposed activity, verified by the County Property Appraisers Office that those names came from the latest tax assessment rolls. The Authority shall notify these property owners of the proposed lease activity prior to the Public Hearing.

Please see attached documents.

- (10) For projects in an Aquatic Resource Protection Area, provide a sealed drawing showing the condition of the shoreline adjacent to the lease area and for 1,000 feet on each side of the lease area.

N/A

- (11) Three 8 ½" X 11" prints of a field survey of the proposed lease area. If the original survey is larger than 8 ½" x 11" then also submit three copies of the original size drawing for ease of review. All copies must be dated, signed (original signatures) and sealed by a person licensed by the Florida Board of Professional Surveyors and Mappers and must meet the Minimum Technical Standards as outlined in Chapters 61G17, F.A.C. In addition, the survey must also include the following:

Lease survey to be provided separately

- (a) The boundaries of the leased area must depict the Sovereignty Lands affected by the activity such as docks and other structures, temporary and permanent

EXHIBIT A

PROPERTY

Lot 8, GIBSONTON ON THE BAY THIRD ADDITION, according to the map or plat thereof, as recorded in Plat Book 10, Page 61, of the Public Records of Hillsborough County, Florida.

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ENVIRONMENTAL DEPT.

Sketch & Description
Submerged Lands Lease
Section 23, Township 30 South, Range 19 East
Hillsborough County, Florida

Submerged Lands Lease: As Written by SurvTech Solutions

That part of the sovereign lands of the State of Florida that lie within the following described area: a parcel of land being a portion of Lots 8 and 9 of GIBSONTON ON THE BAY THIRD ADDITION, according to the map or plat thereof, as recorded in Plat Book 10, Page 61, of the Public Records of Hillsborough County, Florida, said parcel of land also being a portion of the tidally influenced waters of the Alafia River, all lying and being in the Southwest 1/4 of Section 23, Township 30 South, Range 19 East, Hillsborough County, Florida, and being more particularly described as follows:

COMMENCE at a point marking the Northwest corner of the Northwest 1/4 of Section 23, Township 30 South, Range 19 East, Hillsborough County, Florida, said point having a Northing of 1283626.16, and an Easting of 531624.80 per Florida Department of Environmental Protection, Certified Corner Record, document number 098939, based on the North American Datum of 1983 (NAD 1983), 1990 Adjustment, Florida State Plane West Zone; thence coincident with the North boundary of said Section 23, S 89°20'19" E a distance of 60.40 feet to a point coincident with the intersection of said North boundary and the End of Centerline of Survey per Florida Department of Transportation Right-of-way Map Section 1006-213; thence departing said North boundary, coincident with said Centerline of Survey for the following three (3) courses: 1.) S 22°10'42" E a distance of 525.52 feet to a point coincident with a tangent curve concave to the West, said curve having a radius of 5729.58 feet, a delta angle of 12°59'30" and being subtended by a chord bearing S 15°40'57" E for a distance of 1296.39 feet; 2.) thence coincident with the arc of said curve a distance of 1299.17 feet; 3.) thence S 09°11'12" E a distance of 707.90 feet to point coincident with the intersection of said Centerline of Survey and the Westerly extension of the Northerly Right-of-way boundary of Ohio Avenue per GIBSONTON ON THE BAY THIRD ADDITION, according to the map or plat thereof, as recorded in Plat Book 10, Page 61, of the Public Records of Hillsborough County, Florida; thence departing said Centerline of Survey, coincident with said Westerly extension, S 52°20'41" E a distance of 238.30 feet to a point coincident with the intersection of said Northerly Right-of-way boundary and the Easterly boundary of the Atlantic Coast Line Railroad Right-of-way per the aforesaid Right-of-way Map Section 1006-213; thence departing said Easterly boundary, coincident with said Northerly Right-of-way boundary, S 52°20'41" E a distance of 754.13 feet to a point marking the Southeast corner of Lot 9 per the aforesaid Plat Book 10, Page 61; thence departing said Northerly Right-of-way boundary, coincident with the Easterly boundary of said Lot 9, N 37°39'19" E a distance of 214.47 feet to a point coincident with the intersection of said Easterly boundary and the Southerly Mean High Water line of the Alafia River; thence departing said Easterly boundary, coincident with said Southerly Mean High Water line for the following six (6) courses: 1.) N 40°17'17" W a distance of 5.25 feet to a point coincident with the Waterward face of a concrete seawall; 2.) thence coincident with said Waterward face of seawall, N 44°47'55" W a distance of 21.59 feet to the POINT OF BEGINNING; 3.) thence N 44°47'55" W a distance of 0.58 feet; 4.) thence N 42°04'50" E a distance of 15.27 feet; 5.) thence N 46°40'41" W a distance of 95.13 feet; 6.) thence N 43°50'30" W a distance of 75.38 feet; thence departing said Southerly Mean High Water line, N 41°40'14" E a distance of 97.58 feet; thence S 45°10'59" E a distance of 174.87 feet; thence S 43°39'36" W a distance of 112.00 feet to the POINT OF BEGINNING.

Containing an area of 17001.83 square feet, 0.390 acres, more or less.

REVISED
4/12/2021

THIS IS A FIELD SURVEY

SURVEYING TODAY WITH
TOMORROW'S TECHNOLOGY



SURVTECH SOLUTIONS, INC. SURVEYORS AND MAPPERS
 10220 U.S. Highway 92 East, Tampa, FL 33610
 phone: (813)-621-4929, fax: (813)-621-7194, Licensed Business #7340
 email: sbrown@survtechsolutions.com <http://www.survtechsolutions.com>

Project No.: 20200230
 Phase: 1
 Drawing Name: 20200230_1SK
 Last Field Date: 09/18/20
 Field Book/Page: 20-12/FPI6
 Drafted By: C. Evans
 Date Drafted: 09/17/20
 Revision Date: 10/23/20
 Approved By: S. Brown
 Date Approved: 09/21/20

#15-015
(Rev. #1)

Stacy L. Brown PSM No. 6516
SurvTech Solutions, Inc. LB No. 7340

*Sketch & Description
Submerged Lands Lease
Section 23, Township 30 South, Range 19 East
Hillsborough County, Florida*

Surveyor's Notes

- 1.) Paper copies of this sketch & description are not valid without the original signature and raised seal of a Florida Licensed Surveyor and Mapper. Digital copies are not valid without the digital signature of a Florida Licensed Surveyor and Mapper. Said sketch & description is in compliance with the Minimum Technical Standards pursuant to Rules 5J-17.050 through 5J-17.052, Florida Administrative Code.
- 2.) The bearing structure for this sketch & description is based on a NAD 1983 Florida State Plane West Zone, bearing of N 52°20'41" W for the Northerly Right-of-way Boundary of Ohio Avenue per Plat Book 10, Page 61.
- 3.) The horizontal datum utilized for this project is NAD 1983 Florida West Zone, 2011 Adjustment, U.S. Survey Feet. Said datum was established by utilizing the Florida Permanent Reference Network (FPRN).
- 4.) The vertical datum utilized for this project is NAVD 1988, U.S. Survey Feet. The benchmark utilized was National Geodetic Survey (NGS) Control Station "R 694" with an elevation of 8.70 feet.
- 5.) THIS IS NOT A BOUNDARY SURVEY.

Legend of Symbols & Abbreviations

BSWE	Bottom of Seawall Elevation	(C)	Calculated Measurement
?	Centerline	(D)	Deed Reference
CCR	Certified Corner Record	(P)	Plat Reference
E	Easting	(R)	Right-of-way Map Reference
FDOT	Florida Department of Transportation	●	Found Iron Rod
LB	Licensed Business	—x—x—	Fence or Railing
N	Northing	—OL—OL—	Overhead Utility Lines
OR	Official Records	⊕	Section Corner
PSM	Professional Surveyor and Mapper	⊕	Utility Pole
R/W	Right-of-way	●	Wood Mooring Pile
STA	Station		
TSWE	Top of Seawall Elevation		

Certifications:

Board of Trustees of the
Internal Improvement Trust Fund
of the State of Florida

THIS IS A FIELD SURVEY

REVISED
4/10/2021

PROJECT NO.: 20200230
PHASE: 1
LAST FIELD DATE: 09/18/20



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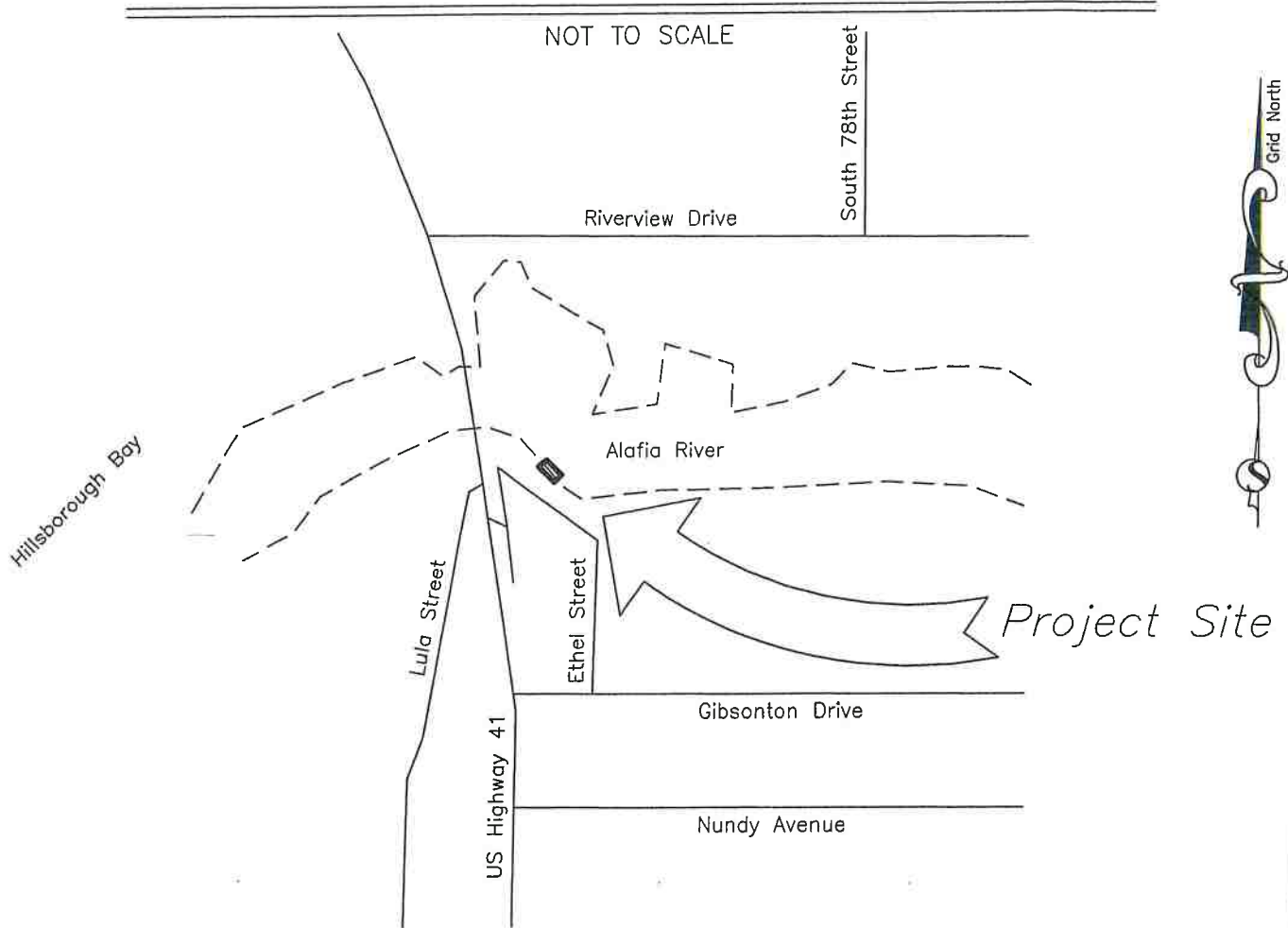
15-015 (Rev.#1)

Drawing Name: 20200230_1SK

SHEET: 2 OF 6

*Sketch & Description
Submerged Lands Lease
Section 23, Township 30 South, Range 19 East
Hillsborough County, Florida*

Vicinity Map



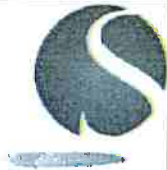
Curve Information:

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE	TANGENT
C1	5729.58'	1299.17'	S 15°40'57" E	1296.39'	12°59'30"	652.38'

THIS IS A FIELD SURVEY

REVISED
4/12/2021

PROJECT NO.: 20200230
PHASE: 1
LAST FIELD DATE: 09/18/20



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15-015 (Rev. #1)

Drawing Name: 20200230_1SK

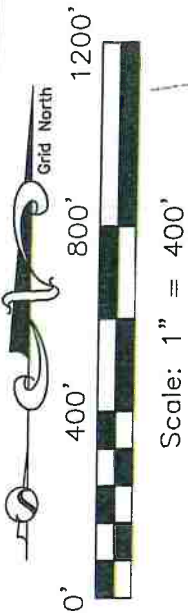
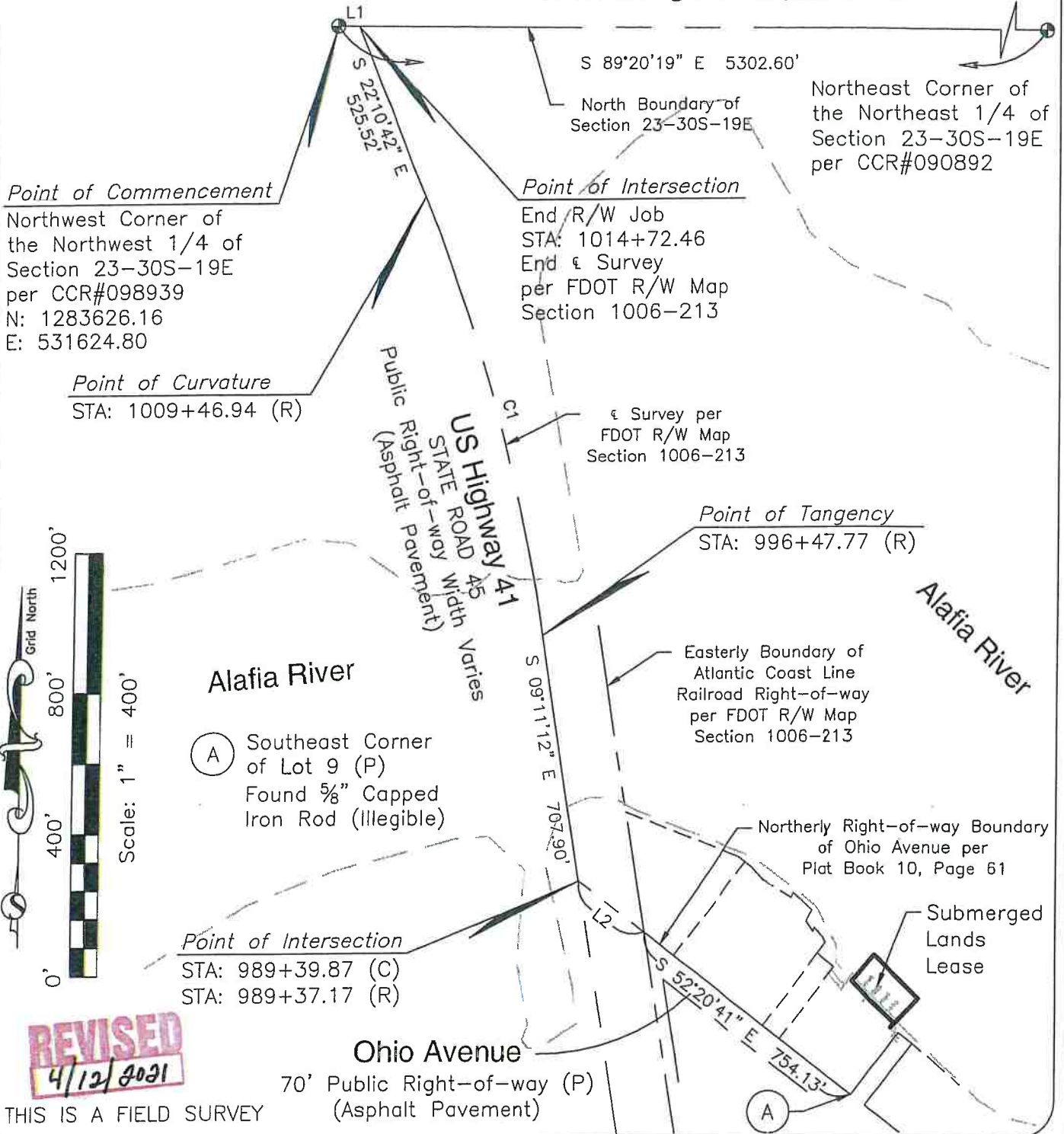
SHEET: 3 OF 6

Line Information:

LINE	BEARING	DISTANCE
L1	S 89°20'19" E	60.40'
L2	S 52°20'41" E	238.30'

See Sheet 3 for Curve Information

Sketch & Description
Submerged Lands Lease
Section 23, Township 30 South, Range 19 East
Hillsborough County, Florida



REVISED
4/12/2021

THIS IS A FIELD SURVEY

PROJECT NO.: 20200230
 PHASE: 1
 LAST FIELD DATE: 09/18/20



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15-015 (Rev. #1)

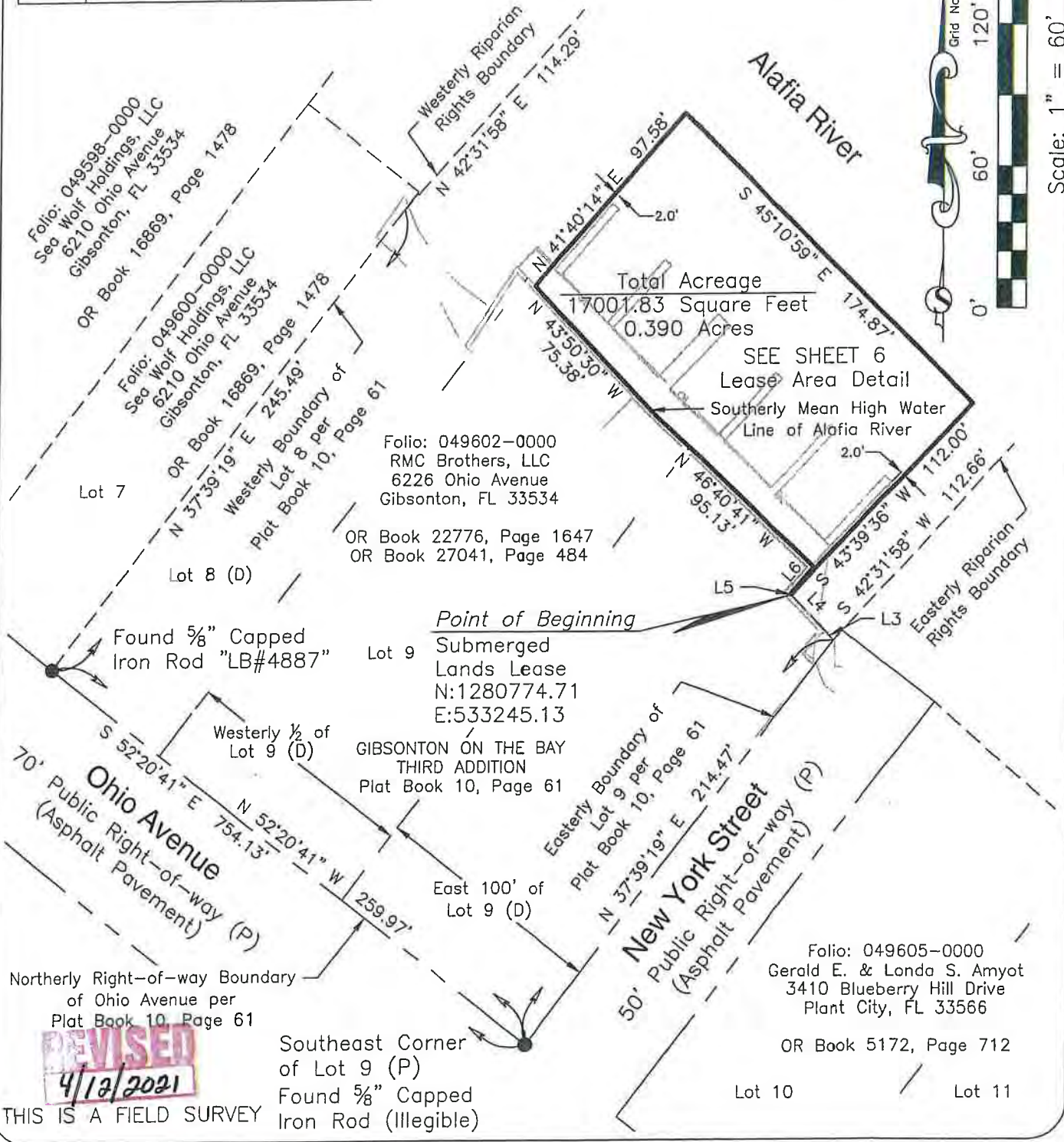
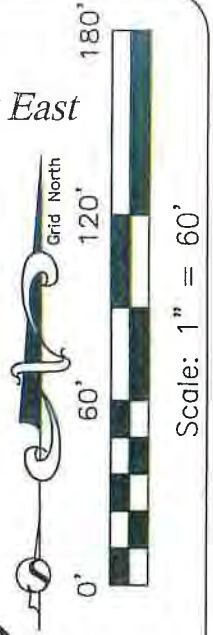
Drawing Name: 20200230_1SK

SHEET: 4 OF 6

Line Information:

LINE	BEARING	DISTANCE
L3	N 40°17'17" W	5.25'
L4	N 44°47'55" W	21.59'
L5	N 44°47'55" W	0.58'
L6	N 42°04'50" E	15.27'

Sketch & Description
Submerged Lands Lease
 Section 23, Township 30 South, Range 19 East
 Hillsborough County, Florida



Total Acreage
 17001.83 Square Feet
 0.390 Acres

SEE SHEET 6
 Lease Area Detail

Southerly Mean High Water
 Line of Alafia River

Folio: 049602-0000
 RMC Brothers, LLC
 6226 Ohio Avenue
 Gibsonton, FL 33534

OR Book 22776, Page 1647
 OR Book 27041, Page 484

Point of Beginning

Lot 9
 Submerged
 Lands Lease
 N:1280774.71
 E:533245.13

GIBSONTON ON THE BAY
 THIRD ADDITION
 Plat Book 10, Page 61

Folio: 049605-0000
 Gerald E. & Londa S. Amyot
 3410 Blueberry Hill Drive
 Plant City, FL 33566

OR Book 5172, Page 712

REVISED
 4/18/2021

THIS IS A FIELD SURVEY

Southeast Corner
 of Lot 9 (P)
 Found 5/8" Capped
 Iron Rod (Illegible)

PROJECT NO.: 20200230
 PHASE: 1
 LAST FIELD DATE: 09/18/20

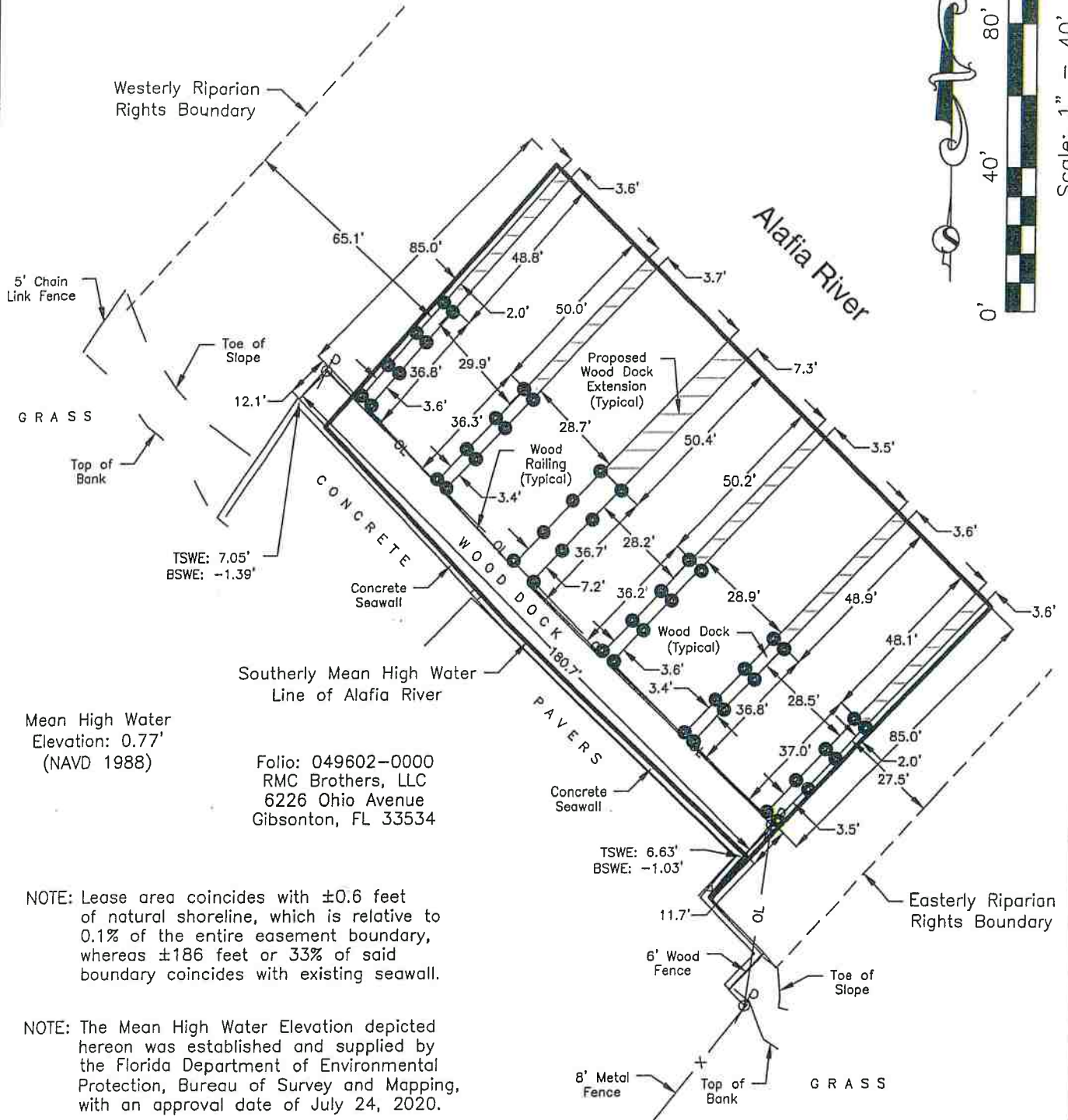
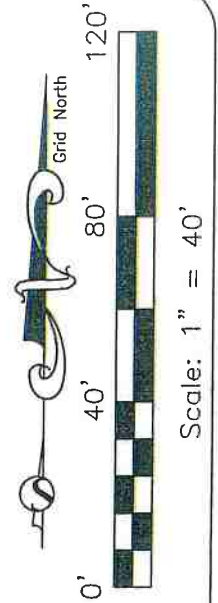


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15-015 (Rev. #1)

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Sketch & Description
Submerged Lands Lease
Section 23, Township 30 South, Range 19 East
Hillsborough County, Florida



REVISED
4/12/2021

PROJECT NO.: 20200230
PHASE: 1
LAST FIELD DATE: 09/18/20



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email: sbrown@survtechsolutions.com http://www.survtechsolutions.com

15-015 (#1201.#1)

SWP #15-015 (Revision #1) - RMC Brothers, LLC - Public Hearing Exhibit #15 - Copies of revised proposed submerged lands lease legal description and sketch received on April 12, 2021.

*Sketch & Description
Submerged Lands Lease
Section 23, Township 30 South, Range 19 East
Hillsborough County, Florida*

Submerged Lands Lease: As Written by SurvTech Solutions

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Containing an area of 17001.83 square feet, 0.390 acres, more or less.

REVISED
4/12/2021

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email: sbrown@survtechsolutions.com http://www.survtechsolutions.com

Project No.: 20200230

Phase: 1

Drawing Name: 20200230_1SK

Last Field Date: 09/18/20

Field Book/Page: 20-12/FP16

Drafted By: C. Evans

Date Drafted: 09/17/20

Revision Date: 10/23/20

Approved By: S. Brown

Date Approved: 09/21/20

#15-015
(Rev. #1)

Stacy L. Brown PSM No. 6516
SurvTech Solutions, Inc. LB No. 7340

*Sketch & Description
Submerged Lands Lease
Section 23, Township 30 South, Range 19 East
Hillsborough County, Florida*

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N	Northing	—OL—OL—	Overhead Utility Lines
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PSM	Professional Surveyor and Mapper	⊕	Utility Pole
R/W	Right-of-way	⊙	Wood Mooring Pile
STA	Station		
TSWE	Top of Seawall Elevation		

Certifications:
Board of Trustees of the
Internal Improvement Trust Fund
of the State of Florida

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REVISED
4/10/2021

PROJECT NO.: 20200230
PHASE: 1
LAST FIELD DATE: 09/18/20



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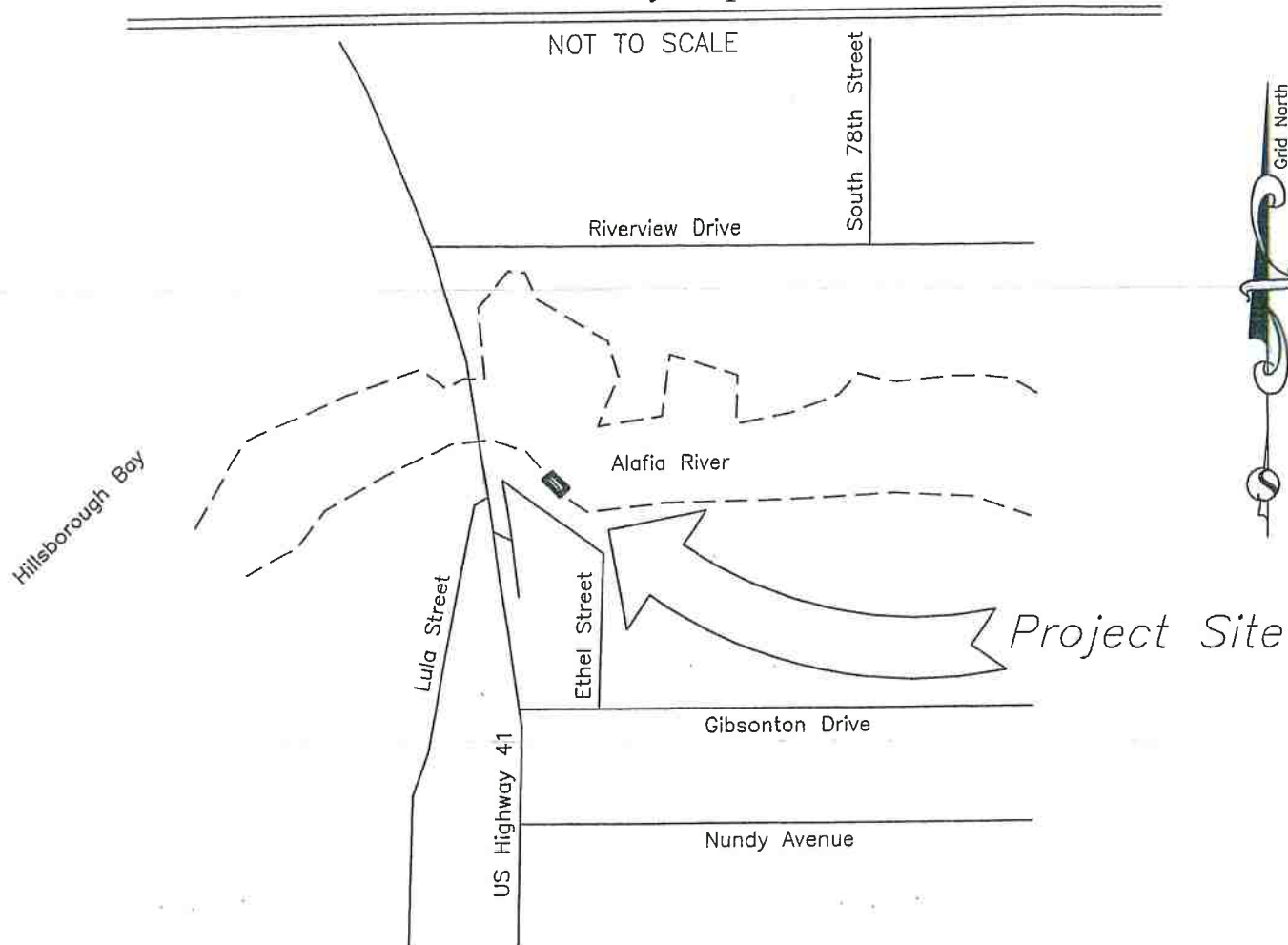
15-015 (Rev.#1)

Drawing Name: 20200230_1SK

SHEET: 2 OF 6

*Sketch & Description
Submerged Lands Lease
Section 23, Township 30 South, Range 19 East
Hillsborough County, Florida*

Vicinity Map



Curve Information:

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE	TANGENT
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THIS IS A FIELD SURVEY

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PROJECT NO.: 20200230
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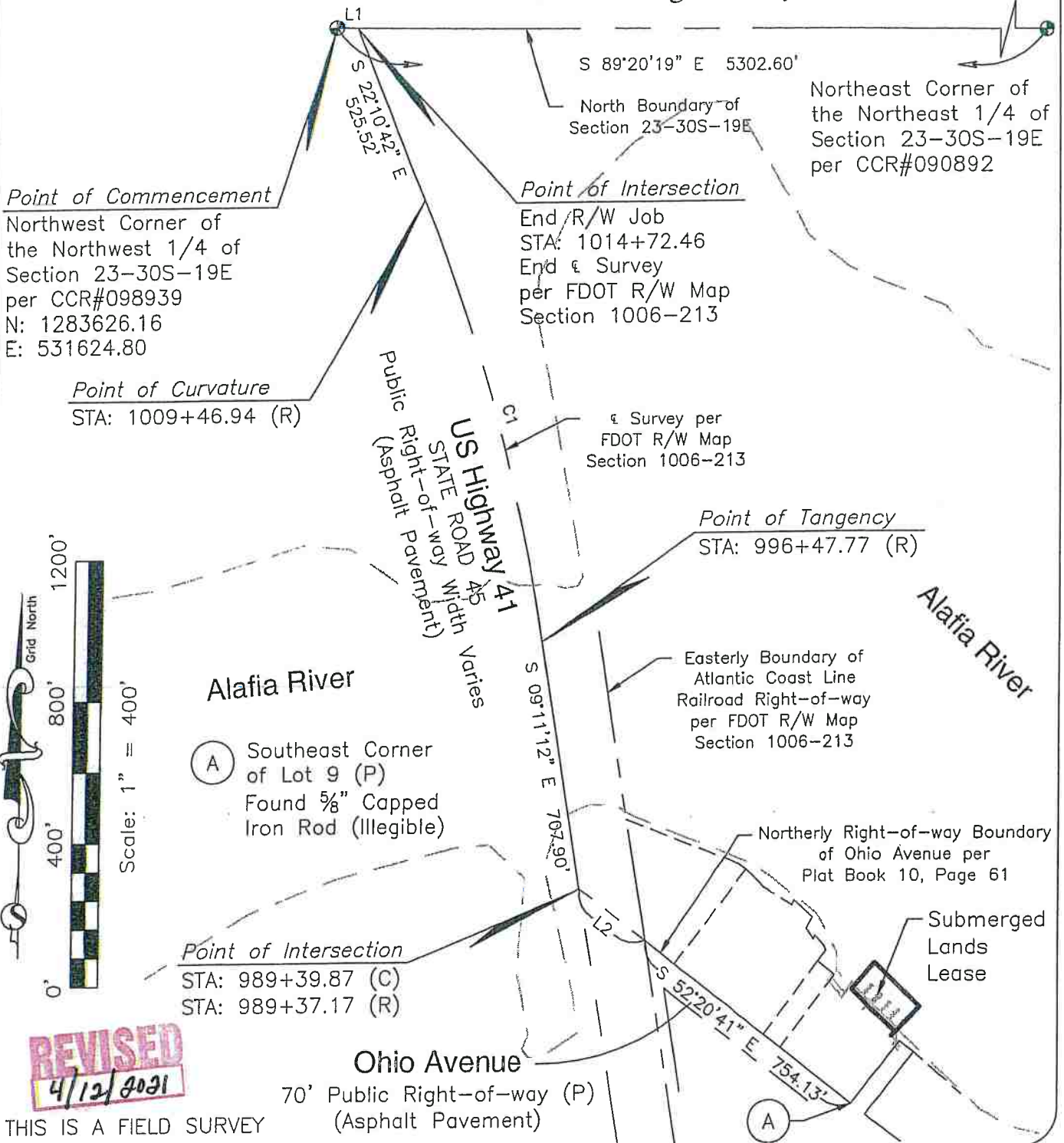
SHEET: 3 OF 6

Line Information:

LINE	BEARING	DISTANCE
L1	S 89°20'19" E	60.40'
L2	S 52°20'41" E	238.30'

See Sheet 3 for Curve Information

Sketch & Description
Submerged Lands Lease
Section 23, Township 30 South, Range 19 East
Hillsborough County, Florida



REVISED
 4/12/2021

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15-013 (Rev. #1)

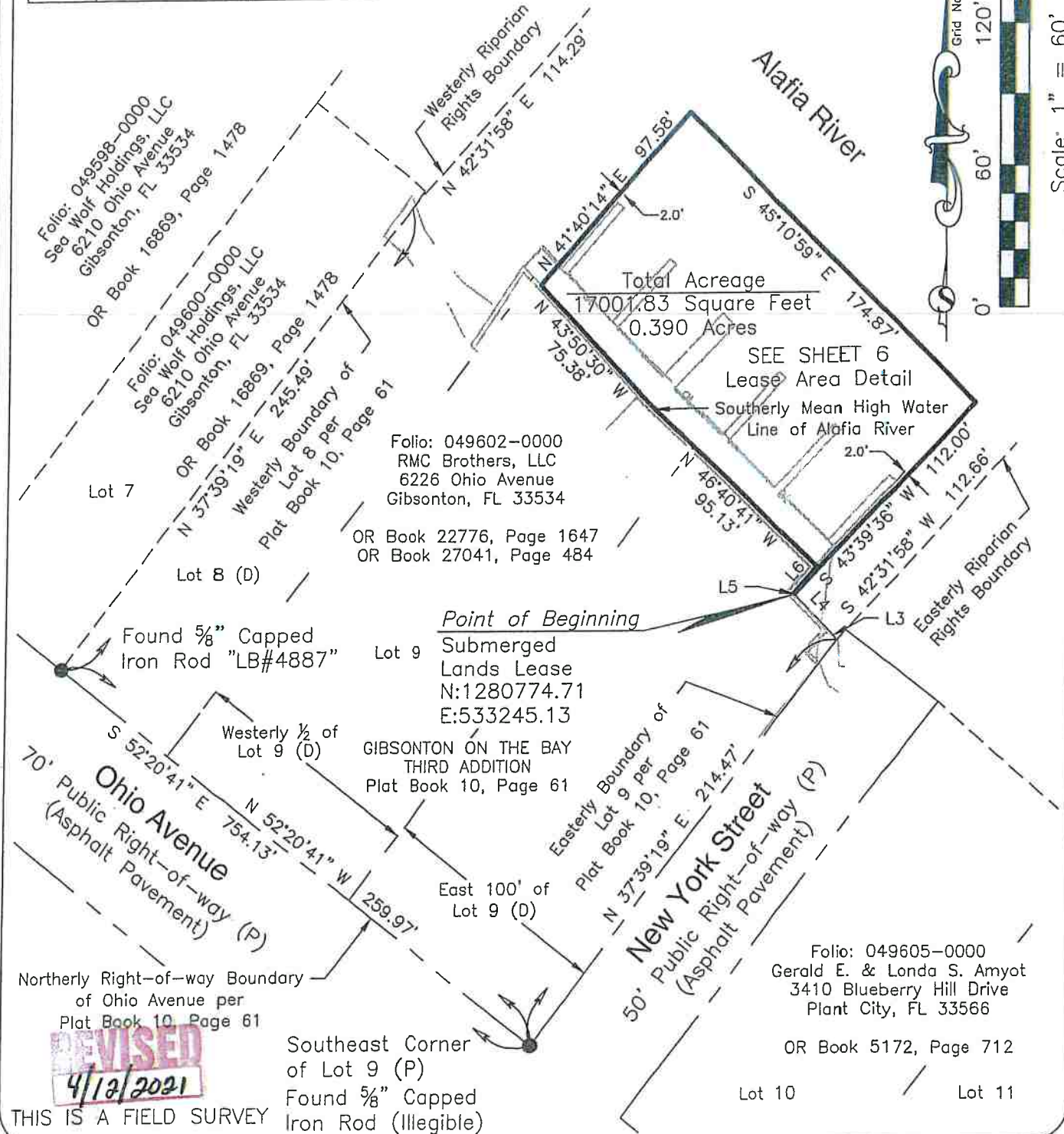
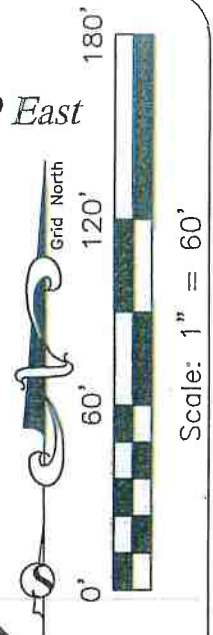
Drawing Name: 20200230_1SK

SHEET: 4 OF 6

Line Information:

LINE	BEARING	DISTANCE
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L5	N 44°47'55" W	0.58'
L6	N 42°04'50" E	15.27'

Sketch & Description
Submerged Lands Lease
 Section 23, Township 30 South, Range 19 East
 Hillsborough County, Florida

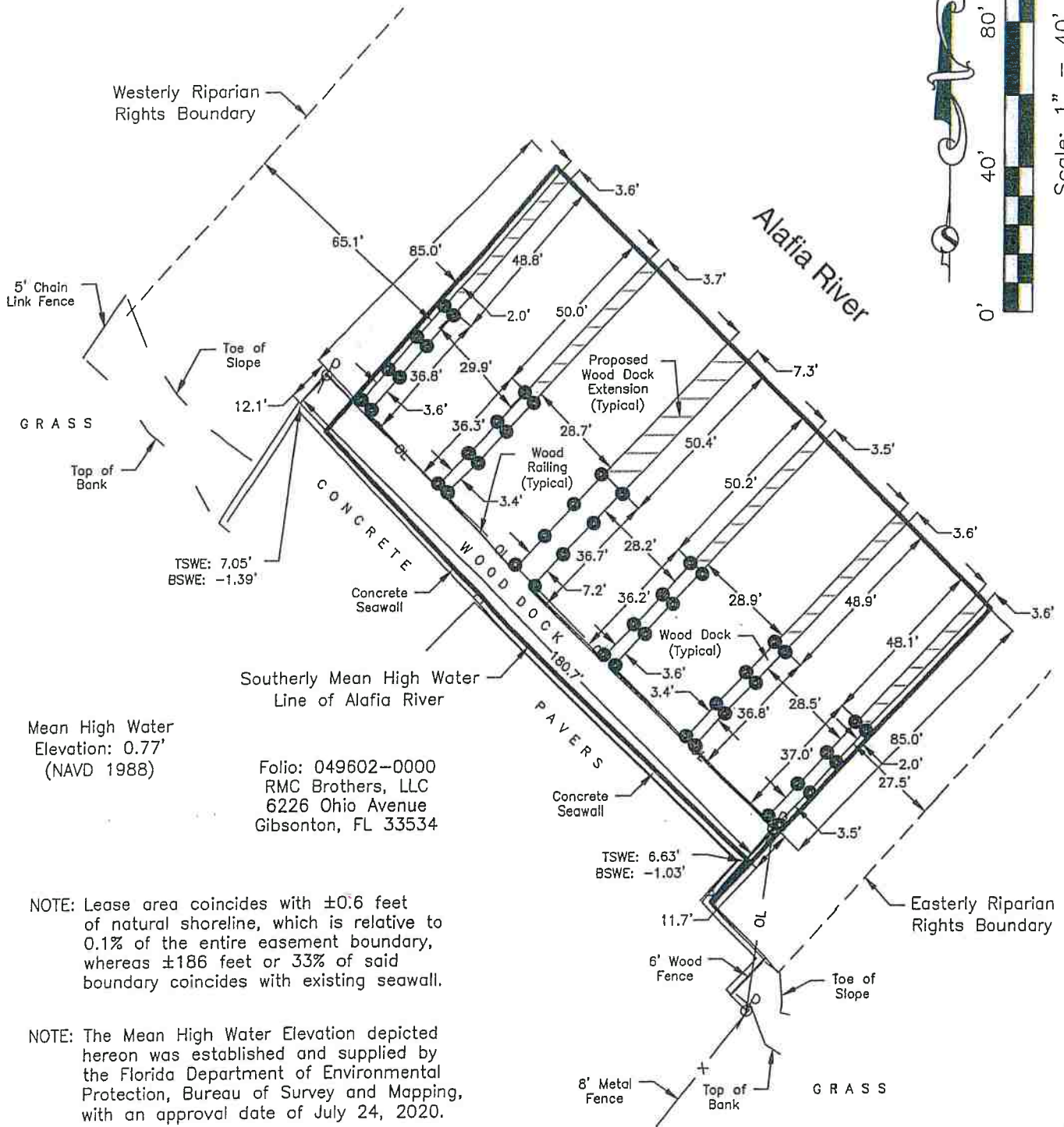
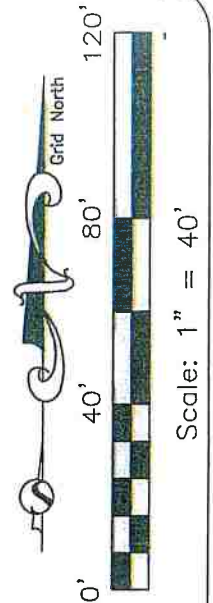


REVISED
 4/18/2021
 THIS IS A FIELD SURVEY

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THIS IS A FIELD SURVEY

Sketch & Description Submerged Lands Lease Section 23, Township 30 South, Range 19 East Hillsborough County, Florida



REVISED
4/12/2021

PROJECT NO.: 20200230
PHASE: 1
LAST FIELD DATE: 09/18/20



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15-015 (#REV: #1)

Drawing Name: 20200230_1SK

SHEET: 6 OF 6

SWP #15-015 (Revision #1) - RMC Brothers, LLC - Public Hearing Exhibit #16 - Copies of Port Tampa Bay's certified letters of notice dated May 5, 2021 with project information received on August 12, 2020 and April 12, 2021.



CERTIFIED MAIL
Return Receipt Requested

PORT TAMPA BAY (PTB)
STANDARD WORK PERMIT APPLICATION NOTICE

To: Interested Parties And Riparian Property Owners

Date: May 5, 2021

Reference: PTB Standard Work Permit Application No. 15-015 (Revision #1)

Applicant: RMC Brothers, LLC

Proposed Project: Proposed Marina Docking Facility Expansion for River's Edge Restaurant with Proposed Submerged Lands Lease Located at 6226 Ohio Ave., Gibsonton, FL; Updated Parcel Folio #049602-0000; STR 23-30S-19E; Alafia River; Unincorporated Hillsborough County

Pursuant to Section 25, Chapter 95-488 Laws of Florida, enclosed for your review/information is a certified mail copy of the referenced Tampa Port Authority, d/b/a Port Tampa Bay, updated standard work **Permit Revision** application, revised drawings, additional parcel ownership information, and other information.

Unless additional information is necessary to complete your review, if you have no objections/concerns to the issuance of a permit for this project or have any other comments concerning the project, please submit them within thirty (30) days of receipt of this letter in writing to this office addressed to the **PTB Environmental Dept. at 1101 Channelside Dr., Tampa, FL 33602** or via email at **bbaity@tampaport.com**.

Please address any written remarks you may have regarding this project to our office within 30 days of receipt of this notice referencing the application number (15-015 (Revision #1)). The application is being reviewed by other agencies and interested parties and a public hearing will be scheduled upon receipt of comments and/or recommendations. You will be provided a separate 20-day notice of the public hearing that you may wish to attend.

Please contact me at 813-905-5033 or jjulien@tampaport.com if you have any questions.

Sincerely,

Jackie Julien
Environmental Supervisor

CC: conservationplanningservices@myfwc.com; JAXREGS@FWS.GOV; utilitycoordination@HCFLGov.net; david.skrelunas@dot.state.fl.us; matthewsa@hillsboroughcounty.org; MICHAEL.D.SHACKLEFORD@USCG.MIL; tmantegna@tampairport.com; MARK.SRAMEK@NOAA.GOV; randy@tbrpc.org; MRACHAL@AUDUBON.ORG; eplage@tampabaywatch.org; HENRYE@HILLSBOROUGHCOUNTY.ORG; AJALCOZ@TECOENERGY.COM; Rebecca.schneider@myfwc.com; bevgriffiths@verizon.net; berthamitchell@tampagov.net; monica.ammann@tampagov.net

Enclosure(s)



PORT TAMPA BAY

ENVIRONMENTAL DEPARTMENT
1101 Channelside Dr. Tampa, FL 33602
Ph: (813) 905-5031 · Fax: (813) 905-5050
www.tampaport.com

STANDARD WORK PERMIT APPLICATION TO PERFORM WORK IN WATERS OF THE HILLSBOROUGH COUNTY PORT DISTRICT

For Official Use Only: Application # 15-015 Date Received:

NEW

PERMIT REVISION (JPTB) Revision #1

SECTION I

1. STANDARD WORK PERMIT APPLICATION - Brief Project Description:

The applicant proposes to install a new vinyl retaining wall an average of 11.5' landward of the MHWL and extend the existing 6 wood docks to a max length of 85'.

2. APPLICANT INFORMATION

First Name: Robert Last Name: Cremeans
Company Name/Title: _____
Mailing Address: 6226 Ohio Ave
City: Gibsonton State: FL Zip Code: 33534
Telephone Number: _____ (813) 363-3497
Email Address: robertii11940@gmail.com

3. PROPERTY OWNER(S) INFORMATION (IF DIFFERENT OR IN ADDITION TO APPLICANT)

Check box if property owner is also a co-applicant

First Name: Robert Last Name: Cremeans
Company Name/Title: _____
Mailing Address: 6226 Ohio Ave
City: Gibsonton State: FL Zip Code: 33534
Telephone Number: _____ (813) 363-3497
Email Address: robertii11940@gmail.com

4. CO-APPLICANT INFORMATION (IF DIFFERENT OR IN ADDITION TO APPLICANT AND OWNER)

First Name: _____ Last Name: _____
Company Name/Title: _____
Mailing Address: _____
City: _____ State: _____ Zip Code: _____
Telephone Number: _____
Email Address: _____

5. AUTHORIZED AGENT INFORMATION

First Name: Carl Last Name: Pooler
Company Name/Title: J Foster Consulting, LLC - Environmental Permitting Manager
Mailing Address: 101 16th Ave South
City: St. Petersburg State: FL Zip Code: 33701
Telephone Number: _____ (727) 821-1949
Email Address: carl@jfoosterconsulting.com

6. CONTRACTOR INFORMATION

First Name: _____ Last Name: _____
Company Name/Title: _____
Mailing Address: _____
City: _____ State: _____ Zip Code: _____
Telephone Number: _____
Email Address: _____

SECTION III

1. LOCATION OF PROPOSED PROJECT

Site Street Address: 6226 Ohio Ave
City: Gibsonton State: FL Zip Code: 33534
Folio Number(s): 049602-0000
Section: 23 Township: 30 S Range: 19 E
Name of Water Body at Project: Alafia River

2. PROPOSED USE

Private Single-Family Dwelling Private Multi-Family Dwelling (Condominium, Apartment, etc.)
Commercial Other (explain):

3. OWNER OF SUBMERGED LANDS:

Leased Port Property or Port Easement (Check box if applicable and attach information.)

4. PREVIOUS TAMPA PORT AUTHORITY PERMITS ISSUED AT THIS LOCATION:

Permit Number(s): 15-015 Date: 08/16/2016

5. PROJECT DESCRIPTION

NOTE: Features and dimensions must be carefully shown on the required application drawings. Please review the attached guidelines provided to ensure that the drawings which you have prepared are acceptable.

A. STRUCTURES:

NEW WORK MAINTENANCE ADDITION

1) DOCK, OBSERVATION DECK, PIER, OR ELEVATED BOARDWALK

a. Length of Shoreline: 280.1 Linear Ft.
b. Number of Proposed Docks: 6 No. of Boat Slips/Lifts: 0 / 0
c. Length from MHW to Waterward Edge of Structure: 97 Ft.
d. Width of Structure: 7.5 Ft. Mooring Water Depth at M/OLW: Ft.
e. Existing Structure Area: 2890.75 Sq. Ft.
f. Proposed Structure Area: 4170.2 Sq. Ft.
g. Overall Area of Facility: 4170.2 Sq. Ft.

2) SEAWALLS, RIP-RAP, REVETMENTS OR OTHER SHORELINE STABILIZATION:

a. Length of Shoreline at Site: 280.1 Linear Ft.
b. Length of Work Proposed Along Shoreline: 59 Linear Ft.
c. Seawall Vertical Height: 6 Ft.
d. Rip-Rap Slope: Horizontal Distance: N/A Ft.; Vertical Height: N/A Ft.
e. Type of Material: Vinyl
f. Volume: 0 Cubic Ft. Below MHW/OHW

3) OTHER TYPE OF STRUCTURE: (Please Explain) The proposed wall is a retaining wall to be installed behind the MHWL.

*For Utility Pipeline Projects: Refer to the Engineering Standards for Submerged Land Utility Crossing

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15-015 (rev. #1)

B. DREDGING / EXCAVATION

NEW WORK

MAINTENANCE

1) DIMENSIONS OF AREAS TO BE DREDGED / EXCAVATED:

a. Length: _____ Ft. Width: _____ Ft.; Total Area: _____ Sq. Ft.

b. Depths: Existing _____; Proposed _____

c. Volume: Above MHW _____; Below MHW _____; Total _____ Cubic Ft.

d. Area: Above MHW _____; Below MHW _____; Total _____ Sq. Ft.

2) TYPE OF MATERIAL: _____

3) STORAGE OF MATERIAL: On-site Storage Off-site Disposal Site: _____

**If material is to be taken off-site, describe the method of material storage, haul routes, and specify the location with an attached Affidavit of Authorization from the disposal site's property owner, as applicable to the project. Refer to the Dredge Checklist for additional guidance.*

C. FILLING

1) VOLUME: Above MHW _____; Below MHW _____; Total _____ Cubic Ft.

2) AREA: Above MHW _____; Below MHW _____; Total _____ Sq. Ft.

3) CONTAINMENT: Seawall _____ Dikes _____ Other (explain): _____

4) TYPE OF MATERIAL: _____

5) SOURCE OF MATERIAL: On-site Off-site: _____

**Refer to the Fill Checklist for material sampling requirements and other applicable information.*

6. WORK SCHEDULE: To Begin Project On: 11/30/2020 And Be Completed By: 01/29/2021

REMARKS / COMMENTS FOR PROJECT:

SECTION III

PROJECT SITE ADJACENT RIPARIAN PROPERTY OWNERS:
(Please include Name, Address, Telephone Number, and Email)

Eric Rahn
Owner Name(s)

Gerald & Amy Amyot
Owner Name(s)

Sea Wolf Holdings, LLC
Company Name/ Title

Company Name/ Title

6210 Ohio Avenue
Mailing Address

3410 Blueberry Hill Dr
Mailing Address

Gibsonton, FL 33534
City; State; Zip Code

Plant City, FL 33566-4901
City; State; Zip Code

813-677-2739
Telephone Number/Email

813-716-1068
Telephone Number/Email

**Provide mailing labels (property owner(s) name and physical mailing address) for each riparian property located within a 1,500 foot radius of the project site, pursuant to Section 25(d) of the TPA Enabling Act, Chapter 95-488.*

PTB #SWP2014

Page 3 of 5

Revised 03/2014

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15-015 (Rev. #1)

SECTION IV

AFFIDAVIT OF OWNERSHIP OR CONTROL of the property on which the proposed project is to be undertaken
I CERTIFY THAT: (Must Check the Appropriate Box)

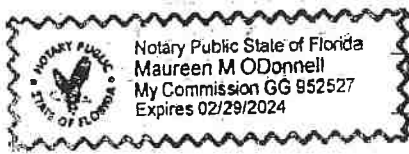
- I am the record owner, lessee, or record easement holder of the property described below.
- I am not the record owner, lessee, or record easement holder of the property described below, but I will have the requisite property interest before undertaking the proposed project. (Please Explain in Remarks/Comments Section)

LEGAL DESCRIPTION OF PROJECT PROPERTY: (Use additional sheets, if necessary)
GIBSONTON ON THE BAY 3RD ADDITION LOTS 8 AND 9

Robert Gremans CREMEANS
Print Name of Owner/Applicant

Robert Gremans
Signature of Owner/Applicant

Sworn to and subscribed before me at HILLSBOROUGH County, FLORIDA
this 12TH day of JULY 2020



Maureen M O'Donnell
Notary Public
My Commission Expires

7. PUBLIC INTEREST STATEMENT

Accordingly, in the comment box provided below or attached narrative, describe how your proposed project is not contrary to the public interest based on the criteria outlined in Section II, D.1. of the Tampa Port Authority Submerged Lands Management Rules.

- a. The decision to authorize the use of Jurisdictional Lands requires a determination that such use is not contrary to the public interest, except for lands within Aquatic Resource Protection Areas, in which case it must be determined that the use is in the public interest. In all cases it will be in the responsibility of the applicant to provide evidence as to the public interest impact of the proposed activity or use.
- b. The public interest determination requires an evaluation of the probable impacts of the proposed activity on Jurisdictional Lands and the associated water body. All direct and indirect impacts related to the proposed activity as well as the cumulative effects of those impacts shall be taken into consideration. Relevant factors to be considered include: conservation, general environmental and natural resource concerns, wetlands values, cultural values, fish and wildlife values, flood hazards, floodplain values, land use, navigation, shore erosion and accretion, recreation, water supply and conservation, water quality, aesthetics, economics, public health and safety, relative extent of the public need for the proposed use or activity, reasonable alternative locations and methods to accomplish the objective of the proposed use or activity, potential detrimental effects on the public uses to which the area is otherwise suited, the effect on cultural, scenic and recreational values, and the needs and welfare of the people.

COMMENT BOX:

SECTION IV

CERTIFICATION & AUTHORIZATION:

- a. I authorize the agent listed in Section I to negotiate modifications or revisions, when necessary, and accept or assent to any stipulations on my behalf.
- b. I understand I may have to provide any additional information/ data that may be necessary to provide reasonable assurance of evidence to show that the proposed project will comply with applicable water quality standards or other environmental standards both before construction and after the project is completed.
- c. In addition, I agree to provide entry to the project site for inspectors with proper identification or documents as required by law from the environmental agencies for the purpose of making preliminary analyses of the site. Further, I agree to provide entry to the project site for such inspectors to monitor permitted work, if a permit is granted.
- d. Further, I hereby acknowledge the obligation and responsibility for obtaining all of the local, state and federal permits before commencement of any activity.

I certify that I am familiar with the information contained in this application, and that to the best of my knowledge and belief such information is true, complete, and accurate and complete. I further certify that I possess the authority to undertake the proposed activity.


Signature of Owner/Applicant

7-10-20
Date

NOTE: This application must be signed by the person who desires to undertake the proposed activity or by an authorized agent. If an agent is applying on behalf of the applicant who is not the property owner, attach proof of authorization from the property owner.

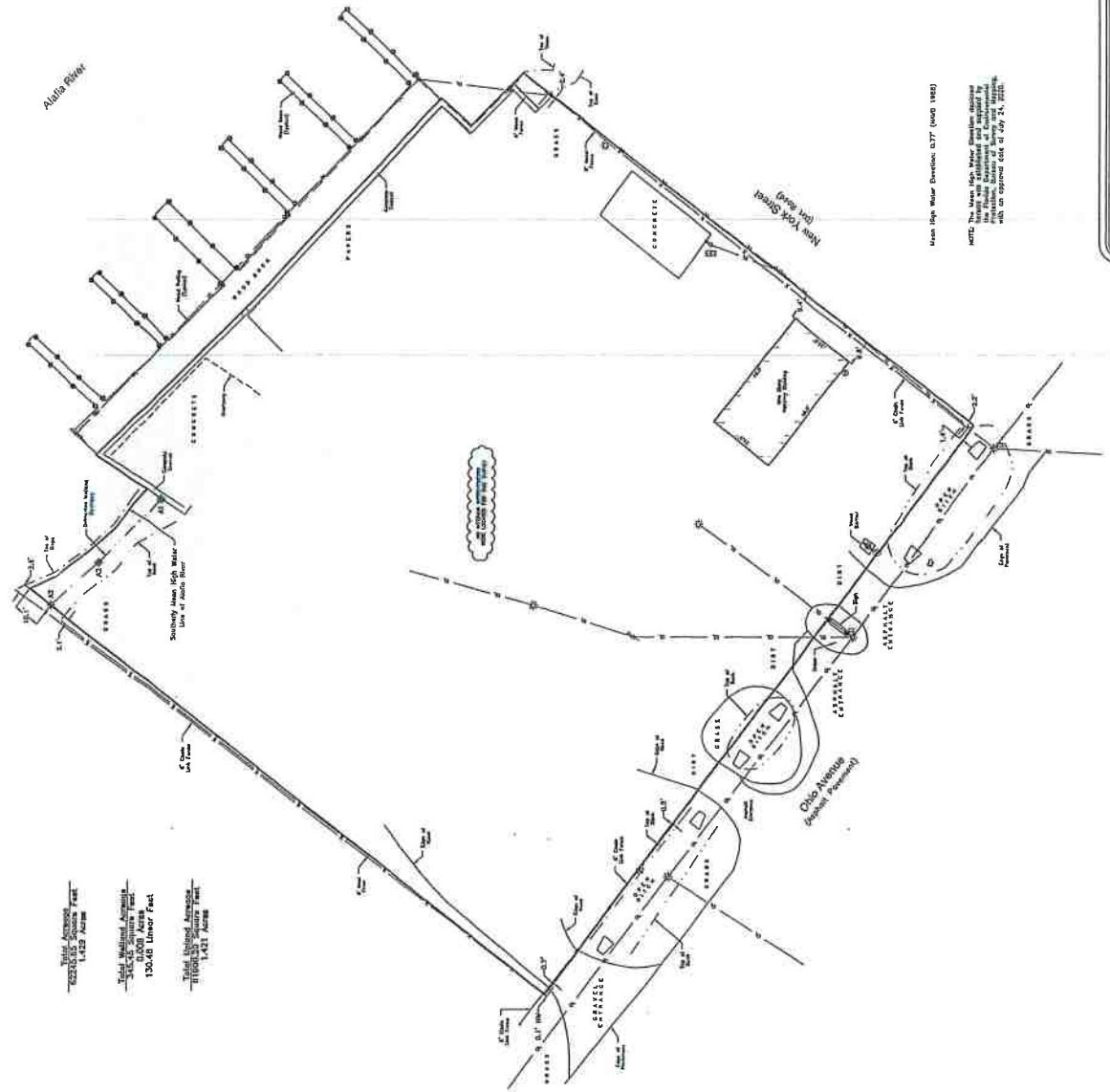
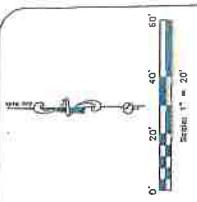
PLEASE SUBMIT COMPLETED APPLICATION, REQUIRED DRAWINGS, AND FEE(S) TO:

TAMPA PORT AUTHORITY
ATTN: ENVIRONMENTAL DEPARTMENT
1101 CHANNELSIDE DR.
TAMPA, FL 33602

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Planimetric & Wetland Detail



Total Area of
1,425 Acres

Total Wetland Area
315,000 sq. ft.
130.48 Acre Feet

Total Impervious Area
1,417 Acres

Wetland Point Information:

Point No.	Point Name	Wetland Code
1	100001	U1
2	100002	U1
3	100003	U1
4	100004	U1
5	100005	U1
6	100006	U1
7	100007	U1
8	100008	U1
9	100009	U1
10	100010	U1
11	100011	U1
12	100012	U1
13	100013	U1
14	100014	U1
15	100015	U1
16	100016	U1
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19	100019	U1
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95	100095	U1
96	100096	U1
97	100097	U1
98	100098	U1
99	100099	U1
100	100100	U1

NOTE: This drawing was prepared and signed by the Professional Engineer, State of Maryland, with an expiration date of July 21, 2018.

Digitally signed
By Stacy L.
Reason: I am
approving this
document
2021.02.26
10:00 AM EST

Stacy L. Brown, P.E. No. 6518
SunTrust Solutions, Inc. UJ No. 7540

Boundary & Wetland Survey
Sheet Edge Metric

BLAVTECH SOLUTIONS, INC.
1020 U.S. Highway 31 East
University Station, FTTH
Blacksburg, VA 24060
www.blavtech.com
Phone: 800.222.2222
Fax: 540.222.2222
E-mail: info@blavtech.com

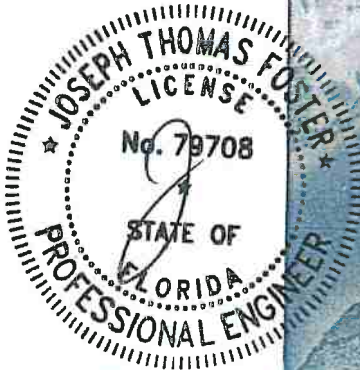
REVISED

15-015 (Rev. #1)

6226 OHIO AVENUE

GIBSONTON, HILLSBOROUGH COUNTY, FLORIDA

TOWNSHIP: 30S, RANGE: 19E, SECTION: 23



JUL 31 2020

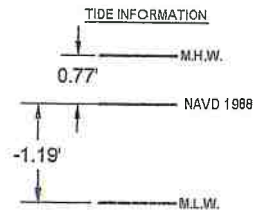
PROJECT LOCATION
6226 OHIO AVE, GIBSONTON, FLORIDA

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SHEET INDEX

1. COVER SHEET & LOCATION MAP
2. EXISTING AERIAL SITE VIEW
3. PROPOSED SITE VIEW
4. SEAWALL PLANS
5. DOCK PLANS
6. DOCK DETAIL



NOTES:
1. COORDINATES SHOWN ARE IN FEET BASED ON THE NORTH AMERICAN DATUM OF 1983, WEST ZONE (NAD83)
2. ELEVATIONS SHOWN ARE IN FEET BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)
3. THE VERTICAL DATUMS ESTABLISHED BY DEP FOR THIS AREA ARE MEAN HIGH WATER ELEVATION +0.77' NAVD, MEAN LOW WATER ELEVATION OF -1.19' NAVD, BASED ON LABENS TIDE INTERPOLATION POINT #540.
4. NOTE: THESE PERMIT DRAWINGS SHALL NOT BE CONSIDERED VALID FOR CONSTRUCTION PURPOSES UNLESS SIGNED AND SEALED BY:

JOSEPH T. FOSTER, P.E.
FL LIC# 79708

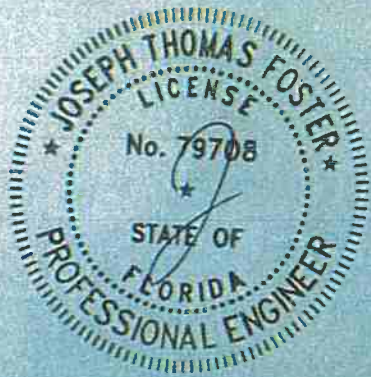
RELATIONSHIP BETWEEN NAVD 1988, NGVD 1928, MEAN HIGH WATER, MEAN LOW WATER, AND THE MEAN LOWER LOW WATER TIDAL DATUM (1983-2001 EPOCH)

6226 OHIO AVE, GIBSONTON, FL		FOSTER CONSULTING		DATE:	6-11-20	FILE NAME:	20193
		FL PROFESSIONAL ENGINEER NO. 79708		DESIGN BY:	SMJ	SHEET:	1 OF 6
		DELAWARE INC. # 100918		DATE:	SMJ	REVISION:	
		FL CERTIFICATION OF AUTHORIZATION No. 02020		DESIGN BY:	JTF		
		WWW.FOSTERCONSULTING.COM		SCALE:	AS SHOWN		
		P.O. BOX 1773, ST. PETERSBURG, FL 33714					

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EXISTING AERIAL SITE VII

SCALE 1"=200'



JUL 31 2020

ALAFIA RIVER
(TIDIAL)

WATER WIDTH - 820'

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25% MAX PROJECTION - 230'

PROJECT LOCATION

6210 OHIO AVE

6902 OHIO AVE

OHIO AVE

PROPERTY LINE

PROPERTY LINE

6226 OHIO AVE,
GIBSONTON, FL



FOSTER CONSULTING

FL PROFESSIONAL ENGINEER NO. 79708

DELAWARE LIC. # 18818

NJ LIC. # 24088101200

FL CERTIFICATION OF AUTHORIZATION No. 23000

WWW.FOSTERCONSULTING.COM

PH (772) 874-1549

P.O. BOX 7070, ST. PETERSBURG, FL 33734

DATE: 6-11-20

FILE NAME: 20185

DRAWN BY: SMJ

SHEET: 2 OF 6

CHECK BY: JTF

SCALE: AS SHOWN

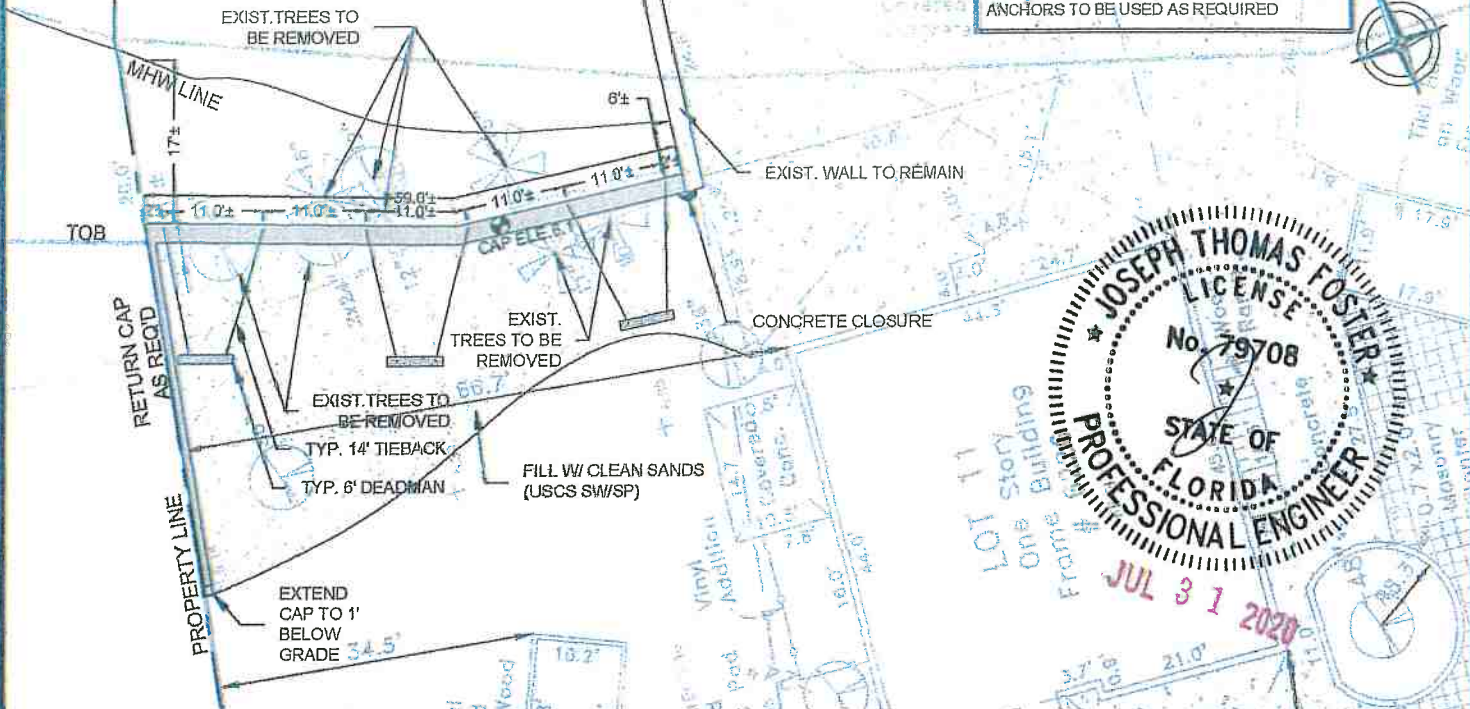
15-015

(Rev. #1)

SEAWALL PLAN VIEW

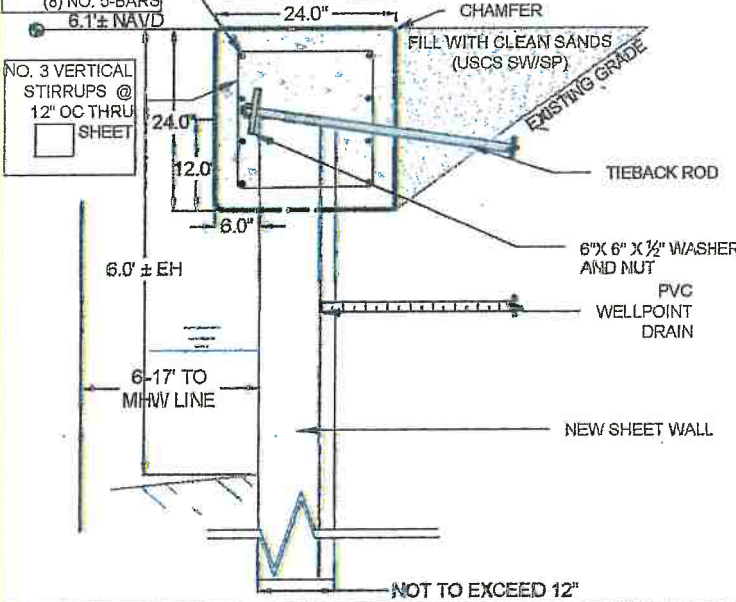
SCALE 1"=20'

NOTE: DEADMAN OPTION SHOWN. MANTA RAY ANCHORS TO BE USED AS REQUIRED

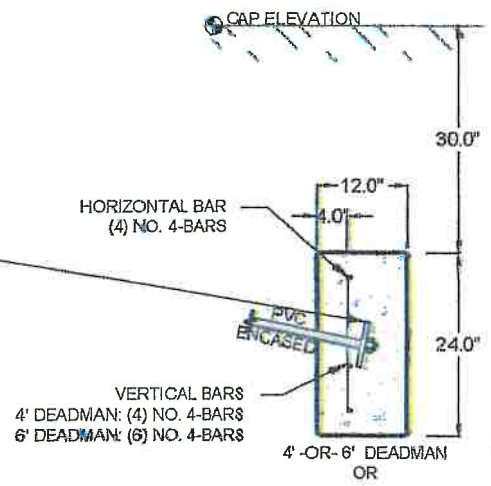


HORIZONTAL BAR
(8) NO. 5-BARS
6.1± NAVD

WALL DETAIL

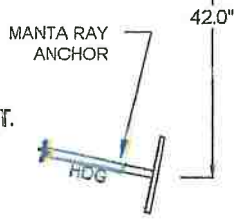


ANCHOR DETAIL



- NOTES:
1. CONCRETE- 4000 PSI (CAP) AT 28 DAYS
 2. SHEETS- 14' LONG VINYL SHEET PILE (ESP 8.5, SG 750, TW85, TRULINE®, VANGUARD HD OR EQUAL)
 3. TIEBACK RODS- 1" X 14' LONG PVC ENCASED TIEBACK ROD WITH (2) HDG 6" x 6" x 1/2" WASHERS AND NUTS AT EACH END WITH CONCRETE DEADMAN OR 1" X 14' LONG HDG TIEBACK ROD CONNECTED TO MR-SR MANTA RAY ANCHORS TENSIONED TO 13000#
 4. DRAINS- 1.25" DIAM. X 4' LONG SLIT TYPE PVC WELL POINT DRAINS THROUGH BOTH WALLS AT 8' CENTERS 8" ABOVE THE BARNACLE LINE.
 5. REBAR- GRADE 60, PLAIN, 3" COVER
 6. METS® FRC 2017 - 8TH EDITION

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6224 OHIO AVE, GIBSONTON, FL		FOSTER CONSULTING FL PROFESSIONAL ENGINEER NO. 79708 DELAWARE REG. # 182418 NJ REG. # 3408701295 FL CERTIFICATION OF AUTHORIZATION No. 32000 WWW.166ENGINEERINGCONSULTING.COM P (772) 824-1243 P.O. BOX 7370, 57. PATERSON RD., FL 33734	DATE: 8-11-20 DRAWN BY: BMJ CHECK BY: JTF SCALE: AS SHOWN	FILE NAME: 20165 SHEET: 4 OF 6 REV:
		15-015 (Rev. #1)		

DOCK PLAN VIEW

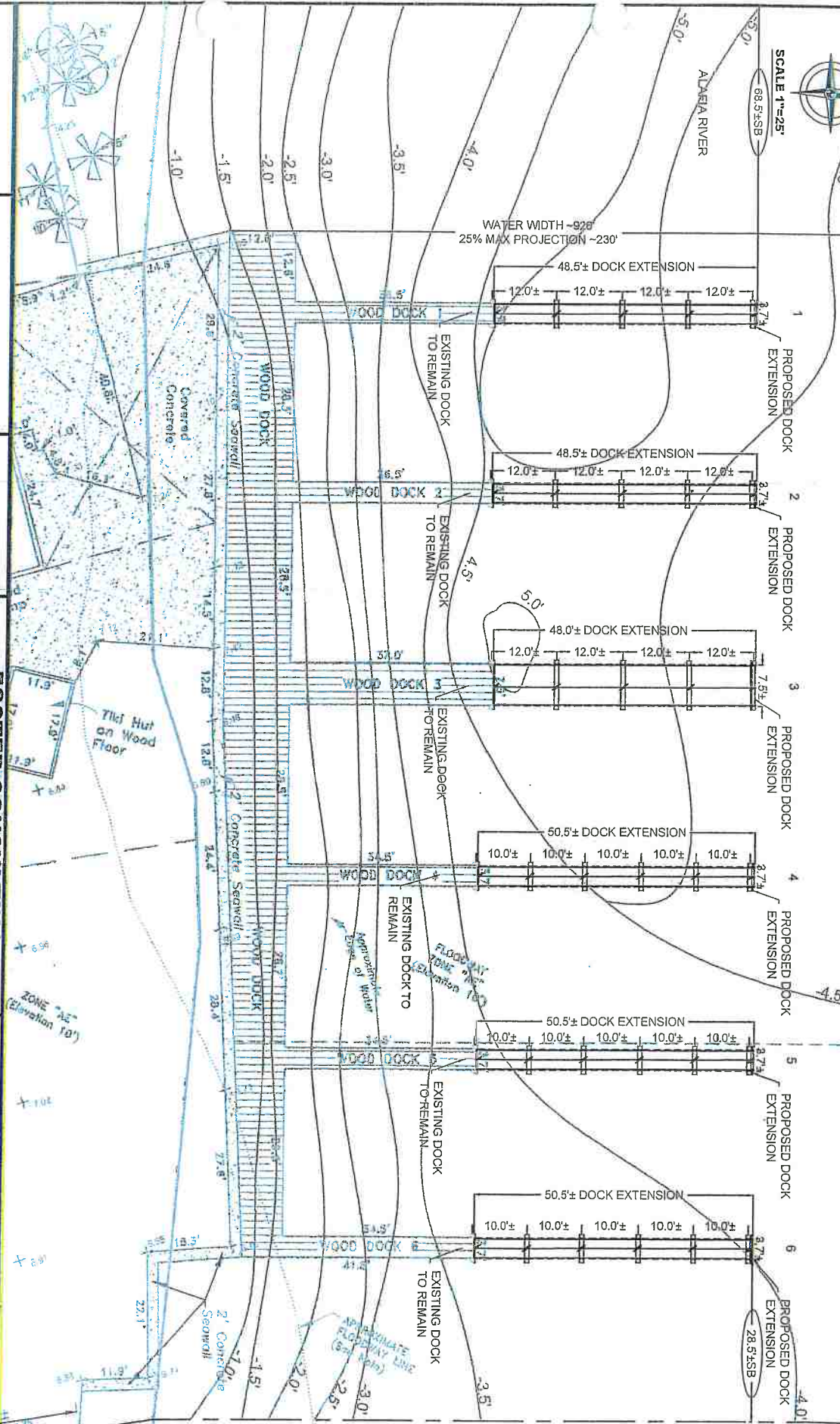


SCALE 1"=25'

68.5'±SB

ALAFEA RIVER

DOCK 1: EXISTING: 135,055 SQ. FT. PROPOSED: 179,455 SQ. FT. TOTAL: 314,510 SQ. FT.	DOCK 3: EXISTING: 277.5 SQ. FT. PROPOSED: 360.0 SQ. FT. TOTAL: 637.5 SQ. FT.	DOCK 5: EXISTING: 127.5 SQ. FT. PROPOSED: 186.85 SQ. FT. TOTAL: 314.35 SQ. FT.	MAIN DOCK: EXISTING: 1950.2 SQ. FT. PROPOSED: 2890.75 SQ. FT. TOTAL: 4840.95 SQ. FT.
DOCK 2: EXISTING: 136,055 SQ. FT. PROPOSED: 179,455 SQ. FT. TOTAL: 314,510 SQ. FT.	DOCK 4: EXISTING: 127.5 SQ. FT. PROPOSED: 186.85 SQ. FT. TOTAL: 314.35 SQ. FT.	DOCK 6: EXISTING: 127.5 SQ. FT. PROPOSED: 186.85 SQ. FT. TOTAL: 314.35 SQ. FT.	TOTAL ALL DOCKS: EXISTING: 2890.75 SQ. FT. PROPOSED: 4170.2 SQ. FT.



PROPOSED
DOCK
EXTENSIONS

6226 OHIO AVE,
GIBSONTON, FL



FOSTER CONSULTING
FL PROFESSIONAL ENGINEER NO. 79708

DELAWARE LIC. # 18618
FL CERTIFICATION OF AUTHORIZATION No. 32050

WWW.JFOSTERCONSULTING.COM
P. (727) 821-1949

P.O. BOX 7370, ST. PETERSBURG, FL 33724

DATE: 6-11-20

DRAWN BY: SMJ

CHECK BY: JTF

FILE NAME: 20155

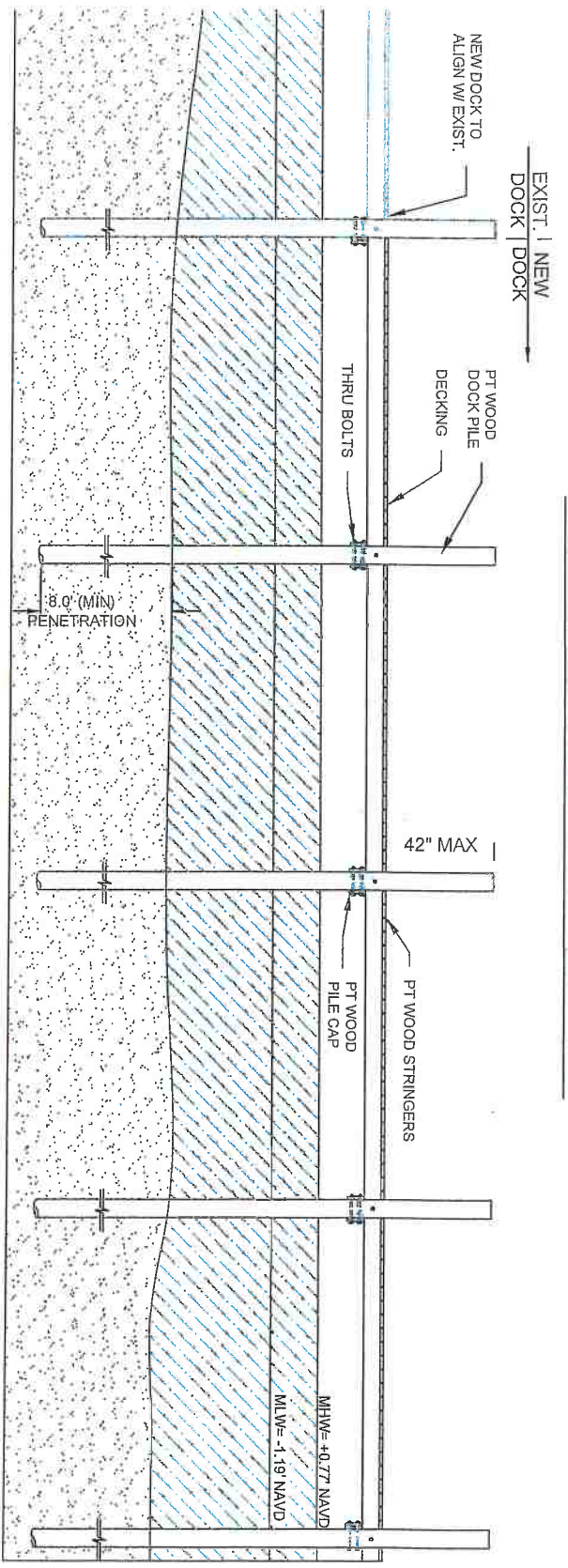
SHEET: 4 OF 5

REV: 10-12-20

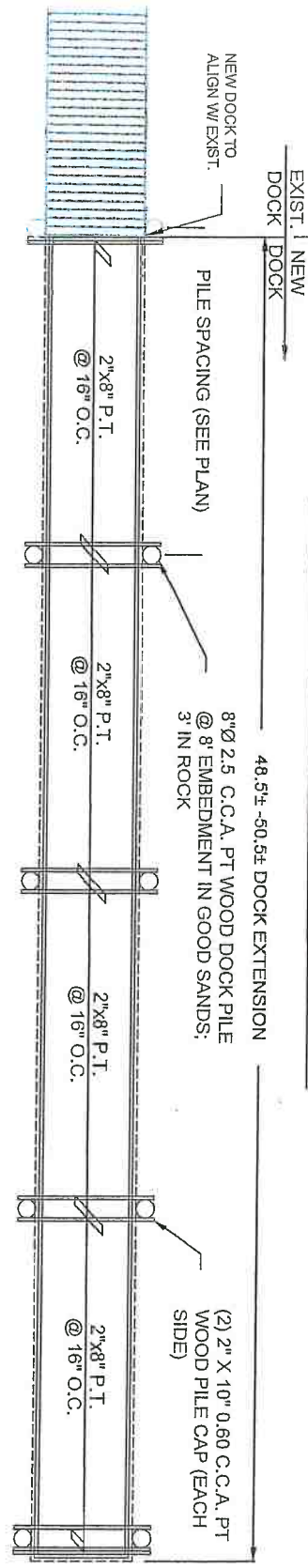
SCALE: AS SHOWN

15-015 (REV. #1)

LONGITUDINAL DOCK DETAIL



DOCK ADDITION PLAN (TYP.)



DOCK CONSTRUCTION DETAILS

1. STRINGERS- 2"x8" 0.60 CCA PT WOOD @ 16" O.C. MAX
2. PILE CAP- 2"x10" 0.60 CCA PT WOOD (EACH SIDE) OR (2) 2"x10" 0.60 CCA PT WOOD (INTERIOR)
3. DOCK PILES - 8" Ø 2.5 C.C.A. PT WOOD PILE @ 8'-0" MIN EMBEDMENT IN CLEAN SANDS (GOOD SANDS)
4. THRU BOLTS- (1) 5/8" S.S. THRU BOLT (PILE TO OUTSIDE STRINGER)
(2) 5/8" S.S. THRU BOLTS (PILE TO PILE CAP)
5. DECK BOARDS - 2X OR 5/4" X 6" 0.40 A.C.Q. PT WOOD DECKING OR COMPOSITE
 - 5.1. 1/2" MAX. SPACING BETWEEN DECK BOARDS
 - 5.2. 1.5" DECKING OVERHANG (ALL SIDES)

PROPOSED DOCK EXTENSIONS

6226 OHIO AVE,
GIBSONTON, FL



FOSTER CONSULTING

FL PROFESSIONAL ENGINEER NO. 79708

DELAWARE LIC. # 48618 NJ LIC. # 24GE05181200

FL CERTIFICATION OF AUTHORIZATION No. 32050

WWW.JFOSTERCONSULTING.COM

P.O. BOX 7370, ST. PETERSBURG, FL 33734

DATE: 6-11-20

DRAWN BY: SMJ

CHKD BY: JTF

SCALE: AS SHOWN

FILE NAME: 20155

SHEET: 5 OF 5

REV: 10-12-20

APPLICATION #
(OFFICIAL USE ONLY)

#15-015 (REV. #1)

July 9, 2020

Port Tampa Bay
Environmental Department
C/O Jackie Julien
1101 Channelside Dr.
Tampa, Florida 33602

Re: Port Tampa Bay (PTB) Standard Work Application No. 15-015 (Revision #1)
Objections/Concerns – Proposed Marina Docking Facility Expansion for River's Edge
Restaurant Located at 6226 Ohio Ave., Gibsonton, FL; Folio #04-9602-0000; STR 23-30S-19E

Dear Ms. Julien,

This letter is in response to the Objections/Concerns presented by Eric Rahn (a local resident and business owner) and Shawn College (Plan Hillsborough) as listed in your January 25, 2019 letter for the property located at 6226 Ohio Ave., Gibsonton, FL.

To help facilitate this response the initial concerns have been provided in "*Italics*" and our response has been provided in "**Bold**".

To Whom it may concern,

After careful consideration, I am writing this letter in objection to the proposed plans as applied for by RMC Brothers, LLC contained under project number 15-015. As a land owner with waterfront properties along Ohio Ave (6908, 6910, 6912, also 9606 Ethel, 9608 Ethel with water access), these plans pose great concern for the marine utility and appeal of these locations. Although difficult to determine from aerial photographs, waters in the Alafia River are extremely shallow, save for the channel, even during high tide. As such, it's a *curious place even for a marina*. Although I realize that the application for Interbay Moorings docs directly beside 6226 Ohio ave will project much further out into the water way, the more easterly geography of 6226 Ohio poses a much greater obstacle for vessels *trying to reach the inlet going up the rivet closest to land*. Again, difficult to surmise from aerial photos, but depths further water-ward are dramatically more shallow than the side closer to land. Some evidence can be seen from Google Maps highlighting the sand bars along the way. Not only this, but crab traps litter the waters in that tight area and extended docks will only force vessels further into shallow and into the trapping areas. My concern is that limited access will prevent tenants, and myself from being able to bring boats of a certain size up to dock at our residences therefore interfering with recreational uses and, by extension, property values. Similarly, given that I own rental properties, and have a personal residence along Ohio Avenue, I am concerned with the noise pollution this added capacity could encourage. Presently, live entertainment causes considerable noise pollution on occasion that clearly reached as far down as 9606 Ethel street. My properties begin there and only get closer to 6226 Ohio. While this happens on occasion, it has made the properties much less desirable and is a point of focus when signing lease agreements with new residential tenants. I can only see the problem becoming more frequent with added marine traffic. I sincerely appreciate the time and consideration the agency is taking to assess and address these concerns.

Thank you,
Eric Rahn



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ENVIRONMENTAL DEPT.

Jackelyn Julien

*From: Shawn College <colleges@plancom.org>
Sent: Friday, December 14, 2018 8:44 AM
To: Jackelyn Julien
Cc: averyj@tampadock.com
Subject: TPA 15 -015 revision*

Mrs. Julien,

Upon our review of TPA 15-015 (revision #1). We find that additional information is necessary to complete our review. As the revised project is now an expansion from the original structure, the requirement that the project maintain a minimum of -4 feet MLW wherever a watercraft traverses or docks applies. We require detailed benthic survey lines, including the -4 feet MLW contour line to ensure this requirement is complied with. We will continue our review after receiving the required information.

Regards,



*Shawn College, ACP
Team Leader, Environmental Planning, Research & Infrastructure
colleges@plancom.org, 813-273-3774 x367 planhillsborough.org
All incoming and outgoing messages are subject to public records inspection*

*Encl. (2)
15-015 (Rev. #1)*

1

In response to the above two letters of concern, JFoster Consulting, LLC conducted a water depth and benthic survey at 6226 Ohio Avenue and have displayed our findings on the graph below. In direct response to Mr. Rahn's concerns, results from the water depth survey indicate that depths of -3.5 and -4.5 feet MLW are consistent throughout the area in question along the river. In addition, the concern of additional dockage restricting navigable waters into the inlet has been discounted due to the most southern dock expansion being approximately 608 feet (ft) from the mouth of the inlet. Based on aerial imagery that Mr. Rahn has referenced, my client's proposed work is approximately 536 ft west of the narrowing portion of the inlet and residence residing south of the subject project pose more of a navigable restriction to the inlet than the proposed project.

Additionally, to satisfy the request presented by Plan Hillsborough we have included benthic water depth survey lines to the attached plan and have highlighted the -4 MLW contour on the plan in comparison to our proposed dock additions. Though the location of the southernmost pier resides within the -3.5' MLW contour we argue that due to the structure being placed prior to 1995 that its existing placement has been grandfathered.

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ENVIRONMENTAL DEPT.

Gibsonton Dock Expansion
Application No. 18-028
Gibsonton, Florida

Please let us know if you have any questions regarding the response or if we can provide any further details.

Sincerely,

Carl Poole
Environmental Permitting Manager
J Foster Consulting

Attachments: Project Objection Response
 Benthic Survey (dated 05-11-2020)
 Updated Plans

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Jackelyn Julien

From: Matt Brown <mbmarineinc@gmail.com>
Sent: Wednesday, February 13, 2019 6:21 PM
To: Jackelyn Julien; Shawn College; robertii11940@gmail.com
Subject: Port Tampa Bay Standard Work Permit Application No. 15-015
Attachments: Screenshot_20190213-165357_Gallery.jpg; 20190205_091713.jpg; 20190205_091717.jpg; 20190205_091744.jpg; 20190205_091708.jpg; RiversEdgeArials.pdf

To whom it may concern,

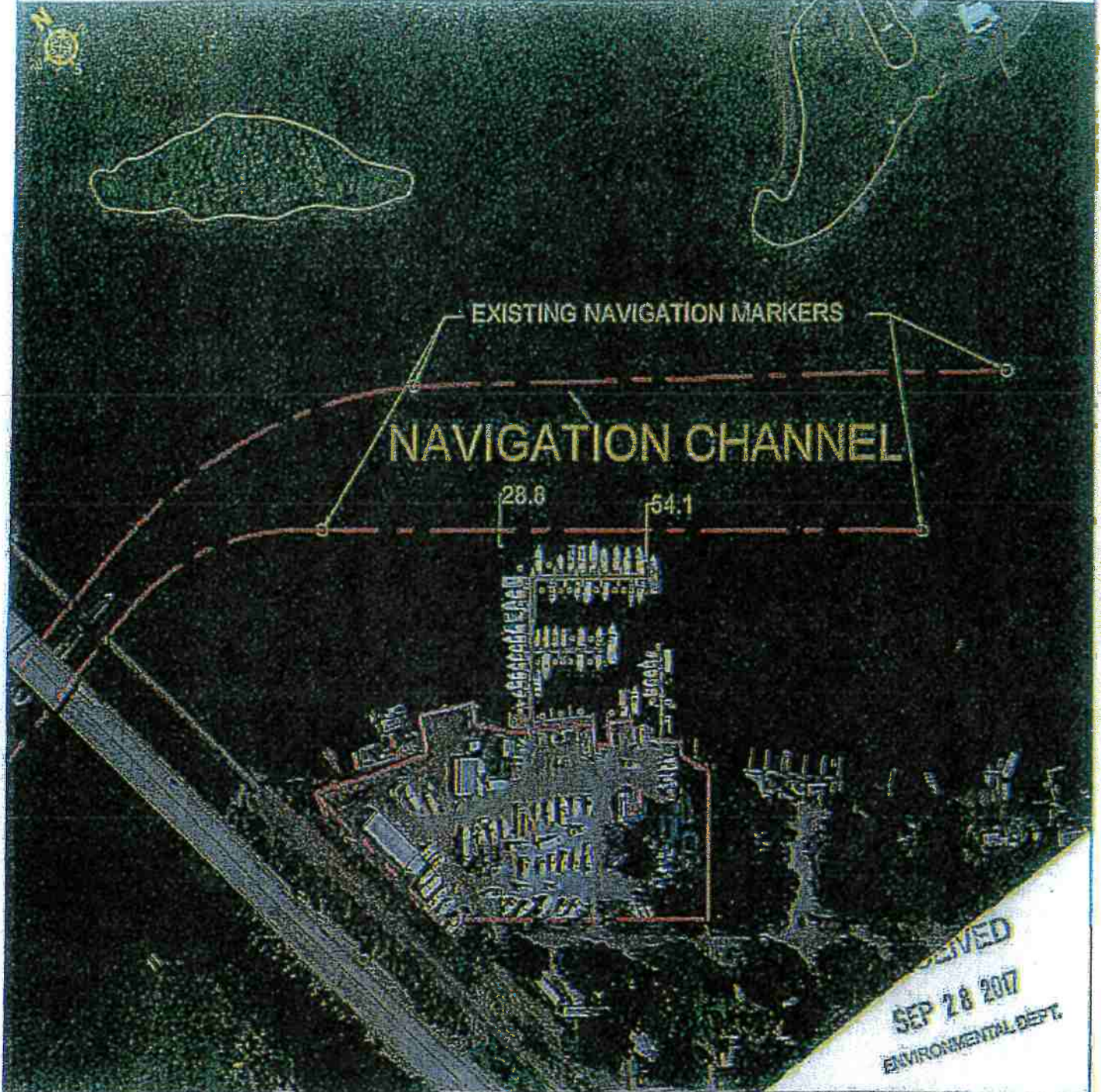
Please see attached pictures, arial photos as well as a depth chart we put together at a winter low tide. (see the low tide in the pictures, we took depths at this tide, winter low). There is more than 4ft of depth at all fingers and at all places a boat would put up. No boats will be staying over night either. This is a day dock only. The proposed dock is not in any channel and at no place does it get deeper and go back shallow (as if a sand bar was in the facility). The depths get deeper the farther you get from land consistently though out the property and where the dock are. The docks are approximately 500 ft from channel in the Alifia River and approximately 730 feet from the mouth of the dead end inlet to the east of the property. The dock do not impede on any channel or navigable water way. I have attached a picture with tie pilings for the property to the West. The tie poles are about 200 feet past where the end of the proposed docks will lay. The property is in cut of the land please notice in the aerial photos. I have attached pictures of the waters in front of the proposed docks and we don't see any crab traps in the vicinity. It is blue crab season and stone crab season in February in Florida. (when pictures were taken Feb. 2019.) These docks do not have any boat lifts or any noise making parts on them at all. Please let us know if you need anything else from us and we would be more than glad to meet anyone (including people who have common interest on site for a full evaluation of the proposed docks and navigable waters. Thanks!!

SCALE: 1" = 250'

COMMERCIAL MARINA REPAIR/REBUILD

Application #

(OFFICIAL USE ONLY)



Tue 19 Sep 2017 - 12:47pm C:\Users\terrickapix\Documents\Interbay\INTERBAY MARINA 09-19-17.dwg

SHEET 16

WOODS CONSULTING
 1714 COUNTY ROAD 1, SUITE 22
 DUNEDIN, FL 34608
 PH: (727) 788-3747
 FAX: (727) 788-7479

INTER-BAY MOORINGS

NAVIGATION EXHIBIT

WITH 2006 AERIAL

REVISIONS

- 1) PER PORT AUTHORITY EXHIBIT
- RAI DATED 08-29-17



173

MHW +0.8' MLLW -1.2'
 ELEVATIONS REFERENCE NAVD-1988



1520 CHATEAUXWOOD DRIVE
 CLEARWATER, FLORIDA 34625
 TEL: (727) 530-4841
 FAX: (727) 530-3790

17-024

REVISED



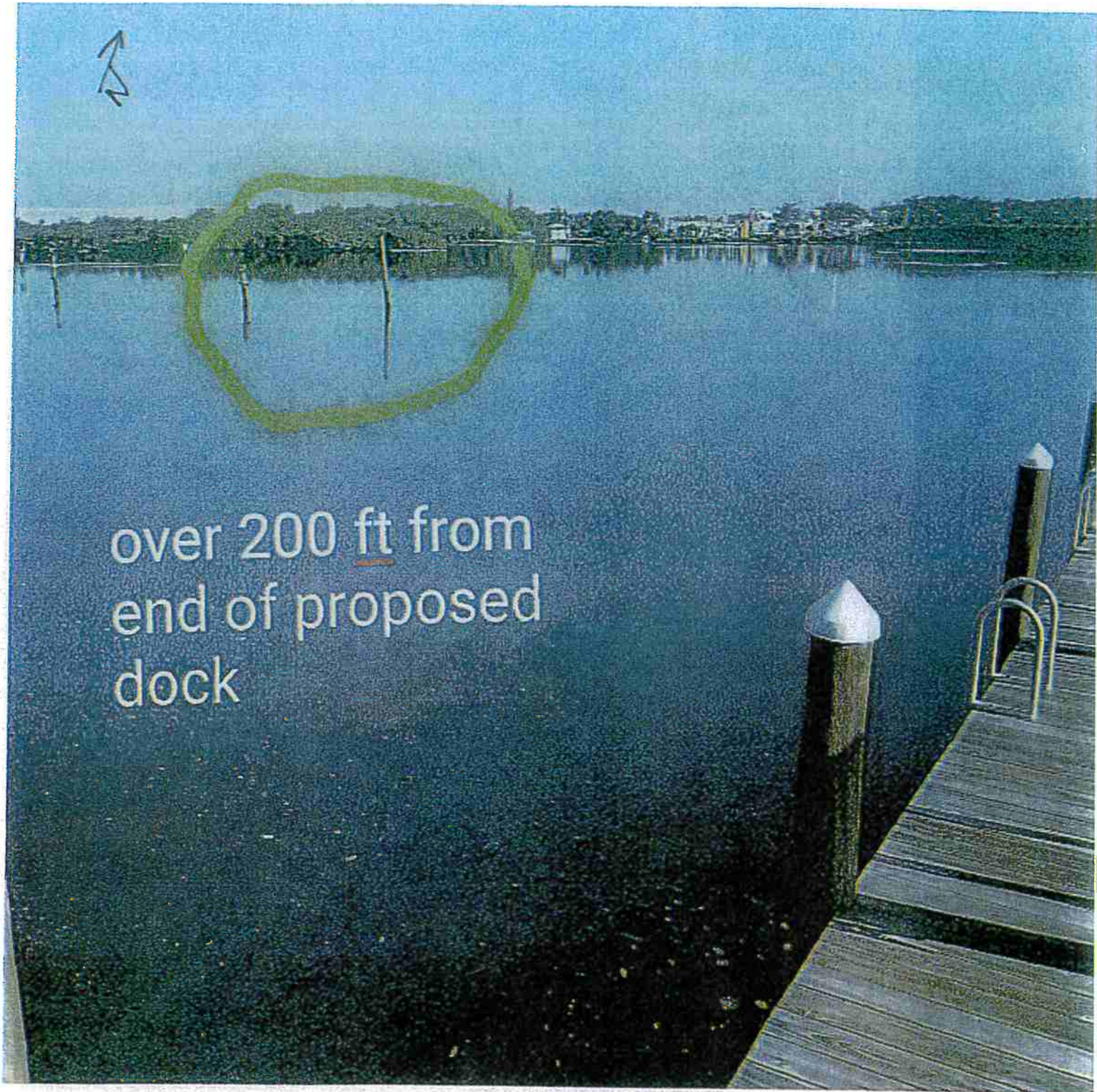
- 6226 Ohio Ave
Gibsonton, FL 33534

- Existing Docks are shown - Aerial Photo

- 48' Additions to the piers are in RED



15-015 (Rev. #1)



over 200 ft from
end of proposed
dock

SUBMERGED LAND LEASE APPLICATION

Parcel Identification Number(s) Folio Numbers 049602-0000

Name of Applicant Robert Cremeans

Applicant's Representative (if other than applicant) _____

Contact Information (name, address, phone, fax, e-mail, etc.)

Carl Poole – Environmental Permitting Manager with J Foster Consulting

101 16th Ave South, St Petersburg, FL 33701

Applications for submerged land leases must include the following along with this completed application form.

- (1) A processing fee as established in Section III of these rules payable to the Authority. The current processing fee is \$500.

A \$500 check will be mailed separately.

- (2) A detailed statement describing the proposed activity.

The applicant proposes to install a new vinyl retaining wall an average of 11.5' landward of the MHWL and extend the existing 6 wood docks to a max length of 85'.

- (3) A detailed statement describing the upland use and activities (i.e., commercial marina, restaurant, private single-family, private multi-family (include the number of upland dwelling units), etc.). For projects involving boat ramps provide the number of existing and proposed additional trailer parking spaces. For projects involving dry storage facilities, provide the number of existing and proposed storage spaces. If the uplands are undeveloped, please advise as to when development is anticipated and provide evidence of local approval for the development plans, including the number of approved upland units.

The upland use is a waterfront restaurant with a boat dock for temporary mooring.

- (4) A recent aerial photograph with the project site clearly marked.

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ENVIRONMENTAL DEPT.

SUBMITTED LAND LEASE APPLICATION



- (5) Evidence of title to or leasehold interest in the riparian upland property.

Please see the attached Deed.

- (6) A complete copy of any State or Federal permit or exemption for the proposed activity of use.
- (7) Evidence of local approval, which must include a statement that the proposed activity is consistent with the local governments comprehensive plan.
- (8) If a docking facility is proposed, provide the following:
- (a) Number of existing and proposed slips.
 - (b) Maximum number of slips (including marginal mooring) and maximum number of vessels (including vessels to be marginally moored) that would be authorized to moor at a facility at any given time.
 - (c) Type of vessels expected to use the facility (e.g. sailboats vs. powerboats).

Powerboats

- (d) Length and draft of vessels expected to use the facility.

Anticipated 15 – 30 with 3' draft but can take a 40' with 4' draft

- (e) Water depths in the area of the facility and out to the primary navigation channel. Depth data should reference mean low water for tidal waterbodies and current water levels for non-tidal waterbodies.

Please see attached plans.

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ENVIRONMENTAL SECT.

SUBMERGED LAND LEASE APPLICATION

- (f) The location and extent of any submerged vegetation in the area of the facility.

Silts soils with no submerged resources

- (g) The width of the waterbody at the project site.

920 linear feet

- (h) The location of any navigational obstructions (e.g. islands, sandbars or shoals) in the vicinity of the project site.

Please see attached plans

- (i) If a condominium is involved, provide a copy of the recorded Declaration of Condominium, prospectus and plot plan, which relate to the proposed docking facility, including any special conditions associated with the submerged lands lease.

N/A

- (9) A list of names and addresses of all riparian property owners within a 500-foot radius of the proposed activity, verified by the County Property Appraisers Office that those names came from the latest tax assessment rolls. The Authority shall notify these property owners of the proposed lease activity prior to the Public Hearing.

Please see attached documents.

- (10) For projects in an Aquatic Resource Protection Area, provide a sealed drawing showing the condition of the shoreline adjacent to the lease area and for 1,000 feet on each side of the lease area.

N/A

- (11) Three 8 ½" X 11" prints of a field survey of the proposed lease area. If the original survey is larger than 8 ½" x 11" then also submit three copies of the original size drawing for ease of review. All copies must be dated, signed (original signatures) and sealed by a person licensed by the Florida Board of Professional Surveyors and Mappers and must meet the Minimum Technical Standards as outlined in Chapters 61G17, F.A.C. In addition, the survey must also include the following:

Lease survey to be provided separately

- (a) The boundaries of the leased area must depict the Sovereignty Lands affected by the activity such as docks and other structures, temporary and permanent

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ENVIRONMENTAL DEPT.

TPA # 139745 v1

15-015 (Rev. #1)

EXHIBIT A

PROPERTY

Lot 8, GIBSONTON ON THE BAY THIRD ADDITION, according to the map or plat thereof, as recorded in Plat Book 10, Page 61, of the Public Records of Hillsborough County, Florida.

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ENVIRONMENTAL DEPT.

Sketch & Description
Submerged Lands Lease
Section 23, Township 30 South, Range 19 East
Hillsborough County, Florida

Submerged Lands Lease: As Written by SurvTech Solutions

That part of the sovereign lands of the State of Florida that lie within the following described area: a parcel of land being a portion of Lots 8 and 9 of GIBSONTON ON THE BAY THIRD ADDITION, according to the map or plat thereof, as recorded in Plat Book 10, Page 61, of the Public Records of Hillsborough County, Florida, said parcel of land also being a portion of the tidally influenced waters of the Alafia River, all lying and being in the Southwest 1/4 of Section 23, Township 30 South, Range 19 East, Hillsborough County, Florida, and being more particularly described as follows:

COMMENCE at a point marking the Northwest corner of the Northwest 1/4 of Section 23, Township 30 South, Range 19 East, Hillsborough County, Florida, said point having a Northing of 1283626.16, and an Easting of 531624.80 per Florida Department of Environmental Protection, Certified Corner Record, document number 098939, based on the North American Datum of 1983 (NAD 1983), 1990 Adjustment, Florida State Plane West Zone; thence coincident with the North boundary of said Section 23, S 89°20'19" E a distance of 60.40 feet to a point coincident with the intersection of said North boundary and the End of Centerline of Survey per Florida Department of Transportation Right-of-way Map Section 1006-213; thence departing said North boundary, coincident with said Centerline of Survey for the following three (3) courses: 1.) S 22°10'42" E a distance of 525.52 feet to a point coincident with a tangent curve concave to the West, said curve having a radius of 5729.58 feet, a delta angle of 12°59'30" and being subtended by a chord bearing S 15°40'57" E for a distance of 1296.39 feet; 2.) thence coincident with the arc of said curve a distance of 1299.17 feet; 3.) thence S 09°11'12" E a distance of 707.90 feet to point coincident with the intersection of said Centerline of Survey and the Westerly extension of the Northerly Right-of-way boundary of Ohio Avenue per GIBSONTON ON THE BAY THIRD ADDITION, according to the map or plat thereof, as recorded in Plat Book 10, Page 61, of the Public Records of Hillsborough County, Florida; thence departing said Centerline of Survey, coincident with said Westerly extension, S 52°20'41" E a distance of 238.30 feet to a point coincident with the intersection of said Northerly Right-of-way boundary and the Easterly boundary of the Atlantic Coast Line Railroad Right-of-way per the aforesaid Right-of-way Map Section 1006-213; thence departing said Easterly boundary, coincident with said Northerly Right-of-way boundary, S 52°20'41" E a distance of 754.13 feet to a point marking the Southeast corner of Lot 9 per the aforesaid Plat Book 10, Page 61; thence departing said Northerly Right-of-way boundary, coincident with the Easterly boundary of said Lot 9, N 37°39'19" E a distance of 214.47 feet to a point coincident with the intersection of said Easterly boundary and the Southerly Mean High Water line of the Alafia River; thence departing said Easterly boundary, coincident with said Southerly Mean High Water line for the following six (6) courses: 1.) N 40°17'17" W a distance of 5.25 feet to a point coincident with the Waterward face of a concrete seawall; 2.) thence coincident with said Waterward face of seawall, N 44°47'55" W a distance of 21.59 feet to the POINT OF BEGINNING; 3.) thence N 44°47'55" W a distance of 0.58 feet; 4.) thence N 42°04'50" E a distance of 15.27 feet; 5.) thence N 46°40'41" W a distance of 95.13 feet; 6.) thence N 43°50'30" W a distance of 75.38 feet; thence departing said Southerly Mean High Water line, N 41°40'14" E a distance of 97.58 feet; thence S 45°10'59" E a distance of 174.87 feet; thence S 43°39'36" W a distance of 112.00 feet to the POINT OF BEGINNING.

Containing an area of 17001.83 square feet, 0.390 acres, more or less.

REVISED
 4/12/2021

THIS IS A FIELD SURVEY

SURVTECH SOLUTIONS, INC. SURVEYORS AND MAPPERS

10220 U.S. Highway 92 East, Tampa, FL 33610
 phone: (813)-621-4929, fax: (813)-621-7194, Licensed Business #7340
 email: sbrown@survtechsolutions.com http://www.survtechsolutions.com

Project No.: 20200230

Phase: 1

Drawing Name: 20200230_ISK

Last Field Date: 09/18/20

Field Book/Page: 20-12/FP16

Drafted By: C. Evans

Date Drafted: 09/17/20

Revision Date: 10/23/20

Approved By: S. Brown

Date Approved: 09/21/20

#15-015
 (Rev. 09)

Stacy L. Brown PSM No. 6516
 SurvTech Solutions, Inc. LB No. 7340

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SURVEYING TODAY WITH
 TOMORROW'S TECHNOLOGY



*Sketch & Description
Submerged Lands Lease
Section 23, Township 30 South, Range 19 East
Hillsborough County, Florida*

Surveyor's Notes

- 1.) Paper copies of this sketch & description are not valid without the original signature and raised seal of a Florida Licensed Surveyor and Mapper. Digital copies are not valid without the digital signature of a Florida Licensed Surveyor and Mapper. Said sketch & description is in compliance with the Minimum Technical Standards pursuant to Rules 5J-17.050 through 5J-17.052, Florida Administrative Code.
- 2.) The bearing structure for this sketch & description is based on a NAD 1983 Florida State Plane West Zone, bearing of N 52°20'41" W for the Northerly Right-of-way Boundary of Ohio Avenue per Plat Book 10, Page 61.
- 3.) The horizontal datum utilized for this project is NAD 1983 Florida West Zone, 2011 Adjustment, U.S. Survey Feet. Said datum was established by utilizing the Florida Permanent Reference Network (FPRN).
- 4.) The vertical datum utilized for this project is NAVD 1988, U.S. Survey Feet. The benchmark utilized was National Geodetic Survey (NGS) Control Station "R 694" with an elevation of 8.70 feet.
- 5.) THIS IS NOT A BOUNDARY SURVEY.

Legend of Symbols & Abbreviations

BSWE	Bottom of Seawall Elevation	(C)	Calculated Measurement
?	Centerline	(D)	Deed Reference
CCR	Certified Corner Record	(P)	Plat Reference
E	Easting	(R)	Right-of-way Map Reference
FDOT	Florida Department of Transportation	●	Found Iron Rod
LB	Licensed Business	—x—x—	Fence or Railing
N	Northing	—OL—OL—	Overhead Utility Lines
OR	Official Records	⊕	Section Corner
PSM	Professional Surveyor and Mapper	⊕	Utility Pole
R/W	Right-of-way	●	Wood Mooring Pile
STA	Station		
TSWE	Top of Seawall Elevation		

Certifications:

Board of Trustees of the
Internal Improvement Trust Fund
of the State of Florida

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4/12/2021

PROJECT NO.: 20200230
PHASE: 1
LAST FIELD DATE: 09/18/20



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10220 U.S. Highway 92 East, Tampa, FL 33610
phone: (813)-621-4929, fax: (813)-621-7194, Licensed Business #7340
email: sbrown@survtechsolutions.com <http://www.survtechsolutions.com>

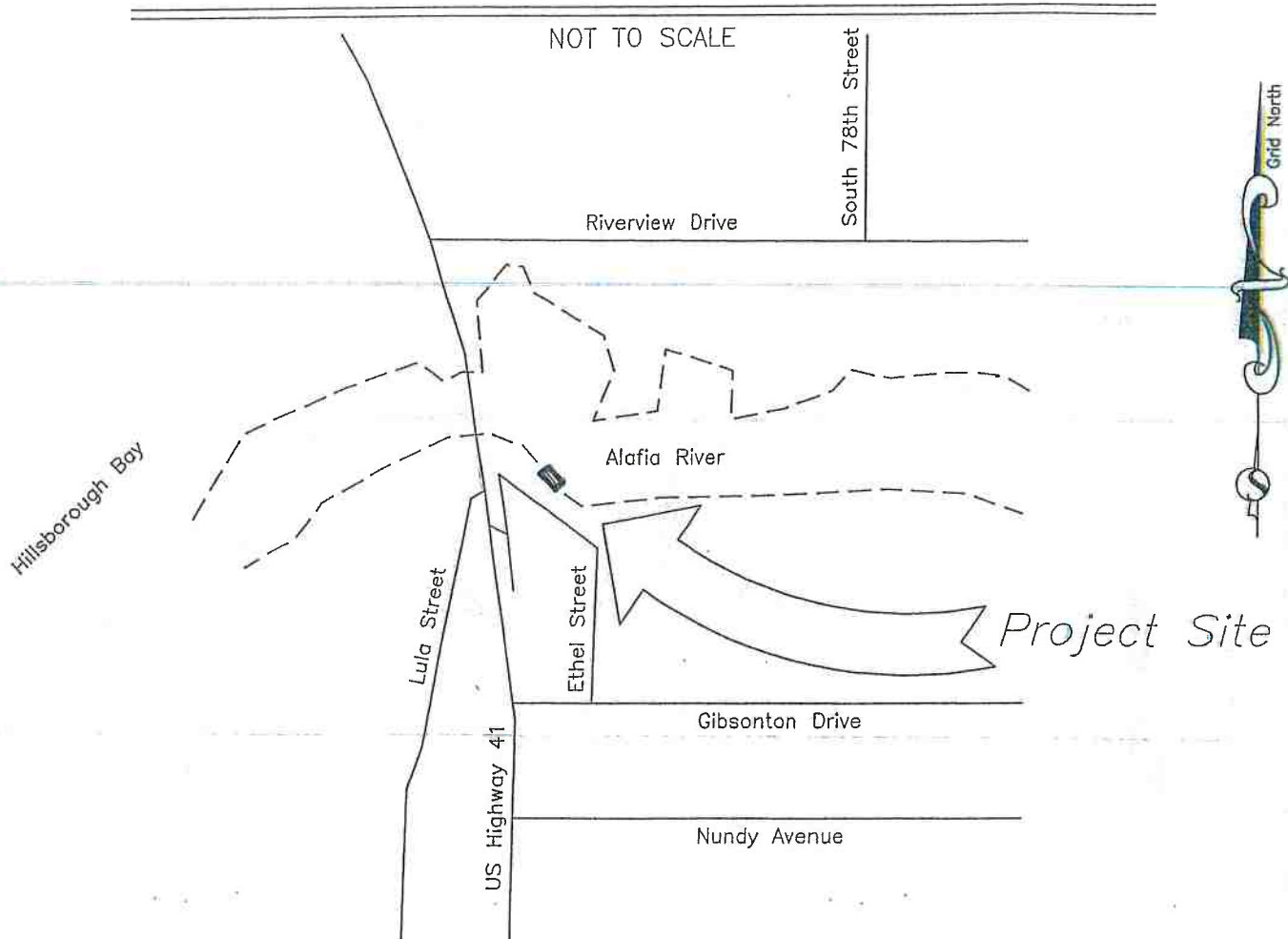
15-015 (Rev.#1)

Drawing Name: 20200230_1SK

SHEET: 2 OF 6

*Sketch & Description
Submerged Lands Lease
Section 23, Township 30 South, Range 19 East
Hillsborough County, Florida*

Vicinity Map



Curve Information:

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE	TANGENT
C1	5729.58'	1299.17'	S 15°40'57" E	1296.39'	12°59'30"	652.38'

REVISED
4/12/2021

THIS IS A FIELD SURVEY

PROJECT NO.: 20200230
PHASE: 1
LAST FIELD DATE: 09/18/20



SURVTECH SOLUTIONS, INC. SURVEYORS AND MAPPERS
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phone: (813)-621-4929, fax: (813)-621-7194, Licensed Business #7340
email: sbrown@survtechsolutions.com <http://www.survtechsolutions.com>

15-015 (Rev. #1)

Drawing Name: 20200230_1SK

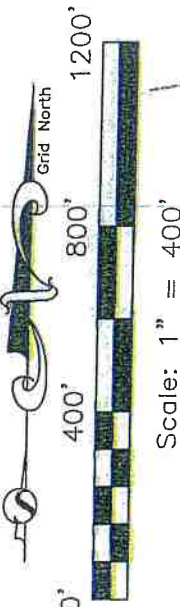
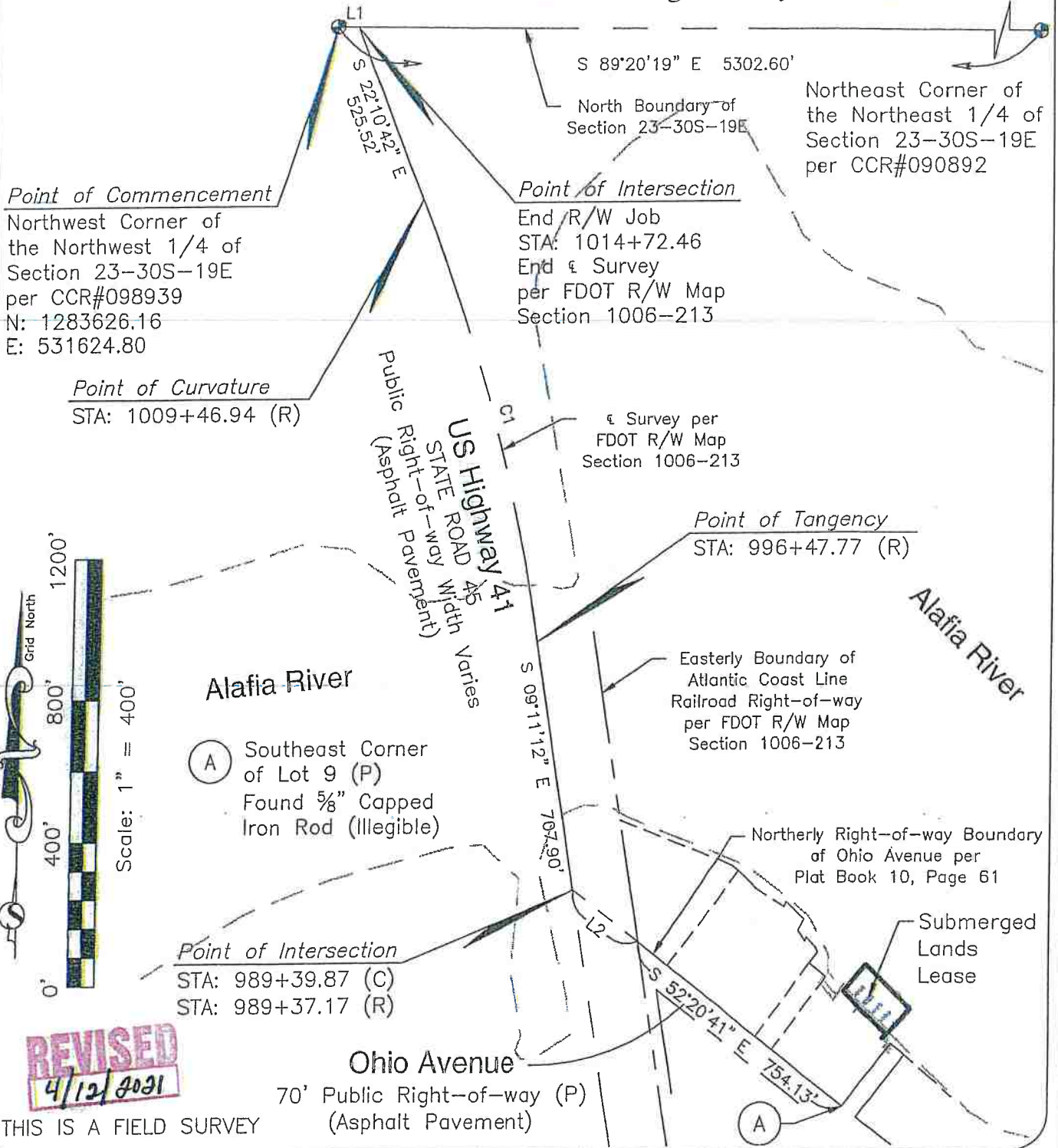
SHEET: 3 OF 6

Line Information:

LINE	BEARING	DISTANCE
L1	S 89°20'19" E	60.40'
L2	S 52°20'41" E	238.30'

See Sheet 3 for Curve Information

Sketch & Description
Submerged Lands Lease
Section 23, Township 30 South, Range 19 East
Hillsborough County, Florida



REVISED
 4/12/2021

THIS IS A FIELD SURVEY

PROJECT NO.: 20200230
 PHASE: 1
 LAST FIELD DATE: 09/18/20



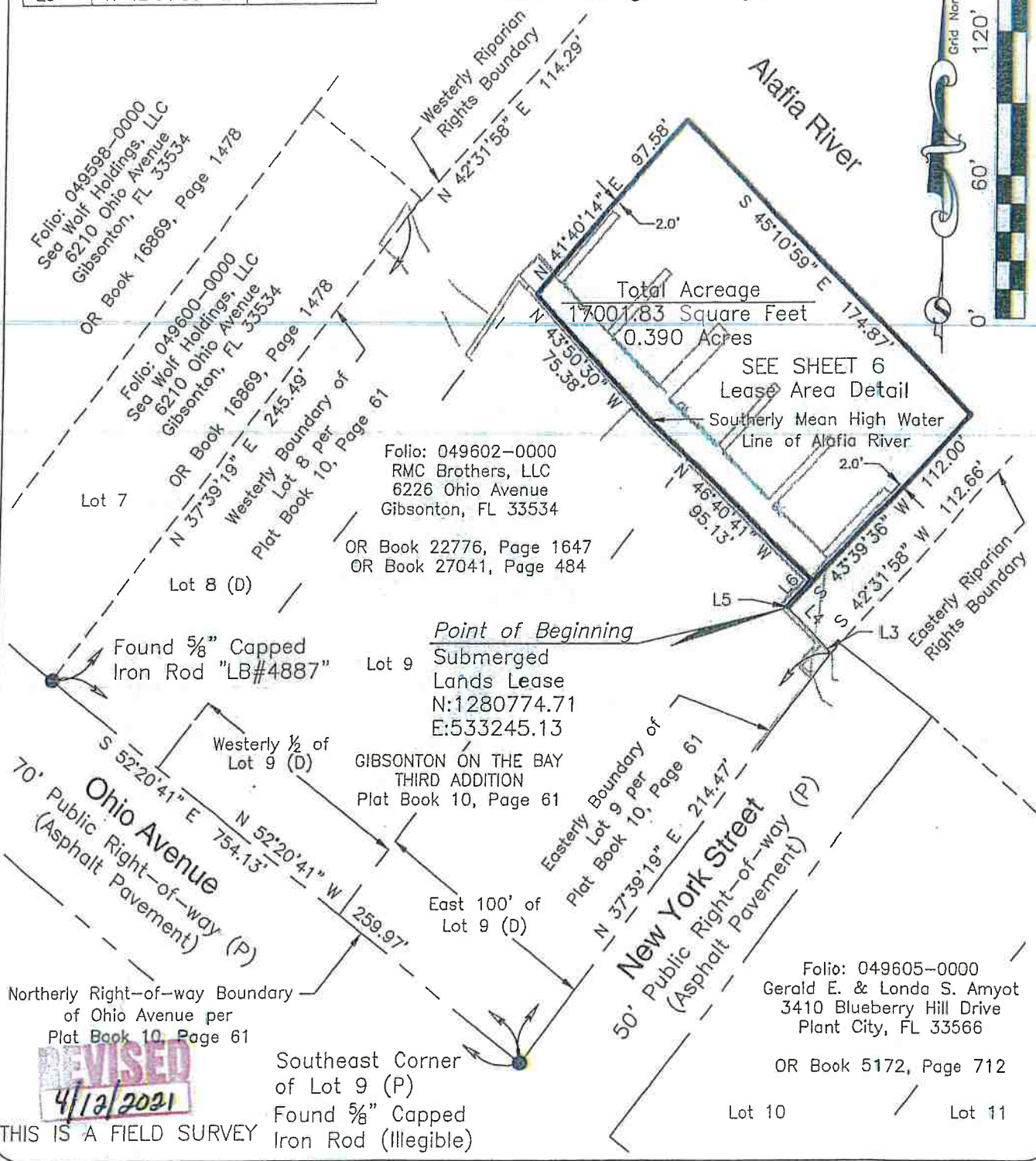
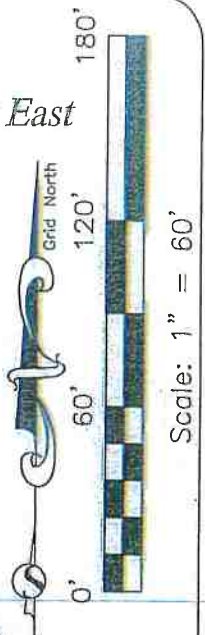
SURVTECH SOLUTIONS, INC. SURVEYORS AND MAPPERS
 10220 U.S. Highway 92 East, Tampa, FL 33610
 phone: (813)-621-4929, fax: (813)-621-7194, Licensed Business #7340
 email: sbrown@survtechsolutions.com http://www.survtechsolutions.com

15-015 (Rev. #1)

Line Information:

LINE	BEARING	DISTANCE
L3	N 40°17'17" W	5.25'
L4	N 44°47'55" W	21.59'
L5	N 44°47'55" W	0.58'
L6	N 42°04'50" E	15.27'

Sketch & Description
Submerged Lands Lease
Section 23, Township 30 South, Range 19 East
Hillsborough County, Florida



Total Acreage
 17001.83 Square Feet
 0.390 Acres

SEE SHEET 6
 Lease Area Detail

Southerly Mean High Water
 Line of Alafia River

Folio: 049602-0000
 RMC Brothers, LLC
 6226 Ohio Avenue
 Gibsonton, FL 33534

OR Book 22776, Page 1647
 OR Book 27041, Page 484

Lot 9
 Submerged
 Lands Lease
 N:1280774.71
 E:533245.13

GIBSONTON ON THE BAY
 THIRD ADDITION
 Plat Book 10, Page 61

Folio: 049605-0000
 Gerald E. & Londa S. Amyot
 3410 Blueberry Hill Drive
 Plant City, FL 33566

OR Book 5172, Page 712

REVISED
 4/12/2021

THIS IS A FIELD SURVEY

Southeast Corner
 of Lot 9 (P)
 Found 5/8" Capped
 Iron Rod (Illegible)



SURVTECH SOLUTIONS, INC. SURVEYORS AND MAPPERS

PROJECT NO.: 20200230
 PHASE: 1
 LAST FIELD DATE: 09/18/20

10220 U.S. Highway 92 East, Tampa, FL 33610
 phone: (813)-621-4929, fax: (813)-621-7194, Licensed Business #7340
 email: sbrown@survtechsolutions.com <http://www.survtechsolutions.com>

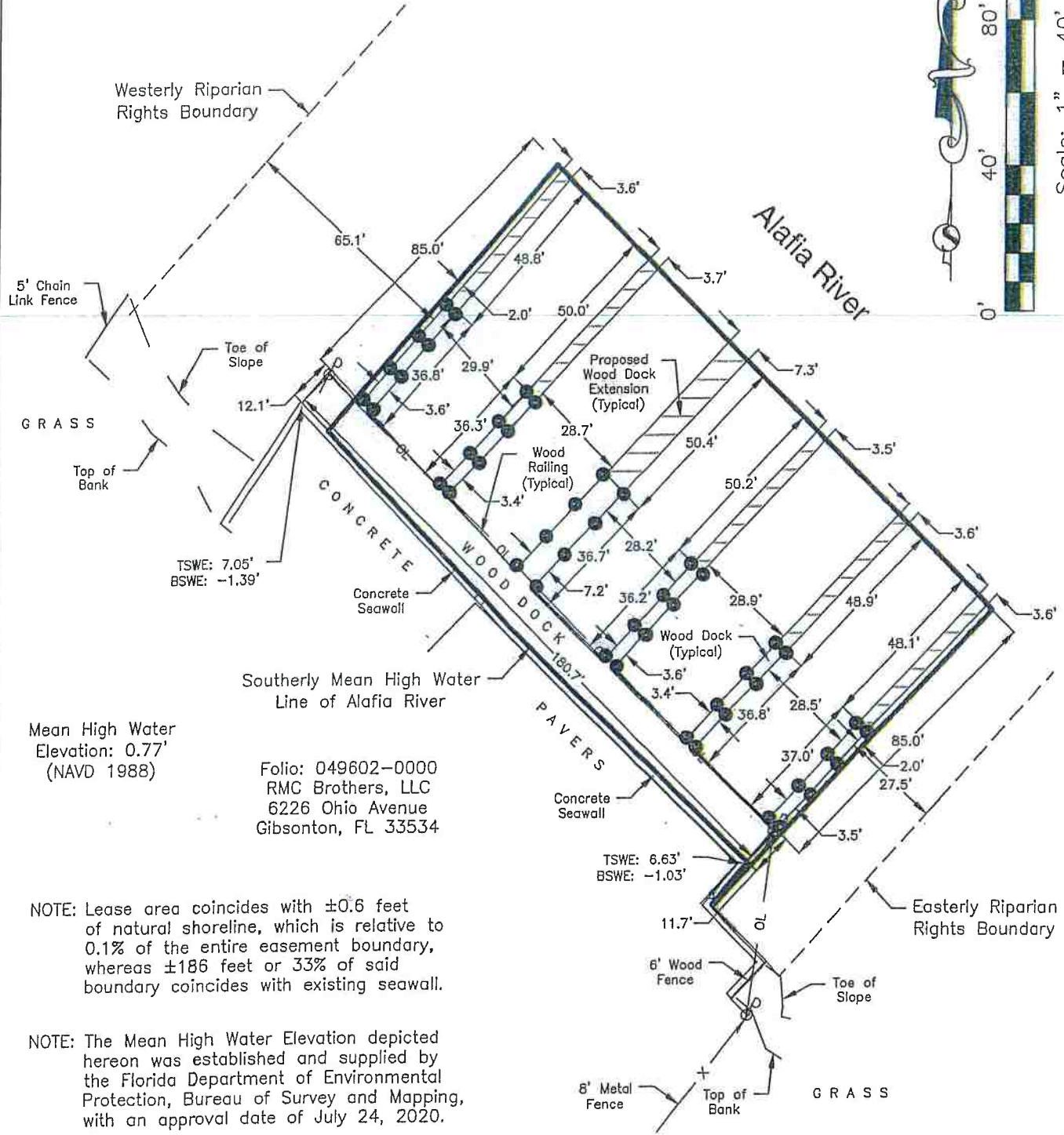
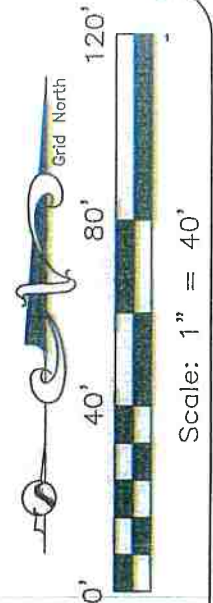
15-015 (Rev. #1)

Drawing Name: 20200230_1SK

SHEET: 5 OF 6

THIS IS A FIELD SURVEY

Sketch & Description
Submerged Lands Lease
Section 23, Township 30 South, Range 19 East
Hillsborough County, Florida



Mean High Water
Elevation: 0.77'
(NAVD 1988)

Folio: 049602-0000
RMC Brothers, LLC
6226 Ohio Avenue
Gibsonton, FL 33534

NOTE: Lease area coincides with ±0.6 feet of natural shoreline, which is relative to 0.1% of the entire easement boundary, whereas ±186 feet or 33% of said boundary coincides with existing seawall.

NOTE: The Mean High Water Elevation depicted hereon was established and supplied by the Florida Department of Environmental Protection, Bureau of Survey and Mapping, with an approval date of July 24, 2020.

REVISED
4/12/2021

PROJECT NO.: 20200230
PHASE: 1
LAST FIELD DATE: 09/18/20



SURVTECH SOLUTIONS, INC. SURVEYORS AND MAPPERS
10220 U.S. Highway 92 East, Tampa, FL 33610
phone: (813)-621-4929, fax: (813)-621-7194, Licensed Business #7340
email: sbrown@survtechsolutions.com http://www.survtechsolutions.com

15-015 (REV. #1)

Drawing Name: 20200230_1SK

SHEET: 6 OF 6

SWP #15-015 (Revision #1) - RMC Brothers, LLC - Public Hearing Exhibit #17 - Copy of email comments received on May 5, 2021 from Hillsborough County Water Resources Department stating no water, wastewater, or reclaimed water utilities within the limits of the project.

Jackelyn Julien

SWP 15-015R1 RMC Brothers – Public Hearing Exhibit #17

From: Gilbreath, Warren <GilbreathW@HillsboroughCounty.ORG>
Sent: Wednesday, May 5, 2021 10:25 AM
To: Jackelyn Julien
Cc: Barbara Baity; UtilityCoordination
Subject: RE: Port Tampa Bay Standard Work Permit Application #15-015 Revision #1-RMC Brothers/Rivers Edge Restaurant

Good Morning Jackie!

Please be advised that Hillsborough County Water Resources Department has no water, wastewater, or reclaimed utilities within the limits of this project.

Please let me know if you need additional assistance.

Thank you!

Warren Gilbreath, BS EE

Engineering Associate

Water Resources Department

Utility Coordination Team

P: (813) 209-3075

E: GilbreathW@HillsboroughCounty.org

W: HillsboroughCounty.org

Hillsborough County

925 E. Twiggs St., Tampa, FL 33602

[Facebook](#) | [Twitter](#) | [YouTube](#) | [LinkedIn](#)

Please note: All correspondence to or from this office is subject to Florida's Public Records law.

-----Original Message-----

From: Jackelyn Julien <Jjulien@TAMPAPORT.COM>

Sent: Wednesday, May 5, 2021 9:50 AM

To: conservationplanningservices@myfwc.com; jaxregs@fws.gov; UtilityCoordination

<UtilityCoordination@hillsboroughcounty.org>; Skrelunas, David <David.Skrelunas@dot.state.fl.us>; Matthews, Andrew

<MatthewsA@hillsboroughcounty.org>; Shackleford, Michael D MST1 <Michael.D.Shackleford@uscg.mil>;

tmantegna@tampaairport.com; mark.sramek@noaa.gov; randy@tbrpc.org; Mark Rachal - Audubon of Florida

(mrachal@audubon.org) <mrachal@audubon.org>; eplage (eplage@tampabaywatch.org)

<eplage@tampabaywatch.org>; Henry, Eugene <HenryE@HillsboroughCounty.ORG>; Nate J. Alcoz - Tampa Electric

Company (ajalcoz@tecoenergy.com) <ajalcoz@tecoenergy.com>; rebecca.schneider@myfwc.com; Beverly Griffiths

<bevgriffiths@verizon.net>; berthamitchell@tampagov.net; monica.ammann@tampagov.com

Cc: Barbara Baity <bbaity@TAMPAPORT.COM>; Christopher Cooley <ccooley@TAMPAPORT.COM>;

robertii11940@gmail.com; Anthony Pidala <anthony@jfosterconsulting.com>

SWP #15-015 (Revision #1) - RMC Brothers, LLC - Public Hearing Exhibit #18 - Copy of revised email comments received from the Hillsborough County City-County Planning Commission received on May 7, 2021 stating project found inconsistent with the Hillsborough County Comprehensive Plan based on required minimum minus 4 feet mean low water for marina slips concern with proposed extension of Dock No. 6 (southern dock).

From: Shawn College <colleges@plancom.org>
Sent: Friday, May 7, 2021 3:39 PM
To: Jackelyn Julien
Cc: Barbara Baity; robertii11940@gmail.com
Subject: RE: Port Tampa Bay Standard Work Permit Application #15-015 Revision #1-RMC Brothers/Rivers Edge Restaurant-Project Notice

Mrs. Julien,
Planning Commission staff completed their review of Port Tampa Bay Standard Work Permit Application #15-015 Revision #1. Per the Hillsborough County Policy requiring a minimum of -4 feet mean low water for marina slips, the extension of Dock #6 (southern dock), as proposed, would INCONSISTENT with the County's comprehensive plan.

Thank you for the opportunity to participate in this review.

Regards,



Shawn College, AICP
Director, Strategic Planning, Environmental & Research
colleges@plancom.org • Desk 813-547-3367 • Office 813-272-5940

planhillsborough.org

All incoming and outgoing messages are subject to public records inspection.

-----Original Message-----

From: Jackelyn Julien <Jjulien@TAMPAPORT.COM>
Sent: Friday, May 7, 2021 3:00 PM
To: Shawn College <colleges@plancom.org>
Cc: Barbara Baity <bbaity@TAMPAPORT.COM>; robertii11940@gmail.com
Subject: FW: Port Tampa Bay Standard Work Permit Application #15-015 Revision #1-RMC Brothers/Rivers Edge Restaurant-Project Notice

Hello,

Attached is an additional project site plan drawing showing mooring slips for this marine construction proposal.

Sincerely,

Jackie Julien
Environmental Supervisor / Environmental Dept.
Tampa Port Authority d/b/a Port Tampa Bay
1101 Channelside Dr.
Tampa, FL 33602
O:813-905-5033
www.porttb.com

-----Original Message-----

SWP #15-015 (Revision #1) - RMC Brothers, LLC - Public Hearing Exhibit #19 - Copy of email comments received on May 11, 2021 from Tampa International Airport (TIA) on behalf of Florida Aviation Authority (FAA) stating no impacts identified for project.

Jackelyn Julien

SWP 15-015R1 RMC Brothers -- Public Hearing Exhibit #19

From: Tony Mantegna <TMantegna@TampaAirport.com>
Sent: Tuesday, May 11, 2021 9:17 AM
To: Jackelyn Julien
Subject: RE: Port Tampa Bay Standard Work Permit Application #15-015 Revision #1-RMC Brothers/Rivers Edge Restaurant-Project Notice
Attachments: SWP 15-015rev1-RMCBrothers-RiversEdge-RevProjNotice_Ltr.pdf; SWP 15-015-Rev1-RMC Brothers-RiversEdgeRest-6226 Ohio Ave-Slip Numbers_05-05-2021.pdf

Airport Review:
No impacts identified.

Tony Mantegna / Tampa International Airport / Height Zoning & Land Use Manager
Primary: 813-870-7863 | Email: tmantegna@tampaairport.com

-----Original Message-----

From: Jackelyn Julien <Jjulien@TAMPAPORT.COM>
Sent: Friday, May 7, 2021 3:05 PM
To: conservationplanningservices@myfwc.com; jaxregs@fws.gov; utilitycoordination@HCFLGov.net; Skrelunas, David <David.Skrelunas@dot.state.fl.us>; Matthews, Andrew <MatthewsA@hillsboroughcounty.org>; Shackleford, Michael D MST1 <Michael.D.Shackleford@uscg.mil>; Tony Mantegna <TMantegna@TampaAirport.com>; mark.sramek@noaa.gov; randy@tbrpc.org; mrachal@audubon.org; eplage@tampabaywatch.org; Henry, Eugene <HenryE@HillsboroughCounty.ORG>; Nate Alcoz <ajalcoz@tecoenergy.com>; rebecca.schneider@myfwc.com; Beverly Griffiths <bevgriffiths@verizon.net>; bertha.mitchell@tampagov.net; monica.ammann@tampagov.com
Cc: Barbara Baity <bbaity@TAMPAPORT.COM>; Christopher Cooley <ccooley@TAMPAPORT.COM>; robertii11940@gmail.com; Kat Brioni <Kat@jfoosterconsulting.com>
Subject: FW: Port Tampa Bay Standard Work Permit Application #15-015 Revision #1-RMC Brothers/Rivers Edge Restaurant-Project Notice

CAUTION: This is an external email. Do NOT click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

Attached is an additional project site plan drawing showing mooring slips for this marine construction proposal.

Sincerely,

Jackie Julien
Environmental Supervisor / Environmental Dept.
Tampa Port Authority d/b/a Port Tampa Bay
1101 Channelside Dr.
Tampa, FL 33602

SWP #15-015 (Revision #1) - RMC Brothers, LLC - Public Hearing Exhibit #20 - Copy of email questions and concerns received on May 11, 2021 from U.S. Fish and Wildlife Service (FWS).

SWP #15-015 (Revision #1) - RMC Brothers, LLC - Public Hearing Exhibit #21 - Copy of email questions and concerns received on May 17, 2021 from FWC.

From: Joffey, Rachel

Sent: Monday, May 17, 2021 9:13 AM

To: bbaity@tampaport.com

Subject: FWC RAI River's Edge Restaurant, Hillsborough County; File Number: 15-015

Project Name: River's Edge Restaurant, Hillsborough County

File Number: 15-015

Dear Ms. Julien:

The Florida Fish and Wildlife Conservation Commission (FWC) has received this application to extend six (6) existing wood docks and install a new seawall at The River's Edge Bar and Grill off the Alafia River. A fifty-nine (59) linear foot seawall made of vinyl material with a vertical height of six (6) feet is proposed to be installed an average of 1.5 feet landward of the mean high-water line. The existing wood docks are proposed to be extended with various size extensions to a maximum length of 85 feet. Eight (8) inch diameter wood piles will be used to construct the dock extensions. The project will occur at 6226 Ohio Ave, Gibsonton in Hillsborough County. We appreciate the opportunity to review this project to determine if it is likely to have any adverse impacts on wildlife and their habitats. However, we need additional information to complete our review of the proposed project. Please provide answers to the following questions, or have the applicant respond:

1. Please provide the number of existing wet and dry slips, if any.
2. Since Hillsborough County does not have a Manatee Protection Plan to provide guidance on how many boat slips are appropriate for this location, the FWC generally uses a 1:100 boat slip to shoreline ratio as a starting point in our reviews of boat siting. Please clarify the number of proposed slips, and their proposed use.
3. Will submerged aquatic vegetation (SAV), such as seagrass, be adversely impacted by the proposal? Please provide information about how this is determined. SAV reconnaissance and surveys should be non-destructive and consistent with the draft [Florida Fish and Wildlife Conservation Commission survey protocols](#). If SAV is present and is expected to be adversely affected, surveys should be performed (for seagrass, surveys should occur during the growing season). Please forward survey reports including a map depicting the location of SAV, transects, percent coverage of all species and a quantification of potential SAV loss (square footage).

Please copy me on future correspondence or let me know when new information is posted on your website. Once we have received the information needed, we will continue our review. If there is an impending or designated deadline that must be met, please let me know.

Sincerely,

Rachel Joffey

Fisheries and Wildlife Biological Scientist III

Florida Fish and Wildlife Conservation Commission

Imperiled Species Management Section

Office: (850) 922-4330

Fax: (850) 922-4338

SWP #15-015 (Revision #1) - RMC Brothers, LLC - Public Hearing Exhibit #22 - Copy of email comments received on May 19, 2021 from Hillsborough County Marine Safety Unit with comments, including that the extension of the existing docks does not appear to that it will create a navigational concern within the existing designated "Idle Speed No Wake" zone in the project area.

Jackelyn Julien

SWP 15-015R1 RMC Brothers – Public Hearing Exhibit #22

From: Matthews, Andrew <MatthewsA@hillsboroughcounty.org>
Sent: Wednesday, May 19, 2021 3:20 PM
To: Jackelyn Julien
Cc: Decatur, Stephen
Subject: RE: Port Tampa Bay Standard Work Permit Application #15-015 Revision #1-RMC Brothers/Rivers Edge Restaurant-Project Notice
Attachments: EPC 15-015 - Revision #1-RMC BrothersRivers Edge Restaurant MSU Response.pdf

Good Afternoon Jackie,

Please see MSU's attached response to the RMC Brothers/River's Edge Proposed Dock Extension.

If you have any questions, do not hesitate to contact me.

Regards,

A.J. Matthews
Code Enforcement Inspector
Marine Safety Unit
Compliance, Communities & Conservation

P: (813) 347-8548
E: matthewsa@HillsboroughCounty.org
W: <http://www.hillsboroughcounty.org/>

Hillsborough County
E.G. Simmons Regional Park
2401 19th Ave NW, Ruskin, FL 33570
Facebook | Twitter | YouTube | LinkedIn

Please note: All correspondence to or from this office is subject to Florida's Public Records law.

-----Original Message-----

From: Jackelyn Julien <Jjulien@TAMPAPORT.COM>
Sent: Friday, May 7, 2021 3:05 PM
To: conservationplanningservices@myfwc.com; jaxregs@fws.gov; UtilityCoordination <UtilityCoordination@hillsboroughcounty.org>; Skrelunas, David <David.Skrelunas@dot.state.fl.us>; Matthews, Andrew <MatthewsA@hillsboroughcounty.org>; Shackelford, Michael D MST1 <Michael.D.Shackelford@uscg.mil>; tmantegna@tampaairport.com; mark.sramek@noaa.gov; randy@tbrpc.org; mrachal@audubon.org; eplage@tampabaywatch.org; Henry, Eugene <HenryE@HillsboroughCounty.ORG>; ajalcoz@tecoenergy.com; rebecca.schneider@myfwc.com; Beverly Griffiths <bevgriffiths@verizon.net>; bertha.mitchell@tampagov.net; monica.ammann@tampagov.com

Minor Work Permit Application # EPC 15-015 Revision #1-RMC Brothers/Rivers Edge Restaurant

6226 Ohio Avenue Gibsonton, FL

Permit # 01-066

27°51'24.58"N

82°22' 50.00"W

Hillsborough County Reference:

Ordinance 13-27 Idle Speed Zone

Alafia River 03-026 UWM #12, 13, 14, 15 & 16

Signage:

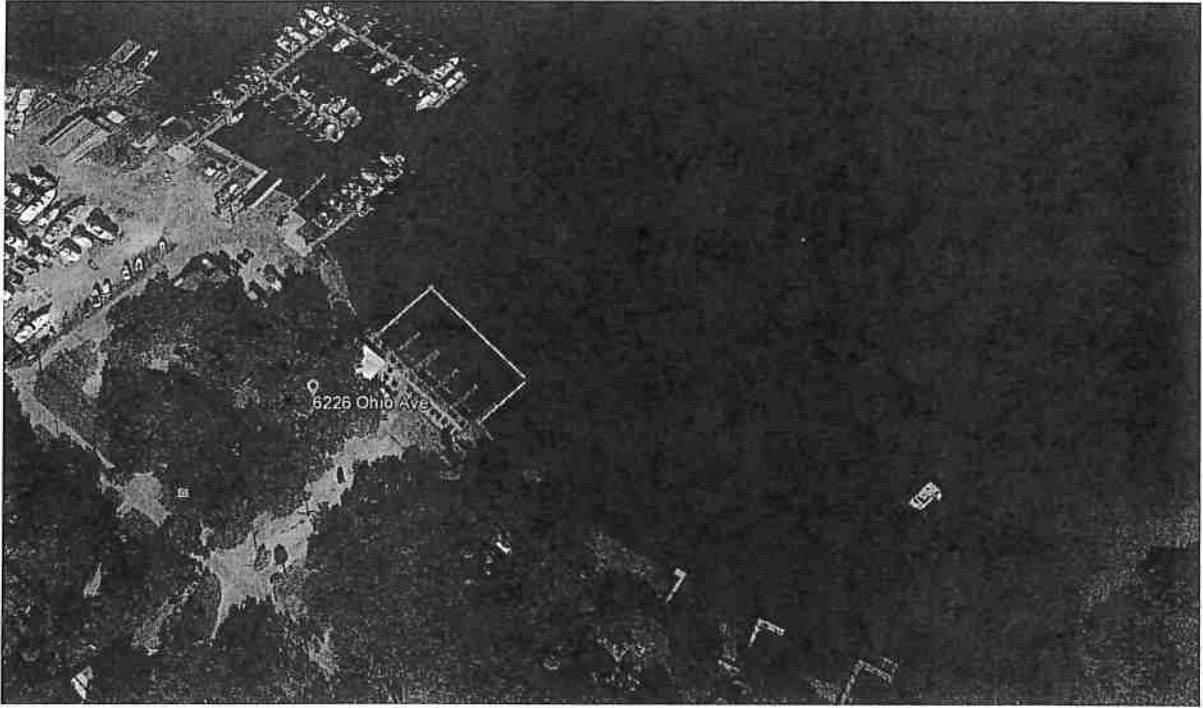
Idle Speed No Wake West of Sign

25 MPH East of Sign (State)

Nearest sign is approximately 490' WNW of projected dock addition

In reviewing the referenced Standard Work Permit Application, please consider the following:

1. As incorrectly stated in the supporting documents provided, there are no existing Navigation Markers installed or within use in the vicinity of the proposed project. Uniform Waterway Markers, regulating speed are the only markers installed and maintained at this section of the waterway.
2. The proposed dock is in an area that is designated and posted as an "IDLE SPEED NO WAKE" zone, as specified by County Ordinance 13-27/Permit # 03-026.
3. The proposed structure does not restrict the visibility of any regulatory marker.
4. The proposed structure extends the existing docks out to 85' from the seawall and is approximately 30-35' longer than the private docks installed eastward of the subject property. the property.
5. A commercial marina on the west side of the subject property extends approximately 325' into the navigable areas of the river.
6. The residential area to the east includes an identified fifteen (15) existing private docks along the south shore, with the nearest dock being approximately 250' east.
7. With the construction of the dock extension, the number of vessels intending to moor at the facility during business hours will likely increase, possibly double (12-24). Actual number is dependent upon the length and beam of the vessel(s) occupying the slips.
8. With the much larger facility extending from the property to the west, the extension of the existing docks does not appear that it will create a navigational concern for the prudent mariner transiting past the facility. Because the proposed dock addition to the public dock is within an existing "IDLE SPEED NO WAKE" zone, no additional permitting for a Boating Safety Zone will be required.



SWP #15-015 (Revision #1) - RMC Brothers, LLC - Public Hearing Exhibit #23 - Comments received via email from the EPC Wetlands Management Division on June 11, 2021 requesting revised plan submittal regarding the proposed upland retaining wall with an attached copy of the EPC Wetland and Other Surface Water Survey approval letter dated May 17, 2021 for the completed wetland delineation for this site

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Andy Schipfer, P.E. WETLANDS DIVISION
Steffanie L. Wickham WASTE DIVISION
Sterlin Woodard, P.E. AIR DIVISION

June 11, 2021

SWP 15-015R1 RMC Brothers – Public Hearing Exhibit #23

Jackie Julien (Sent via Email)
Port Tampa Bay
jjulien@tampaport.com
Post Office Box 2192
Tampa, Florida 33601

SUBJECT: PORT TAMPA BAY (PTB) PERMIT APPLICATION #15-015 (REVISION #1) / EPC REVIEW # 61325 / CONSTRUCTION OF MARINA EXPANSION AND INSTALLATION OF NEW VINYL RETAINING WALL AT 6226 OHIO AVENUE, GIBSONTON, FL / APPLICATION RECEIVED BY EPC ON MAY 5, 2021 AND ADDITIONAL SITE PLAN RECEIVED BY EPC ON MAY 7, 2021 / FOLIO # 049602-0000 / STR - 23-30S-19E

Dear Ms. Julien:

An environmental review has been conducted for the above described project by the staff of the Wetlands Division of the Environmental Protection Commission (EPC) of Hillsborough County. Based on this review and site inspection conducted May 17, 2021, staff has determined that the project to expand the existing marina facility by extending the existing piers and install a new vinyl retaining wall along a ~59' section of the property requires revised plans and resubmittal. Please see the comment below:

1. Per EPC's Chapter 1-11 Basis of Review (BOR) 5.3.5(3), new seawalls are limited to residential manmade canal systems where existing functioning seawalls exist on both immediately adjacent properties. Based on the aforementioned and due to the proximity of the approved wetland line, the proposed vinyl retaining wall does not qualify for a Miscellaneous Activities in Wetlands authorization and an Impact Review Application should be submitted to EPC. Prior to submitting for an Impact Review, please request a pre-application meeting through our website here:
<https://fs2.formsite.com/epcinfo/pubWETPREAPP/index.html>.

If you have any questions or concerns regarding this application, please call me by phone at (813) 627-2600 ext. 1357 or by e-mail at castillol@epchc.org.

PTB File #15-015 (Revision #1)
RMC Brothers, LLC/ J Foster Consulting, LLC
June 11, 2021
Page 2

Sincerely,



Laura Castillo
Environmental Scientists
Wetlands Division
Environmental Protection Commission
of Hillsborough County

lmc/abd

Enclosure - EPC's BOR, Approved Wetland Survey

ec: Barbara Baity - bbait@tampaport.com
Robert Cremeans - robertii11940@gmail.com
Carl Poole - carl@jfosterconsulting.com

Perry Cahanin, Jacqueline

From: Perry Cahanin, Jacqueline
Sent: Monday, May 17, 2021 11:11 AM
To: robertii11940@gmail.com
Cc: Kat Brioni; ERP Agency Coordination; Stacy Brown
Subject: EPC FDEL 71098 - Approved Wetland Survey
Attachments: 71098 FDEL Survey Approval Letter.pdf; 71098 Approved FDEL Survey.pdf

Good morning,

Please see the attached EPC approved wetland survey and approval letter for the RMC Brothers LLC property. If you have any questions, please let me know.

Thank you,

Jackie Perry Cahanin, M.S.

Environmental Scientist II

Wetlands Division

(813) 627-2600 ext. 1241 | www.epchc.org

Environmental Protection Commission

3629 Queen Palm Drive, Tampa, FL 33619

Our mission is *"to protect our natural resources, environment, and quality of life in Hillsborough County."*

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Rick Muratti, Esq. LEGAL DEPT
Andy Schipfer, P.E. WETLANDS DIVISION
Sterlin Woodard, P.E. AIR DIVISION

May 17, 2021

SENT VIA EMAIL

RMC Brothers LLC
c/o Robert Cremeans II
Robertii11940@gmail.com
6226 Ohio Avenue
Gibsonton, FL 33534

SUBJECT: EPC REVIEW #71098 / WETLAND AND OTHER SURFACE WATER SURVEY FOR THE RMC BROTHERS LLC PROPERTY LOCATED AT 6226 OHIO AVENUE, GIBSONTON / UNINCORPORATED HILLSBOROUGH COUNTY / SURVEY RECEIVED ON MAY 13, 2021 / FOLIO #049602-0000 / STR S23-T30S-R19E / SURVEY EXPIRES MAY 14, 2026

Dear Mr. Cremeans:

Please allow this letter to document that Wetlands Division staff of the Environmental Protection Commission (EPC) has issued a formal determination as to the existence of any wetlands and other surface waters upon lands within Hillsborough County for the above referenced property, as reflected on a certified survey. The extent of wetlands and other surface waters was established using the methodology described within Chapter 62-340, Florida Administrative Code, and adopted into Chapter 1-11, Wetlands, Rules of the EPC of Hillsborough County. **The survey shall remain valid for a period of five (5) years from the initial date of approval (expires May 14, 2026).**

Please be advised, due to the current State assumption of the federal Section 404 Clean Water Act program, all wetland and other surface water boundary delineations accepted by the EPC will be subject to future State review prior to being accepted by the Florida Department of Environmental Protection or the Southwest Florida Water Management District. EPC lines may not be accepted by the State and will be subject to future modification by the State agencies. The delineation of the boundary will be based on the same wetland or other surface water methodology adopted in Section 62-340, Florida Administrative Code, however, the lines must be field verified by the State prior to being accepted under the 404 program.

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3629 Queen Palm Drive, Tampa, FL 32609 - (813) 627-2600 - www.epchc.org

Please be advised that an approval on the survey does not constitute approval for any other aspect of the EPC's review process. Any activity interfering with the integrity of wetlands and other surface waters, such as clearing, excavating, draining or filling, without prior written authorization from the Executive Director of EPC or a designated authorized agent, pursuant to Section 1-11.07, Rules of the EPC, would be a violation of Section 17 of the Environmental Protection Act of Hillsborough County, Chapter 84-446, and of Chapter 1-11, Rules of the EPC.

The Hillsborough County Land Development Code (LDC) defines wetlands and other surface waters as Environmentally Sensitive Areas. Wetlands and other surface waters are further defined as Conservation Areas or Preservation Areas and these areas must be designated as such on all development plans and plats, as per the LDC. A minimum setback must be maintained around the Conservation/Preservation Area and the setback line must also be shown on all future plan submittals.

NOTICE OF RIGHTS

Pursuant to Section 9 of the Hillsborough County Environmental Protection Act, Chapter 84-446, as amended, Laws of Florida, (EPC Act) and Rule 1-2.30, Rules of the Environmental Protection Commission of Hillsborough County (EPC) any person whose interests are protected by Chapter 84-446, Laws of Florida and who is adversely affected or otherwise aggrieved by this action has the right to appeal this agency action/decision. **Written Notice of Appeal for a Section 9 Administrative Hearing must be received by the EPC Commission Chair, c/o EPC Legal Department, 3629 Queen Palm Dr., Tampa, Florida 33619 or via electronic mail at legalclerk@epchc.org or via facsimile at (813) 627-2602, within twenty (20) days of receipt of this notice.** Pursuant to Section 1-2.30(c), Rules of the EPC, a Notice of Appeal must include the following information:

- (1) The name, address, and telephone number of the Appellant; the name, address, and telephone number of the Appellant's representative, if any, which shall be the address for service purposes during the course of the proceeding; and an explanation of how the Appellant will be aggrieved or how his or her interests will be adversely affected by the Executive Director's decision;
- (2) A statement of when and how the Appellant received notice of the agency decision;
- (3) A statement of all disputed issues of material fact. If there are none, the Notice of Appeal must so indicate;
- (4) The specific facts the Appellant contends warrant reversal or modification of the Executive Director's proposed action;
- (5) A statement of the specific laws or rules the Appellant contends require reversal or modification of the Executive Director's proposed action; and
- (6) A statement of the relief sought by the Appellant, stating precisely the action Appellant wishes the Commission to take with respect to the Executive Director's proposed action or decision.

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Pursuant to Section 1-2.31, Rules of the EPC, you may request additional time to file a Notice of Appeal by filing a REQUEST FOR EXTENSION OF TIME TO FILE A NOTICE OF APPEAL. The Request for Extension of Time must include a statement when and how the Appellant received notice of the agency decision and a statement why good cause exists for the extension. The Request must be sent to and received by the EPC Legal Department at the address, e-mail, or fax noted above within twenty (20) calendar days of receipt of this notice.

By submitting a "Notice of Appeal" or a "Request for Extension of Time to file a Notice of Appeal" via e-mail, you are agreeing to service and receipt of correspondences via e-mail at the originating e-mail address identified in the e-mail submission.

This Order is FINAL unless the party timely files, pursuant to Chapter 1-2, Part IV, Rules of the EPC, a Notice of Appeal or files a Request for Extension of Time to file a Notice of Appeal for a formal hearing. Pursuant to Section 1-2.31(e), Rules of the EPC, failure to request an administrative hearing by filing a Notice of Appeal within twenty (20) days after receipt of this Order shall constitute a WAIVER of one's right to have an appeal heard, and this unappealed Order shall automatically become a final and enforceable Order of the Commission.

It is recommended that the Applicant publish at their own expense the following notice of this agency action in a newspaper of general circulation in Hillsborough County, Florida for a minimum of one (1) day so as to provide constructive notice to potentially aggrieved parties. It is also **RECOMMENDED THAT NO WORK** authorized by this action occur until after the time period for challenging this decision has expired:

ENVIRONMENTAL PROTECTION COMMISSION OF HILLSBOROUGH COUNTY
NOTICE OF AGENCY ACTION

The Environmental Protection Commission of Hillsborough County gives notice of agency action of issuance of a Wetland or Other Surface Water Survey Approval Letter and jurisdictional determination (Wetland Survey Approval Letter) pursuant to Chapter 84-446, Laws of Florida, as amended and Chapter 1-11, Rules of the EPC and issued on May 17, 2021. The Wetland Survey Approval Letter addresses a wetland or other surface water determination on property located at 6226 Ohio Avenue, Gibsonton on folio #049602-0000. The agency action document / permit is available for public inspection during normal business hours, 8:00 a.m. to 5:00 p.m., Monday through Friday, except legal holidays, at the Environmental Protection Commission, 3629 Queen Palm Dr., Tampa, Florida 33619. Pursuant to Section 9, Chapter 84-446, Laws of Florida, and Rule 1-2.30, Rules of the EPC, any person whose interests protected by Chapter 84-446, Laws of Florida, are adversely affected by this action or are otherwise aggrieved by this action, has the right to appeal the decision in accordance with Part IV of Rule 1-2, Rules of the EPC which will be found within the "Notice of Rights" included with the issued document. Written notice of appeal must be received by the EPC Commission Chair, c/o EPC Legal Department, 3629 Queen Palm Dr., Tampa, Florida 33619 or via

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electronic mail at legalclerk@epchc.org or via facsimile at (813) 627-2602, within 20 days of the date of this publication. Failure to file a notice of appeal within that time shall constitute a WAIVER of one's right to file an appeal.

Upon receipt of a sufficient Notice of Appeal for a Section 9 Administrative Hearing an independent hearing officer will be assigned. The hearing officer will schedule the appeal hearing at the earliest reasonable date. Following an evidentiary hearing, the hearing officer will render his/her decision as a recommendation before the EPC. Pursuant to Section 1-2.35, Rules of the EPC, the EPC will take final agency action on the findings of fact and conclusions of law of the hearing officer. A written decision will be provided by the EPC, which affirms, reverses or modifies the hearing officer's decision. Should this final administrative decision still not be in your favor, you may seek review in accordance with Section 9 of the Hillsborough County Environmental Protection Act, Chapter 84-446, as amended, Laws of Florida, and the Administrative Procedure Act, Chapter 120, part II, Florida Statutes, 1961 by filing an appeal under rule 9.110 of the Florida Rules of Appellate Procedure, with the clerk of the Environmental Protection Commission, EPC Legal Department, 3629 Queen Palm Dr., Tampa, FL 33619, and filing a notice of appeal accompanied by the applicable filing fee with the Second District Court of Appeal within 30 days from the date of the final administrative decision becoming an order of the EPC.

Copies of EPC rules referenced in this Order may be examined at any EPC office, may be found on the internet site for the agency at <http://www.epchc.org> or may be obtained by written request to the EPC Legal Department at 3629 Queen Palm Dr., Tampa, FL 33619.

Thank you for your time in submitting this survey. If you have any questions or need further assistance, feel free to call Jackie Perry Cahanin at 813-627-2600, ext. 1241.

Sincerely,



Jackie Perry Cahanin
Environmental Scientist II
Wetlands Division
Environmental Protection Commission
of Hillsborough County



Bob Owens
Senior Environmental Scientist
Wetlands Division
Environmental Protection Commission
of Hillsborough County

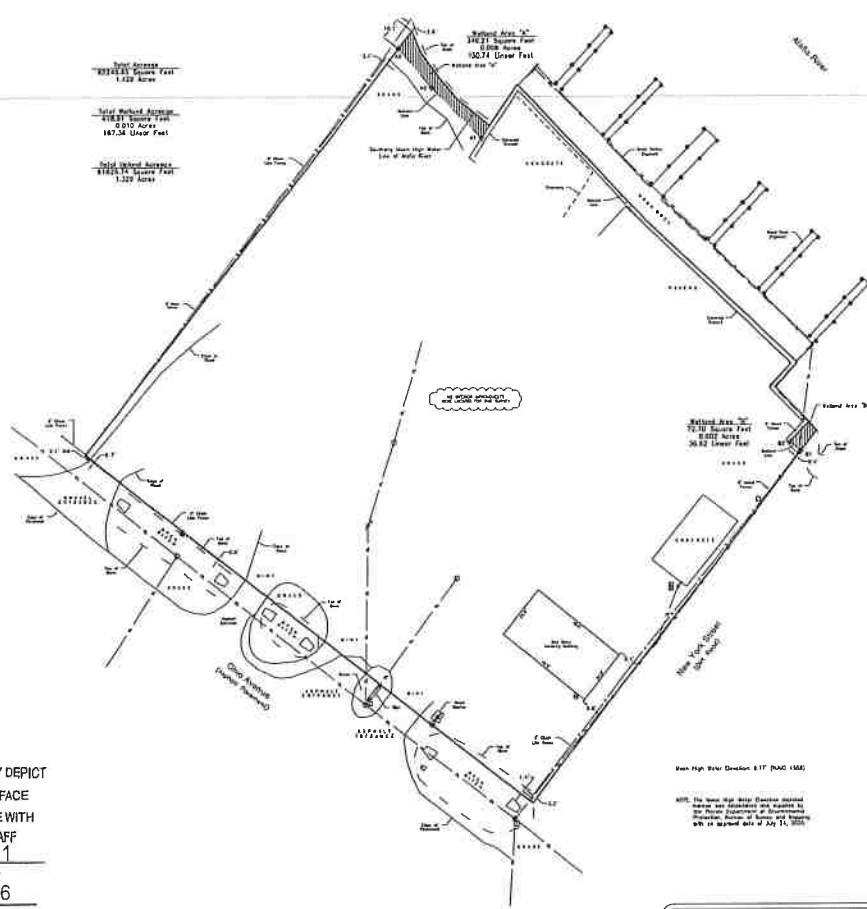
jpc/rjo

ec: SWFWMD - ERPAgencyCoordination@swfwmd.state.fl.us
File - 71098

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Planimetric & Wetland Detail



Wetland Flood Information

Designer	Starting Point No.	Ending Point No.
A1	106057	101087
A2	106057	101087
A3	106058	100757
B1	106057	101087
B2	106058	100757

THIS SURVEY APPEARS TO ACCURATELY DEPICT THE LIMITS OF WETLANDS AND OTHER SURFACE WATERS DELINEATED IN ACCORDANCE WITH CHAPTER 62-340 F.A.C. BY EPC STAFF

[Signature] DATE: 05/14/2021

SIGNATURE DATE

EXPIRATION DATE: 05/14/2026

Peak High Water Elevation: 817 (NAO 1985)

NOTE: The above Peak High Water Elevation is based on the assumption of a constant water level. The actual water level may vary due to wind, waves, and other factors. This information is provided for informational purposes only and is not intended to be used for any other purpose.

Sankey & Wetland Survey
River's Edge Marina

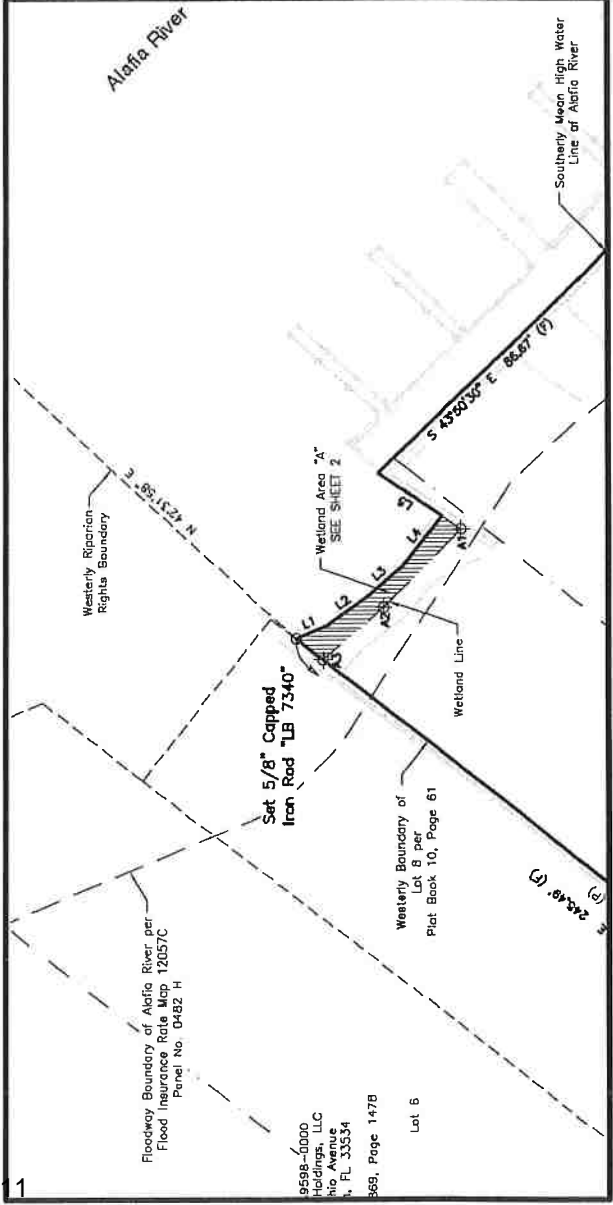
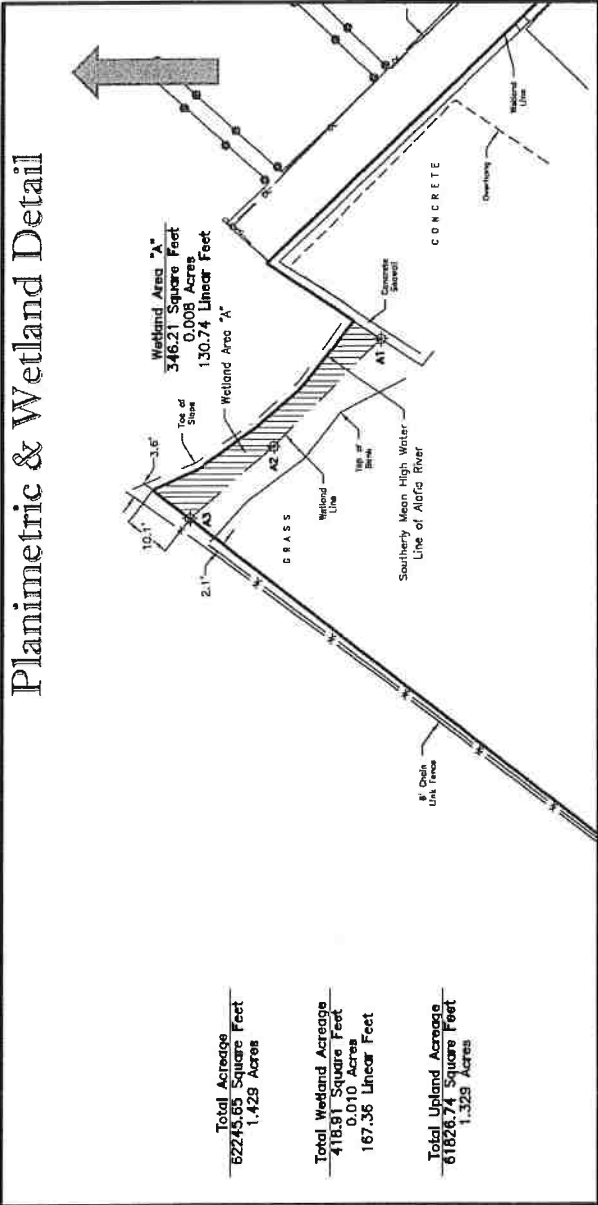
SWI VECI SURVEYING, INC.
10000 N. Highway 91 East
Tampa, FL 33618
Phone: (813) 931-1314
Fax: (813) 931-7334
www.swiveci.com

Digitally signed by [Signature] Reason: I am approving this document. Date: 2021.05.13 09:31:22 -0400

Steve L. Brown PSM No. 5518
Soilwater Solutions, Inc. LB No. 7260

Drawing Name: 20200102_18 SHEET 7 OF 7

Planimetric & Wetland Detail



SWP #15-015 (Revision #1) - RMC Brothers, LLC - Public Hearing Exhibit #24 - Copy of PTB Environmental Department staff June 16, 2021 email response sent to the EPC requesting revised environmental review comments be provided to PTB that address the overall marina expansion marine construction proposal, not exclusively the proposed upland retaining wall that is outside of PTB permitting jurisdiction.

Jackelyn Julien

SWP 15-015R1 RMC Brothers – Public Hearing Exhibit #24

From: Jackelyn Julien
Sent: Wednesday, June 16, 2021 11:33 AM
To: Castillo, Laura; Deguzman, Alan
Cc: Barbara Baity; carl@jfosterconsulting.com; robertii11940@gmail.com
Subject: RE: TPAP Review 15-015 Revision / EPC Review 61325 / 6226 Ohio Avenue, Gibsonton, FL
Attachments: 1_61325_TPAP Comments 15-015.pdf; 71098_Approved Wetland Survey.pdf

Hello,

Thank you Alan for going over this review letter with me. Laura if you would please provide revised EPC comment to address the marina expansion proposal within the Port's permitting jurisdiction that is requested for the environmental review. In regards to the upland retaining wall that is outside of the Port's permitting jurisdiction, please do assist the applicant/agent with the separate EPC MAIW permitting review guidance comment in the response letter but keep in mind this is not the focus of the marine construction proposal for the Port's permitting review for SWPA #15-015 (Revision #1) project.

Thank you,

Jackie Julien
Environmental Supervisor / Environmental Dept.
Tampa Port Authority d/b/a Port Tampa Bay
1101 Channelside Dr.
Tampa, FL 33602
O:813-905-5033
www.porttb.com

From: Castillo, Laura <castillol@epchc.org>
Sent: Friday, June 11, 2021 12:31 PM
To: robertii11940@gmail.com
Cc: Barbara Baity <bbaity@TAMPAPORT.COM>; carl@jfosterconsulting.com; Jackelyn Julien <Jjulien@TAMPAPORT.COM>
Subject: RE: TPAP Review 15-015 Revision / EPC Review 61325 / 6226 Ohio Avenue, Gibsonton, FL

Hello again,

I am resending this as there was a typographical error in Mr. Cremeans' email address.

Thank you,

Laura Castillo

Environmental Scientist
Wetlands Division
813-627-2600 ext. 1357 | www.epchc.org

Environmental Protection Commission

3629 Queen Palm Drive, Tampa, FL 33619

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Follow us on: [Twitter](#) | [Facebook](#) | [YouTube](#)

[Track Permit Applications](#)

From: Castillo, Laura
Sent: Friday, June 11, 2021 12:23 PM
To: Jackelyn Julien <Jjulien@TAMPAPORT.COM>
Cc: 'Barbara Baity' <BBAITY@Tampaport.com>; robertii1940@gmail.com; carl@ifosterconsulting.com
Subject: TPAP Review 15-015 Revision / EPC Review 61325 / 6226 Ohio Avenue, Gibsonton, FL

Good Afternoon Mrs. Julien,

Please find attached EPC's Comments for the proposed marina expansion and vinyl wall installation at the subject property. Please let me know if you have any questions.

Regards,

Laura Castillo

Environmental Scientist
Wetlands Division
813-627-2600 ext. 1357 | www.epchc.org

Environmental Protection Commission

3629 Queen Palm Drive, Tampa, FL 33619

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SWP #15-015 (Revision #1) - RMC Brothers, LLC - Public Hearing Exhibit #25 - Copy of revised comments received from the EPC Wetlands Management Division dated June 17, 2021 stating no objection to the overall project subject to conditions.

COMMISSION

Mariella Smith CHAIR
Pat Kemp VICE-CHAIR
Harry Cohen
Ken Hagan
Gwendolyn "Gwen" W. Myers
Kimberly Overman
Stacy White



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Janet L. Dougherty EXECUTIVE DIRECTOR
Elaine S. DeLeeuw ADMIN DIVISION
Sam Elrabi, P.E. WATER DIVISION
Rick Muratti, Esq. LEGAL DEPT
Andy Schipfer, P.E. WETLANDS DIVISION
Steffanie L. Wickham WASTE DIVISION
Sterlin Woodard, P.E. AIR DIVISION

June 17, 2021

SWP 15-015R1 RMC Brothers – Public Hearing Exhibit #25

Jackie Julien (Sent via Email)
Port Tampa Bay
jjulien@tampaport.com
1101 Channelside Drive
Tampa, FL 33602

SUBJECT: PORT TAMPA BAY (PTB) PERMIT APPLICATION #15-015 (REVISION #1) / EPC REVIEW # 61325 / CONSTRUCTION OF MARINA EXPANSION AT 6226 OHIO AVENUE, GIBSONTON, FL / APPLICATION RECEIVED BY EPC ON MAY 5, 2021 AND ADDITIONAL SITE PLAN RECEIVED BY EPC ON MAY 7, 2021 / FOLIO # 049602-0000 / STR - 23-30S-19E

Dear Ms. Julien:

An environmental review has been conducted for the above described project by the staff of the Wetlands Division of the Environmental Protection Commission (EPC) of Hillsborough County. Based on this review and site inspection conducted May 17, 2021, staff has determined that the project to expand the existing marina facility by extending the existing piers, as proposed, should not constitute or create deleterious impacts to the natural resources of Hillsborough County; therefore, this agency **does not object** to the proposed project subject to the following conditions:

1. All work must be conducted as proposed and in the location indicated by the plans received on May 28, 2021. Any proposed changes or adjustments must be reviewed and authorized by EPC staff prior to their implementation.
2. All efforts must be undertaken to prevent any erosion or turbid water from being discharged offsite into wetlands and/or waters of the County. Turbid discharges that exceed 29 NTU's (Nephelometric Turbidity Units) above background levels are a violation pursuant to Chapter 1-5, the EPC Water Quality Rule. The erosion or discharge of sediments into wetlands is a violation of Chapter 1-11, the EPC Wetland Rule. Silt screens or other methods of erosion/turbidity control may be required. It is the responsibility of the owner/developer to insure the installation of adequate erosion control barriers prior to the commencement of any site work. These erosion control devices must be maintained in good condition throughout the construction process and until all loose soils have stabilized/settled. It is strongly recommended that all erosion control devices be regularly inspected during construction and modified if conditions warrant.
3. Mangrove trimming is limited to the minimum extent necessary to accommodate the permitted activity only. Any additional trimming or alteration of mangroves would require

separate review by the EPC, pursuant to Chapter 1-14, Mangrove Trimming and Preservation, Rules of the EPC. This request may be submitted to the EPC through the Mangrove Trimming application or the WEA10-Notice of Exempt Activities in Wetlands form obtained from the EPC website at www.epchc.org. Contact the EPC Wetlands Division at 813-627-2600 for questions.

INFORMATIONAL COMMENTS:

- Please be advised that this approval applies only to the development proposal for the marina docking facility expansion as submitted, and in no way does it provide EPC approval to any other aspect of the review process. In addition, this approval does not imply exemption from obtaining all proper permits from other governmental agencies.
- Per EPC's Chapter 1-11 Basis of Review (BOR) 5.3.5(3), new seawalls are limited to residential manmade canal systems where existing functioning seawalls exist on both immediately adjacent properties. Based on the aforementioned and due to the proximity of the approved wetland line, the proposed vinyl retaining wall does not qualify for a Miscellaneous Activities in Wetlands authorization and an Impact Review Application should be submitted to EPC. Prior to submitting for an Impact Review, please request a pre-application meeting through our website here:
<https://fs2.formsite.com/epcinfo/pubWETPREAPP/index.html>.
- Please note that this letter only represents the recommendations of the EPC to the Port Tampa Bay (PTB). The PTB will issue the actual permit. In the event these conditions are not incorporated in the PTB permit, the proposed activity may require a separate authorization from the Executive Director of the EPC.

If you have any questions or concerns regarding this application, please call me by phone at (813) 627-2600 ext. 1357 or by e-mail at castillo@epchc.org.

Sincerely,



Laura Castillo
Environmental Scientists
Wetlands Division
Environmental Protection Commission
of Hillsborough County

lmc/abd

ec: Barbara Baity - bbait@tampaport.com
Robert Cremeans - robertii11940@gmail.com
Carl Poole - carl@jfosterconsulting.com
Kat Brioni - Kat@jfosterconsulting.com

SWP #15-015 (Revision #1) - RMC Brothers, LLC - Public Hearing Exhibit #26 - Copy of comments from Hillsborough County Development Services Department with included comments from Zoning, Natural Resources, and Flood Plain Management received on June 17, 2021.

Jackelyn Julien

From: Cabrera, Richard <CabreraR@HillsboroughCounty.ORG>
Sent: Thursday, June 17, 2021 3:47 PM
To: Jackelyn Julien
Cc: Kat Brioni; Kline, Dennis
Subject: RE: 15-015 (Revision #1) folio 49602.0000
Attachments: RE: RMC BROTHERS LLC PROPERTY / LOCATED AT 6226 OHIO AVENUE; 49602-0000 dock Exp.jpg; Port TB_15-015 Rev_49602-0000.pdf

Jackie:

I sent this out to: Natural Resources, Zoning and the Flood Plain Administrator, Kyle Dolman, PE DollmanK@hillsboroughcounty.org. Gene Henry has retired, so future applications should be sent to Kyle.

Comments from:

- Zoning, Dennis Kline: No Review Necessary
- Natural Resources, Carrie Moore: A natural resource permit for land alterations and tree removal is required to conduct any land alteration, fill, or tree removal in the uplands. Submit for this permit through HillsGovHub with the Building retaining wall permit. Any questions on this permit can be directed to mooreca@hillsboroughcounty.org. (The applicants have already been in contact with Carrie, see attached email)
- Flood Plain Management, Kyle Dolman, PE: The proposed activity constitutes development within the regulatory floodway. Title 44 of the Code of Federal Regulations, Section 60.3(d)(3), states:
 "A community shall prohibit encroachments, including fill, new construction, substantial improvements, and other development within the adopted regulatory floodway unless it has been demonstrated through hydrologic and hydraulic analyses performed in accordance with standard engineering practice that the proposed encroachment would not result in any increase in flood levels within the community during the occurrence of the base flood discharge."

To meet this requirement (and similar County requirements) a Floodway No-Rise Analysis and Certification is required to demonstrate that the proposed development will not impact flood stages. More information on this requirement can be obtained from Hillsborough County staff.

If we can be of any further assistance, please let me know.

Have a great day ! Rick

Rick Cabrera, PE, CFM

Development Review Division

Development Services Department

P: (813) 276-8302

E: CabreraR@HCFLGov.net

W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd. 20th Floor, Tampa, FL 33602

R Your Results



Help

READY

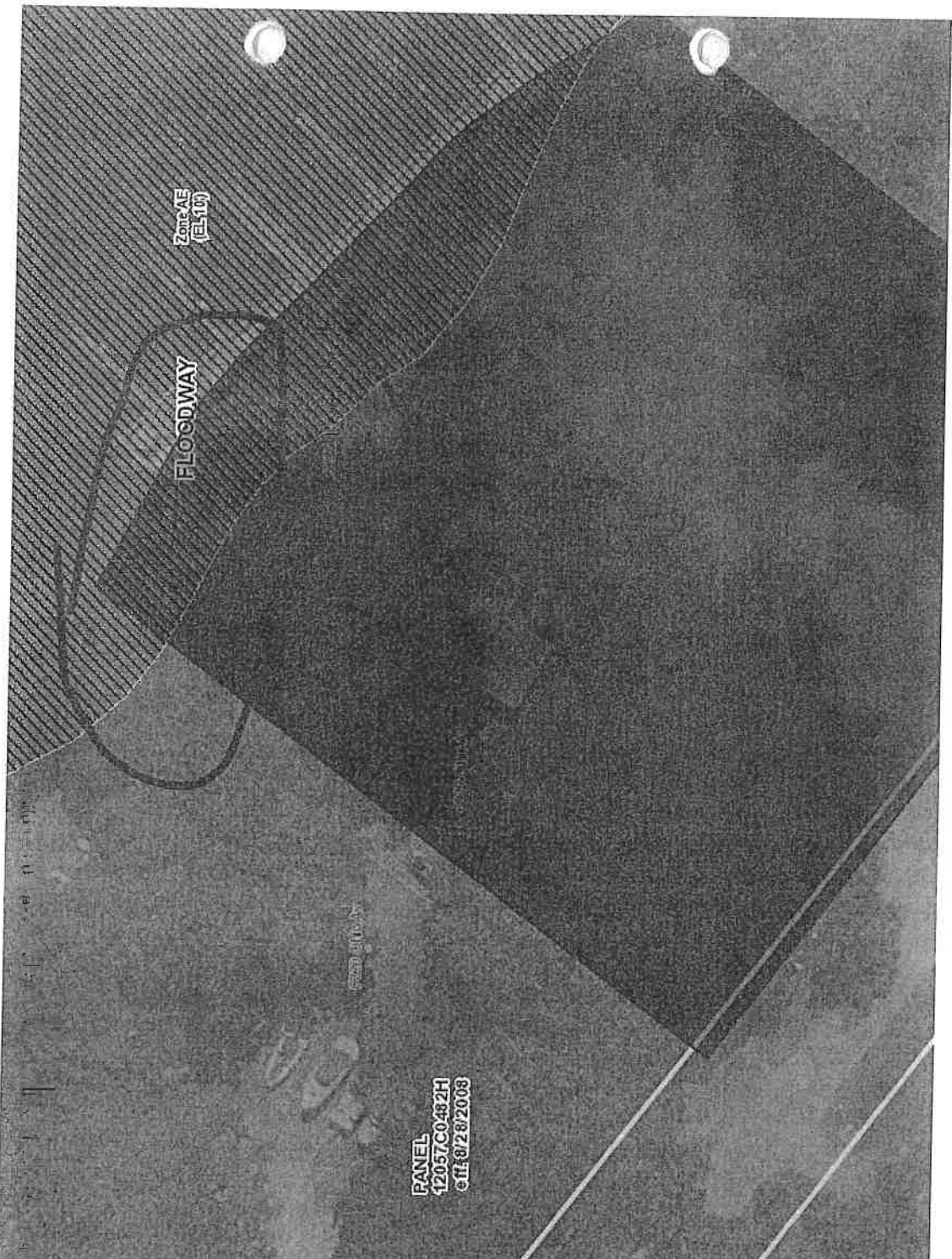
Folio: 49602.0000
PIN: U-23-30-19-1R7-000000-000009.0
RMC BROTHERS LLC

Mailing Address:
6226 OHIO AVE
GIBSONTON, FL 33534-4133

Site Address:
6226 OHIO AVE
GIBSONTON, FL 33534

SEC-TWN-RNG: 23-30-19
Acreage: 1.49084997
Market Value: \$631,042.00
Landuse Code: 3300 COMM./OFFICE

Jurisdiction	Unincorporated County
Zoning Category	Residential



SWP #15-015 (Revision #1) - RMC Brothers, LLC - Public Hearing Exhibit #27 - A copy of the submitted Port Tampa Bay Standard Work Application Number 15-015 (Revision No. 1), revised project drawings, submerged resource survey, and other information for the proposal which includes expansion of three (3) existing docking facility finger piers consisting of fifteen (15) boat mooring slips and fifteen (15) personal watercraft (PWC)/jet ski floating slips with temporary (transient) mooring for all slips for use by patrons of River's Edge restaurant that was received on November 12, 2021

RE: 6226 Ohio Ave

Kat Brioni <Kat@jfosterconsulting.com>

SWP 15-015R1 RMC Brothers – Public Hearing Exhibit #27

Fri 11/12/2021 4:18 PM

To: Jackelyn Julien <Jjulien@TAMPAPORT.COM>

Cc: Anthony Pidala <anthony@jfosterconsulting.com>; Joe Foster <joe@jfosterconsulting.com>

📎 6 attachments (13 MB)

The River's Edge Bar and Grill Submerged Resource Survey Report.pdf; Florida Friendly Boating Sign.pdf; Caution Manatee Signs.pdf; 20211112_Gibsonton_Ohio-Ave_6226_dock.pdf; Jet Ski Platform Specs x2.PNG; No Mooring Signs.PNG;

Hi Jackie,

Thank you again for giving our office a call. It is much appreciated and hopefully we can get this project off both our plates soon! Please see attached items as we discussed:

1. Updated plan set to include: size of PWC slip, re-label PWC as not "lift" but only a PWC floating platform, including the PWC Platform into structural footprint square footage, fixed number of boat slips from 13 to 17, updated location of retaining wall on master plan sheet.
2. Please see attached specs for PWC platform, please note that since we have double PWC platforms that two "click" together making the structure 13' by 13'.
3. Please see attached Resource Survey conducted in June 2021.
4. Please see attached proposed boater safety sign, no mooring signs and manatee educational signs

Once these plans are approved by all parties, we will have Joe Sign and Seal these for us for final permit issuance, at that point I will have Stacy Brown (surveyor) update the lease survey 😊 Please let me know if you can think of anything else!



Kat Brioni

Permitting Project Manager

101 16th Ave S. Suite 5 | St. Petersburg, FL 33701

(Tel) 727-821-1949 | Kat@jfosterconsulting.com

6226 OHIO AVLNUE

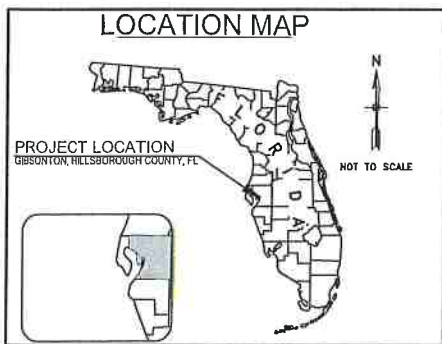
DOCK ADDITION PLANS

GIBSONTON, HILLSBOROUGH COUNTY, FLORIDA
 TOWNSHIP: 30S, RANGE: 19E, SECTION: 23



PROJECT LOCATION
 6226 OHIO AVE, GIBSONTON, FLORIDA

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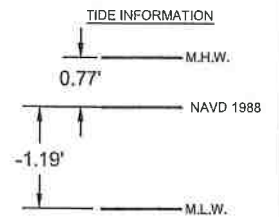
SHEET INDEX

1. COVER SHEET & LOCATION MAP
2. EXISTING AERIAL SITE VIEW
3. PROPOSED SITE VIEW
4. DOCK PLAN VIEW
5. DOCK ADDITION DETAILS

NOTES:

1. COORDINATES SHOWN ARE IN FEET BASED ON THE NORTH AMERICAN DATUM OF 1983, WEST ZONE (NAD83)
2. ELEVATIONS SHOWN ARE IN FEET BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)
3. THE VERTICAL DATUMS ESTABLISHED BY DEP FOR THIS AREA ARE MEAN HIGH WATER ELEVATION +0.77' NAVD, MEAN LOW WATER ELEVATION OF -1.19' NAVD, BASED ON LABINS TIDE INTERPOLATION POINT #540.
4. NOTE: THESE PERMIT DRAWINGS SHALL NOT BE CONSIDERED VALID FOR CONSTRUCTION PURPOSES UNLESS SIGNED AND SEALED BY:

JOSEPH T. FOSTER, P.E.
 FL LIC# 79708

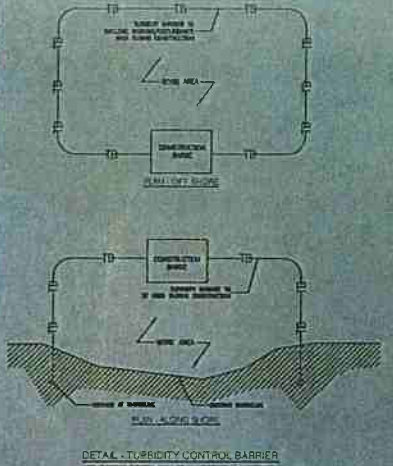


RELATIONSHIP BETWEEN NAVD 1988, NGVD 1929, MEAN HIGH WATER, MEAN LOW WATER, AND THE MEAN LOWER LOW WATER TIDAL DATUM (1983-2001 EPOCH)

REVISED

6226 OHIO AVE, GIBSONTON, FL		FOSTER CONSULTING FL PROFESSIONAL ENGINEER NO. 79708 DELAWARE LIC. # 186423 NJ LIC.# 24GE05181200	DATE: 11/12/21 DRAWN BY: SMJ/ZD CHKD BY: JTF SCALE: AS SHOWN	FILE NAME: 20155 SHEET: 1 OF 5 REV: 10/12/20
		FL. CERTIFICATION OF AUTHORIZATION No. 32050 WWW.JFOSTERCONSULTING.COM P: (727) 821-1949 P.O. BOX 7370, ST. PETERSBURG, FL 33734		

EXISTING AERIAL SITE VIEW



NOTE: CONSTRUCTION MEANS AND METHODS TO BE DETERMINED BY THE CONTRACTOR. ALL WORK IS TO BE FROM A BARGE OR UPLAND. SEE DETAILS.

EXISTING CONDITIONS NOTES:

EXIST. DOCK SF = MAIN DOCK = 1958.35 SF
FINGER PIERS = 880.65 SF
TOTAL EXIST DOCK = 2,838.95 SF

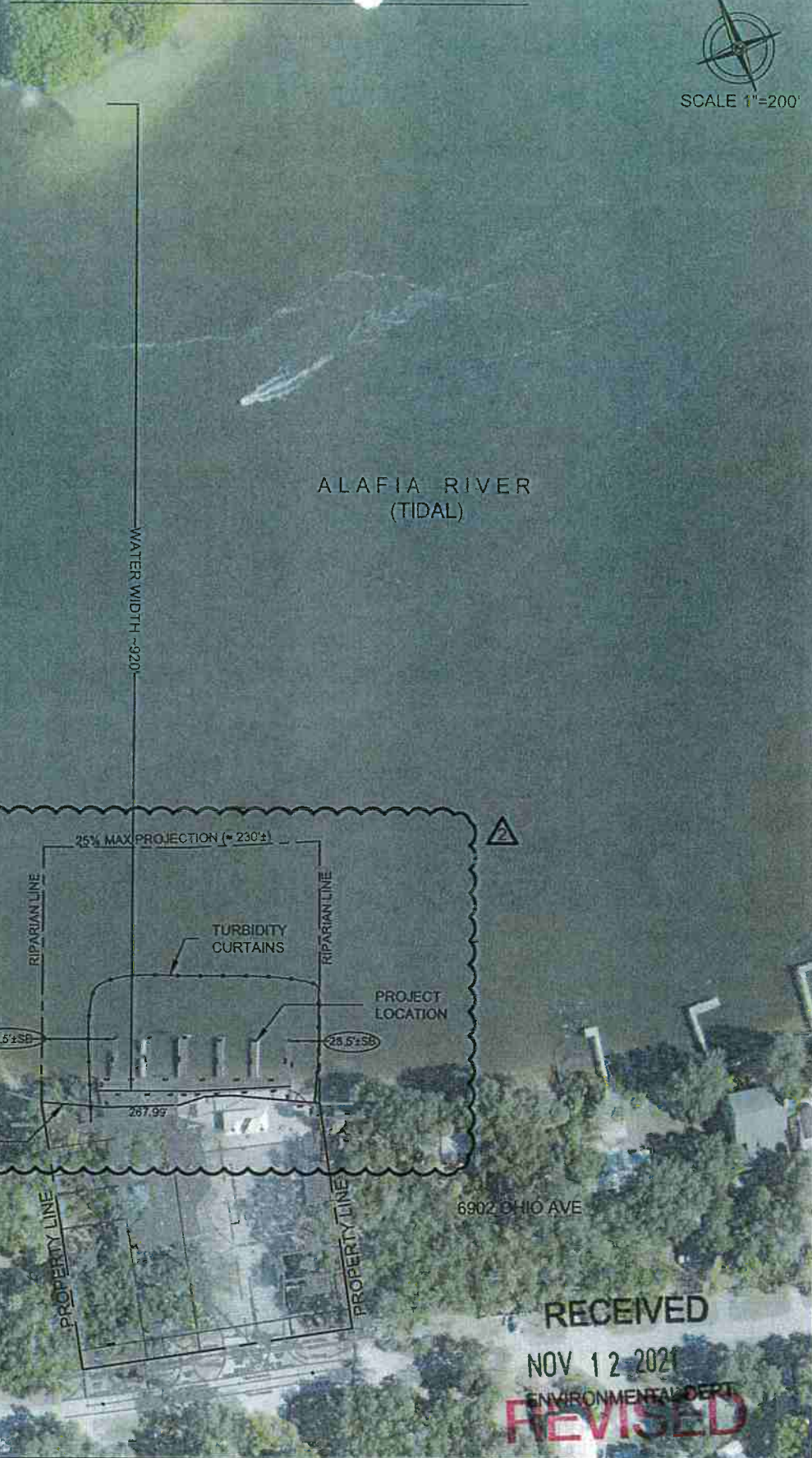
MHW = +0.46' NAVD
MLW = -0.98' NAVD

SIDE SETBACKS = 28.5 LF (RIGHT)
= 68.5 LF (LEFT)

WATERFRONT LENGTH = 267.99± LF

WATERWAY WIDTH = 920± LF

TURBIDITY CURTAINS TO BE USED DURING CONSTRUCTION



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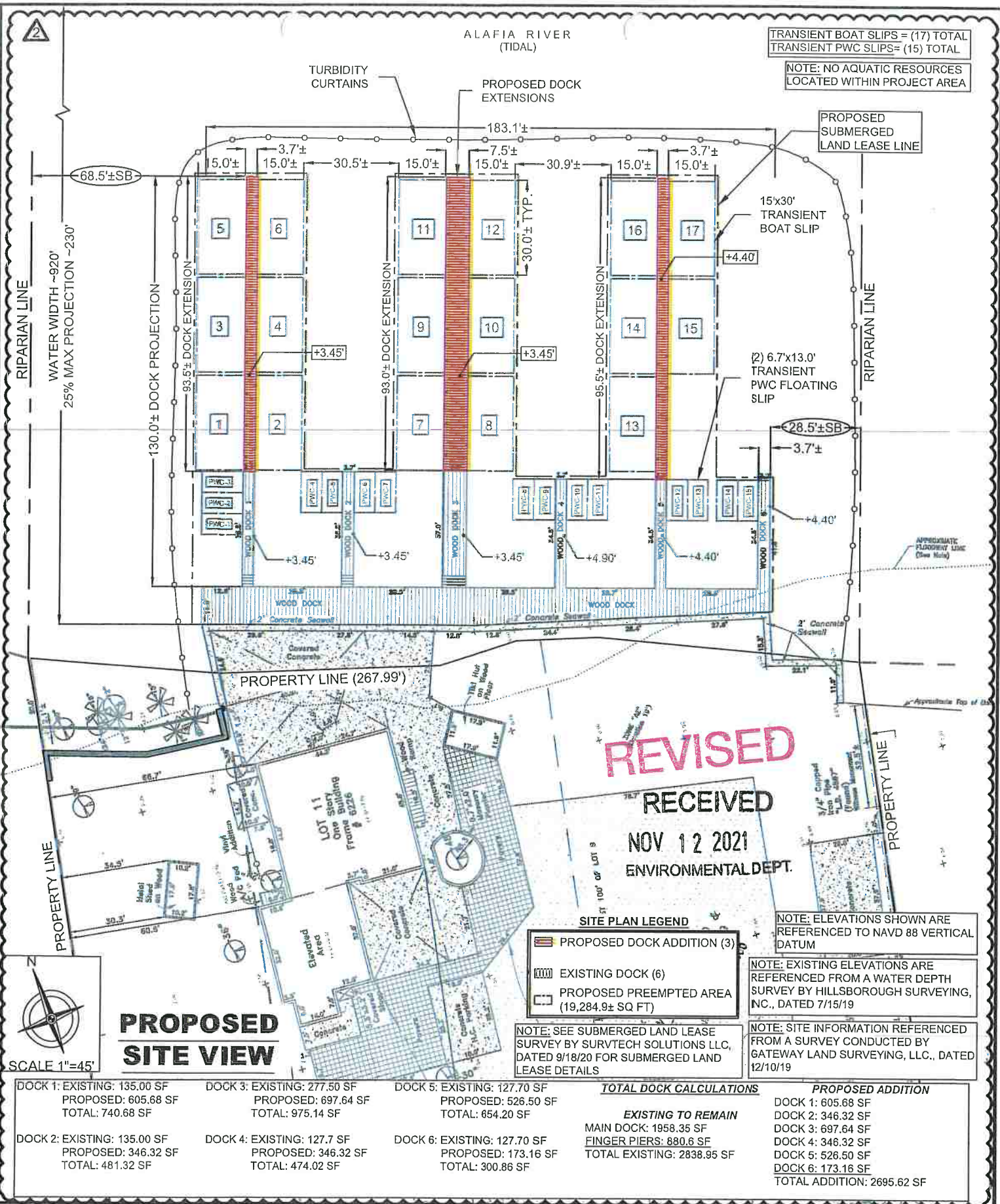
6226 OHIO AVE,
 GIBSONTON, FL



FOSTER CONSULTING

FL PROFESSIONAL ENGINEER NO. 79708
 DELAWARE LIC. # 180324 NJ LIC.# 24GE05181200
 FL. CERTIFICATION OF AUTHORIZATION No. 32050
 WWW.JFOSTERCONSULTING.COM
 P: (727) 821-1949
 P.O. BOX 7370, ST. PETERSBURG, FL 33734

DATE: 11/12/21	FILE NAME: 20155
DRAWN BY: SMJ/ZD	SHEET: 2 OF 5
CHKD BY: JTF	REV: 10/12/20
SCALE: AS SHOWN	08/26/21 11/12/21



TRANSIENT BOAT SLIPS = (17) TOTAL
 TRANSIENT PWC SLIPS = (15) TOTAL

NOTE: NO AQUATIC RESOURCES
 LOCATED WITHIN PROJECT AREA

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 NOV 12 2021
 ENVIRONMENTAL DEPT.

SITE PLAN LEGEND

- PROPOSED DOCK ADDITION (3)
- EXISTING DOCK (6)
- PROPOSED PREEMPTED AREA (19,284.9± SQ FT)

NOTE: SEE SUBMERGED LAND LEASE SURVEY BY SURVTECH SOLUTIONS LLC, DATED 9/18/20 FOR SUBMERGED LAND LEASE DETAILS

NOTE: ELEVATIONS SHOWN ARE REFERENCED TO NAVD 88 VERTICAL DATUM

NOTE: EXISTING ELEVATIONS ARE REFERENCED FROM A WATER DEPTH SURVEY BY HILLSBOROUGH SURVEYING, NC., DATED 7/15/19

NOTE: SITE INFORMATION REFERENCED FROM A SURVEY CONDUCTED BY GATEWAY LAND SURVEYING, LLC., DATED 12/10/19

DOCK 1: EXISTING: 135.00 SF
 PROPOSED: 605.68 SF
 TOTAL: 740.68 SF

DOCK 2: EXISTING: 135.00 SF
 PROPOSED: 346.32 SF
 TOTAL: 481.32 SF

DOCK 3: EXISTING: 277.50 SF
 PROPOSED: 697.64 SF
 TOTAL: 975.14 SF

DOCK 4: EXISTING: 127.7 SF
 PROPOSED: 346.32 SF
 TOTAL: 474.02 SF

DOCK 5: EXISTING: 127.70 SF
 PROPOSED: 526.50 SF
 TOTAL: 654.20 SF

DOCK 6: EXISTING: 127.70 SF
 PROPOSED: 173.16 SF
 TOTAL: 300.86 SF

TOTAL DOCK CALCULATIONS

EXISTING TO REMAIN
 MAIN DOCK: 1958.35 SF
 FINGER PIERS: 880.6 SF
 TOTAL EXISTING: 2838.95 SF

PROPOSED ADDITION
 DOCK 1: 605.68 SF
 DOCK 2: 346.32 SF
 DOCK 3: 697.64 SF
 DOCK 4: 346.32 SF
 DOCK 5: 526.50 SF
 DOCK 6: 173.16 SF
 TOTAL ADDITION: 2695.62 SF

6226 OHIO AVE,
 GIBSONTON, FL



FOSTER CONSULTING

FL PROFESSIONAL ENGINEER NO. 79708

DELAWARE LIC. # 186225

NJ LIC.# 24GE05181200

FL CERTIFICATION OF AUTHORIZATION No. 32050

WWW.FOSTERCONSULTING.COM

P: (727) 821-1949

P.O. BOX 7370, ST. PETERSBURG, FL 33734

DATE: 11/21/21

FILE NAME: 20155

DRAWN BY: SMJ/ZD

SHEET: 3 OF 5

CHKD BY: JTF

REV: 10/12/20

SCALE: AS SHOWN

08/26/21

11/12/21

DOCK PLAN VIEW

NOTE: SEE SUBMERGED LAND LEASE SURVEY BY SURVTECH SOLUTIONS LLC, DATED 9/18/20 FOR SUBMERGED LAND LEASE DETAILS



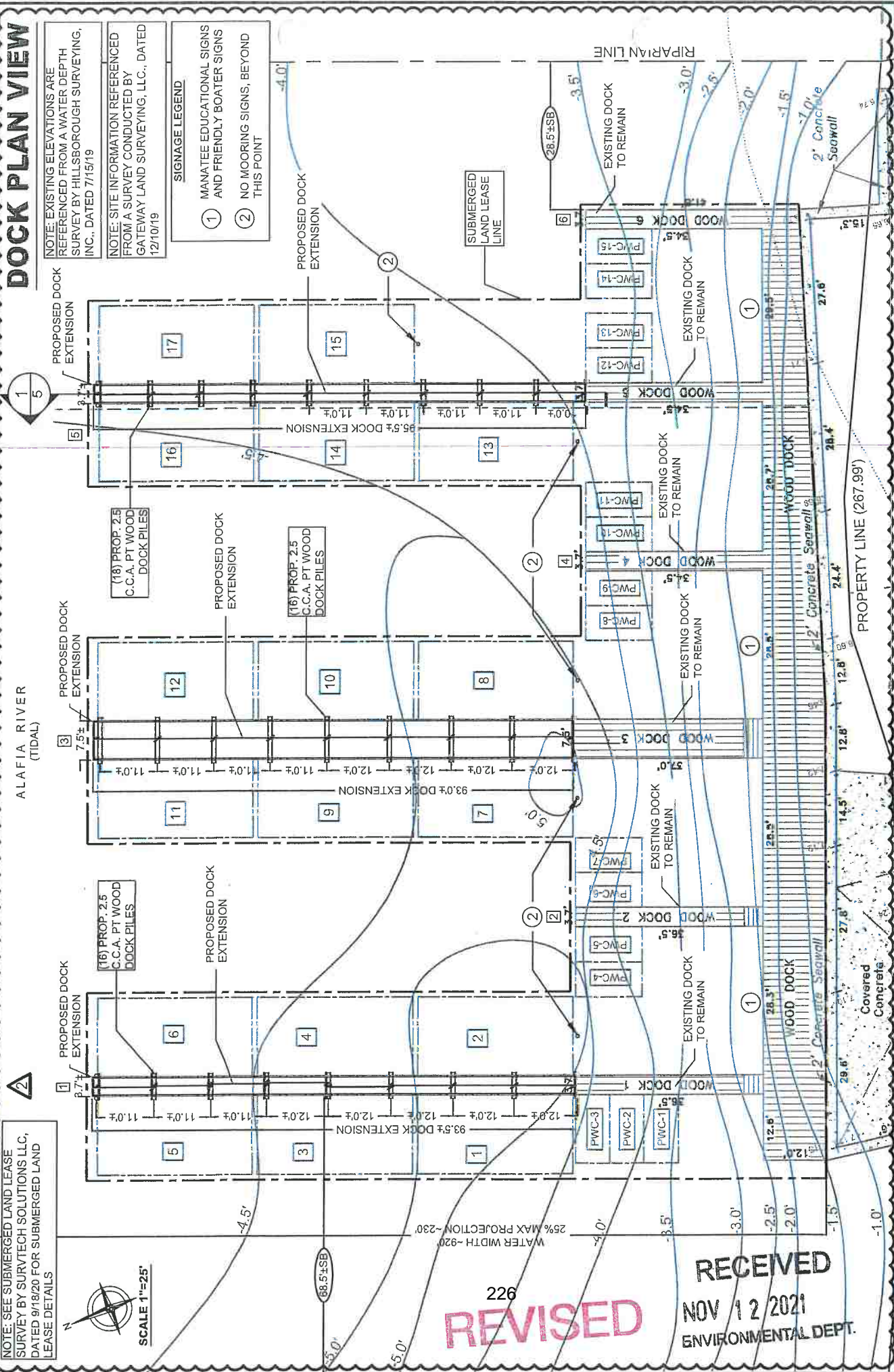
NOTE: EXISTING ELEVATIONS ARE REFERENCED FROM A WATER DEPTH SURVEY BY HILLSBOROUGH SURVEYING, INC., DATED 7/15/19

NOTE: SITE INFORMATION REFERENCED FROM A SURVEY CONDUCTED BY GATEWAY LAND SURVEYING, LLC., DATED 12/10/19

SIGNAGE LEGEND

① MANATEE EDUCATIONAL SIGNS AND FRIENDLY BOATER SIGNS

② NO MOORING SIGNS, BEYOND THIS POINT



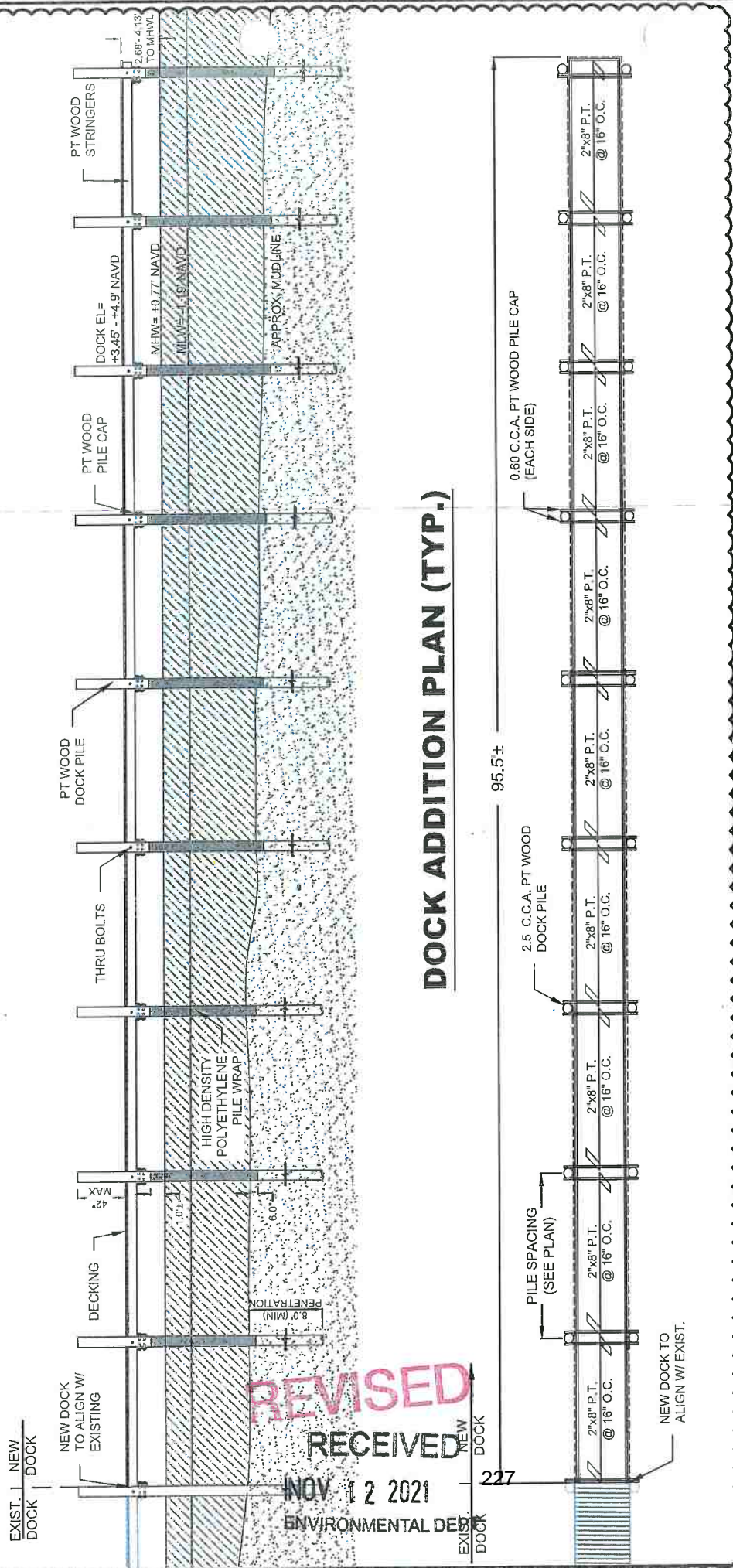
ALAFIA RIVER (TIDAL)

226
REVISED

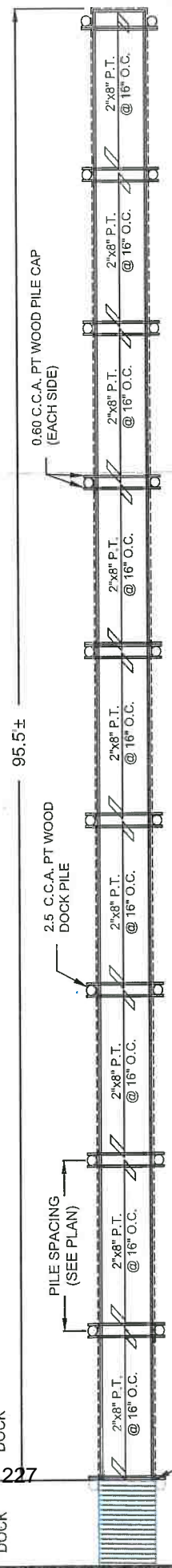
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<p>FOSTER CONSULTING FL PROFESSIONAL ENGINEER NO. 79708 DELAWARE LIC. # 48618 FL CERTIFICATION OF AUTHORIZATION NO. 32050 WWW.JFOSTERCONSULTING.COM P: (727) 824-1949 P.O. BOX 7370, ST. PETERSBURG, FL 33734</p>	<p>DATE: 11/12/21</p>	<p>FILE NAME: 20155</p>
	<p>DRAWN BY: SMJ</p>	<p>SHEET: 4 OF 5</p>
<p>CHKD BY: JTF</p>	<p>REV: 10/12/20</p>	<p>SCALE: AS SHOWN</p>
<p>6226 OHIO AVE, GIBSONTOWN, FL</p>	<p>PROPOSED DOCK EXTENSIONS</p>	

LONGITUDINAL DOCK DETAIL



DOCK ADDITION PLAN (TYP.)



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ENVIRONMENTAL DEPT.

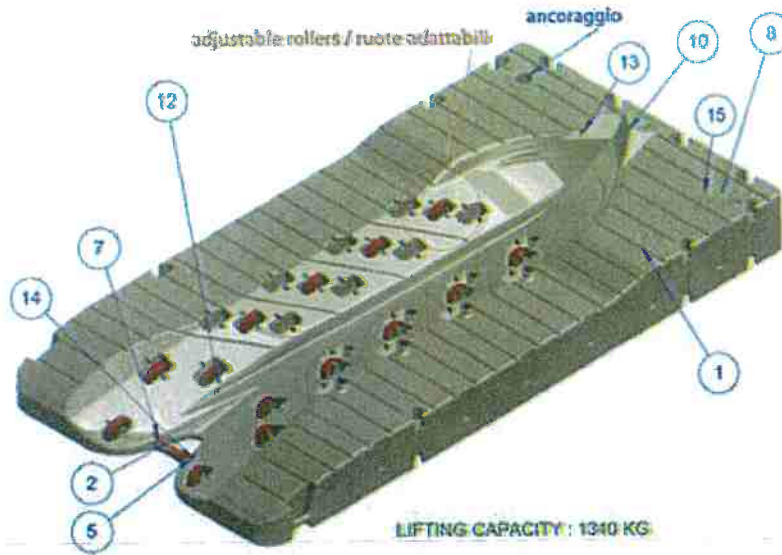
DOCK CONSTRUCTION DETAILS	APPLICATION #	DATE	FILE NAME
<ol style="list-style-type: none"> STRINGERS - 3"x8" 0.60 CCA PT WOOD @ 16" O.C. MAX PILE CAP - 3"x10" 0.60 CCA PT WOOD (EACH SIDE) OR (2) 2"x10" 0.60 CCA PT WOOD (INTERIOR) DOCK PILES - 8" Ø 2.5 C.C.A. PT WOOD PILE @ 8'-0" MIN EMBEDMENT IN CLEAN SANDS (GOOD SANDS) PILE WRAP - ALL PT WOOD PILES ARE TO BE PRE-WRAPPED WITH A 0.30" HIGH DENSITY POLYETHYLENE PILE WRAP. THE POLYETHYLENE WRAP IS TO BE FASTENED TO EACH PILE W/ 1-1/4" STAINLESS STEEL ROOFING NAILS EVERY 2' ALONG THE VERTICAL SEAM. EACH PILE IS TO BE WRAPPED A MIN. 1.0' ABOVE THE MEAN HIGH WATER LINE AND MIN. 6" BELOW THE MUDLINE. THRU BOLTS - (1) 5/8" S.S. THRU BOLT (PILE TO OUTSIDE STRINGER) (2) 5/8" S.S. THRU BOLTS (PILE TO PILE CAP) DECK BOARDS - 2X OR 5/4" X 6" 0.40 A.C.Q. PT WOOD DECKING OR COMPOSITE <ol style="list-style-type: none"> 6.1. 1/2" MAX. SPACING BETWEEN DECK BOARDS 6.2. 1.5" DECKING OVERHANG (ALL SIDES) <p>MEETS DESIGN CRITERIA PER F.B.C. 2020 - 7TH EDITION</p>	APPLICATION # (OFFICIAL USE ONLY)	11/12/21	20155
		DRAWN BY: SMJ	SHEET: 5 OF 5
		CHKD BY: JTF	REV: 10/12/20
		SCALE: AS SHOWN	08/26/21

FOSTER CONSULTING
 FL PROFESSIONAL ENGINEER NO. 79708
 DELAWARE LIC. # 18618 NJ LIC.# 24GE05181200
 FL CERTIFICATION OF AUTHORIZATION No. 32050
 WWW.JFOSTERCONSULTING.COM
 P. (727) 821-1949
 P.O. BOX 7370, ST. PETERSBURG, FL 33734



**6226 OHIO AVE,
GIBSONTON, FL**

**PROPOSED
DOCK
EXTENSIONS**



Floating Jetport Max

The floating platform model JetPort Max is the largest we have:
200cm x 400cm. It is suitable for every jet ski model and brand.
It has a buoyancy more then 1300 kg

REVISED

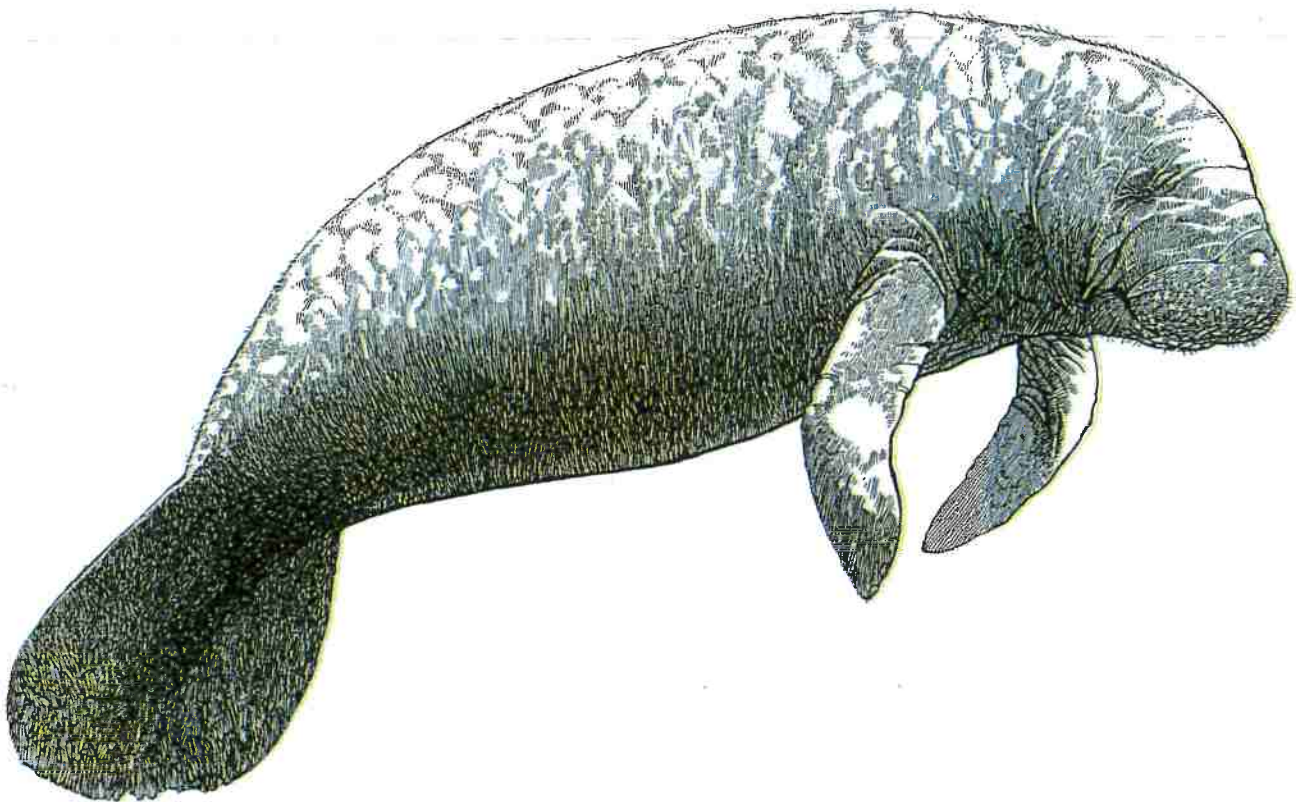
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NOV 12 2021

ENVIRONMENTAL DEPT.

Caution Boaters

Watch for Manatees



Report collisions, sick, dead or injured manatees
and any wildlife or boating law violations to:

FWC's Wildlife Alert Hotline
888-404-FWCC (3922)

cell *FWC or #FWC

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Florida Friendly Boating



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Be friendly to wildlife

- **Never feed wild animals.** It is illegal, unhealthy, and trains wildlife to seek out boats, increasing the risk of injury. Avoid dumping leftover bait overboard.
- **Reduce disturbance.** Stay quiet and be aware of accidentally separating manatee mother and calf pairs, disrupting mating herds, or blocking a manatee's path if it moves towards you.
- **Avoid injuries.** It is illegal to chase, hold, ride, jump on, or hit manatees or other wildlife. Never try to "fish" or attempt to catch birds, dolphins, manatees or sea turtles.
- **Avoid high manatee use areas.** Manatees can suffer from cold stress in the wintertime. If disturbed or chased out of warm water areas, it may cause death, illness or affect their ability to reproduce.

Look out below

Collisions with boats can cause injury and death among manatees, sea turtles and dolphins.

Manatees are an endangered species native to Florida, and are designated as the State's official marine mammal. They live in fresh, brackish and salt water areas, and eat aquatic vegetation such as seagrass. Because they must surface to breathe, many of these slow-moving creatures are injured or killed by boats each year.

How to recognize a manatee's presence:

- Look for a swirl on the water's surface
- Look for a tail or nose (usually the only parts of the manatee's body that break the surface of the water)
- Listen for their breath



Five species of **sea turtles** are found in Florida waters: all are either endangered or threatened. Sea turtles rest at or just below the surface of the water and must raise their heads out of the water to breathe.

How to recognize a sea turtle's presence:

- Look for a sea turtle's head or top portion of shell at the surface of the water.



What boaters can do

- **Wear polarized sunglasses.** Polarized lenses reduce reflected glare from the water and make it easier to see people, wildlife or objects underneath the surface.
- **Know the zones.** Abide by the speed regulations as posted. Idle speed no wake - minimum speed needed to maintain steering. Slow speed minimum wake - fully off plane and settled in the water.
- **Use marked channels.** Greater water depth protects you, seagrass and wildlife.
- **Post a lookout.** Designate a person to watch for wildlife, other boaters, swimmers, or obstructions when the vessel is underway.
- **Save a life.** Properly discard or recycle fishing line and plastics, and use circle or non-stainless steel hooks to prevent wildlife injury or death due to ingestion or entanglement.

Wear a life jacket



Wildlife Alert:
1-888-404-FWCC (3922)
cell *FWC or #FWC

Report sick, dead, or injured manatees or sea turtles, and any wildlife or boating law violations.

For more information go to MyFWC.com



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The River's Edge Bar and Grill
6226 Ohio Ave.
Gibsonton, FL 33534

Submerged Resource Survey

Site Inspection Date: June 11, 2021

Prepared by:



Mark Langford

Langford Ecological Consulting

Phone 407.448.8165

Web www.langfordecological.com

Email mark@langfordecological.com

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ENVIRONMENTAL DEPT.



Mark Langford
Langford Ecological Consulting
407.448.8165
mark@langfordecological.com

1. Introduction & Objective

A submerged resource survey was conducted on June 11, 2021, within the proposed project footprint for the extension of finger piers at The River's Edge Bar and Gill, located at 6226 Ohio Ave., Gibsonton, within Section 23, Township, 30 South, and Range 19 East in Hillsborough County. The property is located within the Alafia River, a Class III estuarine/tidal Florida Waterbody.

Langford Ecological Consulting was contracted to conduct this assessment in association with the design and permitting of the dock finger-pier extension project. The purpose of this survey was to locate, identify, and delineate submerged and/or protected resources. The project site was specifically surveyed for wetland and submerged resources including seagrass, rhizophytic macroalgae beds, oyster beds, and corals that had the potential to be impacted by the project.

2. Methodology

Prior to the survey an aerial review of the site was conducted. This review took into consideration existing and proposed conditions and the limits of proposed activities. The methodology for the survey was then created to include the following:

- Review aerial photography and proposed project plans;
- Establishment of survey transects and subsequent overlaying of transects onto an aerial map;
- Swim transects and identify location and extent of resources;
- Document and photograph findings.

During the assessment field equipment utilized included SCUBA and snorkel equipment, aerial map with transects, and a Go Pro camera with waterproof housing.

Resources were identified and their locations and limits delineated. Upon completion of the survey, photos were downloaded, and unknown taxa were identified using office materials.

The report contains the following information:

- a. Date and time of the survey;
- b. Names of divers conducting survey;
- c. Temperature, ambient conditions, water clarity and tide conditions;
- d. Total number and length of transects;
- e. Identification of observed species.



Figure 1: Transect map



3. Results

SURVEY DATE	June 11, 2021
SURVEY TIME	10:00 am – 11:30 am
DIVERS	Mark Langford (Langford Ecological Consulting)
TIDE	Mid to near high tide (high tide 2:19 pm, height 3.3)
AMIENT CONDITIONS	-Sunny, air temperature mid 80s°F -Variable light winds -Water Temperature low 80's -Some river current (outflowing) was noted during the survey
VISABILITY	Approximately 1-3 feet
SURVEY DEPTHS	1-5 feet
SUBSTRATE	Sand with some shell debris
RESOURCES	Barnacles, and sparse/patchy unidentified rhizophitic macroalgae (possibly <i>Caulerpa</i> or <i>Codium</i> in poor condition)

Mark Langford (Langford Ecological Consulting) performed the in-water resource survey by entering the water from the central dock and working the transects lines identified on Figure 1. Katya Brioni (J Foster Consulting) observed from nearby docks and made note of the findings.

The project area shoreline consists predominately of a vertical seawall and docking structure, with some natural shoreline consisting predominately of sand beach, grass, and scattered oak and palm trees on the northwest end of the property. Sparse, unidentified rhizophitic macroalgae patches (possibly a species of *Caulerpa* or *Codium*) were found to occur approximately 10-20 feet waterward of the terminal ends of the existing docks. The alga was noted to be very loosely attached to the bottom and grey to black in color with a typical height of two inches or less. Any specimens collected were found to be very fragile and disintegrated easily. Such algae in a stained water such as this are known to often be ephemeral or just conditional, seasonal blooms. It appears that this alga may be disappearing at this time in this location. Photos of this alga were provided to multiple experts (including academia), but it could not be positively identified due to its poor condition. Seagrass was not found in any of the transects or the surrounding area. Seagrass has been mapped by FWC and SWFWMD in the nearby area and has not been noted to occur within the Alafia River (see Figure 2). The majority of the submerged bottom consists of loose sand with some scattered shell fragments. A couple of fighting conchs (*Strombus pugilis*) were noted to be moving across the submerged

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bottom during the survey. Also a few comb jellyfish (*Ctenophora*) three snook (*Centropomus undecimalis*), some stingrays (*Hypanus americanus*), and a manatee (*Trichechus manatus*) were also observed to be swimming through the project area during the time of the survey. Barnacles (*Balanus sp.*) were noted to be growing heavily on the existing dock pilings. No other submerged resources were observed during the survey.



Figure 2: Map Direct/FWC seagrass map (note project site marked in blue, nearest seagrass marked in yellow by the red arrow)

OBSERVED SPECIES

Common Name	Scientific Name
Rhizophytic macroalgae	Possibly a species of <i>Caulerpa</i> or <i>Codium</i>
Fighting conch	<i>Strombus pugilis</i>
Comb jellyfish	<i>Ctenophora</i>
Snook	<i>Centropomus undecimalis</i>
Southern stingray	<i>Hypanus americanus</i>
West Indian Manatee	<i>Trichechus manatus</i>
Barnacle	<i>Balanus sp.</i>

4. Conclusions

No seagrass, oyster beds, or coral occurs within the project area. Some sparse patches of an unidentified rhizophytic macroalgae in poor condition were noted near the waterward end of the project area. This alga appears to only be found in the deeper water and is likely ephemeral or seasonal/conditional in the area. Because the alga occurs in deeper areas of the stained river water with typically lower light conditions, negative impacts are not expected to occur due to expansion of narrow finger piers into this area which only allow for the temporary/transient mooring of vessels.

PHOTOGRAPHS



Photo 1: Aerial photograph of the project site (The River's Edge Bar and Grill)



Photo 2: Typical view of submerged bottom with loose sand and shell fragments

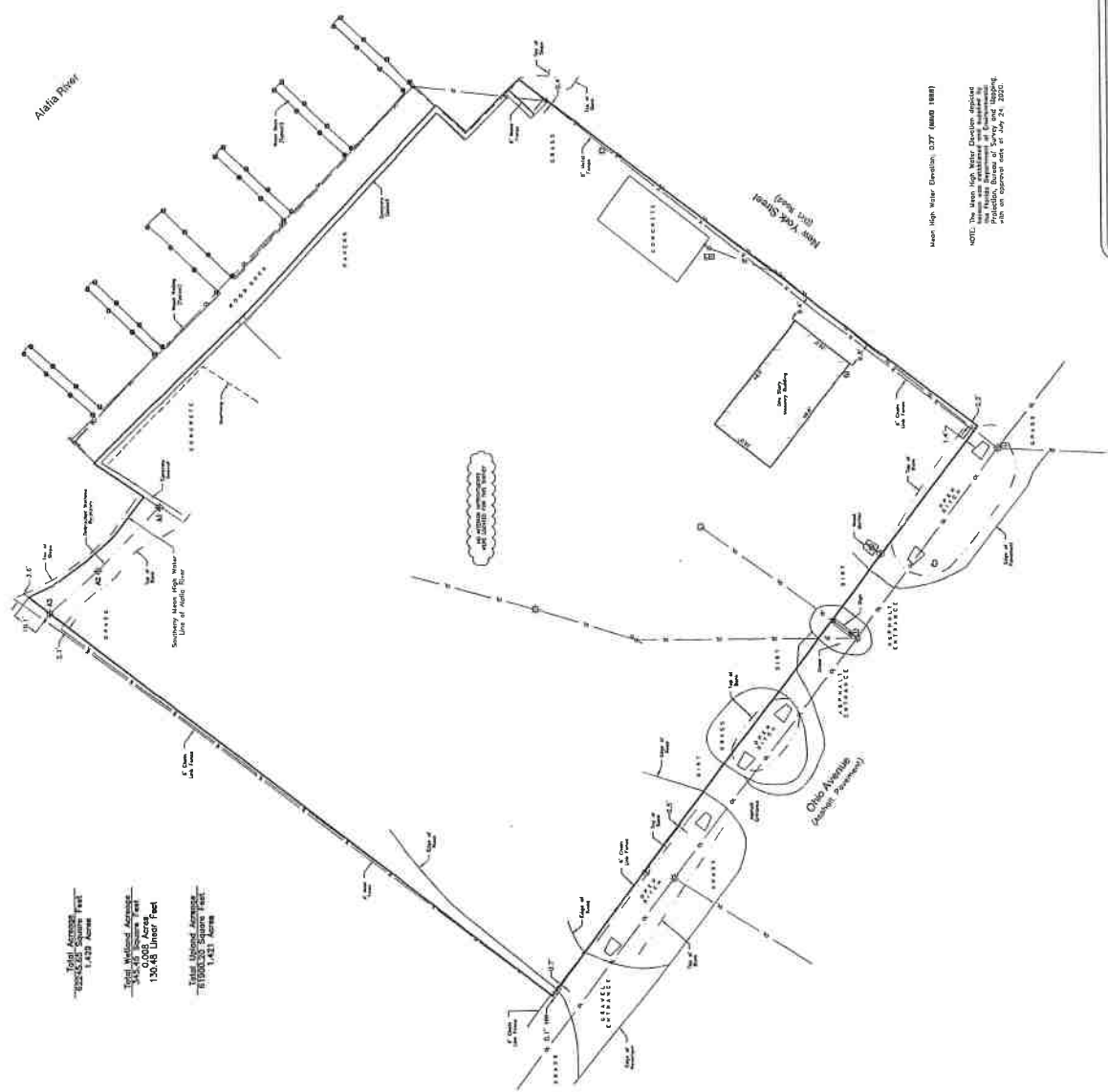
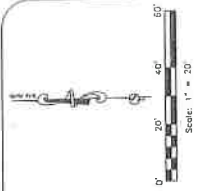


Photo 3: Typical view of barnacle-encrusted dock piling



Photo 4: Typical view of rhizophytic macroalgae near the waterward edge of the project area

Planimetric & Wetland Detail



- Total Area of Wetland: 1,429 Acres
 - Total Wetland Area: 1,429 Acres
 - Total Area of Wetland: 1,429 Acres
 - Total Wetland Area: 1,429 Acres

Wetland Data Information:

Wetland Code	Wetland Type	Florida Wetland Code	Wetland Area (Acres)
1	Emergent Wetland	1A1	1,429
2	Emergent Wetland	1A2	0
3	Emergent Wetland	1A3	0
4	Emergent Wetland	1A4	0
5	Emergent Wetland	1A5	0
6	Emergent Wetland	1A6	0
7	Emergent Wetland	1A7	0
8	Emergent Wetland	1A8	0
9	Emergent Wetland	1A9	0
10	Emergent Wetland	1A10	0

Mean High Water Elevation: 0.77 (MAD 1988)
 4070 The Mean High Water Elevation is based on the
 National Water Research Institute's
 Prediction, Bureau of Survey and Mapping,
 as an approved one of July 24, 2020.

Digitally signed
 by Stacy L. Brown
 Reason: I am approving this document.
 Date: 2021.02.26 09:18:46 -0500

Stacy L. Brown PSM No. 05123.0
 Survey Solutions, Inc. No. 05123.0

SURVTECH SOLUTIONS, INC.
 10000 W. 38th Ave. Suite 100
 Fort Lauderdale, FL 33309
 Phone: (954) 575-1429
 Fax: (954) 575-1430
 Email: info@survtechsolutions.com
 Website: www.survtechsolutions.com

Boundary & Wetland Survey
River's Edge Marina

Drawing Number: 20200300_2B
 SHEET 2 OF 2

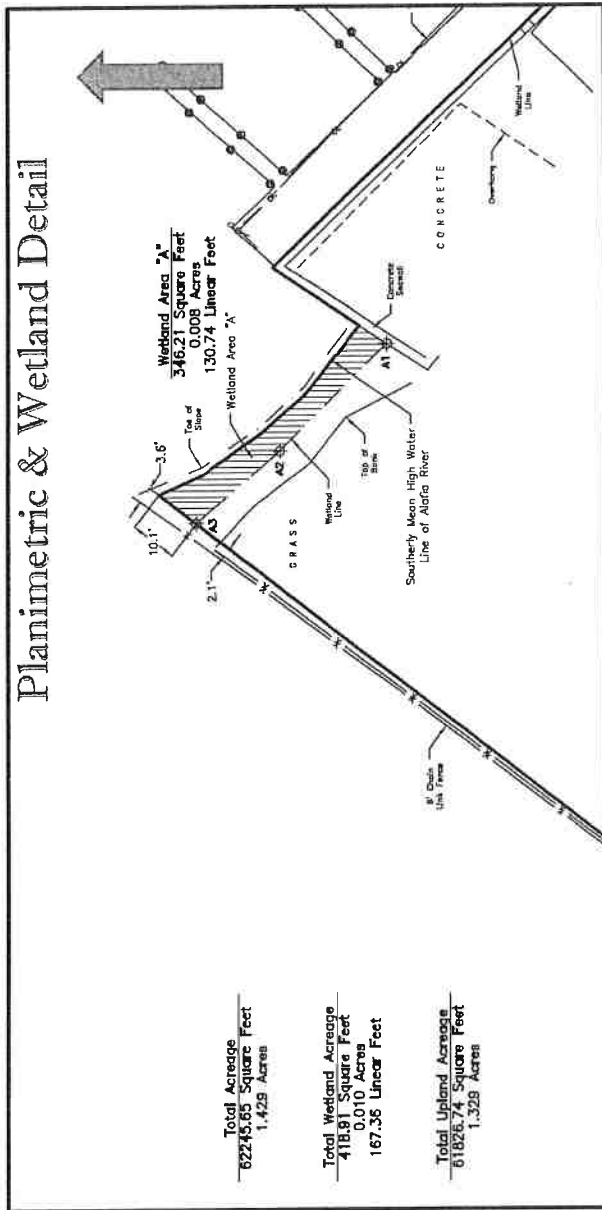
15-015 (REV. #1)

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Planimetric & Wetland Detail

Line Information: Field

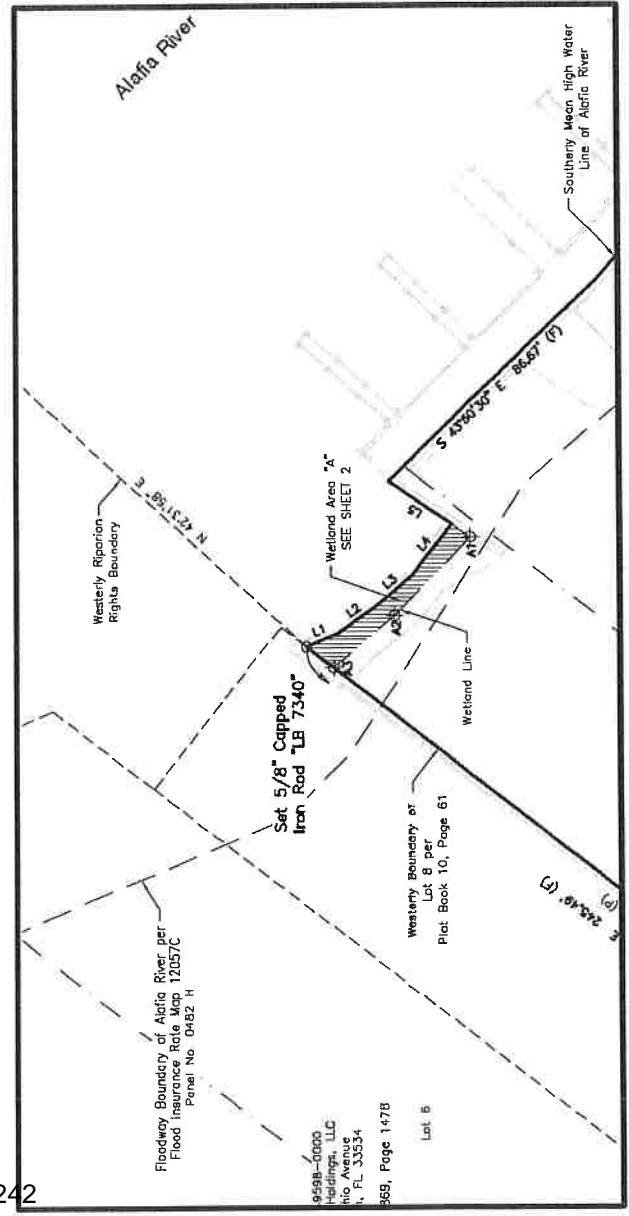
LINE	BEARING	DISTANCE
L1	S 23°42'04" E	10.29'
L2	S 35°21'06" E	15.05'
L3	S 40°20'02" E	12.90'
L4	S 51°58'45" E	19.06'
L5	N 33°57'17" E	22.61'
L6	S 42°04'50" W	15.27'
L7	S 44°47'55" E	22.18'
L8	S 40°17'17" E	5.25'



Total Acreage
 62245.65 Square Feet
 1.429 Acres

Total Wetland Acreage
 418.91 Square Feet
 0.010 Acres
 167.35 Linear Feet

Total Upland Acreage
 61826.74 Square Feet
 1.329 Acres



SCALE: 1" = 250'

COMMERCIAL MARINA REPAIR/REBUILD

Application #

(OFFICIAL USE ONLY)



Tue, 19 Sep 2017 - 12:47pm C:\Users\terrikapik\Documents\Interbay\INTERBAY MARINA 09-19-17.dwg

SHEET 16

WOODS CONSULTING

1714 COUNTY ROAD 1, SUITE 22
DUNEDIN, FL 34698
PH. (727) 786-5747
FAX (727) 786-7479

INTER-BAY MOORINGS

NAVIGATION EXHIBIT

WITH 2006 AERIAL

REVISIONS

- 1) PER PORT AUTHORITY RAI DATED 08-29-17

243

MHW +0.8' MLW -1.2'
ELEVATIONS REFERENCE NAVD-1988

REVISED

17-024

FLORIDA CERTIFICATE OF AUTHORIZATION #27664



1520 CRATLAWOOD DRIVE
CLEARWATER, FLORIDA 34764
TEL: (727) 590-4341
FAX: (727) 590-3790

SUBMERGED LAND LEASE APPLICATION

Parcel Identification Number(s) Folio Numbers 049602-0000

Name of Applicant Robert Cremeans / RMC Brothers, LLC - River's Edge Restaurant *(J:PTB)*

Applicant's Representative (if other than applicant) _____

Contact Information (name, address, phone, fax, e-mail, etc.)

*Kat
Beoni*

~~Carl Poole~~ - Environmental Permitting Manager with J Foster Consulting

101 16th Ave South, St Petersburg, FL 33701

PH # 727-821-1949 / kat@jfoosterconsulting.com *(J:PTB)*

Applications for submerged land leases must include the following along with this completed application form.

- (1) A processing fee as established in Section III of these rules payable to the Authority. The current processing fee is \$500.

A \$500 check will be mailed separately. → *Already provided to PTB 11/17/2021* *(J:PTB)*

- (2) A detailed statement describing the proposed activity.

The applicant proposes to install a new vinyl retaining wall an average of 11.5' landward of the MHWL and extend the existing ^{*(upland)*} wood docks to a max length of ~~85'~~ *95.5'* *(J:PTB)*

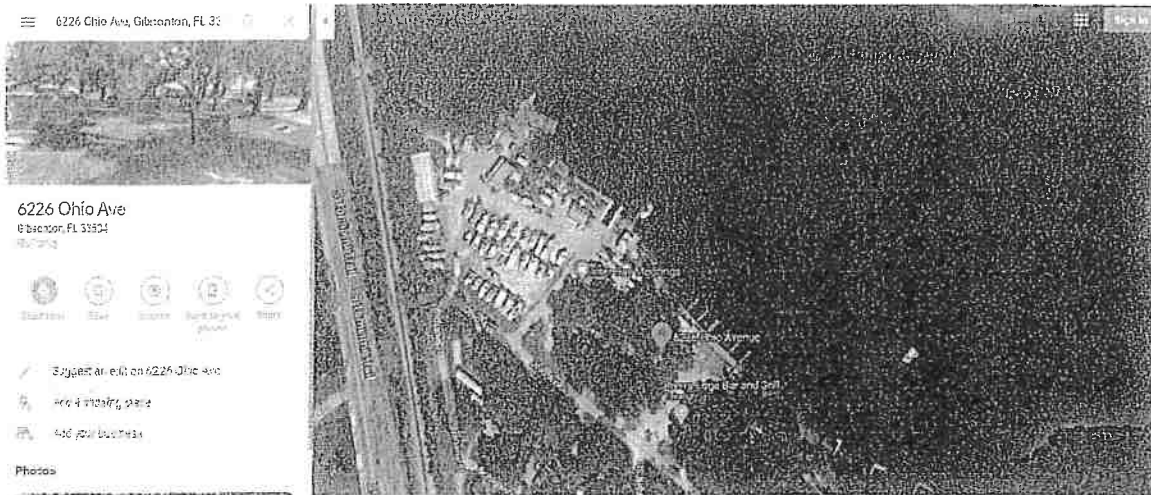
- (3) A detailed statement describing the upland use and activities (i.e., commercial marina, restaurant, private single-family, private multi-family (include the number of upland dwelling units), etc.). For projects involving boat ramps provide the number of existing and proposed additional trailer parking spaces. For projects involving dry storage facilities, provide the number of existing and proposed storage spaces. If the uplands are undeveloped, please advise as to when development is anticipated and provide evidence of local approval for the development plans, including the number of approved upland units.

The upland use is a waterfront restaurant with a boat dock for temporary mooring.

- (4) A recent aerial photograph with the project site clearly marked.

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SUBMITTED LAND LEASE APPLICATION



- (5) Evidence of title to or leasehold interest in the riparian upland property.

Please see the attached Deed.

- (6) A complete copy of any State or Federal permit or exemption for the proposed activity of use.
- (7) Evidence of local approval, which must include a statement that the proposed activity is consistent with the local governments comprehensive plan.
- (8) If a docking facility is proposed, provide the following:

- (a) Number of existing and proposed slips.
- (b) Maximum number of slips (including marginal mooring) and maximum number of vessels (including vessels to be marginally moored) that would be authorized to moor at a facility at any given time.
- (c) Type of vessels expected to use the facility (e.g. sailboats vs. powerboats).

Powerboats

- (d) Length and draft of vessels expected to use the facility.

Anticipated 15 – 30 with 3' draft but can take a 40' with 4' draft

- (e) Water depths in the area of the facility and out to the primary navigation channel. Depth data should reference mean low water for tidal waterbodies and current water levels for non-tidal waterbodies.

Please see attached plans.

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SUBMERGED LAND LEASE APPLICATION

- (f) The location and extent of any submerged vegetation in the area of the facility.

Silts soils with no submerged resources

- (g) The width of the waterbody at the project site.

920 linear feet

- (h) The location of any navigational obstructions (e.g. islands, sandbars or shoals) in the vicinity of the project site.

Please see attached plans

- (i) If a condominium is involved, provide a copy of the recorded Declaration of Condominium, prospectus and plot plan, which relate to the proposed docking facility, including any special conditions associated with the submerged lands lease.

N/A

- (9) A list of names and addresses of all riparian property owners within a 500-foot radius of the proposed activity, verified by the County Property Appraisers Office that those names came from the latest tax assessment rolls. The Authority shall notify these property owners of the proposed lease activity prior to the Public Hearing.

Please see attached documents.

- (10) For projects in an Aquatic Resource Protection Area, provide a sealed drawing showing the condition of the shoreline adjacent to the lease area and for 1,000 feet on each side of the lease area.

N/A

- (11) Three 8 ½" X 11" prints of a field survey of the proposed lease area. If the original survey is larger than 8 ½" x 11" then also submit three copies of the original size drawing for ease of review. All copies must be dated, signed (original signatures) and sealed by a person licensed by the Florida Board of Professional Surveyors and Mappers and must meet the Minimum Technical Standards as outlined in Chapters 61G17, F.A.C. In addition, the survey must also include the following:

Lease survey to be provided separately

- (a) The boundaries of the leased area must depict the Sovereignty Lands affected by the activity such as docks and other structures, temporary and permanent

EXHIBIT A

PROPERTY

Lot 8, GIBSONTON ON THE BAY THIRD ADDITION, according to the map or plat thereof, as recorded in Plat Book 10, Page 61, of the Public Records of Hillsborough County, Florida.

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SWP #15-015 (Revision #1) - RMC Brothers, LLC - Public Hearing Exhibit #28 - Copies of Port Tampa Bay's third certified letters of notice dated November 16, 2021 for sending out the project information received on November 12, 2021, the Submerged Lands Lease Application received on August 12, 2020, and revised submerged lands lease legal description and sketch that was received on April 12, 2021, that was included in the packet sent to the EPC Wetlands Division, the Planning Commission, riparian property owners in the area, and interested parties for review of the project proposal.



**PORT
TAMPA BAY**

SWP 15-015R1 RMC Brothers – Public Hearing Exhibit #28

**CERTIFIED MAIL
Return Receipt Requested**

**PORT TAMPA BAY (PTB)
STANDARD WORK PERMIT APPLICATION NOTICE**

To: Interested Parties And Riparian Property Owners

Date: November 16, 2021

Reference: PTB Standard Work Permit Application No. 15-015 (Revision #1)

Applicant: RMC Brothers, LLC

Proposed Project: Proposed Marina Docking Facility Expansion for River's Edge Restaurant with Proposed Submerged Lands Lease Consisting of Extension of 3 Docks With 17 Transient Boat Mooring Slips and Installation of 15 Jet Ski/Personal Watercraft (PWC) Lifts Located at 6226 Ohio Ave., Gibsonton, FL; Updated Parcel Folio #049602-0000; STR 23-30S-19E; Alafia River; Unincorporated Hillsborough County

Pursuant to Section 25, Chapter 95-488 Laws of Florida, enclosed for your review/information is a certified mail copy of the referenced Tampa Port Authority, d/b/a Port Tampa Bay, **2ND REVISED DRAWINGS** for this standard work **Permit Revision (No. 1)** marine construction proposal application review.

Unless additional information is necessary to complete your review, if you have no objections/concerns to the issuance of a permit for this project or have any other comments concerning the project, please submit them within thirty (30) days of receipt of this letter in writing to this office addressed to the **PTB Environmental Dept. at 1101 Channelside Dr., Tampa, FL 33602** or via email at bbaity@tampaport.com.

Please address any written remarks you may have regarding this project to our office within 30 days of receipt of this notice referencing the application number (15-015 (Revision #1)). The application is being reviewed by other agencies and interested parties and a public hearing will be scheduled upon receipt of comments and/or recommendations. You will be provided a separate 20-day notice of the public hearing that you may wish to attend.

Please contact me at 813-905-5033 or jjulien@tampaport.com if you have any questions.

Sincerely,

Jackelyn Julien

Jackie Julien
Environmental Supervisor

CC: conservationplanningservices@myfwc.com; JAXREGS@FWS.GOV; utilitycoordination@HCFLGov.net; david.skrelunas@dot.state.fl.us; matthewsa@hillsboroughcounty.org; MICHAEL.D.SHACKLEFORD@USCG.MIL; tmantegna@tampaport.com; MARK.SRAMEK@NOAA.GOV; randy@tbrpc.org; MRACHAL@AUDUBON.ORG; eplage@tampabaywatch.org; HENRYE@HILLSBOROUGHCOUNTY.ORG; AJALCOZ@TECOENERGY.COM; Rebecca.schneider@myfwc.com; bevgriffiths@verizon.net; sheltonc@hillsboroughcounty.org; Charles.calleson@fws.gov; AJALCOZ@TECOENERGY.COM

Enclosure(s)



November 16, 2021

Certified Mail

Wetland Management Division
Environmental Protection Commission of Hillsborough County
3629 Queen Palm Drive
Tampa, FL 33619
(Via Email: hager@epchc.org)

Reference: PTB Standard Work Permit Application No. 15-015 (Revision #1)

Applicant: RMC Brothers, LLC

Proposed Project: Proposed Marina Docking Facility Expansion for River's Edge Restaurant with Proposed Submerged Lands Lease Consisting of Extension of 3 Docks With 17 Transient Boat Mooring Slips and Installation of 15 Jet Ski/Personal Watercraft (PWC) Lifts Located at 6226 Ohio Ave., Gibsonton, FL; Updated Parcel Folio #049602-0000; STR 23-30S-19E; Alafia River; Unincorporated Hillsborough County

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Please contact me at 813-905-5033 or jjulien@tampaport.com if you have any questions regarding this proposal.

Sincerely,

Jackelyn Julien

Jackie Julien
Environmental Supervisor

CC: tampareg@usace.army.mil; SW_ERP@dep.state.fl.us
ERPAgencyCoordination@swfwmd.state.fl.us
File (15-015 (Revision #1))

Enclosure(s)



November 16, 2021

Certified Mail

Mr. Shawn College
Hillsborough-City Planning Commission
County Center, 18th Floor
PO Box 1110
Tampa, FL 33601
(Via Email: colleges@plancom.org)

Reference: Port Tampa Bay Standard Work Permit Application No. 15-015 (Revision #1)

Applicant: RMC Brothers, LLC

Proposed Project: Proposed Marina Docking Facility Expansion for River's Edge Restaurant with Proposed Submerged Lands Lease Consisting of Extension of 3 Docks With 17 Transient Boat Mooring Slips and Installation of 15 Jet Ski/Personal Watercraft (PWC) Lifts Located at 6226 Ohio Ave., Gibsonton, FL; Updated Parcel Folio #049602-0000; STR 23-30S-19E; Alafia River; Unincorporated Hillsborough County

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Please contact me at 813-905-5033 or julien@tampaport.com if you have any questions regarding this proposal.

Sincerely,

Jackelyn Julien

Jackie Julien
Environmental Supervisor

Enclosure(s)



November 16, 2021

Certified Mail

PROPERTY OWNER NOTIFICATION
PORT TAMPA BAY (PTB)
STANDARD WORK PERMIT APPLICATION NO. 15-015 (REVISION #1)

Adjacent Riparian Property Owner: Gerald &/or Londa Amoyot
3410 Blueberry Hill Dr.
Plant City, FL 33566

Applicant: RMC Brothers, LLC

Project: Proposed Marina Docking Facility Expansion for River's Edge Restaurant with Proposed Submerged Lands Lease Consisting of Extension of 3 Docks With 17 Transient Boat Mooring Slips and Installation of 15 Jet Ski/Personal Watercraft (PWC) Lifts Located at 6226 Ohio Ave., Gibsonton, FL; Updated Parcel Folio #049602-0000; STR 23-30S-19E; Alafia River; Unincorporated Hillsborough County

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Please contact me at 813-905-5033 or jjulien@tampaport.com if you have any questions regarding this proposal.

Sincerely,

Jackelyn Julien

Jackie Julien
Environmental Supervisor
Port Tampa Bay

Cc: File (15-015 (Revision #1))

Enclosures



November 16, 2021

Certified Mail

PROPERTY OWNER NOTIFICATION
PORT TAMPA BAY (PTB)
STANDARD WORK PERMIT APPLICATION NO. 15-015 (REVISION #1)

Adjacent Riparian Property Owner: Sea Wolf Holdings, LLC
C/O Fredrick Rahn
6210 Ohio Avenue
Gibsonton, FL 33534

Applicant: RMC Brothers, LLC

Project: Proposed Marina Docking Facility Expansion for River's Edge Restaurant with Proposed Submerged Lands Lease Consisting of Extension of 3 Docks With 17 Transient Boat Mooring Slips and Installation of 15 Jet Ski/Personal Watercraft (PWC) Lifts Located at 6226 Ohio Ave., Gibsonton, FL; Updated Parcel Folio #049602-0000; STR 23-30S-19E; Alafia River; Unincorporated Hillsborough County

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Please contact me at 813-905-5033 or jjulien@tampaport.com if you have any questions regarding this proposal.

Sincerely,

Jackelyn Julien

Jackie Julien
Environmental Supervisor
Port Tampa Bay

Cc: File (15-015 (Revision #1)); fwkrahn@gmail.com

Enclosures

Memo



PORT TAMPA BAY

1101 Channelside Drive
Tampa, Florida 33602-3609

To: Cherie Robinson, PTB Real Estate Dept.
(crobinson@tampaport.com)

From: Jackie Julien, PTB Environmental Department

Date: November 16, 2021

Re: **PTB Standard Work Permit Application #15-015 (Revision #1) for RMC Brothers, LLC. - Proposed Marina Docking Facility Expansion for River's Edge Restaurant with Proposed Submerged Lands Lease Located at 6226 Ohio Ave., Gibsonton, FL; Updated Parcel Folio #049602-0000; STR 23-30S-19E; Alafia River; Unincorporated Hillsborough County**

The PTB Environmental Department has completed our review of 2nd REVISED DRAWINGS for Standard Work Permit (MWP) Application #15-015 (Revision #1) submitted by Foster Consulting on behalf of RMC Brothers, LLC for proposed construction of three (3) existing docks to be extended approximately 95-feet waterward with a total of seventeen (17) transient vessel mooring slips (temporary) and installation of fifteen (15) jet ski/personal watercraft (PWC) lifts intended for use by patrons of the new commercial restaurant upland development, as referenced per Enclosure 1.

- The PTB MWP Application and drawings is enclosed for your review and comments, per Enclosure 1.
- Please provide comments for this marine construction project regarding requirement of a submerged lands lease or any other authorization that will be required by the Port, per Section II.A. of the PTB Submerged Lands Management Rules.

Please note this proposal's 14 day notice commenting period ends June 7, 2021. If you have any questions regarding this application, please contact me at 813-905-5033 or email at jjulien@tampaport.com

Enclosures: (1) 2nd Revised Drawings for PTB Minor Work Permit Application #15-015 (Revision #1)

Copy: PTB File (15-015-Rev1)

cchooley@tampaport.com (Chris Cooley, Director, PTB Dept. of Environmental Affairs)
Craig Kurial, PTB Surveying Dept. (ckurial@tampaport.com)

SWP #15-015 (Revision #1) - RMC Brothers, LLC - Public Hearing Exhibit #29 - Copy of email comment received from FWC on December 2, 2021 referring to previous Request for Additional Information (RAI) questions and concerns of project that were previously provided on May 17, 2021 that had not been fully addressed

From: Joffey, Rachel <Rachel.Joffey@MyFWC.com>
Sent: Thursday, December 2, 2021 11:29 AM
To: Kat Brioni; Jackelyn Julien
Cc: Barbara Baity; Cherie Robinson
Subject: RE: FWC RAI River's Edge Restaurant, Hillsborough County; File Number: 15-015

Hello,

I am emailing you all in regard to Rivers Edge Restaurant Project # 15-015. I was the original reviewer for this project and was advised by one of my coworkers yesterday that he received a notification to review this project. When I first saw this project, the applicants were proposing to extend 6 existing wood docks and install a new seawall. I sent out an RAI May 17th and asked for some slip number clarifications and a SAV survey. Now with the new application my coworker received, it looks like the applicants are proposing to extend 3 docks to accommodate 17 slips and install 15 Jet Ski/Personal Watercraft (PWC) lifts. Is this correct? If so, the application package I received and RAI I sent out are no longer relevant and now the project needs a new review from my coworker. Any information you can provide will be greatly appreciated to clarify everything!

Thanks!

Rachel Joffey
Fisheries and Wildlife Biological Scientist III
Florida Fish and Wildlife Conservation Commission
Imperiled Species Management Section
Office: (850) 922-4330

From: Kat Brioni <Kat@jfosterconsulting.com>
Sent: Thursday, August 19, 2021 9:31 AM
To: Jackelyn Julien <Jjulien@TAMPAPORT.COM>
Cc: Joffey, Rachel <Rachel.Joffey@MyFWC.com>; Barbara Baity <bbaity@TAMPAPORT.COM>; Cherie Robinson <crobinson@TAMPAPORT.COM>
Subject: RE: FWC RAI River's Edge Restaurant, Hillsborough County; File Number: 15-015

[EXTERNAL SENDER] Use Caution opening links or attachments

Hello Jackie,

We will respond to FWCs comments but am still waiting on a response to our new design and lease survey before we can move forward with answering additional RAI questions as we now are redesigning.

Thank you!



Kat Brioni
Permitting Project Manager

101 16th Ave S. Suite 5 | St. Petersburg, FL 33701
(Tel) 727-821-1949 | Kat@jfosterconsulting.com

From: Jackelyn Julien <Jjulien@TAMPAPORT.COM>
Sent: Thursday, August 19, 2021 9:25 AM
To: Kat Brioni <Kat@jfosterconsulting.com>
Cc: Rachel.Joffey@MyFWC.com; Barbara Baity <bbait@TAMPAPORT.COM>; Cherie Robinson <crobinson@TAMPAPORT.COM>
Subject: FW: FWC RAI River's Edge Restaurant, Hillsborough County; File Number: 15-015

Hello,

RE: Port Tampa Bay Standard Work Permit Application #15-015 Revision #1-RMC Brothers/Rivers Edge Restaurant-Project Notice

Please review the below comments from Florida Fish & Wildlife Commission (FWC) regarding the expansion of the RMC Brothers/River's Edge restaurant docking facility modifications project under review for permitting by PTB (SWPA #15-015-Revision #1/RMC Brothers, LLC aka River's Edge Restaurant/6226 Ohio Ave., Gibsonton, FL / Proposed Existing Marina Dock Expansion with Proposed Submerged Lands Lease / Alafia River). Please address the comments and provide responses to PTB & the FWC reviewer at your earliest convenience.

Regarding the PTB submerged lands lease application, yesterday Cherie Robinson in PTB Real Estate & I met and she stated the Lease Mod application was incomplete and under review. Please contact Cherie Robinson directly about the lease application to move forward either via email or call (813) 905-5147.

Sincerely,

Jackie Julien
Environmental Supervisor / Environmental Dept.
Tampa Port Authority d/b/a Port Tampa Bay
1101 Channelside Dr.
Tampa, FL 33602
O:813-905-5033
www.porttb.com

From: Barbara Baity <bbait@TAMPAPORT.COM>
Sent: Monday, August 9, 2021 1:20 PM
To: Jackelyn Julien <Jjulien@TAMPAPORT.COM>
Subject: FW: FWC RAI River's Edge Restaurant, Hillsborough County; File Number: 15-015

From: Joffey, Rachel <Rachel.Joffey@MyFWC.com>
Sent: Monday, August 9, 2021 1:17 PM
To: Barbara Baity <bbait@TAMPAPORT.COM>
Subject: RE: FWC RAI River's Edge Restaurant, Hillsborough County; File Number: 15-015

Hello,

I am following up to see if the applicant provided answers to my RAI questions below. I have not heard anything regarding this project and wanted to follow up to confirm the applicant received my RAI.

Thanks,

Rachel Joffey

Fisheries and Wildlife Biological Scientist III
Florida Fish and Wildlife Conservation Commission
Imperiled Species Management Section
Office: (850) 922-4330
Fax: (850) 922-4338

From: Joffey, Rachel
Sent: Monday, May 17, 2021 9:13 AM
To: bbaity@tampaport.com
Subject: FWC RAI River's Edge Restaurant, Hillsborough County; File Number: 15-015

Project Name: River's Edge Restaurant, Hillsborough County
File Number: 15-015

Dear Ms. Julien:

The Florida Fish and Wildlife Conservation Commission (FWC) has received this application to extend six (6) existing wood docks and install a new seawall at The River's Edge Bar and Grill off the Alafia River. A fifty-nine (59) linear foot seawall made of vinyl material with a vertical height of six (6) feet is proposed to be installed an average of 1.5 feet landward of the mean high-water line. The existing wood docks are proposed to be extended with various size extensions to a maximum length of 85 feet. Eight (8) inch diameter wood piles will be used to construct the dock extensions. The project will occur at 6226 Ohio Ave, Gibsonton in Hillsborough County. We appreciate the opportunity to review this project to determine if it is likely to have any adverse impacts on wildlife and their habitats. However, we need additional information to complete our review of the proposed project. Please provide answers to the following questions, or have the applicant respond:

1. Please provide the number of existing wet and dry slips, if any.
2. Since Hillsborough County does not have a Manatee Protection Plan to provide guidance on how many boat slips are appropriate for this location, the FWC generally uses a 1:100 boat slip to shoreline ratio as a starting point in our reviews of boat siting. Please clarify the number of proposed slips, and their proposed use.
3. Will submerged aquatic vegetation (SAV), such as seagrass, be adversely impacted by the proposal? Please provide information about how this is determined. SAV reconnaissance and surveys should be non-destructive and consistent with the draft [Florida Fish and Wildlife Conservation Commission survey protocols](#). If SAV is present and is expected to be adversely affected, surveys should be performed (for seagrass, surveys should occur during the growing season). Please forward survey reports including a map depicting the location of SAV, transects, percent coverage of all species and a quantification of potential SAV loss (square footage).

Please copy me on future correspondence or let me know when new information is posted on your website. Once we have received the information needed, we will continue our review. If there is an impending or designated deadline that must be met, please let me know.

Sincerely,

Rachel Joffey

Fisheries and Wildlife Biological Scientist III
Florida Fish and Wildlife Conservation Commission
Imperiled Species Management Section
Office: (850) 922-4330
Fax: (850) 922-4338

***** Notice ***** The Tampa Port Authority d/b/a Port Tampa Bay is a public agency subject to Chapter 119, Florida Statutes, concerning public records. Electronic Mail (email) messages are covered under such laws and thus subject to disclosure. All email sent and received is captured by the Port Tampa Bay server and retained as a public record.

SWP #15-015 (Revision #1) - RMC Brothers, LLC - Public Hearing Exhibit #30 - Copy of email questions and concerns received on December 6, 2021 from FWS stating coordination with Florida Fish and Wildlife Conservation Commission (FWC) for the state permit.

SWP #15-015 (Revision #1) - RMC Brothers, LLC - Public Hearing Exhibit #31 - Copy of comment from Hillsborough County Natural Resources Development Services Department regarding separate permit required for the proposed upland retaining wall received via email on January 6, 2022.

Jackelyn Julien

From: Shelton, Carla <SheltonC@HillsboroughCounty.ORG>
Sent: Thursday, January 6, 2022 12:34 PM
To: Jackelyn Julien
Cc: Kat Brioni
Subject: RE: Port Tampa Bay Standard Work Permit Application Number 15-015 Revision #1 for RMC Brothers, LLC

Hi Jackie,

The Natural Resources comments for this Work Permit Application are as follows:

- 1) The proposed upland retaining wall will require a Natural Resources Other (NRO) Permit from the Hillsborough County Development Review Department's Natural Resources Section. Please contact Carla Shelton at sheltonc@hillsboroughcounty.org for information regarding this permit.

Thanks!

Carla Shelton Knight
Senior Forester, Certified Arborist
Natural Resources, Development Services Dept.

P: (813) 276-8404
E: sheltonc@HillsboroughCounty.org
W: HCFLgov.net

Hillsborough County
601 E. Kennedy Blvd., Tampa, FL 33602

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Please note: All correspondence to or from this office is subject to Florida's Public Records law.

SWP #15-015 (Revision #1) - RMC Brothers, LLC - Public Hearing Exhibit #32 - Copy of January 18, 2022 PTB Real Estate Department staff emailed comment stating required submerged lands lease with rent collected annually.

Jackelyn Julien

From: Cherie Robinson
Sent: Tuesday, January 18, 2022 1:43 PM
To: Jackelyn Julien
Cc: kat@jfosterconsulting.com
Subject: FW: Port Tampa Bay Standard Work Permit Application No. 15-015 (Revision No. 1) for RMC Brothers, LLC
Attachments: SWPA 15-015 (Revision #1) - RMC Brothers, LLC.pdf

Hi, Jackie:

This proposed project will require a submerged lands lease and it appears there will be rent collected annually.

-----Original Message-----

From: Barbara Baity <bbaity@TAMPAPORT.COM>
Sent: Thursday, November 18, 2021 2:07 PM
To: Cherie Robinson <crobenson@TAMPAPORT.COM>; Christopher Cooley <ccooley@TAMPAPORT.COM>; Craig Kurial <ckurial@TAMPAPORT.COM>
Cc: Jackelyn Julien <jjulien@TAMPAPORT.COM>
Subject: Port Tampa Bay Standard Work Permit Application No. 15-015 (Revision No. 1) for RMC Brothers, LLC

Hello,

Tampa Port Authority, d/b/a Port Tampa Bay, Environmental Department has received this standard work marine construction application revision (number 1) for your review/comments for permitting SWPA #15-015 Revision Number 1 for RMC Brothers, LLC. Proposed Marina Docking Facility Expansion for River's Edge Restaurant with Proposed Submerged Lands Lease Consisting of Extension of 3 Docks With 17 Transient Boat Mooring Slips and Installation of 15 Jet Ski/Personal Watercraft (PWC) Lifts Located at 6226 Ohio Ave., Gibsonton, FL; Updated Parcel Folio #049602-0000; STR 23-30S-19E; Alafia River; Unincorporated Hillsborough County

Please provide review comments within 30 days of this project notice to bbaity@tampaport.com.

Thank you,

Barbara Baity
Environmental Department
1101 Channelside Drive, Tampa, FL 33602
Office (813) 905-5031
bbaity@tampaport.com

SWP #15-015 (Revision #1) - RMC Brothers, LLC - Public Hearing Exhibit #33 - Copy of revised questions and concern regarding the proposed number of mooring slips allowed for the site based on its shoreline that was received via email on February 2, 2022 from FWC.

From: Turner, Tyler <Tyler.Turner@MyFWC.com>
Sent: Wednesday, February 2, 2022 8:10 AM
To: Barbara Baity; Jackelyn Julien
Subject: FWC RAI II - River's Edge Restaurant

Project Name: River's Edge Restaurant, Hillsborough County
File Number: 15-015

Dear Ms. Baity,

The Florida Fish and Wildlife Conservation Commission (FWC) has received this application to construct three dock extensions on existing docks to bring the total length of each of those three docks to 130'. This site modification will include 17 transient boat slips and 15 Personal Water Craft (PWC) slips, for a total of 32 slips at 6226 Ohio Avenue, Gibsonton, Hillsborough County. We appreciate the opportunity to review this project to determine if it is likely to have any adverse impacts on wildlife and their habitats. However, we need additional information to complete our review of the proposed project.

Please provide answers to the following questions, or have the applicant respond:

1. Please provide a copy of the state permit originally issued for this property. Ensure that documentation includes the total wet slip count at this location.
2. In consultation with the US Fish and Wildlife Service (USFWS), the usual allowance for wet slips is at this location 1:100 slip to shoreline ratio. Thirty-two (32) slips for 267.99 ft of shoreline exceeds this ratio. Please provide revised plans that either conforms to the 1:100 ratio or to the number of previously permitted wet slips.

Please copy me on future correspondence or let me know when new information is posted on your website. Once we have received the information needed, we will continue our review. If there is an impending or designated deadline that must be met, please let me know.

Sincerely,

Tyler N. Turner

Fisheries and Wildlife Biological Scientist IV

Imperiled Species Management, FWC

Office: (850) 922-4330 *New Number*

Tyler.Turner@MyFWC.com



**Florida Fish and Wildlife
Conservation Commission**

MyFWC.com

SWP #15-015 (Revision #1) - RMC Brothers, LLC - Public Hearing Exhibit #34 - Copy of PTB Real Estate Department's notice memo dated February 24, 2022 with the complete PTB Submerged Lands Lease Application submittal.


Memo



PORT TAMPA BAY.

1101 Channelside Drive
Tampa, Florida 33602-3609

To: Jackie Julien, PTB Environmental Dept.
(jjulien@tampaport.com)

From: Cherie Robinson, PTB Real Estate Dept. 

Date: February 24, 2022

Re: Proposed Submerged Lands Lease With RMC Brothers, LLC For Multi Slip Docking Facility At 6226 Ohio Avenue on the Alafia River in Gibsonton, Florida (Associated with SWP 15-015)

The PTB Real Estate Department has received a Submerged Lands Lease Application from RMC Brothers, LLC (RMC), owner of property located at 6226 Ohio Avenue located on the Alafia River in Gibsonton, Florida. RMC desires to enter into a submerged lands lease of approximately 20,147.94 square feet of submerged land for a multi slip docking facility the patrons of the adjacent restaurant.

- The PTB Submerged Lands Lease Application with attachments is enclosed for your review and comments.
- Lease Application Review Fee was received by PTB Environmental on 11/17/21.

If you have any questions regarding this application, please contact me at 813-905-5147 or email at crobinson@tampaport.com

Enclosures: (1) RMC's Submerged Lands Lease Application

Copy: PTB Real Estate File
Chris Cooley, PTB Environmental Dept. (ccooley@tampaport.com)
Craig Kurial, PTB Surveying Dept. (ckurial@tampaport.com)
Patrick Blair, PTB Engineering Dept. (pblair@tampaport.com)
Jose DeJesus, PTB Engineering Dept. (jdejesus@tampaport.com)

RECEIVED
FEB 24 2022
ENVIRONMENTAL DEPT.

SUBMERGED LAND LEASE APPLICATION

Parcel Identification Number(s) Folio Numbers 049602-0000

Name of Applicant Robert Cremeans/ RMC Brothers, LLC – River’s Edge Restaurant

Applicant’s Representative (if other than applicant) Kat Massey

Contact Information (name, address, phone, fax, e-mail, etc.)

Kat Massey – Environmental Permitting Project Manager with J Foster Consulting

101 16th Ave South, St Petersburg, FL 33701

Phone: 727-821-1949 Email: Kat@jfosterconsulting.com

Applications for submerged land leases must include the following along with this completed application form.

- (1) A processing fee as established in Section III of these rules payable to the Authority. The current processing fee is \$500.

A \$500 check has been mailed separately- already provided 11/17/2021

- (2) A detailed statement describing the proposed activity.

The applicant proposes to install a new vinyl upland retaining wall an average of 17.9' landward of the MHWL and extend the existing 3 wood docks to a max length of 130'.

- (3) A detailed statement describing the upland use and activities (i.e., commercial marina, restaurant, private single-family, private multi-family (include the number of upland dwelling units), etc.). For projects involving boat ramps provide the number of existing and proposed additional trailer parking spaces. For projects involving dry storage facilities, provide the number of existing and proposed storage spaces. If the uplands are undeveloped, please advise as to when development is anticipated and provide evidence of local approval for the development plans, including the number of approved upland units.

The upland use is a waterfront restaurant with a boat dock for temporary mooring during regular business hours.

- (4) A recent aerial photograph with the project site clearly marked.

SUBMERGED LAND LEASE APPLICATION



- (5) Evidence of title to or leasehold interest in the riparian upland property.

Please see the attached Deed.

- (6) A complete copy of any State or Federal permit or exemption for the proposed activity of use.
- (7) Evidence of local approval, which must include a statement that the proposed activity is consistent with the local governments comprehensive plan.

Please see attached email from Shawn College, Planning Commission.

- (8) If a docking facility is proposed, provide the following:

(a) Number of existing and proposed slips. – **Existing: =+/- 20 slips;
Proposed: 17 Boat slips ; 15 PWC slips**

(b) Maximum number of slips (including marginal mooring) and maximum number of vessels (including vessels to be marginally moored) that would be authorized to moor at a facility at any given time.
17 Boat slips ; 15 PWC slips

(c) Type of vessels expected to use the facility (e.g. sailboats vs. powerboats).

Powerboats, Personal watercrafts (jetskis)

(d) Length and draft of vessels expected to use the facility.

Anticipated 15' – 30' with 3' draft

SUBMERGED LAND LEASE APPLICATION

- (e) Water depths in the area of the facility and out to the primary navigation channel. Depth data should reference mean low water for tidal waterbodies and current water levels for non-tidal waterbodies.

Please see attached plans.

- (f) The location and extent of any submerged vegetation in the area of the facility.

Silts soils with no submerged resources, see attached plans.

- (g) The width of the waterbody at the project site.

920 linear feet

- (h) The location of any navigational obstructions (e.g. islands, sandbars or shoals) in the vicinity of the project site.

No islands, shoals, or sandbars within project vicinity.

- (i) If a condominium is involved, provide a copy of the recorded Declaration of Condominium, prospectus and plot plan, which relate to the proposed docking facility, including any special conditions associated with the submerged lands lease.

N/A

- (9) A list of names and addresses of all riparian property owners within a 500-foot radius of the proposed activity, verified by the County Property Appraisers Office that those names came from the latest tax assessment rolls. The Authority shall notify these property owners of the proposed lease activity prior to the Public Hearing.

Please see attached documents.

- (10) For projects in an Aquatic Resource Protection Area, provide a sealed drawing showing the condition of the shoreline adjacent to the lease area and for 1,000 feet on each side of the lease area.

N/A

- (11) Three 8 ½" X 11" prints of a field survey of the proposed lease area. If the original survey is larger than 8 ½" x 11" then also submit three copies of the original size drawing for ease of review. All copies must be dated, signed (original signatures) and sealed by a person licensed by the Florida Board of Professional Surveyors and

SUBMERGED LAND LEASE APPLICATION

Mappers and must meet the Minimum Technical Standards as outlined in Chapters 61G17, F.A.C. In addition, the survey must also include the following:

Lease survey provided.

- (a) The boundaries of the leased area must depict the Sovereignty Lands affected by the activity such as docks and other structures, temporary and permanent mooring areas, and turning basins. If the area of activity is required to be moved waterward to avoid dredging or disturbance of nearshore habitat, a reasonable portion of the nearshore area that is not impacted by structures may be deleted from the preempted area. The lease boundaries shall be extended to accommodate the largest vessels to be moored. The landward extent of the proposed lease area must be mean high water line, ordinary high water line, or safe upland line. If a safe upland line is used the survey must show the apparent shoreline. For non-tidal waterbodies which do not have an established ordinary high water line, the apparent shoreline may be used as the lease boundary line only if use of a safe upland line would result in an unreasonable delineation of the lease area.
- (b) The size and dimensions of all proposed and existing structures, including mooring pilings, located within the parcels sought.
- (c) The applicant's upland property lines and associated riparian boundary lines.
- (d) The distance from proposed structures/activity area to the projected riparian lines.
- (e) The linear footage of the applicant's shoreline which borders Sovereignty Lands.
- (f) Structures (docks, piers, pilings, etc.) existing within 100 feet of the applicant's proposed lease area.
- (g) A legal description of the lease area which references the section, township, range, county and name of the affected waterbody and includes the total square footage of the parcel sought. It is not required that the land boundary be monumented. However, the lands lease boundary must be tied to two found or set upland monuments and must be labeled on the survey sketch. The legal description must be provided on a separate sheet if it is not clearly legible when reduced to 8 1/2" X 11" paper.
- (h) If privately-owned lands lie adjacent to the Authority-owned lands parcel sought, the boundary line of the privately-owned parcel must be shown and, if conveyed by Authority Deed or State of Florida Deed, the Deed Number must be included.

SUBMERGED LAND LEASE APPLICATION

- (i) For projects in an Aquatic Resource Protection Area, the survey must indicate water depth within the lease area and out to the navigation channel.

(12) **Public Hearing**

All leases shall require a public hearing conducted pursuant to the requirements of section 7(a) of the Enabling Act.

(13) **Approval**

The Board of the Authority must approve all leases.



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
RMC BROTHERS, LLC

Filing Information

Document Number	L14000118743
FEI/EIN Number	47-1460510
Date Filed	07/28/2014
State	FL
Status	ACTIVE

Principal Address

6226 OHIO AVE
GIBSONTON, FL 33534

Mailing Address

PO BOX 2205
RIVERVIEW, FL 33568

Registered Agent Name & Address

CREMEANS, ROBERT M, II
6226 OHIO AVE
GIBSONTON, FL 33534

Authorized Person(s) Detail

Name & Address

Title MGR

CREMEANS, ROBERT M, II
6226 OHIO AVE
GIBSONTON, FL 33534

Title MGR

CREMEANS, RONALD M
6226 OHIO AVE
GIBSONTON, FL 33534

Title MGR

CREMEANS, RANDALL M

6226 OHIO AVE
GIBSONTON, FL 33534

Annual Reports

Report Year	Filed Date
2019	04/19/2019
2020	03/27/2020
2021	03/25/2021

Document Images

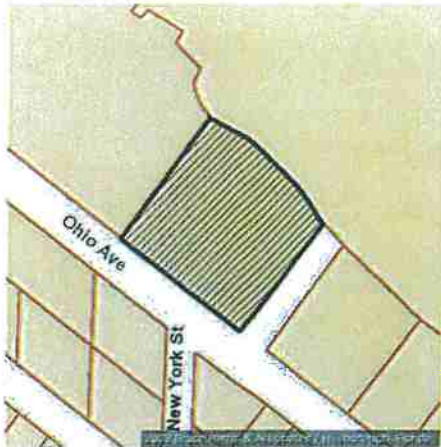
03/25/2021 -- ANNUAL REPORT	View image in PDF format
03/27/2020 -- ANNUAL REPORT	View image in PDF format
04/19/2019 -- ANNUAL REPORT	View image in PDF format
04/26/2018 -- ANNUAL REPORT	View image in PDF format
04/26/2017 -- ANNUAL REPORT	View image in PDF format
04/04/2016 -- ANNUAL REPORT	View image in PDF format
05/02/2015 -- ANNUAL REPORT	View image in PDF format
07/28/2014 -- Florida Limited Liability	View image in PDF format



Bob Henriquez
Hillsborough County Property Appraiser

<https://www.hcpafl.org/>
 15th Floor County Ctr.
 601 E. Kennedy Blvd, Tampa, Florida 33602-4932
 Ph: (813) 272-6100

Folio: 049602-0000



Owner Information	
Owner Name	RMC BROTHERS LLC
Mailing Address	6226 OHIO AVE GIBSONTON, FL 33534-4133
Site Address	6226 OHIO AVE, GIBSONTON
PIN	U-23-30-19-1R7-000000-00009.0
Folio	049602-0000
Prior PIN	
Prior Folio	000000-0000
Tax District	U - UNINCORPORATED
Property Use	3300 NIGHT CLUBS
Plat Book/Page	10/61
Neighborhood	222001.00 Gibsonton Area S of River
Subdivision	1R7 GIBSONTON ON THE BAY 3RD ADDITION

Value Summary				
Taxing District	Market Value	Assessed Value	Exemptions	Taxable Value
County	\$656,966	\$656,966	\$0	\$656,966
Public Schools	\$656,966	\$656,966	\$0	\$656,966
Municipal	\$656,966	\$656,966	\$0	\$656,966
Other Districts	\$656,966	\$656,966	\$0	\$656,966

Note: This section shows Market Value, Assessed Value, Exemptions, and Taxable Value for taxing districts. Because of changes in Florida Law, it is possible to have different assessed and taxable values on the same property. For example, the additional \$25,000 Homestead Exemption and the non-homestead CAP do not apply to public schools, and the Low Income Senior Exemption only applies to countywide and certain municipal millages.

Sales Information							
Book / Page	Instrument	Month	Year	Type Inst	Qualified or Unqualified	Vacant or Improved	Price
27041 / 0484	2019450700	10	2019	WD	Unqualified	Vacant	\$145,000
22776 / 1647	2014291924	08	2014	WD	Qualified	Improved	\$425,000
13168 / 0617	2003420182	09	2003	WD	Unqualified	Improved	\$400,000
4308 / 1607		04	1984	WD	Qualified	Improved	\$90,000
2959 / 1550		01	1974		Unqualified		\$100
2834 / 0333		01	1974		Qualified		\$32,700

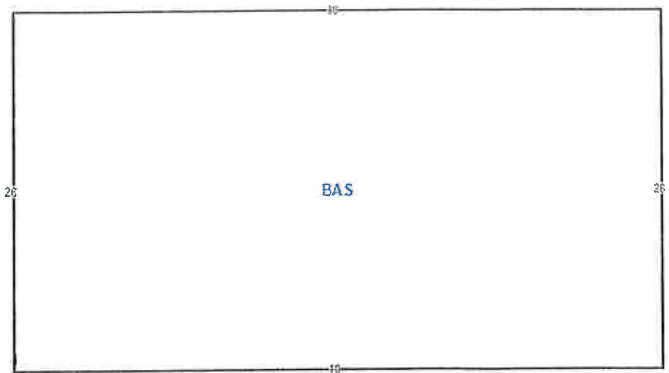
Building Information

Building 1

Type	84 WRHSE - STORAGE
Year Built	1976

Building 1 Construction Details

Element	Code	Construction Detail
Class	C	Masonry or Concrete Frame
Exterior Wall	5	Concrete Block
Roof Structure	4	Truss (Wood/Metal)
Roof Cover	3	Asphalt/Comp. Shingle
Interior Walls	1	Masonry or Minimum
Interior Flooring	2	Concrete Finished
Heat/AC	0	None
Plumbing	3	Typical
Condition	3	Average
Stories	1.0	
Units	1.0	
Wall Height	8.00	



Building 1 subarea

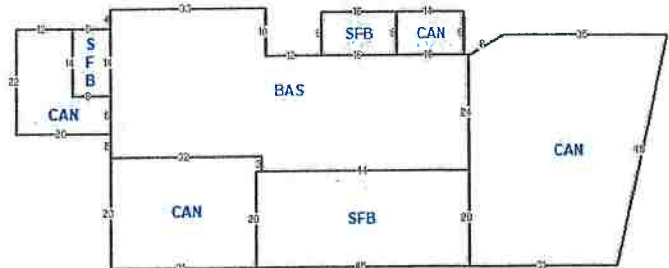
Area Type	Gross Area	Heated Area	Depreciated Value
BAS	1,248	1,248	\$40,690
Totals	1,248	1,248	\$40,690

Building 2

Type	30 LOUNGE
Year Built	1953

Building 2 Construction Details

Element	Code	Construction Detail
Class	C	Masonry or Concrete Frame
Exterior Wall	5	Concrete Block
Exterior Wall	4	Wood/Masonry Siding
Roof Structure	4	Truss (Wood/Metal)
Roof Cover	9	Metal
Interior Walls	4	Plywood paneling
Interior Flooring	2	Concrete Finished
Heat/AC	2	Central
Plumbing	2	Below Average
Condition	3	Average
Stories	1.0	
Units	1.0	
Wall Height	8.00	



Building 2 subarea

Area Type	Gross Area	Heated Area	Depreciated Value
CAN	1,738		\$10,345
BAS	2,058	2,058	\$40,863
CAN	126		\$755
SFB	144	144	\$2,283
SFB	112	112	\$1,787
CAN	328		\$1,946
CAN	716		\$4,269
SFB	900	900	\$14,296
Totals	6,122	3,214	\$76,544

Extra Features

OB/XF Code	Description	Building	Year On Roll	Length	Width	Units	Value
0060	CONCRETE PAVEMENT	2	2004	0	0	1,864.00	\$5,895

0060	CONCRETE PAVEMENT	0	2017	38	20	760.00	\$4,491
0115	CONCRETE PAVERS	0	2017	0	0	2,050.00	\$18,282
0220	BOAT SLIP D	0	2018	0	0	10.00	\$75,000
0520	CANOPY	2	1988	20	20	400.00	\$3,720
0520	CANOPY	0	2004	18	12	216.00	\$2,009
0230	SEAWALL	0	2018	0	0	256.00	\$95,514
0190	DOCK WOOD	0	2018	0	0	2,112.00	\$44,341

Land Information							
Use Code	Description	Zone	Front	Depth	Land Type	Total Land Units	Land Value
COC4	Comm Class 4	CG	0.0	0.0	SF SQUARE FEET	46,000.00	\$230,000
05AM	Alafia River Class 90	CG	60.00	248.00	FF FRONT FEET	60.00	\$60,480

Legal Description
GIBSONTON ON THE BAY 3RD ADDITION LOTS 8 AND 9

(3)

PREPARED BY AND AFTER
RECORDING RETURN TO:
Jeanette M. Flores, Esquire
GrayRobinson, P.A.
PO Box 3324
Tampa, Florida 33601

Doc Stamps \$1,015.⁰⁰

Tax Parcel Identification Number: 049601-0000

PERSONAL REPRESENTATIVE'S DEED

ALLEN H. BORNE, JR (also known as ALLEN BORNE), as Personal Representative of the Estate of Grace Jones Robinson, deceased, whose address is 4902 S. Claiborne Avenue, New Orleans, LA 70125 (the "Grantor"), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) paid to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has, subject to the exceptions hereinafter set forth, granted, sold and conveyed and does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto RMC BROTHERS, LLC, a Florida limited liability company, whose address is 6226 Ohio Ave., Gibsonton, FL 33534 (the "Grantee"), certain land located in Hillsborough County, State of Florida, and being more particularly described in Exhibit A attached hereto and incorporated herein by reference, together with all improvements located on such land (such land and improvements being collectively referred to as the "Property").

TO HAVE AND TO HOLD the Property in fee simple forever, together with all easements, rights, tenements and hereditaments and appurtenances pertaining thereto, including all of Grantor's right, title and interest in and to adjoining streets, alleys and rights-of-way, unto Grantee and Grantee's successors, heirs, and assigns.

AND the Grantor hereby covenants with said Grantee that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby warrants the title to said land for any acts of Grantor and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, save and except only for the following, to wit:

1. Ad valorem real property taxes for the year 2019 and any taxes or assessments levied or assessed against said lands subsequent to the date hereof.
2. Covenants, conditions, restrictions and easements of record, but nothing contained herein shall serve to reimpose same.

IN WITNESS WHEREOF, Grantor has executed this Personal Representative's Deed as of the 15th day of October, 2019.

Signed, sealed and delivered in the presence of:

Bruce Baird
(Witness Signature)

Print Name: Bruce Baird

Simon Levitt
(Witness Signature)

Print Name: Simon Levitt

By: [Signature]
ALLEN H. BORNE, JR., as Personal Representative of the Estate of Grace Jones Robinson

STATE OF Louisiana
COUNTY OF Orleans
Parish

The foregoing instrument was acknowledged before me this 15th day of October, 2019, by ALLEN H. BORNE, JR., as Personal Representative of the Estate of Grace Jones Robinson. He is personally known to me or who has produced _____ as identification.

[Signature]
Notary Public
Printed Name: _____
My Commission Expires: _____

DARA L. BAIRD
NOTARY PUBLIC
LA. BAR NO 15009
NOTARY ID NO. 3987
MY COMMISSION IS FOR LIFE

EXHIBIT A

PROPERTY

Lot 8, GIBSONTON ON THE BAY THIRD ADDITION, according to the map or plat thereof, as recorded in Plat Book 10, Page 61, of the Public Records of Hillsborough County, Florida.

Kat Massey

From: Jackelyn Julien <Jjulien@TAMPAPORT.COM>
Sent: Thursday, January 6, 2022 11:28 AM
To: Kat Brioni
Subject: FW: Port Tampa Bay Standard Work Permit Application No. 15-015 (Revision No. 1) for RMC Brothers, LLC

Hello,

See below updated comments from the Planning Commission for the RMC Brothers/River's Edge Restaurant dock expansion proposal.

Sincerely,

Jackie Julien
Environmental Supervisor / Environmental Dept.
Tampa Port Authority d/b/a Port Tampa Bay
1101 Channelside Dr.
Tampa, FL 33602
O:813-905-5033
www.porttb.com

From: Shawn College <colleges@plancom.org>
Sent: Thursday, November 18, 2021 2:36 PM
To: Barbara Baity <bbaity@TAMPAPORT.COM>
Cc: Jackelyn Julien <Jjulien@TAMPAPORT.COM>
Subject: RE: Port Tampa Bay Standard Work Permit Application No. 15-015 (Revision No. 1) for RMC Brothers, LLC

Planning Commission staff completed our review of Port Tampa Bay Standard Work Permit Application No. 15-015 (Revision No. 1) for RMC Brothers, LLC. We find that this permit application, as revised, is CONSISTENT with the Hillsborough County Comprehensive Plan.

Regards,



Shawn College, AICP

Director, Strategic Planning, Environmental & Research

colleges@plancom.org • Desk 813-547-3367 • Office 813-272-5940

planhillsborough.org

All incoming and outgoing messages are subject to public records inspection.

From: Barbara Baity <bbaity@TAMPAPORT.COM>
Sent: Thursday, November 18, 2021 2:01 PM
To: Shawn College <colleges@plancom.org>
Cc: Jackelyn Julien <Jjulien@TAMPAPORT.COM>
Subject: Port Tampa Bay Standard Work Permit Application No. 15-015 (Revision No. 1) for RMC Brothers, LLC

Hello,

Tampa Port Authority, d/b/a Port Tampa Bay, Environmental Department has received this standard work marine construction application revision (number 1) for your review/comments for permitting SWPA #15-015 Revision Number 1 for RMC Brothers, LLC. Proposed Marina Docking Facility Expansion for River's Edge Restaurant with Proposed Submerged Lands Lease Consisting of Extension of 3 Docks With 17 Transient Boat Mooring Slips and Installation of 15 Jet Ski/Personal Watercraft (PWC) Lifts Located at 6226 Ohio Ave., Gibsonton, FL; Updated Parcel Folio #049602-0000; STR 23-30S-19E; Alafia River; Unincorporated Hillsborough County

Please provide review comments within 30 days of this project notice to bbaity@tampaport.com.

Thank you,

Barbara Baity
Environmental Department
1101 Channelside Drive, Tampa, FL 33602
Office (813) 905-5031
bbaity@tampaport.com

***** Notice ***** The Tampa Port Authority d/b/a Port Tampa Bay is a public agency subject to Chapter 119, Florida Statutes, concerning public records. Electronic Mail (email) messages are covered under such laws and thus subject to disclosure. All email sent and received is captured by the Port Tampa Bay server and retained as a public record.

***** Notice ***** The Tampa Port Authority d/b/a Port Tampa Bay is a public agency subject to Chapter 119, Florida Statutes, concerning public records. Electronic Mail (email) messages are covered under such laws and thus subject to disclosure. All email sent and received is captured by the Port Tampa Bay server and retained as a public record.

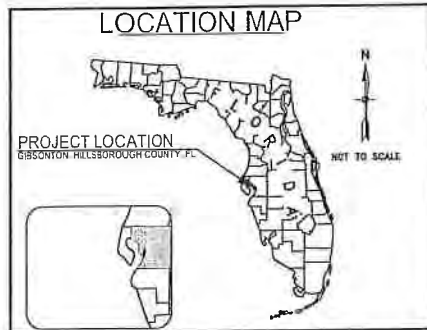
6226 OHIO AVENUE

DOCK ADDITION PLANS

GIBSONTON, HILLSBOROUGH COUNTY, FLORIDA
TOWNSHIP: 30S, RANGE: 19E, SECTION: 23



PROJECT LOCATION
6226 OHIO AVE, GIBSONTON, FLORIDA



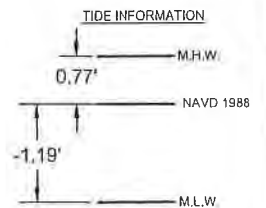
SHEET INDEX

1. COVER SHEET & LOCATION MAP
2. EXISTING AERIAL SITE VIEW
3. PROPOSED SITE VIEW
4. DOCK PLAN VIEW
5. DOCK ADDITION DETAILS

NOTES:

1. COORDINATES SHOWN ARE IN FEET BASED ON THE NORTH AMERICAN DATUM OF 1983, WEST ZONE (NAD83)
2. ELEVATIONS SHOWN ARE IN FEET BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)
3. THE VERTICAL DATUMS ESTABLISHED BY DEP FOR THIS AREA ARE MEAN HIGH WATER ELEVATION +0.77' NAVD, MEAN LOW WATER ELEVATION OF -1.19' NAVD BASED ON LABINS TIDE INTERPOLATION POINT #540
4. NOTE: THESE PERMIT DRAWINGS SHALL NOT BE CONSIDERED VALID FOR CONSTRUCTION PURPOSES UNLESS SIGNED AND SEALED BY

JOSEPH T. FOSTER, P.E.
FL LIC# 79708



RELATIONSHIP BETWEEN NAVD 1988, NAVD 1929, MEAN HIGH WATER, MEAN LOW WATER, AND THE MEAN LOWER LOW WATER TIDAL DATUM (1983-2001 EPOCH)

6226 OHIO AVE,
GIBSONTON, FL



FOSTER CONSULTING

FL PROFESSIONAL ENGINEER NO. 79708

DELAWARE LIC. # 18618

NJ LIC.# 24GE05181200

FL. CERTIFICATION OF AUTHORIZATION No. 32050

WWW.FOSTERCONSULTING.COM

P: (727) 821-1949

P.O. BOX 7370, ST. PETERSBURG, FL 33734

DATE:
11/12/21

DRAWN BY:
SMJ/ZD

CHKD BY:
JTF

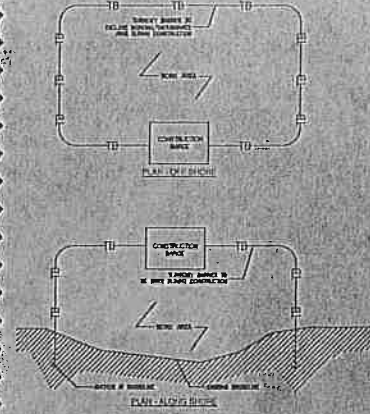
SCALE:
AS SHOWN

FILE NAME:
20155

SHEET:
1 OF 5

REV:
10/12/20

EXISTING AERIAL SITE VIEW



DETAIL - TURBIDITY CONTROL BARRIER

NOTE: CONSTRUCTION MEANS AND METHODS TO BE DETERMINED BY THE CONTRACTOR. ALL WORK IS TO BE FROM A BARGE OR UPLAND. SEE DETAILS.

EXISTING CONDITIONS NOTES:

EXIST. DOCK SF = MAIN DOCK = 1958.35 SF
 FINGER PIERS = 880.65 SF
 TOTAL EXIST DOCK = 2,838.95 SF

MHW = +0.46' NAVD
 MLW = -0.98' NAVD

SIDE SETBACKS = 28.5 LF (RIGHT)
 = 68.5 LF (LEFT)

WATERFRONT LENGTH = 267.99± LF

WATERWAY WIDTH = 920± LF

TURBIDITY CURTAINS TO BE USED DURING CONSTRUCTION

WATERWAY WIDTH ~920

ALAFIA RIVER
 (TIDAL)



6226 OHIO AVE,
 GIBSONTON, FL



FOSTER CONSULTING

FL PROFESSIONAL ENGINEER NO. 79708

DELAWARE LIC. # 18618

NJ LIC. # 24GE05181200

FL CERTIFICATION OF AUTHORIZATION No. 32050

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P: (727) 821-1949

P.O. BOX 7370, ST. PETERSBURG, FL 33734

DATE: 11/12/21

FILE NAME: 20155

DRAWN BY: SMJ/ZD

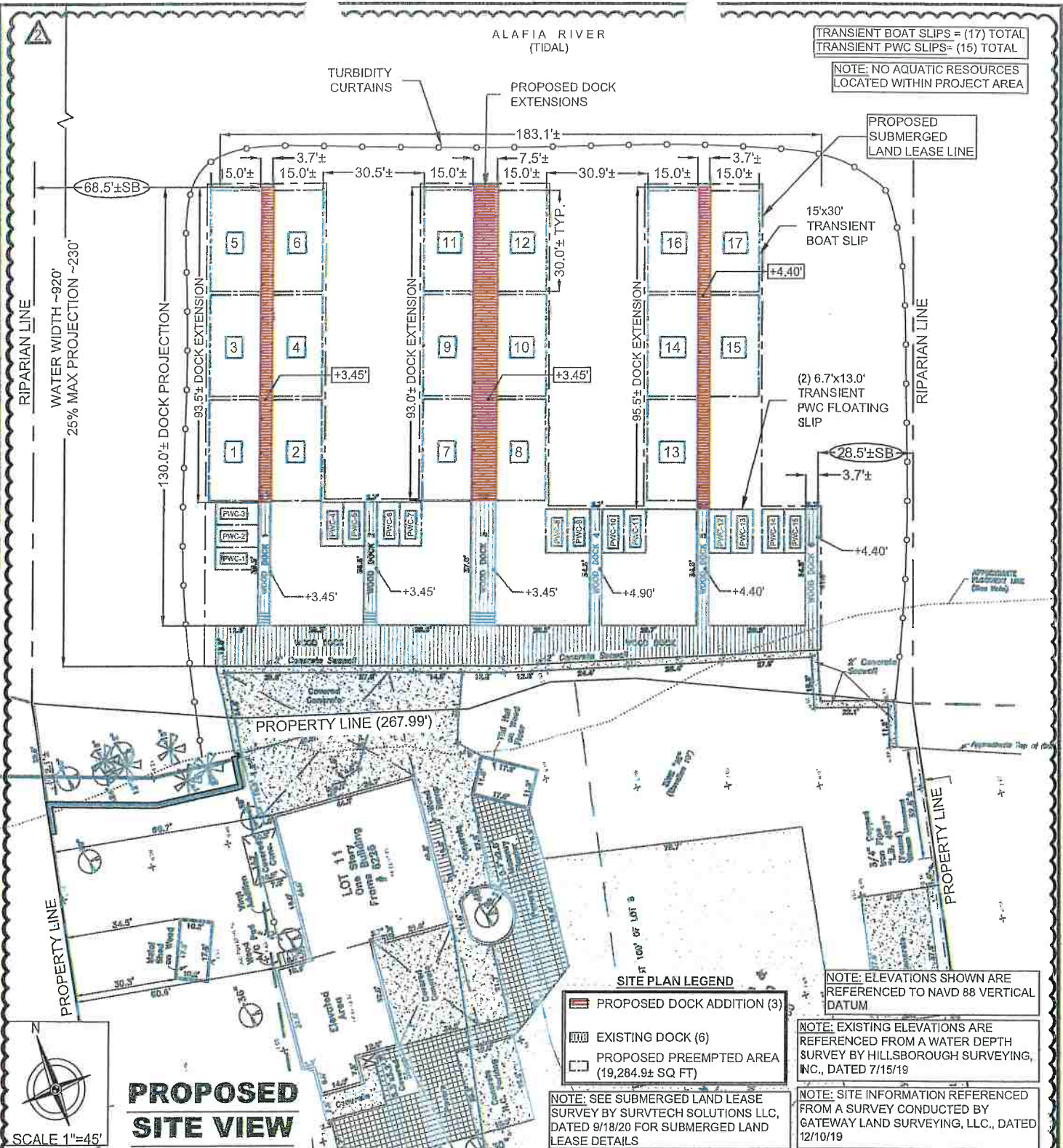
SHEET: 2 OF 5

CHKD BY: JTF

REV: 10/12/20

SCALE: AS SHOWN

11/12/21



DOCK 1: EXISTING: 135.00 SF PROPOSED: 605.68 SF TOTAL: 740.68 SF	DOCK 3: EXISTING: 277.50 SF PROPOSED: 697.64 SF TOTAL: 975.14 SF	DOCK 5: EXISTING: 127.70 SF PROPOSED: 526.50 SF TOTAL: 654.20 SF	TOTAL DOCK CALCULATIONS	PROPOSED ADDITION
DOCK 2: EXISTING: 135.00 SF PROPOSED: 346.32 SF TOTAL: 481.32 SF	DOCK 4: EXISTING: 127.70 SF PROPOSED: 346.32 SF TOTAL: 474.02 SF	DOCK 6: EXISTING: 127.70 SF PROPOSED: 173.16 SF TOTAL: 300.86 SF	EXISTING TO REMAIN	DOCK 1: 605.68 SF DOCK 2: 346.32 SF DOCK 3: 697.64 SF DOCK 4: 346.32 SF DOCK 5: 526.50 SF DOCK 6: 173.16 SF
			MAIN DOCK: 1958.35 SF FINGER PIERS: 880.6 SF TOTAL EXISTING: 2838.95 SF	TOTAL ADDITION: 2695.62 SF

6226 OHIO AVE, GIBSONTON, FL		FOSTER CONSULTING FL PROFESSIONAL ENGINEER NO. 79708 DELAWARE LIC. # 18618 NJ LIC. # 24GE05181200		DATE: 11/21/21	FILE NAME: 20155
		FL CERTIFICATION OF AUTHORIZATION No. 32050 WWW.FOSTERCONSULTING.COM P: (727) 821-1949 P.O. BOX 7370, ST. PETERSBURG, FL 33734		DRAWN BY: SMJ/ZD	SHEET: 3 OF 5
			CHKD BY: JTF	REV: 10/12/20	
			SCALE: AS SHOWN		

DOCK PLAN VIEW

NOTE: SEE SUBMERGED LAND LEASE SURVEY BY SURVTECH SOLUTIONS LLC, DATED 9/18/20 FOR SUBMERGED LAND LEASE DETAILS

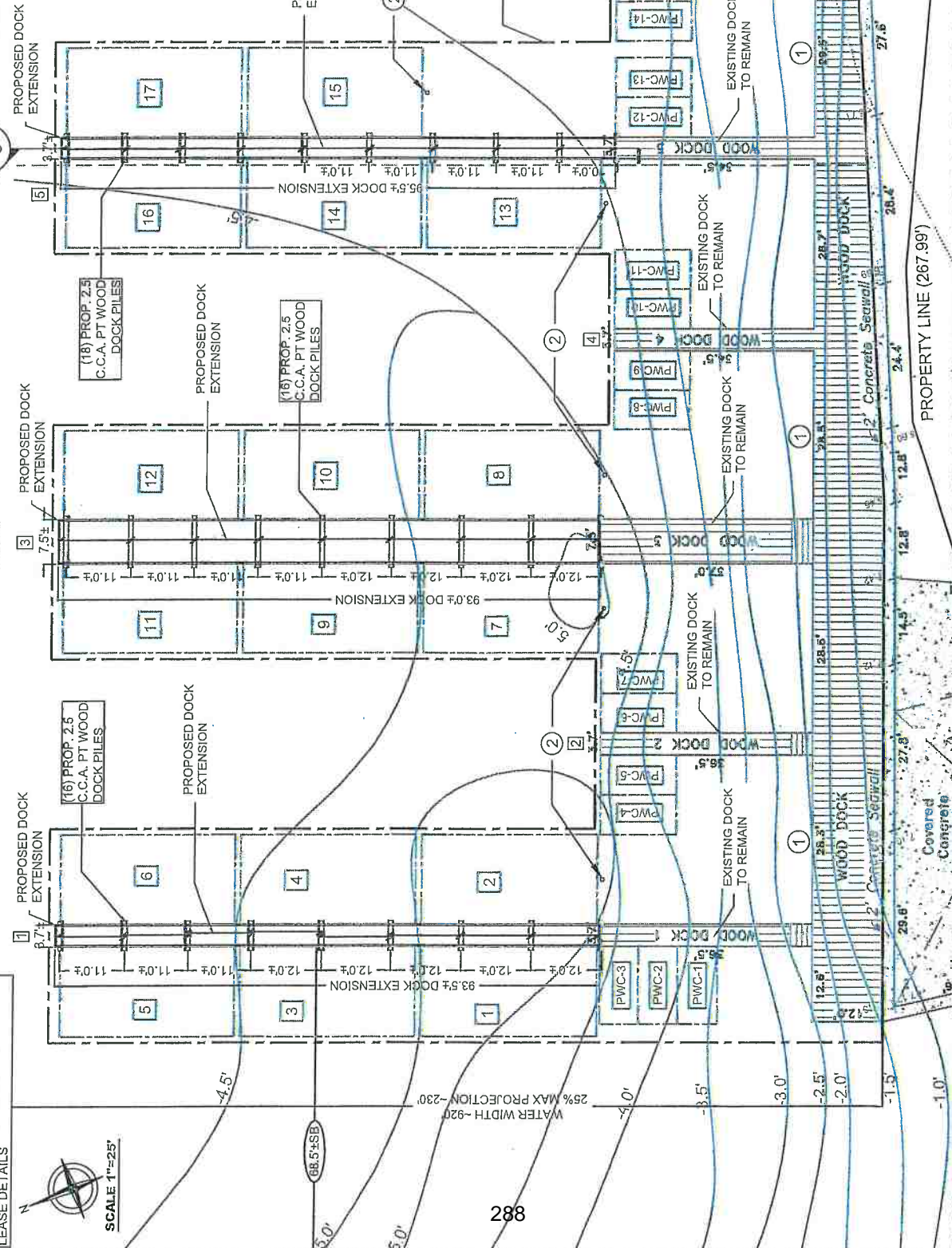
NOTE: EXISTING ELEVATIONS ARE REFERENCED FROM A WATER DEPTH SURVEY BY HILLSBOROUGH SURVEYING, INC., DATED 7/15/19

NOTE: SITE INFORMATION REFERENCED FROM A SURVEY CONDUCTED BY GATEWAY LAND SURVEYING, LLC., DATED 12/10/19

SIGNAGE LEGEND

① MANATEE EDUCATIONAL SIGNS AND FRIENDLY BOATER SIGNS

② NO MOORING SIGNS, BEYOND THIS POINT



FILE NAME:	20155
DATE:	11/12/21
DRAWN BY:	SMJ
CHKD BY:	JTF
SCALE:	AS SHOWN
SHEET:	4 OF 5
REV:	10/12/20 08/26/21

FOSTER CONSULTING

FL PROFESSIONAL ENGINEER NO. 79708
 DELAWARE LIC. # 18618
 NJ LIC.# 24GE05181200
 FL CERTIFICATION OF AUTHORIZATION No. 32050

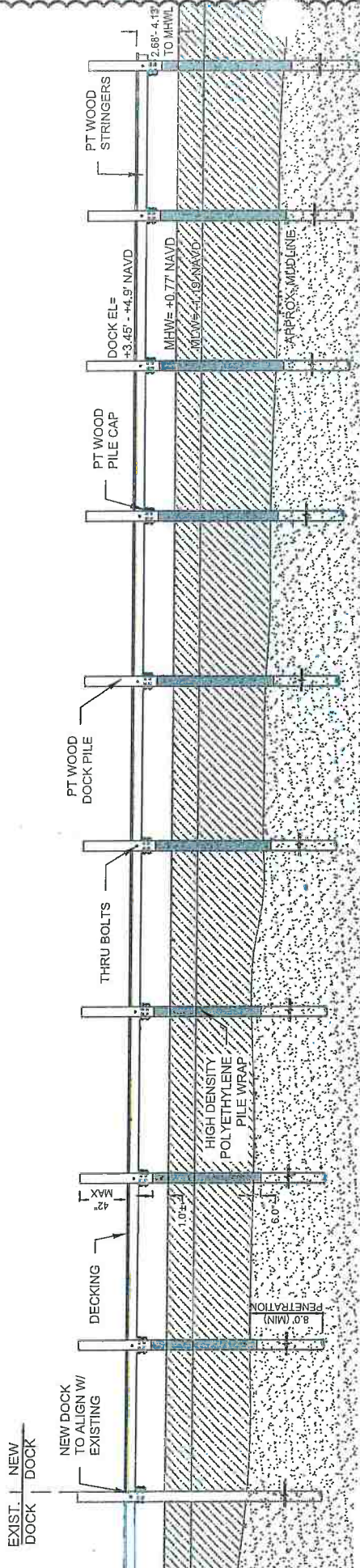
WWW.JFOSTERCONSULTING.COM
 P: (727) 821-1949
 P.O. BOX 7370, ST. PETERSBURG, FL 33734



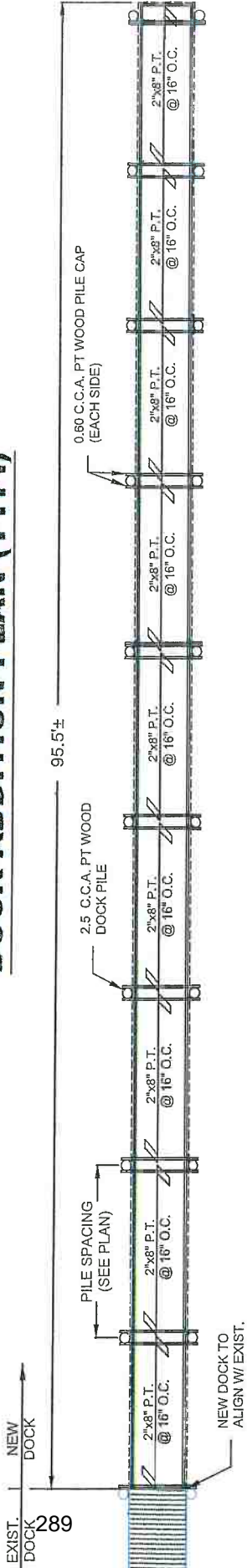
6226 OHIO AVE,
GIBSONTOWN, FL

PROPOSED DOCK EXTENSIONS

LONGITUDINAL DOCK DETAIL



DOCK ADDITION PLAN (TYP.)



DOCK CONSTRUCTION DETAILS

1. STRINGERS - 3"x8" 0.60 CCA PT WOOD @ 16" O.C. MAX
2. PILE CAP - 3"x10" 0.60 CCA PT WOOD (EACH SIDE) OR (2) 2"x10" 0.60 CCA PT WOOD (INTERIOR)
3. DOCK PILES - 8" Ø 2.5 C.C.A. PT WOOD PILE @ 8'-0" MIN EMBEDMENT IN CLEAN SANDS (GOOD SANDS)
4. PILE WRAP - ALL PT WOOD PILES ARE TO BE PRE-WRAPPED WITH A 0.30" HIGH DENSITY POLYETHYLENE PILE WRAP. THE POLYETHYLENE WRAP IS TO BE
 - 8.1. 1/2" MAX. SPACING BETWEEN DECK BOARDS
 - 8.2. 1.5" DECKING OVERHANG (ALL SIDES)
5. THRU BOLTS - (1) 5/8" S.S. THRU BOLT (PILE TO OUTSIDE STRINGER) (2) 5/8" S.S. THRU BOLTS (PILE TO PILE CAP)
6. DECK BOARDS - 2X OR 5/4" X 6" 0.40 A.C.Q. PT WOOD DECKING OR COMPOSITE
 - 6.1. 1/2" MAX. SPACING BETWEEN DECK BOARDS
 - 6.2. 1.5" DECKING OVERHANG (ALL SIDES)

FASTENED TO EACH PILE W/ 1-1/4" STAINLESS STEEL ROOFING NAILS EVERY 2" ALONG THE VERTICAL SEAM. EACH PILE IS TO BE WRAPPED A MIN. 1'0" ABOVE THE MEAN HIGH WATER LINE AND MIN. 6" BELOW THE MIDLIN.

APPLICATION #
(OFFICIAL USE ONLY)

PROPOSED DOCK EXTENSIONS	6226 OHIO AVE, GIBSONTON, FL		DATE: 11/12/21 DRAWN BY: SMJ CHKD BY: JTF SCALE: AS SHOWN	FILE NAME: 20155 SHEET: 5 OF 5 REV: 10/12/20 08/26/21
			FOSTER CONSULTING FL PROFESSIONAL ENGINEER NO. 79708 DELAWARE LIC. # 18618 NJ LIC.# 24GE05181200 FL CERTIFICATION OF AUTHORIZATION No. 32050 WWW.JFOSTERCONSULTING.COM P: (727) 821-1949 P.O. BOX 7370, ST. PETERSBURG, FL 33734	

~~THIS IS AN OFFICIAL DOCUMENT
FROM THE HILLSBOROUGH COUNTY
PROPERTY APPRAISER~~

~~TAMPA PORT AUTHORITY
1101 CHANNELSIDE DR STE 400
TAMPA, FL 33602-3609~~

~~SEA WOLF HOLDINGS LLC
6210 OHIO AVE
GIBSONTON, FL 33534-4133~~

~~RMC BROTHERS LLC
6226 OHIO AVE
GIBSONTON, FL 33534-4133~~

✓ ~~AMYOT GERALD E, et al
3410 BLUEBERRY HILL DR
PLANT CITY, FL 33566-4901~~

✓ ~~SEA WOLF HOLDINGS LLC
9606 ETHEL ST
GIBSONTON, FL 33534-4106~~

✓ ~~SEAWOLF HOLDINGS LLC
C/O FREDRICK WK RAHN
6210 OHIO AVE
GIBSONTON, FL 33534-4133~~

~~SEA WOLF HOLDINGS LLC
9606 ETHEL ST
GIBSONTON, FL 33534-4106~~

~~SANDERFUR RONNIE W JR, et al
10106 KENLAKE DR
RIVERVIEW, FL 33578-9570~~

~~PINEDA JOSE
6909 OHIO AVE
GIBSONTON, FL 33534-4137~~

~~LEMUS EDUARDO
6907 OHIO AVE
GIBSONTON, FL 33534-4143~~

~~ROJAS EVA
PO BOX 1147
GIBSONTON, FL 33534-1147~~

~~SPOELSTRA SHARON JEAN
6903 OHIO AVE
GIBSONTON, FL 33534-4143~~

~~ROBERT MASON PROPERTIES LLC
PO BOX 2205
RIVERVIEW, FL 33568-2205~~

~~ROBERT MASON PROPERTIES LLC
PO BOX 2205
RIVERVIEW, FL 33568-2205~~

~~ROBERT MASON PROPERTIES LLC
PO BOX 2205
RIVERVIEW, FL 33568-2205~~

~~GALVAN J JESUS, et al
6204 MICHIGAN AVE
GIBSONTON, FL 33534-4124~~

~~ROBERT MASON PROPERTIES LLC
PO BOX 2205
RIVERVIEW, FL 33568-2205~~

~~ROJAS AGEO
PO BOX 2404
GIBSONTON, FL 33534-2404~~

~~LAND TRUST SERVICE CORP TRUSTEE
PO BOX 186
LAKE WALES, FL 33859-0186~~

~~LAND TRUST SERVICE CORP TRUSTEE
PO BOX 186
LAKE WALES, FL 33859-0186~~

~~LOREZ DENNIS, et al
1851 WEDGEWOOD PL
CHULA VISTA, CA 91913-8312~~

~~BAILEY PATRICIA ELLA MAE
9806 MASSACHUSETTS ST
GIBSONTON, FL 33534-4120~~

✓ ~~RHODINE PROPERTIES LLC
11746 RHODINE RD
RIVERVIEW, FL 33579-7722~~

~~RHODINE PROPERTIES LLC
11746 RHODINE RD
RIVERVIEW, FL 33579-7722~~

~~RHODINE PROPERTIES LLC
11746 RHODINE RD
RIVERVIEW, FL 33579-7722~~

~~RHODINE PROPERTIES LLC
11746 RHODINE RD
RIVERVIEW, FL 33579~~

~~RY JAK HOLDINGS LLC
18070 ROMANESQUE CT
SPRING HILL, FL 34610~~

~~ROBERT MASON PROPERTIES LLC
PO BOX 2205
RIVERVIEW, FL 33568-2205~~

~~SEALEY KHADEEM JAMES, et al
6211 MICHIGAN AVE
GIBSONTON, FL 33534-4125~~

~~C PEREZ PROFESSIONAL SERVICES INC
4343 W WATERS AVE
TAMPA, FL 33614-8118~~

~~C PEREZ PROFESSIONAL SERVICES INC
4343 W WATERS AVE
TAMPA, FL 33614-8118~~

~~COURTNEY ROBERT, et al
8515 NUNDY AVE
GIBSONTON, FL 33534-5031~~

~~SCHNEIDER PAUL FRANCIS
6204 PENNSYLVANIA AVE
GIBSONTON, FL 33534-4100~~

~~GUDINO MIGUEL, et al
7630 118TH ST
JACKSONVILLE, FL 32244-3402~~

~~WARD ARTHUR WAYNE
6212 PENNSYLVANIA AVE
GIBSONTON, FL 33534-4100~~

~~FINDLEY KIMBERLY A
9816 NEW YORK ST
GIBSONTON, FL 33534-4129~~

~~CSX TRANSPORTATION INC-ASSESSED BY
DEPT OF REVENUE
TAX DEPT (C-910)
500 WATER ST
JACKSONVILLE, FL 32202-1400~~

Sketch & Description
Submerged Lands Lease
Section 23, Township 30 South, Range 19 East
Hillsborough County, Florida

Submerged Lands Lease: As Written by SurvTech Solutions

That part of the sovereign lands of the State of Florida that lie within the following described area: a parcel of land being a portion of Lots 8 and 9 of GIBSONTON ON THE BAY THIRD ADDITION, as recorded in Plat Book 10, Page 61, of the Public Records of Hillsborough County, Florida, said parcel of land also being a portion of the tidally influenced waters of the Alafia River, lying and being in the Southwest 1/4 of Section 23, Township 30 South, Range 19 East, Hillsborough County, Florida, being more particularly described as follows:

COMMENCE at a point marking the Northwest corner of the Northwest 1/4 of Section 23, Township 30 South, Range 19 East, Hillsborough County, Florida, said point having a Northing of 1283626.16, and an Easting of 531624.80, per Florida Department of Environmental Protection, Certified Corner Record, document number 098939, based on the North American Datum of 1983 (NAD 1983), 1990 Adjustment, Florida State Plane West Zone; thence coincident with the North boundary of said Section 23, S 89°20'19" E a distance of 60.40 feet to a point coincident with the intersection of said North boundary and the End of Centerline of Survey per Florida Department of Transportation Right-of-way Map Section 1006-213; thence departing said North boundary, coincident with said Centerline of Survey for the following three (3) courses: 1.) S 22°10'42" E a distance of 525.52 feet to a point coincident with a tangent curve concave to the West, said curve having a radius of 5729.58 feet, a delta angle of 12°59'30" and being subtended by a chord bearing S 15°40'57" E for a distance of 1296.39 feet; 2.) thence coincident with the arc of said curve a distance of 1299.17 feet; 3.) thence S 09°11'12" E a distance of 707.90 feet to a point coincident with the intersection of said Centerline of Survey and the Westerly extension of the Northerly Right-of-way boundary of Ohio Avenue per GIBSONTON ON THE BAY THIRD ADDITION, as recorded in Plat Book 10, Page 61, of the Public Records of Hillsborough County, Florida; thence departing said Centerline of Survey, coincident with said Westerly extension, S 52°20'41" E a distance of 238.30 feet to a point coincident with the intersection of said Northerly Right-of-way boundary and the Easterly boundary of the Atlantic Coast Line Railroad Right-of-way per the aforesaid Right-of-way Map Section 1006-213; thence departing said Easterly boundary, coincident with said Northerly Right-of-way boundary, S 52°20'41" E a distance of 754.13 feet to a point marking the Southeast corner of Lot 9 per the aforesaid Plat Book 10, Page 61; thence departing said Northerly Right-of-way boundary, coincident with the Easterly boundary of said Lot 9, N 37°39'19" E a distance of 214.47 feet to a point coincident with the intersection of said Easterly boundary and the Southerly Mean High Water line of the Alafia River; thence departing said Easterly boundary, coincident with said Southerly Mean High Water line for the following five (5) courses: 1.) N 40°17'17" W a distance of 5.25 feet to a point coincident with the Waterward face of a concrete seawall; 2.) thence coincident with said Waterward face of seawall, N 44°47'55" W a distance of 22.18 feet; 3.) thence N 42°04'50" E a distance of 15.27 feet to the POINT OF BEGINNING; 4.) thence N 46°40'41" W a distance of 95.13 feet; 5.) thence N 43°50'30" W a distance of 86.67 feet; thence departing said Southerly Mean High Water line, also being said Waterward face of seawall, N 43°50'30" W a distance of 5.32 feet; thence N 44°40'27" E a distance of 145.36 feet; thence S 45°19'33" E a distance of 35.70 feet; thence S 44°40'27" W a distance of 95.50 feet; thence S 45°19'33" E a distance of 29.95 feet; thence N 44°40'27" E a distance of 95.50 feet; thence S 45°19'33" E a distance of 39.50 feet; thence S 44°40'27" W a distance of 95.50 feet; thence S 45°19'33" E a distance of 28.54 feet; thence N 44°40'27" E a distance of 95.50 feet; thence S 45°19'33" E a distance of 35.70 feet; thence S 44°40'27" W a distance of 95.50 feet; thence S 45°19'33" E a distance of 17.67 feet; thence S 44°40'27" W a distance of 50.00 feet to the POINT OF BEGINNING.

Containing an area of 20147.94 square feet, 0.463 acres, more or less.



Digitally signed by
 Stacy L Brown
 Date:
 2022.02.02
 09:27:47
 -05'00'

Stacy L. Brown PSM No. 6516
 SurvTech Solutions, Inc. LB No. 7340 292

THIS IS A FIELD SURVEY

SURVEYING TODAY WITH
 TOMORROW'S TECHNOLOGY



SURVTECH SOLUTIONS, INC. SURVEYORS AND MAPPERS
 10220 U.S. Highway 92 East, Tampa, FL 33610
 phone: (813)-621-4929, fax: (813)-621-7194, Licensed Business #7340
 email: sbrown@survtechsolutions.com http://www.survtechsolutions.com

Project No.: 20200230
 Phase: 1
 Drawing Name: 20200230_ISK
 Last Field Date: 09/18/20
 Field Book/Page: 20-12/FPI6

Drafted By: C. Evans
 Date Drafted: 09/17/20
 Revision Date: 01/26/22
 Approved By: S. Brown
 Date Approved: 09/21/20

*Sketch & Description
Submerged Lands Lease
Section 23, Township 30 South, Range 19 East
Hillsborough County, Florida*

Surveyor's Notes

- 1.) Paper copies of this sketch & description are not valid without the original signature and raised seal of a Florida Licensed Surveyor and Mapper. Digital copies are not valid without the digital signature of a Florida Licensed Surveyor and Mapper. Said sketch & description is in compliance with the Minimum Technical Standards pursuant to Rules 5J-17.050 through 5J-17.052, Florida Administrative Code.
- 2.) The bearing structure for this sketch & description is based on a North American Datum (NAD) 1983 Florida State Plane West Zone, bearing of N 52°20'41" W for the Northerly Right-of-way Boundary of Ohio Avenue per Plat Book 10, Page 61.
- 3.) The horizontal datum utilized for this project is North American Datum (NAD) 1983 Florida West Zone, 2011 Adjustment, U.S. Survey Feet. Said datum was established by utilizing the Florida Permanent Reference Network (FPRN).
- 4.) The vertical datum utilized for this project is North American Vertical Datum (NAVD) 1988, U.S. Survey Feet. The benchmark utilized was National Geodetic Survey (NGS) Control Station "R 694" with an elevation of 8.70 feet.
- 5.) THIS IS NOT A BOUNDARY SURVEY.

Legend of Symbols & Abbreviations

BSWE	Bottom of Seawall Elevation	(C)	Calculated Measurement
☉	Centerline	(D)	Deed Reference
CCR	Certified Corner Record	(P)	Plat Reference
E	Easting	(R)	Right-of-way Map Reference
FDOT	Florida Department of Transportation	●	Found Iron Rod
LB	Licensed Business	—x—x—	Fence or Railing
N	Northing	—OL—OL—	Overhead Utility Lines
OR	Official Records	⊕	Section Corner
PSM	Professional Surveyor and Mapper	⊕	Utility Pole
R/W	Right-of-way	⊙	Wood Mooring Pile
STA	Station		
TSWE	Top of Seawall Elevation		

Certifications:

Board of Trustees of the
Internal Improvement Trust Fund
of the State of Florida

THIS IS A FIELD SURVEY

PROJECT NO.: 20200230
PHASE: 1
LAST FIELD DATE: 09/18/20



SURVTECH SOLUTIONS, INC. SURVEYORS AND MAPPERS

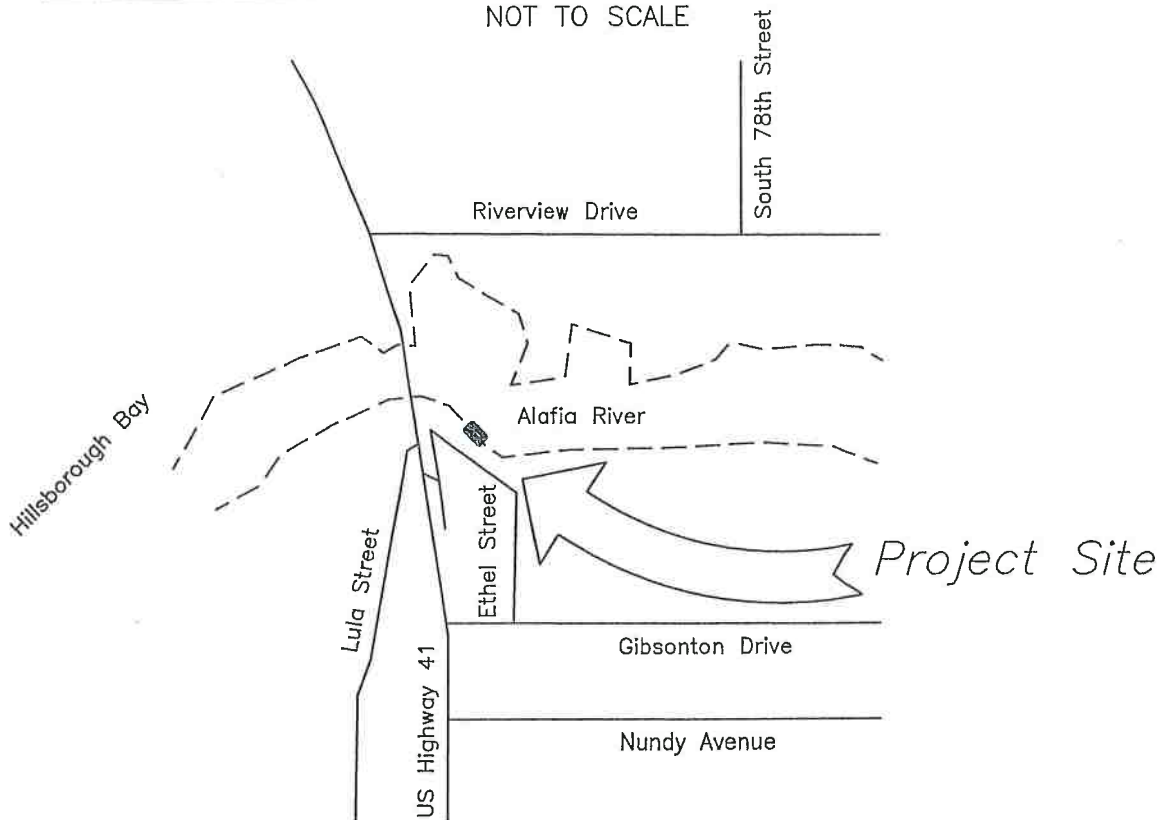
10220 U.S. Highway 92 East, Tampa, FL 33610

phone: (813)-621-4929, fax: (813)-621-7194, Licensed Business #7340

email: sbrown@survtechsolutions.com <http://www.survtechsolutions.com>

*Sketch & Description
Submerged Lands Lease
Section 23, Township 30 South, Range 19 East
Hillsborough County, Florida*

Vicinity Map



Curve Information:

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE	TANGENT
C1	5729.58'	1299.17'	S 15°40'57" E	1296.39'	12°59'30"	652.38'

Line Information:

LINE	BEARING	DISTANCE
L1	S 89°20'19" E	60.40'
L2	S 52°20'41" E	238.30'
L3	N 40°17'17" W	5.25'
L4	N 44°47'55" W	22.18'
L5	N 42°04'50" E	15.27'
L6	N 43°50'30" W	5.32'
L7	S 45°19'33" E	35.70'

Line Information:

LINE	BEARING	DISTANCE
L8	S 45°19'33" E	29.95'
L9	S 45°19'33" E	39.50'
L10	S 45°19'33" E	28.54'
L11	S 45°19'33" E	35.70'
L12	S 45°19'33" E	17.67'
L13	S 44°40'27" W	50.00'

THIS IS A FIELD SURVEY

PROJECT NO.: 20200230
PHASE: 1
LAST FIELD DATE: 09/18/20



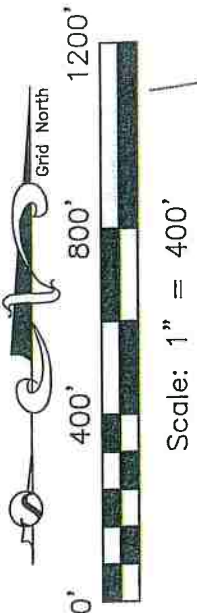
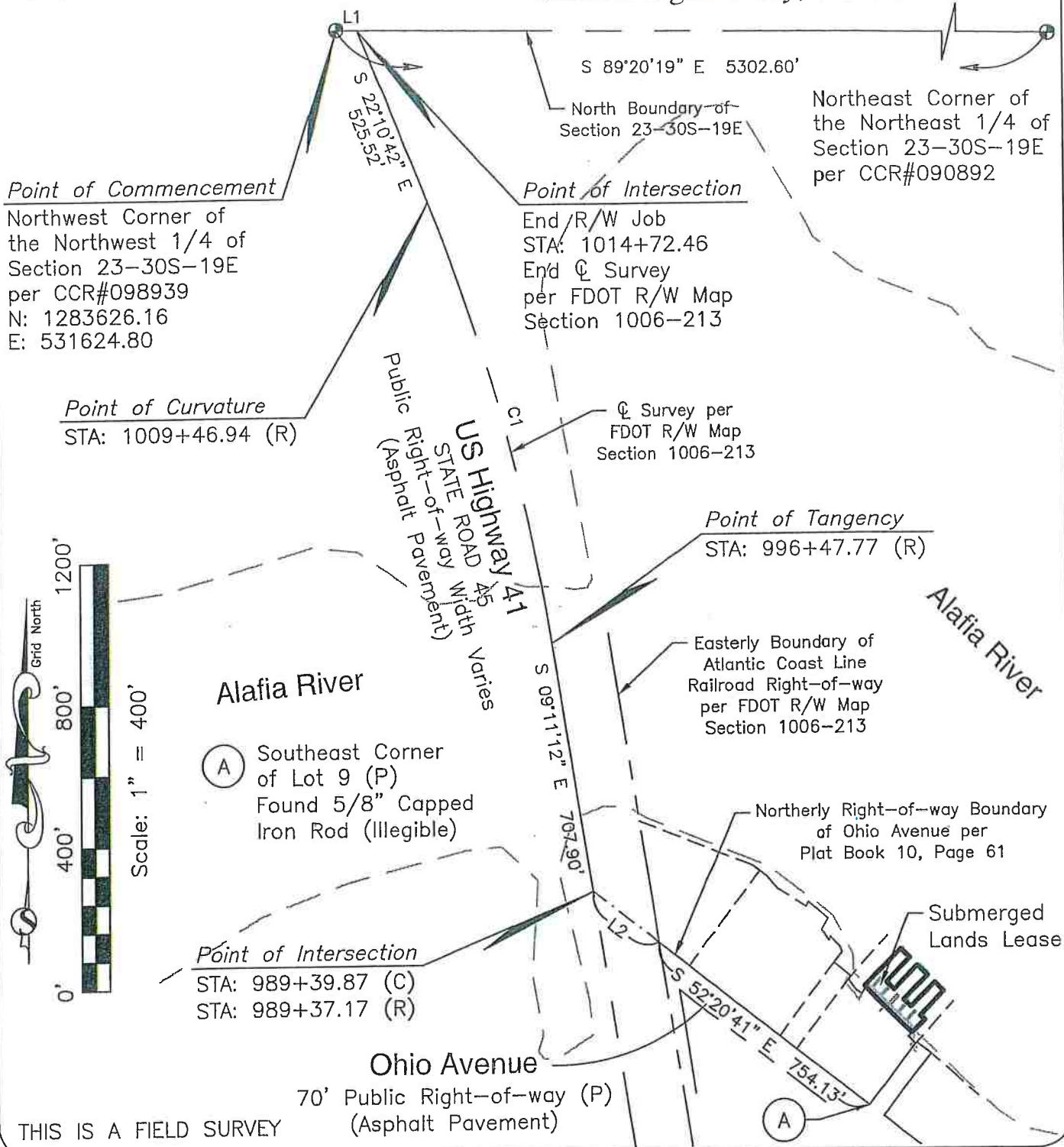
SURVTECH SOLUTIONS, INC. SURVEYORS AND MAPPERS
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phone: (813)-621-4929, fax: (813)-621-7194, Licensed Business #7340
email: sbrown@survtechsolutions.com <http://www.survtechsolutions.com>

Line Information:

LINE	BEARING	DISTANCE
L1	S 89°20'19" E	60.40'
L2	S 52°20'41" E	238.30'

Curve Information: See Sheet 3

Sketch & Description
Submerged Lands Lease
 Section 23, Township 30 South, Range 19 East
 Hillsborough County, Florida



THIS IS A FIELD SURVEY

PROJECT NO.: 20200230
 PHASE: 1
 LAST FIELD DATE: 09/18/20



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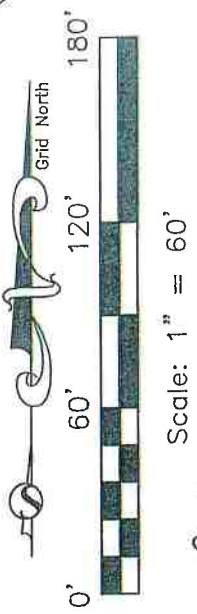
*Sketch & Description
Submerged Lands Lease*

*Section 23, Township 30 South, Range 19 East
Hillsborough County, Florida*

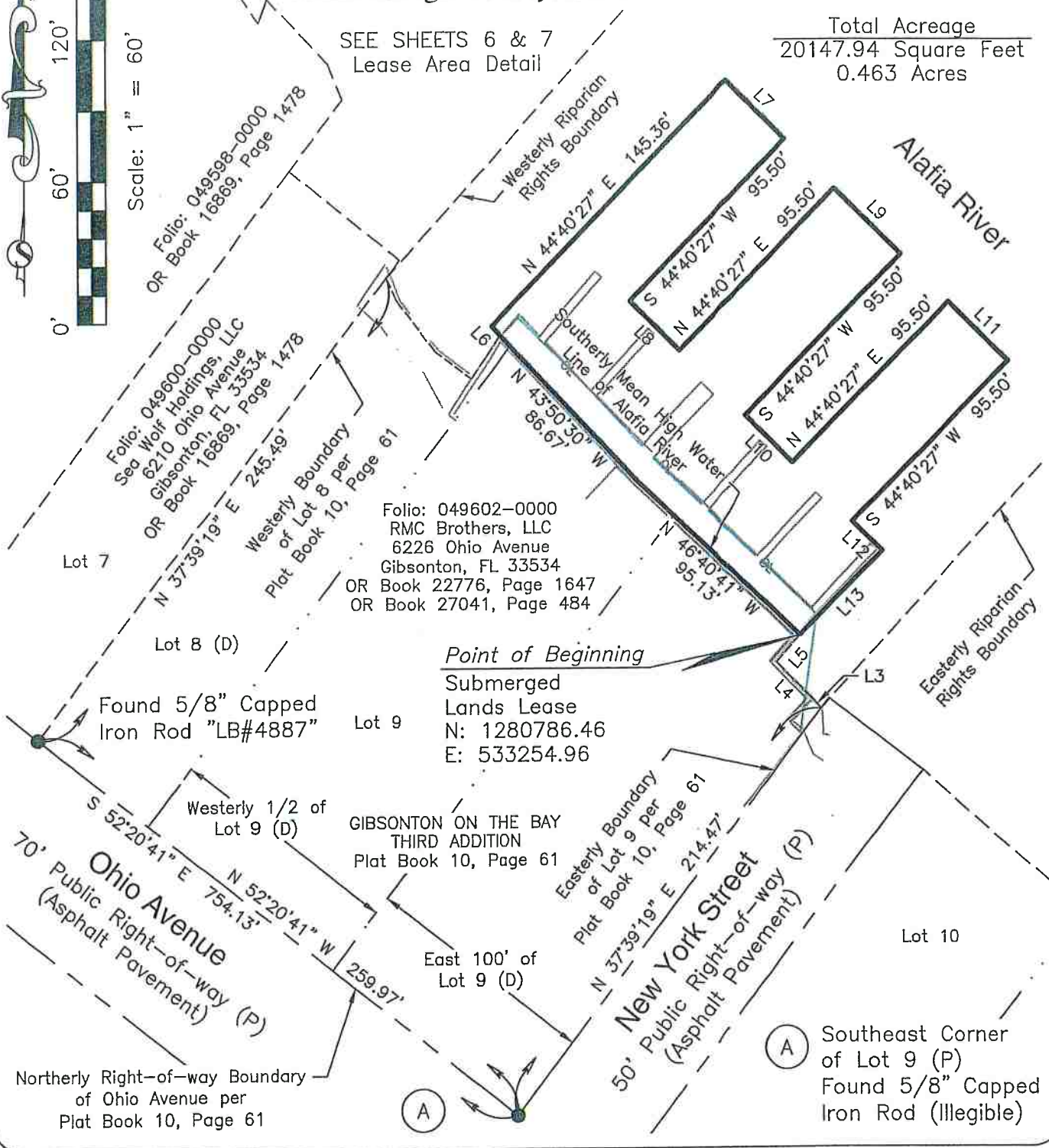
THIS IS A FIELD SURVEY

Line Information:
See Sheet 3

Total Acreage
20147.94 Square Feet
0.463 Acres



SEE SHEETS 6 & 7
Lease Area Detail



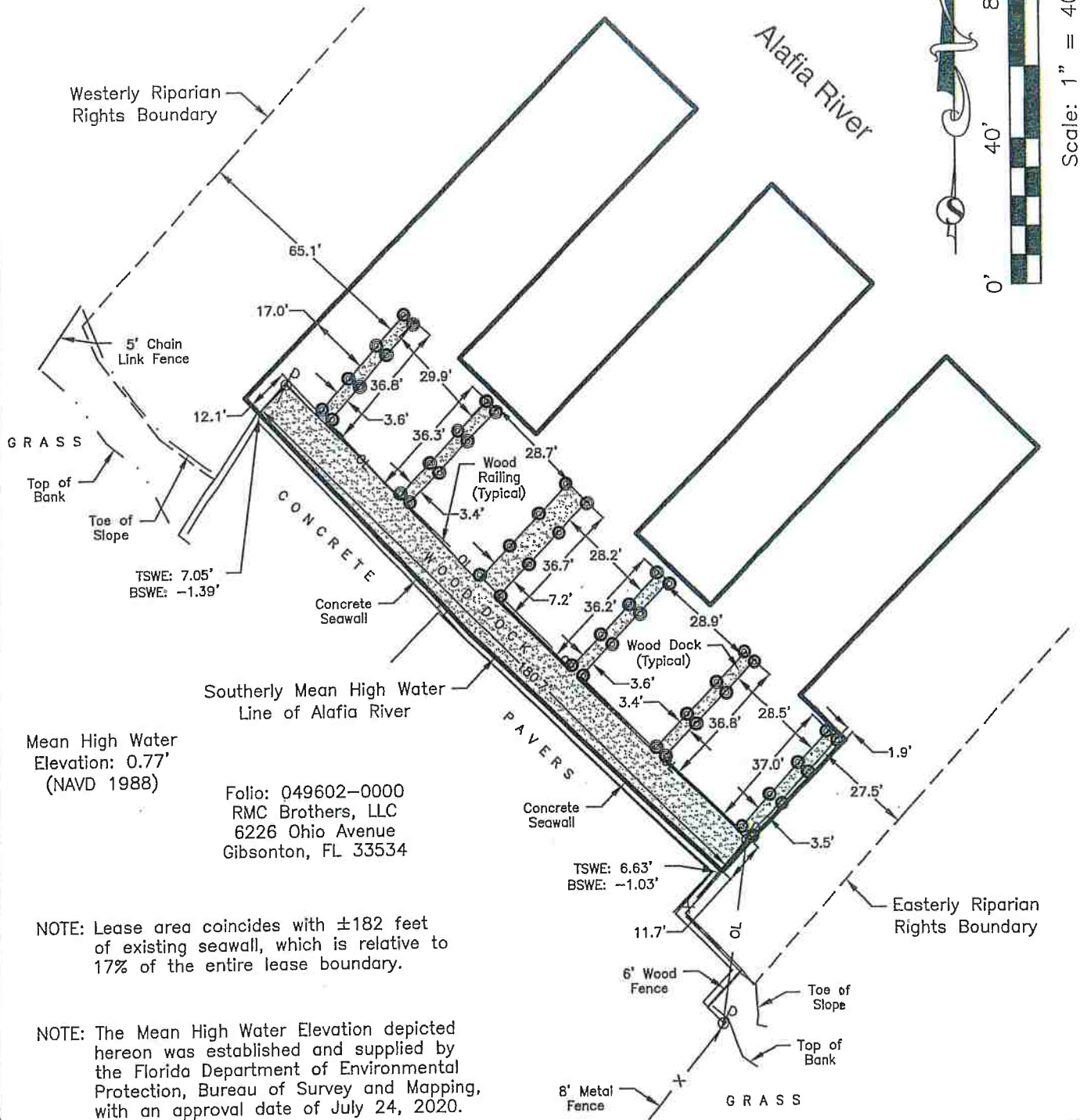
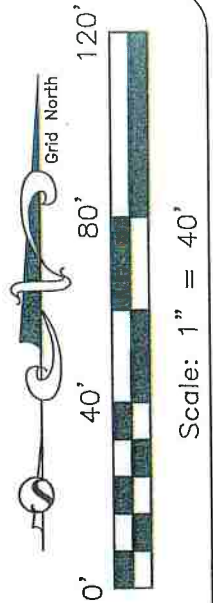
PROJECT NO.: 20200230
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THIS IS A FIELD SURVEY

*Sketch & Description
Submerged Lands Lease
Section 23, Township 30 South, Range 19 East
Hillsborough County, Florida*



Mean High Water
Elevation: 0.77'
(NAVD 1988)

Folio: 049602-0000
RMC Brothers, LLC
6226 Ohio Avenue
Gibsonton, FL 33534

NOTE: Lease area coincides with ±182 feet
of existing seawall, which is relative to
17% of the entire lease boundary.

NOTE: The Mean High Water Elevation depicted
hereon was established and supplied by
the Florida Department of Environmental
Protection, Bureau of Survey and Mapping,
with an approval date of July 24, 2020.

PROJECT NO.: 20200230
PHASE: 1
LAST FIELD DATE: 09/18/20

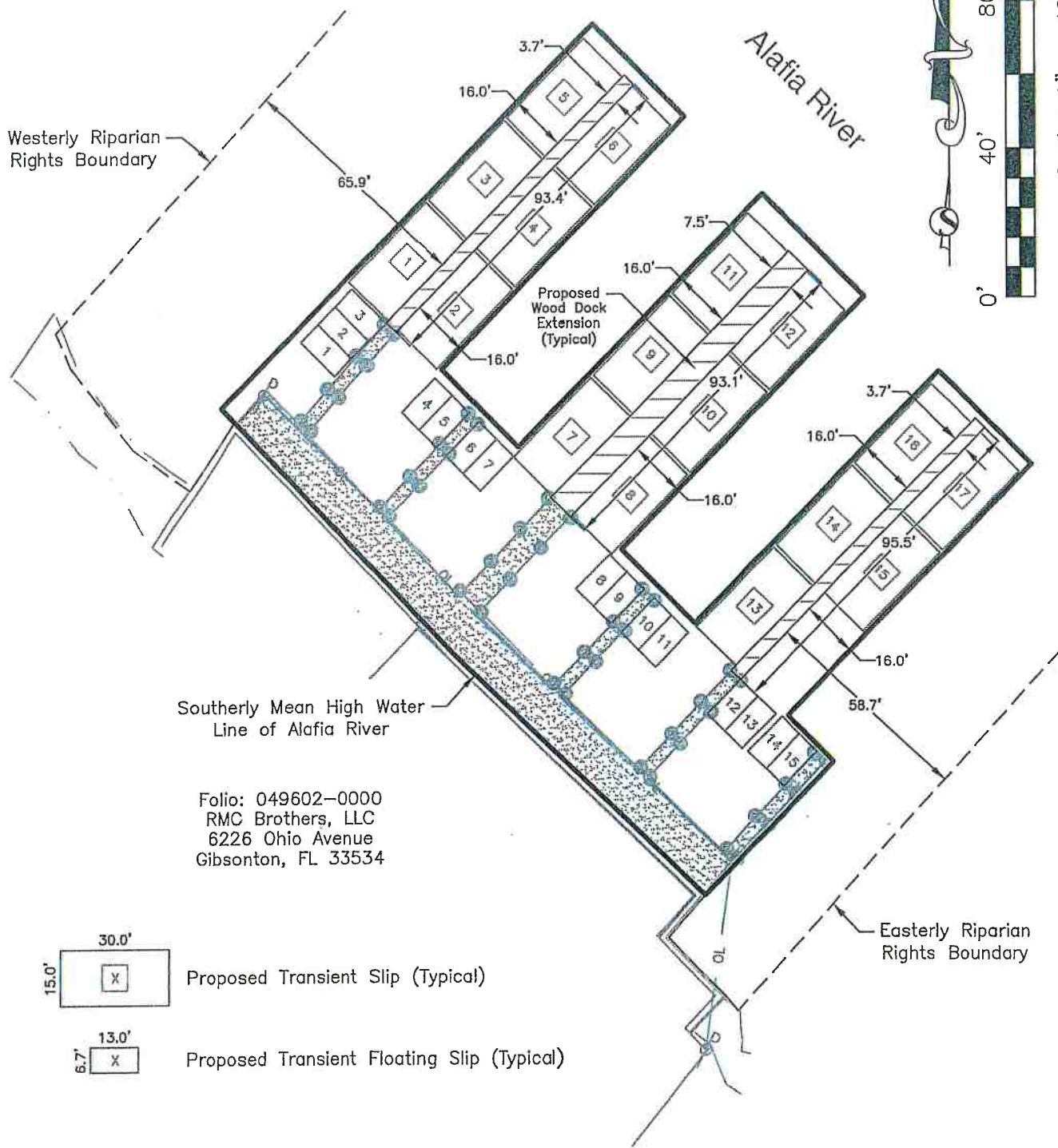
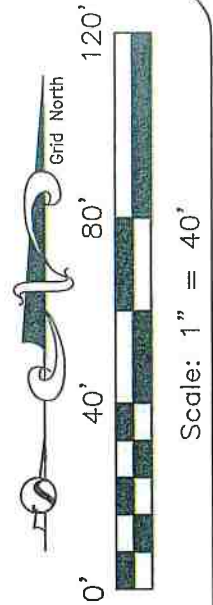


SURVTECH SOLUTIONS, INC. SURVEYORS AND MAPPERS

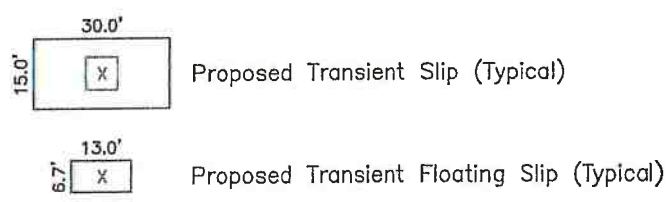
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*Sketch & Description
Submerged Lands Lease
Section 23, Township 30 South, Range 19 East
Hillsborough County, Florida*



Folio: 049602-0000
RMC Brothers, LLC
6226 Ohio Avenue
Gibsonton, FL 33534



PROJECT NO.: 20200230
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SWP #15-015 (Revision #1) - RMC Brothers, LLC - Public Hearing Exhibit #35 - A copy of Foster Consulting email response dated March 17, 2022 to address FWC Request for Additional Information comments.

From: Kat Massey <Kat@jfosterconsulting.com>
Sent: Thursday, March 17, 2022 1:59 PM
To: Tyler.Turner@MyFWC.com
Cc: Jackelyn Julien; charles_calleson@fws.gov; Barbara Baity; Cherie Robinson; Anthony Pidala
Subject: FW: Port Tampa Bay Standard Work Permit Application Number 15-015 Revision #1 for RMC Brothers, LLC

Hi Tyler,

I understand that you sent this RAI on 2/2/22, however, I had not received the comments until today. Please see responses below, as well as a couple requests for clarification:

1. *Please provide a copy of the state permit originally issued for this property. Ensure that documentation includes the total wet slip count at this location.*

- This facility has been grandfathered with the Port Authority since it has been in existence prior to 1995. The upland restaurant was built in 1976. We have been unable to locate an original DEP/ SWFWMD State permit, but are in the process of obtaining one for the facility, along with the ACOE and TBPA. There has never been a designated number of slips at this facility, however, based on the average size of vessels typically moored at the facility, we have concluded that the capacity has been 12 to 24 vessels at any given time (not including PWC's).

2. *In consultation with the US Fish and Wildlife Service (USFWS), the usual allowance for wet slips is at this location 1:100 slip to shoreline ratio. Thirty-two (32) slips for 267.99 ft of shoreline exceeds this ratio. Please provide revised plans that either conforms to the 1:100 ratio or to the number of previously permitted wet slips.*

- If I am interpreting correctly, the "1:100 slip to shoreline ratio" implies that there is one wet slip allowed per 100 linear feet of shoreline in this location? With 267.99 ft of shoreline at this facility, that would mean our client would be limited to 2 wet slips for the restaurant. When you state, "the usual allowance", is that in conjunction with a specific Rule or policy? Or is that more of a "recommendation"? If that is the actual limitation, we would like to provide our client with the written basis for that requirement. It also seems that the personal water crafts are each being counted as one whole slip. Does FWC have a definition for "wet slip" that can be provided some clarification? The State's ERP Applicant Handbook indicates that "vessels" and "personal watercrafts" are defined differently, see below. I want to ensure that FWC does not have the same type of distinction.

"Solely for purposes of this subsection, the term "vessel" shall include all sailboats and motorized boats of any type other than personal watercraft as defined in Section 327.02, F.S., A.H. Volume I June 1, 2018 10-13 whether moored in the water or stored on the dock, in a boat lift, or on a floating vessel platform."

Personal watercrafts are also defined by the State shown below:

(37) "Personal watercraft" means a vessel less than 16 feet in length which uses an inboard motor powering a water jet pump as its primary source of motive power and which is designed to be operated by a person sitting, standing, or kneeling on the vessel, rather than in the conventional manner of sitting or standing inside the vessel.

With this application, our client is complying with a number of requests from all agencies that will assist this facility in reducing its current impacts, including the following:

1. Provide a final set count/limit for TEMPORARY slips at this facility
2. Limit vessel mooring to areas that have -4 feet below MLW which will reduce prop dredging in this area.
3. Provide educational signs in the area that were not previously in place to provide the public with boater safety and Manatee awareness/education.

This application has been with the Tampa port authority since 2020. Our client has reduced their original slip count that was proposed for 30 vessels to 17 vessels and the use of personal watercrafts that are significantly less impactful. There are no submerged resources in this area as shown in the resource survey conducted last year.

Please provide clarification to our group as we would like to resolve this matter expeditiously. Any reductions to the slip count/layout will necessitate revisions to the submerged lands lease survey, which has already received final approval by the TPA.

Thank you,



Kat Massey
Permitting Project Manager

101 16th Ave S. Suite 5 | St. Petersburg, FL 33701
(Tel) 727-821-1949 | Kat@fosterconsulting.com

SWP #15-015 (Revision #1) - RMC Brothers, LLC - Public Hearing Exhibit #36 - Copy of revised comments from FWC received via email on April 19, 2022 stating no objection to the project subject to listed conditions.

Jackelyn Julien

From: Turner, Tyler <Tyler.Turner@MyFWC.com>
Sent: Tuesday, April 19, 2022 7:37 AM
To: Barbara Baity; Jackelyn Julien
Subject: FWC Comments - River's Edge Restaurant 15-015

Project Name: River's Edge Restaurant, Hillsborough County
 File Number: 15-015

Dear Ms. Baity,

The Florida Fish and Wildlife Conservation Commission (FWC) has received this application to construct three dock extensions on existing docks to bring the total length of each of those three docks to 130' at 6226 Ohio Avenue, Gibsonton, Hillsborough County. This site modification will include fifteen (15) total wet slips for access to an upland restaurant with "No Mooring" signs and rope handrails. Three existing docks at approximately 35' long will remain unmodified.

Florida manatee (*Trichechus manatus latirostris*) use of this area is documented by aerial survey, mortality, and satellite telemetry data. It is our recommendation that the following measures, if they are made conditions to the permit, will satisfy the requirements of 379.2431(2) and 373.414(1)(a)2, Florida Statutes:

1. The [Standard Manatee Conditions for In-water Work](#) (2011) shall be followed for all in-water activity.
2. The Permittee shall install permanent manatee educational signs, which shall be maintained for the life of the facility, no later than 60 days after construction commencement. The number and types of signs, as well as the on-site locations shall be approved by FWC staff prior to installation. A proposal for FWC sign approval shall be submitted to ImperiledSpecies@MyFWC.com in accordance with information provided at <http://www.myfwc.com/wildlifehabitats/managed/manatee/education-for-marinas/>. Signs shall be replaced in accordance with FWC guidance by the Permittee if outdated, damaged or faded.
3. The Permittee shall install permanent handrails or ropes to prevent boat mooring along the sections of the dock not permitted for mooring. A sign, acknowledging no mooring, shall be installed and maintained for the life of the facility, no later than 60 days after construction commencement. Signs shall be replaced in accordance with FWC guidance by the Permittee if outdated, damaged, or faded.
4. The total number of slips, inclusive of all mooring, shall be limited to 15.

Thank you for the opportunity to review this project. Please contact me at (850) 922-4330 or via email if you have any questions or require additional information.

Sincerely,

Tyler N. Turner
 Fisheries and Wildlife Biological Scientist IV
 Imperiled Species Management, FWC
 Office: (850) 922-4330 **New Number**
Tyler.Turner@MyFWC.com

SWP #15-015 (Revision #1) - RMC Brothers, LLC - Public Hearing Exhibit #37 - A copy of Port Tampa Bay Standard Work Application Number 15-015 (Revision No. 1) submitted revised project drawings for updated scope of work that includes expansion of only three (3) existing docking facility finger piers and a limit of fifteen (15) boat slips with temporary (transient) mooring for patrons of River's Edge restaurant with a revised submerged lands lease legal description and sketch, received on June 30, 2022. A copy of RMC Brothers, LLC Deed dated October 15, 2019 for purchased adjacent parcel of property described as Lot 8, Gibsonton on the Bay Thirds Addition, as recoded in Plat Book 10, Page 61 of the Public Records of Hillsborough County was also a part of submitted information received on June 30, 2022.

From: Kat Massey <Kat@jfoosterconsulting.com>
Sent: Thursday, March 17, 2022 1:59 PM
To: Tyler.Turner@MyFWC.com
Cc: Jackelyn Julien; charles_calleson@fws.gov; Barbara Baity; Cherie Robinson; Anthony Pidala
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Thank you,



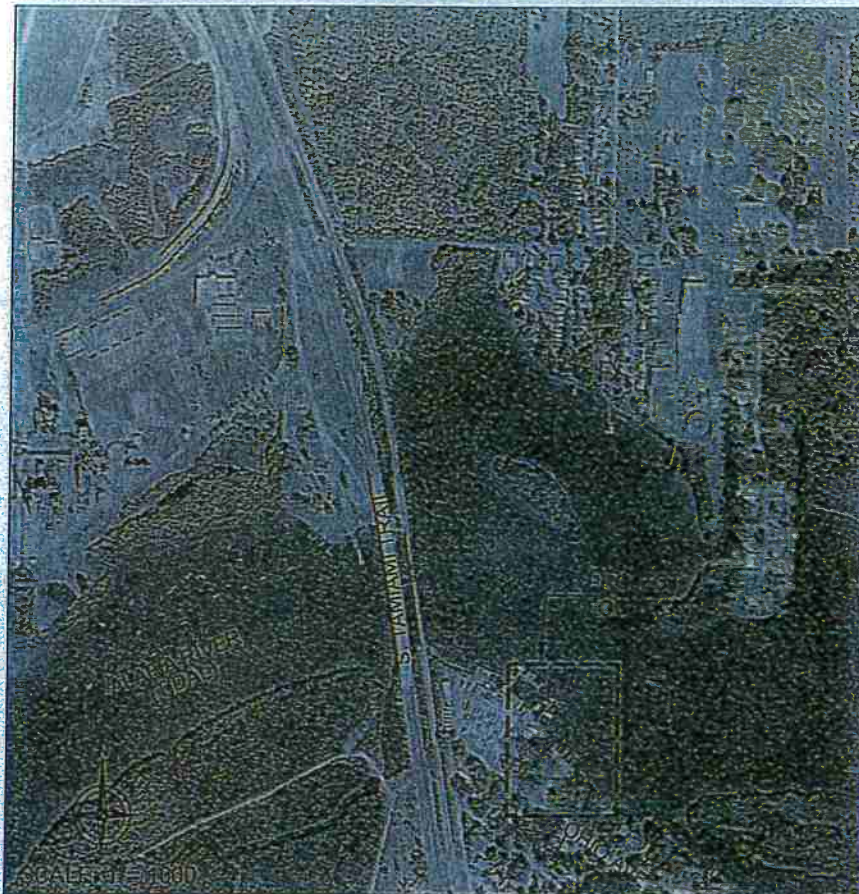
Kat Massey
Permitting Project Manager

101 16th Ave S. Suite 5 | St. Petersburg, FL 33701
(Tel) 727-821-1949 | Kat@jfoosterconsulting.com

6226 OHIO AVENUE

DOCK ADDITION PLANS

GIBSONTON, HILLSBOROUGH COUNTY, FLORIDA
 TOWNSHIP: 30S, RANGE: 19E, SECTION: 23



PROJECT LOCATION
 6226 OHIO AVE, GIBSONTON, FLORIDA

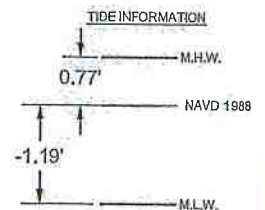


JUN 30 2022
 ENVIRONMENTAL DEPT

SHEET INDEX

1. COVER SHEET & LOCATION MAP
2. EXISTING AERIAL SITE VIEW
3. PROPOSED SITE VIEW
4. DOCK PLAN VIEW
5. DOCK ADDITION DETAILS

NOTES:
 1. COORDINATES SHOWN ARE IN FEET BASED ON THE NORTH AMERICAN DATUM OF 1983, WEST ZONE (NAD83)
 2. ELEVATIONS SHOWN ARE IN FEET BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)
 3. THE VERTICAL DATUMS ESTABLISHED BY DEP FOR THIS AREA ARE MEAN HIGH WATER ELEVATION +0.77' NAVD, MEAN LOW WATER ELEVATION OF -1.19 NAVD, BASED ON LABINS TIDE INTERPOLATION POINT #640.
 4. NOTE: THESE PERMIT DRAWINGS SHALL NOT BE CONSIDERED VALID FOR CONSTRUCTION PURPOSES UNLESS SIGNED AND SEALED BY:
 JOSEPH T. FOSTER, P.E.
 FL LIC# 79708



RELATIONSHIP BETWEEN NAVD 1988, NAVD 1929, MEAN HIGH WATER, MEAN LOW WATER, AND THE MEAN LOWER LOW WATER TIDAL DATUM (1983-2001 EPOCH)

REVISED

6226 OHIO AVE,
 GIBSONTON, FL



FOSTER CONSULTING

FL PROFESSIONAL ENGINEER NO. 79708

DELAWARE LIC. # 18618

NJ LIC.# 24GE05181200

FL CERTIFICATE OF AUTHORIZATION No. 32050

WWW.JFOSTERCONSULTING.COM

P: (727) 821-1949

P.O. BOX 7370, ST. PETERSBURG, FL 33734

DATE:
 06/13/22

DRAWN BY:
 SMJ/ZD

CHKD BY:
 JTF

SCALE:
 AS SHOWN

FILE NAME:
 20155

SHEET:
 1 OF 5

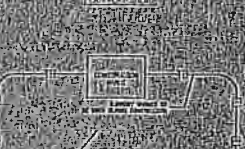
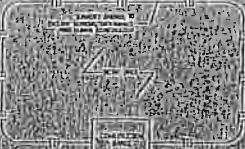
REV:
 10/12/20

15-015 (en #1)

EXISTING AERIAL SITE VIEW



SCALE 1"=200'



DETAIL - TURBIDITY CONTROL CURTAIN

NOTE: CONSTRUCTION MEANS AND METHODS SHALL BE DETERMINED BY THE CONTRACTOR. ALL WORK IS TO BE FROM A BARGE OR UPLAND. SEE DETAILS.

EXISTING CONDITIONS NOTES:

EXIST. DOCK SF = MAIN DOCK = 1958.35 SF
 FINGER PIERS = 880.65 SF
 TOTAL EXIST DOCK = 2,838.95 SF

MHW = +0.46' NAVD
 MLW = -0.98' NAVD

SIDE SETBACKS = 28.5 LF (RIGHT)
 = 68.5 LF (LEFT)

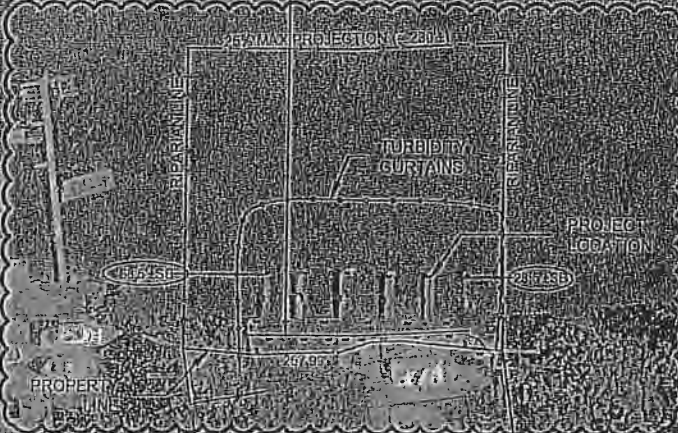
WATERFRONT LENGTH = 267.99± LF

WATERWAY WIDTH = 920± LF

TURBIDITY CURTAINS TO BE USED DURING CONSTRUCTION

6912 OHIO AVE

GALAFIA RIVER (TIDAL)



6210 OHIO AVE

6912 OHIO AVE

OHIO AVE

6226 OHIO AVE,
 GIBSONTON, FL

15-015 (rev. #1)



FOSTER CONSULTING

FL PROFESSIONAL ENGINEER NO. 79708

DELAWARE LIC. # 18618 NJ LIC.# 24GE05181200

FL CERTIFICATION OF AUTHORIZATION No. 32050

WWW.FOSTERCONSULTING.COM

P.O. BOX 7370, ST. PETERSBURG, FL 33734

DATE: 06/13/22

DRAWN BY: SMJ/ZD

CHKD BY: JTF

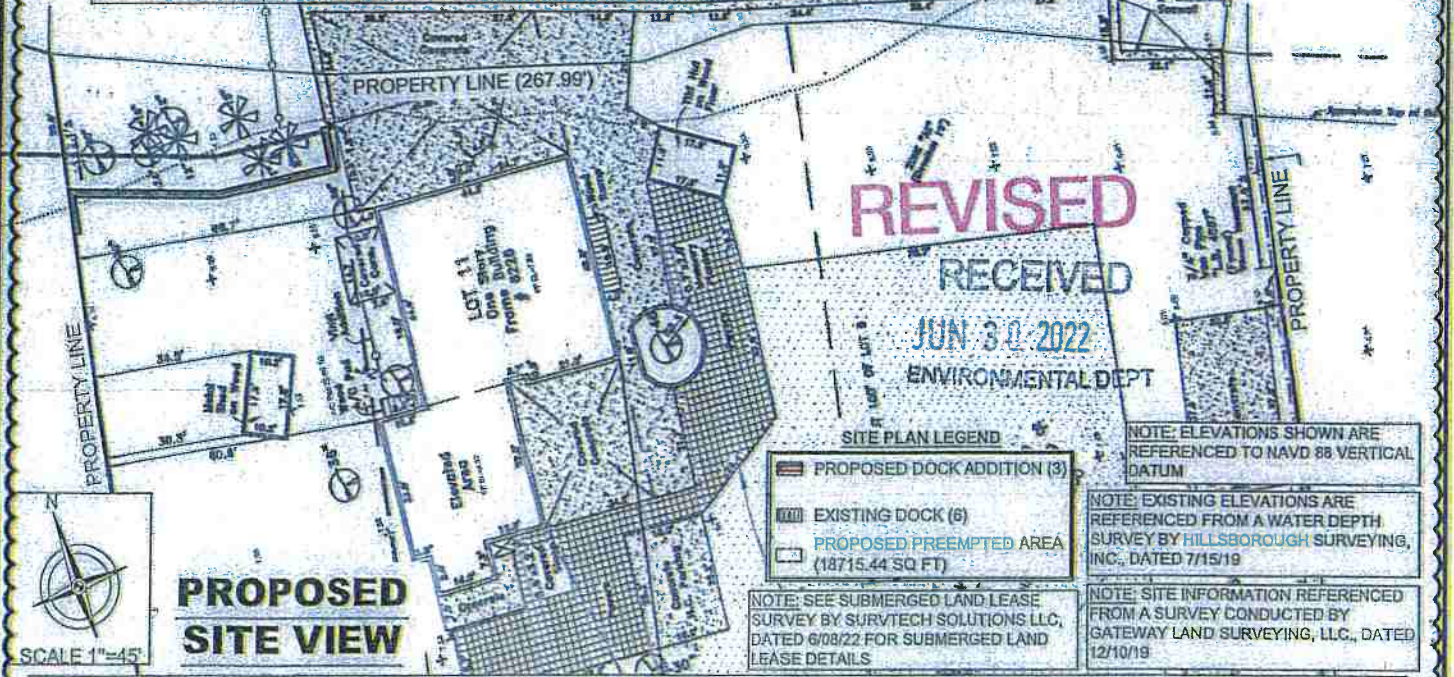
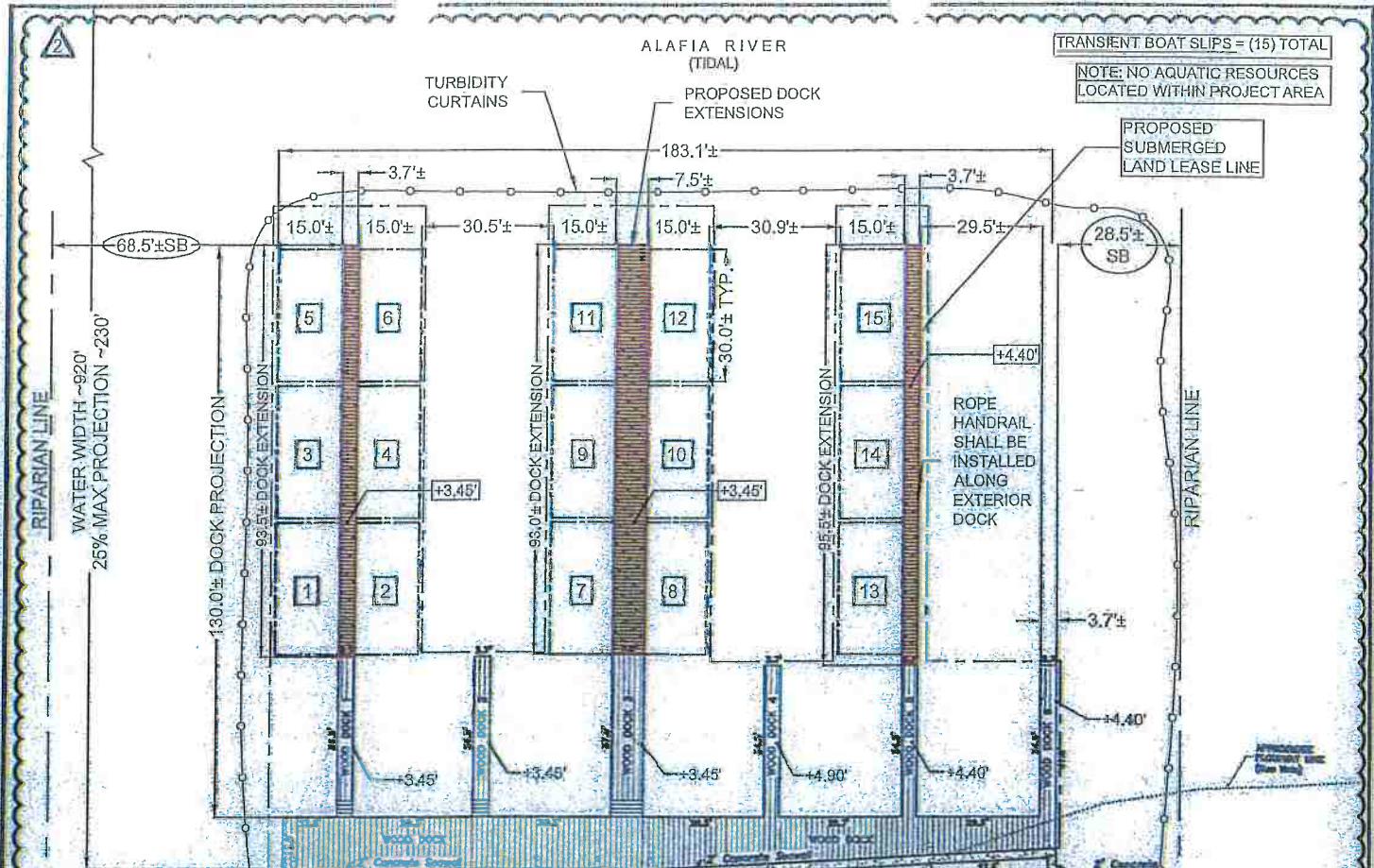
SCALE: AS SHOWN

FILE NAME: 20155

SHEET: 2 OF 5

REV: 10/12/20

11/12/21



SITE PLAN LEGEND

- PROPOSED DOCK ADDITION (3)
- EXISTING DOCK (6)
- PROPOSED PREEMPTED AREA (18715.44 SQ FT)

NOTE: ELEVATIONS SHOWN ARE REFERENCED TO NAVD 88 VERTICAL DATUM

NOTE: EXISTING ELEVATIONS ARE REFERENCED FROM A WATER DEPTH SURVEY BY HILLSBOROUGH SURVEYING, INC., DATED 7/15/19

NOTE: SITE INFORMATION REFERENCED FROM A SURVEY CONDUCTED BY GATEWAY LAND SURVEYING, LLC., DATED 12/10/19

DOCK 1: EXISTING: 135.00 SF PROPOSED: 605.68 SF TOTAL: 740.68 SF	DOCK 3: EXISTING: 277.50 SF PROPOSED: 697.64 SF TOTAL: 975.14 SF	DOCK 5: EXISTING: 127.70 SF PROPOSED: 526.50 SF TOTAL: 654.20 SF	TOTAL DOCK CALCULATIONS	PROPOSED ADDITION
DOCK 2: EXISTING: 135.00 SF TOTAL: 135.00 SF	DOCK 4: EXISTING: 127.70 SF TOTAL: 127.70 SF	DOCK 6: EXISTING: 127.70 SF TOTAL: 127.70 SF	EXISTING TO REMAIN	DOCK 1: 605.68 SF DOCK 3: 697.64 SF DOCK 5: 526.50 SF TOTAL ADDITION: 1829.82 SF
			MAIN DOCK: 1898.35 SF FINGER PIERS: 930.6 SF TOTAL EXISTING: 2888.95 SF	

6226 OHIO AVE,
GIBSONTON, FL
15-015 (Rev. #1)



FOSTER CONSULTING
FL PROFESSIONAL ENGINEER NO. 79708
DELAWARE LIC. # 18618 NJ LIC. # 246E05181200
FL CERTIFIC. OF AUTHORIZATION No. 32050
WWW.JFOSTERCONSULTING.COM
P: (727) 821-1949
P.O. BOX 7370, ST. PETERSBURG, FL 33734

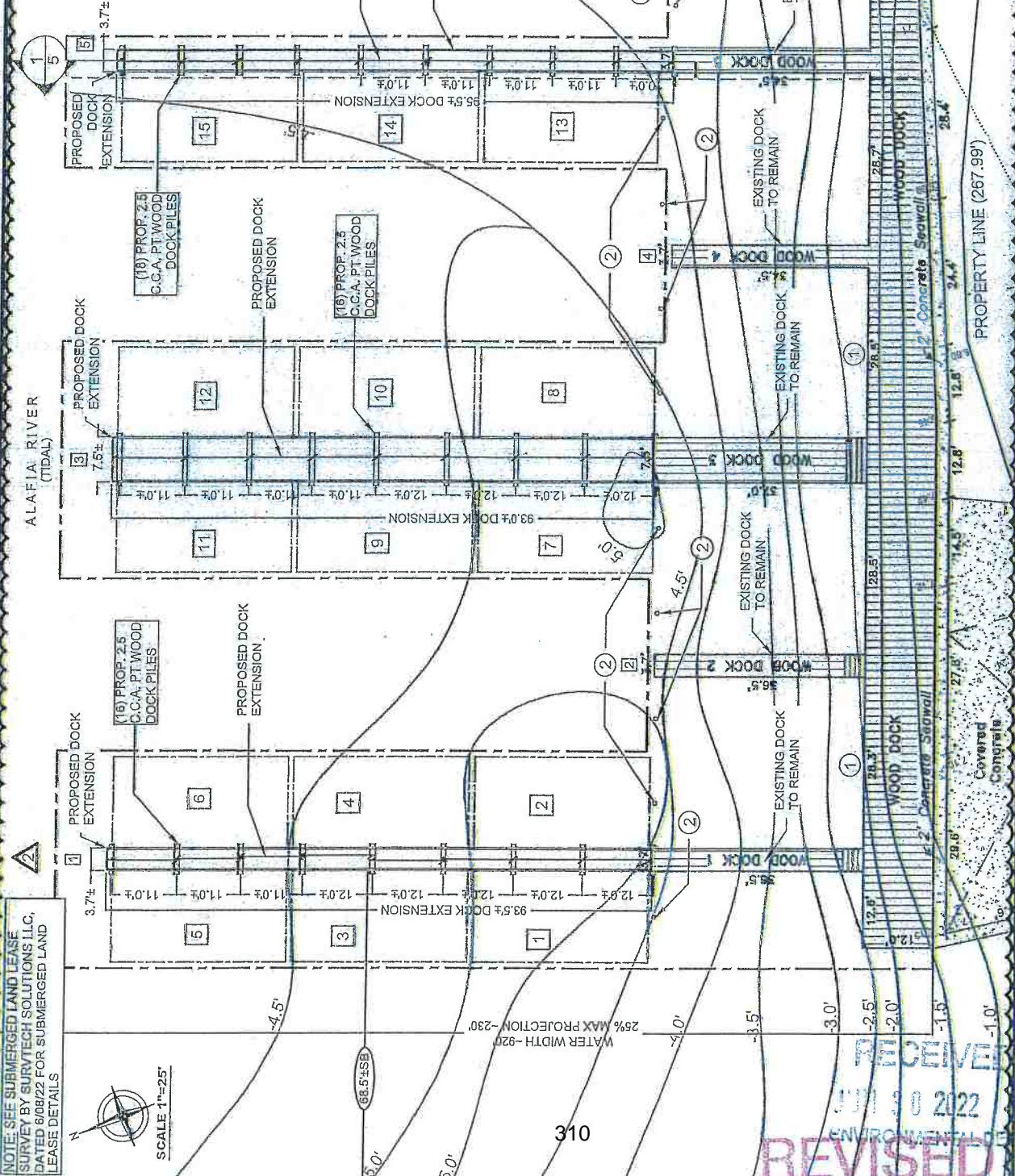
DATE: 06/13/22	FILE NAME: 20155
DRAWN BY: SMJ/ZD	SHEET: 3 OF 5
CHKD BY: JTF	REV: 10/12/20 08/26/21 11/12/21
SCALE: AS SHOWN	06/13/22

DOCK PLAN VIEW

NOTE: EXISTING ELEVATIONS ARE REFERENCED FROM A WATER DEPTH SURVEY BY HILLSBOROUGH SURVEYING, INC., DATED 7/15/19

NOTE: SITE INFORMATION REFERENCED FROM A SURVEY CONDUCTED BY GATEWAY LAND SURVEYING, LLC, DATED 12/10/19

- SIGNAGE LEGEND**
- ① MANATEE EDUCATIONAL SIGNS AND FRIENDLY BOATER SIGNS
 - ② NO MOORING SIGNS, BEYOND THIS POINT



FILE NAME:	20155
DATE:	06/13/22
DRAWN BY:	SMJ/JZD
SHEET:	4 OF 5
CHKD BY:	JTF
REV:	10/12/20 08/26/21
SCALE:	AS SHOWN

FOSTER CONSULTING
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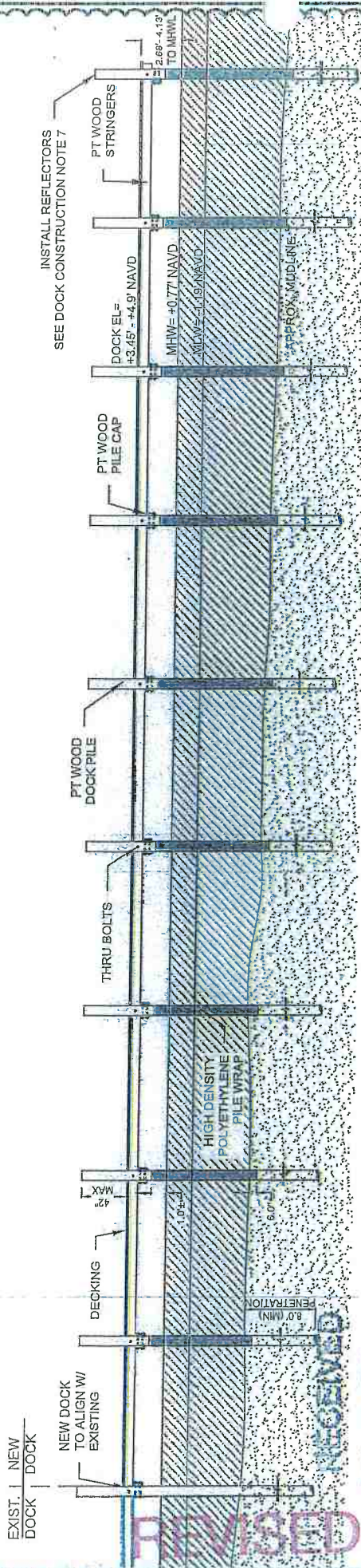
6226 OHIO AVE,
 GIBSONTON, FL

PROPOSED DOCK EXTENSIONS

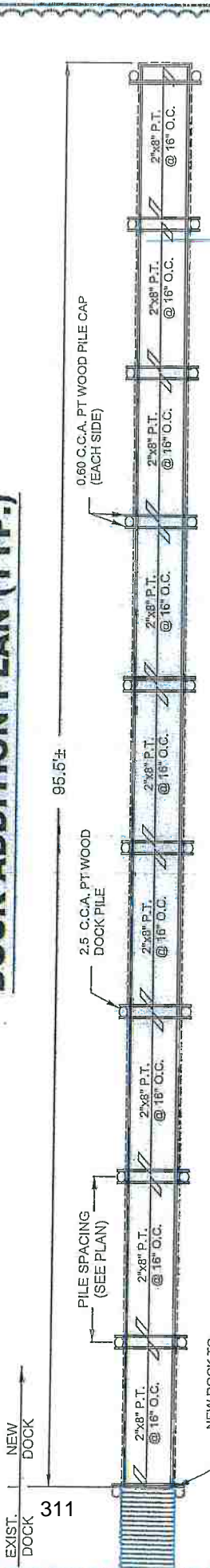
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15-215 (REV. #1)

LONGITUDINAL DOCK DETAIL



DOCK ADDITION PLAN (TYP.)



- DOCK CONSTRUCTION DETAILS**
1. STRINGERS- 3"x8" 0.60 CCA PT WOOD @ 16" O.C. MAX
 2. PILE CAP- 3"x10" 0.60 CCA PT WOOD (EACH SIDE) OR (2) 2"x10" 0.60 CCA PT WOOD (INTERIOR)
 3. DOCK PILES- 8" Ø 2.5 C.C.A. PT WOOD PILE @ 8'-0" MIN EMBEDMENT IN CLEAN SANDS (GOOD SANDS)
 4. PILE WRAP- ALL PT WOOD PILES SHALL BE PRE-WRAPPED WITH A 0.30" HIGH DENSITY POLYETHYLENE PILE WRAP. THE POLYETHYLENE WRAP SHALL BE FASTENED TO EACH PILE W/ 1/4" STAINLESS STEEL ROOFING NAILS EVERY 2' ALONG THE VERTICAL SEAM. EACH PILE SHALL BE WRAPPED A MIN. 1.0' ABOVE THE MEAN HIGH WATER LINE AND MIN. 6" BELOW THE MUDLINE.
 5. THRU BOLTS- (1) 5/8" S.S. THRU BOLT (PILE TO OUTSIDE STRINGER) (2) 5/8" S.S. THRU BOLTS (PILE TO PILE CAP)
 6. DECK BOARDS- 2X OR 5/4" X 6" 0.40 A.C.Q. PT WOOD DECKING OR COMPOSITE 6.1. 1/2" MAX. SPACING BETWEEN DECK BOARDS 6.2. 1.5" DECKING OVERHANG (ALL SIDES)
 7. REFLECTORS: MARINE GRADE REFLECTORS SHALL BE INSTALLED AROUND DOCK PERIMETER ON 50' CENTERS, AND ON EACH MOORING AND LIFT PILE.

MEETS DESIGN CRITERIA PER F.B.C. 2020 - 7TH EDITION

APPLICATION #
(OFFICIAL USE ONLY)

PROPOSED DOCK EXTENSIONS 5226 OHIO AVE, GIBSONTOWN, FL		DATE: 06/13/22 DRAWN BY: SM/JZD CHD BY: JTF SCALE: AS SHOWN	FILE NAME: 20155 SHEET: 5 OF 5 REV: 08/26/21
		FOSTER CONSULTING FL PROFESSIONAL ENGINEER NO. 79708 DELAWARE LIC. # 18618 NJ LIC.# 24GE05181200 FL CERTIFICATION OF AUTHORIZATION No. 32050 WWW.JFOSTERCONSULTING.COM P: (727) 821-949 P.O. BOX 7370, ST. PETERSBURG, FL 33734	

15-015 (Rev. #1)

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REVISED

SUBMERGED LAND LEASE APPLICATION

Parcel Identification Number(s) Folio Numbers 049602-0000

Name of Applicant Robert Cremeans/ RMC Brothers, LLC – River's Edge Restaurant

Applicant's Representative (if other than applicant) Kat Massey

Contact Information (name, address, phone, fax, e-mail, etc.)

Kat Massey – Environmental Permitting Project Manager with J Foster Consulting

101 16th Ave South, St Petersburg, FL 33701

Phone: 727-821-1949 Email: Kat@jfosterconsulting.com

Applications for submerged land leases must include the following along with this completed application form.

- (1) A processing fee as established in Section III of these rules payable to the Authority. The current processing fee is \$500.

A \$500 check has been mailed separately- already provided 11/17/2021

- (2) A detailed **statement** describing **the proposed activity**.

The applicant proposes to install a new vinyl upland retaining wall an average of 35.2' landward of the MHWL and extend the existing 3 wood docks to a max length of 130'.

- (3) A detailed statement describing the upland use and activities (i.e., commercial marina, restaurant, private single-family, private multi-family (include the number of upland dwelling units), etc.). For projects involving boat ramps provide the number of existing and proposed additional **trailer** parking spaces. For projects involving dry storage facilities, provide the number of existing and proposed storage spaces. If the uplands are **undeveloped**, please advise as to when development is anticipated and provide **evidence** of local approval for the development plans, including **the number of approved upland units**.

The upland use is a waterfront restaurant with a boat dock for temporary mooring during regular business hours.

- (4) A recent aerial photograph with the project site clearly marked.

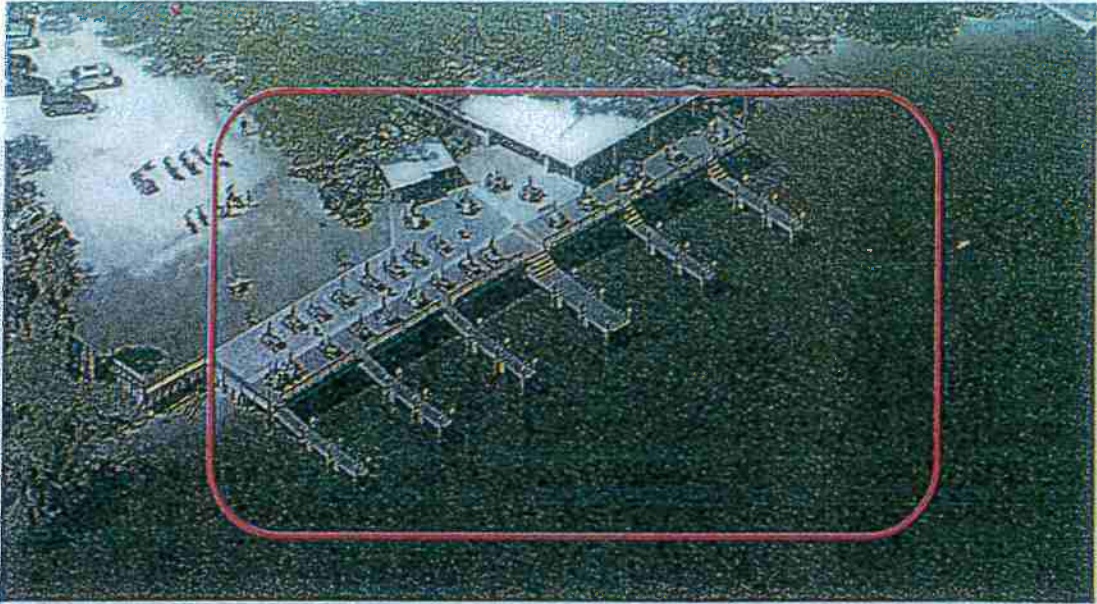
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TPA # 139745 v 1

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SUBMERGED LAND LEASE APPLICATION



- (5) Evidence of title to or leasehold interest in the riparian upland property.
Please see the attached Deed.
- (6) A complete copy of any State or Federal permit or exemption for the proposed activity of use.
- (7) Evidence of local approval, which must include a statement that the proposed activity is consistent with the local governments comprehensive plan.

Please see attached email from Shawn College, Planning Commission.

- (8) If a docking facility is proposed, provide the following:
- (a) Number of existing and proposed slips. -- **Existing: +/- 12 slips; Proposed: 15 TEMPORARY Boat slips**
- (b) Maximum number of slips (including marginal mooring) and maximum number of vessels (including vessels to be marginally moored) that would be authorized to moor at a facility at any given time.
15 TEMPORARY Boat slips
- (c) Type of vessels expected to use the facility (e.g. sailboats vs. powerboats).
Powerboats
- (d) Length and draft of vessels expected to use the facility.
Anticipated 15' - 30' with 2' draft

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15-015 (rev.#1)
TPA # 139745 v 1

SUBMERGED LAND LEASE APPLICATION

- (e) Water depths in the area of the facility and out to the primary navigation channel. Depth data should reference mean low water for tidal waterbodies and current water levels for non-tidal waterbodies.

Please see attached plans.

- (f) The location and extent of any submerged vegetation in the area of the facility.

Silts soils with no submerged resources, see attached plans.

- (g) The width of the waterbody at the project site.

920 linear feet

- (h) The location of any navigational obstructions (e.g. islands, sandbars or shoals) in the vicinity of the project site.

No islands, shoals, or sandbars within project vicinity.

- (i) If a condominium is involved, provide a copy of the recorded Declaration of Condominium, prospectus and plot plan, which relate to the proposed docking facility, including any special conditions associated with the submerged lands lease.

N/A

- (9) A list of names and addresses of all riparian property owners within a 500-foot radius of the proposed activity, verified by the County Property Appraisers Office that those names came from the latest tax assessment rolls. The Authority shall notify these property owners of the proposed lease activity prior to the Public Hearing.

Please see attached documents.

- (10) For projects in an Aquatic Resource Protection Area, provide a sealed drawing showing the condition of the shoreline adjacent to the lease area and for 1,000 feet on each side of the lease area.

N/A

- (11) Three 8 ½" X 11" prints of a field survey of the proposed lease area. If the original survey is larger than 8 ½" x 11" then also submit three copies of the original size drawing for ease of review. All copies must be dated, signed (original signatures) and sealed by a person licensed by the Florida Board of Professional Surveyors and

SUBMERGED LAND LEASE APPLICATION

Mappers and must meet the Minimum Technical Standards as outlined in Chapters 61G17, F.A.C. In addition, the survey must also include the following:

Lease survey provided.

- (a) The boundaries of the leased area must depict the Sovereignty Lands affected by the activity such as docks and other structures, temporary and permanent mooring areas, and turning basins. If the area of activity is required to be moved waterward to avoid dredging or disturbance of nearshore habitat, a reasonable portion of the nearshore area that is not impacted by structures may be deleted from the preempted area. The lease boundaries shall be extended to accommodate the largest vessels to be moored. The landward extent of the proposed lease area must be mean high water line, ordinary high water line, or safe upland line. If a safe upland line is used the survey must show the apparent shoreline. For non-tidal waterbodies which do not have an established ordinary high water line, the apparent shoreline may be used as the lease boundary line only if use of a safe upland line would result in an unreasonable delineation of the lease area.
- (b) The size and dimensions of all proposed and existing structures, including mooring pilings, located within the parcels sought.
- (c) The applicant's upland property lines and associated riparian boundary lines.
- (d) The distance from proposed structures/activity area to the projected riparian lines.
- (e) The linear footage of the applicant's shoreline which borders Sovereignty Lands.
- (f) Structures (docks, piers, pilings, etc.) existing within 100 feet of the applicant's proposed lease area.
- (g) A legal description of the lease area which references the section, township, range, county and name of the affected waterbody and includes the total square footage of the parcel sought. It is not required that the land boundary be monumented. However, the lands lease boundary must be tied to two found or set upland monuments and must be labeled on the survey sketch. The legal description must be provided on a separate sheet if it is not clearly legible when reduced to 8 ½" X 11" paper.
- (h) If privately-owned lands lie adjacent to the Authority-owned lands parcel sought, the boundary line of the privately-owned parcel must be shown and, if conveyed by Authority Deed or State of Florida Deed, the Deed Number must be included.

SUBMERGED LAND LEASE APPLICATION

(i) For projects in an Aquatic Resource Protection Area, the survey must indicate water depth within the lease area and out to the navigation channel.

(12) **Public Hearing**

All leases shall require a public hearing conducted pursuant to the requirements of section 7(a) of the Enabling Act.

(13) **Approval**

The Board of the Authority must approve all leases.

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TPA # 139745 v 1



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida **Limited Liability Company**
RMC BROTHERS, LLC

Filing Information

Document Number L14000118743
FE/EIN Number 47-1460510
Date Filed 07/28/2014
State FL
Status ACTIVE

Principal Address

6226 OHIO AVE
 GIBSONTON, FL 33534

Mailing Address

PO BOX 2205
 RIVERVIEW, FL 33568

Registered Agent Name & Address

CREMEANS, ROBERT M, II
 6226 OHIO AVE
 GIBSONTON, FL 33534

Authorized Person(s) Detail

Name & Address

Title MGR

 CREMEANS, ROBERT M, II
 6226 OHIO AVE
 GIBSONTON, FL 33534

Title MGR

 CREMEANS, RONALD M
 6226 OHIO AVE
 GIBSONTON, FL 33534

Title MGR

 CREMEANS, RANDALL M

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6226 OHIO AVE
GIBSONTON, FL 33534

Annual Reports

Report Year	Filed Date
2019	04/19/2019
2020	03/27/2020
2021	03/25/2021

Document Images

03/25/2021 - ANNUAL REPORT	View image in PDF format
03/27/2020 - ANNUAL REPORT	View image in PDF format
04/19/2019 - ANNUAL REPORT	View image in PDF format
04/28/2018 - ANNUAL REPORT	View image in PDF format
04/28/2017 - ANNUAL REPORT	View image in PDF format
04/04/2016 - ANNUAL REPORT	View image in PDF format
05/02/2015 - ANNUAL REPORT	View image in PDF format
07/28/2014 - Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations

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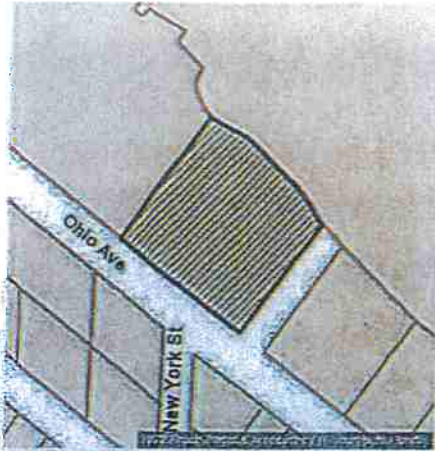
15-015 (rev #1)



Bob Henriquez
Hillsborough County Property Appraiser

<https://www.hcpafl.org/>
15th Floor County Ctr.
601 E. Kennedy Blvd, Tampa, Florida 33602-4932
Ph: (813) 272-6100

Folio: 049602-0000



Owner Information	
Owner Name	RMC BROTHERS LLC
Mailing Address	6226 OHIO AVE GIBSONTON, FL 33534-4133
Site Address	6226 OHIO AVE, GIBSONTON
PIN	U-23-30-19-1R7-000000-00009.0
Folio	049602-0000
Prior PIN	
Prior Folio	000000-0000
Tax District	U - UNINCORPORATED
Property Use	3300 NIGHT CLUBS
Plat Book/Page	10/61
Neighborhood	222001.00 Gibsonton Area S of River
Subdivision	1R7 GIBSONTON ON THE BAY 3RD ADDITION

Value Summary				
Taxing District	Market Value	Assessed Value	Exemptions	Taxable Value
County	\$656,966	\$656,966	\$0	\$656,966
Public Schools	\$656,966	\$656,966	\$0	\$656,966
Municipal	\$656,966	\$656,966	\$0	\$656,966
Other Districts	\$656,966	\$656,966	\$0	\$656,966

Note: This section shows Market Value, Assessed Value, Exemptions, and Taxable Value for taxing districts. Because of changes in Florida Law, it is possible to have different assessed and taxable values on the same property. For example, the additional \$25,000 Homestead Exemption and the non-homestead GAP do not apply to public schools, and the Low Income Senior Exemption only applies to countywide and certain municipal millages.

Sales Information							
Book / Page	Instrument	Month	Year	Type Inst	Qualified or Unqualified	Vacant or Improved	Price
27041 / 0484	2019450700	10	2019	WD	Unqualified	Vacant	\$145,000
22776 / 1647	2014291924	08	2014	WD	Qualified	Improved	\$425,000
13168 / 0617	2003420182	09	2003	WD	Unqualified	Improved	\$400,000
4308 / 1607		04	1984	WD	Qualified	Improved	\$90,000
2959 / 1550		01	1974		Unqualified		\$100
2834 / 0333		01	1974		Qualified		\$32,700

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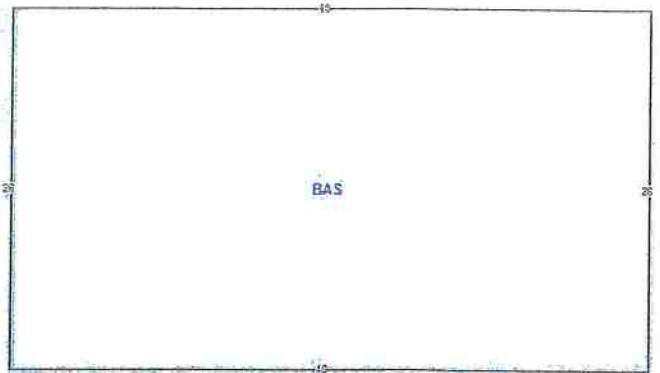
Building Information

Building 1

Type: 84 | WRHSE - STORAGE
 Year Built: 1976

Building 1 Construction Details

Element	Code	Construction Detail
Class	C	Masonry or Concrete Frame
Exterior Wall	5	Concrete Block
Roof Structure	4	Truss (Wood/Metal)
Roof Cover	3	Asphalt/Comp. Shingle
Interior Walls	1	Masonry or Minimum
Interior Flooring	2	Concrete Finished
Heat/AC	0	Note
Plumbing	3	Typical
Condition	3	Average
Stories	1.0	
Units	1.0	
Wall Height	8.00	



Building 1 subarea

Area Type	Gross Area	Heated Area	Depreciated Value
BAS	1,248	1,248	\$40,690
Totals	1,248	1,248	\$40,690

Building 2

Type: 30 | LOUNGE
 Year Built: 1953

Building 2 Construction Details

Element	Code	Construction Detail
Class	C	Masonry or Concrete Frame
Exterior Wall	5	Concrete Block
Exterior Wall	4	Wood/Masonry Siding
Roof Structure	4	Truss (Wood/Metal)
Roof Cover	9	Metal
Interior Walls	4	Plywood paneling
Interior Flooring	2	Concrete Finished
Heat/AC	2	Central
Plumbing	2	Below Average
Condition	3	Average
Stories	1.0	
Units	1.0	
Wall Height	8.00	



Building 2 subarea

Area Type	Gross Area	Heated Area	Depreciated Value
CAN	1,738		\$10,345
BAS	2,058	2,058	\$40,863
CAN	126		\$755
SFB	144	144	\$2,283
SFB	112	112	\$1,787
CAN	328		\$1,946
CAN	716		\$4,269
SFB	900	900	\$14,296
Totals	6,122	3,214	\$76,544

Extra Features

OB/XF Code	Description	Building	Year On Roll	Length	Width	Units	Value
0060	CONCRETE PAVEMENT	2	2004	0	0	1,864.00	\$5,895

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0060	CONCRETE PAVEMENT	0	2017	38	20	760.00	\$4,491
0115	CONCRETE PAVERS	0	2017	0	0	2,050.00	\$18,282
0220	BOAT SLIP D	0	2018	0	0	10.00	\$75,000
0520	CANOPY	2	1988	20	20	400.00	\$3,720
0520	CANOPY	0	2004	18	12	216.00	\$2,009
0230	SEAWALL	0	2018	0	0	256.00	\$95,514
0190	DOCK WOOD	0	2018	0	0	2,112.00	\$44,341

Land Information

Use Code	Description	Zone	Front	Depth	Land Type	Total Land Units	Land Value
COC4	Comm Class 4	CG	0.0	0.0	SF SQUARE FEET	46,000.00	\$230,000
05AM	Alafia River Class 90	CG	60.00	248.00	FF FRONT FEET	60.00	\$60,480

Legal Description

GIBSONTON ON THE BAY 3RD ADDITION LOTS 8 AND 9

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15-015 (rev. #1)

(3)

PREPARED BY AND AFTER
RECORDING RETURN TO:
Jeanette M. Flores, Esquire
GrayRobinson, P.A.
PO Box 3324
Tampa, Florida 33601

Doc Stamps \$1,015.⁰⁰

Tax Parcel Identification Number: 049601-0000

PERSONAL REPRESENTATIVE'S DEED

ALLEN H. BORNE, JR (also known as ALLEN BORNE), as Personal Representative of the Estate of Grace Jones Robinson, deceased, whose address is 4902 S. Claiborne Avenue, New Orleans, LA 70125 (the "Grantor"), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) paid to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has, subject to the exceptions hereinafter set forth, granted, sold and conveyed and does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto RMC BROTHERS, LLC, a Florida limited liability company, whose address is 6226 Ohio Ave., Gibsonton, FL 33534 (the "Grantee"), certain land located in Hillsborough County, State of Florida, and being more particularly described in Exhibit A attached hereto and incorporated herein by reference, together with all improvements located on such land (such land and improvements being collectively referred to as the "Property").

TO HAVE AND TO HOLD the Property in fee simple forever, together with all easements, rights, tenements and hereditaments and appurtenances pertaining thereto, including all of Grantor's right, title and interest in and to adjoining streets, alleys and rights-of-way, unto Grantee and Grantee's successors, heirs, and assigns.

AND the Grantor hereby covenants with said Grantee that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby warrants the title to said land for any acts of Grantor and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, save and except only for the following, to wit:

1. Ad valorem real property taxes for the year 2019 and any taxes or assessments levied or assessed against said lands subsequent to the date hereof.

2. Covenants, conditions, restrictions and easements of record, but nothing contained herein shall serve to reimpose same.

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1353229\1 - # 38114285 v2

15-015 (REV. #1)

IN WITNESS WHEREOF, Grantor has executed this Personal Representative's Deed as of the 15th day of October, 2019.

Signed, sealed and delivered in the presence of:

Bruce Baird
(Witness Signature)

Print Name: Bruce Baird

Simon Leventis
(Witness Signature)

Print Name: Simon Leventis

By: [Signature]
ALLEN H. BORNE, JR., as Personal Representative of the Estate of Grace Jones Robinson

STATE OF Louisiana
COUNTY OF Orleans
Parish

The foregoing instrument was acknowledged before me this 15th day of October, 2019, by ALLEN H. BORNE, JR., as Personal Representative of the Estate of Grace Jones Robinson. He is personally known to me or who has produced _____ as identification.

[Signature]

Notary Public
Printed Name: _____
My Commission Expires: _____

DARA L. BAIRD
NOTARY PUBLIC
LA BAR NO. 15009
NOTARY ID NO. 3987
MY COMMISSION IS FOR LIFE

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EXHIBIT A

PROPERTY

Lot 8, GIBSONTON ON THE BAY THIRD ADDITION, according to the map or plat thereof, as recorded in Plat Book 10, Page 61, of the Public Records of Hillsborough County, Florida.

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Kat Massey

From: Jackelyn Julien <Jjulien@TAMPAPORT.COM>
Sent: Thursday, January 6, 2022 11:28 AM
To: Kat Brioni
Subject: FW: Port Tampa Bay Standard Work Permit Application No. 15-015 (Revision No. 1) for RMC Brothers, LLC

Hello,

See below updated comments from the Planning Commission for the RMC Brothers/River's Edge Restaurant dock expansion proposal.

Sincerely,

Jackie Julien
Environmental Supervisor / Environmental Dept.
Tampa Port Authority d/b/a Port Tampa Bay
1101 Channelside Dr.
Tampa, FL 33602
O:813-905-5033
www.porttb.com

From: Shawn College <colleges@plancom.org>
Sent: Thursday, November 18, 2021 2:36 PM
To: Barbara Baity <bbaity@TAMPAPORT.COM>
Cc: Jackelyn Julien <julien@TAMPAPORT.COM>
Subject: RE: Port Tampa Bay Standard Work Permit Application No. 15-015 (Revision No. 1) for RMC Brothers, LLC

Planning Commission staff completed our review of Port Tampa Bay Standard Work Permit Application No. 15-015 (Revision No. 1) for RMC Brothers, LLC. We find that this permit application, as revised, is CONSISTENT with the Hillsborough County Comprehensive Plan.

Regards,



Shawn College, AICP

Director, Strategic Planning, Environmental & Research

colleges@plancom.org • Desk 813-547-3367 • Office 813-272-5940

planhillsborough.org

All incoming and outgoing messages are subject to public records inspection.

From: Barbara Baity <bbaity@TAMPAPORT.COM>
Sent: Thursday, November 18, 2021 2:01 PM
To: Shawn College <colleges@plancom.org>
Cc: Jackelyn Julien <julien@TAMPAPORT.COM>
Subject: Port Tampa Bay Standard Work Permit Application No. 15-015 (Revision No. 1) for RMC Brothers, LLC

15-015 (Rev #1)

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Hello,

Tampa Port Authority, d/b/a Port Tampa Bay, Environmental Department has received this standard work marine construction application revision (number 1) for your review/comments for permitting SWPA #15-015 Revision Number 1 for RMC Brothers, LLC. Proposed Marina Docking Facility Expansion for River's Edge Restaurant with Proposed Submerged Lands Lease Consisting of Extension of 3 Docks With 17 Transient Boat Mooring Slips and Installation of 15 Jet Ski/Personal Watercraft (PWC) Lifts Located at 6226 Ohio Ave., Gibsonton, FL; Updated Parcel Folio #049602-0000; STR 23-30S-19E; Alafia River; Unincorporated Hillsborough County

Please provide review comments within 30 days of this project notice to bbaity@tampaport.com.

Thank you,

Barbara Baity
Environmental Department
1101 Channelside Drive, Tampa, FL 33602
Office (813) 905-5031
bbaity@tampaport.com

***** Notice ***** The Tampa Port Authority d/b/a Port Tampa Bay is a public agency subject to Chapter 119, Florida Statutes, concerning public records. Electronic Mail (email) messages are covered under such laws and thus subject to disclosure. All email sent and received is captured by the Port Tampa Bay server and retained as a public record.
***** Notice ***** The Tampa Port Authority d/b/a Port Tampa Bay is a public agency subject to Chapter 119, Florida Statutes, concerning public records. Electronic Mail (email) messages are covered under such laws and thus subject to disclosure. All email sent and received is captured by the Port Tampa Bay server and retained as a public record.

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ENVIRONMENTAL DEPT

~~THIS IS AN OFFICIAL DOCUMENT
FROM THE HILLSBOROUGH COUNTY
PROPERTY APPRAISER~~

~~TAMPA PORT AUTHORITY
1101 CHANNELSIDE DR STE 400
TAMPA, FL 33602-3609~~

~~SEA WOLF HOLDINGS LLC
6210 OHIO AVE
GIBSONTON, FL 33534-4133~~

~~RMC BROTHERS LLC
6226 OHIO AVE
GIBSONTON, FL 33534-4133~~

✓ ~~AMYOT GERALD E, et al
3410 BLUEBERRY HILL DR
PLANT CITY, FL 33566-4901~~

✓ ~~SEA WOLF HOLDINGS LLC
9606 ETHEL ST
GIBSONTON, FL 33534-4106~~

✓ ~~SEAWOLF HOLDINGS LLC
C/O FREDRICK WK RAHN
6210 OHIO AVE
GIBSONTON, FL 33534-4133~~

~~SEA WOLF HOLDINGS LLC
9606 ETHEL ST
GIBSONTON, FL 33534-4106~~

~~SANDERFUR RONNIE W JR, et al
10106 KENLAKE DR
RIVERVIEW, FL 33578-9570~~

~~PINEDA JOSE
6909 OHIO AVE
GIBSONTON, FL 33534-4137~~

~~LEMUS EDUARDO
6907 OHIO AVE
GIBSONTON, FL 33534-4143~~

~~ROJAS EVA
PO BOX 1147
GIBSONTON, FL 33534-1147~~

~~SPOELSTRA SHARON JEAN
6903 OHIO AVE
GIBSONTON, FL 33534-4143~~

~~ROBERT MASON PROPERTIES LLC
PO BOX 2205
RIVERVIEW, FL 33568-2205~~

~~ROBERT MASON PROPERTIES LLC
PO BOX 2205
RIVERVIEW, FL 33568-2205~~

~~ROBERT MASON PROPERTIES LLC
PO BOX 2205
RIVERVIEW, FL 33568-2205~~

~~GALVAN J JESUS, et al
6204 MICHIGAN AVE
GIBSONTON, FL 33534-4124~~

~~ROBERT MASON PROPERTIES LLC
PO BOX 2205
RIVERVIEW, FL 33568-2205~~

✓ ~~ROJAS AGEO
PO BOX 2404
GIBSONTON, FL 33534-2404~~

~~LAND TRUST SERVICE CORP TRUSTEE
PO BOX 186
LAKE WALES, FL 33859-0186~~

~~LAND TRUST SERVICE CORP TRUSTEE
PO BOX 186
LAKE WALES, FL 33859-0186~~

~~LOREZ DENNIS, et al
1851 WEDGEWOOD PL
CHULA VISTA, CA 91913-8312~~

~~BAILEY PATRICIA ELLA MAE
9806 MASSACHUSETTS ST
GIBSONTON, FL 33534-4120~~

~~RHODINE PROPERTIES LLC
11746 RHODINE RD
RIVERVIEW, FL 33579-7722~~

~~RHODINE PROPERTIES LLC
11746 RHODINE RD
RIVERVIEW, FL 33579-7722~~

~~RHODINE PROPERTIES LLC
11746 RHODINE RD
RIVERVIEW, FL 33579-7722~~

~~RHODINE PROPERTIES LLC
11746 RHODINE RD
RIVERVIEW, FL 33579~~

~~RY JAK HOLDINGS LLC
18070 ROMANESQUE CT
SPRING HILL, FL 34610~~

~~ROBERT MASON PROPERTIES LLC
PO BOX 2205
RIVERVIEW, FL 33568-2205~~

~~SEALEY KHADEEM JAMES, et al
6211 MICHIGAN AVE
GIBSONTON, FL 33534-4125~~

15-015 (Rev. #1)

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JUN 30 2022
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~~C PEREZ PROFESSIONAL SERVICES INC
4343 W WATERS AVE
TAMPA, FL 33614-8118~~

~~C PEREZ PROFESSIONAL SERVICES INC
4343 W WATERS AVE
TAMPA, FL 33614-8118~~

~~COURTNEY ROBERT, et al
8515 NUNDY AVE
GIBSONTON, FL 33534-5031~~

~~SCHNEIDER PAUL FRANCIS
6204 PENNSYLVANIA AVE
GIBSONTON, FL 33534-4400~~

~~GIUDINO MIGUEL, et al
7630 118TH ST
JACKSONVILLE, FL 32244-3402~~

~~WARD ARTHUR WAYNE
6212 PENNSYLVANIA AVE
GIBSONTON, FL 33534-4100~~

~~FINDLEY KIMBERLY A
9816 NEW YORK ST
GIBSONTON, FL 33534-4129~~

~~CSX TRANSPORTATION INC-ASSESSED BY
DEPT OF REVENUE
TAX DEPT (C-910)
500 WATER ST
JACKSONVILLE, FL 32202-1100~~

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Sketch & Description
Submerged Lands Lease
Section 23, Township 30 South, Range 19 East
Hillsborough County, Florida

Submerged Lands Lease: As Written by SurvTech Solutions

That part of the sovereign lands of the State of Florida that lie within the following described area: a parcel of land being a portion of Lots 8 and 9 of GIBSONTON ON THE BAY THIRD ADDITION, as recorded in Plat Book 10, Page 61, of the Public Records of Hillsborough County, Florida, said parcel of land also being a portion of the tidally influenced waters of the Alafia River, lying and being in the Southwest 1/4 of Section 23, Township 30 South, Range 19 East, Hillsborough County, Florida, being more particularly described as follows:

COMMENCE at a point marking the Northwest corner of the Northwest 1/4 of Section 23, Township 30 South, Range 19 East, Hillsborough County, Florida, said point having a Northing of 1283626.16, and an Easting of 531624.80, per Florida Department of Environmental Protection, Certified Corner Record, document number 098939, based on the North American Datum of 1983 (NAD 1983), 1990 Adjustment, Florida State Plane West Zone; thence coincident with the North boundary of said Section 23, S 89°20'19" E a distance of 60.40 feet to a point coincident with the intersection of said North boundary and the End of Centerline of Survey per Florida Department of Transportation Right-of-way Map Section 1006-213; thence departing said North boundary, coincident with said Centerline of Survey for the following three (3) courses: 1.) S 22°10'42" E a distance of 525.52 feet to a point coincident with a tangent curve concave to the West, said curve having a radius of 5729.58 feet, a delta angle of 12°59'30" and being subtended by a chord bearing S 15°40'57" E for a distance of 1296.39 feet; 2.) thence coincident with the arc of said curve a distance of 1299.17 feet; 3.) thence S 09°11'12" E a distance of 707.90 feet to a point coincident with the intersection of said Centerline of Survey and the Westerly extension of the Northerly Right-of-way boundary of Ohio Avenue per GIBSONTON ON THE BAY THIRD ADDITION, as recorded in Plat Book 10, Page 61, of the Public Records of Hillsborough County, Florida; thence departing said Centerline of Survey, coincident with said Westerly extension, S 52°20'41" E a distance of 238.30 feet to a point coincident with the intersection of said Northerly Right-of-way boundary and the Easterly boundary of the Atlantic Coast Line Railroad Right-of-way per the aforesaid Right-of-way Map Section 1006-213; thence departing said Easterly boundary, coincident with said Northerly Right-of-way boundary, S 52°20'41" E a distance of 754.13 feet to a point marking the Southeast corner of Lot 9 per the aforesaid Plat Book 10, Page 61; thence departing said Northerly Right-of-way boundary, coincident with the Easterly boundary of said Lot 9, N 37°39'19" E a distance of 214.47 feet to a point coincident with the intersection of said Easterly boundary and the Southerly Mean High Water line of the Alafia River; thence departing said Easterly boundary, coincident with said Southerly Mean High Water line for the following five (5) courses: 1.) N 40°17'17" W a distance of 5.25 feet to a point coincident with the Waterward face of a concrete seawall; 2.) thence coincident with said Waterward face of seawall, N 44°47'55" W a distance of 22.18 feet; 3.) thence N 42°04'50" E a distance of 15.27 feet to the POINT OF BEGINNING; 4.) thence N 46°40'41" W a distance of 95.13 feet; 5.) thence N 43°50'30" W a distance of 86.67 feet; thence departing said Southerly Mean High Water line, also being said Waterward face of seawall, N 43°50'30" W a distance of 5.32 feet; thence N 44°40'27" E a distance of 145.36 feet; thence S 45°19'33" E a distance of 35.70 feet; thence S 44°40'27" W a distance of 95.50 feet; thence S 45°19'33" E a distance of 29.95 feet; thence N 44°40'27" E a distance of 95.50 feet; thence S 45°19'33" E a distance of 39.50 feet; thence S 44°40'27" W a distance of 95.50 feet; thence S 45°19'33" E a distance of 28.54 feet; thence N 44°40'27" E a distance of 95.50 feet; thence S 45°19'33" E a distance of 20.70 feet; thence S 44°40'27" W a distance of 95.50 feet; thence S 45°19'33" E a distance of 32.67 feet; thence S 44°40'27" W a distance of 50.00 feet to the POINT OF BEGINNING.

Containing an area of 18715.44 square feet, 0.430 acres, more or less.



Digitally signed by
 Stacy L Brown
 Date:
 2022.06.15
 09:31:15
 -04'00'

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REVISED

THIS IS A FIELD SURVEY

SURVEYING TODAY WITH
 TOMORROW'S TECHNOLOGY



Stacy L. Brown PSM No. 6516
 SurvTech Solutions, Inc. LB No. 7340

329

Project No.: 20200230

Phase: 1

Drawing Name: 20200230_1SX

Last Field Date: 09/18/20

Field Book/Page: 20-12/FP16

Drafted By: C. Evans

Date Drafted: 09/17/20

Revision Date: 06/08/22

Approved By: S. Brown

Date Approved: 09/21/20

SURVTECH SOLUTIONS, INC. SURVEYORS AND MAPPERS

10220 U.S. Highway 92 East, Tampa, FL 33610

phone: (813)-621-4929, fax: (813)-621-7194, Licensed Business #7340

email: sbrown@survtechsolutions.com http://www.survtechsolutions.com

15-019 (rev. #1)

*Sketch & Description
Submerged Lands Lease
Section 23, Township 30 South, Range 19 East
Hillsborough County, Florida*

Surveyor's Notes

- 1.) Paper copies of this sketch & description are not valid without the original signature and raised seal of a Florida Licensed Surveyor and Mapper. Digital copies are not valid without the digital signature of a Florida Licensed Surveyor and Mapper. Said sketch & description is in compliance with the Minimum Technical Standards pursuant to Rules 5J-17.050 through 5J-17.052, Florida Administrative Code.
- 2.) The bearing structure for this sketch & description is based on a North American Datum (NAD) 1983 Florida State Plane West Zone, bearing of N 52°20'41" W for the Northerly Right-of-way Boundary of Ohio Avenue per Plat Book 10, Page 61.
- 3.) The horizontal datum utilized for this project is North American Datum (NAD) 1983 Florida West Zone, 2011 Adjustment, U.S. Survey Feet. Said datum was established by utilizing the Florida Permanent Reference Network (FPRN).
- 4.) The vertical datum utilized for this project is North American Vertical Datum (NAVD) 1988, U.S. Survey Feet. The benchmark utilized was National Geodetic Survey (NGS) Control Station "R 694" with an elevation of 8.70 feet.
- 5.) THIS IS NOT A BOUNDARY SURVEY.

Legend of Symbols & Abbreviations

BSWE	Bottom of Seawall Elevation	(C)	Calculated Measurement
☉	Centerline	(D)	Deed Reference
CCR	Certified Corner Record	(P)	Plat Reference
E	Easting	(R)	Right-of-way Map Reference
FDOT	Florida Department of Transportation	●	Found Iron Rod
LB	Licensed Business	—x—x—	Fence or Railing
N	Northing	—OL—OL—	Overhead Utility Lines
OR	Official Records	⊕	Section Corner
PSM	Professional Surveyor and Mapper	⊕	Utility Pole
R/W	Right-of-way	●	Wood Mooring Pile
STA	Station		
TSWE	Top of Seawall Elevation		

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ENVIRONMENTAL DEPT**

Certifications:

Board of Trustees of the
Internal Improvement Trust Fund
of the State of Florida

THIS IS A FIELD SURVEY

PROJECT NO.: 20200230
PHASE: 1
LAST FIELD DATE: 09/18/20



SURVTECH SOLUTIONS, INC. SURVEYORS AND MAPPERS

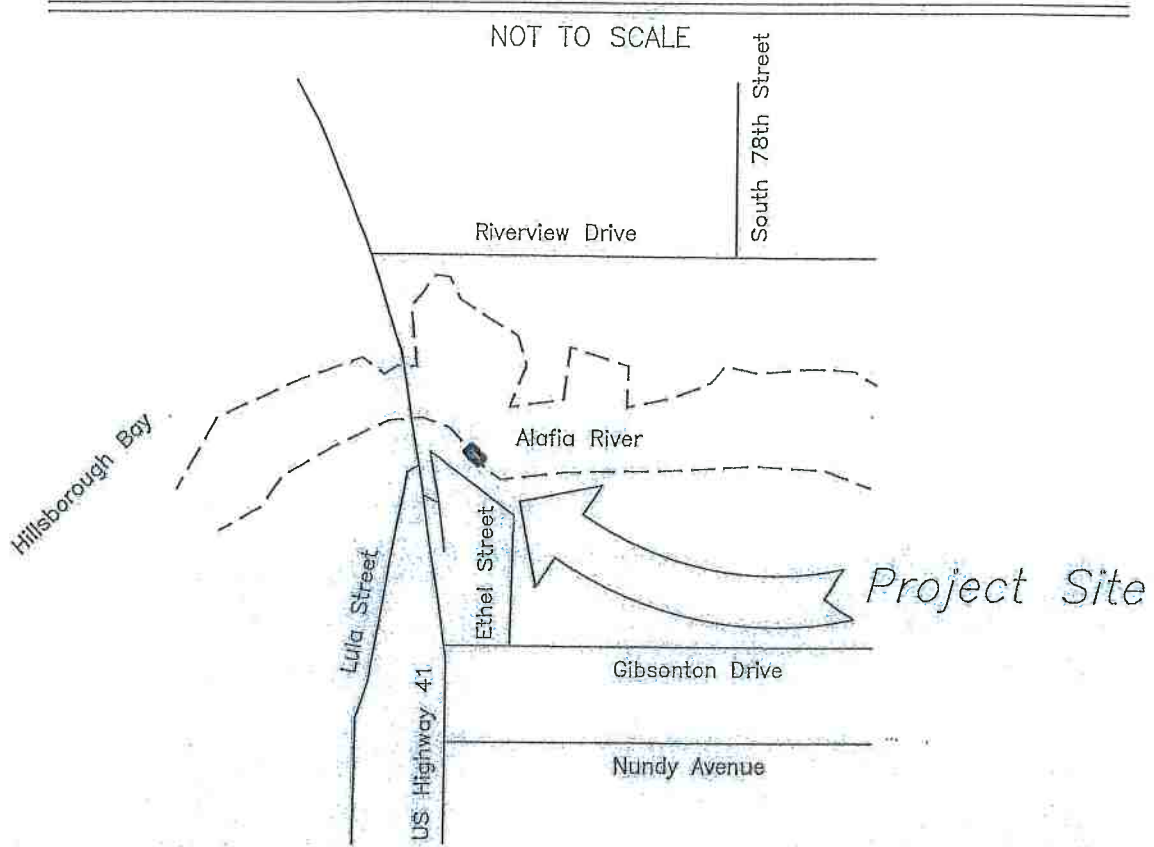
10220 U.S. Highway 92 East, Tampa, FL 33610
phone: (813)-621-4929, fax: (813)-621-7194, Licensed Business #7340
email: sbrown@survtechsolutions.com <http://www.survtechsolutions.com>

15-015 (Rev. #1)

Drawing Name: 20200230_1SK (Last Revised 06/08/22) SHEET: 2 OF 7

*Sketch & Description
Submerged Lands Lease
Section 23, Township 30 South, Range 19 East
Hillsborough County, Florida*

Vicinity Map



Curve Information:

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE	TANGENT
C1	5729.58'	1299.17'	S 15°40'57" E	1296.39'	12°59'30"	652.38'

Line Information:

LINE	BEARING	DISTANCE
L1	S 89°20'19" E	60.40'
L2	S 52°20'41" E	238.30'
L3	N 40°17'17" W	5.25'
L4	N 44°47'55" W	22.18'
L5	N 42°04'50" E	15.27'
L6	N 43°50'30" W	5.32'
L7	S 45°19'33" E	35.70'

Line Information:

LINE	BEARING	DISTANCE
L8	S 45°19'33" E	29.95'
L9	S 45°19'33" E	39.50'
L10	S 45°19'33" E	28.54'
L11	S 45°19'33" E	20.70'
L12	S 45°19'33" E	32.67'
L13	S 44°40'27" W	50.00'

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THIS IS A FIELD SURVEY

PROJECT NO.: 20200230
PHASE: 1
LAST FIELD DATE: 09/18/20



SURVTECH SOLUTIONS, INC. SURVEYORS AND MAPPERS

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phone: (813)-621-4929, fax: (813)-621-7194, Licensed Business #7340

email: sbrown@survtechsolutions.com <http://www.survtechsolutions.com>

15-015 (REV #1)

Drawing Name: 20200230_1SK (Last Revised 06/08/22) SHEET: 3 OF 7

Line Information:

LINE	BEARING	DISTANCE
L1	S 89°20'19" E	60.40'
L2	S 52°20'41" E	238.30'

Curve Information: See Sheet 3

Sketch & Description
Submerged Lands Lease
 Section 23, Township 30 South, Range 19 East
 Hillsborough County, Florida

Point of Commencement

Northwest Corner of the Northwest 1/4 of Section 23-30S-19E per CCR#098939
 N: 1283626.16
 E: 531624.80

Point of Intersection

End R/W Job
 STA: 1014+72.46
 End ϕ Survey per FDOT R/W Map Section 1006-213

Point of Curvature

STA: 1009+46.94 (R)

Point of Tangency

STA: 996+47.77 (R)

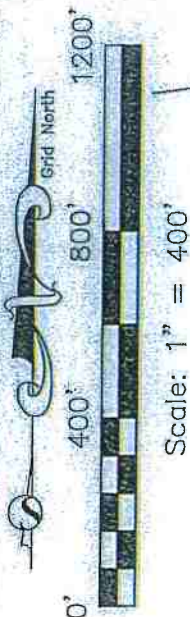
(A) Southeast Corner of Lot 9 (P)
 Found 5/8" Capped Iron Rod (Illegible)

Point of Intersection

STA: 989+39.87 (C)
 STA: 989+37.17 (R)

Ohio Avenue

70' Public Right-of-way (P)
 (Asphalt Pavement)



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PROJECT NO.: 20200230
 PHASE: 1
 LAST FIELD DATE: 09/18/20



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15-015 (rev #1)

Drawing Name: 20200230_1SK (Last Revised 06/08/22) SHEET: 4 OF 7

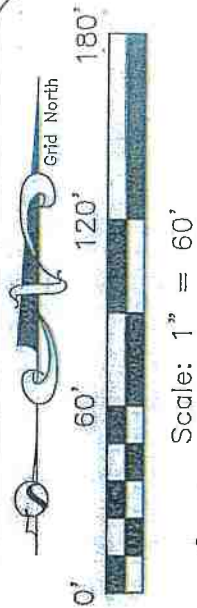
Sketch & Description
Submerged Lands Lease

Section 23, Township 30 South, Range 19 East
Hillsborough County, Florida

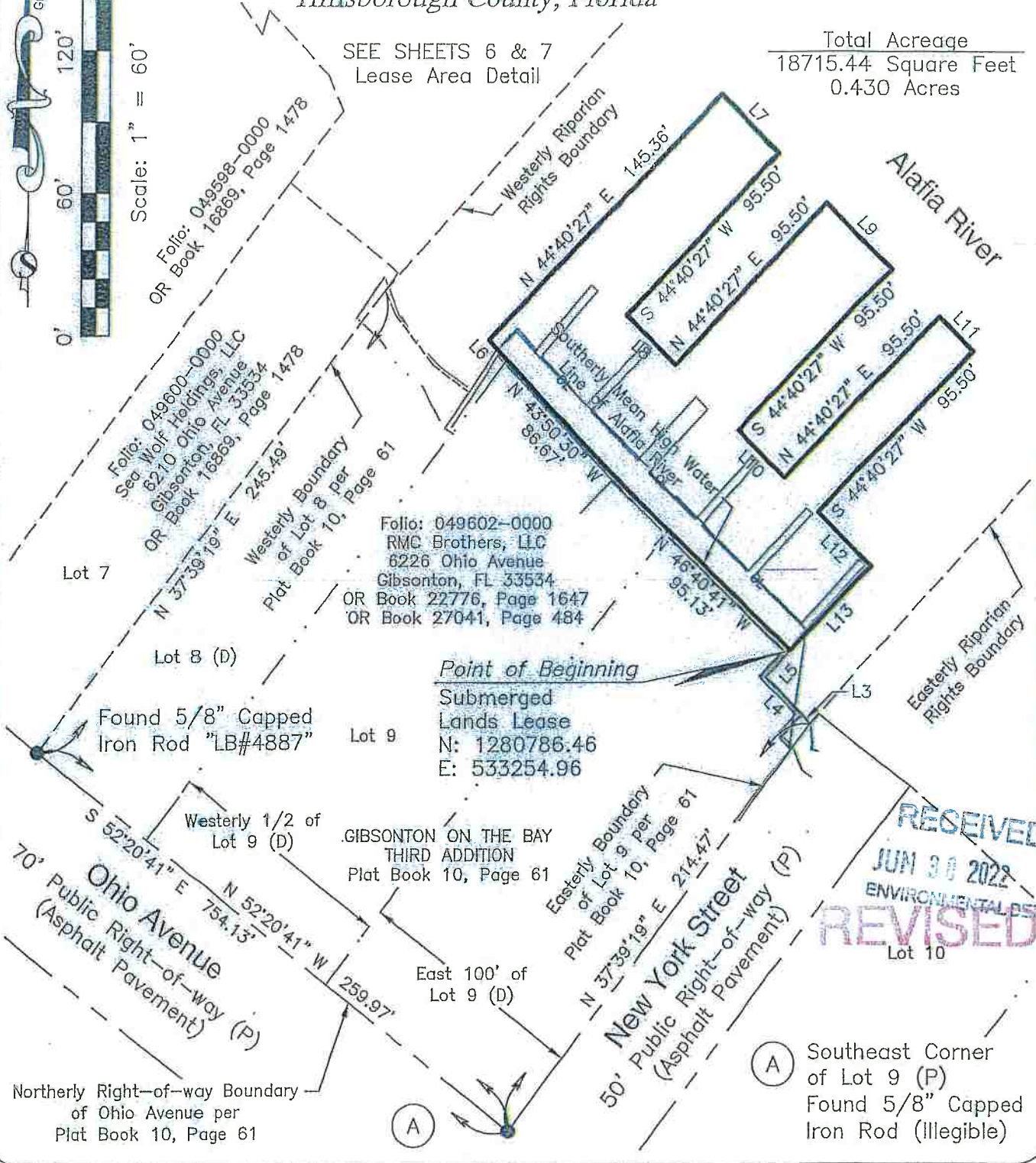
THIS IS A FIELD SURVEY

Line Information:
See Sheet 3

Total Acreage
18715.44 Square Feet
0.430 Acres



SEE SHEETS 6 & 7
Lease Area Detail



Point of Beginning
Submerged
Lands Lease
N: 1280786.46
E: 533254.96

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(A) Southeast Corner
of Lot 9 (P)
Found 5/8" Capped
Iron Rod (Illegible)

PROJECT NO.: 20200230
PHASE: 1
LAST FIELD DATE: 09/18/20

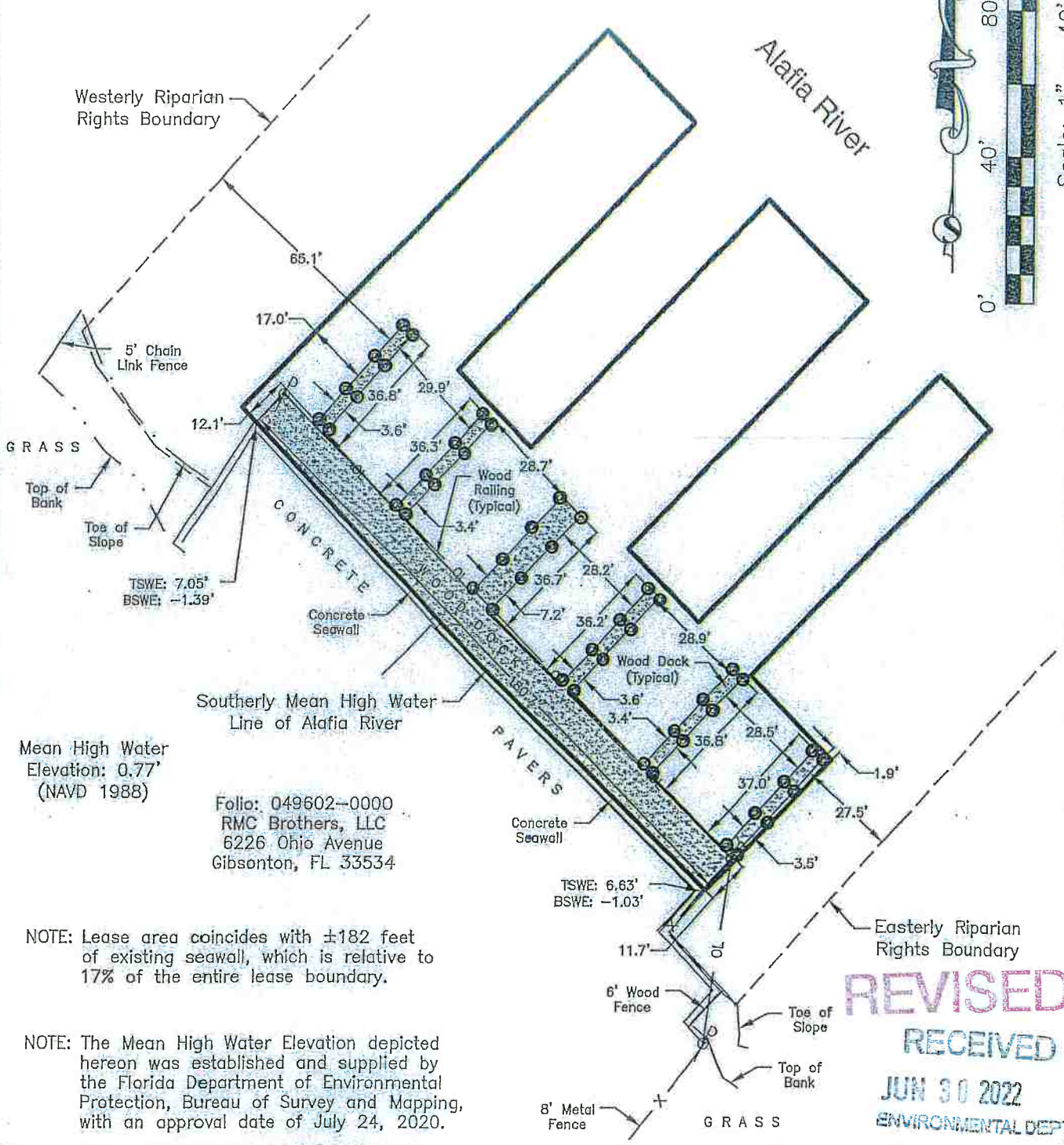
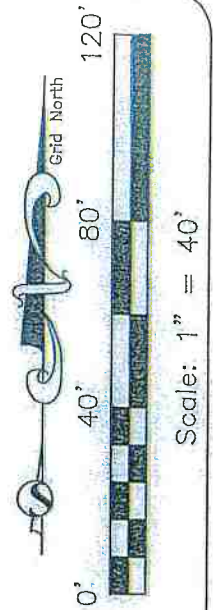


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15-015 (REV. #1)

THIS IS A FIELD SURVEY

Sketch & Description
Submerged Lands Lease
Section 23, Township 30 South, Range 19 East
Hillsborough County, Florida



Mean High Water
Elevation: 0.77'
(NAVD 1988)

Folio: 049602-0000
RMC Brothers, LLC
6226 Ohio Avenue
Gibsonton, FL 33534

NOTE: Lease area coincides with ±182 feet
of existing seawall, which is relative to
17% of the entire lease boundary.

NOTE: The Mean High Water Elevation depicted
hereon was established and supplied by
the Florida Department of Environmental
Protection, Bureau of Survey and Mapping,
with an approval date of July 24, 2020.

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PROJECT NO.: 20200230
PHASE: 1
LAST FIELD DATE: 09/18/20

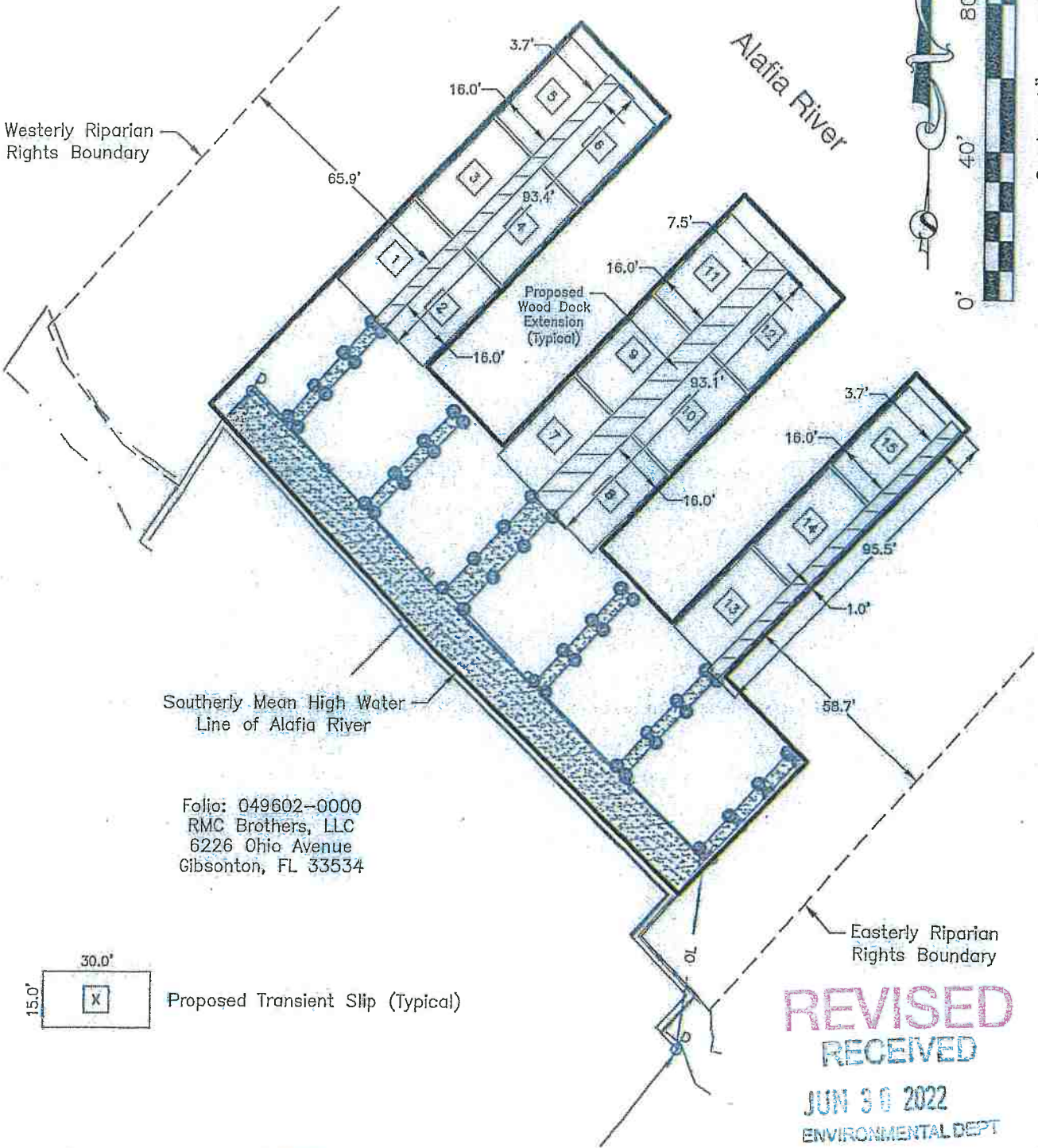
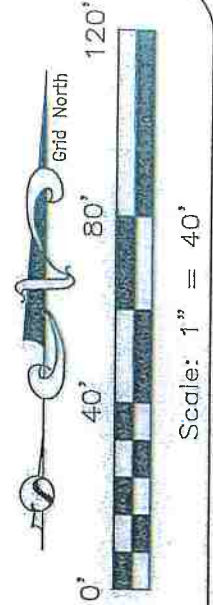


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email: sbrown@survtechsolutions.com http://www.survtechsolutions.com

15-05 (Rev #1)

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Sketch & Description
Submerged Lands Lease
Section 23, Township 30 South, Range 19 East
Hillsborough County, Florida



Foljo: 049602-0000
RMC Brothers, LLC
6226 Ohio Avenue
Gibsonton, FL 33534

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PROJECT NO.: 20200230
PHASE: 1
LAST FIELD DATE: 09/18/20



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email: sbrown@survtechsolutions.com <http://www.survtechsolutions.com>

15-015 (Rev. #1)

SWP #15-015 (Revision #1) - RMC Brothers, LLC - Public Hearing Exhibit #38 - Copies of Port Tampa Bay's fourth certified letters of notice dated July 7, 2022 for the revised project information received on March 17, 2022 and June 30, 2022, including revised lease legal description and sketch, that was sent to the EPC of Hillsborough County Wetlands Division, the Planning Commission, riparian property owners in the area, and interested parties for review of the updated scope of work for this project.



CERTIFIED MAIL
Return Receipt Requested

PORT TAMPA BAY (PTB)
STANDARD WORK PERMIT APPLICATION NOTICE

To: Interested Parties And Riparian Property Owners

Date: July 7, 2022

Reference: PTB Standard Work Permit Application No. 15-015 (Revision #1)

Applicant: RMC Brothers, LLC (Attn: Robert Cremeans II)

Proposed Project: Proposed Marina Docking Facility Expansion for River's Edge Restaurant with Proposed Submerged Lands Lease Consisting of Extension of 3 Docks With 15 Transient Boat Mooring Slips Located at 6226 Ohio Ave., Gibsonton, FL; Updated Parcel Folio #049602-0000; STR 23-30S-19E; Alafia River; Unincorporated Hillsborough County

Pursuant to Section 25, Chapter 95-488 Laws of Florida, enclosed for your review/information is a certified mail copy of the referenced Tampa Port Authority, d/b/a Port Tampa Bay, **3rd Revised Drawings and updated Submerged Lands Lease Application information and updated Submerged Lands Lease Application information** for this Standard Work Permit Revision (No. 1) marine construction proposal application in review.

Unless additional information is necessary to complete your review, if you have no objections/concerns to the issuance of a permit for this project or have any other comments concerning the project, please submit them within thirty (30) days of receipt of this letter in writing to this office addressed to the **PTB Environmental Dept. at 1101 Channelside Dr., Tampa, FL 33602 or via email at bbaity@tampaport.com**.

Please address any written remarks you may have regarding this project to our office within 30 days of receipt of this notice referencing the application number (15-015 (Revision #1)). The application is being reviewed by other agencies and interested parties and a public hearing will be scheduled upon receipt of comments and/or recommendations. You will be provided a separate 20-day notice of the public hearing that you may wish to attend.

Please contact me at 813-905-5033 or julien@tampaport.com if you have any questions.

Sincerely,

Jackelyn Julien

Jackie Julien
Environmental Supervisor

CC: conservationplanningservices@myfwc.com; JAXREGS@FWS.GOV; utilitycoordination@HCFLGov.net; david.skrelunas@dot.state.fl.us; matthewsa@hillsboroughcounty.org; SiteFile@dos.state.fl.us; MICHAEL.D.SHACKLEFORD@USCG.MIL; tmantegna@tampairport.com; matt_adkins@csx.com; MARK.SRAMEK@NOAA.GOV; sean@tbrpc.org; MRACHAL@AUDUBON.ORG; eplage@tampabaywatch.org; AJALCOZ@TECOENERGY.COM; bevgriffiths@verizon.net; RP-Development@hillsboroughcounty.org; MOORECA@hillsboroughcounty.org; Charles_calleson@fws.gov; sheltonc@hillsboroughcounty.org; Hummelc@hillsboroughcounty.org; robertii11940@gmail.com

Enclosure(s)

Memo



To: Cherie Robinson, PTB Real Estate Dept.
(crobinson@tampaport.com)

PORT TAMPA BAY.

1101 Channelside Drive
Tampa, Florida 33602-3609

From: Jackie Julien, PTB Environmental Department

Date: July 7, 2022

Re: **PTB Standard Work Permit Application #15-015 (Revision #1) for RMC Brothers, LLC. - Proposed Marina Docking Facility Expansion for River's Edge Restaurant with Proposed Submerged Lands Lease Consisting of Extension of 3 Docks With 15 Transient Boat Mooring Slips Located at 6226 Ohio Ave., Gibsonton, FL; Updated Parcel Folio #049602-0000; STR 23-30S-19E; Alafia River; Unincorporated Hillsborough County**

The PTB Environmental Department has completed our review of **3rd Revised Drawings and updated Submerged Lands Lease Application information** for Standard Work Permit (MWP) Application #15-015 (Revision #1) submitted by Foster Consulting on behalf of RMC Brothers, LLC with a reduced scope of work and updated Submerged Lands Lease Application. The current proposal marine construction scope of work consists of three (3) existing docks to be extended approximately 95-feet waterward with a reduced total of fifteen (15) transient vessel mooring slips (temporary) intended for use by patrons of the new commercial restaurant upland development and removal of all previously proposed jet ski/personal watercraft (PWC) lifts from this proposal, as referenced per Enclosure 1.

- The PTB MWP 3rd Revised Drawings and Request for Additional Information responses are enclosed for your review and comments, per Enclosure 1.
- Please provide comments for this marine construction project regarding the requirement of submerged lands lease and review of the revised proposed submerged lands lease boundary shown n Legal/Sketch that will be required by the Port, per Section II.A. of the PTB Submerged Lands Management Rules.

Please provide review comments for this proposal within 14 days of receipt of this noticing packet. If you have any questions regarding this application, please contact me at 813-905-5033 or email at jjulien@tampaport.com

Enclosures: (1) 3rd Revised Drawings and updated Submerged Lands Lease Application information for PTB Minor Work Permit Application #15-015 (Revision #1)

Copy: PTB File (15-015-Rev1)

ccooley@tampaport.com (Chris Cooley, Director, PTB Dept. of Environmental Affairs)
Craig Kurial, PTB Surveying Dept. (ckurial@tampaport.com)



July 7, 2022

Certified Mail

Mr. Shawn College
Hillsborough-City Planning Commission
County Center, 18th Floor
PO Box 1110
Tampa, FL 33601
(Via Email: colleges@plancom.org)

Reference: Port Tampa Bay Standard Work Permit Application No. 15-015 (Revision #1)

Applicant: RMC Brothers, LLC

Proposed Project: Proposed Marina Docking Facility Expansion for River's Edge Restaurant with Proposed Submerged Lands Lease Consisting of Extension of 3 Docks With 15 Transient Boat Mooring Slips Located at 6226 Ohio Ave., Gibsonton, FL; Updated Parcel Folio #049602-0000; STR 23-30S-19E; Alafia River; Unincorporated Hillsborough County

Pursuant to Section 25, Chapter 95-488 Laws of Florida, enclosed for your review/information is a certified mail copy of the referenced Tampa Port Authority, d/b/a Port Tampa Bay, **3rd Revised Drawings and updated Submerged Lands Lease Application information** for this Standard Work Permit Revision (No. 1) marine construction proposal application review.

Unless additional information is necessary to complete your review, if you have no objections/concerns to the issuance of a permit for this project or have any other comments concerning the project, please submit them within thirty (30) days of receipt of this letter in writing to this office addressed to the **PTB Environmental Dept. at 1101 Channelside Dr., Tampa, FL 33602 or via Basecamp or email at bbaity@tampaport.com**.

Please address any written remarks you may have regarding this project to our office within 30 days of receipt of this notice referencing the application number (15-015 (Revision #1)). The application is being reviewed by other agencies and interested parties and a public hearing will be scheduled upon receipt of comments and/or recommendations. You will be provided a separate 20-day notice of the public hearing that you may wish to attend.

Please contact me at 813-905-5033 or jjulien@tampaport.com if you have any questions regarding this proposal.

Sincerely,

Jackelyn Julien

Jackie Julien
Environmental Supervisor

Enclosure(s)



July 7, 2022

Certified Mail

Wetland Management Division
Environmental Protection Commission of Hillsborough County
3629 Queen Palm Drive
Tampa, FL 33619
(Via Email: hager@epchc.org)

Reference: PTB Standard Work Permit Application No. 15-015 (Revision #1)

Applicant: RMC Brothers, LLC

Proposed Project: Proposed Marina Docking Facility Expansion for River's Edge Restaurant with Proposed Submerged Lands Lease Consisting of Extension of 3 Docks With 15 Transient Boat Mooring Slips Located at 6226 Ohio Ave., Gibsonton, FL; Updated Parcel Folio #049602-0000; STR 23-30S-19E; Alafia River; Unincorporated Hillsborough County

Pursuant to Section 25, Chapter 95-488 Laws of Florida, enclosed for your review/information is a certified mail copy of the referenced Tampa Port Authority, d/b/a Port Tampa Bay, **3rd Revised Drawings and updated Submerged Lands Lease Application information** for this Standard Work Permit Revision (No. 1) marine construction proposal application review.

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Please address any written remarks you may have regarding this project to our office within 30 days of receipt of this notice referencing the application number (15-015 (Revision #1)). The application is being reviewed by other agencies and interested parties and a public hearing will be scheduled upon receipt of comments and/or recommendations. You will be provided a separate 20-day notice of the public hearing that you may wish to attend.

Please contact me at 813-905-5033 or jjulien@tampaport.com if you have any questions regarding this proposal.

Sincerely,

Jackelyn Julien

Jackie Julien
Environmental Supervisor

CC: tampareg@usace.army.mil; SW_ERP@dep.state.fl.us
ERPAgencyCoordination@swfwmd.state.fl.us
File (15-015 (Revision #1))

Enclosure(s)



July 7, 2022

Certified Mail

PROPERTY OWNER NOTIFICATION
PORT TAMPA BAY (PTB)
STANDARD WORK PERMIT APPLICATION NO. 15-015 (REVISION #1)

Adjacent Riparian Property Owner: Gerald &/or Londa Amoyot
3410 Blueberry Hill Dr.
Plant City, FL 33566

Applicant: RMC Brothers, LLC

Project: Proposed Marina Docking Facility Expansion for River's Edge Restaurant with Proposed Submerged Lands Lease Consisting of Extension of 3 Docks With 15 Transient Boat Mooring Slips Located at 6226 Ohio Ave., Gibsonton, FL; Updated Parcel Folio #049602-0000; STR 23-30S-19E; Alafia River; Unincorporated Hillsborough County

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Please address any written remarks you may have regarding this project to our office within 30 days of receipt of this notice referencing the application number (15-015 (Revision #1)). The application is being reviewed by other agencies and interested parties and a public hearing will be scheduled upon receipt of comments and/or recommendations. You will be provided a separate 20-day notice of the public hearing that you may wish to attend.

Please contact me at 813-905-5033 or jjulien@tampaport.com if you have any questions regarding this proposal.

Sincerely,

Jackelyn Julien

Jackie Julien
Environmental Supervisor
Port Tampa Bay

Cc: File (15-015 (Revision #1))

Enclosures



July 7, 2022

Certified Mail

PROPERTY OWNER NOTIFICATION
PORT TAMPA BAY (PTB)
STANDARD WORK PERMIT APPLICATION NO. 15-015 (REVISION #1)

Adjacent Riparian Property Owner: Sea Wolf Holdings, LLC
C/O Fredrick Rahn
6210 Ohio Avenue
Gibsonton, FL 33534

Applicant: RMC Brothers, LLC

Project: Proposed Marina Docking Facility Expansion for River's Edge Restaurant with Proposed Submerged Lands Lease Consisting of Extension of 3 Docks With 15 Transient Boat Mooring Slips Located at 6226 Ohio Ave., Gibsonton, FL; Updated Parcel Folio #049602-0000; STR 23-30S-19E; Alafia River; Unincorporated Hillsborough County

Pursuant to Section 25, Chapter 95-488 Laws of Florida, enclosed for your review/information is a certified mail copy of the referenced Tampa Port Authority, d/b/a Port Tampa Bay, **3rd Revised Drawings and updated Submerged Lands Lease Application information** for this Standard Work Permit Revision (No. 1) marine construction proposal application review.

Unless additional information is necessary to complete your review, if you have no objections/concerns to the issuance of a permit for this project or have any other comments concerning the project, please submit them within thirty (30) days of receipt of this letter in writing to this office addressed to the **PTB Environmental Dept. at 1101 Channelside Dr., Tampa, FL 33602 or via Basecamp or email at bbaity@tampaport.com**.

Please address any written remarks you may have regarding this project to our office within 30 days of receipt of this notice referencing the application number (15-015 (Revision #1)). The application is being reviewed by other agencies and interested parties and a public hearing will be scheduled upon receipt of comments and/or recommendations. You will be provided a separate 20-day notice of the public hearing that you may wish to attend.

Please contact me at 813-905-5033 or jjulien@tampaport.com if you have any questions regarding this proposal.

Sincerely,

Jackelyn Julien

Jackie Julien
Environmental Supervisor
Port Tampa Bay

Cc: File (15-015 (Revision #1)); fwkrahn@gmail.com
Enclosures

SWP #15-015 (Revision #1) - RMC Brothers, LLC - Public Hearing Exhibit #39 - Copy of Planning Commission email received on July 7, 2022 stating project as revised is consistent with the Hillsborough County Comprehensive Plan.

From: Shawn College <colleges@plancom.org>
Sent: Thursday, July 7, 2022 1:35 PM
To: Barbara Baity
Cc: Jackelyn Julien
Subject: RE: PTB SWP 15-015R1 - RMC Brothers, LLC - 3rd Revised Drawings Project Notice-plancom

Follow Up Flag: Follow up
Flag Status: Completed

Planning Commission staff completed our review of Port Tampa Bay Standard Work Permit Application No. 15-015 (Revision No. 1, 3rd Revised Drawings) for RMC Brothers, LLC. We find that this permit application, as revised, is CONSISTENT with the Hillsborough County Comprehensive Plan.

Regards,

Shawn College | AICP
Director, Strategic Planning, Environmental, and Research
813.547.3367 (o)
planhillsborough.org

All incoming and outgoing messages are subject to public records inspection.

SWP #15-015 (Revision #1) - RMC Brothers, LLC - Public Hearing Exhibit #40 - Copy of Hillsborough County Real Estate Division email stating no comments received on July 14, 2022.

Jackelyn Julien

SWP 15-015R1 RMC Brothers – Public Hearing Exhibit #40

From: Pezone, Kathleen <PezoneK@hillsboroughcounty.org>
Sent: Thursday, July 14, 2022 5:41 PM
To: Barbara Baity; Jackelyn Julien
Cc: RP-Development; Pezone, Kathleen
Subject: 2022-089 Permit review, PTB SWP - 3rd Revised Drawings Project Notice
Attachments: SWP 15-015R1-RMC Brothers-3rd Revised Drawings Project Notice-intpty.pdf

Hello Barbara and Jackie,

Hope you are both doing well.

We have completed our review of the attached PTB SWP 15-015R1 - RMC Brothers, LLC and have no comments.

Please contact me if you have any questions or require any additional information.

Thank you,

KP

Kathleen Pezone
Project Manager, Technical Services
Real Estate Division
Facilities Management & Real Estate Services Department

P: (813) 307-1021
E: PezoneK@HillsboroughCounty.org
W: HCFLGov.net. Hillsborough County
601 E. Kennedy Blvd., Tampa, FL 33602

Please note: All correspondence to or from this office is subject to Florida's Public Records law.

We welcome comments on the provision of services to our citizens and customers. Please share your experience with us by completing our survey at the following link using Google Chrome:
Real Estate Customer Satisfaction Survey

-----Original Message-----

From: RP-Development
Sent: Monday, July 11, 2022 10:57 AM
To: 'Barbara Baity' <bbaity@TAMPAPORT.COM>
Subject: RE: PTB SWP 15-015R1 - RMC Brothers, LLC - 3rd Revised Drawings Project Notice-intpty - CORRECTED EMAIL

Good morning Barbara,

We have received the revised permit for review and you will be receiving our comments soon.

Have a good Monday.

Thank you,

KP

Kathleen Pezone
Project Manager, Technical Services
Real Estate Division
Facilities Management & Real Estate Services Department

P: (813) 307-1021
E: PezoneK@HillsboroughCounty.org
W: HCFLGov.net. Hillsborough County
601 E. Kennedy Blvd., Tampa, FL 33602

Please note: All correspondence to or from this office is subject to Florida's Public Records law.

We welcome comments on the provision of services to our citizens and customers. Please share your experience with us by completing our survey at the following link using Google Chrome:
Real Estate Customer Satisfaction Survey

-----Original Message-----

From: Barbara Baity <bbaity@TAMPAPORT.COM>

Sent: Thursday, July 7, 2022 1:03 PM

To: Conservationplanningservices@myfwc.com; jaxregs@fws.gov; UtilityCoordination <UtilityCoordination@hillsboroughcounty.org>; david.skrelunas@dot.state.fl.us; Matthews, Andrew <MatthewsA@hillsboroughcounty.org>; sitefile@dos.state.fl.us; michael.d.shackleford@uscg.mil; tmantegna@tampaairport.com; adkins@csx.com; matt_adkins@csx.com; mark.sramek@noaa.gov; sean@tbrpc.org; mrachal@audubon.org; Eric Plage <eplage@tampabaywatch.org>; Alcoz, Nate J. <ajalcoz@tecoenergy.com>; bevgriffiths@verizon.net; RP-Development <RP-Development@hillsboroughcounty.org>; Moore, Carrie <MooreCa@hillsboroughcounty.org>; charles_calleson@fws.gov; Shelton, Carla <SheltonC@HillsboroughCounty.ORG>; hummelc@hillboroughcounty.org; robertii11940@gmail.com

Cc: Jackelyn Julien <Jjulien@TAMPAPORT.COM>

Subject: FW: PTB SWP 15-015R1 - RMC Brothers, LLC - 3rd Revised Drawings Project Notice-intpty - CORRECTED EMAIL

External email: Use caution when clicking on links, opening attachments or replying to this email.

Hello,

Attached is a Tampa Port Authority, d/b/a Port Tampa Bay (PTB), marine construction standard work permit application SWPA #15-015 Revision #1/RMC Brothers, LLC Proposed Marina Docking Facility Expansion for River's Edge Restaurant with Proposed Submerged Lands Lease Consisting of Extension of 3 Docks With 15 Transient Boat Mooring Slips Located at 6226 Ohio Ave., Gibsonton, FL; Updated Parcel Folio #049602-0000; STR 23-30S-19E; Alafia River; Unincorporated Hillsborough County.

Please provide comments to PTB Environmental Dept. within 14 days of receiving this project notice.

Thank you,

Jackie Julien
Environmental Supervisor / Environmental Dept.
Tampa Port Authority d/b/a Port Tampa Bay
1101 Channelside Dr.
Tampa, FL 33602
O:813-905-5033
www.porttb.com

***** Notice ***** The Tampa Port Authority d/b/a Port Tampa Bay is a public agency subject to Chapter 119, Florida Statutes, concerning public records. Electronic Mail (email) messages are covered under such laws and thus subject to disclosure. All email sent and received is captured by the Port Tampa Bay server and retained as a public record.

SWP #15-015 (Revision #1) - RMC Brothers, LLC - Public Hearing Exhibit #41 - Copy of revised email comments received on July 19, 2022 from Tampa International Airport (TIA) on behalf of FAA stating again no impacts identified for project.

Jackelyn Julien

SWP 15-015R1 RMC Brothers – Public Hearing Exhibit #41

From: Tony Mantegna <TMantegna@TampaAirport.com>
Sent: Tuesday, July 19, 2022 11:56 AM
To: Barbara Baity; Conservationplanningservices@myfwc.com; jaxregs@fws.gov; utilitycoordination@HCFLGov.net; david.skrelunas@dot.state.fl.us; matthewsa@hillsboroughcounty.org; sitefile@dos.state.fl.us; michael.d.shackleford@uscg.mil; adkins@csx.com; matt_adkins@csx.com; mark.sramek@noaa.gov; sean@tbrpc.org; mrachal@audubon.org; Eric Plage; Nate Alcoz; bevgriffiths@verizon.net; rp-development@hillsboroughcounty.org; MooreCA@HCFLGOV.net; charles_calleson@fws.gov; sheltonc@hillsboroughcounty.org; hummelc@hillboroughcounty.org; robertii11940@gmail.com
Cc: Jackelyn Julien
Subject: RE: PTB SWP 15-015R1 - RMC Brothers, LLC - 3rd Revised Drawings Project Notice-intpty
Attachments: SWP 15-015R1-RMC Brothers-3rd Revised Drawings Project Notice-intpty.pdf

No impacts identified to any of our Airports.

Tony Mantegna / Tampa International Airport / Height Zoning & Land Use Manager
Primary: 813-870-7863 | Email: tmantegna@tampairport.com

-----Original Message-----

From: Barbara Baity <bbaity@TAMPAPORT.COM>
Sent: Thursday, July 7, 2022 12:55 PM
To: Conservationplanningservices@myfwc.com; jaxregs@fws.gov; utilitycoordination@HCFLGov.net; david.skrelunas@dot.state.fl.us; matthewsa@hillsboroughcounty.org; sitefile@dos.state.fl.us; michael.d.shackleford@uscg.mil; Tony Mantegna <TMantegna@TampaAirport.com>; adkins@csx.com; matt_adkins@csx.com; mark.sramek@noaa.gov; sean@tbrpc.org; mrachal@audubon.org; Eric Plage <eplage@tampabaywatch.org>; Nate Alcoz <ajalcoz@tecoenergy.com>; bevgriffiths@verizon.net; rp-development@hillsboroughcounty.org; MooreCA@HCFLGOV.net; charles_calleson@fws.gov; sheltonc@hillsboroughcounty.org; hummelc@hillboroughcounty.org; robertii11940@gmail.com
Cc: Jackelyn Julien <Jjulien@TAMPAPORT.COM>
Subject: PTB SWP 15-015R1 - RMC Brothers, LLC - 3rd Revised Drawings Project Notice-intpty

CAUTION: This is an external email. Do NOT click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

Attached is a Tampa Port Authority, d/b/a Port Tampa Bay (PTB), marine construction standard work permit application SWPA #15-015 Revision #1/RMC Brothers, LLC - Proposed Installation of Single Pile Supported Structure For Continuous Water Quality Monitoring Station Located Within Tampa Electric Company (TECO) Big Bend Facility At 603 Big Bend Rd.,

Gibson, FL; Folio # 051461-0000, L.R 09-31S-19E; TECO Big Bend Cooling Discharge Channel/Tampa Bay; Unincorporated Hillsborough County.

Please provide comments to PTB Environmental Dept. within 14 days of receiving this project notice.

Thank you,

Jackie Julien
Environmental Supervisor / Environmental Dept.
Tampa Port Authority d/b/a Port Tampa Bay
1101 Channelside Dr.
Tampa, FL 33602
O:813-905-5033
www.porttb.com

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***** Important Notice *****

The Hillsborough County Aviation Authority is a public agency subject to Chapter 119 of Florida Statutes concerning public records.

E-mail messages are covered under such laws and thus subject to disclosure. All e-mail sent and received is captured by our server and kept as a public record.

SWP #15-015 (Revision #1) - RMC Brothers, LLC - Public Hearing Exhibit #42 - Copy of comments from FWC received via email on July 19, 2022 stating no objection to the project subject to conditions listed in the previous April 19, 2022 email.

From: Turner, Tyler <Tyler.Turner@MyFWC.com>
Sent: Tuesday, July 19, 2022 2:56 PM
To: Barbara Baity; Jackelyn Julien
Subject: FWC Comments - River's Edge Restaurant 15-015 Revision #1

Project Name: River's Edge Restaurant, Hillsborough County
File Number: 15-015

FWC staff have no objections to the modification of this permit provided the conditions listed in the original permit dated 4/19/22 (below) are applied to ensure all state requirements for the protection of the Florida manatee are met in accordance with 379.2431(2) and 373.414(1)(a)2, Florida Statutes.

Thanks,

Tyler N. Turner

Fisheries and Wildlife Biological Scientist IV
Imperiled Species Management, FWC
Office: (850) 922-4330 *New Number*
Tyler.Turner@MyFWC.com



**Florida Fish and Wildlife
Conservation Commission**

MyFWC.com

From: Turner, Tyler
Sent: Tuesday, April 19, 2022 7:37 AM
To: Barbara Baity <bbaity@tampaport.com>; Jjulien@TAMPAPORT.COM
Subject: FWC Comments - River's Edge Restaurant 15-015

Project Name: River's Edge Restaurant, Hillsborough County
File Number: 15-015

Dear Ms. Baity,

The Florida Fish and Wildlife Conservation Commission (FWC) has received this application to construct three dock extensions on existing docks to bring the total length of each of those three docks to 130' at 6226 Ohio Avenue, Gibsonton, Hillsborough County. This site modification will include fifteen (15) total wet slips for access to an upland restaurant with "No Mooring" signs and rope handrails. Three existing docks at approximately 35' long will remain unmodified.

Florida manatee (*Trichechus manatus latirostris*) use of this area is documented by aerial survey, mortality, and satellite telemetry data. It is our recommendation that the following measures, if they are made conditions to the permit, will satisfy the requirements of 379.2431(2) and 373.414(1)(a)2, Florida Statutes:

1. The [Standard Manatee Conditions for In-water Work](#) (2011) shall be followed for all in-water activity.
2. The Permittee shall install permanent manatee educational signs, which shall be maintained for the life of the facility, no later than 60 days after construction commencement. The number and types of signs,

as well as the on-site locations shall be approved by FWC staff prior to installation. A proposal for FWC sign approval shall be submitted to ImperiledSpecies@MyFWC.com in accordance with information provided at <http://www.myfwc.com/wildlifehabitats/managed/manatee/education-for-marinas/>. Signs shall be replaced in accordance with FWC guidance by the Permittee if outdated, damaged or faded.

3. The Permittee shall install permanent handrails or ropes to prevent boat mooring along the sections of the dock not permitted for mooring. A sign, acknowledging no mooring, shall be installed and maintained for the life of the facility, no later than 60 days after construction commencement. Signs shall be replaced in accordance with FWC guidance by the Permittee if outdated, damaged, or faded.
4. The total number of slips, inclusive of all mooring, shall be limited to 15.

Thank you for the opportunity to review this project. Please contact me at (850) 922-4330 or via email if you have any questions or require additional information.

Sincerely,

Tyler N. Turner

Fisheries and Wildlife Biological Scientist IV

Imperiled Species Management, FWC

Office: (850) 922-4330 *New Number*

Tyler.Turner@MyFWC.com



**Florida Fish and Wildlife
Conservation Commission**

MyFWC.com

SWP #15-015 (Revision #1) - RMC Brothers, LLC - Public Hearing Exhibit #43 - Copy of revised email comments received on July 21, 2022 from Hillsborough County Marine Safety Unit with similar comments stated in the previous May 19, 2021 comments.

Jackelyn Julien

SWP 15-015R1 RMC Brothers – Public Hearing Exhibit #43

From: Matthews, Andrew <MatthewsA@hillsboroughcounty.org>
Sent: Thursday, July 21, 2022 9:27 AM
To: Jackelyn Julien; Decatur, Stephen
Cc: Barbara Baity; Decatur, Stephen
Subject: PTB - 15-015 Revision #3 for RMC Brothers LLC - MSU Response
Attachments: PTB - 15-015 Revision #3 for RMC Brothers LLC MSU Response.pdf

Good Morning Jackie & Barbara,

The MSU is in receipt of Revision #3 of the above described application (received USPS on 20 JUL 2022) and the Submerged Lands Lease Application.

Please see the attached MSU response concerning the changes.

As always, please do not hesitate to contact us should you have any questions.

Regards,

A.J. Matthews
Marine Safety Specialist
U.S.C.G. Licensed Master
CWO4 BOSN, USCG (ret.)
Marine Safety Unit
Compliance, Communities & Conservation

P: (813) 347-8548
E: matthewsa@HillsboroughCounty.org
W: <http://www.hillsboroughcounty.org/>

Hillsborough County
E.G. Simmons Regional Park
2401 19th Ave NW, Ruskin, FL 33570
[Facebook](#) | [Twitter](#) | [YouTube](#) | [LinkedIn](#)

Please note: All correspondence to or from this office is subject to Florida's Public Records law.



Minor Work Permit Application PTB 15-015 (Revision #3) Rivers Edge Dock Extension

6226 Ohio Avenue, Riverview

ALAFIA RIVER

Permit # 03-026

POSITION:

27°51'24.65"N

082°22'50.09"W

Hillsborough County Reference:

Ordinance 13-27 Idle Speed Zone

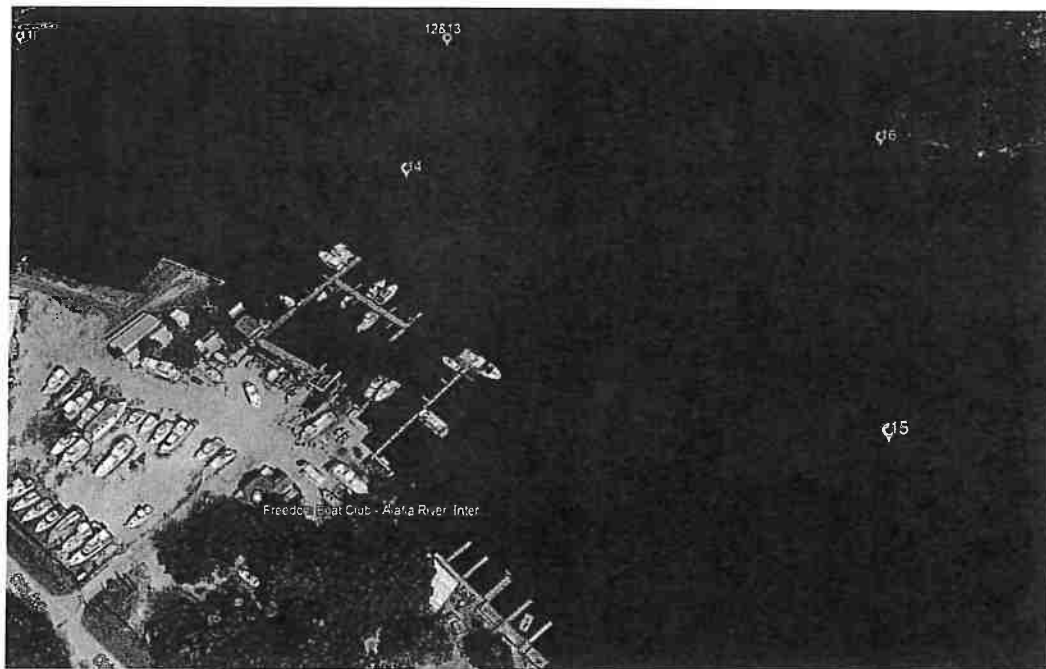
Alafia River 03-026 #14 & 15

Signage:

IDLE SPEED NO WAKE #'s 14 & 15

In reviewing the referenced Minor Work Permit Application, please consider the following:

1. The position of the MSU remains unchanged from that of Revision 1 and 2.
2. The proposed dock is in an area that is designated and posted as an IDLE SPEED, NO WAKE zone.
3. There is no marked navigation channel and no existing navigation markers on this section of the Alafia River (State permitted Uniform Waterway Markers only). Referenced navigation markers indicated in the Woods Consulting document dated 28 SEP 2017 is incorrect. The purpose of the below image (dated aerial) is to indicate the position of the installed markers.
4. The proposed dock extension is approximately 360 feet south-west of the nearest marker. Vessel traffic to or from the proposed dock is not expected to conflict with the position of the regulatory markers.
5. The proposed extension of the dock space is well outside of the normal traffic path of watercraft transiting past the area.
6. While there are residential properties/docks to the east of the proposed dock extension, there appears to be ample space for mariners to safely navigate the area with the application of good seamanship.



A.J. Matthews
Marine Safety Specialist
CWO4 BOSN, USCG (ret.)
HC Marine Safety Unit

SWP #15-015 (Revision #1) - RMC Brothers, LLC - Public Hearing Exhibit #44 - Copy of revised comments from the EPC Wetlands Management Division dated July 21, 2022 stating no objection to the project subject to conditions

COMMISSION

Mariella Smith CHAIR
Pat Kemp VICE-CHAIR
Harry Cohen
Ken Hagan
Gwendolyn "Gwen" W. Myers
Kimberly Overman
Stacy White



DIRECTORS

Janet D. Lorton EXECUTIVE DIRECTOR
Elaine S. DeLeeuw ADMIN DIVISION
Sam Elrabi, P.E. WATER DIVISION
Rick Muratti, Esq. LEGAL DEPT
Reginald Sanford, MPH AIR DIVISION
Steffanie L. Wickham WASTE DIVISION
Sterlin Woodard, P.E. WETLANDS DIVISION

SWP 15-015R1 RMC Brothers – Public Hearing Exhibit #44

July 21, 2022

Jackie Julien (Sent via Email)
Port Tampa Bay
jjulien@tampaport.com
Post Office Box 2192
Tampa, Florida 33601

SUBJECT: PORT TAMPA BAY (PTB) PERMIT APPLICATION #15-015 (REVISION #1) / EPC REVIEW #61325 / CONSTRUCTION OF MARINA EXPANSION AT 6226 OHIO AVENUE, GIBSONTON, FL / APPLICATION RECEIVED BY EPC ON JULY 11, 2022 / FOLIO # 049602-0000 / STR - 23-30S-19E

Dear Ms. Julien:

An environmental review has been conducted for the above described project by the staff of the Wetlands Division of the Environmental Protection Commission (EPC) of Hillsborough County. Based on this review and site inspection conducted May 17, 2021, staff has determined that the project to expand the existing marina facility by extending the existing docks and maintaining 15 transient boat mooring slips, as proposed, should not constitute or create deleterious impacts to the natural resources of Hillsborough County; therefore, this agency **does not object** to the proposed project subject to the following conditions:

1. All work must be conducted as proposed and in the location indicated by the 3rd Revised Plans and updated Submerged Lands Lease Application information received on July 11, 2022. Any proposed changes or adjustments must be reviewed and authorized by EPC staff prior to their implementation.
2. All efforts must be undertaken to prevent any erosion or turbid water from being discharged offsite into wetlands and/or waters of the County. Turbid discharges that exceed 29 NTU's (Nephelometric Turbidity Units) above background levels are a violation pursuant to Chapter 1-5, the EPC Water Quality Rule. The erosion or discharge of sediments into wetlands is a violation of Chapter 1-11, the EPC Wetland Rule. Silt screens or other methods of erosion/turbidity control may be required. It is the responsibility of the owner/developer to insure the installation of adequate erosion control barriers prior to the commencement of any site work. These erosion control devices must be maintained in good condition throughout the construction process and until all loose soils have stabilized/settled. It is strongly recommended that all erosion control devices be regularly inspected during construction and modified if conditions warrant.

3. Mangrove trimming is limited to the minimum extent necessary to accommodate the permitted activity only. Any additional trimming or alteration of mangroves would require separate review by the EPC, pursuant to Chapter 1-14, Mangrove Trimming and Preservation, Rules of the EPC. This request may be submitted to the EPC through the Mangrove Trimming application or the WEA10-Notice of Exempt Activities in Wetlands form obtained from the EPC website at www.epchc.org. Contact the EPC Wetlands Division at 813-627-2600 for questions.

INFORMATIONAL COMMENTS:

- Please be advised that this approval applies only to the development proposal for the marina docking facility expansion as submitted, and in no way does it provide EPC approval to any other aspect of the review process. In addition, this approval does not imply exemption from obtaining all proper permits from other governmental agencies.
- Please note that this letter only represents the recommendations of the EPC to the Port Tampa Bay (PTB). The PTB will issue the actual permit. In the event these conditions are not incorporated in the PTB permit, the proposed activity may require a separate authorization from the Executive Director of the EPC.

If you have any questions or concerns regarding this application, please call me by phone at (813) 627-2600 ext. 1357 or by e-mail at castillo@epchc.org.

Sincerely,

Laura Castillo

Laura Castillo
Environmental Scientist
Wetlands Division
Environmental Protection Commission
of Hillsborough County

lmc/cb

ec: Barbara Baity - bbait@tampaport.com
Kat Massey - kat@jfoosterconsulting.com

SWP #15-015 (Revision #1) - RMC Brothers, LLC - Public Hearing Exhibit #45 - Copy of comments received on August 1, 2022 from Hillsborough County Natural Resources Development Services Department stating application number HC-BLD-22-0030443 for the proposed upland retaining wall was under review.

Jackelyn Julien

SWP 15-015R1 RMC Brothers – Public Hearing Exhibit #45

From: Shelton, Carla <SheltonC@HillsboroughCounty.ORG>
Sent: Friday, July 29, 2022 9:28 PM
To: Jackelyn Julien
Cc: Barbara Baity
Subject: RE: PTB SWP 15-015R1 - RMC Brothers, LLC - 3rd Revised Drawings Project Notice-intpty - CORRECTED EMAIL

Hi Jackie,

This retaining wall is being reviewed for a Building Permit through the County's Accela system at [HillsGovHub](#). The project number is HC-BLD-22-0030443. Thanks,

Carla Shelton Knight
Natural Resources Review Manager, Certified Arborist
Natural Resources, Development Services Dept.

P: (813) 276-8404
E: sheltonc@HillsboroughCounty.org
W: HCFLgov.net

Hillsborough County
601 E. Kennedy Blvd., Tampa, FL 33602

[Facebook](#) | [Twitter](#) | [YouTube](#) | [LinkedIn](#) | [HCFL Stay Safe](#)

Please note: All correspondence to or from this office is subject to Florida's Public Records law.

SWP #15-015 (Revision #1) - RMC Brothers, LLC - Public Hearing Exhibit #46 - Copy of Port Tampa Bay's public hearing certified letters of notice dated August 17, 2022 that were sent to the Environmental Protection Commission (EPC) of Hillsborough County Wetlands Division, the Planning Commission, riparian property owners in the area, and interested parties for review of the project proposal.



August 17, 2022

PUBLIC HEARING NOTICE

PTB STANDARD WORK PERMIT APPLICATION NO. 15-015 (Revision #1)

APPLICANT: RMC Brothers, LLC / River's Edge Restaurant

PROPOSED PROJECT: Proposed Marina Docking Facility Expansion for River's Edge Restaurant with Proposed Submerged Lands Lease Consisting of Extension of 3 Docks With 15 Transient Boat Mooring Slips Located at 6226 Ohio Ave., Gibsonton, FL; Updated Parcel Folio #049602-0000; STR 23-30S-19E; Alafia River; Unincorporated Hillsborough County

Pursuant to Chapter 95-488, Laws of Florida, the **scheduled** public hearing will be held at the Tampa Port Authority, d/b/a Port Tampa Bay, 1101 Channelside Drive, Tampa, FL 33602 at **10:00 am on Thursday, September 8, 2022**. The purpose is to hear comments from the public regarding the above referenced permit application. Information regarding this proposal has been previously provided to you.

Detailed plans and specifications are on file at Port Tampa Bay at 1101 Channelside Drive, Tampa, Florida 33602. They are available for review from 8:30 a.m. until 12 noon and from 1:00 p.m. to 5:00 p.m. Monday through Friday (except holidays).

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/meeting should call (813) 905-5031 or telecopy (813) 905-5029, no later than 48 hours prior to the hearing/meeting.

ANY PERSON WHO DECIDES TO APPEAL ANY DECISION OF THE PORT TAMPA BAY WITH RESPECT TO ANY MATTER CONSIDERED AT THIS PUBLIC HEARING/MEETING WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH 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.

Please address any questions concerning this Public Hearing to this office.

Sincerely,

Jackelyn Julien

Jackie Julien
Environmental Supervisor, Port Tampa Bay

Cc: conservationplanningservices@myfwc.com; JAXREGS@FWS.GOV; utilitycoordination@HCFLGov.net; david.skrelunas@dot.state.fl.us; matthewsa@hillsboroughcounty.org; SiteFile@dos.state.fl.us; MICHAEL.D.SHACKLEFORD@USCG.MIL; tmantegna@tampaairport.com; matt_adkins@csx.com; MARK.SRAMEK@NOAA.GOV; sean@tbrpc.org; MRACHAL@AUDUBON.ORG; eplage@tampabaywatch.org; AJALCOZ@TECOENERGY.COM; bevgriffiths@verizon.net; RP-Development@hillsboroughcounty.org; MOORECA@hillsboroughcounty.org; Charles_calleson@fws.gov; sheltonc@hillsboroughcounty.org; Hummelc@hillsboroughcounty.org; robertii1940@gmail.com

File (15-015 (Revision #1)) & 1500 ft Radius Riparian Property Owner/Interested Party Distribution List; bbaity@tampaport.com

SWP #15-015 (Revision #1) - RMC Brothers, LLC - Public Hearing Exhibit #47 - Copy of Eric Rahn, local resident, no further objection email comment received on August 24, 2022.

From: Eric Rahn <fwkrahn@gmail.com>
Sent: Wednesday, August 24, 2022 1:58 PM
To: Jackelyn Julien
Subject: Re: Port Tampa Bay Standard Work Permit Application #15-015 Revision #1-RMC Brothers/Rivers Edge Restaurant-Project Notice

Good afternoon, Ms. Julien.

I am completely satisfied with the project as it stands.
Please proceed.

Kind regards,

Eric Rahn

On Wed, May 5, 2021 at 9:58 AM Jackelyn Julien <Jjulien@tampaport.com> wrote:

Hello,

Attached is a standard work marine construction application (SWPA #15-015-Revision #1/RMC Brothers, LLC aka River's Edge Restaurant/6226 Ohio Ave., Gibsonton, FL / Proposed Existing Marina Dock Expansion with Proposed Submerged Lands Lease / Alafia River) being reviewed for permitting through the Tampa Port Authority, d/b/a Port Tampa Bay, for your review/comments.

Sincerely,

Jackie Julien
Environmental Supervisor / Environmental Dept.
Tampa Port Authority d/b/a Port Tampa Bay
1101 Channelside Dr.
Tampa, FL 33602
O:813-905-5033
www.porttb.com

SWP #15-015 (Revision #1) - RMC Brothers, LLC - Public Hearing Exhibit #48 - The Public Hearing Notice that appeared in the August 17, 2022 issue of the Tampa Bay Times advising of this Public Hearing.

0000241718-01

Tampa Bay Times
Published Daily

STATE OF FLORIDA
COUNTY OF Hillsborough

} ss

Before the undersigned authority personally appeared **Jill Harrison** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a **Legal Notice** in the matter **RE: RMC Brothers, LLC - SWP #15-015 Revision** was published in said newspaper by print in the issues of: **8/17/22** or by publication on the newspaper's website, if authorized, on

Affiant further says the said **Tampa Bay Times** is a newspaper published in **Hillsborough** County, Florida and that the said newspaper has heretofore been continuously published in said **Hillsborough** County, Florida each day and has been entered as a second class mail matter at the post office in said **Hillsborough** County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.



Signature Affiant

Sworn to and subscribed before me this **08/17/2022**



Signature of Notary Public

Personally known X or produced identification

Type of identification produced _____

**PORT TAMPA BAY
NOTICE OF PUBLIC HEARING**

Notice is hereby given of a public hearing to be held on September 8, 2022 at 10:00 a.m., before the Tampa Port Authority, d/b/a Port Tampa Bay (PTB), at its offices located at 1101 Channelside Drive, Tampa, Florida 33602, to hear public comments regarding the following:

**STANDARD WORK PERMIT APPLICATION #15-015 (REVISION #1)
AND SUBMERGED LANDS LEASE FOR RMC BROTHERS, LLC**

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 September 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.

0000241718 08/17/2022



SUBJECT: EXTENSION OF LANDSCAPE SERVICES AGREEMENT (SBE SET ASIDE) WITH T.C.C. ENTERPRISE, INC. AND FY2023 FUNDING OF AGREEMENT

BACKGROUND:

Port Tampa Bay (PTB) retains landscaping services including labor, materials and all necessary services to maintain the landscape of PTB facilities in a healthy and vigorous growing condition which includes mowing, pruning, fertilization, mulching, as well as pest and weed control.

At the September 21, 2021 Board meeting, PTB's Board of Commissioners approved the selection of T.C.C. Enterprise, Inc. (TCC) for the Landscape Services Agreement (Agreement). The parties entered into an Agreement for an initial term of one (1) year with two (2) one (1) year extension options for an amount not to exceed \$110,000 per contract year and an annual beautification allowance not to exceed \$10,000 per contract year. The initial term of the Agreement is October 1, 2021 to September 30, 2022. .

FACTS/COMMENTS:

T.C.C. has performed outstanding service to PTB throughout the term of this Agreement and staff is satisfied with T.C.C.'s performance. Therefore, staff recommends exercising the first extension option extending the Agreement to September 30, 2023 and authorizing the funding of the Agreement for an amount not to exceed \$120,000 per contract year.

Funding for this Agreement is included in the FY2023 Operating Budget.

RECOMMENDATION:

Authorize the Port President/CEO, or his designee, to exercise the first extension option of the Landscape Services Agreement with T.C.C. Enterprise, Inc. for the term of October 1, 2022 through September 30, 2023 for an amount not to exceed \$120,000.00, subject to approval of the FY2023 Operating Budget, and review by the Port counsel.

Board Meeting
September 20, 2022
Facilities Management #396089

**SUBJECT: EXTENSION OF FINANCIAL ADVISORY SERVICES AGREEMENT
WITH PFM FINANCIAL ADVISORS LLC (PFM)**

BACKGROUND:

Port Tampa Bay (PTB) retains an independent financial advisory services firm to provide financial advisory services related to the issuance and refunding of debt instruments, the ongoing management of PTB's existing debt and investment portfolios, and the analysis of financial opportunities and constraints for any transactions in which PTB may be involved.

At the August 18, 2020 Board meeting, PTB's Board of Commissioners (Board) approved the selection of PFM Financial Advisors LLC (PFM) for Financial Advisory Services for an initial term of one (1) year with two (2) extension options of one year each for an amount not to exceed \$30,000 per contract year (Agreement). The initial term of the Agreement was October 1, 2020 through September 30, 2021. At the March 22, 2022 Board meeting, the Board approved the first extension option extending the Agreement to September 30, 2022 at a cost not to exceed \$30,000 per contract year.

FACTS/COMMENTS:

PFM has been providing consistent services throughout the term of this Agreement and Staff is satisfied with PFM's performance. Therefore, staff recommends exercising the second extension option extending the Agreement to September 30, 2023 and approving the funding of the Agreement for an amount not to exceed \$30,000. Fees associated with the issuance or refunding of bonds, the placement and/or pricing of interest rate swaps or other derivative products and for investment advisory services will also be paid in accordance with the contract. Pursuant to its contract, PFM maintains a Small Business Enterprise participation goal of nine percent (9%).

Funding for this contract extension was included in the FY2023 Operating Budget.

RECOMMENDATION:

Authorize the Port President/CEO, or his designee, to approve the second extension option of the Financial Advisory Services Agreement with PFM Financial Advisors, LLC for the term of October 1, 2022 through September 30, 2023 for an amount not to exceed \$30,000 per contract year, contingent upon approval of the FY2023 Operating Budget, subject to review by Port counsel.

Board Meeting
September 20, 2022
Finance Department #395295

SUBJECT: AMENDMENT TO FINANCIAL AUDIT AGREEMENT WITH RIVERO, GORDIMER & CO., PA

BACKGROUND:

According to Section 11.45, Florida Statutes, the rules of the Auditor General, and Section 11 of Port Tampa Bay's (PTB) Enabling Act, PTB and Tampa Bay International Terminals (TBIT), a component unit of PTB, are required to have an annual independent audit of their financial records. PTB retains an accounting firm to perform annual financial audits relating to financial transactions for the current fiscal year end and other related auditing and accounting services for both PTB and TBIT.

At the June 20, 2017 Board meeting, PTB's Board of Commissioners (Board) approved the selection of Rivero, Gordimer & Company, P.A. (Rivero Gordimer) for the Financial Audit Services Agreement (Agreement). The parties entered into an Agreement for an initial term of three (3) years with two (2) one (1) year extension options for an amount not to exceed \$71,000 per contract year for the audit services and \$10,000 per contract year for ancillary services. The initial term of the Agreement was September 1, 2017 to August 31, 2020. At the August 18, 2020 Board meeting, the Board approved the first extension option extending the Agreement to August 31, 2021 with an increase of the Fees to \$73,000 per contract year for the audit services and \$10,000 per contract year for ancillary services.

FACTS/COMMENTS:

At the August 17, 2021 Board meeting, the Board approved the second extension option extending the Agreement to August 31, 2022 with Fees in the amount of \$73,000 per contract year for audit services and an increase of \$12,000 per contract year for ancillary services. In addition to the extension of the Agreement, the Board also approved extending the Agreement for two (2) additional years with the Agreement terminating on August 31, 2024.

Rivero Gordimer is requesting the amount of the audit service fees be increased from \$73,000 to \$77,000 per contract year and the ancillary services fees be increased from \$12,000 to \$15,000 per contract year for FY2022 (a 5% increase to the current funded amount of \$73,000) for guidance relating to recent pronouncements by the Government Accounting Standards Board (GASB), the impact of these pronouncements on the presentation of PTB's financial statements, and other financial matters.

Rivero Gordimer performed the FY2021 financial audit to PTB staff's satisfaction and presented the results to PTB's Board on March 22, 2022. Therefore, Staff recommends increasing the audit service fees to \$77,000 per contract year and the ancillary service fees to \$15,000 per contract year for FY2023.

Funding for these services will be included in the FY2023 Operating Budget.

RECOMMENDATION:

Authorize the Port President and CEO, or his designee, to amend the Financial Audit Services Agreement with Rivero, Gordimer & Co., PA, to increase the audit service fees to \$77,000 and the ancillary services fees to \$15,000 per contract year, subject to approval of the FY2023 Operating Budget and review by Port counsel.

SUBJECT: SITE IMPROVEMENTS PERMIT TO LOGISTEC GULF COAST, LLC FOR LEASEHOLD IMPROVEMENTS ON PORT REDWING

BACKGROUND:

Port Tampa Bay's (PTB) policy for Site Improvements Permits establishes guidelines for tenants and other users of PTB lands to obtain PTB's consent before constructing any improvements on PTB lands. The policy requires approval by the PTB Board of Commissioners for all improvements or modifications on PTB lands with an estimated construction cost in excess of \$200,000.00 or the granting of an easement on PTB lands.

FACTS/COMMENTS:

Logistec Gulf Coast, LLC (Logistec) leases approximately 28.46-acres (Premises) in Port Redwing along Berth 300/301/302 for use as a bulk products terminal to import prilled sulfur, coal slag and other bulk products.

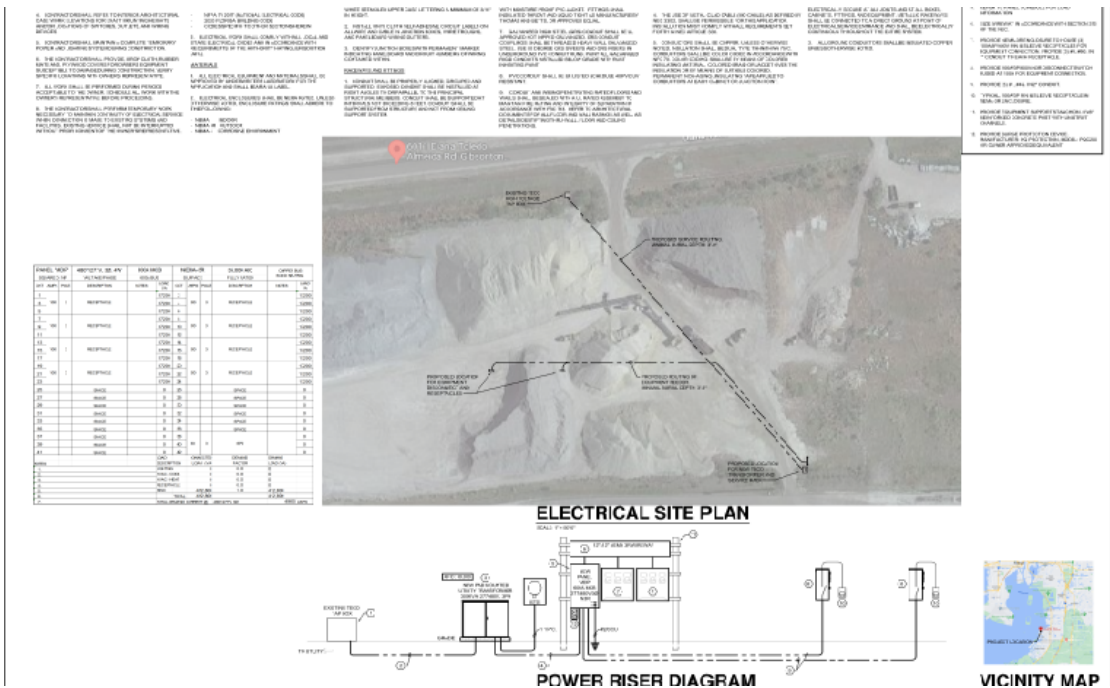
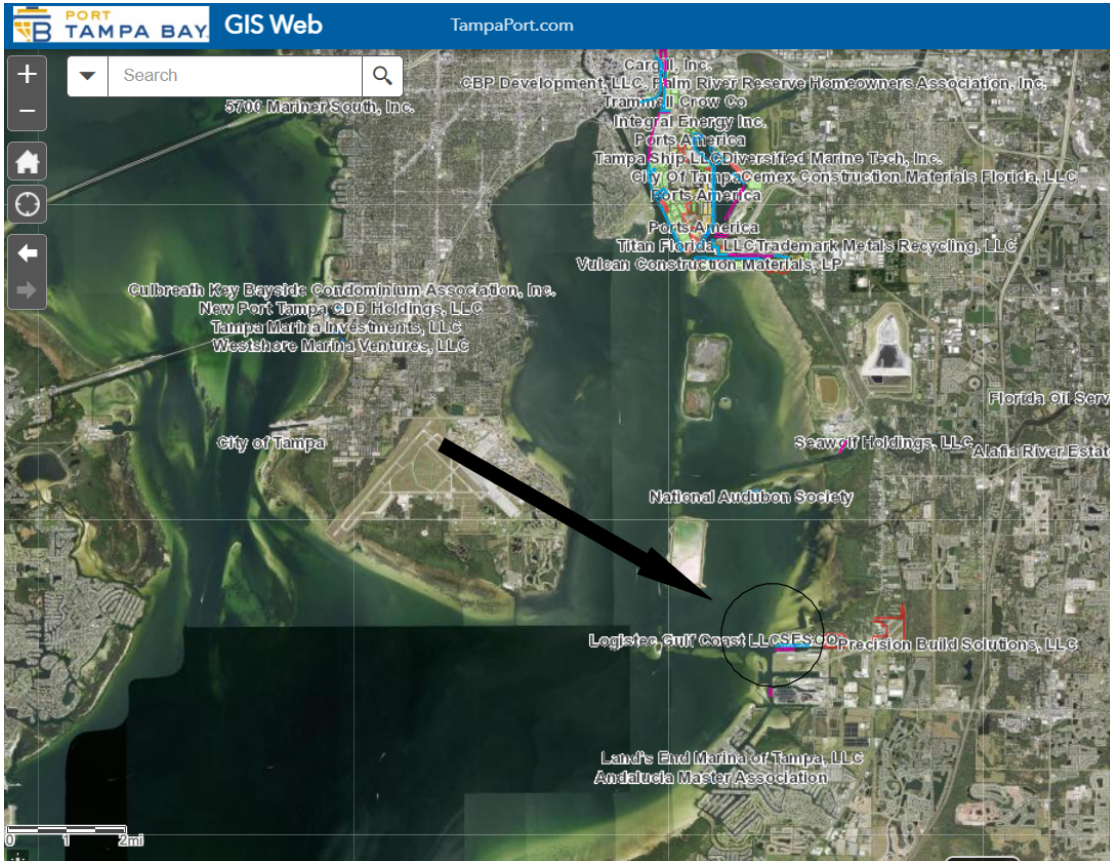
Logistec has submitted a Site Improvements Permit application for installation of fixed electrical service to its leasehold premises at the west of Berth 302 Wharf at Port Redwing.

PTB staff has reviewed the application, determined that the proposed location of fixed electrical service does not have any conflicts, and recommends approval of the Site Improvements Permit and the related electrical easement.

RECOMMENDATION:

Approve the Site Improvements Permit and authorize the Port President/CEO, or his designee, to execute the applicable utility easement for construction of fixed electrical service as described in this agenda item, subject to review by Port counsel.

Board Meeting
September 20, 2022
Engineering 396174



SUBJECT: CONSENT TO ASSIGNMENT OF LEASE FROM VIPER VENTURES, LLC TO TYSON TAMPA APTS, LLC

BACKGROUND:

Viper Ventures, LLC (Viper) owns upland property and a dock for its manufacturing and maintenance business located on Old Tampa Bay at 5301 W. Tyson Avenue, Tampa, Florida. Port Tampa Bay (PTB) leases approximately 43,006 square feet of sovereignty submerged lands and approximately 931 square feet of uplands, Viper subleases the lands to Marine Land Holdings, LLC (MLH) for use as a yacht manufacturing and maintenance business.

FACTS/COMMENTS:

At the March 20, 2018 meeting, PTB's Board of Commissioners approved a submerged lands lease and a ground lease (Leases) with Viper. The Ground Lease is for a small parcel of upland property that Viper's dock traverses over PTB owned land. The parties entered into separate leases for approximately 43,006 square feet of submerged lands and approximately 931 square feet of uplands, each for an initial term of five (5) years with four (4) extension options of five (5) years each. The initial term of the Leases was March 28, 2016 to March 27, 2021. On January 1, 2021, Viper exercised their first extension option extending the Leases to March 27, 2026.

Viper Ventures has requested PTB's consent to the assignment of the Leases to the purchaser of the Upland Property, Tyson Tampa Apts, LLC (Tyson Tampa), and to consent to the sublease of the Ground Lease from Tyson Tampa to MLH. Upon assignment of the Leases, Tyson Tampa would assume all liabilities and obligations from Viper under the Leases. No public hearing was required for this matter.

RECOMMENDATION:

Authorize the Port President/CEO, or his designee, to execute a Consent to Assignment of the Leases consenting to the assignment of the Submerged Lands Lease and the Ground Lease from Viper Ventures, LLC to Tyson Tampa Apts, LLC, and consenting to the sublease of the Ground Lease to Marine Land Holdings, LLC, subject to review by Port counsel

Board Meeting
September 20, 2022
Real Estate 394674



SUBJECT: EXTENSION OF REAL ESTATE CONSULTING SERVICES AGREEMENTS**BACKGROUND:**

At the August 18, 2020 Board meeting, the Port Tampa Bay (PTB) Board of Commissioners (Board) approved the selection to CBRE, Inc. (CBRE) and Colliers International (Colliers) to provide real estate marketing and consulting services, including market research, brokerage, valuations, and transaction management related to land and port property on an as needed basis to PTB's Real Estate Department. The parties entered into separate agreements for an initial term of one (1) year with two (2) one (1) year extension options with an amount not to exceed \$75,000 for both agreements (Agreements) with an initial term from September 1, 2020 to August 31, 2021.

FACTS/COMMENTS:

At its June 15, 2021 meeting, the Board approved the first extension extending the Agreements to August 31, 2022. PTB desires to exercise the final extension options extending the Agreements to August 31, 2023. CBRE and Colliers have satisfactorily performed the services required under the Agreements and staff is satisfied with CBRE and Colliers performance. Therefore, staff recommends exercising the final extension option to extend the Agreement to August 31, 2023 and approving the funding of the Agreements for an amount not to exceed \$75,000 for both agreements per year as set forth in the attached Fee Schedule.

Funding for this Agreement was included in the FY2022 and FY2023 Operating Budget.

RECOMMENDATION:

Authorize the Port President/CEO, or his designee, to approve the final extension option of the Real Estate Consulting Services Agreements with CBRE, Inc. and Colliers International for September 1, 2022 through August 31, 2023 for an amount not to exceed \$75,000, subject to final review by Port counsel.

Board Meeting
September 20, 2022
Real Estate 395418

FEE SCHEDULE

COMMISSION BASED (percentage of transaction price): Based on the scope outlined in a signed work order for one of the following services:

1. Acquisition and Disposition of Real Property - (See Percentage Fee Scale Below)

Percentage Fee Scale

(Acquisition & Disposition) **Gross Sale Price tiers**

Gross Sale Price tiers	Percentage of Gross Sales Price
\$0.00 up to \$500,000	3.00%
\$ 500,001 up to \$2,000,000	2.75%
\$2,000,001 up to \$4,000,000	2.50%
\$4,000,001 up to \$6,000,000	2.25%
\$6,000,001 up to \$8,000,000	2.00%
\$8,000,001 and over	1.50%

- For transactions over \$8,000,000, rates are negotiable; however, the final tier rate will not exceed 1.50%.
- Payment of brokerage commission would be as negotiated and outlined within the contract between the Buyer and Seller.

Fee Calculation Example:

Gross Sales Price:	\$1,500,000.00
Applied Commission Percentage Rate:	\$ 500,000 @ 3.00% = 15,000.00
Applied Commission Percentage Rate:	\$1,000,000 @ 2.75% = 27,500.00
Commission Pay-Out Amount:	\$ 42,500.00

2. Lease Transaction Services - (See Percentage Fee Scale Below)

Percentage Fee Scale

(Lease Calculation / Commission Schedule)

Gross Lease Value	Percent of Gross Lease Payments (6 months)
First six-months' rent	
\$1.00 up to \$500,000	3.50%
\$ 500,001 up to \$2,500,000	3.25%
\$2,500,001 up to \$4,500,000	3.00%
\$4,500,001 up to \$6,499,999	2.75%
\$6,500,000 and over	2.50%

- The percentage rates apply for BASE rent only; it excludes CAM, dockage, wharfage and other Port-related fees.
- Gross lease value is defined as the stabilized monthly rent for the first six months.
- Commission fee will not exceed 3.5% of 6 months of the stabilized rent.
- No Co-brokerage commission fees will be paid by Port Tampa Bay.

Fee Calculation Example: A lease has no rent payments for the first six months. For months 7 through 12, rent is \$50,000 monthly. During Year 2, annual rent is \$1,200,000. In Year 3 and each year thereafter, rent increases by CPI.

Year 2 is the beginning of Stabilized Rent

6 Months of Gross Lease Value:	\$600,000.00
Applied Commission Percentage Rate:	\$500,000 @ 3.50% = \$17,500
Applied Commission Percentage Rate:	\$100,000 @ 3.25% = \$3,250
Commission Pay-Out Amount:	\$20,750.00

3. **Fee Based Services:** Based on the scope outlined in a signed work order for one of the following services:
- a. **Property Appraisals & Broker's Opinion of Value Services** - Appraisals are to be performed in accordance with The Appraisal Institute, Under the Code of Professional Ethics and Standards of Professional Practice; as required for Ethical and Competent Practice.
 - i. Property Appraisal Fee:
\$5,000 (for single-tenant, triple net ground lease)
 - ii. Broker's Opinion of Value Fee:
\$1,000 (standard fee)
 - b. **Independent Market Research, Statistical Reporting, Consulting & Advisory Services** - Labor Rate Schedule:
 - i. MAI \$290.00 / Hr.
 - ii. Senior Appraiser \$250.00 / Hr.
 - iii. Appraiser \$200.00 / Hr.
 - iv. Associate/Researcher \$150.00 / Hr.

***NOTE: The markup to Authority for any work performed by subcontractors would be capped at five percent (5%). Fees under this Agreement to be paid by the Authority if properly submitted by Consultant and approved by the Authority.

SUBJECT: LEASE AGREEMENT WITH ALLIED CEMENT, LLC

THIS ITEM HAS BEEN WITHDRAWN FROM THIS AGENDA

SUBJECT: LEASE AMENDMENT WITH KINDER MORGAN PORT SUTTON TERMINAL, LLC

BACKGROUND:

Kinder Morgan Port Sutton Terminal, LLC. (KMPS) and its predecessors have operated a dry bulk terminal on Pendola Point for more than forty (40) years. Since 2002, KMPS has leased approximately 4.0 acres of land with a 20,000 square foot warehouse (Premises) constructed by KMPS for storage of bagged fertilizer products from Port Tampa Bay (PTB). The Lease commenced on December 23, 2002 and has an initial term of twenty (20) years with four (4) ten (10) year extension options. KMPS desires to exercise the first extension option for a term from December 23, 2022 through December 22, 2032. Per the terms of the Lease, Rent for each option terms will be adjusted at the commencement of each option term to the Fair Market Rent for the Premises. Staff and KMPS have negotiated a Fair Market Rent of \$31,000/acre. The Lease further provides that once the adjusted Rent for the option term is determined, Rent will then be increased by 3% at the beginning of each succeeding 12 months during the option term.

FACTS/COMMENTS:

PTB staff and KMPS have negotiated the following terms for the first lease extension option:

- Premises:** Approximately 4.0 acres of land on Pendola Point, as further depicted on Exhibit "A".
Use: Solely as a 20,000 square foot warehouse, parking lot, and retention pond, for processing of dry bulk and packaged fertilizer products.
- Term:** The first lease extension option is for ten (10) years which commences on December 23, 2022.
- Rent:** Rent for the first lease extension option (12/23/2022 to 12/22/2032) would be as follows:
- | | |
|------------|--------------------------------------|
| Year 1 | \$124,000 annually / (\$31,000/acre) |
| Years 2-10 | Rent will increase by 3% each year |
- Other:** All other terms of the Lease would remain the same.
- Public Hearing:** A public hearing is not required.

RECOMMENDATION:

Authorize the Port President/CEO, or his designee, to execute a lease amendment with Kinder Morgan Port Sutton Terminal, LLC, in accordance with the terms set forth in this agenda item, subject to review by Port counsel.

Board Meeting
 September 20, 2022
 Real Estate 396498

Exhibit "A"



\\Users\PTR\AC\Docs\PTR Admin\PTR Survey\Project Files\Exhibit

SUBJECT: AMENDMENTS TO CONTAINER TERMINAL OPERATOR AGREEMENT AND BREAK-BULK TERMINAL OPERATOR AGREEMENT WITH PORTS AMERICA FLORIDA, INC.

BACKGROUND:

On May 26, 2006, Port Tampa Bay (PTB) entered into a Container Terminal Concession Agreement (Container Terminal Agreement) with P&O Ports of Florida, Inc., now Ports America Florida, Inc. (Ports America). The Container Terminal Agreement, as amended, calls for Ports America to provide container terminal operations services on PTB property along Berths 211, 212, 213 and 214. On July 22, 2016, PTB entered into a separate Break-Bulk Terminal Concession Agreement (Break-Bulk Agreement) with Ports America to provide break-bulk terminal operations services on PTB property along Berths 201, 208, 209 and 210.

FACTS/COMMENTS:

The PTB Terminal Tariff No. 14 (PTB Tariff) provides, in part, that leaseholders, except when specifically provided for in the lease agreement, will be subject to the rates, rules regulations and other provisions of the PTB Tariff. Pursuant to the Federal Maritime Commission decisions, a maritime terminal operator's rates, rules and regulations must be filed, in either a tariff or agreement. Leaseholders, not subject to the rates, rules and regulations in the PTB Tariff are subject to the electronically filing of their own rates, regulations and agreements with the Federal Maritime Commission.

PTB staff and Ports America have negotiated an amendment to the Container Terminal Agreement and the Break-Bulk Terminal Agreement to provide that if Ports America makes charges for terminal services that differ in amount from or not included in the charges named in the PTB Tariff, it must provide a copy of its tariff charges in writing to the Port President and CEO of Port Tampa Bay for review and consent, before updating its own terminal tariff charges with the Federal Maritime Commission (FMC). In addition, the amendment would provide that Ports America would be solely responsible for filing its own terminal tariff charges with the FMC and must maintain a copy of its tariff charges in electronic format on its own website, in accordance with FMC rules, or make arrangements with PTB to publish its tariff on PTB's website.

RECOMMENDATION:

Authorize the Port President/CEO, or his designee, to enter into Amendments to the Container Terminal Agreement and the Break-Bulk Terminal Concession Agreement with Ports America Florida, Inc., in accordance with the terms set forth in the agenda item, subject to review by Port counsel.

Board Meeting
September 20, 2022
Legal 396544

D. REGULAR AGENDA

SUBJECT: WORKERS' COMPENSATION INSURANCE COVERAGE**BACKGROUND:**

Preferred Governmental Insurance Trust (PGIT) was established to provide various types of insurance coverage to Florida public entities and includes over 700 member entities. Because the policy period of all workers' compensation policies issued by PGIT is for an October 1 – September 30 term, Port Tampa Bay's (PTB) workers' compensation policy was not included in the May 1 – April 30 insurance program renewal approved by the Board at the April 19, 2022 Board meeting.

FACTS/COMMENTS:

PTB's insurance broker, Hugh Wood Inc. (HWI), solicited the workers' compensation insurance market to obtain the best possible coverage at the most economical cost. PGIT offered a policy for the period October 1, 2022 through September 30, 2023 resulting in a premium of \$96,081, a decrease of approximately 4% following a premium increase of 14% last year. This is a result of a decrease in projected payroll of \$341,053 and the reduction of the Modification Factor to .66 from .78. The projected payroll for the FY2022/23 policy term is \$14,425,873

The major components used in determining premiums for workers' compensation policies are the projected payrolls for each classification of employees multiplied by the designated rates for each of those classifications and the Insured's Experience Modification Factor developed by the National Council on Compensation Insurance (NCCI). An Experience Modification Factor is an indicator of an organization's historical loss experience over the past 3 years. PTB's Experience Modification Factor used for the FY2021/22 policy year was 0.78. The Experience Modification Factor being used for the FY2022/23 policy term is 0.66. Any Modification Factor of less than 1.0 is viewed as favorable. For the policy years ending September 30, 2021 and September 30, 2022, PTB's premium was \$87,330 and \$99,773 respectively. At the end of the policy period, PGIT will perform an audit of PTB's actual payroll and will adjust the premium retroactively depending on whether the actual payroll increased or decreased when compared to the estimate.

Funds for this contract have been included in the FY2023 Operating Expense budget.

RECOMMENDATION:

Authorize the Port President/CEO, or his designee, to execute an agreement with Preferred Governmental Insurance Trust (PGIT) for a one (1) year period from October 1, 2022 to September 30, 2023, at an annual premium of \$96,081, subject to review by Port counsel.

Board Meeting
September 20, 2022
Finance 395654

SUBJECT: PROPOSED CHANGES TO PORT OF TAMPA TARIFF NO. 14**BACKGROUND:**

Port Tampa Bay (PTB) reviews its tariff rates, rules, and regulations annually in the context of its cost of operations and competitive position. PTB staff conducted a thorough analysis of our competitive and financial position, necessary capital requirements, and operational considerations as part of the annual tariff review process in order to assess and determine whether to propose changes to PTB Tariff No. 14 (Tariff). This year, PTB staff reviewed the Tariff and identified several items to adjust. As required, PTB advertised the proposed changes to the Tariff in the August 10, 2022 issue of the Tampa Bay Times. In addition to the public notice in the Tampa Bay Times, PTB staff posted notice of the proposed changes and public hearing on the PTB website and sent emails to interested persons. A copy of the proposed changes is attached.

FACTS/COMMENTS:

After extensive analysis, PTB proposes the following changes to the Tariff:

1. Item D35, Dockage (Vessels, Barges and Tugboats) - Increase dockage rates 3% each year for three years effective: October 1, 2022; October 1, 2023; October 1, 2024.
2. Item E15, Passenger Traffic Wharfage (from \$8.00 to \$8.50, effective October 1, 2023).
3. All other tariff rates increase + 5% effective October 1, 2022, with the exception of items D35 (Dockage for passenger vessels) and E20 (Passenger Vehicle Parking), which will become effective October 1, 2023.
4. Item D30, Capstan Fee – Reduce Capstan Fee to \$75 per use.

The proposed changes will contribute towards dock construction, cost recovery of facility and infrastructure improvements as well as ongoing maintenance of the facilities. In addition, compliance with US Customs & Border Protection for cruise and cargo operations requires ongoing investment. PTB held a public hearing on September 1, 2022 to hear comments from interested parties on proposed changes to the Tariff and there were no comments.

RECOMMENDATION:

Approve the proposed changes to Port of Tampa Tariff No. 14 attached hereto, with an effective date as denoted on the attachment.

Board Meeting
September 20, 2022
Marketing Dept.390791

***PROPOSED CHANGES TO PORT TAMPA BAY TARIFF NO. 14
EFFECTIVE OCTOBER 1, 2022 UNLESS OTHERWISE SPECIFIED***

The Port Tampa Bay staff has reviewed Tariff No. 14 and Operations Manual No. 5 and identified the following changes:

1. Item D35, Dockage (Vessels, Barges and Tugboats) - Increase dockage rates 3% each year for three years effective: October 1, 2022; October 1, 2023; October 1, 2024.
2. Item E15, Passenger Traffic Wharfage (from \$8.00 to \$8.50, effective October 1, 2023)
3. Increase the following rates + 5% effective October 1, 2022, unless otherwise specified:
 - a. Item C75, Weighing of Vehicles
 - b. Item C85, Stevedore Use Fee
 - c. Item C92, Short Term Land Usage
 - d. Item D00, Harbor Master Fee
 - e. Item D35, Dockage (Passenger Vessels) – effective October 1, 2023
 - f. Item E10, Wharfage (General Cargo)
 - g. Item E17, Passenger Vehicle Wharfage
 - h. Item E20, Passenger Vehicle Parking – effective October 1, 2023
 - i. Item F20, Wharfage (Bulk Cargo)
 - j. Item G20, Throughput Rates Applicable to Vessels at Anchor and Anchorage
 - k. Item L00/05, License Fees
4. Item D30, Capstan Fee – Reduce Capstan Fee from \$2,000 to \$75 per use.



PORT TAMPA BAY

1101 Channelside Drive
Tampa, Florida 33602

Memorandum

To: A. Paul Anderson
President and CEO

CC: Charles Klug
Raul Alfonso

From: Heather Eblin-Crowe

Date: September 2, 2022

Subject: Port Tampa Bay Tariff No. 14 – Proposed Changes - Public Hearing

This public hearing was held in accordance with procedures specified in Chapter 95-488, Laws of Florida. The subject public hearing was held before me on Thursday, September 1, 2022 at 11:00 a.m. Attached is the transcription of the hearing along with copies of all exhibits.

Heather Eblin-Crowe
Heather Eblin-Crowe
Hearing Officer

Date September 6, 2022

I hereby concur with the Hearing Officer's statement and recommend the President and CEO request approval by the Tampa Port Authority Board of Commissioners to approve the Proposed Changes to Port Tampa Bay Tariff No. 14.

Greg Lovelace
Greg Lovelace
Senior Director of Business Development

Date September 3, 2022

Attachments

PUBLIC HEARING TRANSCRIPT
September 1, 2022 at 11:00 a.m.
Port Tampa Bay Tariff No. 14 – Proposed Changes

ATTENDEES

Charles Klug – Port Tampa Bay
Ron Glessing – Port Tampa Bay

HEARING OFFICER

Heather Eblin-Crowe

MS. CROWE:

Good morning. Today is Thursday, September 1, 2022 and this public hearing is called to order at 11:00 a.m. This hearing is held under the authority and pursuant to Chapter 95-488 of the Laws of Florida. The purpose of the hearing is to hear comments from the general public and interested parties regarding the following:

PROPOSED CHANGES TO PORT TAMPA BAY TARIFF NO. 14

My name is Heather Crowe and I am employed by the Tampa Port Authority, doing business as Port Tampa Bay, and have been appointed by its Board of Commissioners to serve as a hearing officer at public hearings such as the one we are conducting today. Joining me is Greg Lovelace, Senior Director of Business Development, who will present the terms of this project.

MR. LOVELACE:

The Tampa Port Authority, d/b/a Port Tampa Bay, reviews its tariff rates, rules, and regulations annually in the context of its cost of operations and competitive position. Port Tampa Bay staff conducted a thorough analysis of our competitive and financial position, necessary capital requirements, and operational considerations as part of the annual Tariff review process in order to assess and determine whether to propose changes to the Tariff.

After extensive analysis, Port Tampa Bay proposes the following changes to Port Tampa Bay Tariff No. 14:

1. Item D35, Dockage (for Vessels, Barges and Tugboats) - Increase dockage rates 3% each year for three consecutive years effective: October 1, 2022; October 1, 2023; October 1, 2024.
2. Item E15, Passenger Traffic Wharfage – increase from \$8.00 to \$8.50, effective October 1, 2023. (Note the effective date for this item will be 2023.)
3. All other tariff rates to be increased 5% effective October 1, 2022, with the exception of items D35 (Dockage for passenger vessels) and E20 (Passenger Vehicle Parking), which will become effective October 1, 2023.
4. Item D35, Note 5 Capstan Fee – Reduce Capstan Fee to \$75 per use.

At this time, I would like to offer into the record the following exhibits:

Exhibit No. 1 - the Public Hearing Notice published in the Tampa Bay Times on August 10, 2022 advising of this Public Hearing.

1 Exhibit No. 2 - the Public Hearing Notice Affidavit from the Tampa Bay Times.

2
3 Exhibit No. 3 - a copy of the letter to port users and interested parties setting forth
4 the proposed changes to the Port Tampa Bay Tariff No. 14.

5
6 These are the only exhibits to be offered into the record.

7
8 That is all.

9
10 **MS. CROWE:**

11
12 Thank you Mr. Lovelace. I will accept the exhibits and they will be entered into the
13 record as presented.

14
15 At this time we will take comments concerning this issue.

16
17 Are there any comments? Hearing none.

18
19 A transcript will be made and furnished to the Port Authority Staff. The Staff will
20 make a recommendation to our Board of Commissioners, which will meet on September
21 20, 2022. The Staff recommendation will be available on September 13, 2022. If there is
22 nothing else to come before this hearing, I declare this hearing closed at 11:04 a.m.

23
24 I, Heather Eblin-Crowe, have read and approve the form of the attached transcript
25 of the September 1, 2022 Public Hearing for the Proposed Changes to Port Tampa Bay
26 Tariff No. 14.

27
28
29 Dated on September 6, 2022
30 _____.

31
32
33 Heather Eblin-Crowe
34 Heather Eblin-Crowe
35 Public Hearing Officer

EXHIBIT NO. 1
LEGAL AD – TAMPA BAY TIMES

NOTICE OF PUBLIC HEARING PORT OF TAMPA TARIFF NO. 14	
<p>Pursuant to Sections 7 and 19 of Chapter 95-488, Laws of Florida, the Tampa Port Authority d/b/a Port Tampa (PTB) will hold a public hearing on Thursday, September 1, 2022 at 11:00 a.m. at its offices located at 1101 Channelside Drive, First Floor, Tampa Florida, to hear comments from interested parties on proposed changes to the Port of Tampa Tariff No. 14, which will include:</p>	
<ol style="list-style-type: none"> 1. 2. 3. 4. 	<p>Item D35, Dockage (Vessels, Barges and Tugboats) - Increase dockage rates 3% each year for three years effective: October 1, 2022; October 1, 2023; October 1, 2024.</p> <p>Item E15, Passenger Traffic Wharfage (from \$8.00 to \$8.50, effective October 1, 2023)</p> <p>All other tariff rates increase + 5% effective October 1, 2022, with the exception of items D35 (Dockage for passenger vessels) and E20 (Passenger Vehicle Parking), which will become effective October 1, 2023.</p> <p>Item D30, Capstan Fee - Reduce Capstan Fee to \$75 per use.</p>
<p>Additional information on each of the above items is available online at the PTB website at www.tampaport.com.</p>	
<p>All written comments and/or objections regarding this matter should be filed with Port Tampa Bay, Greg Lovelace, Senior Director of Business Development, at 1101 Channelside Drive, Tampa, Florida 33602 by 12:00 noon on Wednesday, August 31, 2022. Oral comments and objections may be presented at the hearing.</p>	
<p>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) 905-7678 or fax (813) 905-5109 no later than 48 hours prior to the hearing.</p>	
<p>ANY PERSON WHO DECIDES TO APPEAL ANY DECISION OF PORT TAMPA BAY WITH RESPECT TO ANY MATTER CONSIDERED AT THIS PUBLIC HEARING WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH 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.</p>	
0000239730	08/10/2022

TAMPA PORT AUTHORITY PUBLIC HEARING
Port Tampa Bay Tariff No. 14 – Proposed Changes
September 1, 2022 @ 11:00 a.m.
PTB ID# 395723

EXHIBIT NO. 2 TAMPA BAY TIMES PUBLIC HEARING NOTICE AFFIDAVIT

0000239730-01

Tampa Bay Times
Published Daily

STATE OF FLORIDA
COUNTY OF Hillsborough } ss

Before the undersigned authority personally appeared **Jill Harrison** who on oath says that he/she is **Legal Advertising Representative of the Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida, that the attached copy of advertisement, being a Legal Notice in the matter **RE: Port Tariff No. 14 Proposed Changes - Public Hearing** was published in said newspaper by print in the issues of: 8/10/22 or by publication on the newspaper's website, if authorized, on _____

Affiant further says the said **Tampa Bay Times** is a newspaper published in **Hillsborough County, Florida** and that the said newspaper has heretofore been continuously published in said **Hillsborough County, Florida** each day and has been entered as a second class mail matter at the post office in said **Hillsborough County, Florida** for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

[Signature]

Signature Affiant


S sworn to and subscribed before me this 08/10/2022

[Signature]

Signature of Notary Public

Personally known X or produced identification _____

Type of identification produced _____



TAMPA PORT AUTHORITY PUBLIC HEARING
Port Tampa Bay Tariff No. 14 – Proposed Changes
September 1, 2022 @ 11:00 a.m.
PTB ID# 395723

EXHIBIT NO. 3
LETTER TO PORT USERS AND INTERESTED PARTIES



August 5, 2022

Attention Port Tampa Bay users and interested parties:

On behalf of Port Tampa Bay and as chair of the Tariff Committee I would like to make you aware of changes we are considering for Terminal Tariff No. 14.

Port Tampa Bay (PTB) reviews its tariff rates, rules, and regulations annually in the context of its cost of operations and competitive position. PTB staff conducted a thorough analysis of our competitive and financial position, necessary capital requirements, and operational considerations as part of the annual Tariff review process in order to assess and determine whether to propose changes to the Tariff. The following proposed changes will contribute towards dock construction, cost recovery of facility and infrastructure improvements as well as ongoing maintenance of the facilities. In addition, compliance with US Customs & Border Protection for cruise and cargo operations requires ongoing investment.

Prior to submitting the proposed changes to the PTB Board of Commissioners, a public hearing is scheduled for September 1, 2022 at 11:00am in the PTB boardroom to receive public comment concerning the proposed changes. After extensive analysis, PTB proposes the following changes to Port Tampa Bay Tariff No. 14 (will appear August 10 on our website at <https://www.porttb.com/tariff-information>):

1. Item D35, Dockage (Vessels, Barges and Tugboats) - Increase dockage rates 3% each year for three consecutive years effective: October 1, 2022; October 1, 2023; October 1, 2024.
2. Item E15, Passenger Traffic Wharfage – increase from \$8.00 to \$8.50, effective October 1, 2023. (Note effective date for this item will be 2023.)
3. All other tariff rates increase + 5% effective October 1, 2022, with the exception of items D35 (Dockage for passenger vessels) and E20 (Passenger Vehicle Parking), which will become effective October 1, 2023. (Like #2 the effective date for the cruise related fees will be 2023.)
4. Item D35, Note 5 Capstan Fee – Reduce Capstan Fee to \$75 per use.

PTB closely monitors other U.S. ports to ensure we maintain a competitive position. Even with the proposed rate increases PTB rates will compare favorably with other U.S. Gulf and Southeastern US ports. It should be noted the last increase for cargo wharfage rates was 7 years ago and passenger wharfage rates was 3 years ago. Also, a 'capstan fee' was established in March 2000 and is assessed against users of the capstans. PTB believes the capstans are an important safety device and would like to encourage more utilization. Therefore, PTB recommends to reduce the fee to \$75 per use.

1101 Channelside Dr | Tampa, Florida 33602-3612 | P: 813.905.7678 | 800.741.2297 | F: 813.905.5109
www.porttb.com | info@tampaport.com

TAMPA PORT AUTHORITY PUBLIC HEARING
Port Tampa Bay Tariff No. 14 – Proposed Changes
September 1, 2022 @ 11:00 a.m.
PTB ID# 395723



If you have any questions or would like to discuss the proposed action please feel free to contact me anytime.

Best regards,

Greg Lovelace

Greg Lovelace
As Chair of the Port Tampa Bay Tariff Committee
(813) 905-5123 office
(813) 361-2192 cell
glovelace@tampaport.com

1101 Channelside Dr | Tampa, Florida 33602-3612 | P: 813.905.7678 | 800.741.2297 | F: 813.905.5109
www.porttb.com | info@tampaport.com

TAMPA PORT AUTHORITY PUBLIC HEARING
Port Tampa Bay Tariff No. 14 – Proposed Changes
September 1, 2022 @ 11:00 a.m.
PTB ID# 385723

SUBJECT: PURCHASE OF PORT TAMPA BAY SECURITY VEHICLES

BACKGROUND:

The Port Tampa Bay (PTB) Security Department patrols 5200+ acres, with multiple access points, from downtown Tampa to Port Redwing in Apollo Beach. Port Security Officers utilize Special Service Vehicles designed to be driven long hours daily and up fitted with emergency equipment. PTB utilizes a multi-year approach to maintain a security vehicle fleet that is serviceable and efficient.

FACTS/COMMENTS:

The PTB Security staff, in coordination with the PTB Procurement Department, obtained quotes based on a competitively bid contract utilized by local and state governments known as Sourcewell (formally the National Joint Powers Alliance) Cooperative contract. Based on these quotes, manufacturer’s warranties and the equipment needs of the Security Department, the following vehicles were identified as the most practical and economical:

<u>Vehicles</u>	<u>Quantity</u>	<u>Price</u>
2023 GMC Sierra or Equivalent w/emergency equipment	1	@ \$57,000
2023 Ford SUV or Equivalent w/emergency equipment	3	@ \$67,000

Funds for the purchase of these vehicles were included in the proposed FY2023 Capital Budget.

RECOMMENDATION:

Authorize the Port President/CEO, or his designee, to spend up to \$258,000 for the purchase of four (4) port security vehicles and ancillary emergency equipment, subject to review by Port counsel.

Board Meeting
September 20, 2022
Security 395576

SUBJECT: APPROVAL OF CONTRACT WITH HILLSBOROUGH COUNTY SHERIFF'S OFFICE FOR LAW ENFORCEMENT SERVICES

BACKGROUND:

At its December 20, 2016 meeting, Port Tampa Bay's (PTB) Board authorized a contract with the Hillsborough County Sheriff's Office (HCSO) to provide dedicated law enforcement services at Port Tampa Bay for a term of six (6) years through September 30, 2022. PTB staff requested a proposed new contract from HCSO to replace the existing contract that was expiring.

FACTS/COMMENTS:

HCSO has provided PTB with terms for a new six (6) year contract which includes costs associated with personnel, motor vehicle replacement/maintenance, operational support, training, and equipment replacement. These costs are identified in the proposed contract, which also allows for annual adjustments of five percent (5%). Total costs in the first year of the proposed contract are \$2,901,076.

PTB also provides fleet vehicles for contract Deputies assigned to the HCSO Port Unit. The current vehicle assigned to the K-9 Deputy needs to be replaced under the terms of the existing and proposed contracts. Total cost for a K-9 vehicle, with specialty equipment designed for K-9 use, is \$65,190. This expense is in addition to the aforementioned contract expense. The vehicle will be operated, insured and maintained by HCSO, and returned to PTB pursuant to the terms of the proposed contract.

Funding for this contract and associated vehicle was included in the proposed FY2023 Port Operating Budget.

RECOMMENDATION:

Authorize the Port President/CEO, or his designee, to execute a new contract with HCSO for law enforcement services pursuant to the proposed terms and conditions, in an amount not to exceed \$3,067,803.66, which includes a contingency for emergencies, subject to review by Port counsel.

Board Meeting
September 20, 2022
Security 395573

SUBJECT: AWARD CONTRACT FOR CONSTRUCTION OF THE EASTPORT MITIGATION SITE**BACKGROUND:**

Port Tampa Bay's (PTB) master plan includes the expansion of the Eastport Terminal by creating additional cargo yard and berth space in Eastbay to increase the amount of land available to access deep-water channels. The demand for cargo yard space with deep-water access continues to increase. In addition, the PTB Board approved new lease agreements and lease amendments with the operators of the Shrimp Docks (Diversified Marine Tech, Superior Seafoods, Inc. and Versaggi Shrimp Corp.) to perform significant improvements to the existing buildings as well as the uplands, and the marine infrastructure.

As part of the expansion of the Eastport Terminal, Port Tampa Bay is proposing to mitigate for the permitted impacts by enhancing the existing habitat at a City of Tampa and Hillsborough County-owned conservation parcel located on Picnic Island.

FACTS/COMMENTS:

In accordance with PTB's procurement policy, staff advertised an invitation to bid on August 12, 2022 in the Tampa Bay Times, Florida Sentinel Bulletin and La Gaceta as well as on Onvia-DemandStar (e-procurement database system) for the construction contract. PTB held a non-mandatory pre-bid teleconference on August 18, 2022. PTB received three (3) bids on September 8, 2022:

<u>BIDDER (Location)</u>	<u>BASE BID AMOUNT</u>	<u>ADD ALT. NO. 1</u>	<u>TOTAL BID</u>
1. The Kearney Companies, LLC (Tampa)	\$ 3,333,333.33	N/A	\$ 3,333,333.33
2. Sea & Shoreline (Tampa)	\$ 3,759,361.00	N/A	\$ 3,759,361.00
3. Tampa Contracting Services (Tampa)	\$4,518,029.00	N/A	\$ 4,518,029.00

The Kearney Companies has committed to utilize one (1) Small Business Enterprise (SBE) firm that will provide landscaping for fifteen percent (15%) SBE participation on the project, which exceeds the 9% project goal. The Kearney Companies' references were contacted and each provided very positive feedback on the organization.

Staff recommends authorizing a contract with The Kearney Companies for the construction of the Eastport Mitigation project, for \$3,333,333.33, with a 5% contingency for unforeseen conditions, for a total project cost not to exceed \$3,500,000. The contract will include a termination clause for the convenience of PTB. Funds for this work were included in the FY2022 Capital Program.

RECOMMENDATION:

Authorize the Port President and CEO, or his designee, to enter into a contract with The Kearney Companies, LLC for the construction of the Eastport Mitigation project, for \$3,333,333.33 with a 5% contingency for unforeseen conditions, subject to review by Port counsel.

Board Meeting
September 20, 2022
Engineering 396094

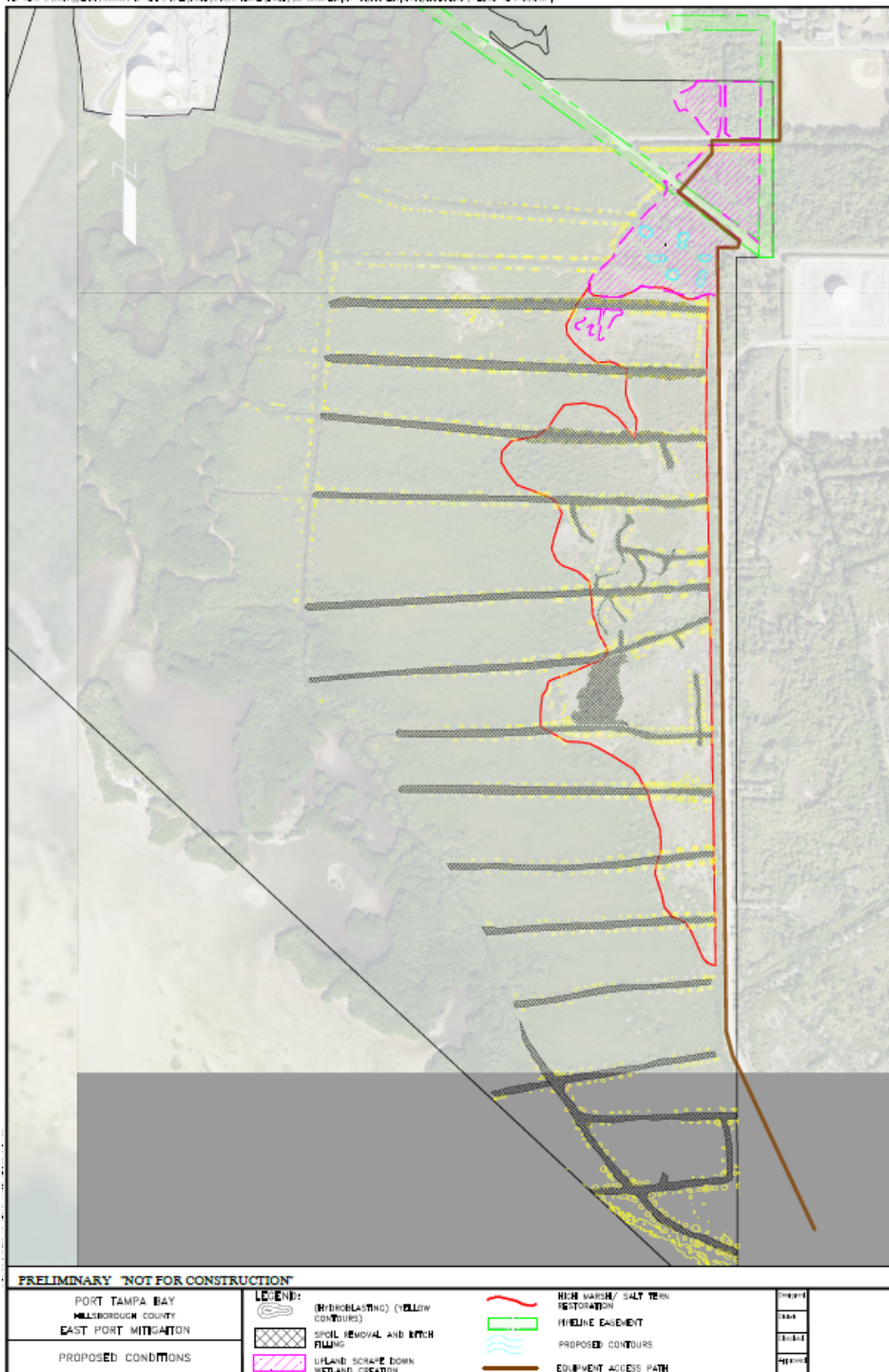
Project Location



Eastport Terminal



Mitigation Plan



**SUBJECT: AWARD OF CONTRACT FOR PORT REDWING EAST ACCESS ROAD,
ITB NO. B-009-20**

BACKGROUND:

The FY2019 Capital Program included a project to build an access roadway to Port Redwing's Berth 302. The project not only provided access to Berth 302, but also provided a temporary alternative access around the Ardent Mills construction site when Ardent Mills was installing its conveyor system under Diana Toledo Almeida Road adjacent to the rail line. The FY2022 Capital Program included a project to pave the access road including stabilization, subbase, asphalt, storm drainage, and fire suppression.

FACTS/COMMENTS:

In accordance with Port Tampa Bay (PTB) policy, staff advertised an invitation to bid on Friday, August 12, 2022 in the Tampa Bay Times, Florida Sentinel Bulletin, and LaGaceta as well as on Onvia-Demand Star (e-procurement database system). Staff held a non-mandatory pre-bid conference on Thursday, August 18, 2022 and, on September 8, 2022, received the following 10 bids:

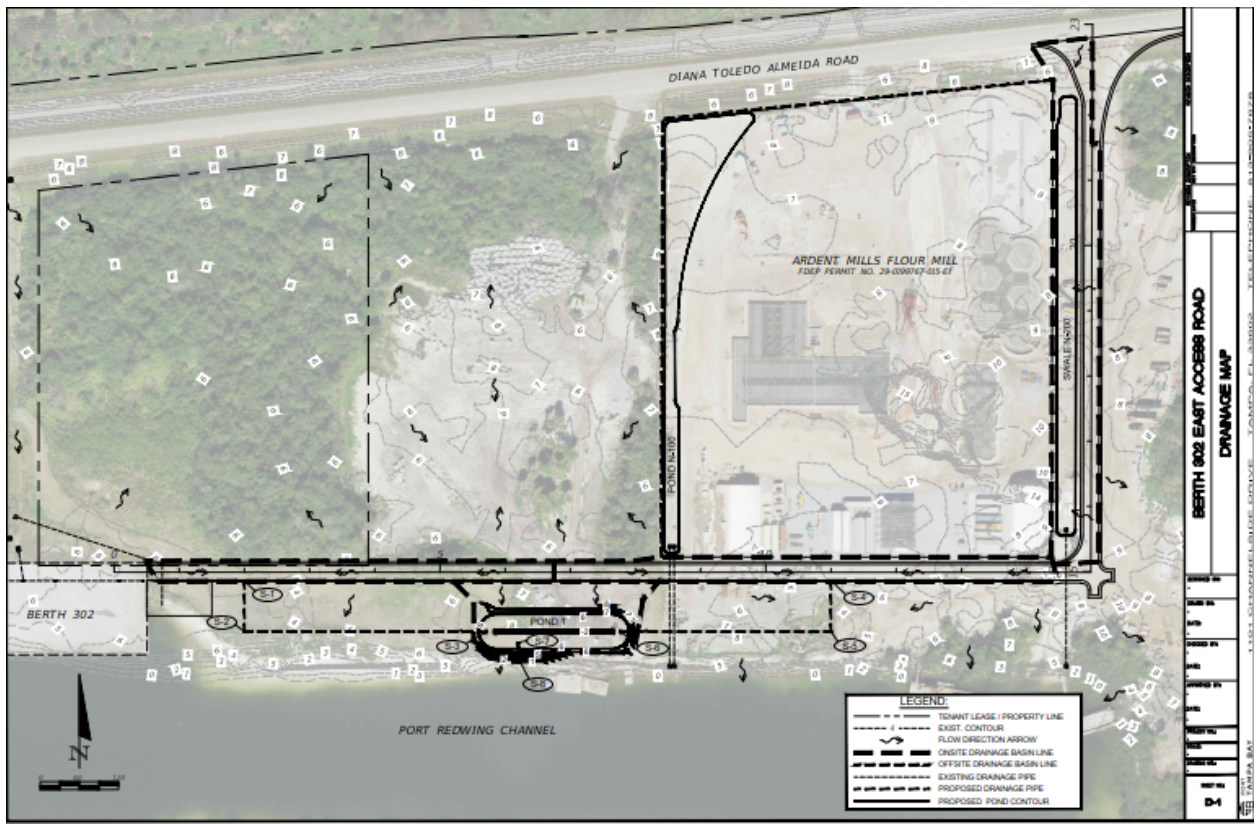
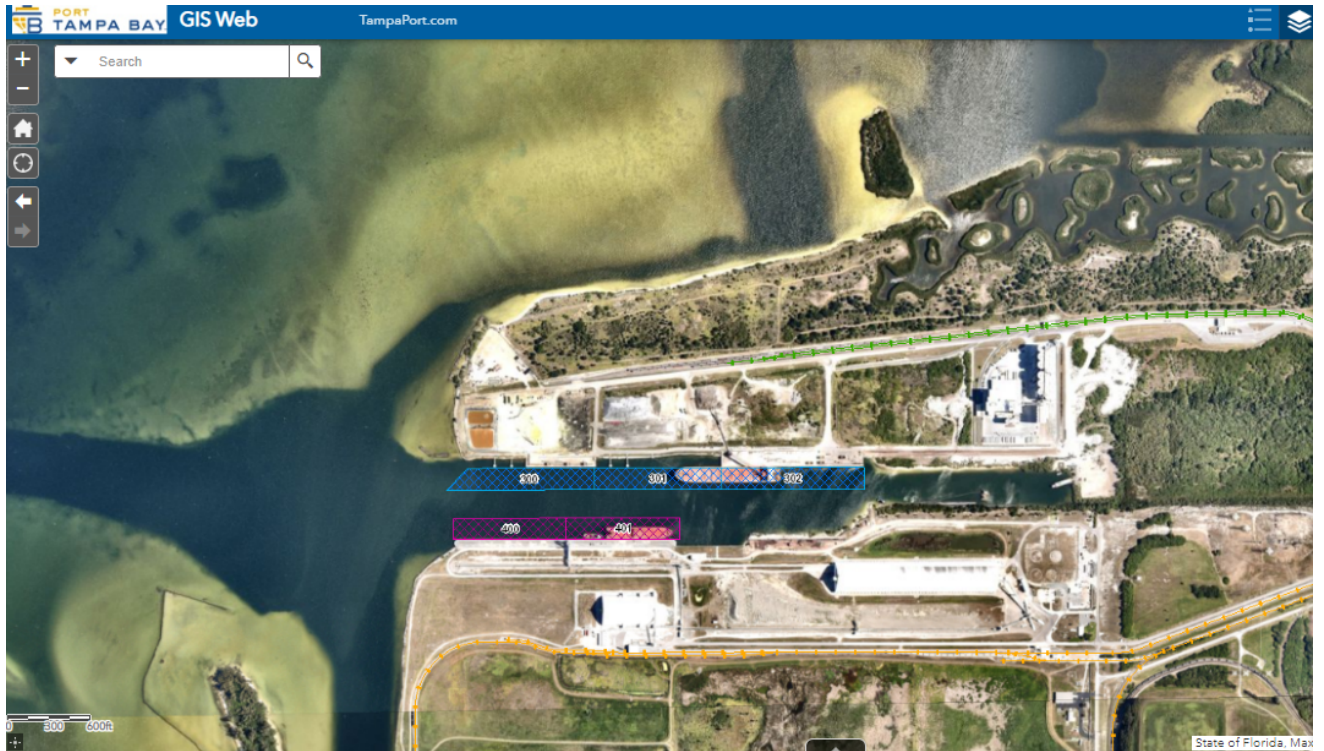
<u>Bidder (Office Location)</u>	<u>Bid Amount</u>	<u>SBE %</u>
1) QGS Development, Inc. (Plant City)	\$1,651,887.59	12.1
2) Crisdel Group, Inc. (Palm Harbor)	\$1,795,241.49	14.45
3) Ajax Paving (Venice)	\$2,713,291.29	13.5

QGS Development, Inc. (QGS) is the apparent low responsive and responsible bidder for the project. QGS is a state licensed general contractor that is experienced, licensed and qualified to perform road construction work. QGS has previously worked for PTB building Diana Toledo Almeida Road, Berth 302 Temporary Access Road, 300 Access Road and the Port Redwing Security Gate Complex, which together totaled over \$6.0 million, and performed satisfactory work on all 4 projects. QGS has committed to partner with 3 Small Business Enterprise (SBE) firms to perform hauling, testing, and signage/stripping to achieve a 12.1% SBE participation on this project. Staff recommends the contract award to QGS in the amount of \$1,651,887.59 with a 5% contingency of \$82,594.38, for remedying any unforeseen conditions that may arise during construction, for a total not-to-exceed amount of \$1,734,481.97. Funding for this contract is included in the FY23 Capital Budget.

RECOMMENDATION:

Authorize the Port President/CEO, or his designee, to execute Contract No.20-01220 with QGS Development, Inc. for the Port Redwing Berth 302 Access Roadway, in the amount of \$1,651,887.59, with a 5% contingency, for a total not to exceed \$1,734,481.97, subject to approval of the FY23 Capital Budget and review by Port counsel.

Board Meeting
September 20, 2022
Engineering 396168



**SUBJECT: EXTENSION OF GROUNDS MAINTENANCE AGREEMENT WITH
T.C.C. ENTERPRISE, INC.**

BACKGROUND:

Port Tampa Bay (PTB) retains grounds maintenance services including labor, materials and all necessary services to maintain the landscape of PTB facilities in a healthy and vigorous growing condition which includes mowing, pruning, fertilization, mulching, as well as pest and weed control.

FACTS/COMMENTS:

At the September 21, 2021 Board meeting, PTB's Board of Commissioners approved the selection of T.C.C. Enterprise, Inc. (TCC) for the Grounds Maintenance Agreement (Agreement). The parties entered into an agreement (Agreement) for an initial term of one (1) year with two (2) one (1) year extension options for an amount not to exceed \$341,008.80 per contract year which includes a ten percent (10%) contingency for unforeseen circumstances.

The initial term of the Agreement is October 1, 2021 to September 30, 2022. The parties desire to exercise the first extension option extending the Agreement to September 30, 2023. T.C.C. has performed outstanding service to PTB throughout the term of this Agreement and staff has been satisfied with T.C.C.'s performance. Therefore, staff recommends exercising the first extension option extending the Agreement to September 30, 2023 and approving the funding of the Agreement for an amount not to exceed \$341,008.80 per contract year which was included in the FY2023 Operating Budget.

RECOMMENDATION:

Authorize the Port President/CEO, or his designee, to approve the first extension option of the Ground Maintenance Agreement for the term of October 1, 2022 through September 30, 2023 for an amount not to exceed \$341,008.80 per contract year, subject to approval of the FY2023 Operating Budget and review by Port counsel.

Board Meeting
September 20, 2022
Facilities Management #396093

SUBJECT: CONTRACT AWARD FOR JANITORIAL SERVICES FOR PORT TAMPA BAY FACILITIES

BACKGROUND:

At the October 15, 2019 Board meeting, the Port Tampa Bay (PTB) Board of Commissioners approved a Janitorial Services Agreement (Agreement) with Xtremely Clean Janitorial Services, LLC for janitorial services for PTB facilities. The term of the Agreement was one (1) year with two (2) one (1) year extension options for an amount not to exceed \$404,423.00 per contract year for the initial year with an annual contingency not to exceed 6 percent (6%) for a total not-to-exceed amount of \$428,688.38. The services under the Agreement includes labor, materials, supplies, equipment and all necessary services to perform the cleaning and janitorial services to PTB facilities including, without limitation, PTB Administration Building, Cruise Terminals 2, 3 & 6, Security Operations Center, Facilities Management Building, CES Building, Pendola Point, Port Sutton, Port Redwing, and Petroleum Terminal security buildings, and other facilities. The Agreement will expire on October 31, 2022.

FACTS/COMMENTS:

On July 27, 2022 and July 29, 2022, PTB advertised an Invitation to Bid under ITB No. B-007-22 the Janitorial Services Contract in the Tampa Bay Times, La Gaceta, and the Florida Sentinel Bulletin as well as electronically on Demand Star. Twenty-two (22) firms attended the mandatory pre-bid conference and a site tour was conducted on August 11, 2022. On September 01, 2022 PTB received the following five responsive bids:

<u>BIDDER (Location)</u>	<u>BID AMOUNT</u>	<u>SBE%</u>
Xtremely Clean Janitorial Services, LLC	\$442,195.00	100%
DM Ready	\$470,000.00	100%
USSI, INC	\$497,932.90	10%
Alpha Building	\$500,475.00	0%
United Maintenance Company	\$522,832.34	10%

Staff has reviewed the qualifications and experience of Xtremely Clean and determined it is the low responsive and responsible bidder for this contract. The firm maintains valid licenses and credentials to perform the work required as described in the Invitation to Bid. All references provided were verified with excellent reviews. Xtremely Clean is also registered as a PTB Small Business Enterprise firm. Funds for this contract were included in the FY2023 Operating Expense Budget.

RECOMMENDATION:

Authorize the Port President/ CEO, or his designee, to enter into an agreement with Xtremely Clean Janitorial Services, LLC to provide janitorial services for the period of one (1) year with two (2) one (1) year extension options in the amount of \$442,195.00, and authorize a total budget of \$468,726.70 for the project, which includes a six percent (6%) contingency for unforeseen circumstances that may occur during the contract term, subject to approval of the FY2023 Operating Budget and review by Port counsel.

Board Meeting
September 20, 2022
Facilities Management #396185

SUBJECT: OPTION AND LEASE AGREEMENT WITH PURAGLOBE USA, LLC**BACKGROUND:**

Port Tampa Bay (PTB) leases approximately twelve (12) acres of land on Pendola Point to Puraglobe Florida, LLC for the recovery and reprocessing used oil into high quality base oils and finished lubricants pursuant to a lease agreement dated June 6, 2012. On its January 18, 2022 meeting, the PTB Board approved a lease to Puraglobe USA, LLC, a related but separate entity of Puraglobe Florida, LLC, for 25 acres contiguous to the 12 acres of land leased to Puraglobe Florida, LLC. Following additional engineering and planning between Puraglobe and PTB staff, the parties have agreed to a smaller site of 13.7 acres that would meet the requirements of Puraglobe and also leave a developable site with frontage on Port Sutton Channel that will be available for future Port development.

FACTS / COMMENTS:

PTB and Puraglobe have agreed to the following terms and conditions for the new lease:

- Premises:** Approximately thirteen and 7/10 (13.7) acres of land, as shown on Exhibit "A."
- Use:** Solely for the operation of a used oil recycling/refining and blending plant including the importation of used oil and related products and exportation of re-engineered oil, lubricants and other related products.
- Term:** The Initial Lease Term would commence, by mutual consent, no later than 12 months from Board approval. The initial lease term will be for a period of twenty (20) years thereafter, with two (2) extension options of ten (10) years each.
- Rent:**
- | <u>Lease Period:</u> | <u>Annual Rent:</u> |
|----------------------|---|
| First 7 months: | \$0.00 |
| Following 12 months: | \$274,000 (\$20,000 / acre) |
| Next 12 months: | \$548,000 (\$40,000 / acre) |
| Note: | The above annual rent is based on 13.7 total acres of land, and may be revised, based on survey. |
| Lease Years 3 - 20: | Annual Rent would be based on the Rent for the previous Lease Year 2, as adjusted by the increase in the CPI. |
| Extension Options: | Rent for the first year of each Extension Period would be based upon the fair market value, as determined by an appraisal process, or as mutually agreed upon. Rent for each subsequent year of each Extension Period would be adjusted by CPI. |

Annual Barrel (BBL) Guarantee:

During the term of the Lease, Puraglobe would guarantee the movement of the following minimum annual barrels of petroleum products waterborne across the Authority's berths (Wharfage), and by rail, truck, pipeline or any other non-waterborne transportation to the Premises (Throughput):

<u>Lease Period:</u>	<u>ABG:</u>	
Effective Date - 12/31/24:	Wharfage over the Berth:	0 BBL
	Through-put:	0 BBL
01/01/25 - through end of Lease:	Marine over the Berth:	350,000 BBL
	Through-put:	476,000 BBL

Improvements:

Puraglobe would be responsible for all improvements to the Premises and agrees to take the Premises and all existing improvements "AS-IS", "WHERE-IS". Puraglobe would have the right to construct an oil refining and blending plant and other improvements, subject to prior review and acceptance by PTB.

Other:

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. Puraglobe would be responsible for all utilities, real estate taxes, site improvements, insurance, maintenance of the Premises, and compliance with all seaport security, environmental and other governmental laws and regulations.

Option Consideration:

PTB is requiring Puraglobe USA, LLC to pay an Option Payment in the amount of \$75,000, for the exclusive right to lease the said property, for a six month period. Should Puraglobe USA, LLC need an additional six months, they would be required to pay PTB an additional \$75,000. Puraglobe USA, LLC must give PTB a 30-day written notice, to exercise the second option period, prior to the expiration of the first option period.

Public Hearing: There were no comments at the previous public hearing.

RECOMMENDATION:

Authorize the Port President/CEO, or his designee, to execute an Option and Lease Agreement with Puraglobe USA, LLC, in accordance with the terms set forth in this agenda item, subject to review by Port counsel.

Board Meeting
September 20, 2022
Real Estate 395520

EXHIBIT "A"
SKETCH OF THE PROPERTY



E. RECEIPT OF REPORTS

1. REPORT OF AGED ACCOUNTS RECEIVABLES

2. REPORT OF CONTRACT STATUS

3. REPORT OF PERMITS

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

TAMPA PORT AUTHORITY
Monthly Aged Receivables
August 31, 2022

Customer Number	Customer Name	Current	31 - 60 Days	61 - 90 Days	91 & Over	Customer Balance
Port Fees						
T163	ACE STEVEDORING CO INC	16,196.62	42,278.00	-	-	58,474.62
D082	ALLIANCE MECHANICAL SOLUTIONS, LLC	20.00	-	-	-	20.00
Q479	ALLSTEEL & GYPSUM PRODUCTS INC	315.73	-	-	-	315.73
S036	ALTAMAR SHIPPING	190.00	250.00	-	-	440.00
T012	AMALIE OIL COMPANY	3,327.37	-	-	-	3,327.37
A490	AMERICAN BRIDGE	413.00	144.00	-	-	557.00
D054	ANCHOR SANDBLASTING AND COATINGS, INC	200.00	-	-	-	200.00
T400	ARDENT MILLS, LLC	9,821.76	-	-	-	9,821.76
Q456	ARGOS USA LLC	29,856.34	26,779.94	-	438.84	57,075.12
S063	BMP USA, INC	10.00	-	-	-	10.00
T201	BUCKEYE TERMINALS, LLC	119,891.17	114,623.74	-	-	234,514.91
D049	CARGILL SALT	(47.70)	-	-	-	(47.70)
T131	CARNIVAL CRUISE LINES	333,544.90	-	-	-	333,544.90
T198	CEMEX CONSTRUCTION MATERIALS FLORIDA, LLC	19,683.13	-	-	-	19,683.13
T399	CEMEX CONSTRUCTION MATERIALS FL-PENDOLA PT	165,592.22	-	-	-	165,592.22
T014	CENTRAL FLORIDA PIPELINE LLC	173,751.49	-	-	-	173,751.49
T145	CENTRAL FLORIDA PIPELINE LLC	10,181.98	-	-	-	10,181.98
Q414	CENTURY METALS & SUPPLIES INC	6,426.75	-	-	124.76	6,551.51
Q469	CHAX PR LLC	1,504.11	-	-	-	1,504.11
T109	CITRUS PRODUCTS	25,418.41	-	-	-	25,418.41
D047	CITY OF TAMPA	2,000.00	-	-	-	2,000.00
D048	CITY OF TAMPA MOBILITY DEPARTMENT	840.00	-	-	-	840.00
Q458	CVP STEEL CORP	1,120.97	-	-	-	1,120.97
A084	DIVERSIFIED MARINE TECH	76.00	-	-	-	76.00
Q450	DOLE FRESH FRUIT COMPANY	25,459.01	10,829.25	-	-	36,288.26
Q081	DONGKUK INTERNATIONAL INC	600.40	-	-	-	600.40
Q127	DONGKUK INTERNATIONAL INC	495.71	-	-	-	495.71
Q032	DUFERCO STEEL, INC	4,796.50	-	-	-	4,796.50
A031	FILLETTE GREEN & CO, INC	273.00	-	-	-	273.00

TAMPA PORT AUTHORITY
Monthly Aged Receivables
August 31, 2022

Customer Number	Customer Name	Current	31 - 60 Days	61 - 90 Days	91 & Over	Customer Balance
Q097	FRONTIER LOGISTICS SERVICES	-	-	-	1,017.15	1,017.15
A429	GAC SHIPPING (USA) INC	76,456.15	-	-	-	76,456.15
Q477	GAMECHANGE SOLAR CORP	-	22,462.27	-	-	22,462.27
S043	GLOBAL DISTRIBUTION INC	550.00	-	-	-	550.00
Q373	GS GLOBAL USA INC	1,201.51	-	-	-	1,201.51
A527	GULF HARBOR SHIPPING, LLC	(25.00)	-	-	-	(25.00)
T063	GULF SULPHUR SERVICES	9,687.71	-	-	-	9,687.71
Q336	HANWA AMERICAN CORPORATION	3,680.60	-	-	-	3,680.60
Q474	HYOSUNG HOLDINGS USA, INC	533.57	-	-	-	533.57
A306	INCHCAPE SHIPPING SERVICES	141,285.94	16,354.08	-	-	157,640.02
A078	INTERNATIONAL SHIP REPAIR	-	30.00	-	-	30.00
D078	KAG SPECIALTY PRODUCTS GROUP, LLC	20.00	-	-	-	20.00
A003	KIRBY OFFSHORE MARINE	5,184.41	1,995.08	-	-	7,179.49
A248	LA CARRIERS, LLC	1,591.82	1,161.96	-	-	2,753.78
D065	LAKELAND PAVING COMPANY	80.00	-	-	-	80.00
T319	LINEA PENINSULAR, INC	6,165.59	-	-	-	6,165.59
T308	LOGISTEC GULF COAST LLC	2,223.07	-	-	-	2,223.07
T328	MAJESTIC STEEL USA	-	-	-	142.66	142.66
A360	MARTIN GAS MARINE	7,896.08	-	-	-	7,896.08
T135	MARTIN MARIETTA AGGREGATES	54,824.88	-	-	-	54,824.88
T134	MARTIN OPERATING PARTNERSHIP	7,028.72	-	-	-	7,028.72
Q364	MARUBENI ITOCHU STEEL AMERICA INC (TX)	2,159.20	-	-	-	2,159.20
A465	MASTER, OWNER & OPERATORS	108,307.80	-	-	-	108,307.80
Q339	MEDTRADE INC	3,971.13	-	-	-	3,971.13
Q158	METALLIA, A DIVISION OF HARTREE PARTNERS LP	9,811.75	-	202.52	-	10,014.27
S067	MKD LOGISTICS LLC	(50.00)	-	-	-	(50.00)
A509	MOBRO MARINE INC	446.00	94.00	-	-	540.00
A430	MORAN SHIPPING AGENCIES	(246.00)	-	-	-	(246.00)
A053	MORAN TOWING CORPORATION	21,117.18	-	321.00	-	21,438.18
T002	MOSAIC CROP NUTRITION, LLC	(5,733.71)	-	-	-	(5,733.71)

TAMPA PORT AUTHORITY
Monthly Aged Receivables
August 31, 2022

Customer Number	Customer Name	Current	31 - 60 Days	61 - 90 Days	91 & Over	Customer Balance
T011	MURPHY OIL USA INC	4,712.37	-	-	-	4,712.37
S075	NAV TRANSPORTATION/NORTHSTAR SVCS LTD	10.00	70.00	-	-	80.00
A486	NORTH AMERICAN GENERAL AGENTS	52,202.66	30,800.74	-	627.60	83,631.00
A071	NORTON LILLY INTERNATIONAL	22,847.89	-	610.35	1,043.53	24,501.77
A439	NOVA INTERNATIONAL SHIPPING	1,887.16	-	-	-	1,887.16
S076	ONLINE TRANSPORT INTERNATIONAL LLC	420.00	470.00	490.00	660.00	2,040.00
Q351	OPTIMA STEEL INTERNATIONAL, LLC	8,690.48	-	-	-	8,690.48
A069	OSG AMERICA INC	12,098.13	-	-	-	12,098.13
Q397	PACIFIC METALS TRADING INC	633.15	-	-	-	633.15
T006	PORTS AMERICA	5,060.79	-	-	-	5,060.79
T182	PORTS AMERICA	153,651.79	-	-	225.68	153,877.47
T311	Precision Build Solutions, LLC	-	-	216.81	-	216.81
A283	PRO TRANSPORT INC, TAMPA	20.00	-	80.00	500.00	600.00 ⁴¹¹
T292	PURAGLOBE FLORIDA LLC	2,138.97	-	-	-	2,138.97
D075	RELIABLE TAMPA PARTNERS	80.00	-	-	-	80.00
Q371	SAMSUNG C&T AMERICA, INC	1,081.81	-	-	-	1,081.81
A064	SAVAGE & SON, AR	266,046.78	-	-	-	266,046.78
A531	SAVAGE MARINE MANAGEMENT COMPANY, LLC	20,424.16	-	-	-	20,424.16
A065	SEA & LAND SHIPPING	2,551.81	63,657.28	-	-	66,209.09
A400	SEABULK TANKERS INC	19.82	-	-	-	19.82
Q202	SEAH STEEL AMERICA	7,739.92	-	-	-	7,739.92
Q213	SEAH STEEL AMERICA CORP	128.51	8,567.44	-	-	8,695.95
D080	SOUTHERN SKILL TRADES INC	80.00	-	-	-	80.00
A541	SPACE EXPLORATION TECHNOLOGIES CORP	3,425.92	-	-	-	3,425.92
A422	STANDARD CONCRETE PRODUCTS	-	-	-	446.00	446.00
Q424	STEMCOR USA (FL)	3,372.45	-	-	-	3,372.45
T101	SULPHURIC ACID TRADING COMPANY	15,760.72	-	-	-	15,760.72
Q396	SUMMIT GLOBAL TRADING	450.14	-	-	-	450.14
T137	TAMPA JUICE SERVICE INC	2,527.20	-	-	-	2,527.20
T021	TAMPA PORT SERVICES, LLC	11,528.47	-	-	-	11,528.47

TAMPA PORT AUTHORITY
Monthly Aged Receivables
August 31, 2022

Customer Number	Customer Name	Current	31 - 60 Days	61 - 90 Days	91 & Over	Customer Balance
Q215	THYSSENKRUPP MATERIALS TRADING NORTH AMERICA-MI	2,956.80	-	-	-	2,956.80
T173	TITAN FLORIDA LLC	-	-	855.54	-	855.54
Q413	TOYOTA TSUSHO AMERICA, INC	700.10	-	-	-	700.10
T150	TRADEMARK METALS RECYCLING FKA ONESTEEL	37,967.96	5,314.36	-	-	43,282.32
A251	TRADEMARK METALS RECYCLING LLC	60.00	-	-	-	60.00
A497	TRANS-ATLANTIC AGENCIES INC	114,793.61	-	-	-	114,793.61
T197	TRANSFLO TERMINAL SERVICES, INC.	-	-	-	9,106.66	9,106.66
T020	TRANSMONTAIGNE INC	61,304.81	823.60	-	-	62,128.41
S021	TRX SOUTHEAST (TAMPA #770)	20.00	-	-	-	20.00
Q163	USP HOLDINGS, INC	6,596.41	-	-	-	6,596.41
T119	VULCAN MATERIALS COMPANY	(3,160.97)	783.42	783.42	56,353.13	54,759.00
Q435	WEST COAST METALS	988.35	-	-	-	988.35
T056	YARA NORTH AMERICA INC	6,966.82	-	-	-	6,966.82
T171	ZIM ISRAELI NAVIGATION COMPANY	23,301.00	-	-	1,048.54	24,349.54
Subtotal Port Fees		2,262,213.26	347,489.16	3,559.64	71,734.55	2,684,996.61

License Fees

B219	ACADEMY BUS LLC	350.00	-	-	-	350.00
M051	AMERICAN GUARD SERVICES	250.00	-	-	-	250.00
M050	AMERISAFETY, INC	250.00	-	-	-	250.00
V073	BEST LINE OIL INC	250.00	-	-	-	250.00
B097	BLUE ONE TRANSPORTATION	350.00	-	-	-	350.00
T183	CERES MARINE TERMINALS INC	500.00	-	-	-	500.00
A387	CLIFF BERRY INC	250.00	-	-	-	250.00
A528	ELLER-ITO STEVEDORING COMPANY, LLC.	500.00	-	-	-	500.00
V079	FORTUNE STREET PARTNERS LTD/DBA/HOWARD JOHNSON PLAZ	350.00	-	-	-	350.00
C052	HAPPY'S PRODUCE	250.00	-	-	-	250.00
C003	HELLENIC SHIP SUPPLY CO	250.00	-	-	-	250.00

TAMPA PORT AUTHORITY
Monthly Aged Receivables
August 31, 2022

Customer Number	Customer Name	Current	31 - 60 Days	61 - 90 Days	91 & Over	Customer Balance
A496	INTERCRUISES SHORESIDE & PORT SERVICES	500.00	-	-	-	500.00
V109	INTERNATIONAL MARINE SERVICES OF FLORIDA INC.	250.00	-	-	-	250.00
C005	MELBA'S SHIP SUPPLY	250.00	-	-	-	250.00
V077	NRC GULF ENVIRONMENTAL SERVICES INC	250.00	-	-	-	250.00
A511	PALMDALE OIL COMPANY, INC.	2,500.00	-	-	-	2,500.00
V112	Quality Inn & Suites Tampa Fairgrounds	350.00	-	-	-	350.00
V080	REPUBLIC WASTE SERVICES INC	250.00	-	-	-	250.00
A544	S&S MANAGEMENT GROUP	250.00	-	-	-	250.00
V083	SEABULK TOWING INC	250.00	-	-	-	250.00
A506	SEAGULL MARINE INC	500.00	-	-	-	500.00
C033	SYSCO CORP	250.00	-	-	-	250.00
A535	TAMPA BAY SHIP SERVICES, LLC	250.00	-	-	-	250.00
T166	TAMPA ELECTRIC COMPANY	500.00	-	-	-	500.00 ⁴¹³
V082	TRADEMARK METALS RECYCLING LLC	750.00	-	-	-	750.00
A314	TROPIC OIL COMPANY	250.00	-	-	-	250.00
T203	UNITED STEVEDORING OF AMERICA, INC	500.00	-	-	-	500.00
V061	VITALITY FOOD SERVICE, INC. DBA NESTLE PROFESSIONAL VITALIT	250.00	-	-	-	250.00
A532	WORLD FUEL SERVICES, INC.	2,500.00	-	-	-	2,500.00
	Subtotal License Fees	14,150.00	-	-	-	14,150.00

Lease Charges

L045	AMALIE OIL	210.65	-	-	-	210.65
L400	ARDENT MILLS, LLC	199.00	-	-	-	199.00
L207	CARGILL INC SALT FACILITY	(1,594.66)	-	-	-	(1,594.66)
L403	CELLCO PARTNERSHIP DBA VERIZON WIRELESS	-	-	-	100.17	100.17
L399	CEMEX CONSTRUCTION MATERIALS FLORIDA LLC	23,843.22	-	-	-	23,843.22
L044	DIVERSIFIED MARINE TECH	63.58	-	-	-	63.58
L317	Extenet Systems, Inc	6,436.92	-	-	-	6,436.92

TAMPA PORT AUTHORITY
Monthly Aged Receivables
August 31, 2022

Customer Number	Customer Name	Current	31 - 60 Days	61 - 90 Days	91 & Over	Customer Balance
L124	GULF MARINE REPAIR INC	240.00	-	-	-	240.00
L214	GULF SULPHUR SERVICES	14,216.14	-	-	-	14,216.14
L309	HILLSBOROUGH COUNTY SHERIFF'S OFFICE	18.76	-	-	-	18.76
L103	INTERNATIONAL SHIP REPAIR & MARINE SERVICES, INC	280.00	180.00	-	-	460.00
L308	LOGISTEC GULF COAST LLC	28,060.33	-	-	-	28,060.33
L328	MAJESTIC STEEL USA	(281.66)	-	-	-	(281.66)
L057	MARITRANS OPERATING CO LP	8,036.06	-	-	-	8,036.06
L315	MICHAEL & KAREN SOROS	1,324.22	-	-	-	1,324.22
L010	MOSAIC CROP NUTRITION, LLC	(156.32)	-	-	-	(156.32)
L039	MURPHY OIL USA INC	9.24	-	-	-	9.24
L324	NEXLUBE OPERATING, LLC	6,420.00	-	-	-	6,420.00
L410	NORTH ATLANTIC INTERNATIONAL OCEAN CARRIER, INC	(1,292.93)	-	-	872.73	(420.20)
L409	ONLINE TRANSPORT INTERNATIONAL LLC	2,103.96	-	-	-	2,103.96
L405	PORT HENDRY D, LLC	778.37	-	-	-	778.37
L318	PORT LOGISTICS TERMINAL OPERATIONS LLC	(168,275.41)	2,056.99	31,210.42	133,970.49	(1,037.51)
L311	Precision Build Solutions, LLC	-	20.00	-	78.03	98.03
L292	PURAGLOBE FLORIDA LLC	60.00	-	-	-	60.00
L196	SEABULK TOWING INC	(89.57)	-	-	-	(89.57)
L138	SHRIMP SVC DOCK ASSOCIATION	8.00	-	-	-	8.00
L235	STARSHIP CRUISE LINE	480.33	-	-	-	480.33
L064	SUPERIOR SEAFOODS INC	55.24	-	-	-	55.24
L049	TAMPA PORT SERVICES, LLC	11,371.05	-	11,416.38	-	22,787.43
L190	TAMPA SHIP LLC	7,540.00	-	-	-	7,540.00
L291	TAYLOR PERRY WAREHOUSE & DISTRIBUTION LLC	63,408.30	22,470.00	-	-	85,878.30
L239	TITAN FLORIDA LLC	320.00	-	-	-	320.00
L209	TRADEMARK METALS RECYCLING FKA ONESTEEL	(176.73)	-	-	-	(176.73)
L297	TRANSFLO TERMINAL SERVICES, INC.	(377.61)	-	-	-	(377.61)
L078	TRANSMONTAIGNE TERMINALING INC	83.01	-	-	-	83.01
L079	VERSAGGI SHRIMP COMPANY	103.25	-	-	-	103.25
L146	VULCAN MATERIALS	(3,663.24)	-	-	-	(3,663.24)

TAMPA PORT AUTHORITY
Monthly Aged Receivables
August 31, 2022

Customer Number	Customer Name	Current	31 - 60 Days	61 - 90 Days	91 & Over	Customer Balance
L100	YARA NORTH AMERICA	13.00	-	-	-	13.00
	Subtotal Lease Charges	(225.50)	24,726.99	42,626.80	135,021.42	202,149.71
<u>Accounts in Litigation/Renegotiation/Bankruptcy</u>						
R020	FELIPES PAVEL	-	-	-	2,495.78	2,495.78
R019	GEMCAP TRUCKING INC	-	-	-	20,917.73	20,917.73
L404	INTEGRAL ENERGY, LLC	-	-	-	274,733.00	274,733.00
R022	MOSAIC COMPANY	-	3,463.20	-	-	3,463.20
A538	WORK CAT TRANS GULF LLC	-	-	-	224,197.87	224,197.87
	Subtotal Accounts in Litigation/Renegotiation/Bankruptcy	-	3,463.20	-	522,344.38	525,807.58
Total Aged Receivables as of August 31, 2022		\$ 2,276,137.76	\$ 375,679.35	\$ 46,186.44	\$ 729,100.35	\$ 3,427,103.90

TAMPA PORT AUTHORITY
MONTHLY CONTRACT STATUS REPORT
08/31/22

Project	Contractor	Contract Financial Record #	Original Bd App Date	Amt Approved Including Amendments	Costs Incurred to Date	Percent Complete
OPERATING AND NON-CAPITAL CONTRACTS:						
Secured Data Center Facility Lease	Protected Trust/IF&D Data Suites	14-28	09/20/16	\$ 70,320	55,204	78.5%
Software Licensing - iSeaports	Harbour Mastery, Inc.	22-06	10/21/14	\$ 65,000	59,865	92.1%
Security System Maintenance & Repair	GSA Security	22-03	03/23/22	\$ 481,000	126,776	26.4%
SBE Uniformed Security Guard Service	Martinez & Company	21-21	06/18/19	\$ 285,000	254,836	89.4%
Real Estate Consulting Services	CBRE, Inc.	22-17	06/15/21	\$ 75,000	-	0.0%
Government Relations Consultant Services	Van Scoyoc & Associates	22-33	08/17/21	\$ 90,000	75,000	83.3%
State Legislative Services	Advocacy Group at Cardenas Partners	22-29	06/15/21	\$ 60,000	55,000	91.7%
Elevator/Escalator Maintenance & Repair Services	ThyssenKrupp Elevator	21-27	09/15/20	\$ 362,875	300,981	82.9%
Website Development & Website Hosting Services	GSL Solutions	22-35	09/17/19	\$ 45,000	17,750	39.4%
Video Production Services	Shooting Stars Post Inc	22-30	10/19/21	\$ 90,000	62,858	69.8%
Software Licensing - Concur	Carahsoft Technology Corp	22-10	04/21/20	\$ 94,824	94,824	100.0%
Law Enforcement Services	Hillsborough County Sheriff's Office	22-31	11/19/19	\$ 2,527,299	1,778,715	70.4%
Workers Compensation Insurance	PGIT (Preferred Governmental Insurance Trust)	22-05	10/19/21	\$ 99,773	99,773	100.0%
Landscaping Services	TCC Enterprise Inc	22-06	09/21/21	\$ 120,000	84,117	70.1%
Grounds Maintenance	TCC Enterprise Inc	22-18	09/21/21	\$ 341,009	258,340	75.8%
HVAC Monitoring, Routine Service & Repair	Tampa Bay Trane	22-12	09/17/19	\$ 84,200	41,039	48.7%
Consulting Services	HCP Associates	22-14	8/18/2020	\$ 75,000	44,207	58.9%
Uniformed Security Guard Services	G4S Security Solutions	22-15	12/15/2020	\$ 3,534,700	2,286,766	64.7%
Government Relations Consultant Services	Alcalde & Fay	22-25	09/17/19	\$ 90,000	75,000	83.3%
Copier Leases (8 copiers)	Sharp Business Systems	22-11	10/16/18	\$ 60,000	21,709	36.2%
State Legislative Services	Capital City Consulting, LLC	22-21	06/15/21	\$ 60,000	60,000	100.0%
I.T. Consultant	Tribridge	22-23	09/18/18	\$ 85,000	74,498	87.6%
Janitorial Services	Xtremely Clean	22-08	10/15/19	\$ 428,689	249,528	58.2%
Insurance Consultants	McGriff, Seibels & William, Inc	20-24	06/18/19	\$ 45,000	1,971	4.4%
Medical Insurance	Florida Blue	22-37	10/15/19	\$ 3,277,000	3,132,207	95.6%
Insurance Broker Services	Hugh Wood, Inc	22-28	08/17/21	\$ 50,000	50,000	100.0%
Property & Liability Insurance	Hugh Wood, Inc	22-42	04/19/22	\$ 2,995,000	2,813,195	93.9%
Financial Audit Services	Rivero, Gordimer & Company, PA	21-19	08/17/21	\$ 85,000	76,820	90.4%
OPERATING AND NON-CAPITAL CONTRACTS:				\$ 15,676,689	\$ 12,250,977	
CONTINUING ANNUAL CONTRACTS:						
Disaster Recovery services	Belfor USA Group (Year 1)	21-24	04/17/18	\$ 10,000	\$ 10,000	100.0%
Professional Service Contracts	Various	19-01-02	07/24/17	\$ 7,206,213	\$ 4,629,677	64.2%
Professional Service Contracts	Various	20-01-02	09/17/19	\$ 7,895,000	\$ 6,244,830	79.1%
Professional Service Contracts	Various	21-01-02	09/15/20	\$ 7,049,422	\$ 4,999,820	70.9%
Professional Service Contracts	Various	22-01-02		\$ 14,415,473	\$ 3,942,172	27.3%
CONTINUING ANNUAL CONTRACTS:				\$ 36,576,108	\$ 19,826,499	

TAMPA PORT AUTHORITY
MONTHLY CONTRACT STATUS REPORT
08/31/22

Project	Contractor	Contract Financial Record #	Original Bd App Date	Amt Approved Including Amendments	Costs Incurred to Date	Percent Complete
CONSTRUCTION AND CAPITAL CONTRACTS:						
Eastport Fill And Phase 2 Expansion Engineering Services	Moffatt & Nichol	17-18	09/19/17	\$ 1,909,205	1,677,149	87.8%
Navigational Improvements	Orion Marine Construction	22-04	08/20/19	\$ 3,000,000	2,952,797	98.4%
Unit Price Dredging	Orion Marine Construction	22-31	09/17/19	\$ 1,000,000	-	0.0%
Phase 1 Terminal 2 & 6 - Baggage claim areas & CBP	Gilbane Building Company	19-10	12/18/18	\$ 5,554,508	5,509,986	99.2%
Berth 211 Upands Improvements	PCS Civil fka Pepper Construction Services, Inc	19-16	03/19/19	\$ 19,646,396	19,416,234	98.8%
Cruise Terminal 2 Office of Information Technology	US Customs and Border Patrol	19-22	06/18/19	\$ 483,718	-	4.0%
Port Redwing Railroad Extension	STX Corporation	20-16	02/18/20	\$ 4,257,909	4,141,713	97.3%
Port Redwing Berth 302 Access Road	QGS Development, Inc	20-51	06/16/20	\$ 619,870	526,351	84.9%
TECO Utility Relocation for Berth 211	TECO	20-22	06/18/19	\$ 150,000	143,450	95.6%
Guy N. Verger Roadway Improvements	Kimmins Contracting Corporation	21-38	11/17/20	\$ 2,700,000	1,757,789	65.1%
Transload Facility - Design and Construction	Williams Company	21-26	06/15/21	\$ 13,000,000	667,047	5.1%
Terminal 3 Access Road	Kimmins Contracting Corporation	21-39	05/18/21	\$ 1,446,469	1,028,690	71.1%
General Reevaluation Report of the Tampa Harbor Federal Project	US Army Corps of Engineers	21-50	02/16/21	\$ 1,050,000	825,000	78.6%
Engineering Consultant Services for Berth 214 Uplands Development (Container Terminal)	WSP USA Inc	21-16	04/20/21	\$ 1,000,000	460,738	46.1%
Offsite storm water treatment system	National Stormwater Trust Inc	21-19	10/20/20	\$ 1,346,625	1,347,290	100.0%
12,000 Sq Ft Storm hardened vehicle storage building	Blackwater Construction Services	22-38	10/19/21	\$ 3,000,000	617,201	20.6%
Transformers to support the new Sumitomo Cranes	Tampa Armature Works	22-16	02/15/22	\$ 1,280,981	-	0.0%
Berth 268 Reconstruction	Orion Marine Construction	22-41	03/22/22	\$ 12,000,000	2,423,926	20.2%
Berth 218 Marine Infrastructure Engineering Services	Moffatt & Nichol	22-43	05/17/22	\$ 600,000	-	0.0%
Electrical improvements for Sumitomo Cranes	Global Rigging & Transport, Inc	23-45	08/16/22	\$ 3,000,000	-	0.0%
Sanitary Sewer System	Causeway Development Partners	23-46	08/16/22	\$ 500,000	-	0.0%
CONSTRUCTION AND CAPITAL CONTRACTS:				\$ 77,545,682	\$ 43,495,360	
GRAND TOTAL:				\$ 129,798,478	\$ 75,572,836	

PERMIT REPORT
8/1/2022 – 8/31/2022

PERMITS ISSUED

21-039	James & Debra Wahlstrom	Non-covered elevator boatlift/Little Manatee River/ARPA/Ruskin
21-065	Zayo Group	Subaqueous horizontal fire optic cable/Bridge 100582 & 100581/Channel A/Tampa
21-070	Zayo Group	Subaqueous horizontal fire optic cable/Bridge 100582 & 100581/Hillsborough Ave/Channel A/Tampa
22-008	TECO (Manatee Viewing Center)	Added Observation Deck/Big Bend/Apollo Beach
22-016	Hillsborough County Public Works	Bridge Repairs/fill/stub walls/Bridge 105624/Spring Lake Bayou/Tampa
22-041	Michael Sims	Non-Covered boatlift/Apollo Beach Canal/Mirabay/Apollo Beach
22-042	Douglas Rehder	Dock/non-covered boatlift/Apollo Beach Canal/Mirabay/Apollo Beach

REVISIONS

19-022R1	Florida Oil Services	Riprap revetment/Alafia River/Riverview
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VIOLATIONS

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*Indicates that permit was issued After-The-Fact

PENDING APPLICATIONS SUMMARY

Appl.#	M/S	Applicant	Proposed Work
15-015 Rev #1	S	RMC Brothers aka River's Edge Restaurant	Modify Existing Dock-Extend 5-Finger Pier Lengths & Add "T" Terminal Platform to Pier - Restaurant Docking Facility Expansion w/ required New SSLs Lease
20-010	S	Port Tampa Bay	Bulkhead wall, fill, dredge Berth 214
20-012	M	Saad & Barbara Hakky	Multi-Slip Dock & boatlift for New Multi-Family Residential Development on Hillsborough River (COT-SSLs)
20-015	M	Brett Emes	Maintenance dredging-Lot 57 Len-Little Harbor
20-031	M	Hillsborough County Capital Programs Dept	Replace Phillips Lane Bridge (Bridge #104320) over Kitchen Branch w/ Proposed SSLs Esmt./Esmt. Required
20-044	M	City of Tampa Wastewater Dept.	Subaqueous Crossing-Harbour Island Force Main Replacement Project under Ybor Channel w/ proposed PTB Submerged Lands Easement (required)
20-052	M	Tampa Bay Water (Robert McConnell)	Install single piling for permanently mounting a continuous water quality monitoring stat. @ 603 Big Bend Road-TECO Big Bend Site-Gibsonton
21-035	M	Sunset Isle LTD and Apollo Beach 107 Partnership	Maintenance dredging @ Apollo Beach DRI Pockets 106 and 107 Apollo Beach, FL-Biscayne Canal
21-041	M	Elliott Glazer	Kayak lift @ 507 Islebay Drive-Apollo Beach, FL (Mirabay)
21-042	M	Mark Staffa	Riprap @ 1315 Jumana Loop-Apollo Beach, FL (Andalucia) (L&S-Kevin Pelc)
21-057	M	George Wilkes	Dock @3020 Christopher Watch Lane, Ruskin, FL (Len-Little Harbor Lot)
21-064	M	Zayo Group	Install 364ft of HDPE Fiber Optic Cable @ 350 E. Hillsborough Avenue-Tampa, FL under Hillsborough River (COT)

Appl.#	M/S	Applicant	Proposed Work
21-068	M	Justin Bremer	Lift @ 5717 Sea Turtle Place-Apollo Beach, FL
21-069	M	Adam Vonbartheld	Pilings/boatlift/jet-ski lift @408 Isles Bay Drive-Apollo Beach, FL
21-092	M	Michael Angel	Dock-lift @ 711 Pinckney Dr – Apollo Beach
22-005	M	Harold Leeper	Dock-boatlift-848 Manns Harbor Dr-Apollo Beach, FL
22-011	M	Rochelle Wright	Dock-boatlift@615 Pinckey Dr-Apollo Beach (Mirabay)
22-014	M	Zayo Group	Directional bore fiber optic cable @4716 Lithia Pinecrest Road - Riverview-Alafia River Required SSLs Esmt
22-017	M	Zayo Group	Subaqueous Bore-SR 43/S US Hwy 301 – Wimauma Required SSLs Esmt
22-018	M	Zayo Group	Subaqueous Bore-SR 45 /S Hwy 41 – Wimauma, FL – Bullfrog Creek. Required SSLs Esmt
22-019	M	Zayo Group	Subaqueous Bore-US 41/S. Tamiami Trail/Dickman Drive SE/Ruskin, FL Required SSLs Esmt
22-020	M	Pine Key Project, LLC	Dock @ Pine Key Island (aka One Beer Can Island), Gibsonton
22-021	M	Sajet Properties LLC	Repair Seawall-5105 W. Tyson Street-Tampa
22-024	M	Bistro Builders, Inc.	Dock @ 705 Pinckney Dr-Apollo Beach (Mirabay)
22-025	M	Smart Communication Holdings LLC	Dock/ @ 607 Pinckney Dr-Apollo Beach (Mirabay)
22-026	M	Daniel Pator	Dock- @603 Pinckney Dr-Apollo Beach (Mirabay)
22-027	M	Smart Communication Holdings, LLC	Dock- @5605 Tybee Island Dr- Apollo Beach, FL (Mirabay)
22-028	M	Smart Communication Holdings LLC	Dock @5609 Tybee Island Dr-Apollo Beach, FL (Mirabay)
22-029	M	Justin Stone / Bistro Builders Inc.	Dock/boatlift @ 5704 Tybee Island Dr-Apollo Beach (Mirabay)
22-030	M	Hillsborough County	Bridge Maintenance-Channel Armoring Fletcher Avenue over Hillsborough River-COT/COTT/Unincorp.
22-031	M	SP Tampa Causeway Partners LLC	Subaqueous utility crossing @McKay Bay-3600 Causeway Blvd.-Tampa
22-033	M	Russell Miller	Dock-lift @ 609 Pinckney Dr-Apollo Beach (Mirabay)
22-035	M	Mirasol Davis Islands LLC – Carrier 2 – Mirasol LLC	Dock/fingerpier/boatlift/boardwalk @ 84 Davis Blvd. Tampa
22-036	M	Kurt Kwiatkowski	Dock/non-covered boatlift @5710 Tybee Island Dr – Apollo Beach (Mirabay)
22-037	M	Irvin Jackson	Boatlift on existing dock structure @5725 Sea Trout PL –Apollo Beach (Mirabay)
22-039	M	Hillsborough County	Bridge Maintenance – channel armoring @ Morris Bridge @ Hillsborough River
22-040	M	Cheryl Bidlingmaier	Dock-boatlift @613 Pinckney Drive-Apollo Beach (Mirabay)
22-004R1	M	MAA Westshore Exchange LLC	Add 6 outfall pipes on South & West side of property @5440 W. Tyson Avenue, Tampa
22-043	M	Michael Williamson	Add Lift To Dock @ 2513 River Band Dr., Ruskin / LMR-ARPA-CBAP

Appl.#	M/S	Applicant	Proposed Work
22-044	M	Andalucia Master Assoc	Extend pier & Replace Larger Boat Lift @ 1303 Puerto Drive – Slip B-14-Apollo Beach
22-045	M	Hillsborough County Marine Safety	Install 9 pile daybeacons to create navigation channel @ the lower portion of the Alafia Rive between US HWY 41 Bridge
22-046	M	Paradise Group of Countryside LLC	Floating Docks@9022 W. Hillsborough Avenue-Tampa
22-047	M	Scott Sefton	Riprap @1301 Alhambra Dr.- Apollo Beach
22-048	M	Westshore Marina Ventures	Add/replace fingerpiers@6005 Beacon Shores Street-Tampa
22-049	M	Steven & Regina Barnes	Jetski lift-access walkway @ 811 Islebay Dr-Apollo Beach
22-050	M	Todd Tumbleson	Dock@1429 Deirdre Drive-Ruskin – LMR/CBAP ARPA
22-051	M	MacDill Air Force Base	Pipeline – 5500 Commerce Street-Tampa
22-052	M	Douglas Starz	Dock @ 1402 SW River Dr-Ruskin
22-053	M	Tampa Electric Company (TECO)	Maintenance dredge @ Bayside Power Station-3602 Port Sutton Road, Tampa, FL
22-054	M	Florida Fish & Wildlife	Data Buoy – NE Side of Egmont Key
22-055	M	Andalucia Master Association	D.E.C.O. lift @ 1303 Puerto Drive, Slip B-12, Apollo Beach, FL 33572

Board Meeting
September 20, 2022
Environmental Department 396574

EXPENDITURES

Between \$50,000 - \$100,000
08/01/2022 - 08/31/2022

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COMPANY	DESCRIPTION	AMOUNT	FUNDING	ADDITIONAL INFORMATION
Informa Princeton LLC	Conference/Exposition	\$ 51,860.00	Operating	Seatrade Booth Space

Board Meeting
September 20, 2022
ID149166

F. EXECUTIVE DIRECTOR REPORT

G. PRESENTATIONS

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

I. FUTURE PROPOSED PROJECTS

FUTURE PROPOSED PROJECTS

September 2022

Project Name	Current Contractor/ Consultant	Estimated Proposal/Bid Release	Estimated Board Approval
Eastport Land Reclamation	NEW PROJECT	August	September
Geographic Information Systems (GIS) Managed Cloud Services	Timmons Group, Inc.	September	November
Cruise Terminal 3 (Berth 269) Anode Replacement	NEW PROJECT	September/October	November/December
Cruise Passenger Bridges (3)	NEW PROJECT	September/October	November/December
Portwide Roadway Improvements Phase III Maritime Blvd.	NEW PROJECT	September/October	November/December
Outside Counsel General Support and Litigation	Abbey, Adams, Byelick Richard Harrison Trask Daigneault	January/February	March/April
Outside Counsel Real Estate and Land Use	Gray Robinson Shumaker, Loop Trenam Kemker	January/February	March/April

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NOTE: This list contains possible future projects. Be advised these projects/contracts may be cancelled, delayed, or revised as required by PTB. Recently added contracts/projects are reflected in **bold**.

J. CALENDAR OF EVENTS

K. DATE OF NEXT MEETING

TUESDAY, OCTOBER 18, 2022, 9:30 AM

VISIT WWW.PORTTAMPABAY.COM FOR FURTHER INFORMATION

L. ADJOURNMENT