

**PORT TAMPA BAY
NOTICE OF PUBLIC HEARING**

Notice is hereby given of a public hearing to be held at 10:00 a.m., September 8, 2022, 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.

To be published Wednesday, August 17, 2022
In the Tampa Bay Times
#393885

**BACKGROUND INFORMATION FOR PUBLIC HEARING
SEPTEMBER 8, 2022 AT 10:00 A.M.**

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

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

Standard Work Permit #15-015 was issued to RMC Brothers, LLC by PTB on September 15, 2016 for in-kind replacement of the commercial multi-slip docking facility, approximately 180 linear feet of seawall replacement, 20 linear feet of new seawall, and 10 linear feet of new rip rap revetment.

The project modification has been assigned Standard Work Permit Application No.15-015 (Revision #1), which includes the extension of three (3) of the six (6) existing docks by a maximum of approximately 95 feet waterward. The overall length of the three (3) extended docks shall be a maximum of approximately 142 feet waterward of mean high water elevation line. The docking facility shall have fifteen (15) temporary mooring slips for patrons of the restaurant. The total existing dock structure is 2,838.95 square feet with the proposed expanded dock structure to be 1,829.82 square feet.

RMC Brothers, LLC desires to lease approximately 18,715.44 square feet of sovereign submerged lands of Alafia River from PTB abutting the restaurant for the use of the multi-slip docking facility by the patrons of the restaurant 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.

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.

Premises: Approximately 18,715.44 square feet of submerged land.

Term: 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 and issuance of Standard Work Permit No. 15-015 (Revision #1).

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 Brothers, LLC 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: The Premises would be used 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 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.

EXHIBIT "A"



