PORT TAMPA BAY

PORT TAMPA BAY
MONTHLY BUSINESS MEETING
DECEMBER 16, 2025 - 9:30 AM

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J. **CALENDAR OF EVENTS**

PROPELLER CLUB ANNUAL HOLIDAY LUNCHEON WITH THE MAYOR — DECEMBER 16, 2025, FROM 11:30 AM TO 2:00 PM

K. **DATE OF NEXT MEETING**

TUESDAY, JANUARY 20, 2026 AT 9:30 AM IN PORT TAMPA BAY BOARDROOM

L. **ADJOURNMENT**

PORT TAMPA BAY

Board of Commissioners Meeting Minutes

Date: November 18, 2025
Location: Port Tampa Bay Headquarters, 1101 Channelside Drive, Tampa, Florida

The following Board Members were present:

Chad W. Harrod	Chairman	Seat #1
Christopher Carrere	Commissioner	Seat #2
Ted Conner	Vice Chairman	Seat #3
Mark Kaplan	Commissioner	Seat #4
Patrick H. Allman	Secretary/Treasurer	Seat #5
The Honorable Christine Miller	Commissioner	Seat #6
The Honorable Mayor Jane Castor	Commissioner	Seat #7

Port Tampa Bay senior staff present:

Paul Anderson	President and CEO
Raul Alfonso	Executive Vice President and Chief Commercial Officer
Charles Klug	Principal Counsel
Mike Poole	Chief Financial Officer
Brian Giuliani	Chief Operating Officer
Ken Washington	Vice President & Chief Information Officer
Greg Lovelace	Sr. Vice President of Marketing & Business Development
Patrick Blair	Vice President of Engineering
Karl Strauch	Vice President of Marketing
Joeanne Toledo	Vice President of Human Resources
Ed Washington	Vice President of Real Estate
Thomas Hobbs	Chief of Staff

The Public Attendance Sign-in Sheet is Attachment “A”.

Chairman Chad Harrod called the meeting to order at 9:34 a.m. and welcomed attendees, staff, and the public.

A. Invocation and Pledge of Allegiance

Chaplain Fritz Goltermann led the Invocation and the Pledge of Allegiance.

Newly appointed Commissioners Mark Kaplan and Christopher Carrere were formally sworn in by the Honorable Christopher Sabella, Chief Judge for the Thirteenth Circuit of Hillsborough County. Both commissioners executed their oath documents following the ceremony.

Public Comment

No public comments were received.

B. Approval of Meeting Minutes:

Chair Harrod received the following sets of minutes for approval:

October 21, 2025, Board Meeting

Motion:	Commissioner Ted Conner moved to approve all minutes
Second:	Commissioner Christine Miller
Vote:	Motion carried unanimously

Quarterly Cargo and Cruise Report

Presenter: Greg Lovelace

Mr. Lovelace reported on cargo for year ending FY2025. He noted that overall cargo tonnage for all private and public berths was down 4%., though overall tonnage for PTB public berths remained level at 17.4 million tons, consistent with FY 2024. The 4% decrease may be attributed to decreased limestone imports, which are down 917,000 tons, due to sourcing issues in Mexico and Honduras. Overall tonnage for other dry bulk cargo remained fairly consistent. Increases in orange juice concentrate, sulfuric acid, and petroleum imports led to a 13% increase in liquid bulk products. The container business had a year-over-year increase of 6%. The new Maersk and Hapag-Lloyd and Seacat services helped increase business despite tariffs and economic uncertainty. FY2025 resulted in a new record of almost 263,000 TEUs.

Due to a 50% tariff on steel, all U.S. ports saw declines in steel shipments, including Port Tampa Bay. However, PTB had a 37% increase in cruise passengers for FY2025, with a total of 1,6660,315 passengers sailing from Tampa.

Financial Report

Presenter: Michael Poole

Mr. Poole reflected on the impact population growth has had on Florida, as it is now the third most populous state after California and Texas. Much of the recent population growth is in Central Florida and continues to create demand for building materials for roads and housing. Cement, limestone, concrete, steel, and lumber are just a few examples of the materials needed. Distribution centers for large chain stores also import an abundance of goods. These items, along with fuel, highlight the importance PTB plays in supporting the region's ongoing growth.

Mr. Poole reported that PTB's operating expenses totaled $59 million which produce an operating income of $42 million. Ad valorem taxes totaling $12.6 million in non-operating funds are used for capital projects. PTB's net income is approximately $52 million, which is applied to debt, including $4.7 million of interest and $7 million of principal. The remaining $45 million covers capital projects.

Mr. Poole projected 1.7 million cruise passengers and 18.2 million tons of cargo will pass through PTB in FY2026. Petroleum will constitute half of the cargo while container activity, limestone, cement, granite, breakbulk, steel, and automotives will round out the remaining half. Cargo and cargo leases roughly total $68 million, income from cruise passengers roughly total $27 million. Parking income is projected to earn PTB $101 million in FY2026. Month to month income variations can be attributed to the fluctuating number of cruise passengers between peak and nonpeak cruise seasons. Mr. Poole highlighted that port usage fees and leases constitute the majority of operating revenues for FY2025. Cargo, leases, and cruises account for 91% of PTB business.

Commission Harrod asked about the petroleum share of total cargo, noting it appeared below 50% for the month. Mr. Poole confirmed petroleum was budgeted at 50% annually and attributed the 48% shown in October to normal month-to-month variation.

Motion:	Commissioner Kaplan moved to receive the FY2025 financial statements
Second:	Commissioner Miller
Vote:	Motion carried unanimously

C. Consent Agenda

C-1 CONSENT TO ASSIGNMENT AND ASSUMPTION OF LEASE FROM NORTH ATLANTIC INTERNATIONAL OCEAN CARRIER, INC. TO QUALITY CONTAINER TRANSPORT, INC.

C-2 EASEMENT AGREEMENT WITH TAMPA PORT SERVICES, LLC

C-3 TAMPA ELECTRIC COMPANY SITE IMPROVEMENT PERMIT TO INCREASE THE ELECTRICAL CAPACITY AT PORT REDWING

C-4 SITE IMPROVEMENT PERMIT FOR REDWING MATERIALS I, LLC

C-5 APPOINTMENT OF PUBLIC HEARING OFFICERS

Motion: Mayor Jane Castor moved to approve the Consent Agenda
Second: Commissioner Christopher Carrere
Vote: Motion carried unanimously

D. Regular Agenda Items

D-1 CONSENT TO CHANGE OF OWNERSHIP OF PURAGLOBE FLORIDA, LLC

Presenter: Ed Washington

In June 2012, Port Tampa Bay approved a lease of approximately 12 acres at Pendola Point for Nexlube Tampa, an affiliate of Nexlube Operating LLC, to build a used motor oil recycling and blending facility. The lease was initially set for 20 years, with two five-year extension options. Several years later, the German corporation Puraglobe, which operates a recycling plant in Germany, sought to establish a similar facility in the U.S. and partnered with Nexlube Operating LLC. In March 2006, the Board approved a consent to assign the lease from Nexlube Tampa to Puraglobe Florida, which was jointly owned by Puraglobe U.S.A. (52%) and Nexlube Operating (48%).

Recently, Nexlube Operating notified Port Tampa Bay staff that it had acquired Puraglobe U.S.A.'s 52% stake in Puraglobe Florida, resulting in Nexlube Operating becoming the sole owner. Puraglobe Florida will continue as the tenant under the existing lease and remain responsible for all obligations, including rent, utilities, taxes, site improvements, insurance, and maintenance. A public hearing was not required.

Motion: Commissioner Conner moved to approve
Second: Commissioner Carrere
Vote: Motion carried unanimously

D-2 LEASE AMENDMENT WITH CARGILL INC. D/B/A CARGILL SALT (BERTH 256)

Presenter: Ed Washington

Motion: Commissioner Allman moved to approve
Second: Commissioner Kaplan
Vote: Motion carried unanimously

D-3 LEASE AMENDMENT WITH CARGILL, INC. D/B/A CARGILL SALT

Presenter: Ed Washington

Motion: Mayor Castor moved to approve
Second: Commissioner Carrere
Vote: Motion carried unanimously

D-2 and D-3 were coterminous and presented together.

D-2 sought approval for a lease amendment with Cargill Inc., doing business as Cargill Salt, for Berth 256. Ed Washington explained that the item involved two coterminous leases—Berth 256 and an 8.92-acre site at Hooker's Point—and proposed discussing both together before seeking separate approvals. It was noted that the Berth 256 lease originated in 1973 and the Hooker's Point lease in 1999. Both leases had previously been extended to align expiration dates in 2038.

Cargill requested additional five-year extensions due to the high costs of site demolition and improvements, which had increased significantly since the original budget was prepared. The annual tonnage guarantees would remain unchanged, and a public hearing had been held with no public comments.

Board members discussed the cost per acre differences between the leases, with Washington explaining that discrepancies were due to the original lease dates and historical rates. Current market rates were cited as $40,000 per acre for upland parcels and $55,000 per acre for waterfront parcels.

Washington then presented Item D-3, which involved the lease amendment for the additional Hooker's Point premises

Both leases extended to allow Cargill to recover major site redevelopment costs. Tonnage guarantees remain unchanged. Additional 3.34-acre parcel at Hooker's Point may be terminated by PTB within six months due to automobile storage needs. Public hearings were held with no comments.

D-4 STANDARD WORK PERMIT APPLICATION #23-044 - RD RWD TAMPA, LLC TRUSTEE FOR THE RIVERWALK DISTRICT WATERFRONT PROJECT AT 102 S. PARKER ST., TAMPA, FLORIDA

Presenter: Chris Cooley, Director of Environmental Affairs

A standard work permit application (No. 23-044) was submitted by RWD Tampa LLC, trustee for the Riverwalk District Waterfront Project, located at 102 South Parker Street, Tampa. The permit involved the construction of a new floating private multi-family residential docking facility, situated near the southwest corner of Kennedy Boulevard and the Hillsborough River. The project included approximately 2,684 square feet of multi-slip docks with eight mooring slips, one of which would be available for public use per City of Tampa requirements. Additional components included a kayak launch, minor maintenance dredging, fill for a living shoreline, and a 6,460-square-foot pile-supported Riverwalk underpass walkway under the Kennedy Street Bridge, developed under an agreement with the city. The project had received approval recommendations from the Environmental Protection Commission of Hillsborough County and was consistent with the Tampa Comprehensive Plan. It was noted that two site-specific conditions had been agreed upon: addressing potential navigation safety concerns and restricting motorized rental activities at the docking facility.

Motion: Commissioner Allman moved to approve
Second: Commissioner Carrere
Vote: Motion carried unanimously

D-5 STANDARD WORK PERMIT APPLICATION #25-013 - TAMPA PORT AUTHORITY ENGINEERING DEPARTMENT - PROPOSED CONSTRUCTION OF BERTH 301 LOCATED AT 6059 DIANA TOLEDO ALMEIDA ROAD, GIBSONTON, FLORIDA, PORT REDWING CHANNEL

Presenter: Chris Cooley

Standard Work Permit Application Number 25-013 pertained to the proposed construction of Berth 301 at Port Redwing Channel. The project represents a further expansion of the Port Redwing facilities, involving the construction of a marginal wharf and berth measuring approximately 100 feet wide by 500 feet long, including a sheet pile bulkhead and the placement of around 40,170 cubic yards of backfill. The project site is located in Gibsonton, in unincorporated Hillsborough County.

The project received a recommendation of approval from the Environmental Protection Commission of Hillsborough County. The project is consistent with the county's comprehensive plan and has obtained all necessary permits, including the Florida DEP individual permit issued in September, as well as the Corps permit and approvals from

other relevant agencies. A public hearing held on November 5th generated no public comments.

Motion: Commissioner Conner moved to approve
Second: Mayor Castor
Vote: Motion carried unanimously

D-6 MODIFICATION OF POLICY ON SITE IMPROVEMENT PERMITS POLICY

Presenter: Patrick Blair

The Port's Site Improvement Permits Policy states that tenants and utility companies must obtain a site improvement permit before installing new infrastructure on Port property. The current policy, last updated in 2007, required applicants to provide paper copies of as-built drawings and included outdated contact information and staff reviewer lists.

The proposed revisions included three key changes: (1) allowing Port Tampa Bay to charge a fee for a consultant to produce GIS-level as-built drawings instead of relying on applicants, whose submissions were often incomplete or inaccurate; (2) permitting the Port Engineer to update contact information and reviewer lists without board approval; and (3), requiring all plans and specifications to be submitted digitally rather than in paper form.

Policy changes would improve accuracy, reduce future conflicts, and provide a more reliable record of infrastructure locations. This marked the first revision of the policy in 15 years, aimed at improving oversight, accuracy, and long-term planning for Port Tampa Bay's infrastructure projects.

Motion: Commissioner Allman moved to approve
Second: Mayor Castor
Vote: Motion carried unanimously

D-7 MODIFICATION OF POLICY ON EXPENDITURE OF FUNDS BY PORT DIRECTOR AND STAFF

Presenter: Charles Klug

The Port Director can approve expenditures up to $100,000 without prior board approval—a policy adopted in 2013 to allow faster responses to commercial opportunities. This policy had not been updated since its adoption. A proposed modification was presented to increase the Port Director's approval limit to $250,000. Expenditures over $50,000 would still be reported to the board and emphasized that the change would not alter procurement rules, which require competitive bidding for amounts over $15,000. Supporting data from the past three years indicated that most items requiring board approval fell between $100,000 and $300,000. The analysis demonstrated that raising the limit to $250,000 would cover the majority of these expenditures while maintaining transparency through reporting.

Mayor Jane Castor noted that the approach mirrored the City's policy and would help prevent unnecessary project delays while maintaining transparency.

Motion: Mayor Castor moved to approve
Second: Commissioner Miller
Vote: Motion carried unanimously

E. Receipt of Reports

E-1 Report of Monthly Aged Receivables
E-2 Report of Monthly Contract Status
E-3 Report of Monthly Work Permits
E-4 Report of Expenditures between $50,000 and $100,000

Motion: Mayor Castor moved to receive reports
Second: Commissioner Kaplan
Vote: Approved unanimously

F. Executive Director's Report

Paul Anderson provided updates on several key activities at Port Tampa Bay:

Global Business Development Trip
Executive leadership, including Raul Alfonso and Greg Lovelace, completed a business development trip across Asia (including Seoul, Taipei, Singapore, Shanghai) to meet with major global container shipping customers. Manny Fernandez of Ports America, a strategic partner, joined the trip. The visits strengthen relationships, support global outreach, and maintain Port Tampa Bay's role in international trade.

Florida Security Forum
Port Tampa Bay participated in the inaugural Florida Security Forum hosted by the University of South Florida. Key speakers included Florida Lieutenant Governor Jay Collins, FDLE Commissioner Mark Glass, and various port and security officials. The forum addressed maritime security, infrastructure investment, supply chain resiliency, and economic development.

Veterans Day Recognition
The 12th Annual Veterans Day Breakfast honored 36 veterans employed at the port. Discussion during the board meeting included potentially involving veteran spouses in future events.

Fuel Supply and Disaster Readiness
VP of Operations, Matt Thompson spoke at FDOT's Fuel Supply and Disaster Readiness Workshop. He highlighted Port Tampa Bay's role in ensuring energy reliability and coordinated response during storms.

Bayslam Fishing Tournament
Port Tampa Bay hosted the 9th Annual Bayslam Fishing Tournament with 45 boats and 250 participants. The tournament raised over $85,000 for the Seafarers Center and Tampa Bay Maritime Scholarship Foundation.

Mr. Anderson concluded by thanking the staff and volunteers who support these initiatives, emphasizing Port Tampa Bay's commitment to global business, and community engagement.

G. Presentations

There were no presentations.

H: New Business / Commissioner's Comments

Commissioner Miller was reappointed to her seat on the Port Tampa Bay Board of Commissioners for seat #6 which is occupied by a member of the Hillsborough County BOCC.

Commissioner Allman addressed the board, emphasizing that Port Tampa Bay is currently at a transformative point in its history. He outlined major ongoing and planned projects, including the channel deepening and widening, cruise terminal expansion, South Bay infrastructure improvements, Eastport berth additions, development of the TECO property for a potential shipyard, and Hooker's Point container projects. He also stressed the importance of acquiring land to preserve the waterfront for future use. The combined cost of these initiatives runs into hundreds of millions of dollars, underscoring the critical need for capital and grant funding.

Commissioner Allman urged the board, staff, elected officials, and partners to actively contribute to securing the necessary resources, describing this period as both challenging and exceptionally exciting. He compared the channel deepening project to major infrastructure feats, noting it as a once-in-a-lifetime opportunity that will transform the port and strengthen its role in global trade. He concluded with a call to action, emphasizing that everyone must work together to ensure these projects succeed.

Commissioner Carrere shared that it was an honor to join and serve on the board. He also thanked PTB staff for the thorough and welcoming onboarding process.

I. Future Proposed Projects

Paul Anderson outlined the future project list and encouraged vendors to bid.

J. Calendar of Events

Tampa Port Ministries Thanksgiving Luncheon – November 18, 2025

29th Annual Stone Crab Fest – November 19, 2025

Holiday Luncheon with Mayor Jane Castor – Tuesday, December 16, 2025

K. Next Meeting:

Chairman Harrod announced the next regular business meeting will be Tuesday, December 16, 2025, at 9:30 a.m. and stated information regarding that meeting will be posted online at www.porttb.com.

L. Adjournment

With no further business, Chairman Harrod adjourned the meeting at 11:01 a.m.

Respectfully submitted,

_____	_____
Chad Harrod	Patrick Allman
Chairman	Secretary/Treasurer

PORT TAMPA BAY BOARD MEETING

NOVEMBER 18, 2025 - 9:30 A.M.

PUBLIC ATTENDANCE SIGN-IN SHEET

NAME	BUSINESS
John Timme	Starboard Ten
Debra Rivera	BDA
Arturo F. Peña	Related Development
Anthony Washington	Allied Universal Sec.
Philip Erbland	Stantec
David Nelson	WGMA
Raymond Clark	FDOT
Brady Brewer	Mosaic
Darren Richards	Turner/Hall
Cindy Cox	Terracon
Terry Fluke	Tampa Bay Pilots
Joanne LeBlanc	Colliers
Bill Kuzmek	AMS / Moffatt & Nichol
Brian Moore	GHD
Hunter Villard	Port Agency
Miguel Ramirez	Cargill Inc

Additional spaces on next page.

PORT TAMPA BAY BOARD MEETING

NOVEMBER 18, 2025 - 9:30 A.M.

PUBLIC ATTENDANCE SIGN-IN SHEET

NAME	BUSINESS
Whitney Stevens	Black & Veatch
Bob Nathan	Moffatt & Nichol

Additional spaces on next page.

Port Tampa Bay
Budgetary Comparative Statement of Revenues and Expenses
For the two (2) months ending November 2025

Description	Budget	Actual	Favorable (Unfavorable)	%
Port Usage Fees	10,749,472	10,152,253	(597,219)	-5.6%
Rentals	4,364,710	4,395,683	30,973	0.7%
Other Operating	92,117	105,003	12,886	14.0%
Operating Revenue	**15,206,299**	**14,652,939**	**(553,360)**	**-3.6%**
Personnel	3,902,761	3,720,027	182,734	4.7%
Promotional	495,779	246,053	249,726	50.4%
Administrative	5,444,858	4,221,105	1,223,753	22.5%
Operating Expense	**9,843,398**	**8,187,185**	**1,656,213**	**16.8%**
Operating Income	**5,362,901**	**6,465,754**	**1,102,853**	**20.6%**
	35%	44%		
Interest Income	446,334	559,760	113,426	25.4%
Interest Expense	(737,949)	(569,383)	168,566	-22.8%
Ad Valorem Tax Receipts	5,039,054	9,161,198	4,122,144	81.8%
Other, net	(767,254)	(775,185)	(7,931)	1.0%
Non-Operating	**3,980,185**	**8,376,390**	**4,396,205**	**110.5%**
Net Income	**9,343,086**	**14,842,144**	**5,499,058**	**58.9%**

SUBJECT: OFFICE SPACE LEASE AGREEMENT WITH HCP & ASSOCIATES, INC.

BACKGROUND:

HCP & Associates, Inc. ("HCP") is a marketing consulting firm offering a full range of services including business consulting, marketing and branding, as well as research and analytics. HCP has been a tenant of the Tampa Port Authority, d/b/a Port Tampa Bay (PTB), since 2008 and desires to renew its office space lease located at 1101 Channelside Drive, Tampa, Florida.

FACTS/COMMENTS:

PTB Staff and HCP have negotiated the following terms for the office space lease:

Premises: Approximately 2,317 square feet of office space located on the third floor at 1101 Channelside Drive, Tampa, Florida, as outlined on the "Exhibit A".

Use: General Office Use.

Term: Four (4) years and six (6) months with no Lease Extension Options.

Rent: Annual Rent for the Premises would be as follows:

Lease Term	Annual Rent
Lease Year 1	$30.00 per square foot or $69,510.00 annually
Lease Years 2 – 4 ½	Rent would increase by three percent (3%) each year.

Other: HCP would be responsible for its telephone and data services and shall be responsible for insuring the Premises in accordance with PTB's insurance requirements. PTB would provide janitorial service, electrical and water/sewer service, and maintenance of the building and the common areas.

Public Hearing: A public hearing was held on December 1, 2025, and there were no comments.

RECOMMENDATION:

Authorize the Port President/CEO, or his designee, to execute an office space lease agreement with HCP & Associates, Inc. in accordance with the terms set forth in this agenda item, subject to review by Port counsel.

Board Meeting
December 16, 2025
Real Estate

Exhibit "A"

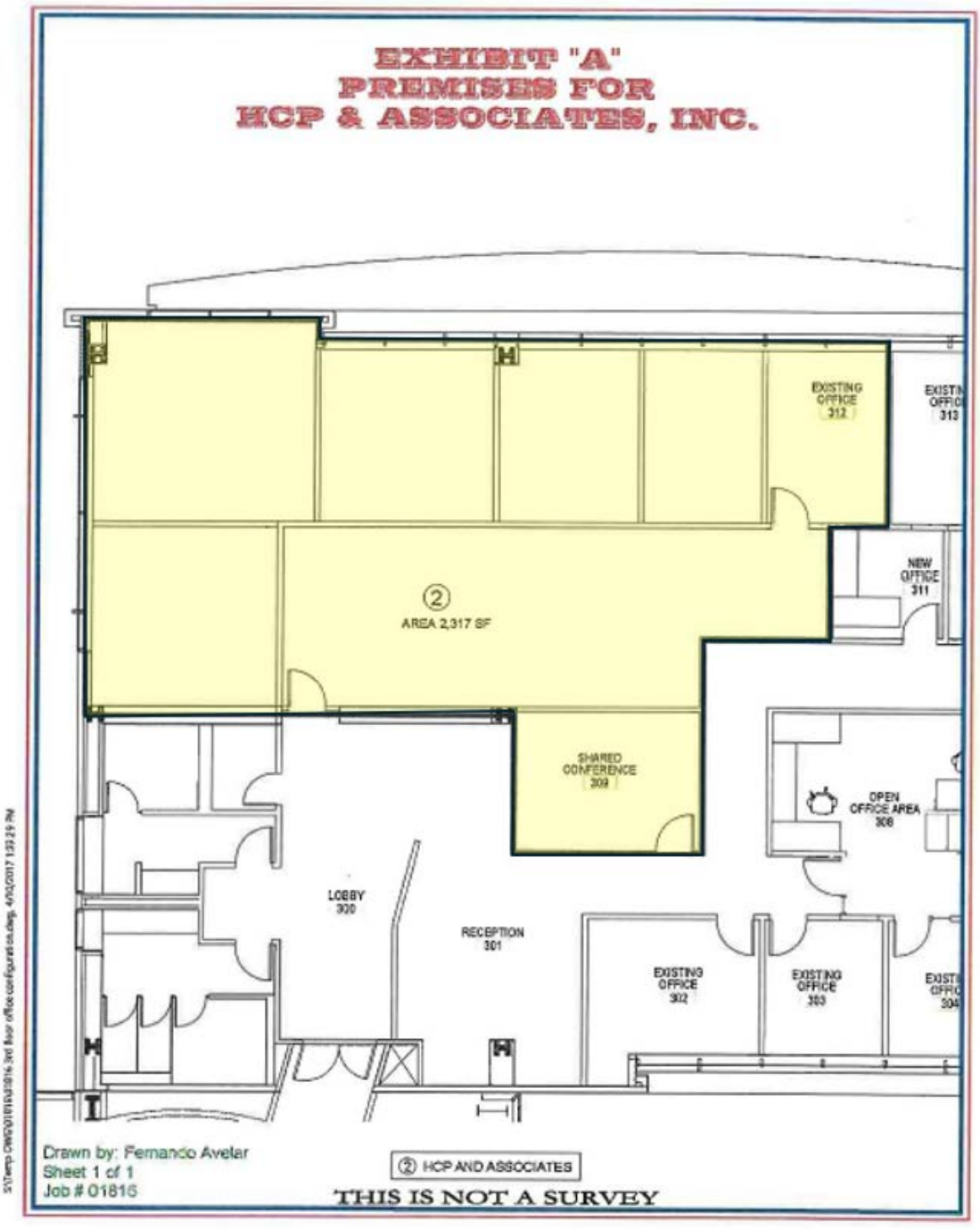
EXHIBIT "A"
PREMISES FOR
HCP & ASSOCIATES, INC.
EXISTING OFFICE 312
EXISTING OFFICE 313
NEW OFFICE 311
② AREA 2,317 SF
SHARED CONFERENCE 309
OPEN OFFICE AREA 308
LOBBY 300
RECEPTION 301
EXISTING OFFICE 302
EXISTING OFFICE 303
EXISTING OFFICE 304
Drawn by: Fernando Avelar
Sheet 1 of 1
Job # 01815
② HCP AND ASSOCIATES
THIS IS NOT A SURVEY

Docusign Envelope ID: 561B79C3-5FC6-47FE-96BE-6580F7ED178F

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: December 3, 2025

Subject: HCP & Associates, Inc. – Office Space Lease Agreement

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 Monday, December 1, 2025 at 9:42 a.m. Attached is the transcription of the hearing along with copies of all exhibits.

Heather Eblin-Crowe Date December 5, 2025
Heather Eblin-Crowe
Hearing Officer

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 Office Space Lease Agreement between Port Tampa Bay and HCP & Associates, Inc.

Ron Glessing Date December 3, 2025
Ron Glessing
Director of Tenant Relations

Attachments

Docusign Envelope ID: 561B79C3-5FC6-47FE-96BE-6580F7ED178F

PUBLIC HEARING TRANSCRIPT
December 1, 2025, at 9:42 a.m.
HCP & Associates, Inc – Office Space Lease Agreement

ATTENDEES

Gabriella Esteves – Port Tampa Bay
Amanda Black – Port Tampa Bay
Ed Washington – Port Tampa Bay

HEARING OFFICER

Heather Eblin-Crowe

Docusign Envelope ID: 561B79C3-5FC6-47FE-96BE-6580F7ED178F

MRS. CROWE:

Good morning. Today is Thursday, December 1, 2025, and this public hearing is called to order at 9:42 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:

OFFICE SPACE LEASE AGREEMENT WITH HCP & ASSOCIATES, INC.

My name is Heather Crowe, and I am employed by the Tampa Port Authority, doing business as Port Tampa Bay, and have been appointed, excuse me, 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 Ron Glessing, Director of Real Estate, who will present the terms for this project.

MR. GLESSING:

HCP & Associates, Inc., herein referred to as HCP, is a marketing consulting firm offering a full range of services including business consulting, marketing and branding, as well as research and analytics. HCP has been a long term Tenant of the Port Tampa Bay and is interested in renewing it's office lease located at 1101 Channelside Drive, Tampa, Florida 33602.

Port Tampa Bay and HCP have agreed to the following terms:

The Premises would consist of approximately 2,317 square feet of office space located on the third floor at 1101 Channelside Drive, Tampa, Florida 33602, Suite 301 as outlined on the "Exhibit A".

The Premises shall be utilized for general office use.

The public hearing notice stated that the term of the lease would be four (4) years however, the initial term would be for fifty-four (54) months and no Lease Extension Options.

Rent for Lease Year 1 would be $30.00 per square foot or $69,510.00 annually. Rent, the rent, would increase by three percent (3%) annually over the remaining lease years.

HCP would be responsible for its telephone and data services and shall be responsible for insuring the Premises in accordance with insurance requirements of Port Tampa Bay. Port Tampa Bay would provide janitorial service, electrical and water/sewer service, and maintenance of building common areas.

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At this time, I would like to offer the following exhibits into the record:

Exhibit No. 1 – Layout of the Premises.

Exhibit No. 2 – The Public Hearing Notice. The Public Hearing Notice was published in the November 9, 2025 issue of the Tampa Bay Times.

These are the only exhibits to be offered into the record.

That is all.

MRS. CROWE:

Thank you, Mr. Glessing. The exhibits will be entered into the record as presented.

At this time, we will take comments concerning this issue.

Are there any comments? Hearing none.

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 December 16, 2025. The Staff recommendation will be available on December 9, 2025. If there is nothing else to come before this hearing, I declare this hearing closed at 9:46 a.m.

I, Heather Eblin-Crowe, have read and approve the form of the attached transcript of the December 1, 2025 Public Hearing for the Office Space Lease Agreement between Port Tampa Bay and HCP & Associates, Inc.

Dated on December 5, 2025.

Heather Eblin-Crowe

Heather Eblin-Crowe
Public Hearing Officer

Docusign Envelope ID: 561B79C3-5FC6-47FE-96BE-6580F7ED178F

EXHIBIT NO. 1

SKETCH OF THE PREMISES

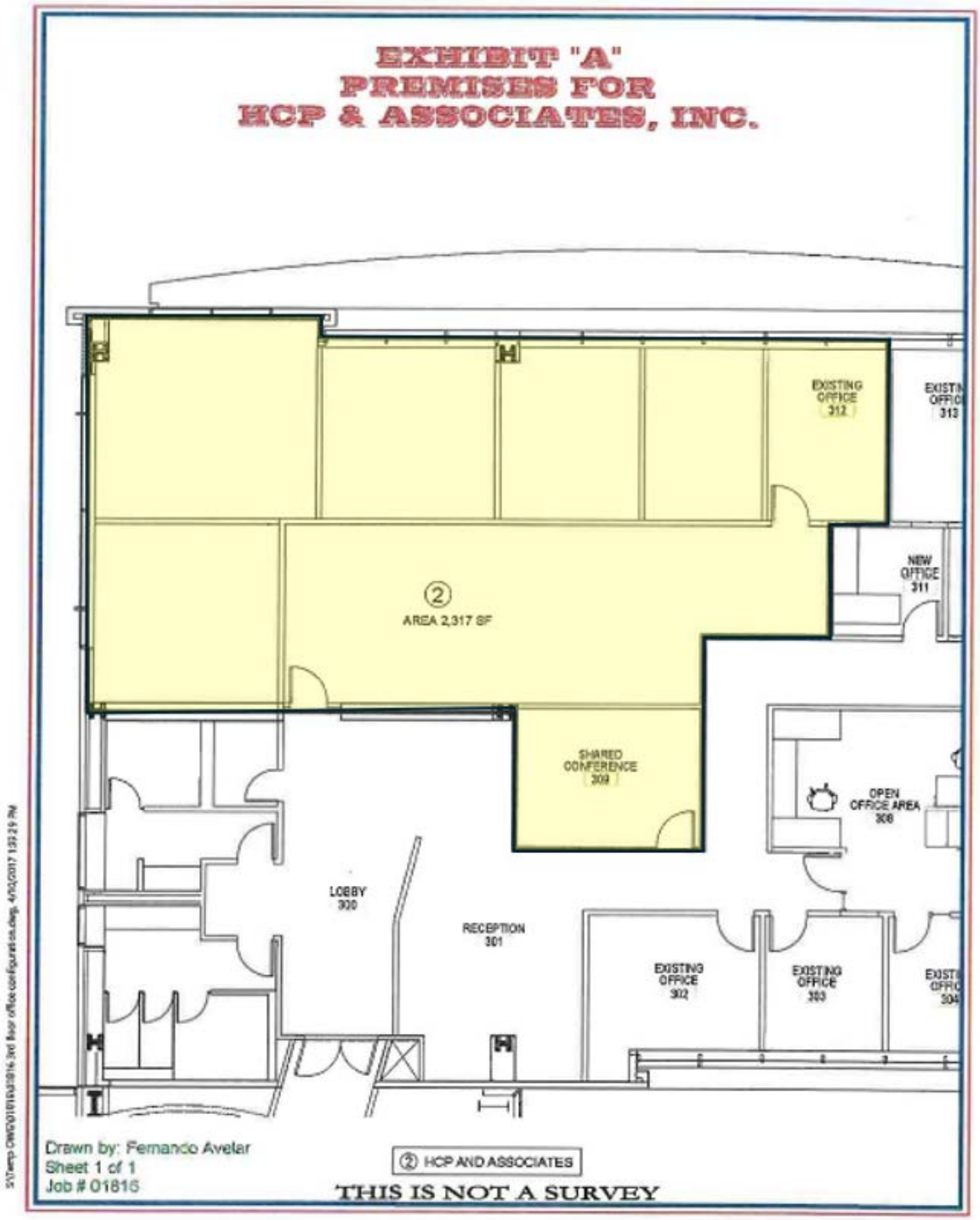

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EXHIBIT NO. 2

PUBLIC HEARING NOTICE

PORT TAMPA BAY
NOTICE OF PUBLIC HEARING

Notice is hereby given of a public hearing to be held on December 1, 2025 at 9:30 A.M., before the Tampa Port Authority, d/b/a Port Tampa Bay at its offices located at 1101 Channelside Drive, Tampa, Florida 33602, to hear public comments regarding the following:

HCP & ASSOCIATES, INC. – OFFICE SPACE LEASE AGREEMENT

Additional information is available online at www.porttb.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 November 30, 2025. Oral comments and objections may be presented at the hearing.

In accordance with the federal Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities requiring reasonable accommodation to participate in this hearing should call (813) 905-5031 or fax (813) 905-5029 not later than 48 hours prior to the hearing.

ANY PERSON WHO DECIDES TO APPEAL ANY DECISION OF THE PORT TAMPA BAY WITH RESPECT TO ANY MATTER CONSIDERED AT THIS PUBLIC HEARING WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH A PURPOSE, MAY NEED TO HIRE A COURT REPORTER TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

11/09/2025 (63285h)

Docusign Envelope ID: 561B79C3-5FC6-47FE-96BE-6580F7ED178F

SIGN-IN SHEET

PUBLIC HEARING FOR

HCP & ASSOCIATES, INC – OFFICE SPACE LEASE AGREEMENT

Monday, December 1, 2025 @ 9:30 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.				
2.				
3.				
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10.				

SUBJECT: OFFICE SPACE LEASE AGREEMENT WITH FAMULARI, BUTTO, & HIGGINGBOTTOM, PLLC

BACKGROUND:

Famulari, Butto, & Higginbottom, PLLC ("Law Firm") is a Florida law firm that specializes in Admiralty and Maritime Law, providing service to marine insurers, vessel owners, marinas, boat owners and other marine related vendors. The Law Firm desires to lease office space from the Tampa Port Authority, d/b/a Port Tampa Bay (PTB). per the terms set forth below.

FACTS/COMMENTS:

PTB staff and the Law Firm have negotiated the following terms for the office space lease agreement:

Premises: Approximately 328 square feet of office space (Suites 214, 215 and 215B), located on the second floor at 1101 Channelside Drive, Tampa Florida, as outlined in Exhibit "A".

Use: General Office Use.

Term: Three (3) years with no Lease Extension Options

Rent: Annual Rent for the Premises would be as follows:

Lease Year 1: $30.00 per square foot or $9,840.00 annually

Lease Years 2 & 3: Rent would increase by three percent (3%) each year.

Improvements:

The Law Firm would take the Premises "AS-IS"–"WHERE-IS". Any improvements to the Premises would be at the Law Firm's sole cost and expense upon approval by PTB. The Law Firm would acknowledge that PTB makes no representations or warranties, expressed or implied.

Other:

The Law Firm would be responsible for its telephone and data services and for insuring the Premises in accordance with insurance requirements required by PTB. PTB would provide janitorial service, electrical, and water/sewer service, and maintenance of the building and the common areas.

Public Hearing: A public hearing was held on December 1, 2025, and there were no comments.

RECOMMENDATION:

Authorize the Port President/CEO, or his designee, to execute an office space lease agreement with Famulari, Butto & Higginbotom, PLLC in accordance with the terms set forth in this agenda item, subject to review by Port counsel.

Board Meeting
December 16, 2025
Real Estate

Exhibit "A"

WOMEN
MEN
±177 SF
STATE REP
±210 SF
±104 SF
±154 SF
ENG.
±107 SF
±141 SF
FINANCE
±108 SF
±116 SF
LEGAL
±120 SF
±118 SF
ENG. /
REAL ESTATE
±100 SF
±102 SF
(LEASED)
±109 SF
±69 SF
(LEASED)
±109 SF
32 SF
1101 CHANNELSIDE DRIVE
2ND FLOOR NORTH LAYOUT

Docusign Envelope ID: D6DAD018-4744-41BC-A22B-5CAA101E1D76

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: December 3, 2025

Subject: Famulari, Butto & Higginbottom, PLLC – Office Space Lease Agreement

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 Monday, December 1, 2025 at 10:30 a.m. Attached is the transcription of the hearing along with copies of all exhibits.

Heather Eblin-Crowe Date December 5, 2025
Heather Eblin-Crowe
Hearing Officer

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 Office Space Lease Agreement between Port Tampa Bay and Famulari, Butto & Higginbottom, PLLC.

Ron Glessing Date December 3, 2025
Ron Glessing
Director of Tenant Relations

Attachments

Docusign Envelope ID: D6DAD018-4744-41BC-A22B-5CAA101E1D76

PUBLIC HEARING TRANSCRIPT
December 1, 2025, at 10:30 a.m.
Famulari, Butto & Higginbottom, PLLC – Office Space Lease Agreement

ATTENDEES

Gabriella Esteves – Port Tampa Bay
Amanda Black – Port Tampa Bay

HEARING OFFICER

Heather Eblin-Crowe

Docusign Envelope ID: D6DAD018-4744-41BC-A22B-5CAA101E1D76

MRS. CROWE:

Good morning. Today is Thursday, December 1, 2025, and this public hearing is called to order at 10:30 a.m. The 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:

OFFICE SPACE LEASE AGREEMENT WITH FAMULARI, BUTTO & HIGGINBOTTOM, PLLC

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 Ron Glessing, Director of Tenant Relations, who will present the terms of this project.

MR. GLESSING:

Famulari, Butto, & Higginbottom, PLLC, herein referred to as the Law Firm, is a Florida law firm that specializes in Admiralty and Maritime Law. The Law Firm desires to lease office space from Port Tampa Bay per the terms set forth below:

The Premises would consist of approximately 328 square feet of office space, specifically Suites 214, 215 and 215B, located on the second floor at 1101 Channelside Drive, Tampa Florida, as outlined in Exhibit "A".

The Premises will be utilized for general office use.

The Initial Term would be three (3) years with no Lease Extension Options.

Rent for Lease Year 1 would be $820.00 per month or $9,840.00 annually which is 328 square feet x $30.00. Rent for Lease Year 2 & 3 would increase by three percent (3%).

The Law Firm would take the Premises “AS-IS” – “WHERE-IS”. Any improvements to the Premises would be at the Tenant’s sole cost and expense upon approval by the Port. Tenant acknowledges that Port Tampa Bay makes no representations or warranties, expressed or implied, including, without limitation, the suitability or fitness of the Premises for a particular purpose or otherwise.

The Law Firm would be responsible for its telephone and data services, and shall be responsible for insuring the Premises in accordance with the insurance requirements of Port Tampa Bay. Port Tampa Bay would provide janitorial service, electrical and water service, and maintenance of the building common areas.

Docusign Envelope ID: D6DAD018-4744-41BC-A22B-5CAA101E1D76

At this time, I would like to offer the following exhibits into the record:

Exhibit No. 1 – Layout of the Premises.

Exhibit No. 2 – The Public Hearing Notice. The Public Hearing Notice was published in the November 9, 2025 issue of the Port Tampa Bay, of the Tampa Bay Times.

These are the only exhibits to be offered into the record.

That is all.

MRS. CROWE:

Thank you, Mr. Glessing. The exhibits will be entered into the record as presented.

At this time, we will take comments concerning this issue.

Are there any comments? Hearing none.

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 December 16, 2025. The Staff recommendation will be available on December 9, 2025. If there is nothing else to come before this hearing, I declare this hearing closed at 10:34 a.m.

I, Heather Eblin-Crowe, have read and approve the form of the attached transcript of the December 1, 2025 Public Hearing for the Office Space Lease Agreement between Port Tampa Bay and Famulari, Butto & Higginbottom, PLLC.

Dated on December 5, 2025.

Heather Eblin-Crowe

Heather Eblin-Crowe
Public Hearing Officer

Docusign Envelope ID: D6DAD018-4744-41BC-A22B-5CAA101E1D76

EXHIBIT NO. 1

SKETCH OF THE PREMISES

Docusign Envelope ID: D6DAD018-4744-41BC-A22B-5CAA101E1D76

EXHIBIT NO. 2

PUBLIC HEARING NOTICE

PORT TAMPA BAY
NOTICE OF PUBLIC HEARING

Notice is hereby given of a public hearing to be held at 10:30 A.M. on December 1, 2025, before the Tampa Port Authority, d/b/a Port Tampa Bay at its offices located at 1101 Channelside Drive, Tampa, Florida 33602, to hear public comments regarding the following:

FAMULARI, BUTTO & HIGGINBOTTOM, PLLC
OFFICE SPACE LEASE AGREEMENT

Additional information is available online at www.porttb.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 November 30, 2025. Oral comments and objections may be presented at the hearing.

In accordance with the federal Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities requiring reasonable accommodation to participate in this hearing should call (813) 905-5031 or fax (813) 905-5029 not later than 48 hours prior to the hearing.

ANY PERSON WHO DECIDES TO APPEAL ANY DECISION OF THE PORT TAMPA BAY WITH RESPECT TO ANY MATTER CONSIDERED AT THIS PUBLIC HEARING WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH A PURPOSE, MAY NEED TO HIRE A COURT REPORTER TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

11/09/2025 (63284h)

Docusign Envelope ID: D6DAD018-4744-41BC-A22B-5CAA101E1D76

SIGN-IN SHEET

PUBLIC HEARING FOR

FAMULARI, BUTTO & HIGGINBOTTOM, PLLC – OFFICE SPACE LEASE AGREEMNT

Monday, December 1, 2025 @ 10:30 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.				
2.				
3.				
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SUBJECT: FRANCHISE STEAMSHIP AGENT LICENSE FOR NORTON LILLY INTERNATIONAL U.S., INC.

BACKGROUND:

Norton Lilly International has been operating as a licensed steamship agent at the Tampa Port Authority, d/b/a Port Tampa Bay (PTB), since 2002, and is dissolving its existing company to form two separate companies; one for domestic operations and another for foreign operations. The new company that will be operating in Tampa will be Norton Lilly International, U.S., Inc. (Norton Lilly), and has submitted an application to PTB for a license to operate as a franchise steamship agent within the Hillsborough County Port District (Port District) in accordance with PTB Tariff No. 14 (Tariff), Section L, Item LOO.

FACTS/COMMENTS:

A Franchise Steamship Agency License is required for all passenger vessels exceeding 20,000 gross tonnage in the Port District. In addition to the requirements for a steamship agency license, a Franchise Steamship Agency License application must also include financial statements, corporate or other entity documents, either by posting a bond or a letter of credit in the amount of $100,000 bond.

PTB staff has reviewed the financial statements and entity documents of Norton Lilly and determined that they are acceptable. In addition, Norton Lilly will post a bond or letter of credit in the amount of $100,000 upon approval by the Board.

On November 4, 2025, a Public Hearing was held and there were no public comments.

RECOMMENDATION:

Authorize the Port President/CEO, or his designee, to issue a franchise steamship license to Norton Lilly International, U.S., Inc., to operate as a franchise steamship agent within the Hillsborough County Port District in accordance with Port of Tampa Tariff No. 14, subject to review by Port counsel.

Board Meeting
December 16, 2025
Finance

Docusign Envelope ID: 10E61EBD-BFF3-4E24-BB27-8FB4923B2B06

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: November 10, 2025

Subject: Norton Lilly International U.S. Inc – Franchise Steamship Agent License - 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 Tuesday, November 04, 2025 at 10:57 a.m. Attached is the transcription of the hearing along with copies of all exhibits.

Heather Eblin-Crowe Date November 12, 2025
Heather Eblin-Crowe
Hearing Officer

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 Franchise Steamship Agent License with Norton Lilly International U.S, Inc.

Phillip Lawson Date November 10, 2025
Philip Lawson
Director of Finance

Attachments

Docusign Envelope ID: 10E61EBD-BFF3-4E24-BB27-8FB4923B2B06

PUBLIC HEARING TRANSCRIPT
November 04, 2025 at 10:57 a.m.
Norton Lilly International U.S., Inc – Franchise Steamship Agent

ATTENDEES

Anthony King

HEARING OFFICER

Heather Eblin-Crowe

Docusign Envelope ID: 10E61EBD-BFF3-4E24-BB27-8FB4923B2B06

MRS. CROWE:

Good morning. Today is Tuesday, November 04, 2025 and this public hearing is called to order at 10:57 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:

FRANCHISE STEAMSHIP AGENT LICENSE APPLICATION FOR NORTON LILLY INTERNATIONAL, U.S., INC

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 Phillip Lawson, Director of Finance, who will present the terms for this License.

MR. LAWSON:

The Tampa Port Authority, doing business as Port Tampa Bay, received an application from Norton Lilly International, U.S., Incorporated for a license to operate as a franchise steamship agent within the Hillsborough County Port District in accordance with Section L, Item LOO, Port of Tampa Tariff No. 14.

Per the Tampa Port Authority Tariff No. 14, no person, firm, corporation or other business entity as described in the designated categories as set forth in L05 or L10 may operate in the Port District unless and until they shall first have been obtained from the Authority a license authorizing such activity. The following rules and regulations governing licensing are issued pursuant to Sections 7 and 19 of Chapter 95-488, Laws of Florida. These rules and regulations are promulgated to establish a standard licensing procedure by which the Authority can exercise its lawful control of the orderly development of port operations.

The Tampa Port Authority's Board of Commissioners will consider the information supplied in the application and public hearing, the report of the hearing officer, the recommendations of the Port Director, and shall approve or deny the application. The application may be approved with such restrictions or limitations as deemed appropriate by the Board of Commissioners.

The acceptance of a license shall signify agreement of the Licensee to be governed by tariffs, policies, rules and regulations of the Authority and all customs of the Authority. All licenses shall be issued to expire on the September 30th next after date of issuance and shall be limited to the specific location identified in the application or as otherwise determined by the Authority.

Docusign Envelope ID: 10E61EBD-BFF3-4E24-BB27-8FB4923B2B06

Licenses are issued annually for the period October 1st through September 30th and is required for business commencing on October 1st of each year. No license shall be transferred or assigned to or otherwise used by any person other than the named licensee. A Franchise Steamship Agency License is required for all passenger vessels exceeding 20,000 GT operating in the port district.

Franchise Steamship Agency License Fees is as follows:

$525 is a non-refundable application fee and $525 is an initial fee and annual renewal fee.

At this time, I would like to offer into the record the following exhibits:

Exhibit No. 1 – The application submitted by Norton Lilly International, U.S., Incorporated requesting approval to operate as a franchise steamship agent at Port Tampa Bay.

And Exhibit 2 – The Public Hearing Notice, along with the Publication Affidavit. The Public Hearing Notice was published in the Tampa Bay Times on October 13, 2025 advising of this public hearing.

These are the only exhibits to be offered into the record. That is all.

MRS. CROWE:

Thank you, Mr. Lawson. I will accept the exhibits as presented and they will be entered into the record.

At this time, we will take comments concerning this issue.

Are there any comments? Hearing none.

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 November 18, 2025. The Staff recommendation will be available on November 12, 2025. If there is nothing else to come before this hearing, I declare this hearing closed at 11:03 am.

Docusign Envelope ID: 10E61EBD-BFF3-4E24-BB27-8FB4923B2B06

I, Heather Eblin-Crowe, have read and approve the form of the attached transcript of the November 4, 2025 Public Hearing for the Franchise Steamship Agent License for Norton Lilly International U.S., Inc.

Dated on November 12, 2025.

Heather Eblin-Crowe

Heather Eblin-Crowe
Public Hearing Officer

Docusign Envelope ID: 10E61EBD-BFF3-4E24-BB27-8FB4923B2B06

EXHIBIT NO. 1

FRANCHISE STEAMSHIP AGENT APPLICATION

TAMPA PORT AUTHORITY
License Application

In accordance with Chapter 85-488, Laws of Florida, as amended, the provisions of Section L, Por. of Tampa Terminal Tariff No. 14, as amended ("Tariff"), application is hereby made for a license authorizing the Applicant to operate *as (please indicate the license you are applying for from the list below)*

- ☐ Bunkering
- ☐ Ground Transportation
- ☐ Line Handling
- ☐ Marine Terminal Operator
- ☐ Mobile Food, Merchandise and/or Service Vendor
- ☐ Oil Waste Removal and/or Sanitary Removal
- ☐ Security Firm
- ☐ Ship Chandler
- ☐ Steamship Agent
- ☒ Steamship Agent Franchise
- ☐ Stevedore
- ☐ Tugboat/Towing (harbor)
- ☐ Water Taxi

Applicant, Please attach all current documentation (applicable licenses, certificates, letters of adequacy, etc.) from the federal, state and/or local regulating authorities authorizing you to operate the service you wish to provide.

1. Applicant: NORTON LILLY INTERNATIONAL, U.S., INC.
   Registered Name (Applicant must attach copies of documents filed with the State of Florida)

2. Form of business, i.e. sole proprietorship, partnership, corporation, other (please describe):
   CORPORATION
   Date Established: 11-7-2024 DUNS: _____ EIN: 33-1867940

3. Registered Address: _____
   ONE ST. LOUIS CENTRE, STE 5000, MOBILE, AL 36602

4. Billing Address, if different: _____

5. Telephone: (251) 219-3325 Fax: ( ) _____

6. Email: gcampuzano@nortonlilly.com Website: _____

7. Name, address and title of principal officers. (attached)

Name	Position	Telephone
e-mail	Address	
Name	Position	Telephone
e-mail	Address	

Issued by: Tampa Port Authority
P O Box 2192 Tampa, FL 33601

Page 1 of 3

Docusign Envelope ID: 10E61EBD-BFF3-4E24-BB27-8FB4923B2B06

11. Current licenses

City _____ License # _____
County Hillsborough License # 92404
State Florida License # F2900006499

12. References: Attached

Bank: _____

Address: _____ City: _____ State: _____ Zip: _____

Phone: _____ Officer: _____ Account #: _____

Three Trade References including address, phone number and account number:

Attached

The above information is provided for the purpose of extending credit to our company as provided in your Port Charges Tariff. We understand that any port usage invoice not paid within 30 days from date of invoice shall incur late charges of 1 ½ % for each 30 day period the invoice remains unpaid. To the best of our knowledge and belief, the information is accurate and may be relied upon in making your credit decision. We authorize our bank and suppliers to furnish you any information necessary to complete your evaluation of our credit history.

Applicant agrees, in the event this application is approved and license granted, to abide by all State, Local and Port Authority rules and regulations now in effect or hereafter established, including, without limitation, the tariff. By signing and submitting this application, Applicant certifies that all information provided in this application is true and correct and further, understands that providing false or misleading information on this application may result in the application being denied, or in instances of renewal, revoked.

Applicant acknowledges that this application is subject to the Florida Public Records Act, Chapter 119, Florida Statutes, as may be amended. Applicant hereby waives any and all claims for any damages resulting to the Applicant from any disclosure or publication in any manner of any material or information acquired by Tampa Port Authority during the application process or during any inquiries, investigations, or public hearings. The individual executing this application personally warrants that s/he has the full binding authority to execute this application on behalf of the Applicant.

SIGNED _____

Print name Joshua Adams

Title or Position Corporate Secretary

DATE: 9/9/2025

Issued by: Tampa Port Authority
P O Box 2192 Tampa, FL 33601

Docusign Envelope ID: 10E61EBD-BFF3-4E24-BB27-8FB4923B2B06

EXHIBIT NO. 2
LEGAL AD – TAMPA BAY TIMES

59652

Tampa Bay Times

Published Daily

STATE OF FLORIDA } ss
COUNTY OF HILLSBOROUGH County

Before the undersigned authority personally appeared Ann Locke who on oath says that he/she is a Legal Advertising Representative of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Hillsborough County, Florida that the attached copy of advertisement being a Legal Notice in the matter NOTICE OF PUBLIC HEARING 9-4-25 was published in said newspaper by print in the issues of 10/12/25 or by publication on the newspaper's website, if authorized.

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes. 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 of Affiant

Sworn to and subscribed before me this **10/12/2025**

Signature of Notary of Public
Personally known X or produced identification.
Type of identification produced

DEIRDRE A. BONETT
Notary Public - State of FLORIDA
Commission # HH501171
My Commission Expires Jan. 04, 2028

PORT TAMPA BAY
NOTICE OF PUBLIC HEARING

Notice is hereby given of a public hearing to be held at 10:57 a.m. on November 04, 2025, before the Tampa Port Authority d/b/a Port Tampa Bay, at its offices located at 1101 Channelside Drive, Tampa, FL 33602 to hear public comments regarding the following:

Norton Lilly International U.S., Inc. - Application for a License to Operate as a Franchise Steamship Agent in accordance with Section 1, Item 1000, Port of Tampa Tariff No. 14.

All written comments and objections directed toward the foregoing matter should be filed with Port Tampa Bay Director of Finance, at 1101 Channelside Drive, Tampa, Florida 33602 by 10:00 a.m. on November 03, 2025. Oral comments and objections may be presented at the hearing.

In accordance with the federal Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities requiring reasonable accommodation to participate in this hearing should call Anthony Sino (866) 224-0611 or email asino@tampaport.com no later than 48 hours prior to the hearing.

ANY PERSON WHO DECIDES TO APPEAL ANY DECISION OF THE TAMPA PORT AUTHORITY d/b/a 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.

10/12/2025 PNOTA

Docusign Envelope ID: 10E61EBD-BFF3-4E24-BB27-8FB4923B2B06

SIGN IN SHEET

PUBLIC HEARING FOR
NORTON LILLY INTERNATIONAL, U.S., INC
FRANCHISE STEAMSHIP AGENT LICENSE
Tuesday, November 03, 2025, 10:00 a.m.

	Name (please print)	Company	Address (please print)	E-mail (please print)	Do you plan to comment?
1.	Victor Plazas	Norton Lilly Intl.	1210 Millenium Pkwy Suite 1040, Brandon, FL. 33511	vplazas@nortonlilly.com	YES

DC draft 191296

SUBJECT: SITE IMPROVEMENT PERMIT FOR PRECISION BUILD SOLUTIONS, LLC

BACKGROUND:

Port Tampa Bay's (PTB) policy for Site Improvement Permits establishes guidelines for tenants and other users of PTB lands to obtain PTB's consent before constructing any improvements on PTB property. The policy requires PTB's Board of Commissioners' approval for the construction or modification of improvements on PTB property that involves the granting of an easement with an estimated construction cost in excess of $200,000.

FACTS/COMMENTS:

Precision Build Solutions, LLC (Precision Build) currently leases approximately twenty-five (25) acres of land located on Port Redwing and fabricates and stores steel and iron structures pursuant to a lease agreement with PTB for twenty (20) years commencing on April 1, 2015.

Precision Build submitted a Site Improvement Permit application for the construction of a 38,353 square foot manufacturing building, which will include grading, paving, drainage, and utility relocation as well as minor modifications to the existing storm water facilities. The approximate cost of the project is $3,500,000.

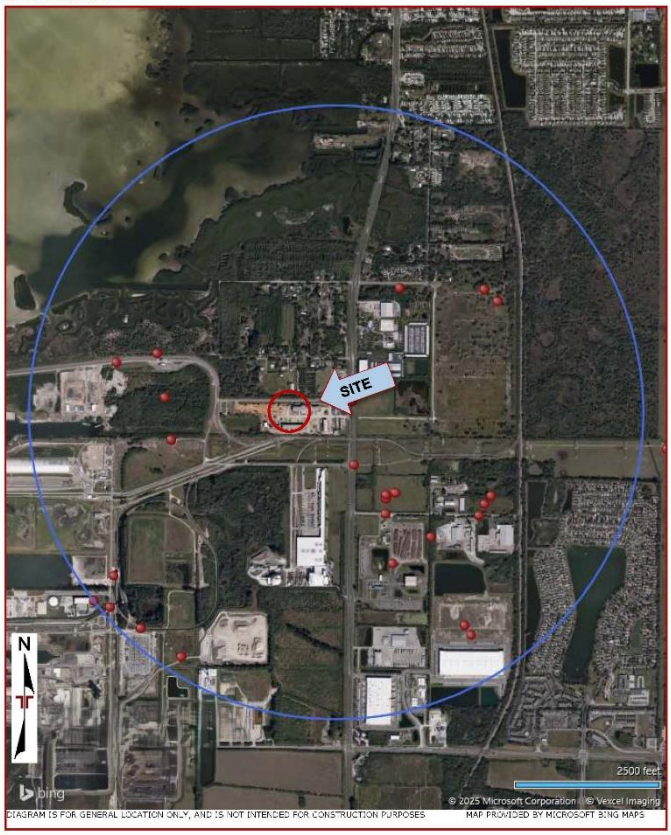
PTB staff has reviewed the application, determined that the proposed location of the improvements do not have any conflicts, and recommends approval of the Site Improvement Permit.

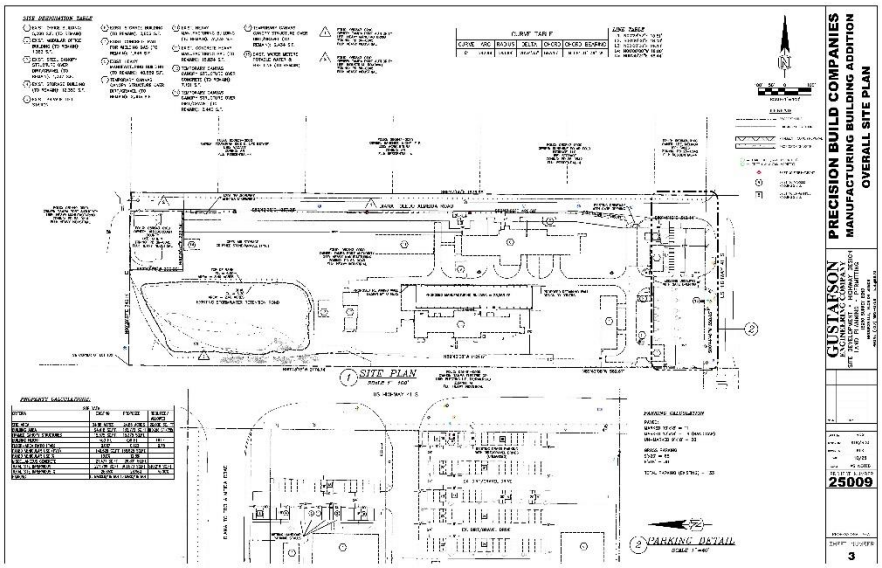
RECOMMENDATION:

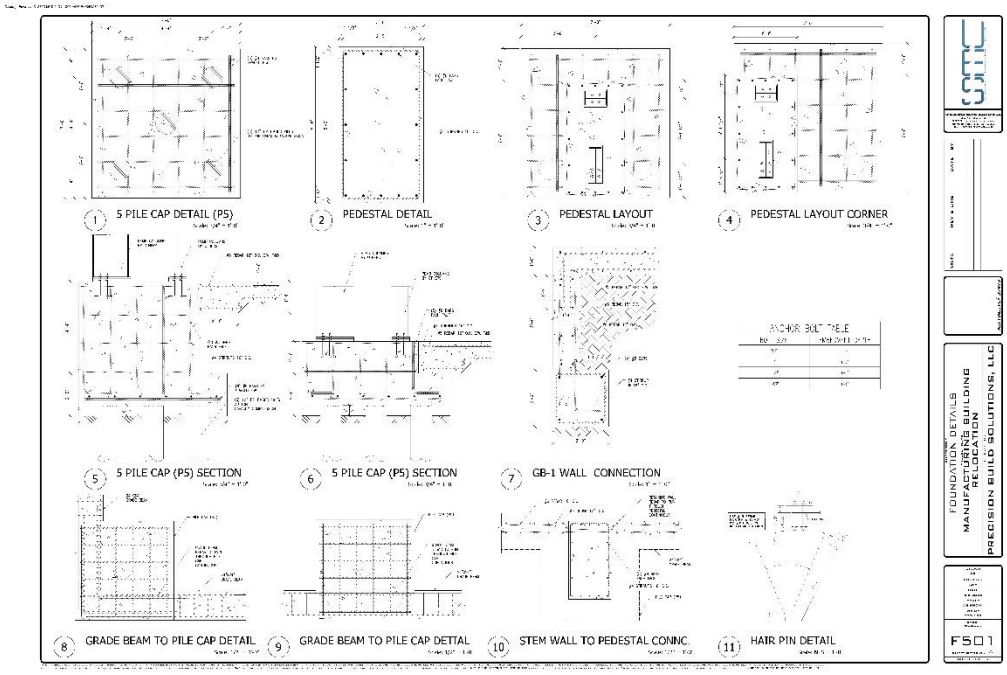
Approve the Site Improvement Permit and authorize the Port President/CEO, or his designee, to execute the Site Improvement Permit to Precision Build Solutions, LLC for the construction of the site improvements described in this agenda item, subject to review by Port counsel.

Board Meeting
December 16, 2025
Engineering

Site Location






1 5 PILE CAP DETAIL (P5)
2 PEDESTAL DETAIL
3 PEDESTAL LAYOUT
4 PEDESTAL LAYOUT CORNER
ANCHOR BOLT TABLE
5 5 PILE CAP (P5) SECTION
6 5 PILE CAP (P5) SECTION
7 GB-1 WALL CONNECTION
8 GRADE BEAM TO PILE CAP DETAIL
9 GRADE BEAM TO PILE CAP DETTAL
10 STEM WALL TO PEDESTAL CONNC.
11 HAIR PIN DETAIL
FOUNDATION DETAILS
MANUFACTURED BUILDING RELOCATION
PRECISION BUILD SOLUTIONS, LLC
F501

SUBJECT: PURCHASE OF PORT TAMPA BAY SECURITY VEHICLES

BACKGROUND:

The Port Tampa Bay (PTB) Security Department patrols the entire port, 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 upfitted with emergency equipment. PTB utilizes a multi-year approach to maintain a security vehicle fleet that is adequate in size, serviceable, and efficient.

FACTS/COMMENTS:

The PTB Security staff, in coordination with the PTB Procurement Department, obtained quotes from Sourcewell (formerly the National Joint Powers Alliance), which are based on competitively bid contracts utilized by local and state governments. Based on the quotes, manufacturers' warranties, and the equipment needs of the Security Department, the following vehicles were identified as the most practical and economical:

Vehicles	Quantity	Price
2026 Ford Full-size SUV or equivalent w/emergency equipment	4	$70,000 each

Funds for the purchase of these vehicles are included in the approved FY2026 Capital Budget.

RECOMMENDATION:

Authorize the Port President/CEO, or his designee, to spend up to $280,000 for the purchase of four (4) port security vehicles and ancillary emergency equipment, subject to review by Port counsel.

Board Meeting
December 16, 2025
Security

SUBJECT: LEASE AGREEMENT WITH RITCHIE BROS. AUCTIONEERS (AMERICA), INC.

BACKGROUND:

Ritchie Bros. Auctioneers (America) Inc. ("Ritchie Bros.") is a publicly traded global company specializing in the sale of new and used heavy industrial equipment, trucks, and vehicles, through its auction sites in 13 countries and through its digital platform, and is the world's largest auctioneer of commercial vehicles serving customers in more than 170 countries.

FACTS/COMMENTS:

Ritchie Bros. has negotiated with Port Tampa Bay (PTB) for the following ground lease agreement terms:

Premises: Approximately 4.22 acres located on Hooker's Point, Tampa Florida, as outlined on Exhibit "A".

Use: The storage of heavy equipment.

Term: Five (5) years with no Lease Extension Options.

Rent: Annual Rent for the premises will be as follows:

Lease Year 1: $40,000 per acre or or $168,800.00 annually.

Lease Years 2-5: Rent would increase by three percent (3%) each year.

Improvements:

Ritchie Bros. would take the Premises "AS-IS" – "WHERE IS". Any improvements to the Premises would be at the sole cost and expense of Ritchie Bros. and upon approval by PTB. Ritchie Bros. would acknowledge that PTB makes no representations or warranties, expressed, or implied, including suitability or fitness for a particular purpose.

Other:

Ritchie Bros. would be responsible for all utilities, real estate taxes, site improvements, insurance and maintenance of the Premises. In addition, Ritchie Bros. would comply with all seaport security laws, all environmental regulations and laws, and all other applicable regulations and laws.

Public Hearing: A public hearing was held on December 1, 2025 and there were no comments.

RECOMMENDATION:

Authorize the Port President/CEO, or his designee, to execute a Lease Agreement with Ritchie Bros. Auctioneers (America) Inc. in accordance with the terms set forth in this agenda item, subject to review by Port counsel.

Board Meeting
December 16, 2025
Real Estate

Exhibit "A"

RITCHIE BROS. AUCTIONEERS
(AMERICA), INC.
NORTH
PREMISES
Not Included
PREMISES
Berth 222
DAVIS ISLAND
HOOKERS POINT
PREMISES
December 3, 2025
Prepared By:
Craig S. Kurial
Professional Land Surveyor #4642
Senior Professional Land Surveyor
Port Tampa Bay
THIS IS NOT A SURVEY
PORT TAMPA BAY

Docusign Envelope ID: 1C4AB3CD-0275-42EC-B09D-C8EB6B197A52

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: December 2, 2025

Subject: Ritchie Bros. Auctioneers (America) Inc. – Lease Agreement

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 Monday, December 1, 2025 at 10:00 a.m. Attached is the transcription of the hearing along with copies of all exhibits.

Heather Eblin-Crowe Date December 2, 2025
Heather Eblin-Crowe
Hearing Officer

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 Lease Agreement between Port Tampa Bay and Ritchie Bros. Auctioneers (America) Inc.

Ron Glessing Date December 2, 2025
Ron Glessing
Director of Tenant Relations

Attachments

Docusign Envelope ID: 1C4AB3CD-0275-42EC-B09D-C8EB6B197A52

PUBLIC HEARING TRANSCRIPT
December 1, 2025, at 10:00 a.m.
Ritchie Bros. Auctioneers (America) Inc. – Lease Agreement

ATTENDEES

Gabriella Esteves – Port Tampa Bay
Amanda Black – Port Tampa Bay

HEARING OFFICER

Heather Eblin-Crowe

Docusign Envelope ID: 1C4AB3CD-0275-42EC-B09D-C8EB6B197A52

MRS. CROWE:

Good morning. Today is Thursday, December 1, 2025, and this public hearing is called to order at 10:00 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:

Lease Agreement with Ritchie Brothers Auctioneers (America) Inc.

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 Ron Glessing, Director of Tenant Relations, who will present the terms for this matter.

MR. GLESSING:

Ritchie Brothers Auctioneers (America) Inc., hereinafter referred to as Ritchie Brothers, is a publicly traded global company specializing in the sale of new and used heavy industrial equipment, trucks, and vehicles through its auction sites in 13 countries and digital platform. Ritchie Brothers is the world's largest auctioneer of commercial assets and vehicles serving customers in more than 170 countries. Ritchie Brothers desires to lease property from Port Tampa Bay in accordance with the following terms set forth below.

The Premises would consist of approximately 4.22 acres located on Hooker's Point, Tampa Florida, as outlined on Exhibit "A".

The Premises shall be utilized for the storage of heavy equipment.

The Initial Term would be five (5) years with no Lease Extension Options.

Rent for Lease Year 1 would be $14,067.00 per month or $168,800.00 annually which is 4.22 acres x $40,000 per acre annually. Rent for Lease Years 2 through 5 would increase by three percent (3%) annually.

Ritchie Brothers would take the Premises "AS-IS" – "WHERE-IS". Any improvements to the Premises would be at the Ritchie Brothers sole cost and expense upon approval by Port Tampa Bay. Ritchie Brothers acknowledges that Port Tampa Bay makes no representations or warranties, expressed or implied, including, without limitation, suitability or fitness of the Premises for a particular purpose or otherwise.

Ritchie Brothers would be responsible for all utilities, real estate taxes, site improvements, insurance, and maintenance of the Premises. In addition, Ritchie Brothers

Docusign Envelope ID: 1C4AB3CD-0275-42EC-B09D-C8EB6B197A52

would comply with all seaport security laws, environmental regulations and laws and other applicable regulations and laws.

At this time, I would like to offer the following exhibits into the record:

Exhibit No. 1 – Sketch of the Premises.

Exhibit No. 2 – The Public Hearing Notice. The Public Hearing Notice was published in the November 9, 2025 issue of the Port Tampa Bay Times, correction Tampa Bay Times.

These are the only exhibits to be offered into the record.

That is all.

MRS. CROWE:

Thank you, Mr. Glessing. The exhibits will be entered into the record as presented.

At this time, we will take comments concerning this issue.

Are there any comments? Hearing none..

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 December 16, 2025. The Staff recommendation will be available on December 9, 2025. If there is nothing else to come before this hearing, I declare this hearing closed at 10:04 a.m.

I, Heather Eblin-Crowe, have read and approve the form of the attached transcript of the December 1, 2025 Public Hearing for the Lease Agreement between Port Tampa Bay and Ritchie Bros. Auctioneers (America) Inc.

Dated on December 2, 2025.

Heather Eblin-Crowe

Heather Eblin-Crowe
Public Hearing Officer

Docusign Envelope ID: 1C4AB3CD-0275-42EC-B09D-C8EB6B197A52

EXHIBIT NO. 1

SKETCH OF THE PREMISES

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EXHIBIT NO. 2
PUBLIC HEARING NOTICE

PORT TAMPA BAY
NOTICE OF PUBLIC HEARING

Notice is hereby given of a public hearing to be held on December 1, 2025 at 10:00 A.M. before the Tampa Port Authority, d/b/a Port Tampa Bay at its offices located at 1101 Channelside Drive, Tampa, Florida 33602, to hear public comments regarding the following:

RITCHIE BROS. AUCTIONEERS (AMERICA) INC. – LEASE AGREEMENT

Additional information is available online at www.porttb.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 November 30, 2025. Oral comments and objections may be presented at the hearing.

In accordance with the federal Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities requiring reasonable accommodation to participate in this hearing should call (813) 905-5031 or fax (813) 905-5029 not later than 48 hours prior to the hearing.

ANY PERSON WHO DECIDES TO APPEAL ANY DECISION OF THE PORT TAMPA BAY WITH RESPECT TO ANY MATTER CONSIDERED AT THIS PUBLIC HEARING WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH A PURPOSE, MAY NEED TO HIRE A COURT REPORTER TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

11/09/2025 (63288h)

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SIGN-IN SHEET

PUBLIC HEARING FOR

RITCHIE BROS. AUCTIONEERS (AMERICA) INC. – LEASE AGREEMENT

Monday, December 1, 2025 @ 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.				
2.				
3.				
4.				
5.				
6.				
7.				
8.				
9.				
10.				

SUBJECT: STANDARD WORK PERMIT APPLICATION #23-068 AND SUBMERGED LANDS LEASE WITH MAA WESTSHORE EXCHANGE, LLC

BACKGROUND:

MAA Westshore Exchange, LLC (Applicant) applied for a standard work permit and sovereign submerged lands lease from the Port Tampa Bay (PTB) Environmental Department for a marine construction project. The project is a private, multi-family docking facility associated with the construction of an upland multi-family residential development located at 5440 W. Tyson Ave. in Tampa, FL, within the Rattlesnake Channel of Old Tampa Bay (north basin) . The property has a shoreline of approximately 2,091 linear feet.

FACTS/COMMENTS:

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

The project received recommendations for approval from the Environmental Protection Commission (EPC) of Hillsborough County and was deemed consistent with the *Imagine 2040: Tampa Comprehensive Plan* by the Hillsborough County City-County Planning Commission.

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

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

Use: Solely as a private multi-slip docking facility for the upland residents of upland residential development.

Term: An initial term of five (5) years, with three (3) extension options for five (5) years each.

Rent: Annual Rent for Lease Year 1 would be $10,142.59, plus applicable taxes, based on the Submerged Lands Management Rules rate of $0.2162 per square foot.

An additional one-time payment of $2,535.65 plus applicable taxes, which is twenty-five percent (25%) of the base fee, is charged for the first annual fee on all leases.

Annual Rent for all future Lease Years would be calculated in accordance with Port Tampa Bay's Submerged Lands Rules.

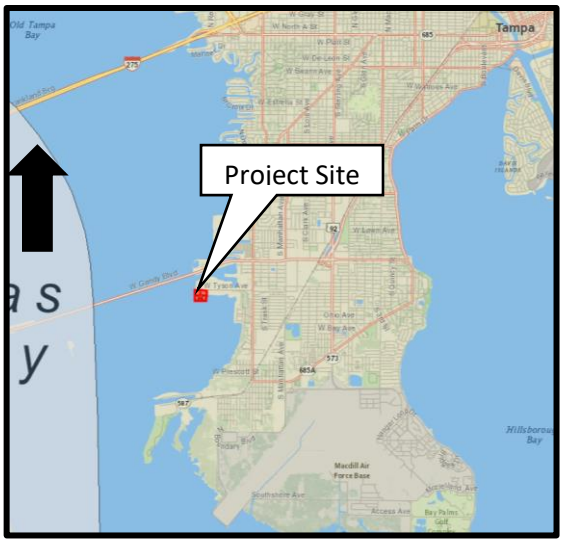
Other: MAA Westshore would be responsible for all real estate taxes, site improvements, utility services, insurance and maintenance of the Premises. In addition, MAA Westshore shall comply with all applicable laws and regulations.

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

RECOMMENDATION:

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

Board Meeting
December 15, 2025
Environmental


Tampa
Project Site

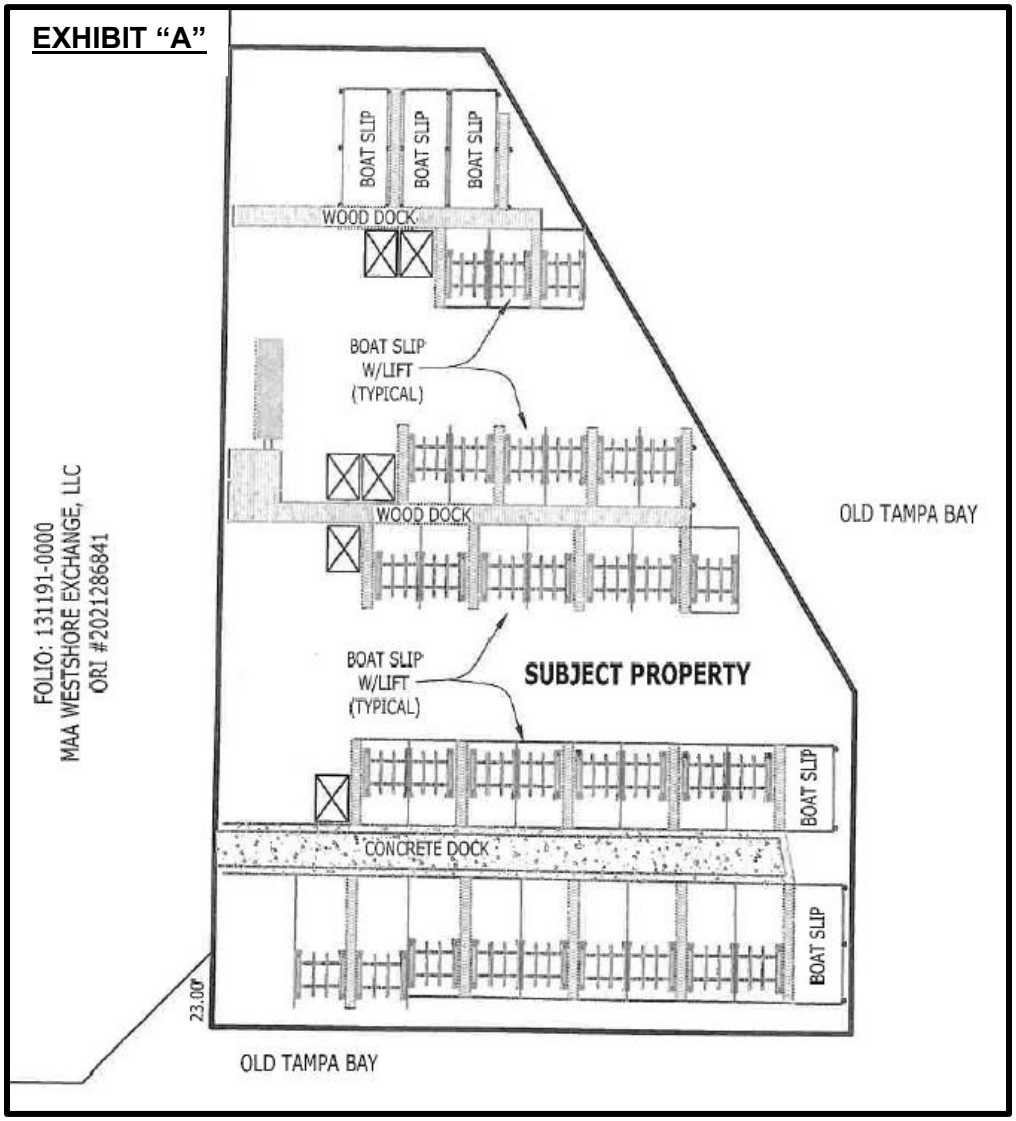
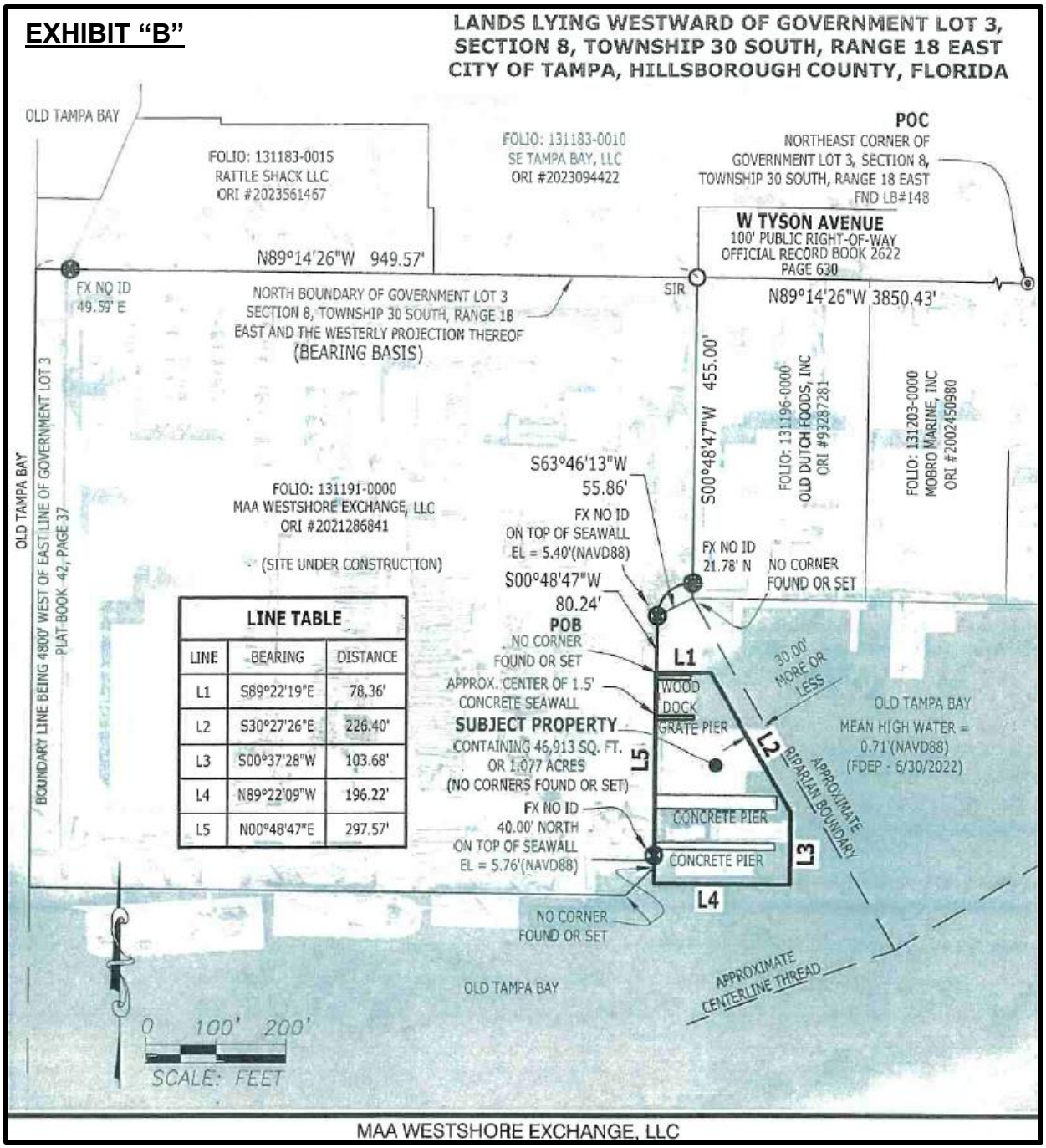


EXHIBIT "A"
BOAT SLIP
BOAT SLIP
BOAT SLIP
WOOD DOCK
BOAT SLIP W/LIFT (TYPICAL)
WOOD DOCK
OLD TAMPA BAY
FOLIO: 131191-0000
MAA WESTSHORE EXCHANGE, LLC
ORI #2021286841
BOAT SLIP W/LIFT (TYPICAL)
SUBJECT PROPERTY
BOAT SLIP
CONCRETE DOCK
BOAT SLIP
23.00'
OLD TAMPA BAY

EXHIBIT "B"

LANDS LYING WESTWARD OF GOVERNMENT LOT 3, SECTION 8, TOWNSHIP 30 SOUTH, RANGE 18 EAST CITY OF TAMPA, HILLSBOROUGH COUNTY, FLORIDA



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S89°22'19"E	78.36'
L2	S30°27'26"E	226.40'
L3	S00°37'28"W	103.68'
L4	N89°22'09"W	196.22'
L5	N00°48'47"E	297.57'

MAA WESTSHORE EXCHANGE, LLC

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PORT TAMPA BAY
1101 Channelside Drive
Tampa, Florida 33602

Memorandum

To: A. Paul Anderson
President and CEO

CC: Charles Klug
Raul Alfonso

From: Jackie Julien
Craig Roberts

Date: September 11, 2025

Subject: Tampa Port Authority d/b/a Port Tampa Bay Standard Work Permit Application No. 23-068 for MAA Westshore Exchange, LLC

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 Wednesday, September 3, 2025 at 2:00 p.m. Attached is the transcription of the hearing along with copies of all exhibits.

Heather Eblin-Crowe Date September 16, 2025
Heather Eblin-Crowe
Hearing Officer

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 Standard Work Permit No 23-068 for MAA Westshore Exchange, LLC.

Jackelyn Julien Date September 11, 2025
Jackie Julien
Environmental Project Manager II

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 Submerged Lands Lease for MAA Westshore Exchange, LLC.

Craig Roberts Date September 15, 2025
Craig Roberts
Real Estate Project Manager III

Attachments

Docusign Envelope ID: 377DED56-00ED-46BD-9AE6-46D2914BFF29

PUBLIC HEARING TRANSCRIPT
September 3, 2025, at 2:00 p.m.

Tampa Port Authority d/b/a Port Tampa Bay
PTB Standard Work Permit Application No. 23-068

ATTENDEES

Barbara Baity – Port Tampa Bay
Indrid Agaj – MAA Westshore Exchange, LLC
Anthony Pidara – J Foster Consulting
Irene Smith – Old Dutch Inc.
David Smith – Old Dutch Inc.

HEARING OFFICER

Heather Eblin-Crowe

Docusign Envelope ID: 377DED56-00ED-46BD-9AE6-46D2914BFF29

MR. ROBERTS:

Good afternoon. Today is Wednesday, September 3, 2025 and this public hearing is called to order at 2:00 p.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:

PORT TAMPA BAY STANDARD WORK PERMIT APPLICATION #23-068 AND SUBMERGED LANDS LEASE FOR MAA WESTSHORE EXCHANGE, LLC

My name is Heather Eblin-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. Sitting beside me is Jackie Julien, Environmental Project Manager, who will present the summary and provisions for the permit for this project and Craig Roberts, Real Estate Project Manager, who will present the lease terms for this project.

MRS. JULIEN:

MAA Westshore Exchange, LLC, hereinafter referred to as "MAA Westshore", has applied to Port Tampa Bay's Environmental Department for a Standard Work Permit for a marine construction project which has been assigned Standard Work Permit No. 23-068. The project proposes the construction of a new multi-slip marina docking facility associated with a new upland multi-family residential development located at 5440 W. Tyson Ave., Tampa, Florida within the Rattlesnake Channel (north basin) of Old Tampa Bay. The proposed marine construction includes the removal of four (4) existing piers, re-use of one existing pier, and construction of an approximately 13,512 square foot mixed floating and fixed private multi-family residential marina docking facility containing three Dock structures (Docks A, B, and C) consisting of a total of thirty-three (33) non-covered boat lifts of various sizes with associated finger piers, five (5) non-covered boat slips of various sizes with associated finger piers and tie poles, tie piles, six (6) floating jet ski / personal watercraft platforms for a total of twelve (12) slips, and one (1) floating kayak launch structure with associated access ramps and tie piles. There would be three (3) boat slips on Dock A that would not have any boat slip and would be open to the public as required by the City of Tampa. The project engineering and environmental consulting firm for this project is J Foster Consulting.

At this time, I would like to offer the following exhibits into the record:

Exhibit No. 1 – A copy of Port Tampa Bay Standard Work Permit Application Number 23-068 received on December 21, 2023.

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Exhibit No. 2 – Copies of Port Tampa Bay Environmental Department's certified letters of notice dated February 7, 2024 with project information sent to the Environmental Protection Commission (EPC) of Hillsborough County Wetlands Division, the Planning Commission, the riparian property owners within the 1,500-foot radius of the property and interested parties for review of the proposed project.

Exhibit No. 3 – A copy of emailed comments received on February 28, 2025 from the Florida Fish and Wildlife Conservation Commission (FWC) staff recommending nine (9) conditions to the permit to satisfy their requirements.

Exhibit No. 4 – Copy of emailed comments received on February 7, 2025 from City of Tampa Real Estate Department Director stating no comments.

Exhibit No. 5 – A copy of Port Tampa Bay's Real Estate Department's Memo received on February 10, 2025 stating the sovereign submerged lands are owned by the Port and a submerged lands lease is required for this project.

Exhibit No. 6 – A copy of Hillsborough County City-County Planning Commission resolution of this project dated March 10, 2025 indicating consistency with the *Imagine 2040: City of Tampa Comprehensive Plan with referenced Goals, Objectives, and Policies.*

Exhibit No. 7 – A copy of the EPC Wetlands Management Division review comments letter dated March 12, 2025 stating no objection to the project with four (4) conditions of approval.

Exhibit No. 8 – Copy of Port Tampa Bay Environmental Department's certified notice letters dated August 13, 2025 for the scheduled public hearing information for this project sent to the EPC Wetlands Division, the Planning Commission, the riparian property owners within the 1,500-foot radius of the project, and interested parties.

Exhibit No. 9 – A copy of the Public Hearing Notice along with the Publication Affidavit. The Public Hearing Notice was published in the August 13, 2025 issue of the Tampa Bay Times.

Exhibit No. 10 – A copy of Southwest Florida Water Management District (SWFWMD) Individual Construction Major Modification Environmental Resource Permit No. 43045975.001 issued on June 10, 2024.

That is all.

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MRS. CROWE:

Thank you Mrs. Julien, the exhibits will be entered into the record as presented. Now Mr. Roberts will present the terms for the Submerged Land Lease.

MR. ROBERTS:

MAA Westshore proposes to construct a multi-slip marina on submerged lands of the Tampa Port Authority.

The Premises would be approximately 46,913 square feet of submerged lands on Old Tampa Bay. The Premises would be used solely as a multi-slip marina for the upland residents of the multi-family residential development with various boat slips described above.

The Term for the Submerged Lands Lease shall be for a period of five (5) years with three (3) Lease Extension Options of five (5) years each.

Annual Rent for Lease Year 1 would be $10,142.59, plus applicable taxes, based on the current Submerged Lands Management Rules rate of $0.2162 per square foot.

An additional one-time payment of $2,535.65 plus applicable taxes, which is twenty-five percent (25%) of the base fee, is charged for the first year on all leases.

Annual Rent for all future Lease Years would be calculated in accordance with the Tampa Port Authority's Submerged Lands Management Rules.

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

At this time, I would like to offer the following exhibit into the record:

Exhibit No. 11 – Depiction and Layout of the Premises.

That is all.

MRS. CROWE:

Thank you Mr. Roberts, the exhibit will be entered into the record as presented.

At this time we will take comments concerning this matter.

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Are there any comments? Please come up to the microphone. State your name and your address, please.

DAVID SMITH:

Yes, my name is David Smith and I own through a company. I own the property directly adjacent to the East of the property that we are talking about. And, I just don't, you know, this is a neighborhood that's in transition. It was heavy industrial. It serves several apartment complexes; townhomes being built now and it's we are a commercial property next to them. We/I have tenants that are work with the Department of Defense and marine surveyors, so they use my dock space. Directly to the East of me is Mulborough Marine which is real heavy traffic like today they had dredge pumps, and barges and tugs in and so it's still a very industrial area on the south side of Tyson. And, I just a mix of jets skis and small boats and things there's only because of the riparian rights run out of a corner there there's only a 25 foot buffer in the riparian rights for my property to theirs and I just, it just seems, you know, the neighborhood is still in transition and I'm just now sure that small boats and jet skis and all of that mixes well with barges and commercial boats and all of that. I also have a concern of if a long concrete pier to the south side of that they're putting, they have docks planned for there and that's a very narrow channel that comes into Port 32, which is where Hula Bay is. And the um, I can't think of what it is, the other marina back in there, the old Westshore Marina is back in there, and that's a pretty narrow channel. It's marked Slow Speed through there but boats tend to kind of come tearing in there and it's just, I have uh, just some general safety concerns. It seems like kind of too soon to be mixing the two different kinds of vessels that will be there and to now this isn't old, I'm sure they've done their work but water is incredibly shallow there and the winter, you can walk and I'm sure ya'll have aerials of that. But you can, I mean that's very shallow water back in there. That's, I've owned that property for a long time and that's kind of a dead zone that just keeps kind of getting filled in back there. That's very, very shallow water but I'm kind of concerned for mixing the small boats and the commercial vehicles. I just, I just don't think the timing is right now. Thank you.

MRS. CROWE:

Thank you so much. Is there anybody else?

IRENE SMITH:

Hello, my name is Irene Smith and I'm his wife, so I spend a lot of time on that property, and I just want to make it known that, that is a very small and private cove and that is a sanctuary for manatee and a lot of marine life. And, so, that's my biggest concern is what it's going to do to the environment in that cove with all of these jet skis and all these boats coming in. And, you know, there is a marina within walking distance that's accessible to the public and to have another one very nearby is I just don't see any

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wisdom in it for many reasons. I just want you to know that and I do have supporting videos, documentation and from people in the neighborhood that are pretty upset to hear what's happening here. So, anyway, that's it, that's all I have to say.

MRS. CROWE:

Is there anyone else that would like to make public comments? Ok, hearing none, 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 16, 2025. The staff recommendation will be available on September 9, 2025. If there is nothing else to come before this hearing, I declare this hearing closed at 2:14 p.m.

I, Heather Eblin-Crowe, have read and approve the form of the attached transcript of the September 3, 2025 Public Hearing for Standard Work Permit No. 23-068 and Submerged Lands Lease for MAA Westshore Exchange, LLC.

Dated on September 16, 2025.

Heather Eblin-Crowe

Heather Eblin-Crowe
Public Hearing Officer

SIGN-IN SHEET

PUBLIC HEARING FOR

SWP 23-068 – MAA Westshore Exchange, LLC

Wednesday, September 3, 2025 @ 2:00 P.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.	INDRIO AGAJ	MAA WESTSHORE EXCH.	5440 W. TYSON AVE.	Yes / If Needed
2.	David Smith	Old Dutch Inc.	5410 W. Tyson Av.	Yes
3.	Anthony Pidala	J Foster Consulting	2963 1st Ave South, St. Pete	If needed
4.	IRENE Smith	Old Dutch Inc	5410 W. Tyson Ave	IFneeded
5.	↓ email	IRENE SmithFL@Gmail.com		
6.		DAVID SMITH, David12@mail.com		
7.		↳ David12@mail.com		
8.				
9.				
10.				

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Docusign Envelope ID: 377DED56-00ED-46BD-9AE6-46D2914BFF29

EXHIBIT #1 - SWPA 23-068 - PUBLIC HEARING

Docusign Envelope ID: 377DED56-00ED-46BD-9AE6-46D2914BFF29

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 # 23-069 Date Received:

☒ NEW ☐ PERMIT REVISION

SECTION I

1. **STANDARD WORK PERMIT APPLICATION** - Brief Project Description:

The applicant proposes to install an approximately 4,214 square foot docking facility for the use of the upland multi family units. 38 vessel slips; 12 PWC slips; floatinf kayake Launch.

2. **APPLICANT INFORMATION**
First Name: Indrid Last Name: Agaj
Company Name/Title: MAA WESTSHORE EXCHANGE LLC
Mailing Address: 4401 Northside Parkway, Suite 600
City: Atlanta State: GA Zip Code: 30327
Telephone Number: (813) 781-6795
Email Address: Indrid.Agaj@maac.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: 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: Kat Last Name: Massey
Company Name/Title: J Foster Consulting
Mailing Address: 2963 1st ave S
City: St. Petersburg State: FL Zip Code: 33712
Telephone Number: (727) 821-1949
Email Address: Kat@jfosterconsulting.com

6. **CONTRACTOR INFORMATION**
First Name: Stiles Last Name: Byrne
Company Name/Title: Waterline
Mailing Address: 4408 N Grady Ave
City: Tampa State: FL Zip Code: 33614
Telephone Number: (813) 806-1977
Email Address: stiles@1waterline.com

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DEC 21 2023
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23-069

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SECTION II

1. LOCATION OF PROPOSED PROJECT

Site Street Address: 5440 W Tyson Ave
City: Tampa State: FL Zip Code: 33611
Folio Number(s): 131191-0000
Section: 8 Township: 30S Range: 18E
Name of Water Body at Project: Tampa Bay

2. PROPOSED USE

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

3. OWNER OF SUBMERGED LANDS: Port

☐ ***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: 2006 Linear Ft.
b. Number of Proposed Docks: 3 No. of Boat Slips/Lifts: 38 / 33
c. Length from MHW to Waterward Edge of Structure: 168 Ft.
d. Width of Structure: 8 Ft. Mooring Water Depth at M/OLW: -4 Ft.
e. Existing Structure Area: 5000 Sq. Ft.
f. Proposed Structure Area: 4212 Sq. Ft.
g. Overall Area of Facility: 46,480 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

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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: 01/01/2025 And Be Completed By: 05/01/2025

REMARKS / COMMENTS FOR PROJECT:

Once application is logged, the applicant will provide a survey for the Port lease portion of the project.

SECTION III

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

OLD DUTCH FOODS INC Owner Name(s)	SE TAMPA BAY LLC Owner Name(s)
Company Name/ Title	C/O SOUTHEASTERN REAL ESTATE GROUP Company Name/ Title
PO BOX 13376 TAMPA Mailing Address	2743 PERIMETER PARKWAY BLDG 100 STE 370 Mailing Address
Tampa, FL 33681 City; State; Zip Code	AUGUSTA, GA 30909 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.

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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)

_____

_____

_____

_____ _____

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:

75

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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.

Indrid Agaj — Digitally signed by Indrid Agaj, DN: cn=Indrid Agaj, o=MAA, ou=SVP Construction, email=indrid.agaj@maac.com, c=US, Date: 2023.10.26 12:20:19 -04'00'

Signature of Owner/Applicant

10/26/2023

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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Signature of Owner/Applicant _____ Date _____

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FOSTER CONSULTING
JFosterConsulting.com
2963 1st Avenue S • St. Petersburg, FL 33712 • 727-821-1949

December 18, 2023

Project Narrative – Multi Family Marina Project - MAA Westshore - 5440 W Tyson Ave, Tampa

Site History:

The Tyson parcel was previously used for heavy industrial business, involving the shipments of cargo containers with numerous large barges. The barges would anchor along the existing concrete piers to unload or load containers and move in and of the surrounding waters. Below aerials are from 1995, 2006 and 2020. The submerged bottoms are owned by the Tampa Bay Port Authority.

The site was cleaned up of all industrial materials and is in the process of being converted into a multifamily apartment complex.

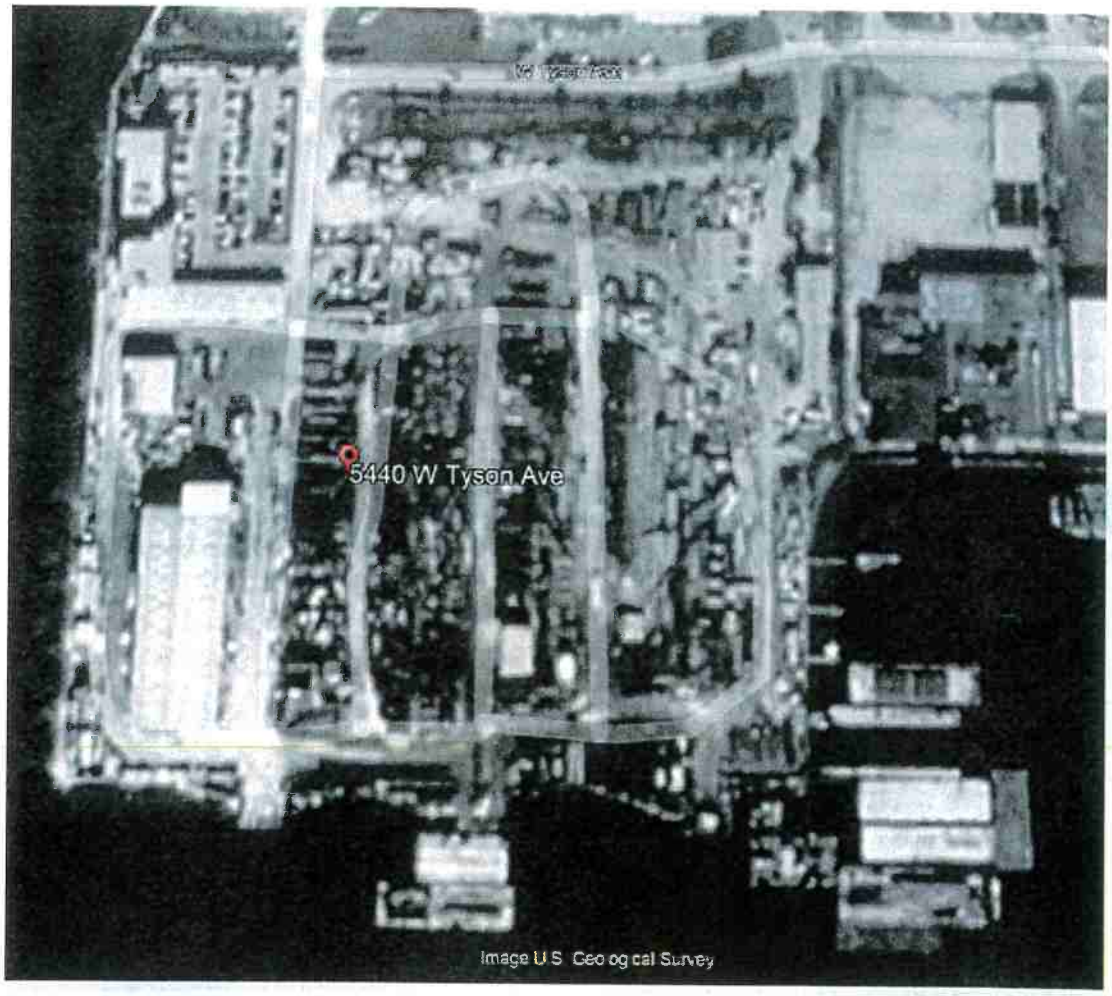

Figure 1:1995 aerial - google earth

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Figure 2:2005 aerial - google earth

Figure 3:2020 aerial - google earth

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Site Assessment:

The site was reviewed for submerged resources and any upland endangered species. None within the project area were identified. Some seagrass and mangroves were identified within the northeast portion of the parcel within the shallow shoaled area . Those resources will be protected during the construction phase of the project and remain unaltered. SAV survey attached. The area to the south has been identified by FWC as area with seagrass. Aerials shown from FWC seagrass maps noting continuous and discontinuous seagrass.

The applicant is willing to install seagrass area markers as identified below to protect against any secondary impacts to the seagrass area from the increased boat traffic.

Project Narrative:

The applicant proposes to install an approximately 4,214 square foot docking facility for the use of the upland multi family units. The facility will have a total of 38 vessels slips. Of the 38 slips, 33 will have an associated 4 post boat lift. The maximum size slip will be able to accommodate a 40' vessel and a minimum size vessel of 24'. The project will also install (6) Person Water Craft (PWC) floating platforms, to accommodate two jet skis each. The final component of the project will be the installation of a 8' x 30' floating platform for the use of loading and unloading kayaks. All slips will accommodate and abide by the required -4 MLW water depths, as shown in the project plan set. The facility will keep the southern existing concrete pier to be reused, while removing all other exiting docking structures.

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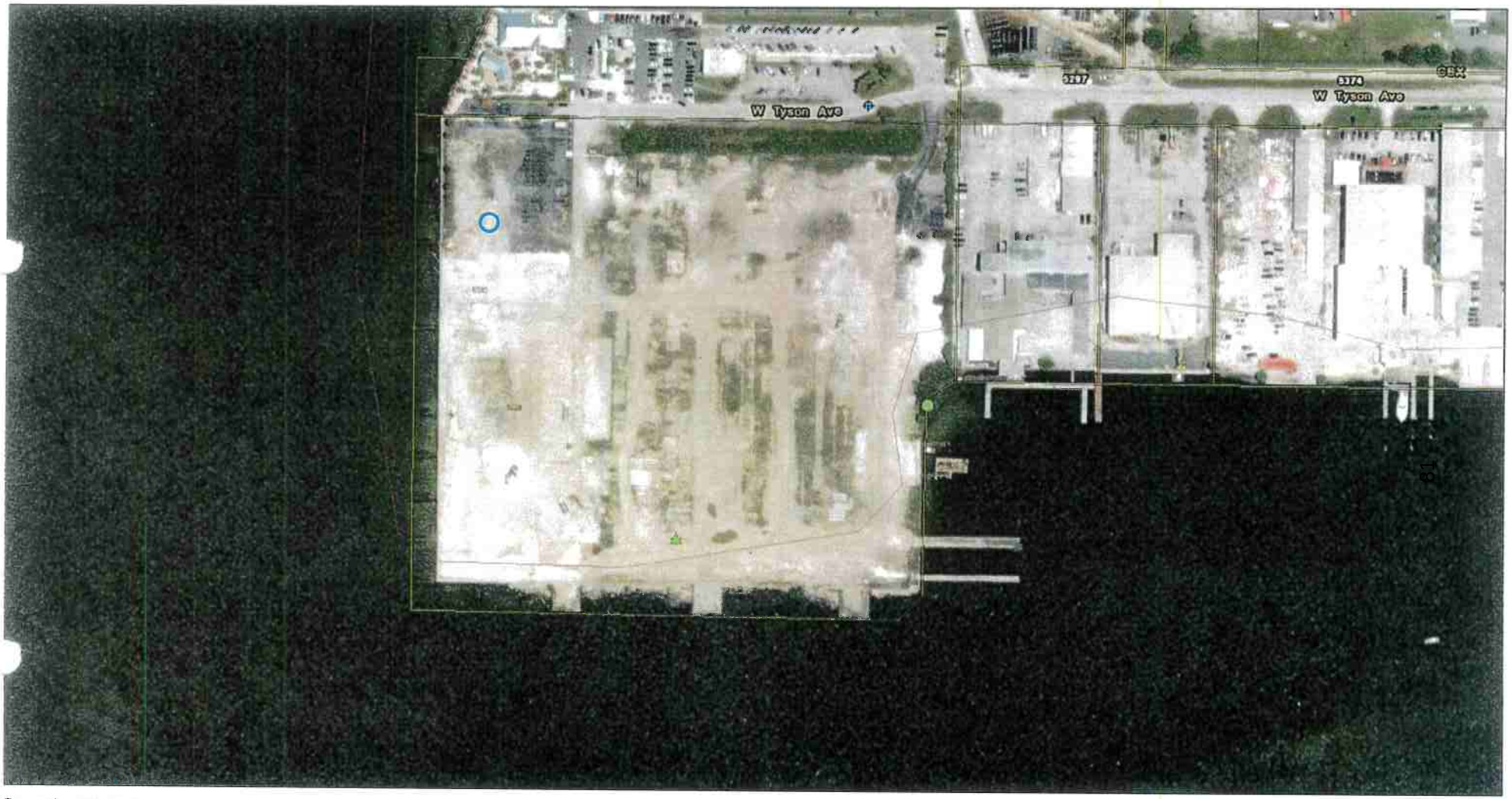
Environmental Resource Permitting (ERP) Map



December 20, 2023

Cadastral 2022 (Property Appraiser Parcels) - Public View

Environmental Resource Permits (ERP) from PA

- Beaches
- ERP

Environmental Resource Permits (2007-present)

- ERP - Currently Permitted
- Beaches - Currently Permitted

Public Land Survey System 2006

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1:2,257

0 0.03 0.05 0.1 mi
0 0.04 0.07 0.15 km

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Map created by Map Direct, powered by ESRI.

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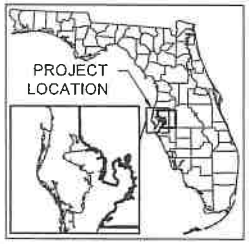
23-0988

5440 W. TYSON AVE

DOCK PLANS

TAMPA, HILLSBOROUGH COUNTY, FLORIDA
TOWNSHIP: 03N, RANGE: 69W, SECTION 34



HILLSBOROUGH COUNTY, FLORIDA

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PROJECT LOCATION
5440 W. TYSON AVE, TAMPA, FLORIDA 33611

SCALE : 1" = 500'

N

SHEET INDEX

	GENERAL INFORMATION
01	COVER SHEET
	PLANS & DETAILS
02	DEMO PLAN
03	DOCK PLAN
04	PILE PLAN
05	SECTIONS

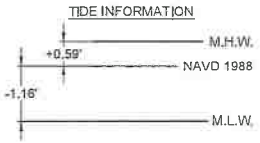
NOTES:

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 & MEAN LOW WATER ELEVATION AS DETAILED IN THE TIDE INFORMATION CHART.
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

NOT VALID UNLESS SIGNED & SEALED

TIDE INFORMATION



RELATIONSHIP BETWEEN NAVD 1988, MEAN HIGH WATER, MEAN LOW WATER TIDAL DATUM (1983 - 2001 EPOCH)

NOTE:
TIDE INFORMATION OBTAINED FROM TIDE STATION I.D. 8726641, GANDY BRIDGE, OLD TAMPA BAY FL

FOSTER CONSULTING
FL PROFESSIONAL ENGINEER NO. 79708
DE LIC. # 18618 · NJ LIC. # 24GE05181200 · TX LIC. # 133648
FL CERTIFICATE OF AUTHORIZATION NO. 32050
WWW.JFOSTERCONSULTING.COM
P: (727) 821-1949
P.O. BOX 7370, ST. PETERSBURG, FL 33734

REVISION	DESCRIPTION	REVISION DATE
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△		

5440 W. TYSON AVE
TAMPA, FLORIDA

COVER SHEET

DATE: 12/15/23	FILE: 23256	REV:
DRAWN BY: SDL	SHEET: 01 OF 05	
CHECKED BY: JTF	01	
SCALE: AS NOTED		

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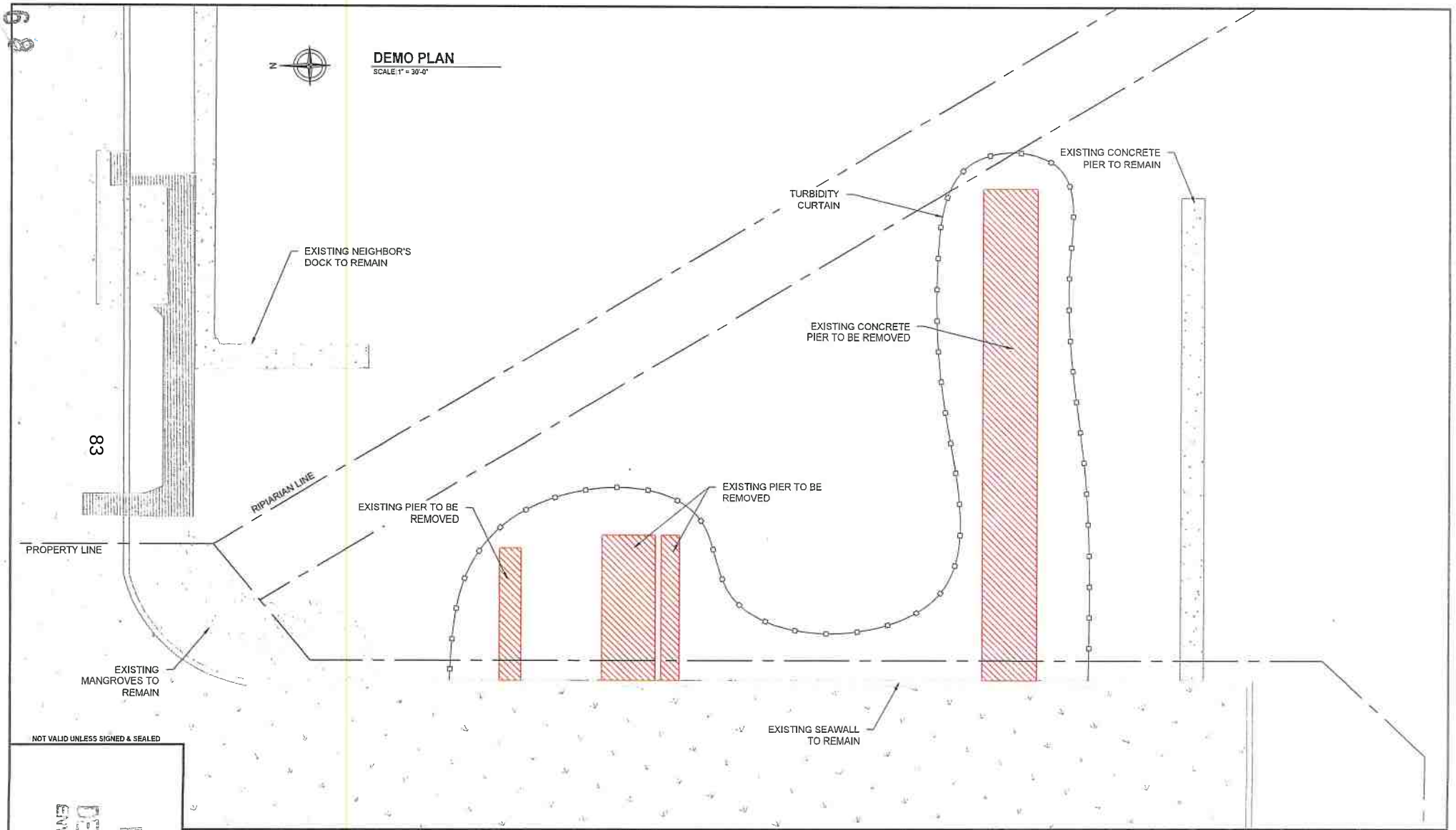
23-068

DEMO PLAN

SCALE: 1" = 30'-0"



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5440 W. TYSON AVE
TAMPA, FLORIDA

DEMO PLAN

DATE:	12/15/23
FILE:	23256
REV:	
DRAWN BY:	SDL
SHEET:	01 OF 05
CHECKED BY:	JTF
SCALE:	AS NOTED
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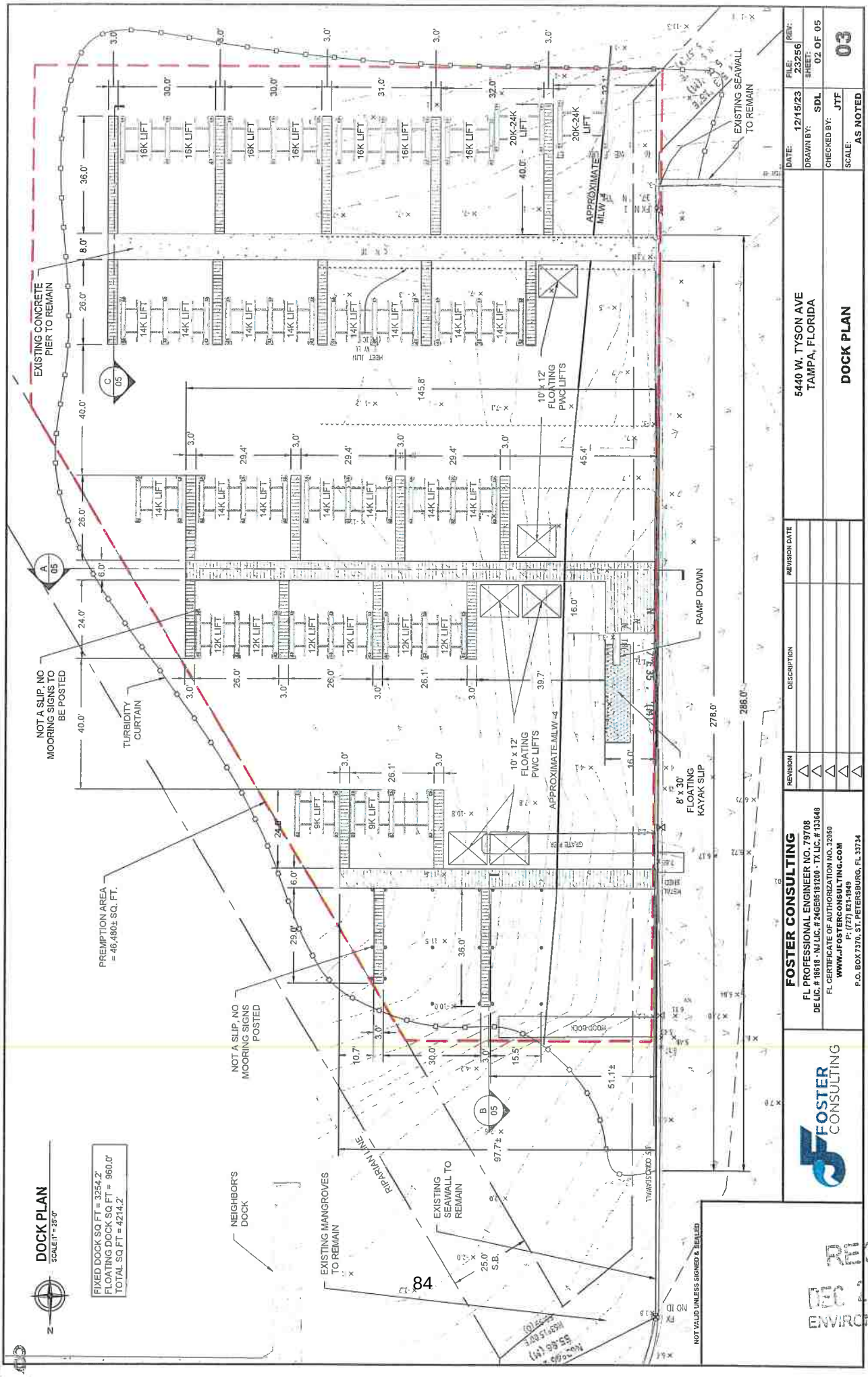

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ENVIRONMENTAL RE

23-0693

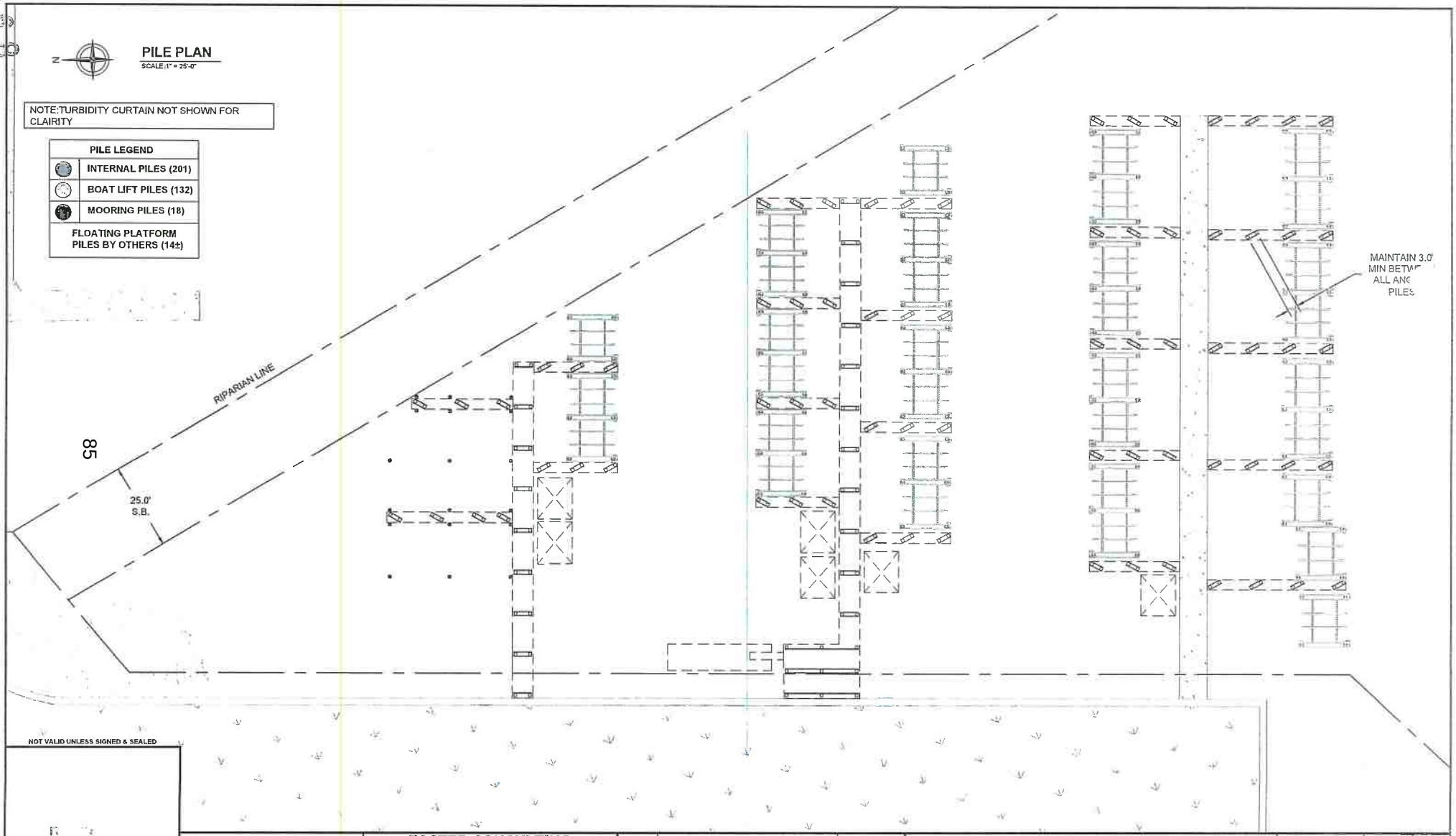
23-0308

PILE PLAN

SCALE:1" = 25'-0"

NOTE:TURBIDITY CURTAIN NOT SHOWN FOR CLAIRITY

PILE LEGEND	
	INTERNAL PILES (201)
	BOAT LIFT PILES (132)
	MOORING PILES (18)
FLOATING PLATFORM PILES BY OTHERS (14±)	



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REVISION	DESCRIPTION	REVISION DATE
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5440 W. TYSON AVE
TAMPA, FLORIDA

PILE PLAN

DATE: 12/15/23	FILE: 23256	REV:	
DRAWN BY: SDL	SHEET: 04 OF 05		
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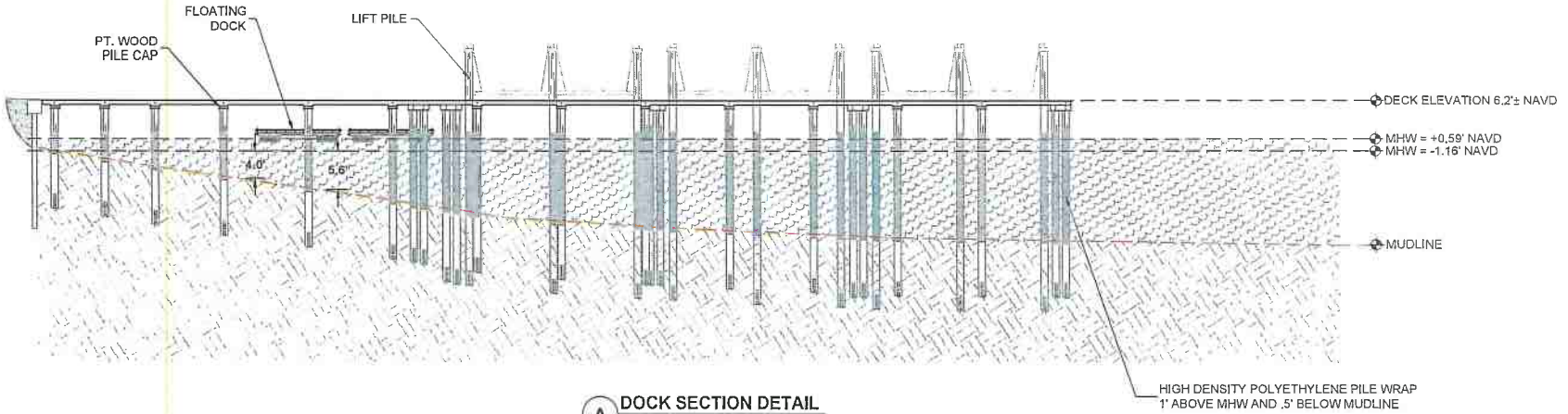
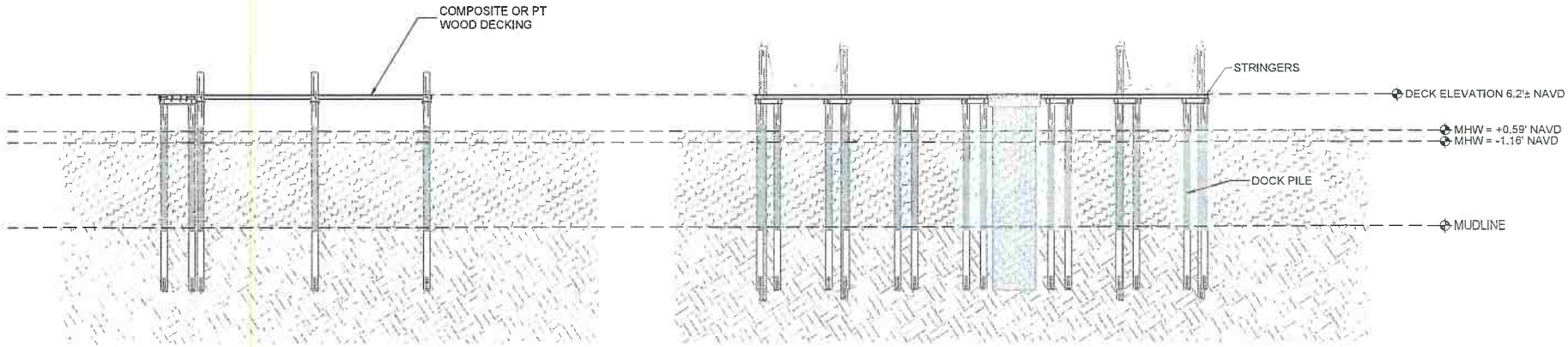
23-0868



A DOCK SECTION DETAIL



B DOCK SECTION DETAIL

C DOCK SECTION DETAIL

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DE LIC. # 18618 · NJ LIC. # 24GE05181200 · TX LIC. # 133648
FL CERTIFICATE OF AUTHORIZATION NO. 32050
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REVISION	DESCRIPTION	REVISION DATE
1		
2		
3		
4		
5		

5440 W. TYSON AVE
TAMPA, FLORIDA

SECTIONS

DATE: 12/15/23	FILE: 23256	REV:
DRAWN BY: SDL	SHEET: 05 OF 05	
CHECKED BY: JTF	05	
SCALE: AS NOTED		

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Sunbiz.org DIVISION of CORPORATIONS an official State of Florida website

Detail by Entity Name

Florida Limited Liability Company
MAA WESTSHORE EXCHANGE, LLC

Filing Information

Document Number	L21000236455
FEI/EIN Number	N/A
Date Filed	05/20/2021
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	06/30/2021
Event Effective Date	NONE

Principal Address

6815 POPLAR AVE
STE 500
GERMANTOWN, TN 38138

Changed: 06/30/2021

Mailing Address

6815 POPLAR AVE
STE 500
GERMANTOWN, TN 38138

Changed: 06/30/2021

Registered Agent Name & Address

C T CORPORATION SYSTEM
1200 SOUTH PINE ISLAND ROAD
PLANTATION, FL 33324

Name Changed: 06/30/2021

Address Changed: 06/30/2021

Authorized Person(s) Detail

Name & Address

Title MBR

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MID-AMERICA APARTMENTS, L.P.
6815 POPLAR AVE
STE 500
GERMANTOWN, TN 38138

Annual Reports

Report Year	Filed Date
2022	04/11/2022
2023	04/12/2023

Document Images

04/12/2023 -- ANNUAL REPORT	View image in PDF format
04/11/2022 -- ANNUAL REPORT	View image in PDF format
06/30/2021 -- LC Amendment	View image in PDF format
05/20/2021 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations

RECEIVED
DEC 21 2023
ENVIRONMENTAL DEPT

23-068

Docusign Envelope ID: 377DED56-00ED-46BD-9AE6-46D2914BFF29

EXHIBIT #2 - SWPA 23-068 - PUBLIC HEARING

Docusign Envelope ID: 377DED56-00ED-46BD-9AE6-46D2914BFF29

PORT TAMPA BAY

February 7, 2025

Certified Mail

Environmental Protection Commission of Hillsborough County
Wetland Management Division
Attn: Michael Gile, Mgr.
3629 Queen Palm Drive
Tampa, FL 33619
(Via Email: gilem@epchc.org)

Reference: **PTB Standard Work Permit Application No. 23-068**

Applicant: **MAA Westshore Exchange, LLC**

Project: **Construction of +/- 13,512 SF Floating & Fixed Private Multi-Family Residential Multi-Slip Docking Facility With 33-Boat Lifts and 5-Boat Slips (Various Sizes) And Finger Piers, 6-Floating Jet Ski/PWC Docks (12 Slips) & 1-Floating Kayak Launch Dock With A Proposed 46,913 SF Submerged Lands Lease Area Located At 5440 W. Tyson Ave., Tampa, FL; Folio #131191-0000; STR 07-30S-18E; Old Tampa Bay / Rattlesnake Channel (S. Basin); Within City of Tampa**

Tampa Port Authority, d/b/a Port Tampa Bay (PTB), has received a marine construction application assigned Standard Work Permit project No. 23-068 to perform work in waters under the jurisdiction of this Authority. Enclosed is a certified mail copy of the marine construction proposal and drawing(s) for your review and comments, pursuant to Section 25, Chapter 95-488 Laws of Florida.

Please submit any comments, questions, or stipulations, as appropriate, regarding the issuance of a marine construction permit for this project (#23-068), in writing, within thirty (30) days of receipt of this letter to the PTB Environmental Department at 1101 Channelside Dr., Tampa, FL 33602 or via email at bbaity@tampaport.com.

Please note, this marine construction 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.

The EPC environmental review fee in the amount of $300.00 for this project was provided via direct credit card payment on December 30, 2024, per enclosed Receipt Reference No. 104808.

If you have any questions, please contact me at 813-905-5033 or jjulien@tampaport.com.

Sincerely,

Jackelyn Julien

Jackie Julien
Environmental Supervisor

CC: tampareg@usace.army.mil; SW_ERP@dep.state.fl.us; ERPAgencyCoordination@swfwmd.state.fl.us

Enclosure(s)

Docusign Envelope ID: 377DED56-00ED-46BD-9AE6-46D2914BFF29

PORT TAMPA BAY

February 7, 2025

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. 23-068**

Applicant: **MAA Westshore Exchange, LLC**

Project: **Construction of +/- 13,512 SF Floating & Fixed Private Multi-Family Residential Multi-Slip Docking Facility With 33-Boat Lifts and 5-Boat Slips (Various Sizes) And Finger Piers, 6-Floating Jet Ski/PWC Docks (12 Slips) & 1-Floating Kayak Launch Dock With A Proposed 46,913 SF Submerged Lands Lease Area Located At 5440 W. Tyson Ave., Tampa, FL; Folio #131191-0000; STR 07-30S-18E; Old Tampa Bay / Rattlesnake Channel (S. Basin); Within City of Tampa**

Tampa Port Authority, d/b/a Port Tampa Bay (PTB), has received a marine construction application assigned Standard Work Permit project No. 23-068 to perform work in waters under the jurisdiction of this Authority. Enclosed is a certified mail copy of the marine construction proposal and drawing(s) for your review and comments, pursuant to Section 25, Chapter 95-488 Laws of Florida.

Within 30 days of receipt of this notice, please review this application. Please provide no objection comment, questions, any other comments or concerns you may have regarding the permitting of this project, in writing, within the thirty (30) day commenting period from date of this notice letter to the Port Tampa Bay Environmental Dept. at 1101 Channelside Dr., 4th Floor, Tampa, FL 33602 or via email at bbaity@tampaport.com referencing the application number (23-068).

Please note, this marine construction 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.

The Planning Commission's review fee in the amount of $200.00 for this project was provided via direct credit card payment on December 27, 2024, per enclosed Receipt Reference No. 127757390/170071940.

If you have any questions, please contact me at 813-905-5033 or jjulien@tampaport.com.

Sincerely,

Jackelyn Julien

Jackie Julien
Environmental Supervisor

Enclosure(s)

Docusign Envelope ID: 377DED56-00ED-46BD-9AE6-46D2914BFF29

PORT TAMPA BAY

CERTIFIED MAIL
Return Receipt Requested

PORT TAMPA BAY (PTB)
STANDARD WORK PERMIT APPLICATION NOTICE

To: **1500-Foot Radius Riparian Property Owners and Interested Parties / Agencies**

Date: February 7, 2025

Reference: PTB Standard Work Permit Application No. 23-068

Applicant: MAA Westshore Exchange, LLC

Project: **Construction of +/- 13,512 SF Floating & Fixed Private Multi-Family Residential Multi-Slip Docking Facility With 33-Boat Lifts and 5-Boat Slips (Various Sizes) And Finger Piers, 6-Floating Jet Ski/PWC Docks (12 Slips) & 1-Floating Kayak Launch Dock With A Proposed 46,913 SF Submerged Lands Lease Area Located At 5440 W. Tyson Ave., Tampa, FL; Folio #131191-0000; STR 07-30S-18E; Old Tampa Bay / Rattlesnake Channel (S. Basin); Within City of Tampa**

Tampa Port Authority, d/b/a Port Tampa Bay (PTB), has received a marine construction application assigned Standard Work Permit project No. 23-068 in review for permitting to perform work in waters under the jurisdiction of this Authority, as summarized above, pursuant to Section 25, Chapter 95-488 Laws of Florida. Enclosed is a certified mail copy of the proposal and drawings for your review / information.

Within 30 days of receipt of this notice, please review this application. Please provide no objection comment, questions, any other comments, or concerns you may have regarding the permitting of this project, in writing, within the thirty (30) day commenting period from date of this notice letter to the Port Tampa Bay Environmental Dept. at 1101 Channelside Dr., 4th Floor, Tampa, FL 33602 or via email at bbaity@tampaport.com referencing the application number (23-068).

Please note, this marine construction 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, FW4FLESREGS@fws.GOV; SiteFile@dos.state.fl.us tmantegna@tampaairport.com; MARK.SRAMEK@NOAA.GOV; sean@tbrpc.org; alana@tbrpc.org; MRACHAL@AUDUBON.ORG; JEFF.LIECHTY@AUDUBON.ORG; eplage@tampabaywatch.org; ajalcoz@tecoenergy.com; skroh@tecoenergy.com; bevgriffiths@verizon.net; lisa.strout@dot.state.fl.us; reebie.simms@dot.state.fl.us; todd.croft@dot.state.fl.us; wwmtampa@uscg.mil; anthony.r.sciullo@uscg.mil; Kat@jfosterconsulting.com. Refer also to Distribution List.

Enclosure(s)

Docusign Envelope ID: 377DED56-00ED-46BD-9AE6-46D2914BFF29

PORT TAMPA BAY

February 7, 2025

Certified Mail

Rattle Shack, LLC
Attn: William or Robert Curtis and/or Jeffrey Smith
3333 W. Kennedy Blvd., Ste. 206
Tampa, FL 33609

Old Dutch, Inc.
P.O. Box 13376
Tampa, FL 33681-3376

Reference: **Port Tampa Bay Standard Work Permit Application No. 23-068**

Applicant: **MAA Westshore Exchange, LLC**

Project: **Construction of +/- 13,512 SF Floating & Fixed Private Multi-Family Residential Multi-Slip Docking Facility With 33-Boat Lifts and 5-Boat Slips (Various Sizes) And Finger Piers, 6-Floating Jet Ski/PWC Docks (12 Slips) & 1-Floating Kayak Launch Dock With A Proposed 46,913 SF Submerged Lands Lease Area Located At 5440 W. Tyson Ave., Tampa, FL; Folio #131191-0000; STR 07-30S-18E; Old Tampa Bay / Rattlesnake Channel (S. Basin); Within City of Tampa**

Dear Adjacent Property Owner(s):

Tampa Port Authority, d/b/a Port Tampa Bay (PTB), has received a marine construction application assigned Standard Work Permit project No. 23-068 to perform work in waters under the jurisdiction of this Authority. Enclosed is a certified mail copy of the marine construction proposal and drawing(s) for your review and comments, pursuant to Section 25, Chapter 95-488 Laws of Florida.

Within 30 days of receipt of this notice, please review this application. Please provide no objection comment, questions, any other comments or concerns you may have regarding the permitting of this project, in writing, within the thirty (30) day commenting period from date of this notice letter to the Port Tampa Bay Environmental Dept. at 1101 Channelside Dr., 4th Floor, Tampa, FL 33602 or via email at bbaity@tampaport.com referencing the application number (23-068).

Please note, this marine construction 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. If you have any questions, please contact me at 813-905-5033 or jjulien@tampaport.com.

Sincerely,

Jackelyn Julien

Jackie Julien
Environmental Supervisor
Port Tampa Bay

CC: Rattle Shack, LLC, C/O Bush Ross Registered Agent Services, LLC, 1801 N. Highland Ave., Tampa, FL 33602
Salt Shack On The Bay, C/O Rattle Shack, LLC, Attn: Property Owner/Mgmt., 5415 W. Tyson Ave., Tampa, FL 33611
Old Dutch Foods, Inc., Attn: Randall and/or David Smith, 5410 W. Tyson Ave., Tampa, FL 33611
Kat@jfosterconsulting.com
Enclosures

Docusign Envelope ID: 377DED56-00ED-46BD-9AE6-46D2914BFF29

PORT TAMPA BAY

February 7, 2025 **Certified Mail**

City of Tampa Real Estate Dept.
Attn: Michelle VanLoan, Director
306 E. Jackson St., 3rd Floor North
Tampa, FL 33602
(Via Email: michelle.vanloan@tampagov.net)

City of Tampa Construction Services Dept.
Attn: JC Hudgison, Chief / Dave Jennings
1400 North Boulevard
Tampa, Florida 33607
(Via Email: JC.hudgison@tampagov.net / dave.jennings@tampagov.net)

Reference: **Port Tampa Bay Standard Work Permit Application No. 23-068**

Applicant: **MAA Westshore Exchange, LLC**

Project: **Construction of +/- 13,512 SF Floating & Fixed Private Multi-Family Residential Multi-Slip Docking Facility With 33-Boat Lifts and 5-Boat Slips (Various Sizes) And Finger Piers, 6-Floating Jet Ski/PWC Docks (12 Slips) & 1-Floating Kayak Launch Dock With A Proposed 46,913 SF Submerged Lands Lease Area Located At 5440 W. Tyson Ave., Tampa, FL; Folio #131191-0000; STR 07-30S-18E; Old Tampa Bay / Rattlesnake Channel (S. Basin); Within City of Tampa**

Tampa Port Authority, d/b/a Port Tampa Bay (PTB), has received a marine construction application assigned Standard Work Permit project No. 23-068 to perform work in waters under the jurisdiction of this Authority. Enclosed is a certified mail copy of the marine construction proposal and drawing(s) for your review and comments, pursuant to Section 25, Chapter 95-488 Laws of Florida.

Within 30 days of receipt of this notice, please review this application. Please provide no objection comment, questions, any other comments or concerns you may have regarding the permitting of this project, in writing, within the thirty (30) day commenting period from date of this notice letter to the Port Tampa Bay Environmental Dept. at 1101 Channelside Dr., 4th Floor, Tampa, FL 33602 or via email at bbaity@tampaport.com referencing the application number (23-068).

Please note, this marine construction 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. If you have any questions, please contact me at 813-905-5033 or jjulien@tampaport.com.

Sincerely,

Jackelyn Julien

Jackie Julien
Environmental Supervisor
Port Tampa Bay

Cc: michele.motleydeguenther@tampagov.net; LaChone.Dock@tampagov.net; joseph.reese@tampagov.net; mark.maziarz@tampagov.net; charles.feldman@tampagov.net; bertha.mitchell@tampagov.net; alex.awad@tampagov.net

Enclosures

Docusign Envelope ID: 377DED56-00ED-46BD-9AE6-46D2914BFF29

Memo

PORT TAMPA BAY
1101 Channelside Drive
Tampa, Florida 33602

To: Lisa Payne, PTB Real Estate Dept. (lpayne@tampaport.com)

From: Jackie Julien, PTB Environmental Department

Date: February 7, 2025

Applicant: **MAA Westshore Exchange, LLC**

Project: **Construction of +/- 13,512 SF Floating & Fixed Private Multi-Family Residential Multi-Slip Docking Facility With 33-Boat Lifts and 5-Boat Slips (Various Sizes) And Finger Piers, 6-Floating Jet Ski/PWC Docks (12 Slips) & 1-Floating Kayak Launch Dock With A Proposed 46,913 SF Submerged Lands Lease Area Located At 5440 W. Tyson Ave., Tampa, FL; Folio #131191-0000; STR 07-30S-18E; Old Tampa Bay / Rattlesnake Channel (S. Basin); Within City of Tampa**

The Tampa Port Authority, d/b/a Port Tampa Bay (PTB), Environmental Department has received the enclosed marine construction application to perform work in waters under the jurisdiction of this Authority, pursuant to Section 25, Chapter 95-488 Laws of Florida. A copy of the proposal, briefly described above, and drawing(s) is attached for your review/comments/determinations.

☐ Site with Existing Lease: None known (JJ)

- (PTB RE) Location of waterbody is determined to be sovereign submerged lands: ☐ Yes / ☐ No
- (PTB RE) Ownership/Control of submerged lands for project area is determined to be: (List ALL that apply) ☐ PTB/TPA ☐ City of Tampa ☐ Other: _____
- (PTB RE) Advise PTB Environmental Dept. staff regarding the requirement of a **NEW REVIEW** for submerged lands Easement and/or Lease by PTB, per Section II.A. of the Submerged Lands Management Rules.

  ☐ **N/A** Public Easement: ☐ Yes ☐ No Lease: ☐ Yes ☐ No
  Private Easement: ☐ Yes ☐ No Other: _____

  - (PTB RE) Status of Lease/Easement Application Review: _____
  - Legal Description/Sketch Approved by PTB Surveying Dept ☐ Yes ☐ No / Date: _____

Date / Comments / Stipulations: _____

Please submit your response comments, in writing, and attach applicable documents (blank Application, copy of Agmt., copy of Site Improvement Application/Permit (SIP), etc.) **within thirty(30) days of receipt of this letter to the PTB Environmental Dept. via email at bbaity@tampaport.com.** Please contact me at 813-905-5033 or jjulien@tampaport.com if you wish to discuss or have any questions regarding this proposal.

Enclosures: (1) PTB Standard Work Permit Application #23-068 package
Reference: (a) Section II.A.3 of PTB Submerged Lands Management Rules

Copy: PTB File (23-068); ccooley@tampaport.com

1101 Channelside Drive | Tampa, Florida 33602-3612 | P: 813.905.7678 | 800.741.2297 | F:813.905.5109
www.porttb.com | info@tampaport.com

Docusign Envelope ID: 377DED56-00ED-46BD-9AE6-46D2914BFF29

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:

The applicant proposes to install an approximately 13,513 SF 4,214 square foot docking facility for the use of the upland multi family units. 38 vessel slips; 12 PWC slips; floatinf kayake Launch. (Refer to Rev. Dwgs) Lifts

2. APPLICANT INFORMATION

First Name: Indrid Last Name: Agaj
Company Name/Title: MAA WESTSHORE EXCHANGE LLC / Senior VP Construction
Mailing Address: 4401 Northside Parkway, Suite 600
City: Atlanta State: GA Zip Code: 30327
Telephone Number: (813) 781-6795
Email Address: Indrid.Agaj@maac.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: 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: Kat Last Name: Massey
Company Name/Title: J Foster Consulting
Mailing Address: 2963 1st ave S
City: St. Petersburg State: FL Zip Code: 33712
Telephone Number: (727) 821-1949
Email Address: Kat@jfosterconsulting.com

6. CONTRACTOR INFORMATION

First Name: Stiles Last Name: Byrne
Company Name/Title: Waterline
Mailing Address: 4408 N Grady Ave
City: Tampa State: FL Zip Code: 33614
Telephone Number: (813) 806-1977
Email Address: stiles@1waterline.com

Docusign Envelope ID: 377DED56-00ED-46BD-9AE6-46D2914BFF29

SECTION II

1. **LOCATION OF PROPOSED PROJECT**
   Site Street Address: 5440 W Tyson Ave
   City: Tampa State: FL Zip Code: 33611
   Folio Number(s): 131191-0000
   Section: 7 Township: 30S Range: 18E
   Name of Water Body at Project: Old Tampa Bay / Rattlesnake Channel (S. Basin) (#1 PTB)

2. **PROPOSED USE**
   - ☐ Private Single-Family Dwelling
   - ☒ Private Multi-Family Dwelling (Condominium, Apartment, etc.)
   - ☐ Commercial
   - ☐ Other (explain): _____

3. **OWNER OF SUBMERGED LANDS:** Port
   - ☐ ***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): MWP 22-004(R1) - MAA Westshore Exchang Date: 10/04/2022 (#1 PTB)

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: ~~2006~~ Linear Ft.
      b. Number of Proposed Docks: ~~3~~ No. of Boat Slips/Lifts: ~~38~~ 5 / ~~38~~ 33
      c. Length from MHW to Waterward Edge of Structure: +/- 158 Ft.
      d. Width of Structure: 8 Ft. Mooring Water Depth at M/OLW: - 4 Ft.
      e. Existing Structure Area: 5000 (To Be Removed) Sq. Ft.
      f. Proposed Structure Area: ~~4212~~ 7,282 Sq. Ft.
      g. Overall Area of Facility: ~~46,480~~ 46,201 Sq. Ft.

      * Refer to Revised Project engineering Plans Rcvd 6/3/2024 (#1 PTB)

   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*

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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: 01/01/2025 And Be Completed By: 05/01/2025

REMARKS / COMMENTS FOR PROJECT:

Once application is logged, the applicant will provide a survey for the Port lease portion of the project.

SECTION III

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

OLD DUTCH FOODS INC	RATTLE SHACK LLC (New N. AP.O.) (PTB)
Owner Name(s)	Owner Name(s)
Company Name/ Title	Company Name/ Title
PO BOX 13376 TAMPA	3333 W. KENNEDY BLVD., STE 206
Mailing Address	Mailing Address
Tampa, FL 33681	TAMPA, FL 33609
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.

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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)

See Attached HCPA info. (4 pgs)

MAA Westshore Exchange, LLC/ Indrid Agaj
Print Name of Owner/Applicant

Indrid Agaj
Signature of Owner/Applicant

Sworn to and subscribed before me at Odessa, FL County, Hillsborough
this 22nd day of October 20 24

Notary Public State of Florida
Radhakrishna M Sadineni
My Commission HH 483274
Expires 5/17/2028

Notary Public

My Commission Expires 05/17/2028

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:

The project will not be contrary to 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. Safety measures are taken during construction all all permit conditions will be adhered to for the life of the facility and during the construction process.

Docusign Envelope ID: 377DED56-00ED-46BD-9AE6-46D2914BFF29

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.

Indrid Agaj — Digitally signed by Indrid Agaj

Signature of Owner/Applicant

10/26/2023
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
NOV 21 2023
ENVIRONMENTAL DEPT

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FOSTER CONSULTING
JFosterConsulting.com
2963 1st Avenue S • St. Petersburg, FL 33712 • 727-821-1949

October 23, 2023

Port Tampa Bay
Environmental Department

Subject: Application for MAA- 5440 W Tyson Ave, Tampa, FL 33611

To Whom it may concern:

J Foster Consulting has been contracted to act as the agent and engineer of record for permitting and project management for MAA WESTSHORE EXCHANGE LLC.

This signature verifies the contract between MAA WESTSHORE EXCHANGE LLC and J Foster Consulting, LLC to act as their authorized agent.

Indrid Agaj

Digitally signed by Indrid Agaj
DN: cn=Indrid Agaj, o=MAA, ou=SVP Construction, email=indrid.agaj@maac.com, c=US
Date: 2023.10.26 12:19:06 -04'00'

Indrid Agaj
Senior Vice President, Construction

If there are any questions, please do not hesitate to contact us.

Sincerely,

Katya Massey

Kat Massey
Permitting Project Manager
2963 1st Ave S | St. Petersburg, FL 33712
(Tel) 727-821-1949 | Kat@jfosterconsulting.com

RECEIVED
OCT 31 2023
ENVIRONMENTAL DEPT

23-068

Docusign Envelope ID: 377DED56-00ED-46BD-9AE6-46D2914BFF29

Instrument #: 2021286840, Pg 1 of 5, 6/8/2021 1:21:29 PM DOC TAX PD(F.S. 201.02) $164500.00, INT. TAX PD
Hillsborough County, Deputy Clerk: O Cindy Stuart, Clerk of the Circuit Court

THIS INSTRUMENT PREPARED BY
DONALD H. WHITTEMORE, ESQUIRE
1303 N. Riverhills Dr.
Temple Terrace, Florida 33617

RETURN TO:
Veritas Title Partners, L.P.
200 Park Place
4200 Westheimer, Suite 975
Houston, TX 77027
PARCEL ID #: A-07-30-18-ZZZ-000005-53110.0
A-07-30-18-ZZZ-000005-53110.2

RESERVED FOR CLERK

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made this 7th day of June, 2021, by **ORION MARINE CONSTRUCTION, INC.**, a Florida corporation, whose principal address is 12000 Aerospace Avenue, Suite 300, Houston Texas, 77034 ("Grantor"), to **MAA WESTSHORE EXCHANGE, LLC**, a Florida limited liability company, whose principal address is 6815 Poplar Avenue, Suite 500, Germantown, TN 38138 ("Grantee").

WITNESSETH: That Grantor for and in consideration of the sum of $10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, conveys and confirms unto Grantee all that certain real property situate in Hillsborough County, Florida, more particularly described on **Exhibit "A"** attached hereto and made a part hereof (the "Property").

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND Grantor hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property; that Grantor hereby fully warrants the title to the Property and will defend the same against the lawful claims of all persons arising by, under or through Grantor and none other; and that the Property is free of all encumbrances, except real property taxes for the year 2021, and all subsequent years, and all encumbrances set forth on **Exhibit "B"** hereof.

IN WITNESS WHEREOF, Grantor has caused these presents to be signed and sealed the day and year first above written.

Docusign Envelope ID: 377DED56-00ED-46BD-9AE6-46D2914BFF29

THIS INSTRUMENT PREPARED BY
DONALD H. WHITTEMORE, ESQUIRE
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A-07-30-18-ZZZ-000005-53110.2

E-RECORDED simplifile
ID: 202178663440
County: Hillsborough
Date: 6/9/21 Time: 1:21 PM

RESERVED FOR CLERK

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IN WITNESS WHEREOF, Grantor has caused these presents to be signed and sealed the day and year first above written.

Docusign Envelope ID: 377DED56-00ED-46BD-9AE6-46D2914BFF29

ORION MARINE CONSTRUCTION, INC.
a Florida corporation

WITNESSES:

Print Name: Peter R. Buchler

Print Name: Cathy Phillips

By: _____
ROBERT L. TABB
Its: Executive Vice President, Chief Financial Officer and Treasurer

STATE OF TEXAS
COUNTY OF HARRIS

The foregoing instrument was executed and acknowledged before by means of [✓] physical presence or [ ] online notarization this this 7th day of June, 2021, by Robert L. Tabb, as the duly authorized Executive Vice President, Chief Financial Officer and Treasurer, of Orion Marine Construction, Inc., a Florida corporation, on behalf of said corporation, who is personally known to me or who produced his drivers license as identification.

MICHAEL A KNUDSEN
Notary Public, State of Texas
Comm. Expires 10-11-2021
Notary ID 1207134-9

NOTARY PUBLIC
Print Name: Michael A. Knudsen
My Commission Number: 1207134-9
My Commission Expires: 10-11-21

Docusign Envelope ID: 377DED56-00ED-46BD-9AE6-46D2914BFF29

EXHIBIT "A"

A tract lying Westward of Government Lot 3, Section 8, Township 30 South, Range 18 East, Hillsborough County, Florida, described as follows:

From the Northeast corner of said Government Lot 3, run West along the North boundary of said Government Lot 3 and the Westward extension of said North boundary a distance of 3977.69 feet to a point of beginning; From said point of beginning, continue West along the Westward extension of the North boundary of said Government Lot 3, a distance of 822.31 feet to a point on the Tampa Port Authority Bulkhead Line, as established by the Hillsborough County Port Authority on April 5, 1963; run thence South 00°14' 00" East parallel with and 4800.0 feet West of the East Boundary of said Government Lot 3, along said Bulkhead Line, a distance of 875.0 feet; thence East, parallel with the Westward extension of the North boundary of said Government Lot 3, a distance of 818.75 feet; thence North 875.0 feet to the point of beginning.

AND:

A tract lying Westward of Government Lot 3 of Section 8, Township 30 South, Range 18 East, lying and being in Hillsborough County, Florida, described as follows:

From the Northeast corner of said Government Lot 3, run West along the North boundary of said Government Lot 3, and the Westward extension of said North boundary, a distance of 3850.43 feet to the Point of Beginning; thence continue West, along the Westward extension of the North boundary of said Government Lot 3, 127.26 feet; thence South 875.00 feet; thence East 37.26 feet; thence North 45°00' 00" East, 56.57 feet; thence North 354.80 feet; thence North 63°15' 00" East, 55.99 feet; thence North 455.00 feet to the Point of Beginning.

LESS AND EXCEPT: from the above lands that portion conveyed to Orion Marine Construction, Inc., a Florida corporation, by Warranty Deed recorded in Official Records Book 20913, Page 1487, Public Records of Hillsborough County, Florida, and being further described as follows:

That parcel of land lying Westward of Government Lot 3 of Section 8, Township 30 South, Range 18 East, Hillsborough County, Florida, being more particularly described as follows:

Commencing at the Northeast corner of Government Lot 3, run North 90°00' 00" West, along the North boundary of said Government Lot 3 and the Westerly extension thereof, a distance of 4007.69 feet for a Point of Beginning; thence continue North 90°00' 00" West along said Westerly extension of the North boundary of said Government Lot 3 a distance of 792.31 feet to a point on the Tampa Port Authority Bulkhead Line, as established by the Hillsborough County Port Authority on April 5, 1963; run thence South 00°14' 00" East, parallel with and 4800.00 feet west of the east boundary of said Government Lot 3 and along said Bulkhead Line a distance of 875.00 feet; thence run North 90°00' 00" East, 755.75 feet; thence run North 00°00' 00" West, 100 feet; thence run South 90°00' 00" East 33.00 feet; thence run North 00°00' 00" East 775.00 feet to the Point of Beginning.

The above described property also being described as follows:

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Proposed East Outparcel Legal Description (Provided by Surveyor)

That parcel of land lying westward of Government Lot 3 of Section 8, Township 30 South, Range 18 East, Hillsborough County, Florida, being more particularly described as follows:

Commencing at the Northeast corner of said Government Lot 3, run North 90°00' 00" West, along the North boundary of said Government Lot 3 and the westerly extension thereof, a distance of 3850.43 feet for a Point of Beginning; thence continue North 90°00' 00" West along said westerly extension of the North boundary of said Government Lot 3, a distance of 157.26 feet; thence departing said extension line, run South 00°00' 00" West, 775.00 feet; thence run North 90°00' 00" West, 33.00 feet; thence run South 00°00' 00" East, 100.00 feet; thence run North 90°00' 00" East 100.26 feet; thence run North 45°00' 00" East, 56.57 feet; thence North 00°00' 00" West 354.80 feet; thence North 63°15' 00" East, 55.99 feet; thence North 00°00' 00" West 455.00 feet to the Point of Beginning.

Parcel 2:

That parcel of land lying Westward of Government Lot 3 of Section 8, Township 30 South, Range 18 East, Hillsborough County, Florida, being more particularly described as follows:

Commencing at the Northeast corner of Government Lot 3, run North 90°00' 00" West, along the North boundary of said Government Lot 3 and the Westerly extension thereof, a distance of 4007.69 feet for a Point of Beginning; thence continue North 90°00' 00" West along said Westerly extension of the North boundary of said Government Lot 3 a distance of 792.31 feet to a point on the Tampa Port Authority Bulkhead Line, as established by the Hillsborough County Port Authority on April 5, 1963; run thence South 00°14' 00" East, parallel with and 4800.00 feet west of the east boundary of said Government Lot 3 and along said Bulkhead Line a distance of 875.00 feet; thence run North 90°00' 00" East, 755.75 feet; thence run North 00°00' 00" West, 100 feet; thence run South 90°00' 00" East 33.00 feet; thence run North 00°00' 00" East 775.00 feet to the Point of Beginning.

Parcel 3:

TOGETHER WITH: Non-Exclusive Easement(s) as set forth and created by that certain Master Easement and Maintenance Agreement recorded in Official Records Book 5554, Page 1718, Public Records of Hillsborough County, Florida, over, under and across the lands described therein:

Docusign Envelope ID: 377DED56-00ED-46BD-9AE6-46D2914BFF29

EXHIBIT "B"

1. Covenants, conditions and easements set forth in that certain Instrument recorded in Deed Book 1738, Page 509; as affected by Release from Grant of Easement recorded in Deed Book 1871, Page 16. (as to Parcel 3)

2. Covenants, conditions and easements as set forth in that certain Warranty Deed recorded in Deed Book 2078, Page 46. (as to Parcel 3)

3. Road Easement Agreement by and between Hendry Corporation, a Florida corporation, and Interbay Port Development Company, a Florida corporation, recorded in Official Records Book 297, Page 137. (as to Parcel 3)

4. Covenants and restrictions set forth in that certain Quit Claim Deed recorded in Official Records Book 460, Page 590; as affected by Modification of Restrictions recorded in Official Records Book 2128, Page 761 and further affected by Acknowledgment of Permitted Use recorded in Official Records Instrument # 2021050889. (as to Parcels 1, 2 and 3)

5. Covenants and restrictions set forth in that certain Quit Claim Deed recorded in Official Records Book 473, Page 347. (as to Parcel 3)

6. Easement in favor of Tampa Electric Company and General Telephone Company of Florida recorded in Official Records Book 473, Page 592. (as to Parcel 3)

7. Easement Deed in favor of the City of Tampa, a municipal corporation existing under the laws of the State of Florida, recorded in Official Records Book 486, Page 462. (as to Parcel 3)

8. Covenants and restrictions set forth in that certain Quit Claim Deed recorded in Official Records Book 1613, Page 666. (as to Parcels 1 and 2)

9. Covenants and restrictions set forth in that certain Quit Claim Deed recorded in Official Records Book 1613, Page 669. (as to Parcel 1)

10. Covenants, conditions, restrictions and easements set forth in that certain Deed recorded in Official Records Book 1732, Page 499. (as to Parcels 1 and 2)

11. Easement in favor of Seaboard Coast Line Railroad Company recorded in Official Records Book 2042, Page 289. (as to Parcel 3)

12. Covenants and restrictions set forth in that certain Quit Claim Deed recorded in Official Records Book 2260, Page 457; as corrected by Corrective Quit Claim Deed recorded in Official Records Book 2298, Page 1030. (as to Parcels 1 and 2)

13. Easement Deed in favor of the City of Tampa, a municipal corporation existing under the laws of the State of Florida, recorded in Official Records Book 3439, Page 1416. (as to Parcels 1, 2 and 3)

14. Easement Deed in favor of the City of Tampa, a municipal corporation existing under the laws of the State of Florida, recorded in Official Records Book 3475, Page 1679. (as to Parcels 1, 2 and 3)

15. Master Easement and Maintenance Agreement by and between Rattlesnake Point, Ltd., a Florida limited partnership, and Misener Properties, Inc., a Florida corporation, recorded in Official Records Book 5554, Page 1718. (as to Parcels 1, 2 and 3)

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MAA

ASSISTANT CORPORATE SECRETARY'S CERTIFICATE
MID-AMERICA APARTMENT COMMUNITIES, INC.

I, Kellye Clouse, do hereby certify that I am the duly elected Assistant Corporate Secretary and the keeper of the records and corporate seal of Mid-America Apartment Communities, Inc. (the "Company"), a corporation duly organized, existing and in good standing under the laws of the State of Tennessee, the sole general partner of Mid-America Apartments, LP ("MAALP"), a partnership duly organized, existing and in good standing under the laws of the State of Tennessee, the sole member of MAA Westshore Exchange, LLC ("Westshore LLC"), a limited liability company duly organized, existing and in good standing under the laws of the State of Florida, and do hereby certify the following, to wit:

Westshore LLC is the sole owner of the multifamily community commonly referred to as MAA Westshore and more specifically located at 5440 West Tyson Avenue, Tampa, Florida.

I do hereby further certify that the following individuals:

David Ward, Executive Vice President, Investments
Chuck Konas, Executive Vice President, Construction
Matthew Smith, Senior Vice President, Investments, and
Indrid Agaj, Senior Vice President, Investments

are authorized to act on behalf of the Company, the Company in its capacity as the sole general partner of MAALP, MAALP in its own capacity, MAALP as the sole member of Westshore LLC, and Westshore LLC as the sole owner of MAA Westshore and can be recognized together or each acting alone by the City of Tampa, State of Florida, County of Hillsborough, Southwest Florida Water Management District, U.S. Army Corps of Engineers, Tampa Port Authority, Environmental Protection Commission of Hillsborough County and Florida Department of Environmental Protection, amongst others, as an authorized agent of Westshore LLC, MAALP and the Company with the authority to execute and deliver any forms or documentation required related to applications, permits, easements, plats and utility services, or other similar documents, licenses or certifications as the authorized agent deems necessary in regards to repair, renovation, construction or maintenance work to be executed at MAA Westshore.

I do hereby further certify that said authorization is, as of the date hereof, in full force and effect without amendment or alteration, and that said authorization is not inconsistent with or contrary to the Charter or Bylaws of the Company, nor with applicable law and has not been revoked.

Kellye Clouse

[Corporate Seal]

Kellye Clouse
Assistant Corporate Secretary
Mid-America Apartment Communities, Inc.
March 10, 2022

State of Tennessee
County of Shelby

On this 10th day of March 2022, before me personally appeared Kellye Clouse, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Notary's Signature

My Commission Expires: 3-8-2023 108

DANA TERLE
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF SHELBY

[Seal]

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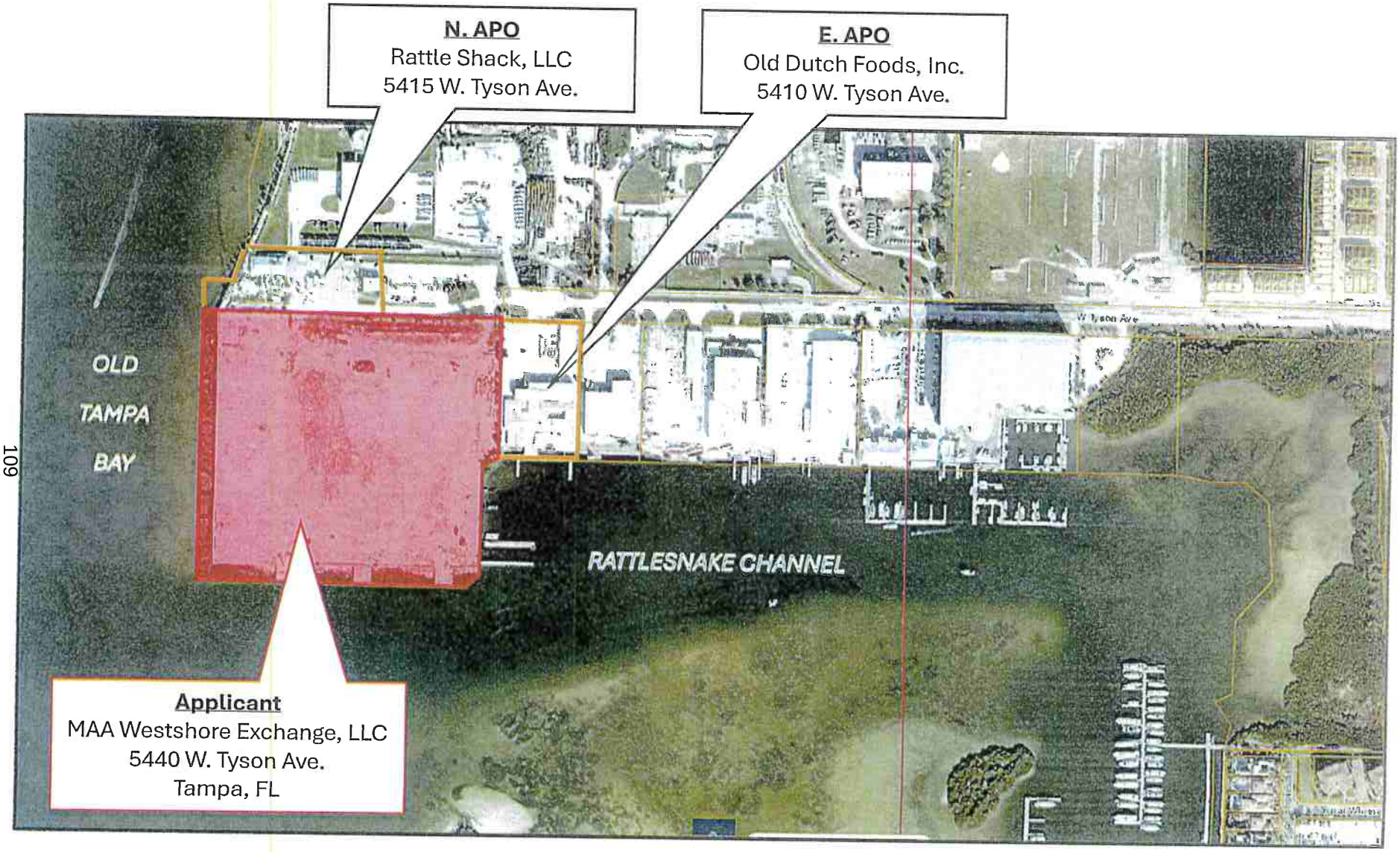

SWPA #23-068

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FOSTER CONSULTING
JFosterConsulting.com
2963 1st Avenue S • St. Petersburg, FL 33712 • 727-821-1949

December 18, 2023
Revised: June 3, 2024

Project Narrative – Multi Family Marina Project - MAA Westshore - 5440 W Tyson Ave, Tampa

Site History:

The Tyson parcel was previously used for heavy industrial business, involving the shipments of cargo containers with numerous large barges. The barges would anchor along the existing concrete piers to unload or load containers and move in and of the surrounding waters. Below aerials are from 1995, 2006 and 2020. The submerged bottoms are owned by the Tampa Bay Port Authority.

The site was cleaned up of all industrial materials and is in the process of being converted into a multifamily apartment complex.

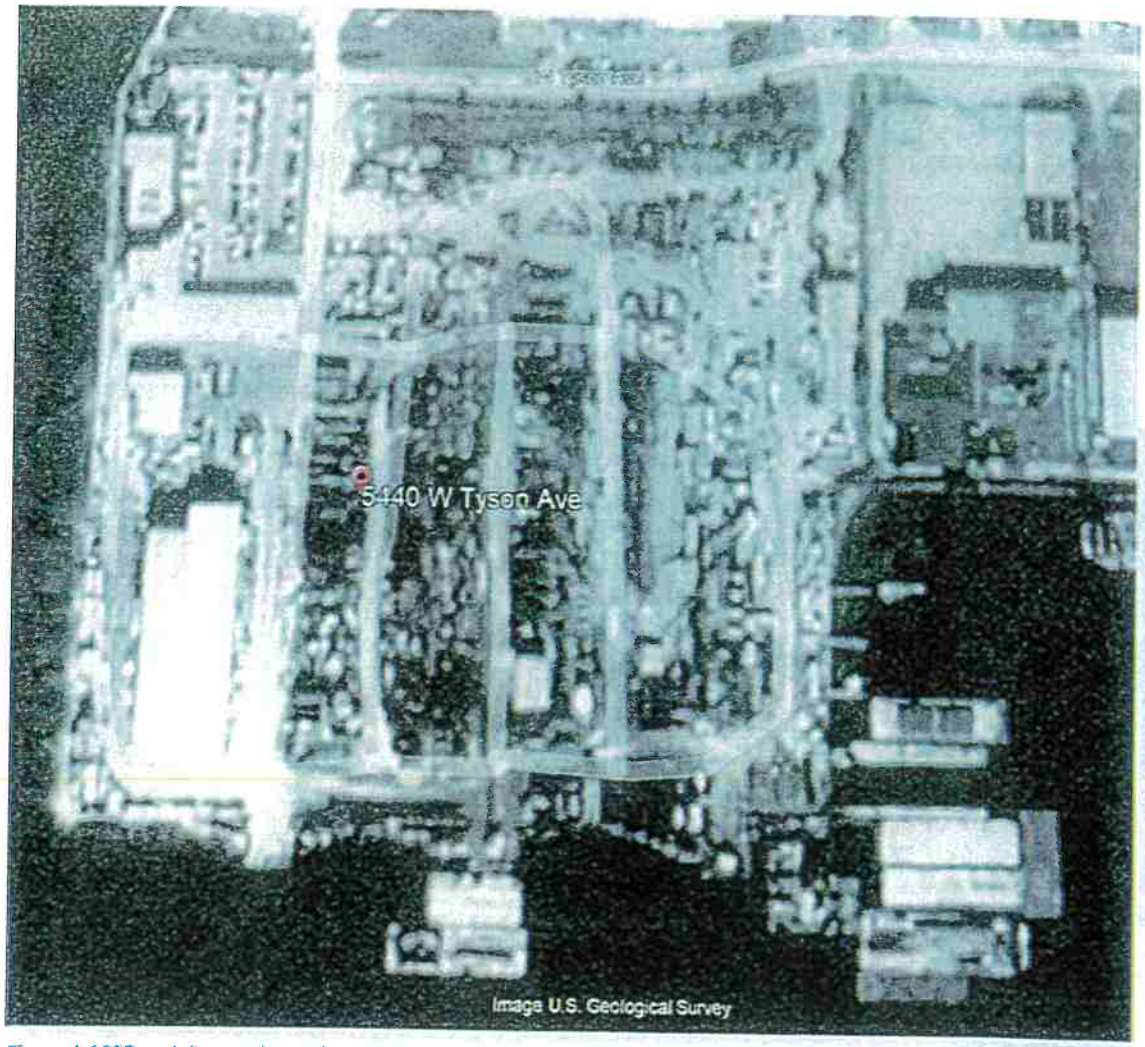

Figure 1:1995 aerial - google earth

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6/3/24

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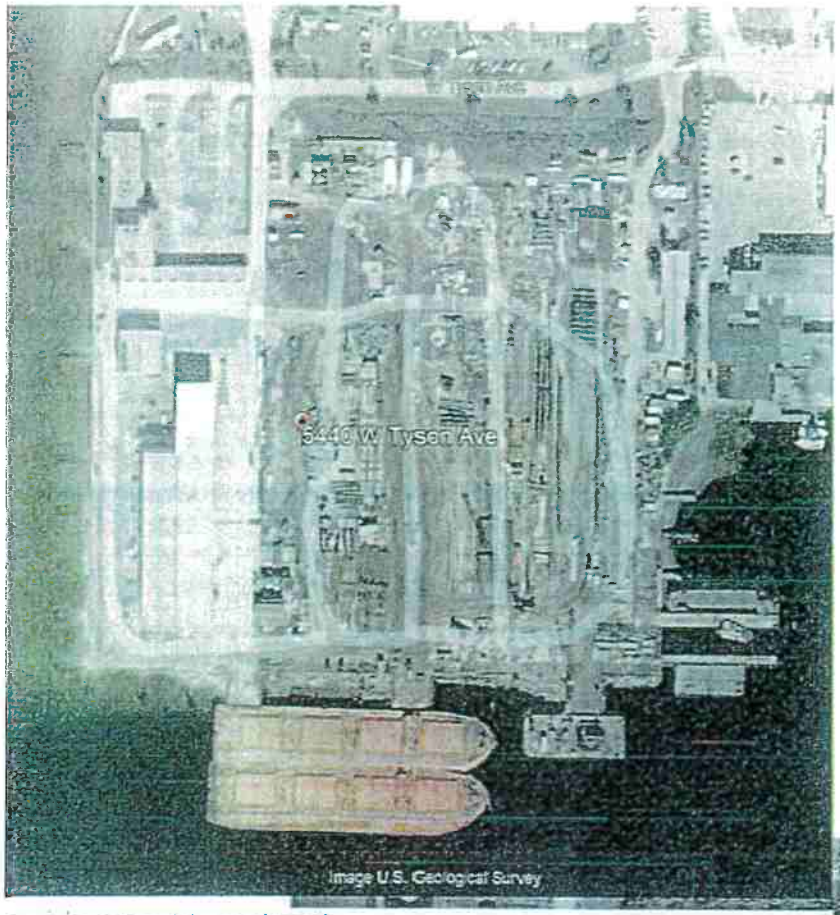

Figure 2:2005 aerial - google earth

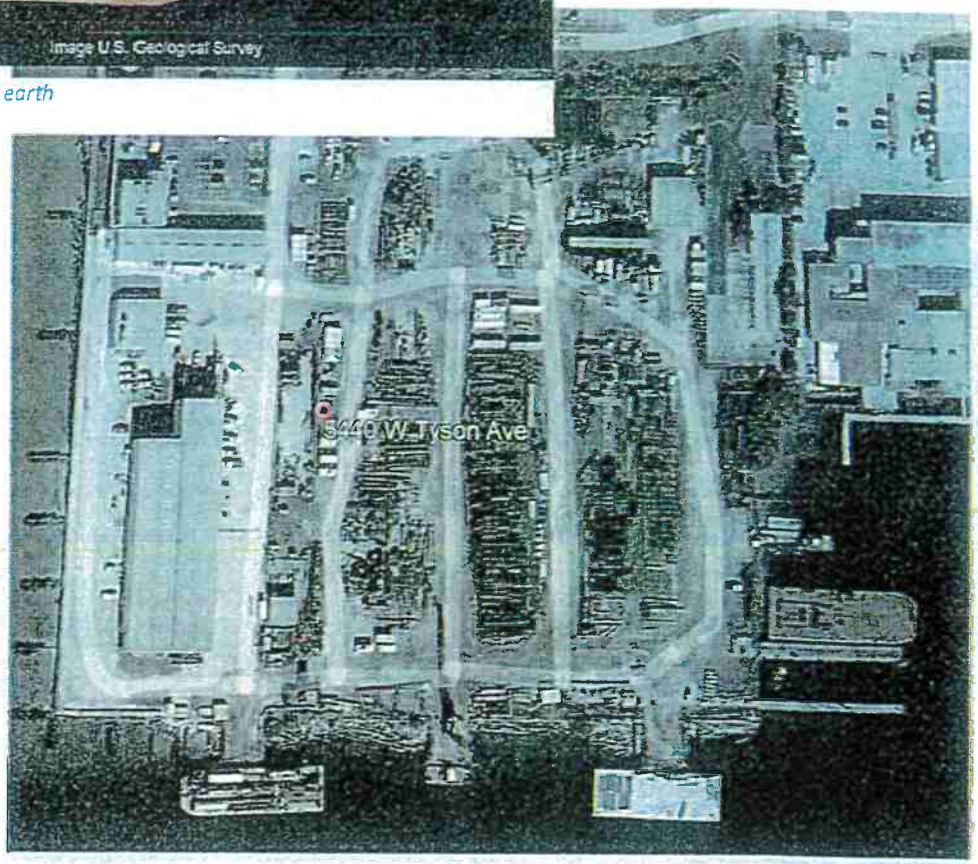

Figure 3:2020 aerial - google earth

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6/5/24 (2)

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Site Assessment:

The site was reviewed for submerged resources and any upland endangered species. None within the project area were identified. Some seagrass and mangroves were identified within the northeast portion of the parcel within the shallow shoaled area . Those resources will be protected during the construction phase of the project and remain unaltered. SAV survey attached. The area to the south has been identified by FWC as area with seagrass. Aerials shown from FWC seagrass maps noting continuous and discontinuous seagrass.

The applicant is willing to install seagrass area markers as identified below to protect against any secondary impacts to the seagrass area from the increased boat traffic.

Project Narrative:

The applicant proposes to install an approximately 7,282 square foot docking facility for the use of the upland multi family apartment units. The facility will have a total of 38 vessels slips. Of the 38 slips, 35 will have an associated 4 post boat lift. The maximum size slip will be able to accommodate a 40' vessel and a minimum size vessel of 24'. The project will also install (6) Person Water Craft (PWC) floating platforms, to accommodate two jet skis each for a total of 12 PWC slips. The final component of the project will be the installation of a 8' x 30' floating platform for the use of loading and unloading kayaks. All slips will accommodate and abide by the required -4 MLW water depths, as shown in the project plan set. The facility will keep the southern existing concrete pier to be reused, while removing all other exiting docking structures.

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Use of the Facility:

Facility slips will be tied to the upland apartment units for the residence use. There at 3 slips (slips on pier A with no boat lifts) that will be open to the public as required but the City of Tampa permitting requirements. No Fueling stations are proposed. No Sewage pump out is proposed. No liveaboards are proposed. The facility will be operated and maintained by the client and Owner MAA. The facility will be kept in operating and safe conditions as required by the Port Authority Lease.

REVISED
6/5/2024

#23-0608

Docusign Envelope ID: 377DED56-00ED-46BD-9AE6-46D2914BFF29

Submerged Aquatic Resource Survey
5440 W Tyson Ave, Tampa
Hillsborough County, Florida

Prepared for

MAA

by

J Foster Consulting
2963 1st Ave S, Saint Petersburg, Florida, 33712
(727) 821-1949

April 2024

23-008

Docusign Envelope ID: 377DED56-00ED-46BD-9AE6-46D2914BFF29

1.0 INTRODUCTION

MAA is proposing to convert the upland industrial site into a multi-unit apartment complex with an associated marina for the residence use. The survey was completed for the client's proposal to create a new docking facility with 38 vessel slips and 12 PWC slips. MAA contracted J Foster Consulting to survey the area for any submerged natural resources including but not limited to seagrasses, corals, oyster beds, macroalgae, and mangroves. Data collected during the survey will depict the existing resources and any potential impacts to these resources. The survey methods conducted by JFC follows in line with the requirements and specifications outlined in the required Benthic Survey Protocols – of both the FDEP and the ACOE; methods were used within the areas of the proposed docks and along the existing seawall. The resource survey was originally conducted on July 20, 2023 and reverified on Thursday April 4th, within the proposed project vicinity and project footprint located at 5440 W Tyson Ave, Tampa FL 33611 within Section 8, Township 30 South, and Range 18 East in Hillsborough County. The MAA Westshore parcel is contiguous to Old Tampa Bay, a Class III Florida Waterbody. The project location in North of MacDill Air force base and South of West Gandy Blvd.

2.0 SURVEY AREA DESCRIPTION & MAP

Site Location:
5440 W Tyson Ave, Tampa FL 33611

Latitude: 27°53'5.5359"
Longitude: -82°32'18.7363"

Site Description: MAA Westshore is currently being redeveloped into a multi family apartment complex. The current conditions/ structures are a vinyl seawall with 1 vinyl pier extending out +/- 173 feet. This pier which was reconstructed will be worked into the marina plan. Boats will ingress from the south into the marina and head North to the designated mooring areas. The facility was previously used for large industrial vessels, and did not have a set amount of slips for the large deep draft shipping vessels.

Figure 1: 1965 aerial of the subject parcel.

Overview: The survey area spans approximately 1.25 acres of submerged land. The survey area begins where the water meets the seawall and extends out into the marina basin. The proposed work will take place within the riparian rights of the facility and does not extend out into the

23-0068

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navigable waterway. Per the survey scope of work, the seaward survey boundary was defined by the waterward end of the most southern pier.

Project Areas Identified are shown in green below. Project areas were identified based on the engineering set completed by JFC. Project area includes the dock direct footprint and areas of the boatlift footprint and ingress egress to account for any secondary impacts.

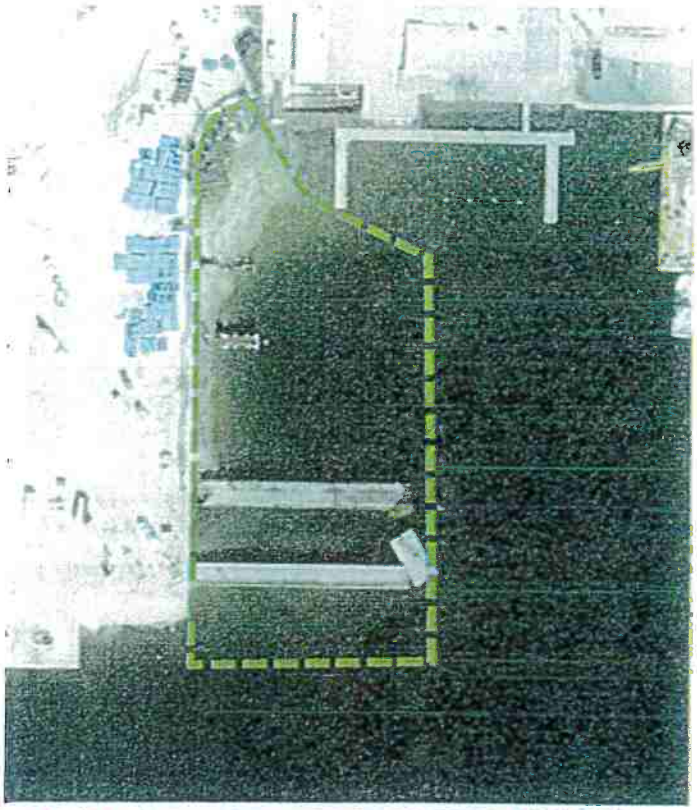

Figure 3: View of survey area completed in July 2023 and April 2024.

Rational for the survey area determination was based on impacts from the proposed project area and potential secondary impacts. The indirect impacts that could occur during the construction phase of the project would include turbidity impacts from driving piles and impacts from use of BMPs. Additional areas of the marina which are not directly within the project area were surveyed for if the scope of the project were to impact these areas that the health of the species could be tracked.

Mangroves are to remain free of trimming and alteration during the proposed project.

3.0 METHODOLOGY

Prior to conducting the survey an aerial review of the site was conducted. GIS layers of possible seagrasses, endangered species and other listed critical habitats was reviewed by Permitting Project Manager - Kat Massey, Florida Master Naturalist- Jill Larner, and Marine Dive Specialist, Cody Funk. This review also took into consideration previous permitting activities, ownership of submerged bottom, existing conditions and the limits of proposed activities. J Foster then designed the methodology for the survey which included the following:

- Review aerial photography and proposed project plans
- Establishment of survey transects, and grids onto an aerial map; per ACOE Submerged Aquatic Vegetation Survey Guidelines, May 7, 2018
- Free dive each transect using Underwater Scooter and dive gear
- Identify the location and extent of resources using RTK GPS
- Document and photograph findings

23-028

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During the assessment, field equipment utilized by J Foster included: masks, fins, measuring tape, measuring wheel, aerial map with transects, RTK (Real Time Kinematic) GPS machine, underwater scooter, and a Go Pro with waterproof housing. The project area was first assessed by JFC diver and Marine Dive Specialist, Cody Funk to make note of any significant presents of submerged resources and to familiarize himself with the existing benthic community. Hazards were also identified during this initial dive for safety concerns.

Approximately 1.25 acres was surveyed as one section and was divided into 10' transect lines within the proposed action area to ensure an accurate/sufficient assessment and were swam and reviewed separately. The location and limits of all identified resources were then delineated on the attached map using the RTK (Real Time Kinematic) GPS machine to accurately reflect the resource locations using GPS satellites. The RTK allows JFC to accurately scale and map the resources over a scaled aerial.

Diver entered the water at 9:00am and started at the north end of the marina basin near the mangroves and started swimming south into the proposed docking area towards the main waterbody. Species were quantified and identified and recorded by land observer, Jill Larner. Diver exited the water on at 1:45pm.

4.0 SITE CONDITIONS

SURVEY DATE	April 4, 2024
SURVEY TIME	Start Time: 9:08 AM; End Time: 1:45 PM
DIVERS	Cody Funk – Marine Dive Specialist
LAND OBSERVER	Jill Larner – Florida Master Naturalist
TIDE	Low tide: 07:04 AM LDT -.49 ft NAVD; High tide: 2:50 PM 2.29 ft NAVD,
AMBIENT CONDITIONS	69°F, Partly Cloudy early AM then sunny mid- morning to afternoon, winds 6 mph WNW
VISABILITY	Variable visibility ranging from 1 feet – 2 feet.
SURVEY DEPTHS	-1 feet to -14 NAVD
SUBSTRATE	Sandy to sandy/silty sediments.
RESOURCES	Mangroves, Seagrass

Resources identified during the visit included Black Mangroves in the north interior corner of the basin with some scattered oysters near the pneumatophores of the mangroves. Seagrasses were also identified outside the project area in the northern corner of the basin with less than 5% coverage. No other submerged vegetation was spotted within the proposed marina basin.

23-0628

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5.0 EXISTING SITE PHOTOS

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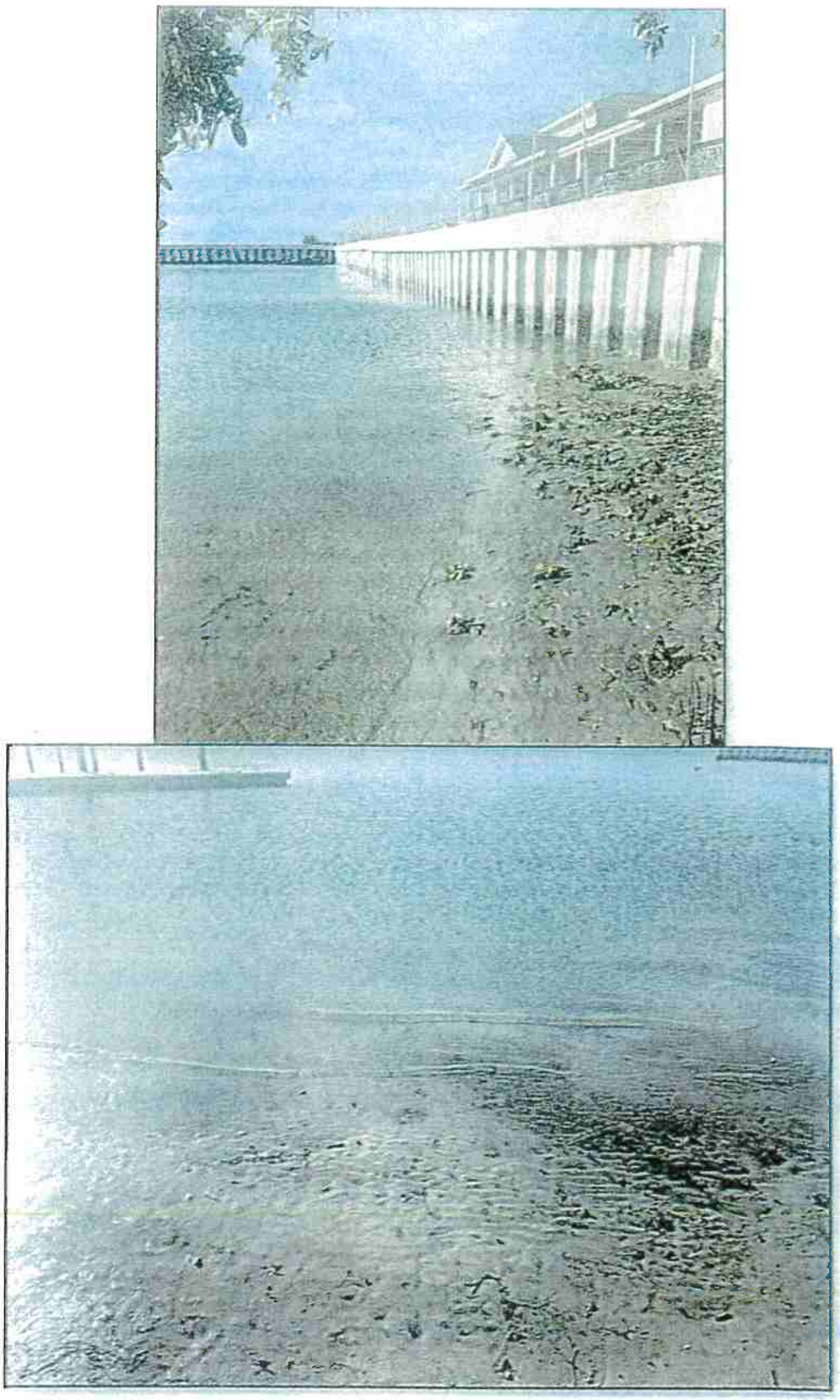

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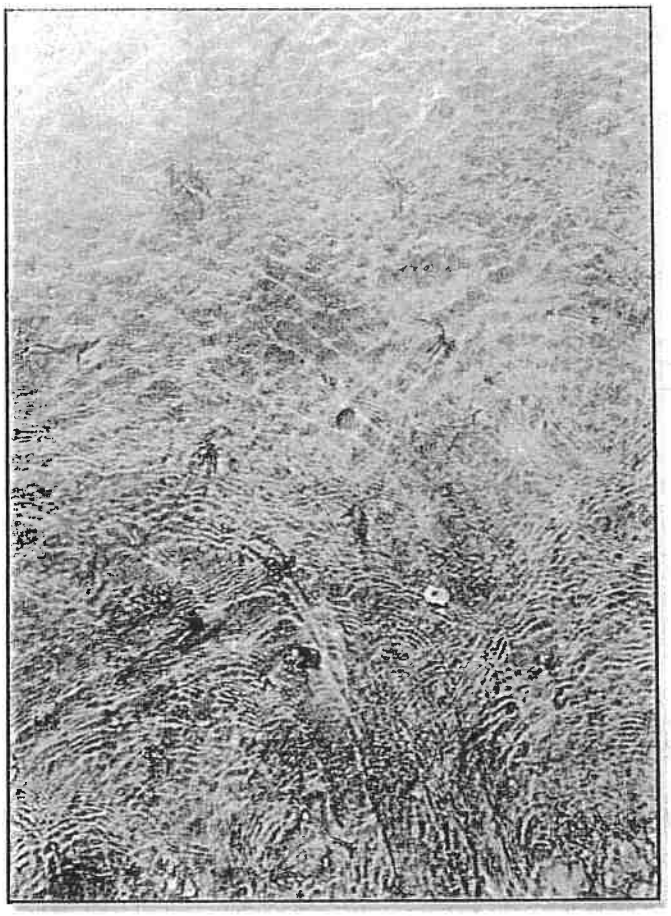

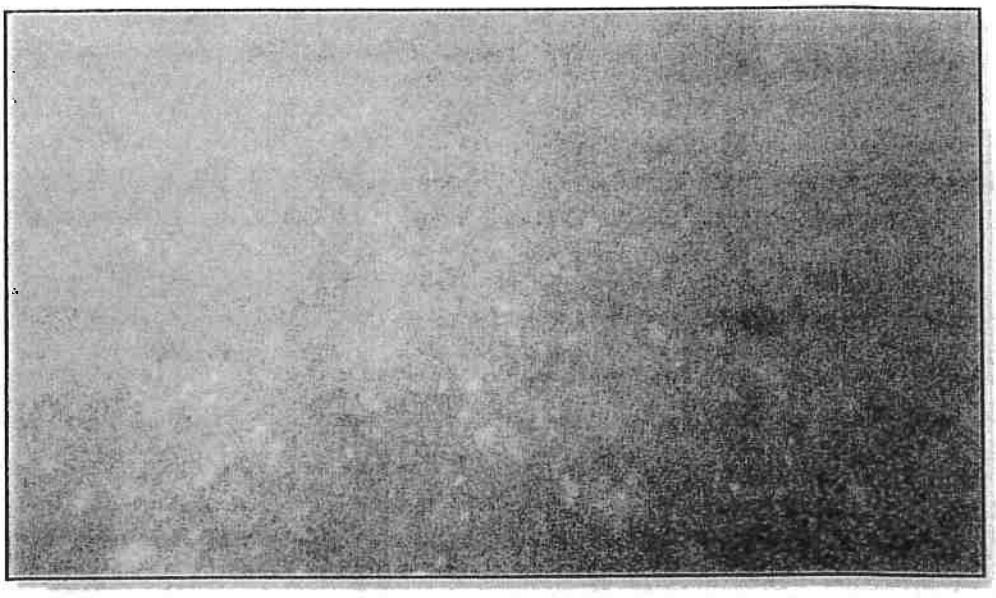

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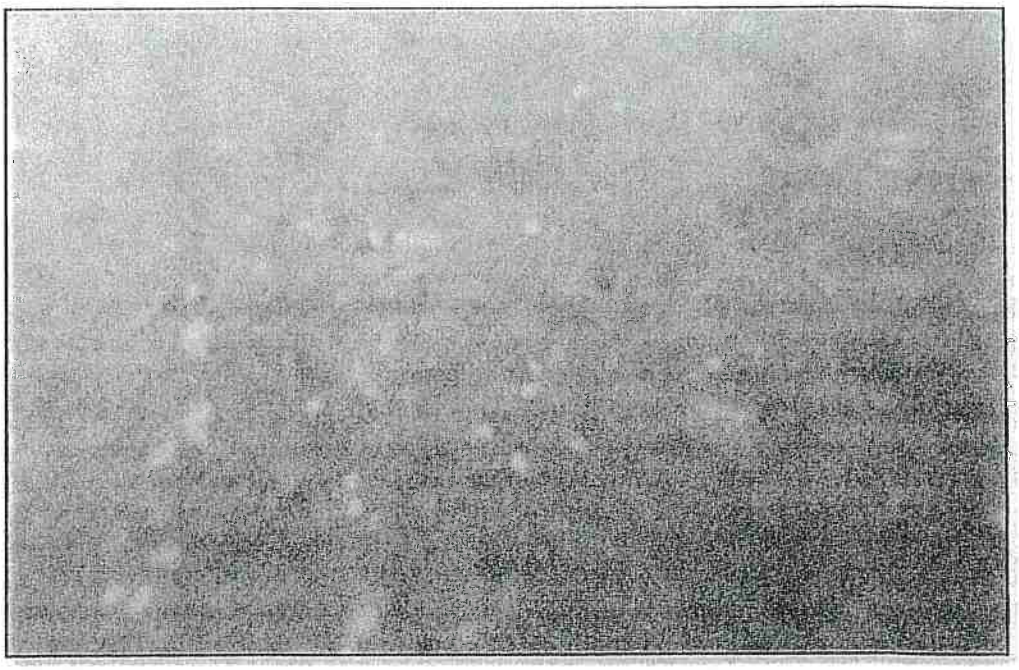

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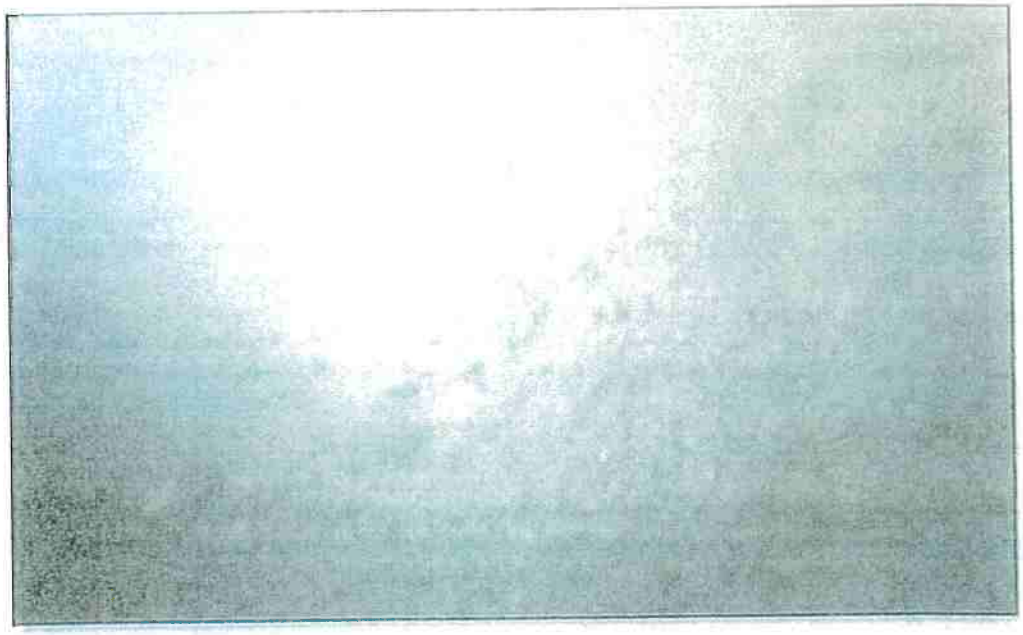

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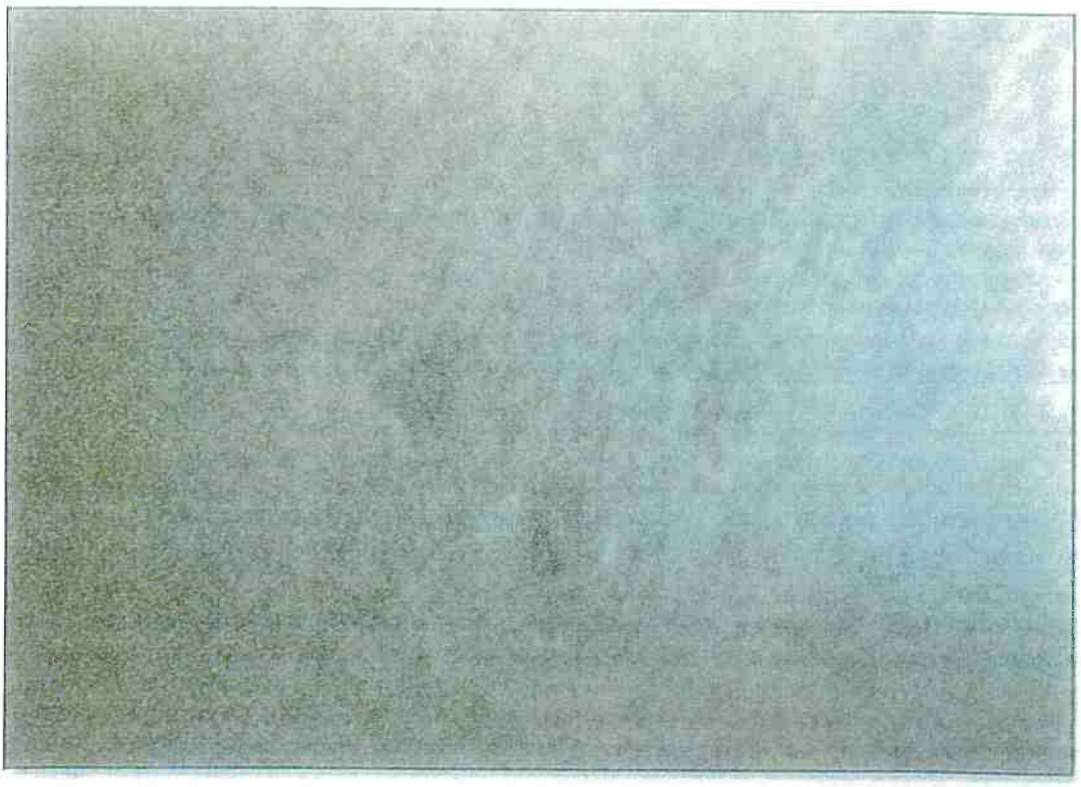

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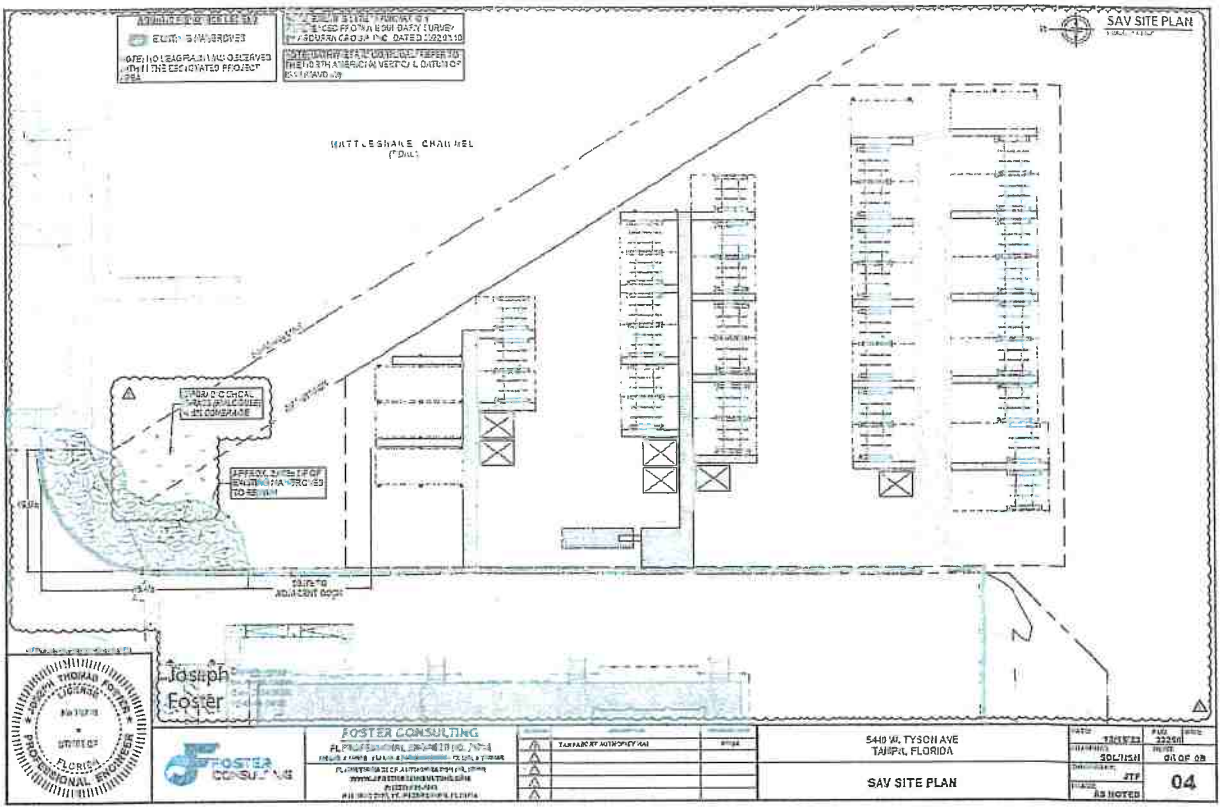
6.0 RESOURCE MAP



Vegetation	
Black Mangrove	*Avicennia germinans*
Shoal Grass	*Halodule wrightii*

7.0 POTENTIAL IMPACTS

JFC identified species of mangroves and seagrass in the north corner of the facility. No submerged resources were identified within the project area. Potential impacts could take place to resources outside of the project area due to sedimentation from the active construction. Ingress/ egress of vessels is likely to have little impacts to resources due to the deep-water depths.

23-0068

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8.0 RECOMMENDATIONS

The proposed activity as described already assess some of the practicable construction alteration to the project to reduce and minimize impacts to existing resources within the marina basin. Decking will be spaced 1/2" between deck boards. An additional recommendation would be to elevate the new decking to preserve the superstructure from deteriorating by being submerged during high tides. This will also allow sunlight to pass under the new decking throughout the day. The areas shallower than -4 MLW will be blocked from mooring using "No Mooring Signs".

Florida Friendly Boating (2009)
Minimum size should be 30" tall x 36" wide with rounded corners

This sign is considered the manatee educational sign. In 2009, it replaced the older manatee educational sign called "Manatee Basics for Boaters".

Caution: Boaters (2009)
Minimum size should be 30" tall x 24" wide with rounded corners

This sign is sometimes referred to as an awareness sign. In 2009, it replaced the "Caution: Manatee Area" sign.

These signs are also frequently used as temporary signs for construction purposes.

Entanglement (2010)
Minimum size should be 15" tall X 12" wide with rounded corners

This entanglement sign is typically placed near recycling bins or trash containers.

Caution: Shut Down (2009)
Minimum size should be 8½" tall by 11" wide metal with rounded corners

This temporary sign is required as part of the standard manatee construction conditions and is intended to be placed near dredge, tugboat and work-boat operators.

To avoid any secondary impacts to resources outside of the proposed project area, it would be advised, as already shown in the plan set, that BMP be used during the demolition and construction of all new structures. Turbidity curtains would want to be set to ensure that the curtain itself does not lay on any submerged resources during low tides. Any turbidity could also be monitored to ensure that level remain safe and clear for the existing resources.

A few recommendations for the marina to assist with public education and protection of future resources would be the installation of approved FWC educational signage for manatee protection, boater safety and submerged resource protection. Signage could be used to enhance awareness to the public.

23-0608

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FOSTER CONSULTING
JFosterConsulting.com
2963 1st Avenue S • St. Petersburg, FL 33712 • 727-821-1949

March 25, 2024

Lauren Greenawalt, P.W.S.
Environmental Supervisor
Environmental Resource Permit Bureau
Southwest Florida Water Management District
Lauren.Greenawalt@swfwmd.state.fl.us

RE: 5440 Tyson Ave Marina Project / App 885132

Dear Lauren,

Please accept this letter confirming that J Foster Consulting has reviewed the Flushing Analysis completed by Moffatt and Nichol on October 21, 2002, for the Westshore Yacht Club Marina (WYCM), and has verified that the boundary conditions, including the tidal and bathymetric data, are still applicable. For this reason, it is requested that the 2002 flushing study, which was re-verified by Cardno on October 28, 2022, serves to satisfy question #3 from the SWFWMD RAI sent on January 12, 2024.

It should also be noted that the proposed boating facility's location is closer to the end of the channel that connects to open water (than the WYCM facility). Therefore, best reasonable scientific judgment would conclude that the proposed site flushes better than the WYCM site, and the 2002 flushing study results should be considered conservative.

Please let me know if you have any questions or require additional information.

Sincerely,
Foster Consulting

Joseph T. Foster

Joseph T. Foster, P.E
Principal
FL Lic No. 79708
NJ Lic No. 24GE05181200
DE Lic No. 18618

JOSEPH THOMAS FOSTER LICENSE No 79708 STATE OF FLORIDA PROFESSIONAL ENGINEER

Joseph Foster Digitally signed by Joseph Foster Date: 2024.03.25 15:30:45 -04'00'

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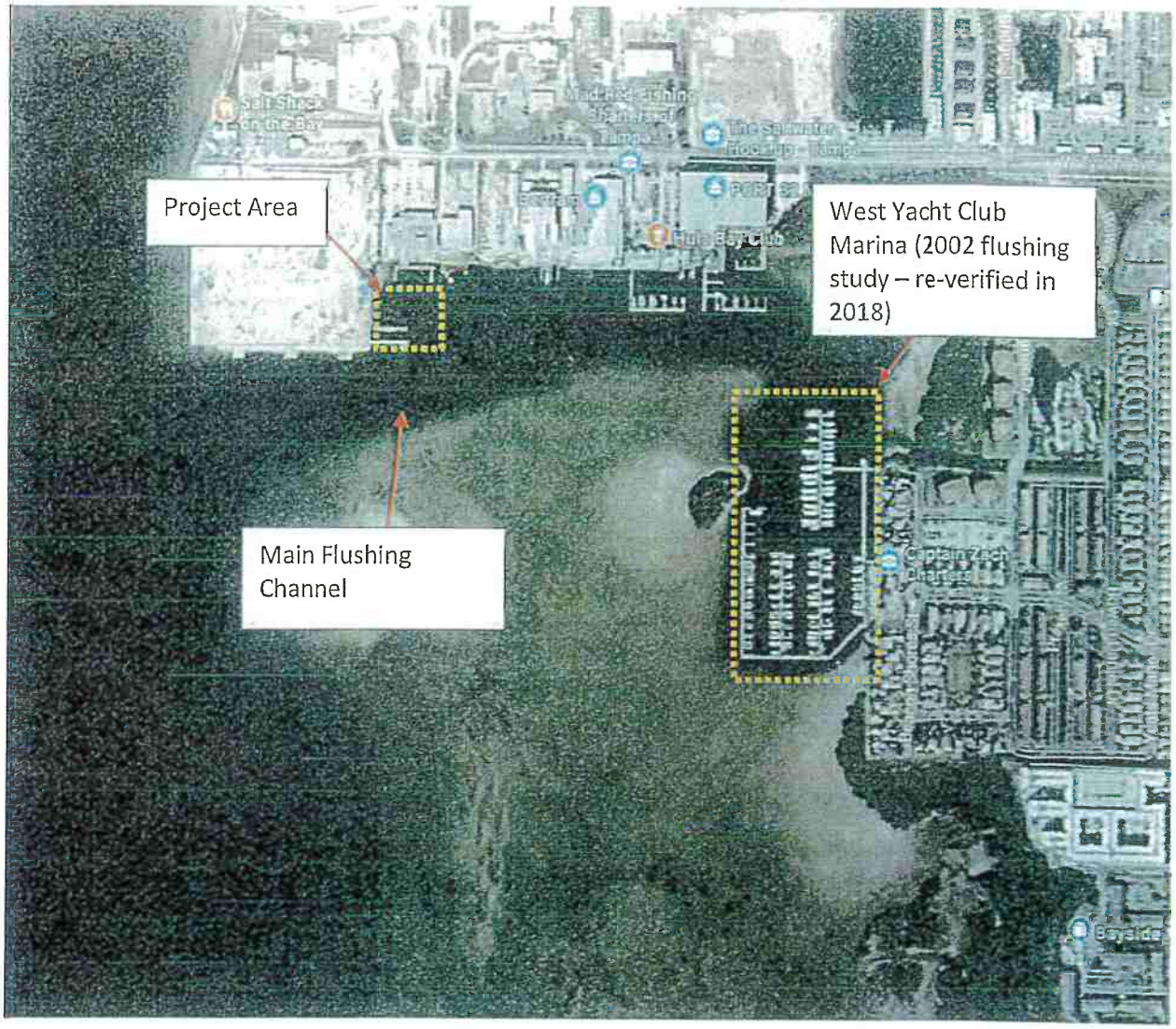
Project Location



FOSTER CONSULTING

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MOFFATT & NICHOL

October 21, 2002

Mr. Douglas Durbin
Biological Research Associates, Inc.
3910 North US Highway 301
Suite 180
Tampa, FL 33619

Re: Westinghouse Property
Flushing Analysis Final Report
M&N No. 5053

Dear Doug:

This letter summarizes the results of the numerical flushing study conducted by Moffatt & Nichol Engineers (M&N) of the proposed marina at the Westinghouse Property. The flushing study was undertaken to evaluate circulation and water quality characteristics of the existing embayment in support of the permit effort for the proposed development. Specifically, the pollutant residence and water exchange times in the embayment were evaluated to determine if those times met or exceeded Florida Department of Environmental Protection (FDEP) and U.S. Environmental Protection Agency (USEPA) guidelines.

General Guidelines

The State of Florida, through the FDEP, and administered through the Southwest Florida Water Management District (SWFWMD) for our project, recommends that the residence time of a pollutant should reduce to 10% of its initial value within 96 hours (4 days). The USEPA states a similar guideline for acceptable water quality in marinas, though it emphasizes the exchange of water. For a semi-enclosed marina, the USEPA recommends that the residence time of basin water should be exchanged to 10% of its initial value within 96 hours (4 days). While both guidelines appear to represent the same measure, there can be slight variations in the computations. For our evaluation, we applied both guidelines.

Previous Modeling Efforts

The National Oceanographic and Atmospheric Administration (NOAA) in conjunction with the University of South Florida (USF) and the Greater Tampa Marine Advisory Council developed a macro-scale model of Tampa Bay as part of the Tampa Bay Physical

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Oceanographic Real Time System (PORTS). This macro-scale model provides hindcast, nowcast and forecast predictions of large-scale changes in circulation or water quality in Tampa Bay and is used by federal, state, and local resource agencies as a management tool.

Grid spacing in the model ranges from 310 meters to 2700 meters, with one grid cell representing the entire Westinghouse embayment. This grid resolution is too large to assess changes in circulation patterns or residence times for the area under consideration in this study. Additionally, the water quality aspects are still under evaluation. However, data collected for the study was used in the calibration of the modeling effort undertaken for this project.

Hydrodynamic Model

A numeric hydrodynamic model of the project site was constructed using the U.S. Army Corps of Engineers (USACE) finite-element, depth-averaged model RMA2. The model computes water surface elevations and horizontal velocity components for subcritical, free-surface flow using the time-dependent equations of the conservation of mass and momentum. This model has been utilized by USACE and other federal and state agencies to examine circulation and flushing for estuaries, tidal inlets, and harbors.

The model encompasses Old Tampa Bay from the tip of the Interbay Peninsula to the Courtney Campbell Causeway. This extent was required to adequately model the tidal circulation and velocities of Old Tampa Bay and influence on circulation within the Westinghouse embayment. A model grid, composed of elements that varied from 2300 meters in Old Tampa Bay to 30 meters within the Westinghouse embayment, was generated. Bathymetric data were gathered from digital elevation models (DEM) of the bay from NOAA and a survey of the Westinghouse Property provided by Heidt & Associates, Inc. Figure 1 displays the extents and elements in the grid.

A single boundary condition was employed at the southern edge of the model grid using a predicted tide elevation based on harmonic constituents developed for Old Port Tampa. The model was run for a 70-hour simulation of the neap tide from 29 July 2002 – 1 August 2002. The neap tide produces the smallest current velocities in the bay and therefore yields a conservative assessment of the marina flushing time.

To verify the model, results were compared to predicted tidal currents at six points in Old Tampa Bay: Ross Island, Old Port Tampa, Weedon Island, Gandy Bridge West, Gandy Bridge East, and West Howard Franklin Bridge. Figure 2 shows the location of the predicted current stations. Figures 3 and 4 present the model results compared to the predicted currents.

The model reproduces the tidal current magnitudes and phases reasonably well, especially near the project site (Old Port Tampa and Gandy Bridge). The model predicts the acceleration of

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flow under Gandy Bridge and the reduction in velocity further north at the Howard Franklin Bridge.

Pollutant Residence Times

The flushing of pollutants in the proposed marina was assessed using the U.S. Army Corps of Engineers water quality transport model RMA4. The RMA4 simulates the depth-averaged advection-diffusion processes by applying the solutions from the RMA2 model to track the distribution of pollutants in the model domain.

The RMA4 model simulation was initialized with a unit concentration of conservative particles over the entire area encompassed by the proposed marina. The model was run for 96 hours using two complete tide cycles from the hydrodynamic simulation, which were looped to create the 96-hour simulation. A tidal dispersion coefficient was initially estimated based upon grid spacing and velocity shears, equating to a 3 m^2/s value. However, a very conservative tidal dispersion coefficient of 0.1 m^2/s was applied to reduce unwanted particle walking. This dispersion coefficient is smaller than values applied to the macro-scale model of Tampa Bay. Residence times are greatly influenced by freshwater inputs and/or wind forcing. For our study, no freshwater or wind inputs were used; a conservative approach.

Figure 4 shows concentration in the marina basin at the beginning of the simulation and after 96 hours. Florida DEP regulations require that concentration in a proposed marina development should decrease to 10% of the initial concentration after 4-days. Figure 5 shows that concentrations in the marina area have decreased to less than 0.1 after the 96-hour simulation. The largest concentrations at the end of the simulation are in the corner formed by the two legs of the dredged channel. Maximum concentration in this area at 96 hours is 0.088.

Water Exchange Times

The water exchange time of the basin was assessed using the methods described in the Coastal Engineering Manual (USACE, 2002) based on the work of Van de Kreeke. The residence time, the time required to exchange the full volume of water in the basin, can be calculated by measuring the time for the average concentration of the basin over a tide cycle to be reduced by a factor of e (2.71828). The residence time is also referred to as the e-folding time. Figure 5 shows the average basin concentration over the RMA4 simulation. The residence time of the basin is reached after 16 hours.

The results of the modeling effort indicate that the Westinghouse embayment will meet both state and federal guidelines for water quality within the proposed marina for a pure tidal forcing. We also examined how the introduction of a prevailing wind may affect the results of

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either study. In both instances, changes in the results were imperceptible when the prevailing wind speed and direction were varied.

If you would like to discuss the results of this study or have any questions regarding this project, please give me a call at 813-258-8818.

Best Regards,

MOFFATT & NICHOL ENGINEERS

Mark Pirrello, P.E.
Senior Coastal Engineer

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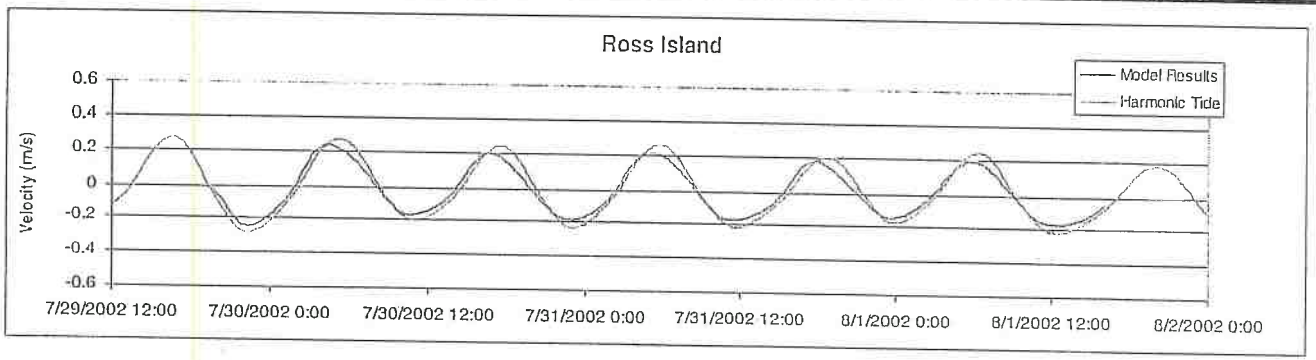

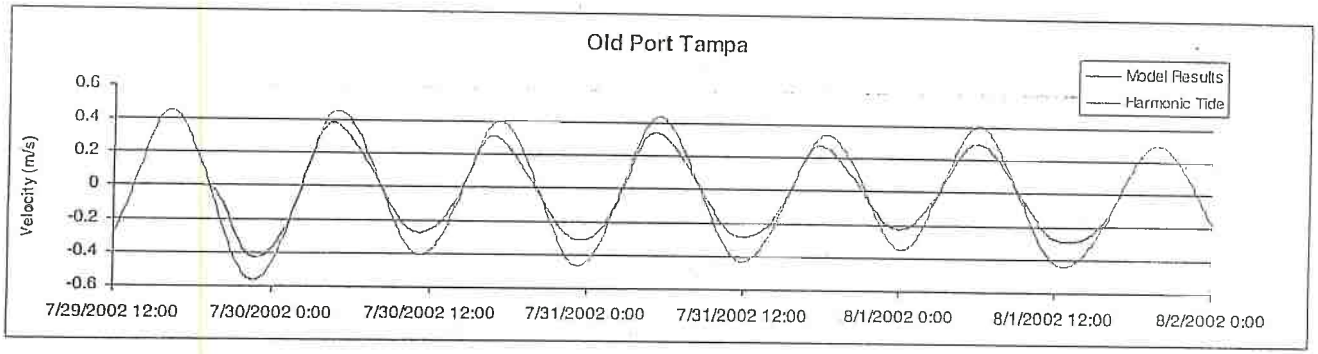

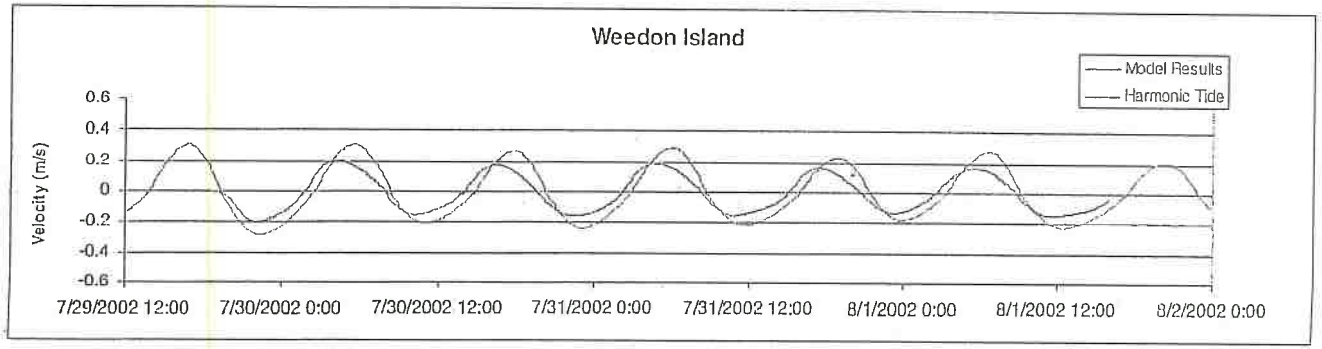

Current Velocity Calibration

Westinghouse Marina Flushing Analysis

FIGURE 3

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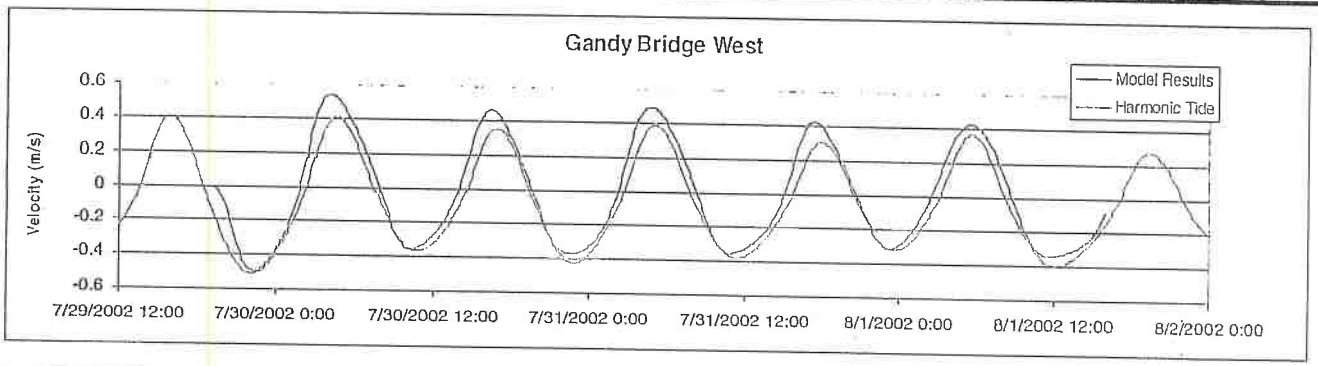

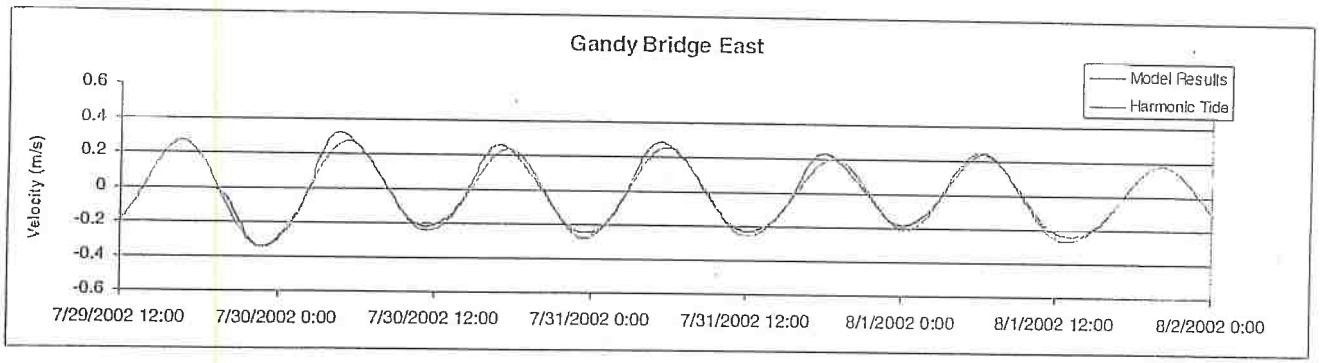

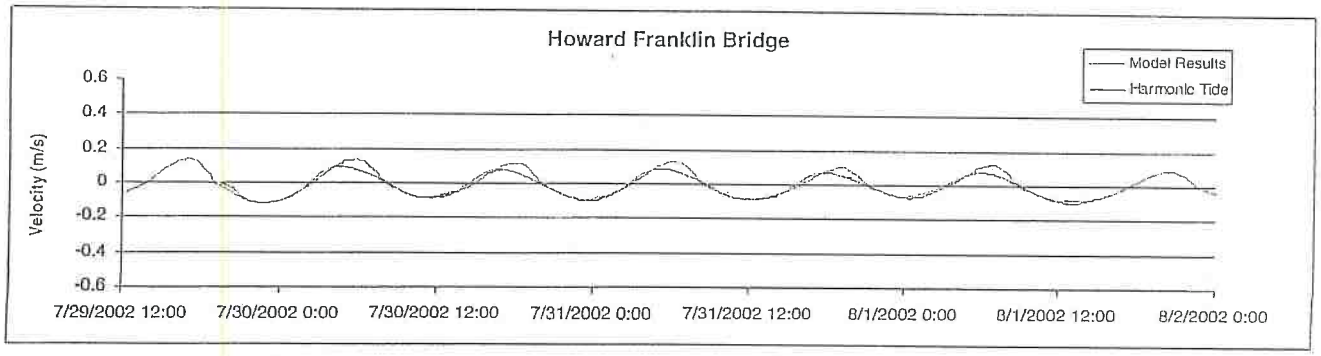

Current Velocity Calibration (Continued)

Westinghouse Marina Flushing Analysis

FIGURE 4

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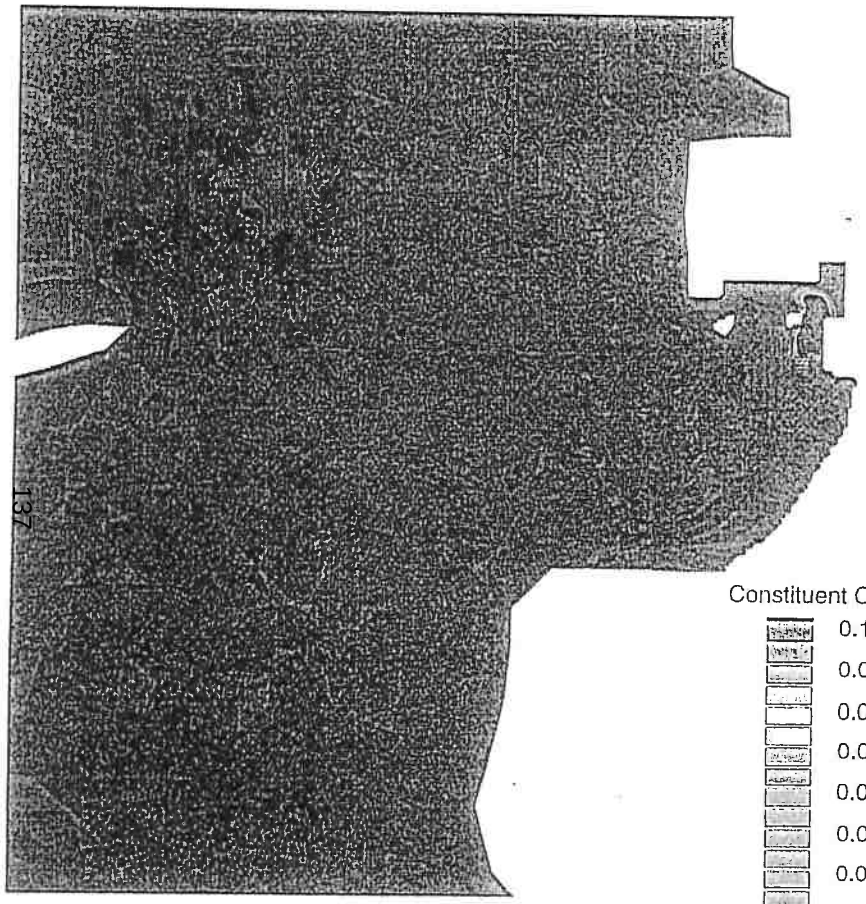
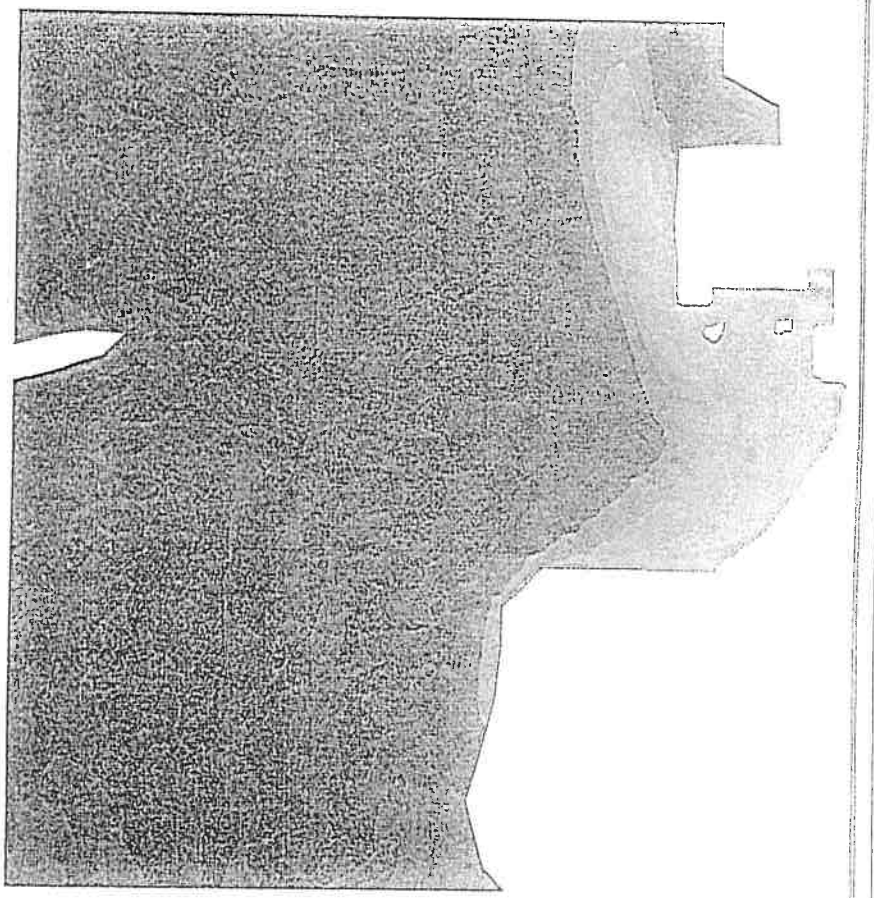


Concentration at 0.25 hours



Concentration at 96 hours

Constituent Concentration

0.10
0.09
0.08
0.07
0.06
0.05
0.04
0.03
0.02
0.01
0.00

RMA4 Concentration Model Results

Westinghouse Marina Flushing Analysis

FIGURE 5

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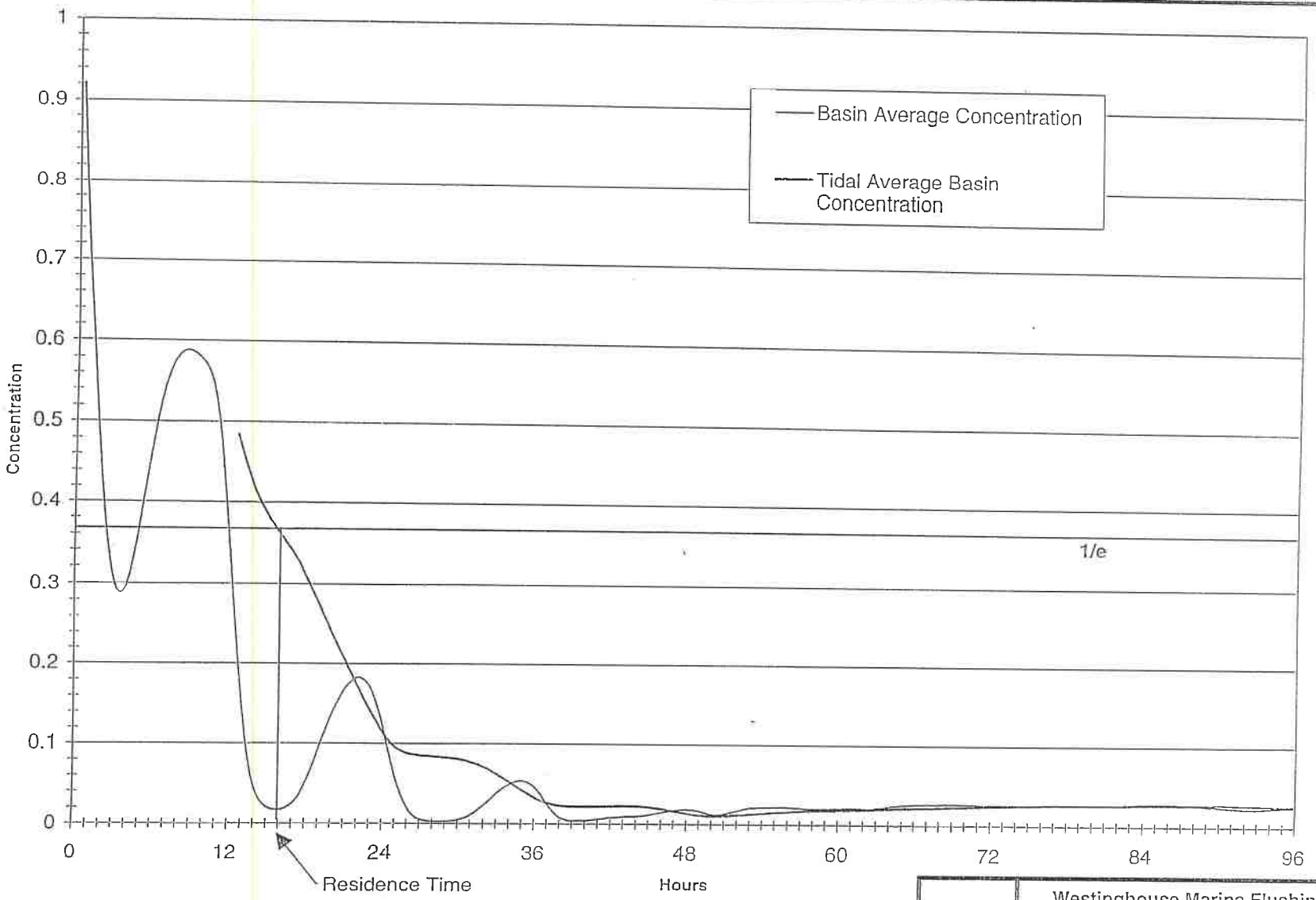

Basin Average Concentration

Westinghouse Marina Flushing Analysis

FIGURE 6

Table Four

Summary of Structures over Wetlands and Other Surface Waters

Structure	Pier/Marginal Pier	Type of Work*	Length	Width	Height	Total Area	Proposed Slips	Existing Slips
For Each Dock or Pier	Pier 1	New	560	10	5	5600	0	0
	Pier 1 - Dock "AN"	New	344	8	5	2752	12	0
	Pier 1 - Dock "BN"	New	384	8	5	3072	25	0
	Pier 1 - Dock "CN"	New	384	8	5	3072	25	0
	Pier 1 - Dock "DN"	New	146	8	5	1168	4	0
	Pier 1 - Dock "CS"	New	130	8	5	1040	8	0
	Pier 1 - Dock "DS"	New	243	8	5	1944	13	0
	Pier 2	New	220	10	5	2200	0	0
	Pier 2 - Dock "AN"	New	367	8	5	2936	14	0
	Pier 2 - Dock "BN"	New	449	10	5	4490	27	0
	Pier 2 - Dock "AS"	New	206	8	5	1648	6	0
	Pier 2 - Dock "BS"	New	301	10	5	3010	11	0
	Pier 3	New	349	8	Floating	2792	0	0
	Pier 3 - Dock "AS"	New	350	8	Floating	2800	20	0
	Pier 3 - Dock "BS"	New	394	8	Floating	3152	40	0
	Pier 3 - Dock "CS"	New	394	8	Floating	3152	40	0
	Pier 3 - Dock "DS"	New	200	8	Floating	1600	10	0
Finger Pier	Pier 1 - Dock "AN"	New	50	6	5	1500	See Above	See Above
	Pier 1 - Dock "BN"	New	50	6	5	3000	See Above	See Above
	Pier 1 - Dock "CN"	New	50	6	5	3000	See Above	See Above
	Pier 1 - Dock "DN"	New	50	6	5	300	See Above	See Above
	Pier 1 - Dock "BS"	New	30	4	5	240	See Above	See Above
	Pier 1 - Dock "CS"	New	30	4	5	240	See Above	See Above
	Pier 1 - Dock "DS"	New	50	6	5	1200	See Above	See Above
	Pier 2 - Dock "AN"	New	50	6	5	2100	See Above	See Above
	Pier 2 - Dock "BN"	New	50 or 65	6	5	4140	See Above	See Above
	Pier 2 - Dock "AS"	New	50	6	5	600	See Above	See Above
	Pier 2 - Dock "BS"	New	50 or 85	6 or 8	5	1160	See Above	See Above
	Pier 3 - Dock "AS"	New	30	4	Floating	1200	See Above	See Above
	Pier 3 - Dock "BS"	New	30	4	Floating	2160	See Above	See Above
	Pier 3 - Dock "CS"	New	30	4	Floating	2160	See Above	See Above
	Pier 3 - Dock "DS"	New	30	4	Floating	480	See Above	See Above

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Other Water Structure	Wood Boardwalk	New	1243	6	6	7458	N/A	N/A
Total Area						77366	255	0

Primary Use of Proposed Structures: **Leased Slips**
Will the docking facility provide:
live aboard slips? If yes provide number: **No**
fueling facilities? If yes provide number: **No**
sewage pumpout facilities? If yes provide number: **Yes, one**
Other Supplies or Services? If yes specify: **No**
Type of Materials for Decking and Pilings (e.g. CCA, pressure treated wood, plastic, concrete)
pilings: **Marina piers and boat slips are concrete. Boardwalk is pressure treated wood**
decking: **Marina piers and boat slips are concrete. Boardwalk is pressure treated wood**
Deck Plank Spacing:
Number of boats, grouped by length, type and draft, expected to use facility: **Greater than or equal to 30 feet in length; sail or power; 250 at a time maximum number**

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FLORIDA DEPARTMENT of STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

Department of the Army
Corps of engineers, Jacksonville District
701 San Marco Boulevard
Jacksonville, Florida 32207-8175

May 21, 2024

DHR Project File No.: 2024-2281, Received by DHR: April 5, 2024
Application No.: SAJ-2022-02585
Project: *Pena Multi-Family Residential*
County: Hillsborough

To Whom It May Concern:

The Florida State Historic Preservation Officer reviewed the referenced project for possible effects on historic properties listed, or eligible for listing, on the *National Register of Historic Places.* The review was conducted in accordance with Section 106 of the *National Historic Preservation Act of 1966*, as amended, and its implementing regulations in *36 CFR Part 800: Protection of Historic Properties.*

Based on the information provided, our office concurs with USACE's determination that the proposed activities will have no adverse effect on historic properties. However, the permit, if issued, should include the following special condition regarding unexpected discoveries:

- If prehistoric or historic artifacts, such as pottery or ceramics, projectile points, dugout canoes, metal implements, historic building materials, or any other physical remains that could be associated with Native American, early European, or American settlement are encountered at any time within the project site area, the permitted project shall cease all activities involving subsurface disturbance in the vicinity of the discovery. The applicant shall contact the Florida Department of State, Division of Historical Resources, Compliance and Review Section at (850)-245-6333. Project activities shall not resume without verbal and/or written authorization.
- In the event that unmarked human remains are encountered during permitted activities, all work shall stop immediately and the proper authorities notified in accordance with Section 872.05, *Florida Statutes*.

If you have any questions, please contact Michael DuBose, Historic Preservationist, by email at Michael.DuBose@dos.myflorida.com or by telephone at 850.245.6342.

Sincerely,

Kathryn L Chase
For

Alissa Slade Lotane
Director, Division of Historical Resources
& State Historic Preservation Officer

#23-0608

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SUBMERGED LAND LEASE APPLICATION

Parcel Identification Number(s) Folio Numbers 131191-0000

Name of Applicant MAA WESTSHORE EXCHANGE

Applicant's Representative (if other than applicant) Indrid Agaj

Contact Information (name, address, phone, fax, e-mail, etc.)
Indrid Agaj - 4401 Northside Parkway, Suite 600, Atlanta, GA 30327 M: (813) 781-6795 Indrid.Agaj@maac.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. **Noted**

(2) A detailed statement describing the proposed activity. **The applicant proposes to install an approximately 7,282 square foot docking facility for the use of the upland multi family apartment units. The facility will have a total of 38 vessels slips. Of the 38 slips, 35 will have an associated 4 post boat lift. The maximum size slip will be able to accommodate a 40' vessel and a minimum size vessel of 24'. The project will also install (6) Person Water Craft (PWC) floating platforms, to accommodate two jet skis each for a total of 12 PWC slips. The final component of the project will be the installation of a 8' x 30' floating platform for the use of loading and unloading kayaks. All slips will accommodate and abide by the required -4 MLW water depths, as shown in the project plan set. The facility will keep the southern existing concrete pier to be reused, while removing all other exiting docking structures.**

(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. **Facility slips will be tied to the upland apartment units for the residence use. There at 3 slips (slips on pier A with no boat lifts) that will be open to the public as required but the City of Tampa permitting requirements.**

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

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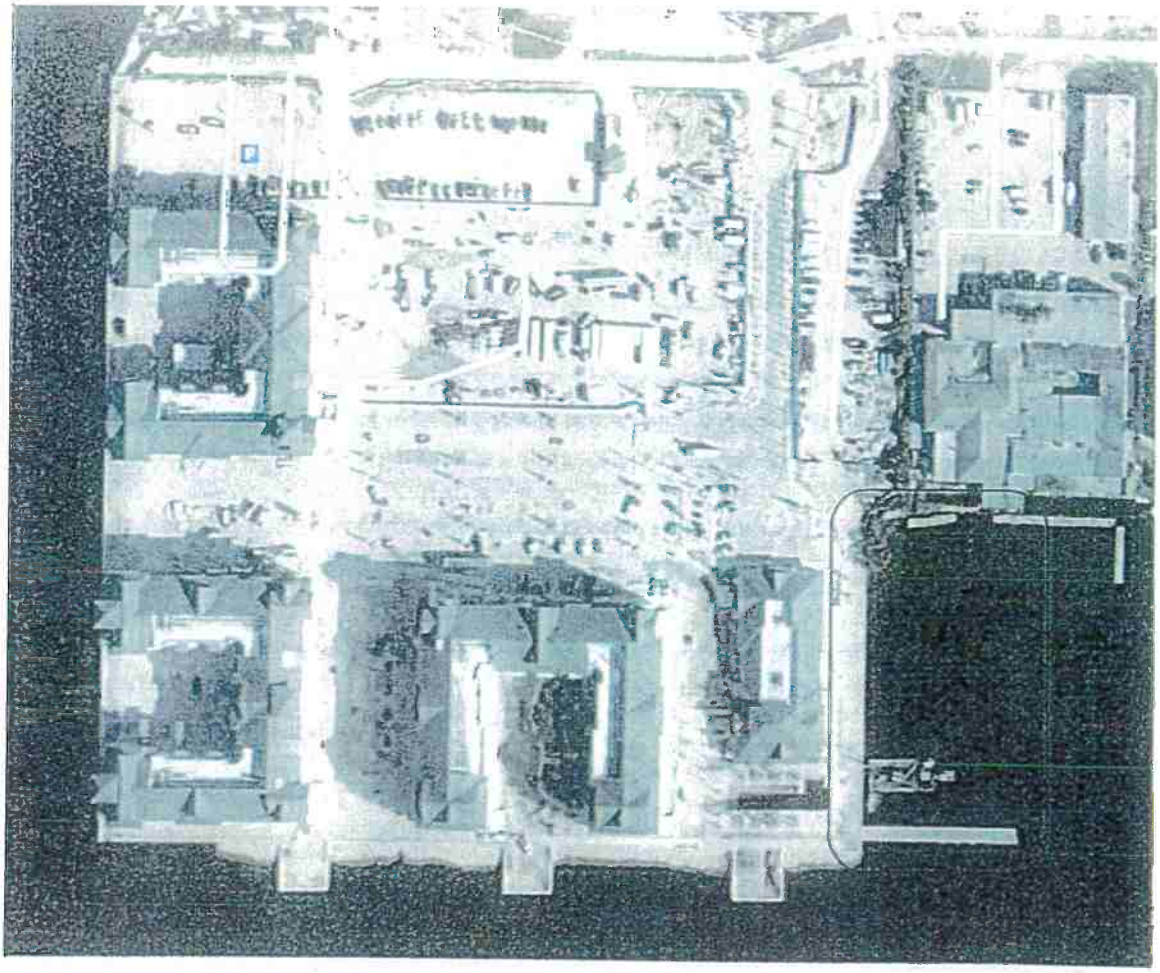

(5) Evidence of title to or leasehold interest in the riparian upland property. **Attached.**

(6) A complete copy of any State or Federal permit or exemption for the proposed activity of use. **See Attached State approval , federal pending.**

(7) Evidence of local approval, which must include a statement that the proposed activity is consistent with the local governments comprehensive plan. **Attached.**

(8) If a docking facility is proposed, provide the following:

(a) Number of existing and proposed slips. **Existing is roughly 12 large vessel slips, proposed is 38 slips and 12 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. **proposed is 38 slips and 12 PWC slips.**

Docusign Envelope ID: 377DED56-00ED-46BD-9AE6-46D2914BFF29

(c) Type of vessels expected to use the facility (e.g. sailboats vs. powerboats). **Recreational vessels (power boats) and PWC.**

(d) Length and draft of vessels expected to use the facility. **40' vessel and a minimum size vessel of 24'. Max draft of 3.5 feet**

(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. **See attached bathy survey.**

(f) The location and extent of any submerged vegetation in the area of the facility. **Noted on site plan, outside of project area and outside of an vessel mooring locations.**

(g) The width of the waterbody at the project site. **Subject to location.**

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

(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. **List Attached as of 10/22/2024.**

(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: **See Attached.**

(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

Docusign Envelope ID: 377DED56-00ED-46BD-9AE6-46D2914BFF29

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.

(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**

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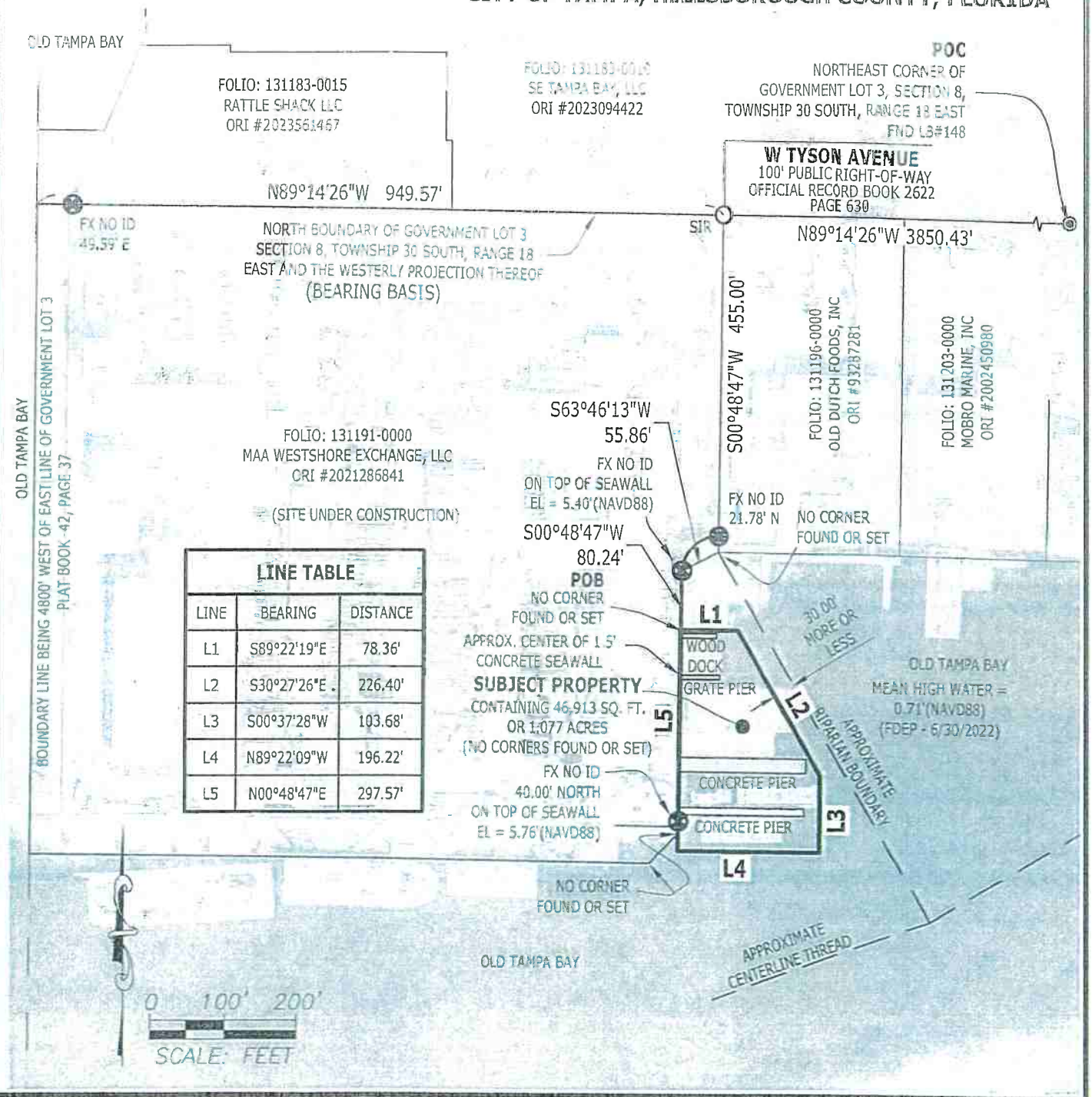
LANDS LYING WESTWARD OF GOVERNMENT LOT 3, SECTION 8, TOWNSHIP 30 SOUTH, RANGE 18 EAST CITY OF TAMPA, HILLSBOROUGH COUNTY, FLORIDA



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S89°22'19"E	78.36'
L2	S30°27'26"E	226.40'
L3	S00°37'28"W	103.68'
L4	N89°22'09"W	196.22'
L5	N00°48'47"E	297.57'

MAA WESTSHORE EXCHANGE, LLC

OLD TAMPA BAY - SUBMERGED LAND - SPECIFIC PURPOSE SURVEY

SCALE	DATE	JOB No.		
1"=200'	10/22/2024	00012-2020-0418-00		
DRAWN	CHECKED	SECTION	TOWNSHIP	RANGE
RBC	RBC	8	30S	18E

CERTIFIED AS AS SPECIFIC PURPOSE SURVEY TO
TAMPA PORT AUTHORITY
UNLESS IT BEARS THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP AND REPORT IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

Robert B Curtis
2024.10.22 10:11:57 -04'00'

ROBERT B. CURTIS
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA # LS6051
CERTIFICATE OF AUTHORIZATION No. LB 2610

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One Memorial Center, Suite 300
Tampa, Florida 33634
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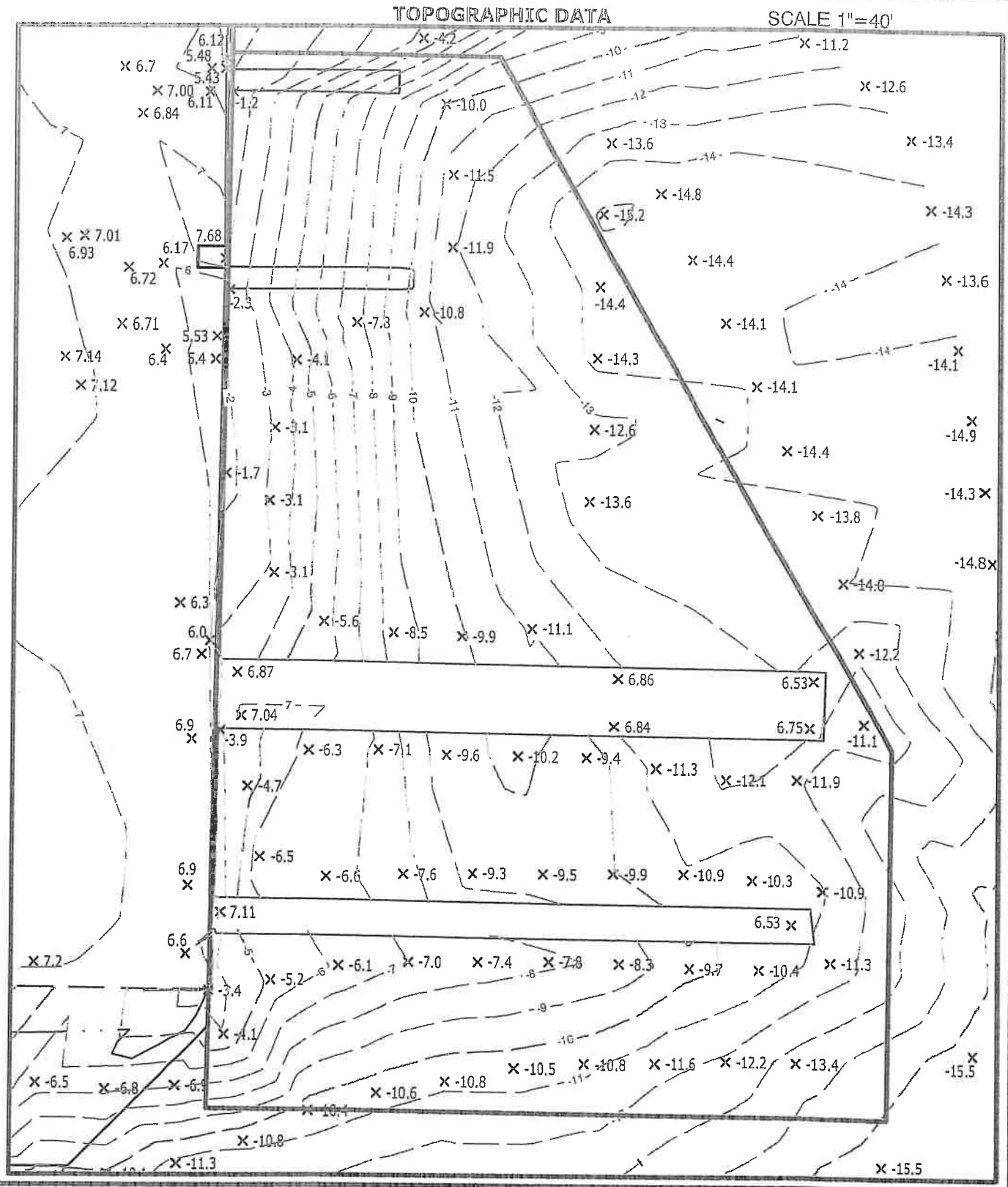

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MAA WESTSHORE EXCHANGE, LLC

OLD TAMPA BAY - SUBMERGED LAND - SPECIFIC PURPOSE SURVEY

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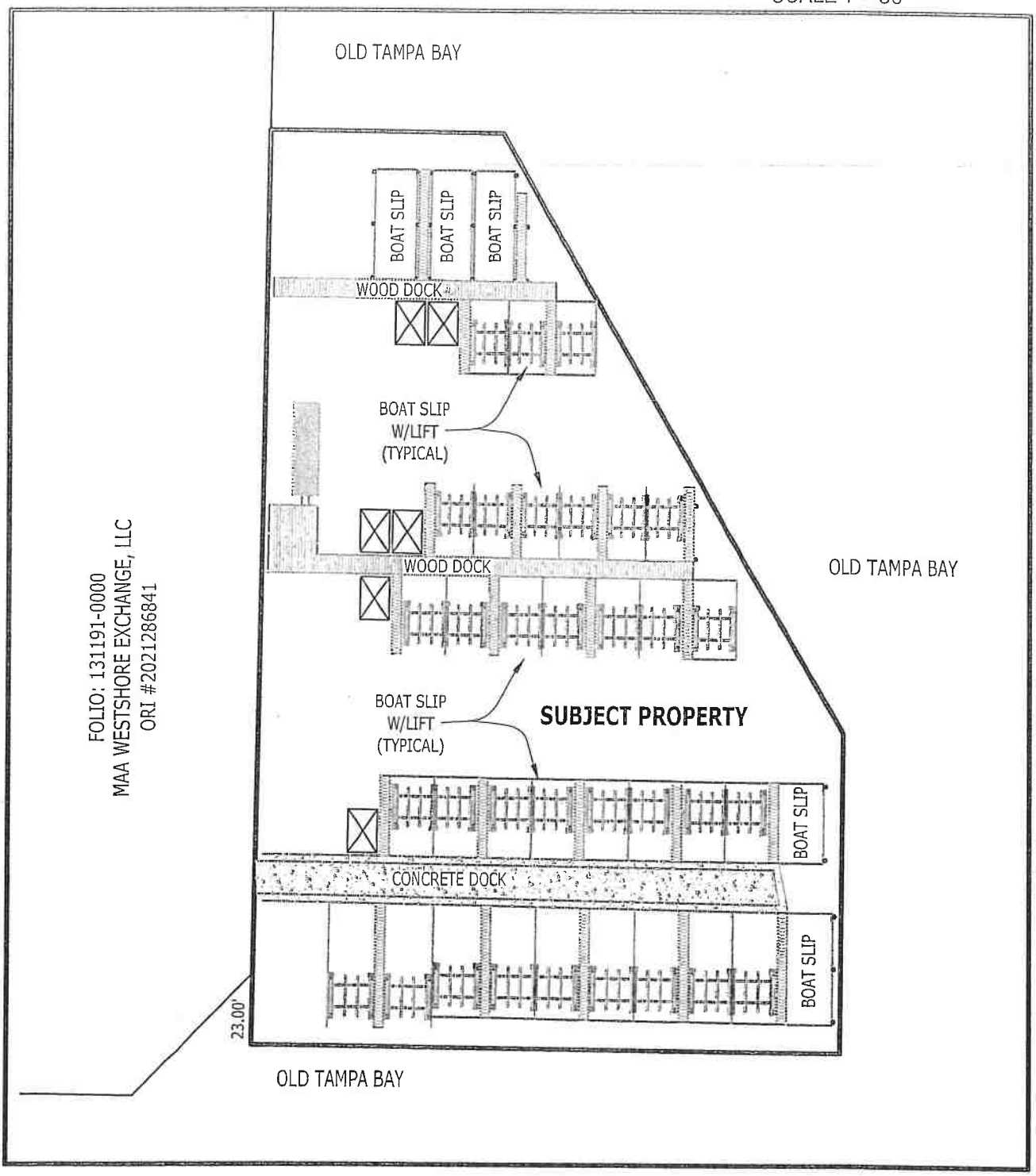
EXHIBIT OF PROPOSED DOCK IMPROVEMENTS

SCALE 1"=50'



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LEGAL DESCRIPTION: (BY ARDURRA)

THAT PARCEL OF SUBMERGED LAND LYING WESTWARD OF GOVERNMENT LOT 3 OF SECTION 8, TOWNSHIP 30 SOUTH, RANGE 18 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID GOVERNMENT LOT 3, RUN NORTH 89°14' 25" WEST, ALONG THE NORTH BOUNDARY OF SAID GOVERNMENT LOT 3 AND THE WESTERLY EXTENSION THEREOF, A DISTANCE OF 3850.43 FEET; THENCE SOUTH 00°48'47" WEST, A DISTANCE OF 455.00 FEET; THENCE SOUTH 63°46'13" WEST, A DISTANCE OF 55.86 FEET; THENCE SOUTH 00°48'47" WEST, A DISTANCE OF 80.24 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°22'19" EAST, A DISTANCE OF 78.36 FEET; THENCE SOUTH 30°27'26" EAST, A DISTANCE OF 226.40 FEET; THENCE SOUTH 00°37'28" WEST, A DISTANCE OF 103.68 FEET; THENCE NORTH 89°22'09" WEST, A DISTANCE OF 196.22 FEET; THENCE NORTH 00°48'47" EAST, A DISTANCE OF 297.57 FEET TO THE POINT OF BEGINNING.

CONTAINING 46,913.24 SQUARE FEET OR 1.0770 ACRES, MORE OR LESS.

LEGEND OF SYMBOLS AND ABBREVIATIONS

⊗ FX NO ID = FOUND SCRIBED "x" IN CONCRETE NO IDENTIFICATION
● FND = FOUND NAIL & DISK (TYPE AND IDENTIFICATION AS SHOWN)
○ SIR = SET 1/2" IRON ROD WITH CAP STAMPED "LB2610"

EL = ELEVATION
FDEP = FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION
NAVD = NORTH AMERICAN VERTICAL DATUM
ORI = OFFICIAL RECORD INSTRUMENT
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT

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SURVEYOR'S NOTES:

1. TYPE OF SURVEY: SPECIFIC PURPOSE SURVEY. ANY USE OF THIS SURVEY FOR PURPOSES OTHER THAN WHICH IT WAS INTENDED, WITHOUT WRITTEN VERIFICATION, WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR. NOTHING HEREIN SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE CERTIFIED TO. THE SPECIFIC PURPOSE OF THIS SURVEY IS TO DELINEATE LANDS FOR A SUBMERGED LAND LEASE.

2. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE.

3. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND/OR OWNERSHIP WERE FURNISHED TO OR PURSUED BY THE UNDERSIGNED OTHER THAN THOSE SHOWN HEREON. EASEMENTS OR RESTRICTIONS OF RECORD OTHER THAN THOSE SHOWN HEREON MAY EXIST.

4. NO EXCAVATION WAS PERFORMED TO VERIFY THE LOCATION OR EXISTENCE OF ANY UNDERGROUND IMPROVEMENTS, STRUCTURES, OR FOUNDATIONS. UNDERGROUND UTILITIES SHOWN HEREON ARE SHOWN PER ABOVE GROUND EVIDENCE AND/OR RECORD DRAWINGS OR MUNICIPAL ATLAS INFORMATION AND THE LOCATION OF ALL UNDERGROUND UTILITY LINES ARE APPROXIMATE ONLY. THIS DOCUMENT SHOULD NOT BE RELIED UPON FOR EXCAVATION OR CRITICAL DESIGN FUNCTIONS WITHOUT FIELD VERIFICATION OF UNDERGROUND UTILITY LOCATIONS. UTILITIES OTHER THAN THOSE SHOWN HEREON MAY EXIST. SEAWALL IS IN POOR CONDITION.

5. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

6. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

7. ADJOINING PROPERTY OWNERS SHOWN HEREON ARE BASED ON INFORMATION OBTAINED FROM THE COUNTY PROPERTY APPRAISER WEB SITE AND IS FOR INFORMATIONAL PURPOSES ONLY.

8. BEARINGS SHOWN HEREON, WHEN QUALIFIED AS (M) FOR MEASURED ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, APPLICABLE ZONE, NAD 83 (2011) AND WERE DERIVED BY REDUNDANT GLOBAL POSITIONING SYSTEM (GPS) OBSERVATIONS UTILIZING A VIRTUAL REFERENCE STATION REAL TIME NETWORK (RTN) SOLUTION. BEARINGS SHOWN HEREON, AND QUALIFIED AS (D) FOR DEED, (P) FOR PLAT ARE A MEANS TO REFERENCE THE SURVEYED PARCEL TO THE DEED OR PLAT OF RECORD. MORE SPECIFICALLY THE NORTH LINE OF GOVERNMENT LOT 3, SECTION 8, TOWNSHIP 30 SOUTH, RANGE 28 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING NORTH 89°14'25" WEST, AS SHOWN HEREON.

9. ELEVATIONS SHOWN HEREON ARE IN FEET AND ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). CONTROL MONUMENT UTILIZED IS DESIGNATED AS "872-6641 G" (PID = DM1527), HAVING A PUBLISHED ELEVATION OF 3.08' AS PUBLISHED BY THE NATIONAL GEODETIC SURVEY.

10. AERIAL IMAGERY SHOWN HEREON WAS OBTAINED FROM THE FLORIDA LAND AND BOUNDARY INFORMATION SYSTEM (LABINS) WEBSITE AT HTTP://WWW.LABINS.ORG. THE AERIAL IMAGE IS USED AS A BACKGROUND FOR LOCATION PURPOSES ONLY AND IS NOT TO BE CONSIDERED SURVEYED DATA FOR THIS SURVEY.

11. DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.

12. CONSIDERATION WAS GIVEN TO THE FOLLOWING IN PREPARATION OF THIS SURVEY:
   (A) AN ALTA/NSPS LAND TITLE SURVEY BY THIS FIRM, FILE NUMBER 00012-2020-0418 RP-ALTA-REV6, AND BEING LAST DATED 4/24/2024.
   (B) A TOPOGRAPHIC SURVEY BY THIS FIRM, FILE 00012-2020-0419 RP-BTT-REV4, AND BEING LAST DATED 8/10/2022

MAA WESTSHORE EXCHANGE, LLC

OLD TAMPA BAY - SUBMERGED LAND - SPECIFIC PURPOSE SURVEY

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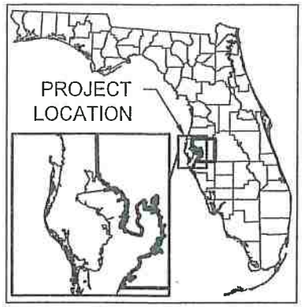
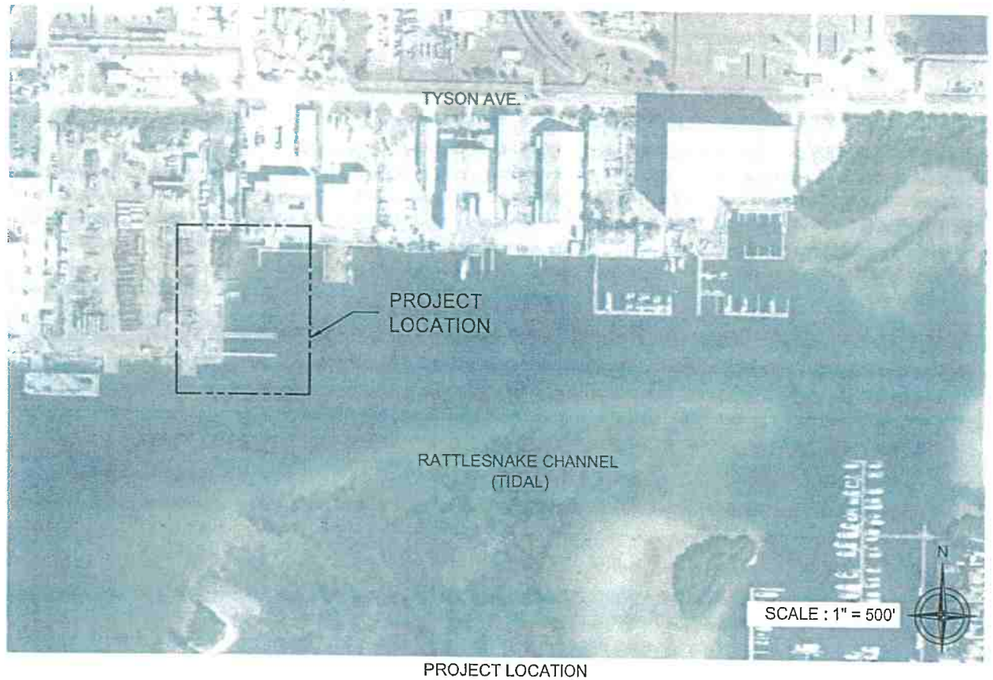
5440 W. TYSON AVE

DOCK PERMIT PLANS

TAMPA, HILLSBOROUGH COUNTY, FLORIDA
TOWNSHIP: 03N, RANGE: 69W, SECTION 34



HILLSBOROUGH COUNTY, FLORIDA



PROJECT LOCATION
5440 W. TYSON AVE, TAMPA, FLORIDA 33611

SHEET INDEX	
GENERAL INFORMATION	
01	COVER SHEET
PLANS & DETAILS	
02	AERIAL SITE PLAN
03	DOCK DEMOLITION PLAN
04	SAV SITE PLAN
05	DOCK PLAN
06	DOCK PILE PLAN
07	DOCK SECTIONS -1
08	DOCK SECTIONS -2
09	TYP. FLOATING DOCK DETAILS

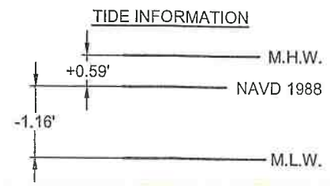
1 1

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 & MEAN LOW WATER ELEVATION AS DETAILED IN THE TIDE INFORMATION CHART.
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

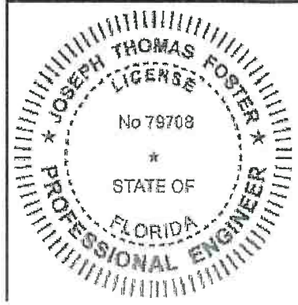
TIDE INFORMATION



RELATIONSHIP BETWEEN NAVD 1988, MEAN HIGH WATER, MEAN LOW WATER TIDAL DATUM (1983 - 2001 EPOCH)

NOTE:
TIDE INFORMATION OBTAINED FROM TIDE STATION I.D. 8726641, GANDY BRIDGE, OLD TAMPA BAY FL

NOT VALID UNLESS SIGNED & SEALED



Joseph Foster Digitally signed by Joseph Foster Date: 2024.05.03 15:43:05 -04'00'

SWFA #23-0108

FOSTER CONSULTING

FOSTER CONSULTING
FL PROFESSIONAL ENGINEER NO. 79708
DE LIC. # 18618 · NJ LIC. # 24GE05181200 · TX LIC. # 133648
FL CERTIFICATE OF AUTHORIZATION NO. 32050
WWW.JFOSTERCONSULTING.COM
P: (727) 821-1949
P.O. BOX 7370, ST. PETERSBURG, FL 33734

REVISION	DESCRIPTION	REVISION DATE
1	TAMPA PORT AUTHORITY RAI	5/3/24
	REVISED 6/3/2024	

5440 W. TYSON AVE
TAMPA, FLORIDA

COVER SHEET

DATE: 12/15/23	FILE: 23256	REV:	
DRAWN BY: SDL/NSN	SHEET: 01 OF 09		
CHECKED BY: JTF	01		
SCALE: AS NOTED			

Docusign Envelope ID: 377DED56-00ED-46BD-9AE6-46D2914BFF29

AERIAL SITE PLAN

SCALE:1" = 100'

NOTE: EXISTING SITE INFORMATION REFERENCED FROM A BOUNDARY SURVEY BY ARDURRA GROUP, INC., DATED 2022.08.10

N89°14'26"W 949.57' (M)

S00°31'35"W 875.00 (M)

N00°48'47"E 455.00' (M)

LOT DESCRIPTION
ADDRESS: 5440 W. TYSON AVE, TAMPA, FL. 33611
OWNER: MAA WESTSHORE EXCHANGE LLC.
FOLIO: 131191-0000
PROPERTY TYPE: MULTI FAMILY (VACANT)
LOT SIZE: 18.57 (808,909 SF)

LOT DESCRIPTION
ADDRESS: 5410 W. TYSON AVE, TAMPA, FL. 33611

LOT DESCRIPTION
ADDRESS: 5402 W. TYSON AVE, TAMPA, FL. 33611

EXISTING MANGROVES (NOT TO BE DISTURBED)

N63°46'13"E 55.86' (M)

NEIGHBOR'S DOCK

67.3' TO ADJ. DOCK

76.5'

PIER A (909± SF)

PIER B (1,615± SF)

PIER C (3,678± SF)

PROJECT AREA

95.0'

226.4'

RIPARIAN LINE

25' SETBACK

297.6'

N00°48'47"E 354.80' (M)

144.5'

175.5'

103.7'

RATTLESNAKE CHANNEL (TIDAL)

N45°34'15"E 56.57' (M)

193.3'

LIMITS OF PROPOSED MOORING/DOCK AREA *(APPROX. 46,201± SF)*

S89°14'26"E 855.89'(M)

Joseph Foster
Digitally signed by Joseph Foster
Date: 2024.05.03 15:43:22 -04'00'

NOT VALID UNLESS SIGNED & SEALED

JOSEPH THOMAS FOSTER LICENSE No 79708 STATE OF FLORIDA PROFESSIONAL ENGINEER

#23-068

FOSTER CONSULTING

FOSTER CONSULTING
FL PROFESSIONAL ENGINEER NO. 79708
DE LIC. # 18618 · NJ LIC. # 24GE05181200 · TX LIC. # 133648
FL CERTIFICATE OF AUTHORIZATION NO. 32050
WWW.JFOSTERCONSULTING.COM
P: (727) 821-1949
P.O. BOX 7370, ST. PETERSBURG, FL 33734

REVISION	DESCRIPTION	REVISION DATE
1	TAPA PORT AUTHORITY RAI	5/3/24

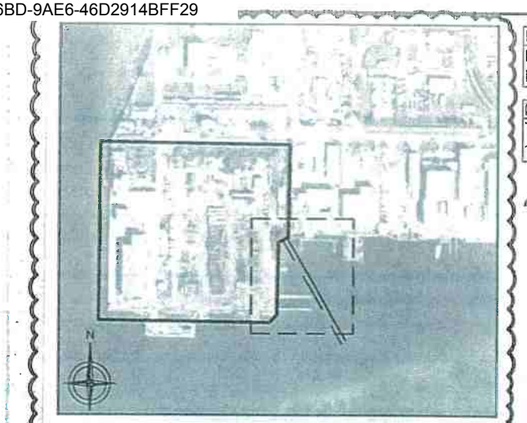
REVISED

5440 W. TYSON AVE
TAMPA, FLORIDA

AERIAL SITE PLAN

DATE: 12/15/23	FILE: 23256	REV:
DRAWN BY: SDL/MSN	SHEET: 02 OF 09	
CHECKED BY: JTF	02	
SCALE: AS NOTED		

Docusign Envelope ID: 377DED56-00ED-46BD-9AE6-46D2914BFF29



AERIAL SITE LEGEND
SCALE:1" = 750'

NOTE: EXISTING SITE INFORMATION REFERENCED FROM A BOUNDARY SURVEY BY ARDURRA GROUP, INC., DATED 2022.08.10

NOTE: BATHYMETRIC CONTOURS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88)

1

DOCK DEMOLITION PLAN
SCALE:1" = 30'-0"

DEMOLITION LEGEND

- EXISTING PIERS TO BE REMOVED *(4,902± SF)*
- PROPERTY/RIPARIAN LINES
- SETBACK LINES

RATTLESNAKE CHANNEL
(TIDAL)

EXISTING NEIGHBOR'S DOCK TO REMAIN

EXISTING CONCRETE PIER TO BE REMOVED *(APPROX. 3,282± SF)*

TURBIDITY CURTAINS TO BE DEPLOYED FOR ALL ACTIVE IN-WATER DEMOLITION

19.0'±

173.2'±

16.0'

175.5'±

EXISTING CONCRETE PIER TO REMAIN

RIPIARIAN LINE

25' SETBACK

25.0' SB

PROPERTY LINE

EXISTING PIER TO BE REMOVED *(APPROX. 349± SF)*

7.5'±

46.8'±

18.5'±

6.3'±

51.2'±

EXISTING PIER TO BE REMOVED *(APPROX. 1,271± SF)*

EXISTING SEAWALL TO REMAIN

EXISTING MANGROVES TO REMAIN

PROPERTY LINE

13.5'

PROPERTY LINE

153

NOT VALID UNLESS SIGNED & SEALED

JOSEPH THOMAS FOSTER LICENSE No 79708 STATE OF FLORIDA PROFESSIONAL ENGINEER

Joseph Foster Digitally signed by Joseph Foster Date: 2024.05.03 15:45:35 -04'00'

#23-068

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FL PROFESSIONAL ENGINEER NO. 79708
DE LIC. # 18618 · NJ LIC. # 24GE05181200 · TX LIC. # 133648
FL CERTIFICATE OF AUTHORIZATION NO. 32050
WWW.JFOSTERCONSULTING.COM
P: (727) 821-1949
P.O. BOX 7370, ST. PETERSBURG, FL 33734

REVISION	DESCRIPTION	REVISION DATE
1	TAMPA PORT AUTHORITY RAI	5/3/24
	REVISED 6/21/2024	

5440 W. TYSON AVE
TAMPA, FLORIDA

DOCK DEMOLITION PLAN

DATE: 12/15/23	FILE: 23256	REV:
DRAWN BY: SDL/NSN	SHEET: 03 OF 09	
CHECKED BY: JTF	03	
SCALE: AS NOTED		

Docusign Envelope ID: 377DED56-00ED-46BD-9AE6-46D2914BFF29

AQUATIC RESOURCE LEGEND

EXISTING MANGROVES

NOTE: NO SEAGRASS WAS OBSERVED WITHIN THE DESIGNATED PROJECT AREA

NOTE: EXISTING SITE INFORMATION REFERENCED FROM A BOUNDARY SURVEY BY ARDURRA GROUP, INC., DATED 2022.08.10

NOTE: BATHYMETRIC CONTOURS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88)

N

SAV SITE PLAN

SCALE: 1" = 30'-0"

RATTLESNAKE CHAN NEL
(TIDAL)

RIPARIAN LINE

25' SETBACK

SPORADIC SHOAL GRASS *(HALODULE)* *< 5% COVERAGE*

APPROX. 2,663± SF OF EXISTING MANGROVES TO REMAIN

49.0'±

85.4'±

50.9'± TO ADJACENT DOCK

154

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JOSEPH THOMAS FOSTER * LICENSE * No 79708 * STATE OF FLORIDA * PROFESSIONAL ENGINEER

Joseph Foster

Digitally signed by Joseph Foster
Date: 2024.05.03 15:43:49 -04'00'

23-068

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REVISION	DESCRIPTION	REVISION DATE
1	TAMPA PORT AUTHORITY RAI	5/3/24
	REVISED	

5440 W. TYSON AVE
TAMPA, FLORIDA

SAV SITE PLAN

DATE: 12/15/23	FILE: 23256	REV:
DRAWN BY: SDL/NSN	SHEET: 04 OF 09	
CHECKED BY: JTF	04	
SCALE: AS NOTED		

Docusign Envelope ID: 377DED56-00ED-46BD-9AE6-46D2914BFF29

DOCK PLAN

SCALE:1" = 25'-0"

BOAT LIFT LEGEND

- *9K LIFT* = 150± SF.....*(3) = 450± SF*
- *12K LIFT* = 150± SF.....*(6) = 900± SF*
- *14K LIFT* = 150± SF.....*(15) = 2,250± SF*
- *16K LIFT* - 168± SF.....*(7) = 1,176± SF*
- *20K LIFT* - 224± SF.....*(2) 20K = 448± SF*

- OR -

- *24K LIFT* - 256± SF.....*(2) 24K = 512± SF*

DOCK LEGEND

- NEW PILE SUPPORTED DOCKS *3,466 TOTAL SF*
- NEW FLOATING PWC DOCKS *(6) - 840 TOTAL SF*
- NEW FLOATING KAYAK DOCK *(1) - 240 TOTAL SF*
- EXIST. CONCRETE PIER *(1) - 2,736 TOTAL SF*

NOTE: EXISTING SITE INFORMATION REFERENCED FROM A BOUNDARY SURVEY BY ARDURRA GROUP, INC., DATED 2022.08.10

NOTE: BATHYMETRIC CONTOURS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88)

RATTLESNAKE CHANNEL (TIDAL)

TURBIDITY CURTAIN

MOORING AREA = 46,201± SQ. FT.

NOT A SLIP, NO MOORING SIGNS TO BE POSTED

NEIGHBOR'S DOCK

67.3± TO ADJ. DOCK

RIPARIAN LINE

25' SETBACK

25.0' S.B.

EXISTING MANGROVES TO REMAIN

EXISTING SEAWALL TO REMAIN

95.0'±

MLW -4 = -5.16 NAVD

48.5'±

63.0'±

36.5'±

31.0'±

42.0'±

39.6'±

28.6'±

EXISTING CONCRETE PIER TO REMAIN

10' x 14' FL. PWC DOCKS *(140 SF EACH)*

10' x 14' FL. PWC DOCK *(140 SF)*

8' x 30' FLOATING KAYAK DOCK *(240 SF)*

RAMP DOWN

PILE SUPPORTED WOOD PIER *(909± SF)*

PILE SUPPORTED WOOD PIER *(1,615± SF)*

EXIST. CONCRETE PIER TO REMAIN. PROPOSED WOOD FINGER PIERS ADDED
(NEW FINGER PIERS = 942± SF)
(EX. CONC. PIER SF =2,736± SF)
(TOTAL PIER SF = 3,678± SF)

EXIST. SEAWALL TO REMAIN

NOT VALID UNLESS SIGNED & SEALED

JOSEPH THOMAS FOSTER LICENSE No 79708 STATE OF FLORIDA PROFESSIONAL ENGINEER

Joseph Foster Digitally signed by Joseph Foster Date: 2024.05.03 15:44:00 -04'00'

#23-008

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FL PROFESSIONAL ENGINEER NO. 79708
DE LIC. # 18618 · NJ LIC. # 24GE05181200 · TX LIC. # 133648
FL CERTIFICATE OF AUTHORIZATION NO. 32050
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REVISION	DESCRIPTION	REVISION DATE
1	TAMPA PORT AUTHORITY RAI	5/3/24
	REVISED 10/15/24	

5440 W. TYSON AVE
TAMPA, FLORIDA

DOCK PLAN

DATE: 12/15/23	FILE: 23256	REV:
DRAWN BY: SDL/NSN	SHEET: 05 OF 09	
CHECKED BY: JTF	05	
SCALE: AS NOTED		

Docusign Envelope ID: 377DED56-00ED-46BD-9AE6-46D2914BFF29

Dock	Slip #	Slip Type	Slip Size	Lift Capacity
A	1	Wet Slip	13.5'(W) x 29'(L)	N/A
	2	Wet Slip	13.5'(W) x 29'(L)	N/A
	3	Wet Slip	13.5'(W) x 29'(L)	N/A
	4	Boat Lift	13.5'(W) x 24'(L)	9,000#
	5	Boat Lift	13'(W) x 24'(L)	9,000#
	6	Boat Lift	13'(W) x 24'(L)	9,000#
	1a	Floating PWC	6'(W) x 10'(L)	N/A
	1b	Floating PWC	6'(W) x 10'(L)	N/A
	2a	Floating PWC	6'(W) x 10'(L)	N/A
	2b	Floating PWC	6'(W) x 10'(L)	N/A

Dock	Slip #	Slip Type	Slip Size	Lift Capacity
B	1	Boat Lift	13'(W) x 24'(L)	12,000#
	2	Boat Lift	13'(W) x 24'(L)	12,000#
	3	Boat Lift	13'(W) x 24'(L)	12,000#
	4	Boat Lift	13'(W) x 24'(L)	12,000#
	5	Boat Lift	13'(W) x 24'(L)	12,000#
	6	Boat Lift	13'(W) x 24'(L)	12,000#
	7	Boat Lift	13'(W) x 28'(L)	14,000#
	8	Boat Lift	14.75'(W) x 28'(L)	14,000#
	9	Boat Lift	14.75'(W) x 28'(L)	14,000#
	10	Boat Lift	14.75'(W) x 28'(L)	14,000#
	11	Boat Lift	14.75'(W) x 28'(L)	14,000#
	12	Boat Lift	14.75'(W) x 28'(L)	14,000#
	13	Boat Lift	14.75'(W) x 28'(L)	14,000#
	3a	Floating PWC	6'(W) x 10'(L)	N/A
	3b	Floating PWC	6'(W) x 10'(L)	N/A
	4a	Floating PWC	6'(W) x 10'(L)	N/A
	4b	Floating PWC	6'(W) x 10'(L)	N/A
	5a	Floating PWC	6'(W) x 10'(L)	N/A
	5b	Floating PWC	6'(W) x 10'(L)	N/A
	JL	Floating Kayak	N/A	N/A

Dock	Slip #	Slip Type	Slip Size	Lift Capacity
C	1	Boat Lift	14.75'(W) x 28'(L)	14,000#
	2	Boat Lift	14.75'(W) x 28'(L)	14,000#
	3	Boat Lift	14.75'(W) x 28'(L)	14,000#
	4	Boat Lift	14.75'(W) x 28'(L)	14,000#
	5	Boat Lift	14.75'(W) x 28'(L)	14,000#
	6	Boat Lift	14.75'(W) x 28'(L)	14,000#
	7	Boat Lift	14.75'(W) x 28'(L)	14,000#
	8	Boat Lift	14.75'(W) x 28'(L)	14,000#
	9	Wet Slip	15'(W) x 28'(L)	N/A
	10	Wet Slip	15'(W) x 30'(L)	N/A
	11	Boat Lift	15'(W) x 30'(L)	16,000#
	12	Boat Lift	15'(W) x 30'(L)	16,000#
	13	Boat Lift	15'(W) x 30'(L)	16,000#
	14	Boat Lift	15'(W) x 30'(L)	16,000#
	15	Boat Lift	15.5'(W) x 30'(L)	16,000#
	16	Boat Lift	15.5'(W) x 30'(L)	16,000#
	17	Boat Lift	16'(W) x 40'(L)	16,000#
	18	Boat Lift	16'(W) x 40'(L)	20,000#-24,000#
	19	Boat Lift	16'(W) x 40'(L)	20,000#-24,000#
	5a	Floating PWC	6'(W) x 10'(L)	N/A
	5b	Floating PWC	6'(W) x 10'(L)	N/A

PILE LEGEND

- INTERNAL PILES (193±)
- BOAT LIFT PILES (104±)
- MOORING PILES (24±)
- FLOATING PLATFORM PILES BY OTHERS (14±)

RATTLESNAKE CHANNEL
(TIDAL)

NOT A SLIP, NO MOORING SIGNS TO BE POSTED

NOT A SLIP, NO MOORING SIGNS TO BE POSTED

67.3'± TO ADJ. DOCK

RIPARIAN LINE

25' SETBACK

25.0' S.B.

EXISTING MANGROVES TO REMAIN

EXISTING SEAWALL TO REMAIN

MAINTAIN 3.0' MIN BETWEEN ALL ANGLED PILES

MLW -4 = -5.16 NAVD

226.4'±

103.7'±

153.0'

193.3'±

48.3' | 6.0' | 68.0' | 22.0' | 91.8' | 15.1' | 13.5' | 32.9'±

216.4'±

NOTE: EXISTING SITE INFORMATION REFERENCED FROM A BOUNDARY SURVEY BY ARDURRA GROUP, INC., DATED 2022.08.10

NOTE: BATHYMETRIC CONTOURS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88)

NOTE: TURBIDITY CURTAIN NOT SHOWN FOR CLARITY

NOT VALID UNLESS SIGNED & SEALED

JOSEPH THOMAS FOSTER LICENSE No 79708 STATE OF FLORIDA PROFESSIONAL ENGINEER

Joseph Foster Digitally signed by Joseph Foster Date: 2024.05.03 15:44:13 -04'00'

#23-048

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FL CERTIFICATE OF AUTHORIZATION NO. 32050
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P: (727) 821-1949
P.O. BOX 7370, ST. PETERSBURG, FL 33734

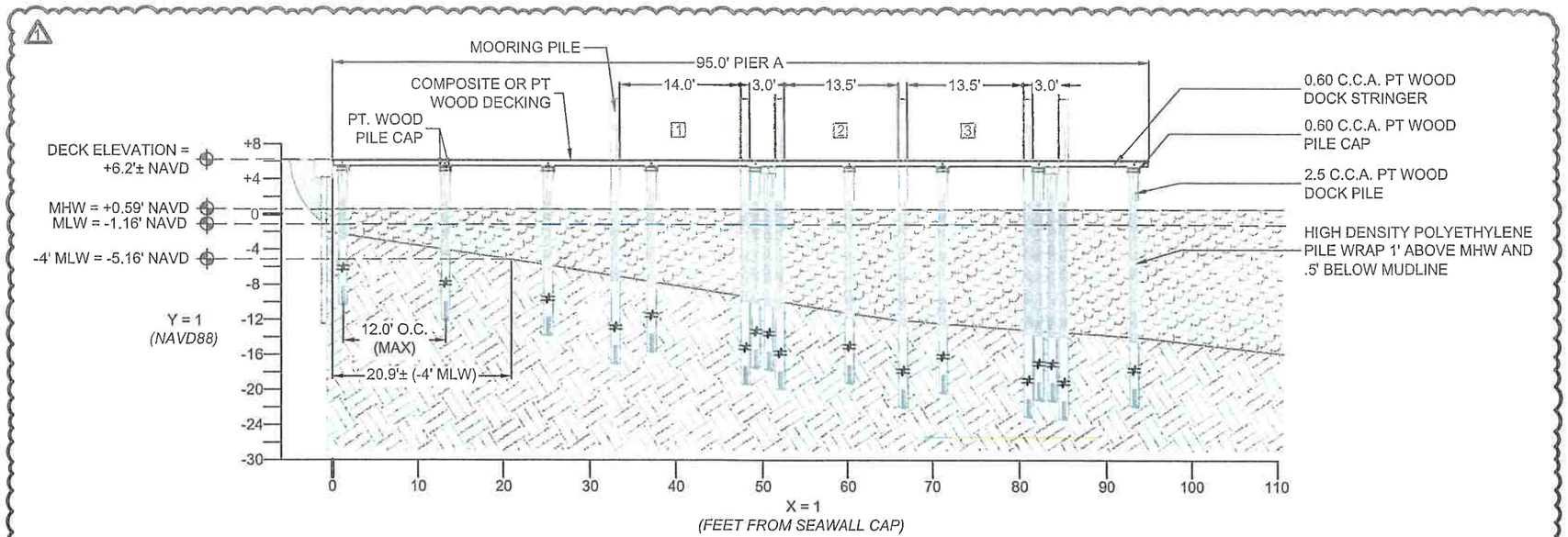
REVISION	DESCRIPTION	REVISION DATE
1	TAMPA PORT AUTHORITY RAI	5/3/24
	REVISED	

5440 W. TYSON AVE
TAMPA, FLORIDA

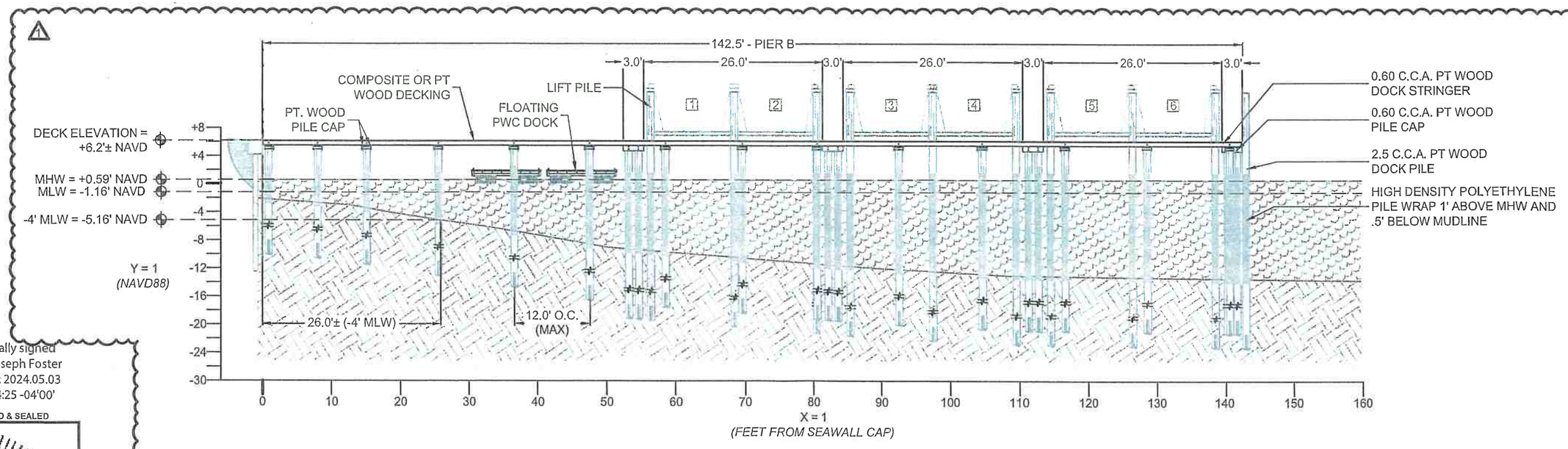
DOCK PILE PLAN

DATE: 12/15/23	FILE: 23256	REV:
DRAWN BY: SDL/NSN	SHEET: 06 OF 09	
CHECKED BY: JTF	06	
SCALE: AS NOTED		

Docusign Envelope ID: 377DED56-00ED-46BD-9AE6-46D2914BFF29



1-1 **PIER A DOCK SECTION**
SCALE: 1/16" = 1'-0"



2-2 **PIER B DOCK SECTION**
SCALE: 1/16" = 1'-0"

Joseph Foster
Digitally signed by Joseph Foster
Date: 2024.05.03 15:44:25 -04'00'

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JOSEPH THOMAS FOSTER LICENSE No 79708 STATE OF FLORIDA PROFESSIONAL ENGINEER

#23-008

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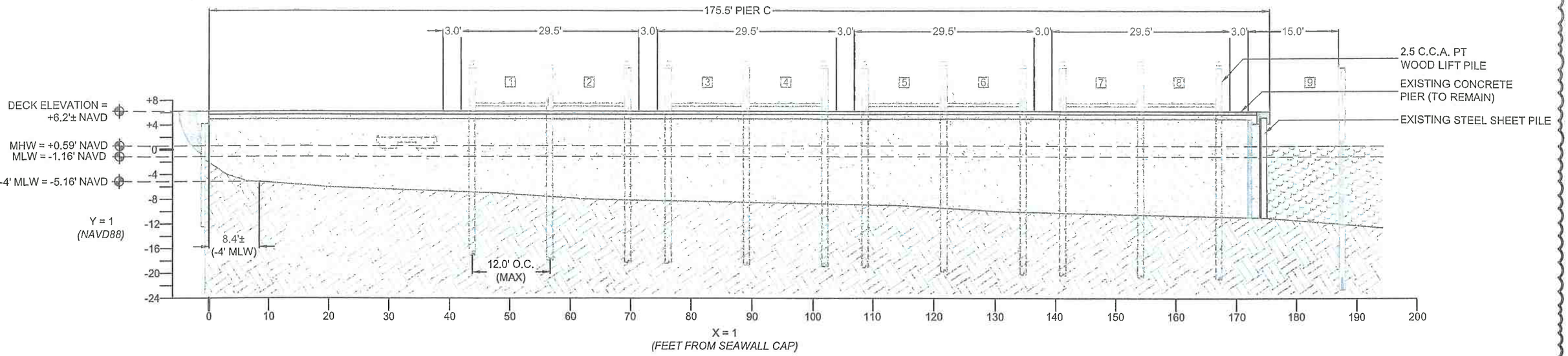
REVISION	DESCRIPTION	REVISION DATE
1	TAMPA PORT AUTHORITY RAI	5/3/24
	REVISED 6/5/2024	

5440 W. TYSON AVE
TAMPA, FLORIDA

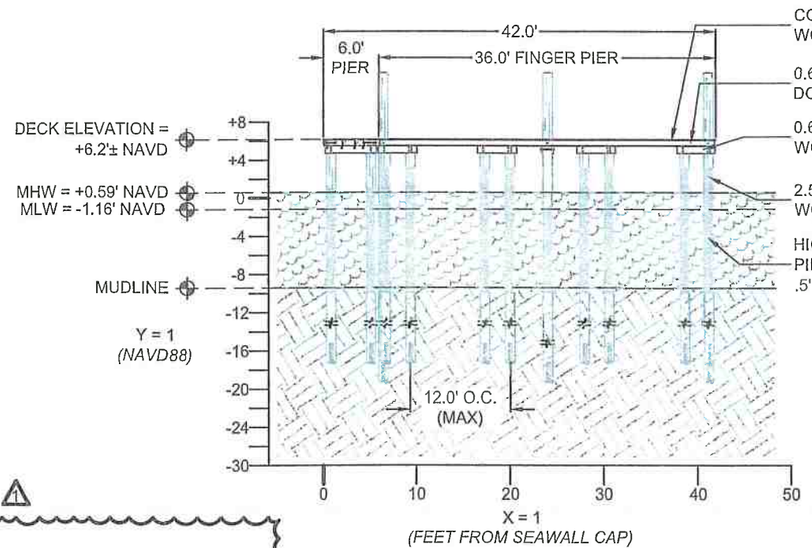
DOCK SECTIONS-1

DATE: 12/15/23	FILE: 23256	REV:
DRAWN BY: SDL/NSN	SHEET: 07 OF 09	
CHECKED BY: JTF	07	
SCALE: AS NOTED		

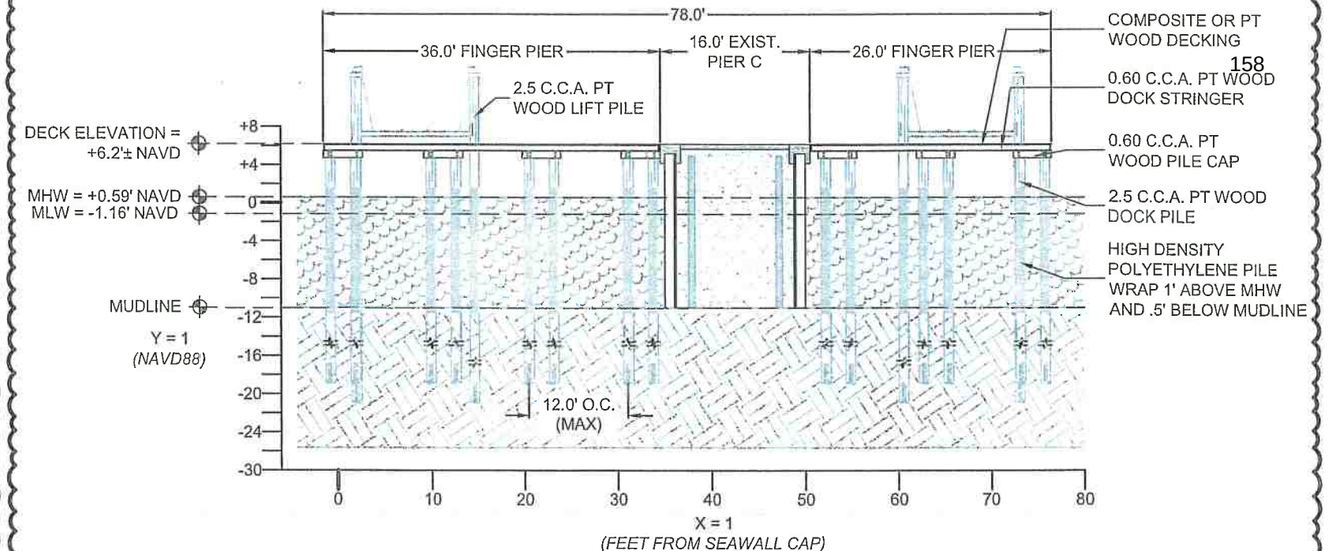
Docusign Envelope ID: 377DED56-00ED-46BD-9AE6-46D2914BFF29



3-3 **PIER C DOCK SECTION**
SCALE:1/16" = 1'-0"



4-4 **PIER A FINGER PIER SECTION**
SCALE:1/16" = 1'-0"



5-5 **PIER C TERMINAL DOCK SECTION**
SCALE:1/16" = 1'-0"

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JOSEPH THOMAS FOSTER LICENSE No 79708 STATE OF FLORIDA PROFESSIONAL ENGINEER

Joseph Foster
Digitally signed by Joseph Foster
Date: 2024.05.03 15:44:39 -04'00'

#23-018

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REVISION	DESCRIPTION	REVISION DATE
1	TAMPA PORT AUTHORITY	5/3/24

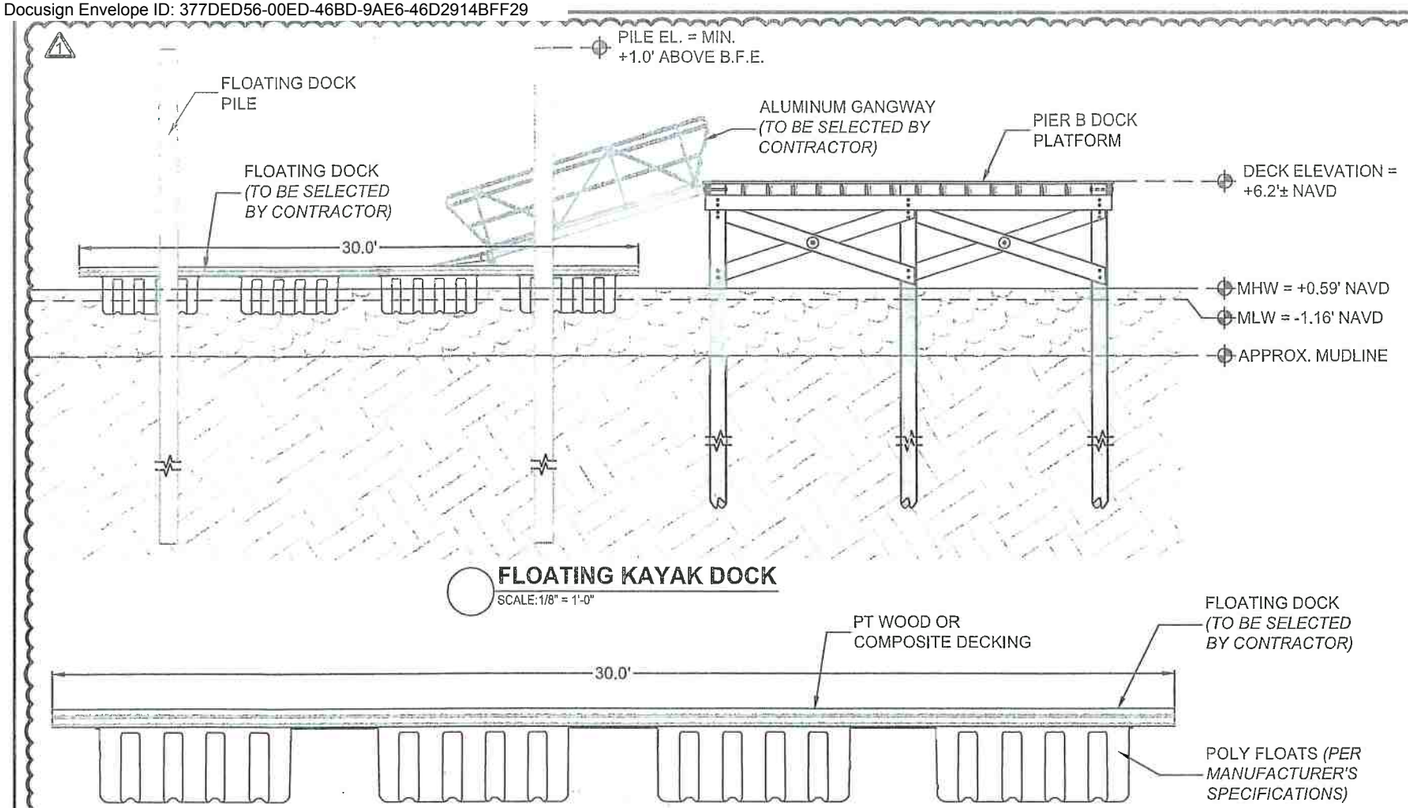
REVISED

5440 W. TYSON AVE
TAMPA, FLORIDA

DOCK SECTIONS-2

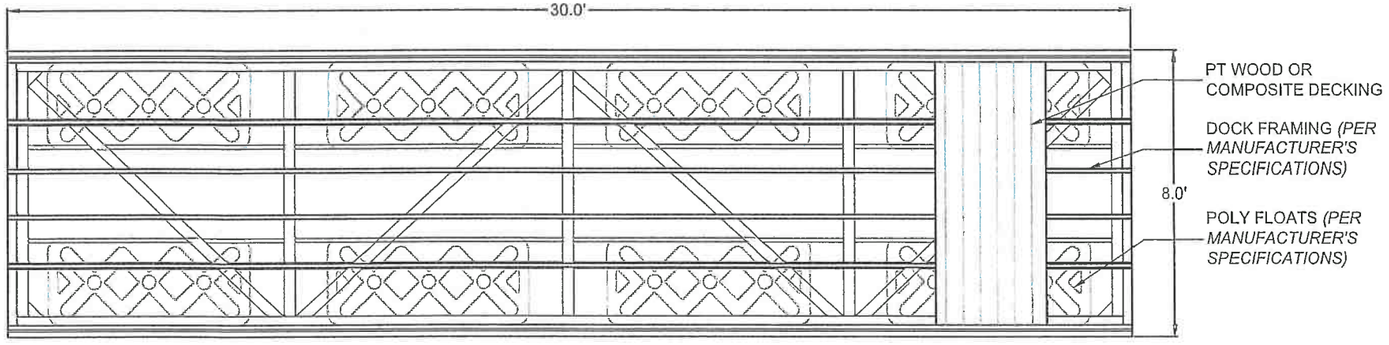
DATE: 12/15/23	FILE: 23256	REV:
DRAWN BY: SDL/NSN	SHEET: 08 OF 09	
CHECKED BY: JTF	08	
SCALE: AS NOTED		

Docusign Envelope ID: 377DED56-00ED-46BD-9AE6-46D2914BFF29

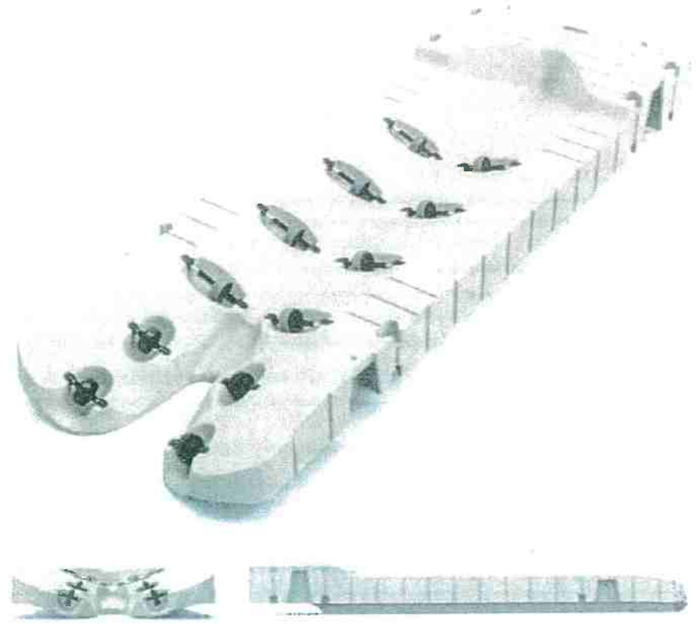


FLOATING KAYAK DOCK
SCALE: 1/8" = 1'-0"

TYP. FLOATING DOCK (ELEVATION)



TYP. FLOATING DOCK (PLAN)



MODEL DESCRIPTION	SKU	DIMENSIONS	AREA	FLOTATION CAPACITY	WEIGHT
EZ PORT 2L	ZDMQPW [illegible]	144" x 59" x 15"	45 sq ft	1,710 lbs	357 lbs
	ZDMQPW EZPR GRAY	(4.3 m x 1.5 m x 38 cm)	(4.3 sq m)	777 kgs	(162.9 kgs)

TYP. FLOATING PWC DOCK

NOT VALID UNLESS SIGNED & SEALED

JOSEPH THOMAS FOSTER LICENSE No 79708 STATE OF FLORIDA PROFESSIONAL ENGINEER

Joseph Foster Digitally signed by Joseph Foster Date: 2024.05.03 15:44:53 -04'00'

#23-068

FOSTER CONSULTING

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REVISION	DESCRIPTION	REVISION DATE
1	TAMPA PORT AUTHORITY RAI	5/3/24

REVISED

5440 W. TYSON AVE
TAMPA, FLORIDA

TYP. FLOATING DOCK DETAILS

DATE: 12/15/23	FILE: 23256	REV:	
DRAWN BY: SDL/NSN	SHEET: 09 OF 09		
CHECKED BY: JTF	09		
SCALE: AS NOTED			

Docusign Envelope ID: 377DED56-00ED-46BD-9AE6-46D2914BFF29

ALTA/NSPS LAND TITLE SURVEY
SECTION 8, TOWNSHIP 30 SOUTH, RANGE 18 EAST
CITY OF TAMPA, HILLSBOROUGH COUNTY, FLORIDA

LEGAL DESCRIPTION: (PER TITLE COMMITMENT)

PARCEL 1:

A TRACT LYING WESTWARD OF GOVERNMENT LOT 3, SECTION 8, TOWNSHIP 30 SOUTH, RANGE 18 EAST, HILLSBOROUGH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

FROM THE NORTHEAST CORNER OF SAID GOVERNMENT LOT 3, RUN WEST ALONG THE NORTH BOUNDARY OF SAID GOVERNMENT LOT 3 AND THE WESTWARD EXTENSION OF SAID NORTH BOUNDARY A DISTANCE OF 3977.69 FEET TO A POINT OF BEGINNING; FROM SAID POINT OF BEGINNING, CONTINUE WEST ALONG THE WESTWARD EXTENSION OF THE NORTH BOUNDARY OF SAID GOVERNMENT LOT 3, A DISTANCE OF 822.31 FEET TO A POINT ON THE TAMPA PORT AUTHORITY BULKHEAD LINE, AS ESTABLISHED BY THE HILLSBOROUGH COUNTY PORT AUTHORITY ON APRIL 5, 1963; RUN THENCE SOUTH 00°14' 00" EAST PARALLEL WITH AND 4800.0 FEET WEST OF THE EAST BOUNDARY OF SAID GOVERNMENT LOT 3, ALONG SAID BULKHEAD LINE, A DISTANCE OF 875.00 FEET; THENCE EAST, PARALLEL WITH THE WESTWARD EXTENSION OF THE NORTH BOUNDARY OF SAID GOVERNMENT LOT 3, A DISTANCE OF 818.75 FEET; THENCE NORTH 875.0 FEET TO THE POINT OF BEGINNING.

AND:

A TRACT LYING WESTWARD OF GOVERNMENT LOT 3 OF SECTION 8, TOWNSHIP 30 SOUTH, RANGE 18 EAST, LYING AND BEING IN HILLSBOROUGH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

FROM THE NORTHEAST CORNER OF SAID GOVERNMENT LOT 3, RUN WEST ALONG THE NORTH BOUNDARY OF SAID GOVERNMENT LOT 3, AND THE WESTWARD EXTENSION OF SAID NORTH BOUNDARY, A DISTANCE OF 3850.43 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE WEST, ALONG THE WESTWARD EXTENSION OF THE NORTH BOUNDARY OF SAID GOVERNMENT LOT 3, 127.26 FEET; THENCE SOUTH 875.00 FEET; THENCE EAST 37.26 FEET; THENCE NORTH 45°00' 00" EAST, 56.57 FEET; THENCE NORTH 354.80 FEET; THENCE NORTH 63°15' 00" EAST, 55.99 FEET; THENCE NORTH 455.00 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT: FROM THE ABOVE LANDS THAT PORTION CONVEYED TO ORION MARINE CONSTRUCTION, INC., A FLORIDA CORPORATION, BY WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 20913, PAGE 1487, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, AND BEING FURTHER DESCRIBED AS FOLLOWS:

THAT PARCEL OF LAND LYING WESTWARD OF GOVERNMENT LOT 3 OF SECTION 8, TOWNSHIP 30 SOUTH, RANGE 18 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF GOVERNMENT LOT 3, RUN NORTH 90°00' 00" WEST, ALONG THE NORTH BOUNDARY OF SAID GOVERNMENT LOT 3 AND THE WESTERLY EXTENSION THEREOF, A DISTANCE OF 4007.69 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE NORTH 90°00' 00" WEST ALONG SAID WESTERLY EXTENSION OF THE NORTH BOUNDARY OF SAID GOVERNMENT LOT 3 A DISTANCE OF 792.31 FEET TO A POINT ON THE TAMPA PORT AUTHORITY BULKHEAD LINE, AS ESTABLISHED BY THE HILLSBOROUGH COUNTY PORT AUTHORITY ON APRIL 5, 1963; RUN THENCE SOUTH 00°14' 00" EAST, PARALLEL WITH AND 4800.00 FEET WEST OF THE EAST BOUNDARY OF SAID GOVERNMENT LOT 3 AND ALONG SAID BULKHEAD LINE A DISTANCE OF 875.00 FEET; THENCE RUN NORTH 90°00' 00" EAST, 755.75 FEET; THENCE RUN NORTH 00°00' 00" WEST, 100 FEET; THENCE RUN SOUTH 90°00' 00" EAST 33.00 FEET; THENCE RUN NORTH 00°00' 00" EAST 775.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PROPERTY ALSO BEING DESCRIBED AS FOLLOWS: PROPOSED EAST OUTPARCEL LEGAL DESCRIPTION (PROVIDED BY SURVEYOR)

THAT PARCEL OF LAND LYING WESTWARD OF GOVERNMENT LOT 3 OF SECTION 8, TOWNSHIP 30 SOUTH, RANGE 18 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID GOVERNMENT LOT 3, RUN NORTH 90°00' 00" WEST, ALONG THE NORTH BOUNDARY OF SAID GOVERNMENT LOT 3 AND THE WESTERLY EXTENSION THEREOF, A DISTANCE OF 3850.43 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE NORTH 90°00' 00" WEST ALONG SAID WESTERLY EXTENSION OF THE NORTH BOUNDARY OF SAID GOVERNMENT LOT 3, A DISTANCE OF 157.26 FEET; THENCE DEPARTING SAID EXTENSION LINE, RUN SOUTH 00°00' 00" WEST, 775.00 FEET; THENCE RUN NORTH 90°00' 00" WEST, 33.00 FEET; THENCE RUN SOUTH 00°00' 00" EAST, 100.00 FEET; THENCE RUN NORTH 90°00' 00" EAST 100.26 FEET; THENCE RUN NORTH 45°00' 00" EAST, 56.57 FEET; THENCE NORTH 00°00' 00" WEST 354.80 FEET; THENCE NORTH 63°15' 00" EAST, 55.99 FEET; THENCE NORTH 00°00' 00" WEST
455.00 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

THAT PARCEL OF LAND LYING WESTWARD OF GOVERNMENT LOT 3 OF SECTION 8, TOWNSHIP 30 SOUTH, RANGE 18 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF GOVERNMENT LOT 3, RUN NORTH 90°00' 00" WEST, ALONG THE NORTH BOUNDARY OF SAID GOVERNMENT LOT 3 AND THE WESTERLY EXTENSION THEREOF, A DISTANCE OF 4007.69 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE NORTH 90°00' 00" WEST ALONG SAID WESTERLY EXTENSION OF THE NORTH BOUNDARY OF SAID GOVERNMENT LOT 3 A DISTANCE OF 792.31 FEET TO A POINT ON THE TAMPA PORT AUTHORITY BULKHEAD LINE, AS ESTABLISHED BY THE HILLSBOROUGH COUNTY PORT AUTHORITY ON APRIL 5, 1963; RUN THENCE SOUTH 00°14' 00" EAST, PARALLEL WITH AND 4800.00 FEET WEST OF THE EAST BOUNDARY OF SAID GOVERNMENT LOT 3 AND ALONG SAID BULKHEAD LINE A DISTANCE OF 875.00 FEET; THENCE RUN NORTH 90°00' 00" EAST, 755.75 FEET; THENCE RUN NORTH 00°00' 00" WEST, 100 FEET; THENCE RUN SOUTH 90°00' 00" EAST 33.00 FEET; THENCE RUN NORTH 00°00' 00" EAST 775.00 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

TOGETHER WITH: NON-EXCLUSIVE EASEMENT(S) AS SET FORTH AND CREATED BY THAT CERTAIN MASTER EASEMENT AND MAINTENANCE AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 5554, PAGE 1718, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OVER, UNDER AND ACROSS THE LANDS DESCRIBED THEREIN:

LEGEND OF STANDARD SYMBOLS AND ABBREVIATIONS

- FCP = FOUND SCRIBED CROWS FOOT
- FCM = FOUND 4"X4" CONCRETE MONUMENT AND DISK STAMPED PRM LB#2610
- FCR = FOUND CAPPED IRON ROD (SIZE AND IDENTIFICATION AS SHOWN)
- FDH = FOUND DRILL HOLE (NO IDENTIFICATION)
- FIR = FOUND IRON ROD (SIZE AS SHOWN AND NO IDENTIFICATION)
- FND = FOUND NAIL & DISK (TYPE AND IDENTIFICATION AS SHOWN)
- FNL = FOUND NAIL (TYPE AND NO IDENTIFICATION)
- FOP = FOUND IRON PIPE (SIZE AND IDENTIFICATION AS SHOWN)
- FPP = FOUND PINCHED PIPE (SIZE AS SHOWN)
- FRV = FOUND RIVET (NO IDENTIFICATION)
- FRD = FOUND RIVET & DISK (IDENTIFICATION AS SHOWN)
- FX = FOUND SCRIBED "X"
- SCM = SET 4"X4" CONCRETE MONUMENT AND DISK STAMPED PRM LB#2610
- SIR = SET 1/2" IRON ROD & CAP STAMPED LB#2610
- SND = SET NAIL AND DISK STAMPED LB#2610
- SVD = SET RIVET AND DISK STAMPED LB#2610
- NGS = NATIONAL GEODETIC SURVEY, SURVEY MARK (IDENTIFICATION AS SHOWN)
- (C) = BEARING/DISTANCE PER CALCULATION
- (D) = BEARING/DISTANCE PER DEED DESCRIPTION
- (M) = BEARING/DISTANCE PER FIELD MEASUREMENT
- (P) = BEARING/DISTANCE PER RECORDED PLAT
- CDD = COMMUNITY DEVELOPMENT DISTRICT
- CLF = CHAIN LINK FENCE
- CMP = CORRUGATED METAL PIPE
- CPP = CORRUGATED PLASTIC PIPE
- EL = ELEVATION
- FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION
- ID = IDENTIFICATION
- IE = INVERT ELEVATION
- LB# = LICENSED BUSINESS NUMBER
- MTF = METAL FENCE
- OA = OVERALL
- ORB = OFFICIAL RECORD BOOK
- PB = PLAT BOOK
- PG = PAGE
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- PSM = PROFESSIONAL SURVEYOR AND MAPPER
- PVC = POLY VINYL CHLORIDE
- PVCF = POLY VINYL CHLORIDE FENCE
- R/W = RIGHT-OF-WAY
- RCP = REINFORCED CONCRETE PIPE
- RLS = REGISTERED LAND SURVEYOR
- S-T-R = SECTION - TOWNSHIP - RANGE
- SRD = STATE ROAD DEPARTMENT
- SWFWMD = SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT
- BM = BENCHMARK
- TYP = TYPICAL
- VCP = VETRIFIED CLAY PIPE
- WD = WOOD
- WOF = WOOD FENCE

BOC TOP BACK OF CURB 8.22 / FLOWLINE OF CURB 7.69 / EOP EDGE OF PAVEMENT 7.91 = TYPICAL ROADWAY SPOT ELEVATIONS (IF SHOWN)

BOC TOP BACK OF CURB 8.22 / EOP EDGE OF PAVEMENT 7.91 / EOP EDGE OF PAVEMENT 7.91

GROUND ELEVATIONS 6.3 = TYPICAL GROUND SPOT ELEVATIONS (IF SHOWN)

- AC = AIR CONDITIONER
- CONC = CONCRETE
- = CONCRETE MITERED END SECTION
- = CONCRETE FLARED END SECTION
- 10 = CONTOUR LINE
- X = FENCE (SIZE & TYPE NOTED)
- = IRRIGATION CONTROL BOX
- IV = IRRIGATION CONTROL VALVE
- = IRRIGATION HAND HOLE
- = LIGHT (DECORATIVE)
- MB = MAILBOX
- PED = PEDESTRIAN CROSSWALK SIGNAL
- = POST / BOLLARD (AS NOTED)
- = SPRINKLER HEAD
- = SIGN
- TOS = TOE OF SLOPE
- TOB = TOP OF BANK
- = TRAFFIC SIGN
- TSP = TRAFFIC SIGNAL POLE
- TSB = TRAFFIC SIGNAL BOX
- TSH = TRAFFIC SIGNAL HAND HOLE
- TSV = TRAFFIC SIGNAL VAULT
- = WETLAND LINE

- = SANITARY SEWER MANHOLE, PIPE, VALVE, CLEANOUT, WARNING SIGN & PAINT MARK IDENTIFYING PROBABLE LOCATION OF UTILITY
- = TELECOMMUNICATIONS MANHOLE, LINE, VAULT, BOX, HAND HOLE, WARNING SIGN & PAINT MARK IDENTIFYING PROBABLE LOCATION OF UTILITY
- = FIBER OPTIC VAULT, LINE, BOX, HAND HOLE, WARNING SIGN & PAINT MARK IDENTIFYING PROBABLE LOCATION OF UTILITY
- = GAS MANHOLE, LINE, VALVE, METER, WARNING SIGN & PAINT MARK IDENTIFYING PROBABLE LOCATION OF UTILITY
- = WATER MANHOLE, LINE, VALVE, METER, FIRE HYDRANT, FIRE DEPARTMENT CONNECTION, BLOW OFF, WARNING SIGN & PAINT MARK IDENTIFYING PROBABLE LOCATION OF UTILITY
- = RECLAIMED WATER MANHOLE, LINE, VALVE, METER, FIRE HYDRANT, FIRE DEPARTMENT CONNECTION, BLOW OFF, WARNING SIGN & PAINT MARK IDENTIFYING PROBABLE LOCATION OF UTILITY
- = ELECTRIC MANHOLE, LINE, TRANSFORMER, VAULT, BOX, HAND HOLE, WARNING SIGN & PAINT MARK IDENTIFYING PROBABLE LOCATION OF UTILITY
- = GUY ANCHOR, POWER POLE, PANEL, OVERHEAD UTILITY LINE, METER, POWER POLE WITH LIGHT, UTILITY POLE AND GUY POLE
- = UNKNOWN UTILITY MANHOLE, LINE, VAULT, BOX, HAND HOLE, WARNING SIGN & PAINT MARK IDENTIFYING PROBABLE LOCATION OF UTILITY
- = STORM SEWER MANHOLE, PIPE, GRATE INLET & CLEANOUT

CONCRETE CURB INLETS

MATTERS OF RECORD: (SCHEDULE B-II EXCEPTIONS FROM COVERAGE) EXCEPTION ITEMS ARE DEPICTED HEREON AS ②

1-3 STANDARD EXCEPTIONS. NOT A MATTER OF SURVEY

4. INTENTIONALLY DELETED

5. COVENANTS, CONDITIONS AND EASEMENTS SET FORTH IN THAT CERTAIN INSTRUMENT RECORDED IN DEED BOOK 1738, PAGE 509; AS AFFECTED BY RELEASE FROM GRANT OF EASEMENT RECORDED IN DEED BOOK 1871, PAGE 16. (AS TO PARCELS 1, 2 AND 3) (EASEMENT FOR POWER AND TELEPHONE OVER EASTERLY 2405', MORE OR LESS,(LESS E. 40') OF EXHIBIT "H"-TRACT "D", ORB 5554, PG 1718, PARCEL 3) NOT DEPICTED HEREON

6. COVENANTS, CONDITIONS AND EASEMENTS AS SET FORTH IN THAT CERTAIN WARRANTY DEED RECORDED IN DEED BOOK 2078, PAGE 46. (AS TO PARCELS 1, 2 AND 3) (EASEMENT FOR INGRESS/EGRESS OVER EASTERLY 2568.12', MORE OR LESS,(LESS E. 40') OF EXHIBIT "H"-TRACT "D", ORB 5554, PG 1718, PARCEL 3) NOT DEPICTED HEREON

7. ROAD EASEMENT AGREEMENT BY AND BETWEEN HENDRY CORPORATION, A FLORIDA CORPORATION, AND INTERBAY PORT DEVELOPMENT COMPANY, A FLORIDA CORPORATION, RECORDED IN OFFICIAL RECORDS BOOK 297, PAGE 137. (AS TO PARCELS 1, 2 AND 3) (EASEMENT FOR ROADWAY PURPOSES OVER EASTERLY 2953' OF EXHIBIT "H"-TRACT "D", ORB 5554, PG 1718, PARCEL 3) NOT DEPICTED HEREON

8. COVENANTS AND RESTRICTIONS SET FORTH IN THAT CERTAIN QUIT CLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 460, PAGE 599; AS AFFECTED BY MODIFICATION OF RESTRICTIONS RECORDED IN OFFICIAL RECORDS BOOK 2128, PAGE 761. (AS TO PARCELS 1, 2 AND 3) LANDS DESCRIBED THEREIN INCLUDE A PORTION OF THE PARCEL 1, WESTERLY LINE, BEING 3900.43' WEST OF SOUTHEAST CORNER OF GOVERNMENT LOT 3, AND IS GRAPHICALLY DEPICTED HEREON.

9. COVENANTS AND RESTRICTIONS SET FORTH IN THAT CERTAIN QUIT CLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 473, PAGE 347. (AS TO PARCEL 3) CONVEYANCE OF THE WESTERLY 1845' OF EXHIBIT "H"-TRACT "D", ORB 5554, PG 1718, PARCEL 3, AND IS GRAPHICALLY DEPICTED HEREON

10. EASEMENT IN FAVOR OF TAMPA ELECTRIC COMPANY AND GENERAL TELEPHONE COMPANY OF FLORIDA RECORDED IN OFFICIAL RECORDS BOOK 473, PAGE 592. (AS TO PARCELS 1, 2 AND 3) 15.00' WIDE EASEMENT OVER PORTION OF EXHIBIT "H"-TRACT "D", ORB 5554, PG 1718, PARCEL 3) AND IS GRAPHICALLY DEPICTED HEREON.

11. EASEMENT DEED IN FAVOR OF THE CITY OF TAMPA, A MUNICIPAL CORPORATION EXISTING UNDER THE LAWS OF THE STATE OF FLORIDA, RECORDED IN OFFICIAL RECORDS BOOK 486, PAGE 462. (AS TO PARCELS 1, 2 AND 3) 10.00' WIDE EASEMENT OVER PORTION OF EXHIBIT "H"-TRACT "D", ORB 5554, PG 1718, PARCEL 3) AND IS GRAPHICALLY DEPICTED HEREON.

12. COVENANTS AND RESTRICTIONS SET FORTH IN THAT CERTAIN INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 487, PAGE 694; AS AFFECTED BY MODIFICATION OF RESTRICTIONS RECORDED IN OFFICIAL RECORDS BOOK 2128, PAGE 761. (AS TO PARCELS 1, 2 AND 3) LANDS DESCRIBED THEREIN DOES NOT INCLUDE THE SUBJECT PARCELS.

13. COVENANTS AND RESTRICTIONS SET FORTH IN THAT CERTAIN QUIT CLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 1613, PAGE 666. (AS TO PARCELS 1, 2 AND 3) LANDS DESCRIBED THEREIN INCLUDE PORTIONS OF PARCELS 1 AND 2. TRACT 2 OF DOCUMENT IS "EXHIBIT B"-TRACT "A", MISENER PROPERTY, ORB 5554, PG 1718, LESS THE NORTH 455.00' OF THE EAST 101.00'.

14. COVENANTS AND RESTRICTIONS SET FORTH IN THAT CERTAIN QUIT CLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 1613, PAGE 669. (AS TO PARCELS 1, 2 AND 3) LANDS DESCRIBED THEREIN INCLUDE PORTIONS OF PARCEL 1, BEING THE NORTH 455.00' OF THE EAST 101.00' OF "EXHIBIT B"-TRACT "A", MISENER PROPERTY, ORB 5554, PG 1718.

15. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS SET FORTH IN THAT CERTAIN DEED RECORDED IN OFFICIAL RECORDS BOOK 1732, PAGE 499. (AS TO PARCELS 1, 2 AND 3) LANDS DESCRIBED THEREIN INCLUDE PORTIONS OF PARCELS 1 AND 2. AND IS GRAPHICALLY DEPICTED HEREON.

16. EASEMENT IN FAVOR OF SEABOARD COAST LINE RAILROAD COMPANY RECORDED IN OFFICIAL RECORDS BOOK 2042, PAGE 289. (AS TO PARCELS 1, 2 AND 3) (RAILROAD RIGHT-OF-WAY AND EASEMENT OVER A PORTION OF EXHIBIT "H"-TRACT "D", ORB 5554, PG 1718, PARCEL 3) NOT DEPICTED HEREON

17. COVENANTS AND RESTRICTIONS SET FORTH IN THAT CERTAIN QUIT CLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 2260, PAGE 457; AS CORRECTED BY CORRECTIVE QUIT CLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 2298, PAGE 1030. (AS TO PARCELS 1, 2 AND 3) LANDS DESCRIBED THEREIN INCLUDE ALL OF THE SUBJECT PARCELS 1 AND 2 AND IS NOT DEPICTED HEREON

18. EASEMENT DEED IN FAVOR OF THE CITY OF TAMPA, A MUNICIPAL CORPORATION EXISTING UNDER THE LAWS OF THE STATE OF FLORIDA, RECORDED IN OFFICIAL RECORDS BOOK 3439, PAGE 1416. (AS TO PARCELS 1, 2 AND 3) LANDS DESCRIBED THEREIN INCLUDE A PORTION OF THE SUBJECT PARCELS AND IS GRAPHICALLY DEPICTED HEREON

19. EASEMENT DEED IN FAVOR OF THE CITY OF TAMPA, A MUNICIPAL CORPORATION EXISTING UNDER THE LAWS OF THE STATE OF FLORIDA, RECORDED IN OFFICIAL RECORDS BOOK 3475, PAGE 1679. (AS TO PARCELS 1, 2 AND 3) LANDS DESCRIBED THEREIN INCLUDE A PORTION OF THE SUBJECT PARCELS AND IS GRAPHICALLY DEPICTED HEREON (SAME AS EXHIBIT "D",ORB 5554, PG 1718, PARCEL 3)

20. MASTER EASEMENT AND MAINTENANCE AGREEMENT BY AND BETWEEN RATTLESNAKE POINT, LTD., A FLORIDA LIMITED PARTNERSHIP, AND MISENER PROPERTIES, INC., A FLORIDA CORPORATION, RECORDED IN OFFICIAL RECORDS BOOK 5554, PAGE 1718. (AS TO PARCELS 1, 2 AND 3) LANDS DESCRIBED THEREIN IS PARCEL 3, EASEMENT AREAS GRAPHICALLY DEPICTED HEREON.

21. CONDITIONS AND EASEMENTS AS SET FORTH IN THAT CERTAIN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 22942, PAGE 464. (AS TO PARCEL 1) LANDS DESCRIBED THEREIN INCLUDE ALL OF THE SUBJECT PARCEL 1 AND IS DEPICTED HEREON

22. RIGHTS OF TENANTS OCCUPYING ALL OR PART OF THE INSURED LAND UNDER UNRECORDED LEASES OR RENTAL AGREEMENTS. NOT A MATTER OF SURVEY

23. ANY CLAIM THAT ANY PORTION OF THE INSURED LAND IS SOVEREIGN LANDS OF THE STATE OF FLORIDA, INCLUDING SUBMERGED, FILLED OR ARTIFICIALLY EXPOSED LANDS ACCRETED TO SUCH LAND. NOT A MATTER OF SURVEY

24. ANY AND ALL RIGHTS OF THE UNITED STATES OF AMERICA OVER ARTIFICIALLY FILLED LANDS IN WHAT WERE FORMERLY NAVIGABLE WATERS, ARISING BY REASON OF THE UNITED STATES OF AMERICA'S CONTROL OVER NAVIGABLE WATERS IN THE INTEREST OF NAVIGATION AND COMMERCE, AND ANY CONDITIONS CONTAINED IN ANY PERMIT AUTHORIZING THE FILLING IN OF SUCH AREAS. NOT A MATTER OF SURVEY

25. THE NATURE, EXTENT OR EXISTENCE OF RIPARIAN RIGHTS IS NOT INSURED. NOT A MATTER OF SURVEY

26. RIGHTS, IF ANY, OF THE PUBLIC TO USE AS A PUBLIC BEACH OR RECREATION AREA ANY PART OF THE LAND LYING BETWEEN THE BODY OF WATER ABUTTING THE SUBJECT PROPERTY AND THE NATURAL LINE OF VEGETATION, BLUFF, EXTREME HIGH WATER LINE, OR OTHER APPARENT BOUNDARY LINE SEPARATING THE PUBLICLY USED AREA FROM THE UPLAND PRIVATE AREA. NOT A MATTER OF SURVEY

27. NOTWITHSTANDING THE LEGAL DESCRIPTION IN SCHEDULE A, THIS POLICY DOES NOT INSURE TITLE TO ANY LANDS LYING BELOW THE MEAN OR ORDINARY HIGH WATER LINE OF ANY NAVIGABLE OR TIDALLY INFLUENCED WATERS. NOT A MATTER OF SURVEY

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VICINITY MAP
NOT TO SCALE

DESCRIPTION OF LANDS AS SURVEYED: (BY ARDURRA)

A PARCEL OF LAND LYING WESTWARD OF GOVERNMENT LOT 3, SECTION 8, TOWNSHIP 30 SOUTH, RANGE 18 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT NORTHEAST CORNER OF GOVERNMENT LOT 3, SECTION 8, TOWNSHIP 30 SOUTH, RANGE 18 EAST, HILLSBOROUGH COUNTY, FLORIDA; THENCE NORTH 89°14'26" WEST, ALONG THE NORTH LINE OF SAID GOVERNMENT LOT 3 AND ITS WESTERLY EXTENSION THEREOF, A DISTANCE OF 3,850.43 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID LINE, NORTH 89°14'26" WEST A DISTANCE OF 949.37 FEET TO A POINT ON THE TAMPA PORT AUTHORITY BULKHEAD LINE, AS ESTABLISHED BY HILLSBOROUGH COUNTY PORT AUTHORITY ON APRIL 5, 1963, ACCORDING TO PLAT BOOK 42, PAGE 37, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE SOUTH 00°31'35" WEST, ALONG SAID BULKHEAD LINE, A DISTANCE OF 875.00 FEET; THENCE, LEAVING SAID BULKHEAD LINE, SOUTH 89°14'26" EAST, A DISTANCE OF 855.89 FEET; THENCE NORTH 45°34'15" EAST, A DISTANCE OF 56.16 FEET; THENCE NORTH 00°48'47" EAST, A DISTANCE OF 354.80 FEET; THENCE NORTH 63°46'13" EAST, A DISTANCE OF 55.86 FEET; THENCE NORTH 00°48'47" EAST, A DISTANCE OF 455.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 18.547 ACRES.

SURVEYOR'S NOTES:

1. TYPE OF SURVEY: ALTA/NSPS LAND TITLE SURVEY. ANY USE OF THIS SURVEY FOR PURPOSES OTHER THAN WHICH IT WAS INTENDED, WITHOUT WRITTEN VERIFICATION, WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR. NOTHING HEREIN SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE CERTIFIED TO.

2. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE FURNISHED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, FILE NUMBER 422000259MS, REFERENCE NUMBER 2810013084, TW ORDER NUMBER 8633787, REV 1 (7/30/2020) MN WITH A COMMITMENT DATE OF JULY 10, 2020 AT 5:00 PM.

3. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND/OR OWNERSHIP WERE FURNISHED TO OR PURSUED BY THE UNDERSIGNED OTHER THAN THOSE SHOWN HEREON. EASEMENTS OR RESTRICTIONS OF RECORD OTHER THAN THOSE SHOWN HEREON MAY EXIST.

4. NO EXCAVATION WAS PERFORMED TO VERIFY THE LOCATION OR EXISTENCE OF ANY UNDERGROUND IMPROVEMENTS, STRUCTURES, OR FOUNDATIONS. UNDERGROUND UTILITIES SHOWN HEREON ARE SHOWN PER ABOVE GROUND EVIDENCE AND/OR RECORD DRAWINGS OR MUNICIPAL ATLAS INFORMATION AND THE LOCATION OF ALL UNDERGROUND UTILITY LINES ARE APPROXIMATE ONLY. THIS DOCUMENT SHOULD NOT BE RELIED UPON FOR EXCAVATION OR CRITICAL DESIGN FUNCTIONS WITHOUT FIELD VERIFICATION OF UNDERGROUND UTILITY LOCATIONS. UTILITIES OTHER THAN THOSE SHOWN HEREON MAY EXIST. SEAWALL IS IN POOR CONDITION. SOUTH THE THE SEAWALL IN THE SOTHERN PART OF THE SITE LARGE BROKEN CONCRETE PIECES HAVE BE STOCKPILED.

5. THE SURVEY DEPICTED HEREON IS INTENDED TO SHOW THE LOCATION OR EXISTENCE OF ANY WETLAND OR JURISDICTIONAL AREAS, OR AREAS OF PROTECTED SPECIES OF VEGETATION EITHER NATURAL OR CULTIVATED. AT TIME OF SURVEY NO DELINEATION MARKERS WERE OBSERVED. PORTIONS OF PROPERTY ARE SUBMERGED LANDS AS DEPICTED HEREON.

6. NO OBSERVED STREET AND/OR SIDEWALK CONSTRUCTION AND/OR REPAIRS, AREA IN CONSTRUCTION AT TIME OF SURVEY.

7. NO OBSERVED EARTH MOVING WORK, BUILDING CONSTRUCTION AND ADDITIONS, AREA IN CONSTRUCTION AT TIME OF SURVEY.

8. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

9. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

10. ADJOINING PROPERTY OWNERS SHOWN HEREON ARE BASED ON INFORMATION OBTAINED FROM THE COUNTY PROPERTY APPRAISER WEB SITE AND IS FOR INFORMATIONAL PURPOSES ONLY.

11. BY SCALED DETERMINATION THE SUBJECT PROPERTY APPEARS TO LIE IN FLOOD ZONE "AE(EL 9) " AND "VE(EL 9)", PER FLOOD INSURANCE RATE MAP, MAP NUMBER 12057C0343H, MAP EFFECTIVE DATE 8/28/2008. AN ACCURATE ZONE DETERMINATION SHOULD BE MADE BY THE PREPARER OF THE MAP, THE FEDERAL EMERGENCY MANAGEMENT AGENCY, OR THE LOCAL GOVERNMENT AGENCY HAVING JURISDICTION OVER SUCH MATTERS PRIOR TO ANY JUDGMENTS BEING MADE FROM THE ZONE AS NOTED.

12. BEARINGS SHOWN HEREON, WHEN QUALIFIED AS (M) FOR MEASURED ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, APPLICABLE ZONE, NAD 83 (2011) AND WERE DERIVED BY REDUNDANT GLOBAL POSITIONING SYSTEM (GPS) OBSERVATIONS UTILIZING A VIRTUAL REFERENCE STATION REAL TIME NETWORK (RTN) SOLUTION. BEARINGS SHOWN HEREON, AND QUALIFIED AS (D) FOR DEED, (P) FOR PLAT ARE A MEANS TO REFERENCE THE SURVEYED PARCEL TO THE DEED OR PLAT OF RECORD. MORE SPECIFICALLY THE NORTH LINE OF GOVERNMENT LOT 3, SECTION 8, TOWNSHIP 30 SOUTH, RANGE 28 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING NORTH 89°14'26" WEST, AS SHOWN HEREON.

13. DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.

14. LAST DATE OF FIELD SURVEY: 8/17/2020

15. OVERALL PROPERTY CONTAINS 18.547 ACRES, OF WHICH A PORTION IS SUBMERGED.

SURVEYORS CERTIFICATION

TO:
MID-AMERICA APARTMENTS, L.P.
FIDELITY NATIONAL TITLE INSURANCE COMPANY
ORION MARINE CONSTRUCTION, INC.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 8, 13, 14, 16, 17, 18, 19 AND 20 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 8/17/2020.

DATE OF PLAT OR MAP: 9/15/2020
ARDURRA GROUP, INC.
CERTIFICATE OF AUTHORIZATION NO. LB 2610

Robert B Curtis, State of Florida, Professional Surveyor and Mapper, License No. LS6051. This item has been electronically signed and sealed by Robert B Curtis, PSM, using a SHA-1 authentication code. Printed copies of this document are not considered signed and sealed and the SHA-1 authentication code must be verified on any electronic copies.

Robert B Curtis:A01410C00000177D3D7705900013819
2021.06.07 13:39:06 -04'00'

ROBERT B. CURTIS, P.S.M.
FLORIDA LICENSE - LS 6051

ARDURRA
COLLABORATE. INNOVATE. CREATE.
4921 Memorial Highway
One Memorial Center, Suite 300
Tampa, Florida 33634
Phone: (813) 880-8881
www.Ardurra.com
License #2610

MID-AMERICA APARTMENTS, L.P.

NO.	DATE	BY
1	9/15/2020	RBC

REVISED TO ALTA/NSPS LAND TITLE SURVEY
REVISION

5440 & 5430 W. TYSON AVENUE
CITY OF TAMPA
HILLSBOROUGH COUNTY, FLORIDA

ALTA/NSPS LAND TITLE SURVEY

JOB NO: 00012-2020-418
DATE: 8/21/2020

1 of 2

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13-068

22-103

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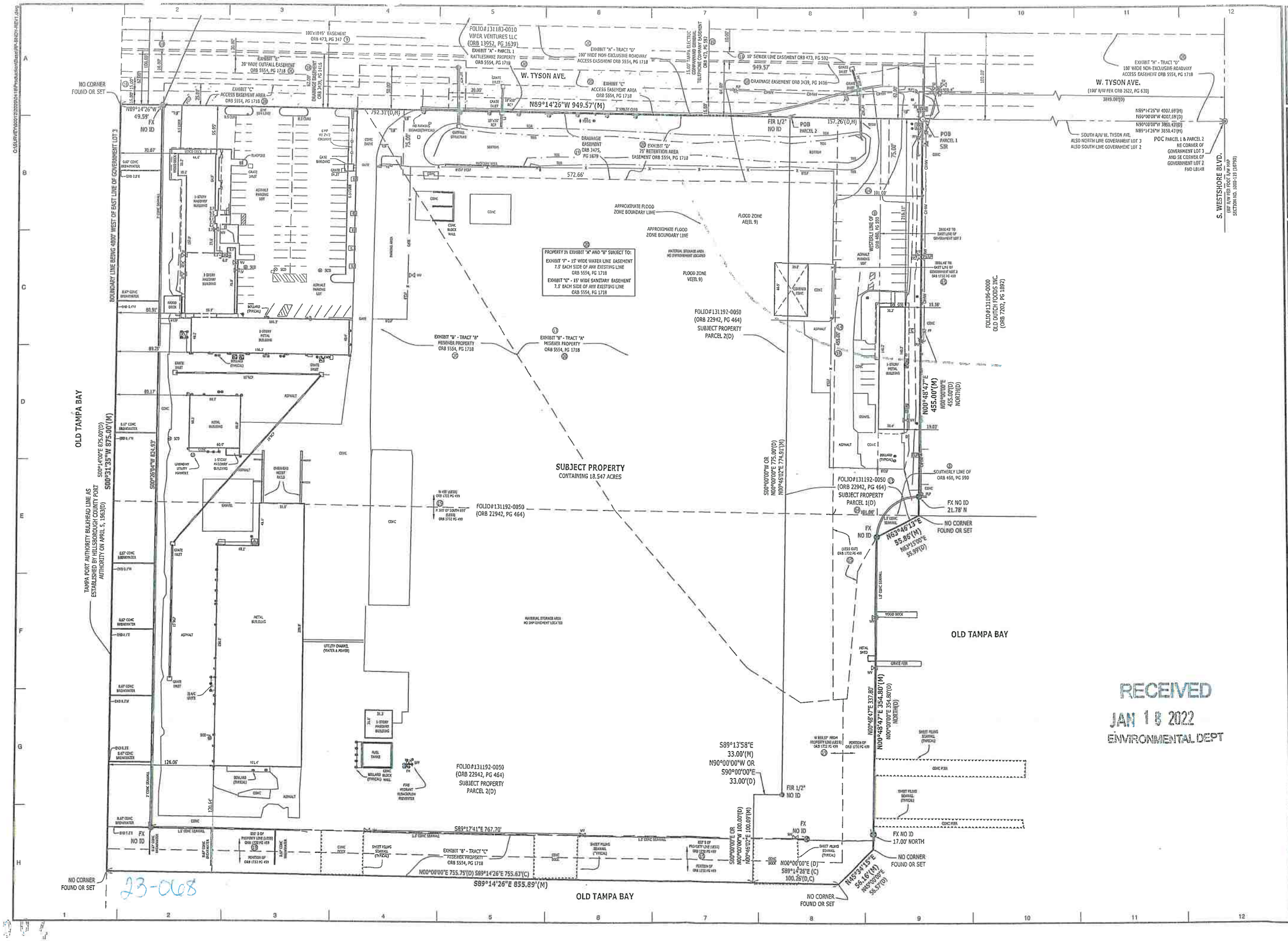

ARDURRA
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Tampa, Florida 33634
Phone: (813) 880-8881
www.Ardurra.com
License #2610

MID-AMERICA APARTMENTS, L.P.

NO.	DATE	BY
1	9/10/2020	RBC

REVISED TO ALTA/NSPS LAND TITLE SURVEY

5440 & 5430 W. TYSON AVENUE
CITY OF TAMPA
HILLSBOROUGH COUNTY, FLORIDA

ALTA/NSPS LAND TITLE SURVEY

JOB NO: 00012-2020-418
DATE: 8/21/2020

2 of 2

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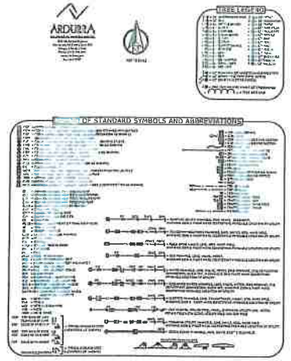
BOUNDARY & TOPOGRAPHIC SURVEY
WITH TREES

ARDURRA



23-068

Docusign Envelope ID: 377DED56-00ED-46BD-9AE6-46D2914BFF29

April 22, 2019 O:\DWG\0001\23020\041\Production\Drawings\Zoning\PLN-ZON-01.dwg

REQUEST TO REZONE: IH TO PD
MULTI-FAMILY RESIDENTIAL AND ATTACHED SINGLE FAMILY RESIDENTIAL, RETAIL SALES, SHOPPERS GOODS AND RESTAURANT (REZ-20-0000092).

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING WESTWARD OF GOVERNMENT LOT 3, SECTION 8, TOWNSHIP 30 SOUTH, RANGE 18 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT NORTHEAST CORNER OF GOVERNMENT LOT 3, SECTION 8, TOWNSHIP 30 SOUTH, RANGE 18 EAST, HILLSBOROUGH COUNTY, FLORIDA; THENCE NORTH 89°14'26" WEST, ALONG THE NORTH LINE OF SAID GOVERNMENT LOT 3 AND ITS WESTERLY EXTENSION THEREOF, A DISTANCE OF 3,850.43 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID LINE, NORTH 89°14'26" WEST A DISTANCE OF 949.57 FEET TO A POINT ON THE TAMPA PORT AUTHORITY BULKHEAD LINE, AS ESTABLISHED BY HILLSBOROUGH COUNTY PORT AUTHORITY ON APRIL 5, 1963, ACCORDING TO PLAT BOOK 42, PAGE 37, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE SOUTH 00°31'35" WEST, ALONG SAID BULKHEAD LINE, A DISTANCE OF 875.00 FEET; THENCE, LEAVING SAID BULKHEAD LINE, SOUTH 89°14'26" EAST, A DISTANCE OF 855.89 FEET; THENCE NORTH 45°34'15" EAST, A DISTANCE OF 56.16 FEET; THENCE NORTH 00°48'47" EAST, A DISTANCE OF 354.80 FEET; THENCE NORTH 63°46'13" EAST, A DISTANCE OF 55.86 FEET; THENCE NORTH 00°48'47" EAST, A DISTANCE OF 455.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 18.547 ACRES.

GENERAL NOTES:

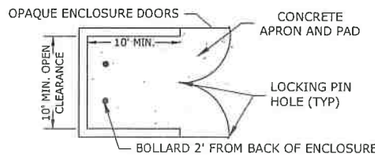
1. DEVELOPMENT TO COMPLY WITH ALL APPLICABLE PROVISIONS OF CITY OF TAMPA CODE OF ORDINANCES, INCLUDING BUT NOT LIMITED TO CHAPTERS 5,17.5, 21, 22, 26 AND 27 INCLUDING ALL SUPPLEMENTAL REGULATIONS AND TECHNICAL STANDARDS UNLESS OTHERWISE WAIVED HERE IN.
2. THIS SITE LIES IN FLOOD ZONES "AE" AND "VE" PER FLOOD INSURANCE MAP PANEL 12057C0343 EFFECTIVE DATE 1/1/2021.
3. PROPOSED SIGN LOCATIONS ARE CONCEPTUAL. APPROVAL OF THIS ORDINANCE DOES NOT PRECLUDE OTHER SIGNS ON THE SUBJECT PROPERTY WHICH ARE PERMITTED PURSUANT TO CHAPTER 27-289.
4. PARKING SHALL BE PROVIDED IN ACCORDANCE WITH CHAPTER 27, ARTICLE VI, DIVISION 3, CITY OF TAMPA CODE, AS INDICATED IN THE SITE DATA TABLE ON THIS SITE PLAN. THE DEVELOPMENT SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY OF TAMPA CODE REGARDING WHEELCHAIR ACCESSIBLE PARKING AND WILL PROVIDE ACCESS IN A MANNER THAT SUPPORTS SERVICE BY EMERGENCY AND PARATRANSIT-TYPE VEHICLES.
5. PROJECT MAY BE DEVELOPED IN PHASES. IF DEVELOPED IN PHASES, EACH PHASE MUST BE IN COMPLIANCE WITH THE DEVELOPMENT STANDARDS AT THE TIME OF PERMITTING.
6. TREE PLANTINGS PER CODE REQUIREMENTS.
7. ALL UTILITY WORK PERFORMED WITHIN THE CITY RIGHT-OF-WAY SHALL BE PERMITTED THROUGH THE MOBILITY DEPARTMENT. APPLICANT WIL SUBMIT AN APPLICATION, CONSTRUCTION PLANS, CERTIFICATE OF INSURANCE AND M.O.T. PLAN ONLINE VIA HTTPS://ACA.TAMPAGOV.NET/CITIZENACCESS/DEFAULT.ASPX
8. ALL PROPOSED ADDRESSEES SHALL BE ASSIGNED THROUGH THE CITY OF TAMPA AND WILL COMPLY WITH ALL CITY OF TAMPA STREETS AND ADDRESSING GUIDELINES ALONG WITH HILLSBOROUGH COUNTY 9-1-1 AND USPS STANDARDS. ALL ADDRESSES SHALL BE POSTED IN COMPLIANCE WITH CITY CODE CHAPTER 5-116.1 AND 19-238.
9. WHEEL STOPS OR CONCRETE CURBING WILL BE USED TO PREVENT BUMPER OVERHANG INTO LANDSCAPING AND SIDEWALK AREAS, AS NEEDED.
10. STORMWATER TREATMENT AND/OR ATTENUATION REQUIREMENTS TO COMPLY WITH CITY OF TAMPA CODE 27-227(E)(5) AND STORMWATER TECHNICAL STANDARDS INCLUDING SECTION IV.C.1. LOCATION(S) SHOWN ON PLANS ARE GENERAL AND MAY BE RELOCATED AT TIME OF SITE CONSTRUCTION PLAN PERMITTING.
11. DEVELOPMENT SHALL COMPLY WITH CITY OF TAMPA STORMWATER TECHNICAL STANDARDS, CHAPTER 21 OF THE CITY OF TAMPA CODE.
12. PRIOR TO THE ISSUANCE OF BUILDING PERMITS, DEVELOPER SHALL BE REQUIRED TO MITIGATE ITS IMPACT ON SHELTER SPACE AS PROVIDED IN SECTION 27-282.19 AND SHALL MAKE ANY APPLICABLE PAYMENTS TO THE HILLSBOROUGH COUNTY SCHOOL BOARD.
13. THE PROJECT PROPOSES A PUBLIC-ORIENTED WATERFRONT SPACE FOR USE BY RESIDENTS AND THE PUBLIC, TO INCLUDE GREEN SPACE AND BOAT SLIPS UTILIZING THE EXISTING BOAT DOCKS. THE BOAT DOCKS WILL NOT BE OPERATED AS A COMMERCIAL MARINA. DEVELOPER WILL HAVE GATED ACCESS TO THE PUBLIC BOARDWALK TO ENSURE SAFETY AFTER DARK. THE PUBLIC BOARDWALK WILL BE OPEN FROM SUNRISE TO SUNSET DAILY.
14. PRIMARY ACCESS TO THE PROPERTY WILL BE VIA A PRIVATE EASEMENT AGREEMENT THROUGH ADJACENT PROPERTY IDENTIFIED BY THE HILLSBOROUGH COUNTY PROPERTY APPRAISER AS FOLIO NO. 131183-0010
15. ALL EXISTING STRUCTURES TO BE REMOVED
16. UNIT CONFIGURATION MAY BE MODIFIED WITHIN PROPOSED UNIT COUNT AS LONG AS TOTAL NUMBER OF REQUIRED PROJECT PARKING SPACES IS MET.
17. ALL PROPOSED AND EXISTING ADDRESSES SHALL BE ASSIGNED THROUGH THE CITY OF TAMPA AND WILL COMPLY WITH ALL CITY OF TAMPA STREETS AND ADDRESSING GUIDELINES ALONG WITH HILLSBOROUGH COUNTY 9-1-1 AND USPS STANDARDS. ALL ADDRESSES SHALL BE POSTED IN COMPLIANCE WITH CITY CODE CHAPTER 5-116.1 AND 19-238.
18. WHEEL STOPS (OR A 6" CONCRETE CURB) WILL BE USED TO PREVENT BUMPER OVERHANG OVER LANDSCAPING AND SIDEWALK AREAS AS NEEDED.
19. PLEASE MAKE SURE TO COORDINATE ANY UTILITIES IN THE RIGHT-OF-WAY SUCH AS LIGHT POLE LOCATIONS, SMALL WIRELESS FACILITY INSTALLATIONS, ETC. WHEN LAYING THE DRIVEWAY LOCATIONS. NO SMALL WIRELESS LOCATIONS WERE FOUND TO CONFLICT WITH THIS REZONING APPLICATION AT THE TIME IT WAS REVIEWED. THE MAP FOR SMALL WIRELESS APPROVED LOCATIONS CAN BE FOUND AT HTTS://WWW.TAMPAGOV.NET/SITES/DEFAULT/FILES/PUBLIC%3A/ADDITIONALFILES/SMALL-WIRELESS-APPROVED-LOCATIONS-CARRIER-NAME.PDF
20. SUBJECT TO CITY OF TAMPA APPROVAL AND PRIOR TO THE FINAL CERTIFICATE OF OCCUPANCY FOR THE PROJECT, DEVELOPER WILL INSTALL (1) A TRANSIT STOP SHELTER PAD AT A LOCATION ON THE WEST SIDE OF WESTSHORE BOULEVARD ACROSS FROM PEARL AVENUE AND (2) AN EXTENSION OF THE EXISTING SIDEWALK LOCATED SOUTH OF THE PROPOSED LOCATION TO CONNECT WITH THE SHELTER PAD. IF HART DESIRES A SHELTER OR BIKE RACKS AT THE LOCATION, HART WILL PURCHASE AND INSTALL THE SAME.

TRANSPORTATION NOTES:

1. PRIOR TO THE ISSUANCE OF THE FIRST BUILDING PERMIT, A MITIGATION PAYMENT OF $308,076 SHALL BE PAID TO THE TRANSPORTATION DIVISION FOR IMPROVEMENTS IN THE INTERBAY DISTRICT AREA.
2. WITHIN 2 YEARS OF THE FINAL CERTIFICATE OF OCCUPANCY FOR THE PROJECT, THE DEVELOPER WILL COMPLETE SIGNAL WARRANT ANALYSIS AND PROVIDE A WRITTEN REPORT FOR THE INTERSECTION OF W. TYSON AVE. AND S. WEST SHORE BOULEVARD. IF A SIGNAL IS WARRANTED, THE DEVELOPER WILL PAY ITS PROPORTIONATE FAIR SHARE TO DESIGN AND CONSTRUCT A NEW TRAFFIC SIGNAL

DUMPSTER ENCLOSURE NOTES:

1. THE SITE SHALL COMPLY WITH CHAPTER 26 - SOLID WASTE.
2. THE SCREENING ENCLOSURE SHALL BE A MINIMUM OF 6' HEIGHT AND MADE COMPATIBLE WITH THE MATERIALS ON THE FRONT OF THE BUILDING WALL OF THE MAIN BUILDING. THE MINIMUM INTERIOR DIMENSIONS FOR EACH DUMPSTER ENCLOSURE SHALL BE 10' WIDE X 10' DEEP WITH A MINIMUM 10' WIDE DOOR OPENING WHICH IS FREE AND CLEAR FROM ANY OBSTRUCTIONS.
3. THE OPENING DOORS SHALL BE CONSTRUCTED OF SOLID/OPAQUE MATERIAL AND WILL HAVE LOCKING PINS TO HOLD THEM OPEN DURING SERVICE. THE DOORS SHALL HAVE THE SAME MINIMUM FREE AND CLEAR OPENING WIDTH AS THE ENCLOSURE (MIN. 10' WIDE OPENING). IN ORDER NOT TO REDUCE THE OPENING WIDTH, ALL THE HARDWARE FOR THE DOORS SHALL BE ATTACHED TO THE OUTSIDE/FACE OF THE ENCLOSURE OR THE ENCLOSURE SHALL BE WIDENED TO ALLOW FOR THE MINIMUM DOOR OPENING.
4. A MINIMUM OF (2) SAFETY BOLLARDS SHALL BE INSTALLED WITHIN THE REAR 2' OF THE REAR INTERIOR WALL OF ALL DUMPSTER, COMPACTOR AND ROLL-OFF ENCLOSURES. (TWO BOLLARDS FOR EACH DUMPSTER)
5. A GRADE LEVEL CONCRETE SLAB AT A MINIMUM 6" THICK/4,000 POUNDS PER SQUARE INCH SHALL BE PLACED FOR THE COMPACTOR TO BE SET ON (SAME DIMENSIONS AS ENCLOSURE INTERIOR).
6. A MINIMUM 26' VERTICAL CLEARANCE SHALL BE PROVIDED OVER THE DUMPSTER AND OVER THE SERVICE VEHICLE AT THE POINT OF COLLECTION.
7. ALL SOLID WASTE VEHICLE DRIVE AISLES AND SOLID WASTE VEHICLE MANEUVERING AREAS (OUTSIDE OF THE COLLECTIONS AREAS) SHALL PROVIDE A MINIMUM 16' CLEARANCE FROM THE FINISHED GRADE LEVEL TO LOWEST PART OF OVERHEAD STRUCTURE/TREE CANOPY.
8. ALL SOLID WASTE VEHICLE DRIVE AISLES AND SOLID WASTE VEHICLE MANEUVERING AREAS SHALL BE CONSTRUCTED TO CURRENT STATE OF FLORIDA, DEPARTMENT OF TRANSPORTATION, STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.



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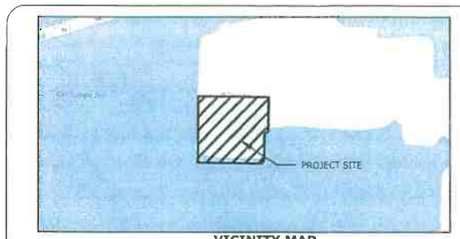
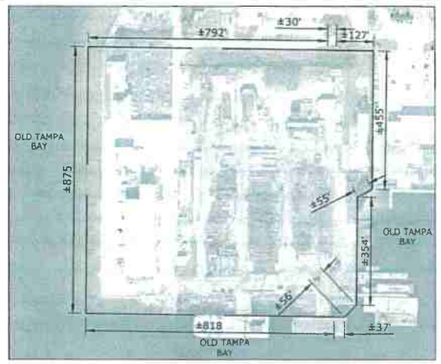


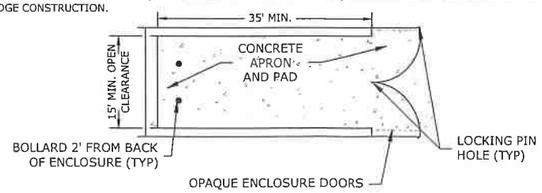
VICINITY MAP
SECTION 07, TOWNSHIP 30, RANGE 18
CITY OF TAMPA, FLORIDA



DIMENSIONAL AERIAL INSET
SECTION 07, TOWNSHIP 30, RANGE 18
CITY OF TAMPA, FLORIDA

TRASH COMPACTOR NOTES:

1. THE SITE SHALL COMPLY WITH CHAPTER 26 - SOLID WASTE; CHAPTER 27, SECTION 27-288 - SOLID WASTE.
2. THE SCREENING ENCLOSURE SHALL BE A MINIMUM OF 6' HEIGHT AND MADE COMPATIBLE WITH THE MATERIALS ON THE FRONT OF THE BUILDING WALL OF THE MAIN BUILDING. THE MINIMUM INTERIOR DIMENSIONS SHALL BE 15' WIDE x 35' IN DEPTH.
3. THE OPENING DOORS SHALL BE SOLID AND HAVE LOCKING PINS TO HOLD THEM OPEN DURING SERVICE. THE OPENING DOOR WIDTH SHALL MATCH THE WIDTH OF THE INTERIOR WIDTH OF THE ENCLOSURE (MIN. 15' WIDE). IF DOOR HARDWARE IS INSTALLED ON THE INTERIOR OF THE ENCLOSURE WALL, THEN THE ENCLOSURE SHALL BE ENLARGED TO ACCOMMODATE THE DIFFERENCE.
4. SAFETY BOLLARDS SHALL BE INSTALLED INSIDE, WITHIN THE REAR 2', OF THE COMPACTOR ENCLOSURE ALLOWING FOR 33' FROM THE FACE OF THE BOLLARDS TO THE INTERIOR FRONT WALL (DOORS IN THE CLOSED POSITION).
5. A GRADE LEVEL CONCRETE SLAB AT A MINIMUM 6" THICK/4,000 POUNDS PER SQUARE INCH SHALL BE PLACED FOR THE COMPACTOR TO BE SET ON (SAME DIMENSIONS AS ENCLOSURE INTERIOR). A CONCRETE APPROACH APRON IN FRONT OF THE ENCLOSURE SHALL ALSO BE INSTALLED.
6. THE COMPACTOR SHALL BE LOCATED ON GRADE. A 26' VERTICAL CLEARANCE SHALL BE PROVIDED OVER THE COMPACTOR, OVER THE SERVICE VEHICLE AT THE POINT OF COLLECTION AND AT THE DOOR OPENING TO ALLOW ADEQUATE SPACE FOR PICK UP AND DROP OFF.
7. ALL SOLID WASTE VEHICLE DRIVE AISLES AND SOLID WASTE VEHICLE MANEUVERING AREAS (OUTSIDE OF THE COLLECTIONS AREAS) SHALL PROVIDE A MINIMUM 16' CLEARANCE FROM THE FINISHED GRADE LEVEL TO LOWEST PART OF OVERHEAD STRUCTURE/TREE CANOPY/DRIVE THRU CANOPY.
8. ALL SOLID WASTE VEHICLE DRIVE AISLES AND SOLID WASTE VEHICLE MANEUVERING AREAS SHALL BE CONSTRUCTED TO CURRENT STATE OF FLORIDA, DEPARTMENT OF TRANSPORTATION, STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.



NOTES:
1. COMPACTOR TO HAVE LOCKING PINS TO HOLD DOORS OPEN DURING SERVICE.
2. GRADE LEVEL COMPACTORS SHALL BE COMPATIBLE WITH 6" THICK/4000 PSI CONCRETE SLAB.
3. 26' MIN. VERTICAL CLEARANCE TO BE PROVIDED OVER COMPACTOR, OVER SERVICE VEHICLE AT POINT OF COLLECTION, AND AT DOOR OPENING.

REVISED 6/3/2024

SITE DATA			
PROJECT AREA:	±18.547 AC (±807,907 SF)		
FOLIO NUMBER:	131191-0000 AND 131192-0050		
SITE ADDRESS:	5440 AND 5430 W TYSON AVE, TAMPA FL 33611		
CURRENT ZONING:	IH (INDUSTRIAL HEAVY)		
PROPOSED ZONING:	PD (PLANNED DEVELOPMENT), MULTI FAMILY RESIDENTIAL, RETAIL SALES, SHOPPER'S GOODS AND RESTAURANT.		
CURRENT F.L.U.:	CMU-35 (COMMUNITY MIXED-USE 35)		
ALLOWABLE F.A.R.:	2.0 F.A.R. (1,615,815 SF)		
PROPOSED F.A.R.:	0.80 F.A.R. (583,395 SF)		
EXISTING USE:	LIGHT MANUFACTURING (67,039 SF)		
PROPOSED USE:	MULTI-FAMILY RESIDENTIAL, RESTAURANT, RETAIL SALES, SHOPPERS GOODS		
MAXIMUM # OF DWELLING UNITS:	495 UNITS		
MAXIMUM BUILDING SF PER USE:	MULTI FAMILY RESIDENTIAL (569,395 SF), RESTAURANT (14,000 SF)*, RETAIL SERVICES (0 SF), SHOPPERS GOODS (0 SF)		
REQUIRED PARKING:	GRAND TOTAL:		1,077 SPACES
PHASE I:	STUDIO	1.0/UNIT X 20	20 SPACES
	1 BEDROOM:	1.5/UNIT X 140	210 SPACES
	2 BEDROOM:	1.5/UNIT X 150	225 SPACES
	3 BEDROOM:	2.0/UNIT X 20	40 SPACES
	GUEST:	0.25/UNIT X 330	83 SPACES
	TOTAL REQUIRED PARKING:		578 SPACES
PHASE II:	STUDIO	1.0/UNIT X 10	10 SPACES
	1 BEDROOM:	1.5/UNIT X 70	105 SPACES
	2 BEDROOM:	1.5/UNIT X 75	113 SPACES
	3 BEDROOM:	2.0/UNIT X 10	20 SPACES
	GUEST:	0.25/UNIT X 165	41 SPACES
	TOTAL REQUIRED PARKING:		289 SPACES
RESTAURANT/RETAIL: (8,000 SF)*		* ESTIMATED BASED ON 15 SPACES/1000 SF	120 SPACES
RESTAURANT/RETAIL: (6,000 SF)*		* ESTIMATED BASED ON 15 SPACES/1000 SF	90 SPACES
PROPOSED PARKING:	GRAND TOTAL		1,096 SPACES
	PHASE I:	558 REGULAR SPACES (INCLUDES 7 ADA)	
		29 COMPACT SPACES (5%)	
	PHASE I SUBTOTAL:	587 SPACES	
	PHASE II:	251 REGULAR SPACES (INCLUDES 3 ADA)	
		44 COMPACT SPACES (15%)	
	PHASE II SUBTOTAL:	295 SPACES	
	RESTAURANT/RETAIL (8,000 SF):	51 REGULAR SPACES (INCLUDES 2 ADA)	
		69 COMPACT SPACES (58%)	
	RESTAURANT/RETAIL SUBTOTAL:	120 SPACES	
	RESTAURANT/RETAIL (6,000 SF):	83 REGULAR SPACES (INCLUDES 2 ADA)	
		11 COMPACT (12%)	
	TOTAL PROPOSED PARKING:	94 SPACES	
LOADING BERTHS/SPACES:	REQUIRED:	7	
	PROPOSED:	7 (3 PHASE I, 2 PHASE II, 2 RESTAURANT/RETAIL)	
BUILDING SETBACKS:	NORTH:	20' BUILDING SETBACK	
	SOUTH:	20' BUILDING SETBACK	
	EAST:	7' BUILDING SETBACK	
	WEST:	7' BUILDING SETBACK	
PROPOSED BUILDINGS:	FLOOR AREA:	583,395 SF	
	BUILDING HEIGHT:	95 FT (6 STORIES)	
EXISTING IMPERVIOUS AREA:	±487,000 SF		
PROPOSED IMPERVIOUS AREA:	±548,360 SF		
PROPOSED PERVIOUS AREA:	±181,535 SF		
REQUIRED GREENSPACE:	178,252 SF		
PROPOSED GREENSPACE	±181,535 SF		

* THE ACTUAL REQUIRED PARKING FOR THE RESTAURANT WILL BE DETERMINED AT PERMITING WHICH IS BASED ON MAXIMUM OCCUPANCY (0.25) AND FOR THE RETAIL PARKING REQUIRED IS 4 SPACES PER 1000 SF.

CASE NO: _____ DATE: _____
DATE _____ CITY COUNCIL CHAIRMAN _____
DATE _____ CITY CLERK _____
DATE _____ ZONING ADMINISTRATOR _____

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SUITE 600
ATLANTA, GA 30327
(404) 846-4481

BY | REVISION | DATE | NO.

163

MAA WESTSHORE
5430-5440 W TYSON AVE
TAMPA, FL. 33611

PD SITE DEVELOPMENT PLAN

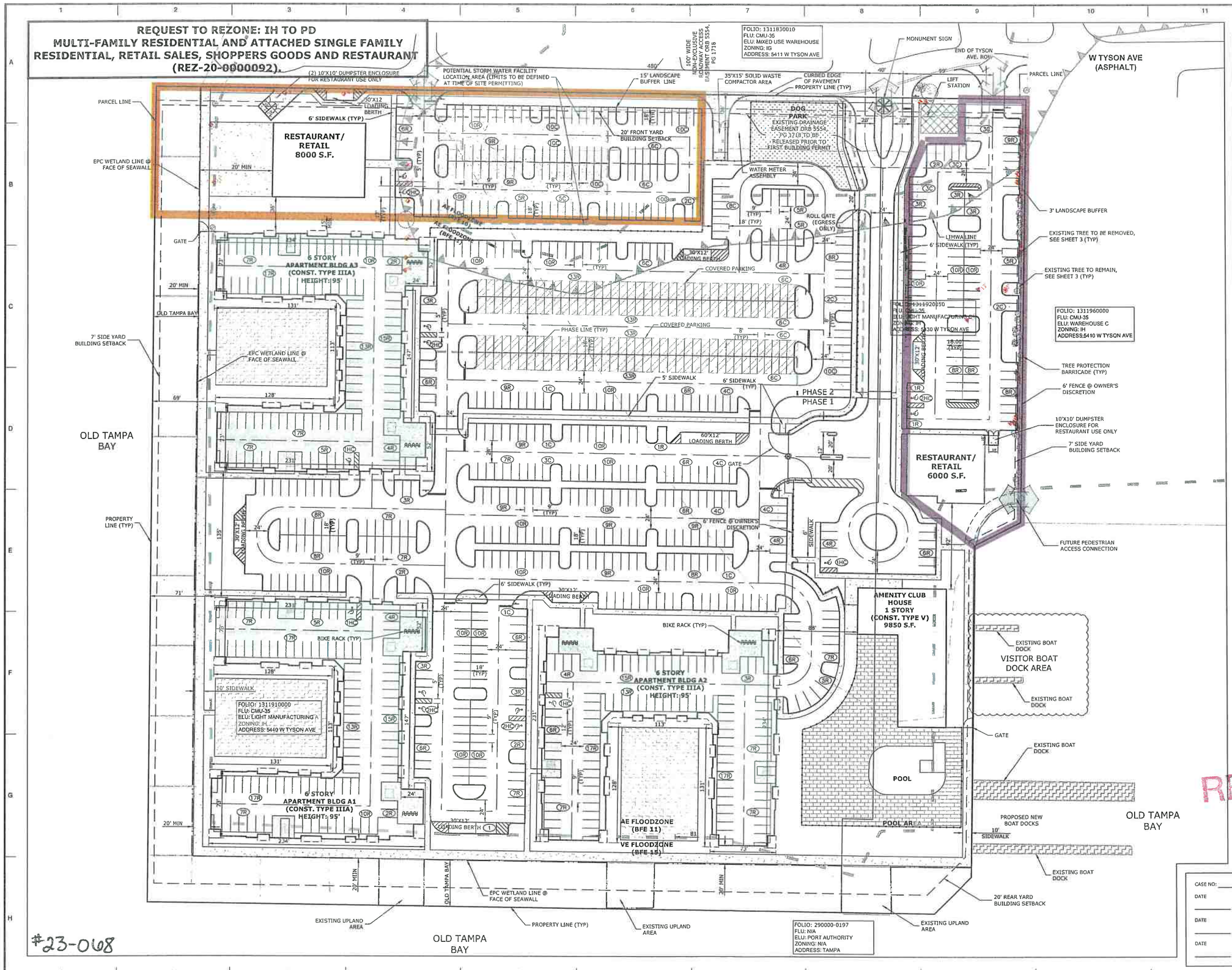
JOB NO: 00012-2020-0418
DATE: 09-09-2020

SHEET 1 OF 7

PD PLAN SUBMITTAL
2021-04-20

Docusign Envelope ID: 377DED56-00ED-46BD-9AE6-46D2914BFF29

REQUEST TO REZONE: IH TO PD
MULTI-FAMILY RESIDENTIAL AND ATTACHED SINGLE FAMILY RESIDENTIAL, RETAIL SALES, SHOPPERS GOODS AND RESTAURANT (REZ-20-0000092).



REVISED 01/3/2024 (SI)

#23-0068

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ATLANTA, GA 30327
(404) 846-4481

NO.	DATE	REVISION	BY

MAA WESTSHORE
5430-5440 W TYSON AVE
TAMPA, FL. 33611

PD SITE DEVELOPMENT PLAN

CASE NO:	DATE:
DATE	CITY COUNCIL CHAIRMAN
DATE	CITY CLERK
DATE	ZONING ADMINISTRATOR

JOB NO: 00012-2020-0418
DATE: 09-09-2020

SHEET 2 OF 7

PD PLAN SUBMITTAL
2021-04-20

Docusign Envelope ID: 377DED56-00ED-46BD-9AE6-46D2914BFF29

EXHIBIT #3 - SWPA 23-068 - PUBLIC HEARING

Docusign Envelope ID: 377DED56-00ED-46BD-9AE6-46D2914BFF29

Jackelyn Julien

From: Jones, Stephanie <Stephanie.Jones@MyFWC.com>
Sent: Friday, February 28, 2025 3:16 PM
To: Barbara Baity; Jackelyn Julien
Subject: FWC Comments - 5440 West Tyson Ave, Hillsborough County (23-068)

CAUTION: External Sender. Please do not click on links or open attachments from senders you do not trust.

Project Name: 5440 West Tyson Ave, Hillsborough County
File Number: 23-068

Florida Fish and Wildlife Conservation Commission (FWC) staff have reviewed the proposed project to construct a new docking structure to accompany 495 upland condo units by removing three existing concrete piers and leaving one existing 133' x 16' concrete pier in place. Ten (10) finger piers will be installed extending from the existing concrete pier. Two (2) new wooden piers, 95' x 6' and 142.5' x 6' with accompanying finger piers, will be installed extending east from the existing seawall. The new docking structure will accommodate thirty-eight (38) boat slips, including thirty-three with boat lifts, and six (6) 10' x 14' personal watercraft docks to accommodate twelve (12) personal watercrafts. The project also proposes to install an 8' x 30' kayak dock. The site of the proposed project is located at 5440 West Tyson Avenue, Tampa, Hillsborough County.

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 total number of slips, inclusive of all mooring and upland storage, shall be limited to fifty (50), including thirty-eight (38) boats and twelve (12) personal watercrafts.**
3. **For all pile-driving activity related to this project:**

    a. **At least one dedicated observer shall be present during pile driving activities and shall perform no other duties that may interfere with their ability to observe for protected marine species. Observer(s) must have prior on-the-job experience observing manatees during in-water work where the activities were similar in nature to this project. Observer(s) shall have the authority to cease project operations 1) upon sighting a manatee within 50 feet of the pile driving or vessel activity; and 2) if detection of manatees is not possible due to weather or other conditions.**

    b. **All pile driving activities shall be limited to daylight hours in order to maximize visibility for protected species observers. Monitoring shall occur for 30 minutes prior to, during, and for 30 minutes after pile driving ends.**

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c. During pile driving, the project will utilize a ramp-up measure. At the start of pile driving activity, pile driving hammers would initially be operated at low levels, then gradually increase to minimum necessary power required for pile installation.

d. If the activities appear to harass or injure a protected marine species, then work shall cease immediately and not resume until after consultation with the Florida Fish and Wildlife Conservation Commission (ImperiledSpecies@MyFWC.com or 850-922-4330). Any additional conservation measures deemed necessary by FWC must be implemented to minimize the risks to protected species.

4. To reduce the risk of entrapment and drowning of manatees, manatee exclusion devices (such as grating) shall be installed and maintained over any existing or proposed pipes or culverts greater than 8 inches, but smaller than 8 feet in diameter that are submerged or partially submerged and reasonably accessible to manatees. If horizontal or vertical bars are used, no more than 8-inch gaps on center shall be allowed. Grates shall be in place at the accessible end(s) during all phases of the construction process and as a final design element to restrict manatee access.

5. 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 https://myfwc.com/wildlifehabitats/wildlife/manatee/education-for-marinas/. Signs shall be replaced in accordance with FWC guidance by the Permittee if outdated, damaged, or faded.

6. The Permittee shall install bins for the disposal or recycling of monofilament line or other used fishing gear, which shall be maintained for the life of the facility, no later than 60 days after construction commencement. Educational signs encouraging the use of these bins shall be posted. A proposal for the location of the bin and the sign shall be submitted to ImperiledSpecies@MyFWC.com. Signs shall be replaced in accordance with FWC guidance by the Permittee if outdated, damaged or faded.

7. The Permittee shall install permanent handrails to prevent boat mooring along the sections of the dock not permitted for mooring. A sign, acknowledging no mooring, shall be installed no later than 60 days after construction commencement and maintained for the life of the facility. Signs shall be replaced by the Permittee in accordance with FWC guidance if outdated, damaged, or faded.

8. Blasting is not authorized for this project. If the construction methodology changes in the future to include blasting, a modification to the permit is needed. Specific conditions must address impacts to protected marine species (manatees, marine turtles, dolphins, etc.) if blasting is proposed. Such conditions shall be in the form of an appropriate Blast and Watch Plan, approved by FWC staff, who can be contacted at ImperiledSpecies@MyFWC.com.

9. During the construction phase, vessels shall not be anchored on seagrass or hardbottom resources. The Permittee shall employ floating tow cables and maneuver all vessels so that anchoring and towing cables and lines are not permitted to lay-on or sweep-over seagrasses or hardbottom resources. Vessels that are not anchoring should be held stationary over sandy bottom to avoid any potential for damage from slack cables or lines.

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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,

Steph Jones
Fisheries and Wildlife Biological Scientist IV
Imperiled Species Management
Florida Fish and Wildlife Conservation Commission (FWC)

Office: (850) 922-4330
Stephanie.Jones@MyFWC.com

Florida Fish and Wildlife
Conservation Commission
MyFWC.com

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EXHIBIT #4 - SWPA 23-068 - PUBLIC HEARING

Docusign Envelope ID: 377DED56-00ED-46BD-9AE6-46D2914BFF29

Jackelyn Julien

From: Michelle VanLoan <Michelle.VanLoan@tampagov.net>
Sent: Friday, February 7, 2025 2:25 PM
To: Barbara Baity
Cc: Jackelyn Julien; Anne Bliton; Kathleen Madaras
Subject: FW: PTB SWPA 23-068 – MAA Westshore Exchange, LLC-5440 W. Tyson Avenue, Tampa-Project Notice
Attachments: Pages from SWPA 23-068- MAA Westshore Exchange LLC-5440WTyson-Tampa-Project Notice (002)-2.pdf

CAUTION: External Sender. Please do not click on links or open attachments from senders you do not trust.

Good Afternoon,

Tampa Real Estate has no comments on this application.

Thank you,

Michelle

Michelle VanLoan
Real Estate Director, Development and Economic Opportunity
City of Tampa / 306 E. Jackson St. 3rd Floor North / Tampa, Florida 33602
p: 813-242-3809 / c: 813-310-4374 / e: Michelle.VanLoan@tampagov.net

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EXHIBIT #5 - SWPA 23-068 - PUBLIC HEARING

Docusign Envelope ID: 377DED56-00ED-46BD-9AE6-46D2914BFF29

Jackelyn Julien

From: Lisa Payne
Sent: Monday, February 10, 2025 2:17 PM
To: Barbara Baity
Cc: Jackelyn Julien; Christopher Cooley
Subject: RE: PTB SWPA 23-068 – MAA Westshore Exchange, LLC-5440 W. Tyson Avenue, Tampa-Project Notice
Attachments: Pages from SWPA 23-068- MAA Westshore Exchange LLC-5440WTyson-Tampa-Project Notice-3.pdf

Hi Barbara.

MAA Westshore will require a new submerged land lease. My comments are attached.

Thank you.

Lisa Payne
Project Manager II
Port Tampa Bay
Mobile: 813-465-3132

Docusign Envelope ID: 377DED56-00ED-46BD-9AE6-46D2914BFF29

Memo

PORT TAMPA BAY
1101 Channelside Drive
Tampa, Florida 33602

To: Lisa Payne, PTB Real Estate Dept. (lpayne@tampaport.com)

From: Jackie Julien, PTB Environmental Department

Date: February 7, 2025

Applicant: **MAA Westshore Exchange, LLC**

Project: **Construction of +/- 13,512 SF Floating & Fixed Private Multi-Family Residential Multi-Slip Docking Facility With 33-Boat Lifts and 5-Boat Slips (Various Sizes) And Finger Piers, 6-Floating Jet Ski/PWC Docks (12 Slips) & 1-Floating Kayak Launch Dock With A Proposed 46,913 SF Submerged Lands Lease Area Located At 5440 W. Tyson Ave., Tampa, FL; Folio #131191-0000; STR 07-30S-18E; Old Tampa Bay / Rattlesnake Channel (S. Basin); Within City of Tampa**

The Tampa Port Authority, d/b/a Port Tampa Bay (PTB), Environmental Department has received the enclosed marine construction application to perform work in waters under the jurisdiction of this Authority, pursuant to Section 25, Chapter 95-488 Laws of Florida. A copy of the proposal, briefly described above, and drawing(s) is attached for your review/comments/determinations.

☐ Site with Existing Lease: None known (JJ)

- (PTB RE) Location of waterbody is determined to be sovereign submerged lands: ☑ Yes / ☐ No
- (PTB RE) Ownership/Control of submerged lands for project area is determined to be: (List ALL that apply) ☑ PTB/TPA ☐ City of Tampa ☐ Other: _____
- (PTB RE) Advise PTB Environmental Dept. staff regarding the requirement of a **NEW REVIEW** for submerged lands Easement and/or Lease by PTB, per Section II.A. of the Submerged Lands Management Rules.

  ☐ **N/A** Public Easement: ☐ Yes ☐ No Private Easement: ☐ Yes ☐ No Lease: ☑ Yes ☐ No Other: _____

  - (PTB RE) Status of Lease/Easement Application Review: Complete
  - Legal Description/Sketch Approved by PTB Surveying Dept ☐ Yes ☑ No / Date: _____

Date / Comments / Stipulations: Will need a new submerged land lease. PTB Survey will need to review and approve applicant survey.

Please submit your response comments, in writing, and attach applicable documents (blank Application, copy of Agmt., copy of Site Improvement Application/Permit (SIP), etc.) **within thirty(30) days of receipt of this letter to the PTB Environmental Dept. via email at** bbaity@tampaport.com. Please contact me at 813-905-5033 or jjulien@tampaport.com if you wish to discuss or have any questions regarding this proposal.

Enclosures: (1) PTB Standard Work Permit Application #23-068 package
Reference: (a) Section II.A.3 of PTB Submerged Lands Management Rules

Copy: PTB File (23-068); ccooley@tampaport.com

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EXHIBIT #6 - SWPA 23-068 - PUBLIC HEARING

Docusign Envelope ID: 377DED56-00ED-46BD-9AE6-46D2914BFF29

Jackelyn Julien

From: Shawn College <colleges@plancom.org>
Sent: Tuesday, March 11, 2025 2:16 PM
To: Barbara Baity
Cc: Jackelyn Julien; Jill Larner; Kat Massey
Subject: Re: PTB SWPA 23-068 – MAA Westshore Exchange, LLC-5440 W. Tyson Avenue, Tampa-Project Notice
Attachments: Resolution Tampa Port Permit 23068 signed.pdf

CAUTION: External Sender. Please do not click on links or open attachments from senders you do not trust.

At their regular meeting of March 10, the Planning Commission voted unanimously to find SWPA 23-068 consistent with the Tampa Comprehensive Plan. Attached is the signed resolution to that effect.

Regards,

Shawn College | AICP
Division Director, Strategic Planning, Environmental and Research
813.547.3367 (o)
planhillsborough.org
Plan Hillsborough

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

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Hillsborough County
City-County
Planning Commission

Resolution: Port Tampa Bay Standard Work Permit Application No. 23-068, 5440 West Tyson Avenue

March 10, 2025

WHEREAS, the Hillsborough County City-County Planning Commission developed a Comprehensive Plan for the City of Tampa, pursuant to the provisions of Chapter 163, Florida Statutes, which was originally adopted by the Tampa City Council on January 7, 2016, as amended; and

WHEREAS, the Hillsborough County City-County Planning Commission received Port Tampa Bay Standard Work Permit Application No. 23-068, 5440 West Tyson Avenue; and

WHEREAS, the Hillsborough County City-County Planning Commission staff reviewed Port Tampa Bay Standard Work Permit Application No. 23-068, 5440 West Tyson Avenue to construct a private marina; and

WHEREAS, the project would construct a 13,512+/- square foot single-family floating and fixed multi-family residential multi-slip docking facility; and

WHEREAS, the project would have 33 boat lifts and 5 boat slips, finger piers, 6 floating personal watercraft docks with 12 slips, and 1 floating kayak launch dock; and

WHEREAS, the Hillsborough County City-County Planning Commission reviewed Port Tampa Bay Standard Work Permit Application No. 23-068, 5440 West Tyson Avenue, and considered all relevant information, including the adopted Goals, Objectives, and Policies of the *City of Tampa Comprehensive Plan* as follows:

Coastal Management Section – Goals, Objectives, and Policies

CM Policy 1.6.3: *Development and redevelopment proposals which are considered to be either water dependent, related or enhanced must ensure that endangered native flora and fauna must be protected, relocated or mitigated.*

CM Policy 1.6.6: *Existing ports and marinas shall be targeted for concentrations of water-related (marine service) land uses. In areas subject to the Tampa Port Authority Master Plan, development and redevelopment of land uses which are consistent with the Tampa Port Authority Master Plan shall be encouraged. Existing public and private marina sites shall be encouraged to expand prior to siting new marina facilities. The exception to this Policy is a redevelopment proposal which includes a marina as an accessory use, integral to the redevelopment plan so that without said marina, the redevelopment proposal would not be viable.*

CM Policy 1.6.7: *The following criteria shall serve as the City's marina siting guidelines:*

Resource constraints (Environmental Considerations)

- *Water Depth: Preference shall be given to docking facilities in locations having adequate water depths to accommodate the proposed boat use. A minimum water depth of 4-feet mean low water shall be required. Greater depths shall be required for those facilities designed for or*

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capable of accommodating boats having greater than a 3- foot draft. These depth requirements shall also apply to the area between the proposed facility and any natural or other navigation channel, inlet or deep water, where necessary, marking of navigational channels may be required.

- *Access/Dredging: Preference shall be given to docking facilities which require minimal or no dredging or filling to provide access by canal, channel or road. This restriction applies to widening or deepening any existing canal or channel, but not to regular maintenance dredging and filling to meet depth standards of existing canals or channels. Preference shall be given to marina sites adjacent to naturally maintained channels. [...]*

- *Erosion Prevention: On sites with historically erosion prone shorelines, applicants shall ensure that appropriate shoreline protection measures (as determined by FDEP) will be taken.*

Economic Considerations

- *Proximity to Population/Navigable Water Bodies: Preference shall be given to facilities which are within reasonable traveling distance of a significant population of marina users, as determined by FDEP's Marina Needs Analysis, by roadway and by waterway. Preference shall also be given to facilities which have access to a large navigable water body. [...]*

Community Compatibility Considerations

- *Community Impacts: Facilities must demonstrate no adverse impacts to surrounding communities and neighborhoods.*

WHEREAS, there are no significant impacts to natural resources associated with the marina project; and

WHEREAS, educational signage for manatee awareness, boater safety, and submerged resources will be installed on-site; and

WHEREAS, the project will enhance recreational resources and the quality of life of residents and will benefit the local economy generally; and

WHEREAS, Planning Commission staff determined that Port Tampa Bay Standard Work Permit Application No. 23-068, 5440 West Tyson Avenue is consistent with the Goals, Objectives, and Policies of the *City of Tampa Comprehensive Plan.*

NOW, THEREFORE, BE IT RESOLVED, that the Hillsborough County City-County Planning Commission finds Port Tampa Bay Standard Work Permit Application No. 23-068, 5440 West Tyson Avenue **CONSISTENT** with the *City of Tampa Comprehensive Plan* and forwards it to Port Tampa Bay for their consideration.

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The above resolution for Port Tampa Bay Standard Work Permit Application No. 23-068, 5440 West Tyson Avenue, was adopted by the Planning Commission on March 10, 2025.

By motion of Commissioner Saria
Seconded by Commissioner Linkous

Commissioner Joseph, Chair	**Aye**
Commissioner Bowden	**Aye**
Commissioner Buzza	**Aye**
Commissioner Cardenas	**Aye**
Commissioner Cona	**Aye**
Commissioner Kress, AICP	**Absent**
Commissioner Linkous	**Aye**
Commissioner Louk, Vice-Chair	**Absent**
Commissioner Saria	**Aye**
Commissioner Sieben, Member-at-Large	**Absent**

DocuSigned by:
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Commissioner Joseph, ***Chairman***

DocuSigned by:
944A2D6E0DB0485...
Melissa Zornitta, FAICP
Executive Director

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EXHIBIT #7 - SWPA 23-068 - PUBLIC HEARING

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COMMISSION

Gwendolyn "Gwen" W. Myers CHAIR
Harry Cohen VICE-CHAIR
Chris Boles
Donna Cameron Cepeda
Ken Hagan
Christine Miller
Joshua Wostal

DIRECTORS

Janet D. Lorton EXECUTIVE DIRECTOR
Elaine S. DeLeeuw ADMIN DIVISION
Sam Elrabi, P.E. WATER DIVISION
Diana M. Lee, P.E. AIR DIVISION
Michael Lynch WETLANDS DIVISION
Rick Muratti, Esq. LEGAL DEPT
Steffanie L. Wickham WASTE DIVISION

March 12, 2025

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 #23-068 / EPC REVIEW # 80396 / CONSTRUCTION OF A +/- 13,512 SF FLOATING AND FIXED PRIVATE MULTI-FAMILY RESIDENTIAL MULTI-SLIP DOCKING FACILITY WITH 33-BOAT LIFTS AND 5-BOAT SLIPS (VARIOUS SIZES) AND FINGER PEIRS, 6-FLOATING JET SKI/PWC DOCKS (12 SLIPS) AND 1-FLOATING KAYAK LAUNCH DOCK WITH A PROPOSED 46,913 SF SUBMERGED LANDS LEASE ARE AT 5440 W. TYSON AVE., TAMPA, FL / APPLICATION RECEIVED BY EPC ON FEBRUARY 7, 2025 / FOLIO # 131191-0000 / STR – 07-30S-18E

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 February 27, 2025, staff has determined that the project to construct a 13,512 SF Floating and Fixed Private Multi-family residential multi-slip docking facility with 33-boat lifts and 5-boat slips (various sizes) and finger piers, 6-floating jet ski/PWC Docks (12 slips) and 1-Floating Kayak launch dock with a proposed 46,913 SF Submerged Lands Lease Area 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 February 7, 2025. Any proposed changes or adjustments must be reviewed and authorized by EPC staff prior to their implementation.

2. Seagrass area markers shall be installed as suggested in the "site assessment" section of the Project Narrative.

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3. Approved FWC signage for manatee protection, boater safety, and submerged resource protection shall be installed at the marina as recommended in the "recommendations" section of the Submerged Aquatic Resources Survey.

3. 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.

4. All wetland vegetation, including but not limited to mangroves, must be preserved during all construction authorized under this Permit. No mangrove removal is allowed. Further, no impacts to existing submerged aquatic vegetation, coral communities or oyster beds shall occur under this Permit.

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. 1246 or by e-mail at mitchelli@epchc.org.

Sincerely,

Isabella Mitchell

Isabella Mitchell
Environmental Scientist
Wetlands Division
Environmental Protection Commission
of Hillsborough County

Docusign Envelope ID: 377DED56-00ED-46BD-9AE6-46D2914BFF29

Iam/MPG

ec: Barbara Baity – bbaity@tampaport.com
MAA Westshore Exchange LLC – Agaj@maac.com
J Foster Consulting – kat@jfosterconsulting.com

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EXHIBIT #8 - SWPA 23-068 - PUBLIC HEARING

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PORT TAMPA BAY

August 13, 2025

Certified Mail

PUBLIC HEARING NOTICE

PTB STANDARD WORK PERMIT APPLICATION NO. 23-068

APPLICANT: **MAA Westshore Exchange, LLC**

PROPOSED PROJECT: **Construction of +/- 13,512 SF Floating & Fixed Private Multi-Family Residential Multi-Slip Docking Facility With 33-Boat Lifts and 5-Boat Slips (Various Sizes) And Finger Piers, 6-Floating Jet Ski/PWC Docks (12 Slips) & 1-Floating Kayak Launch Dock With A Proposed 46,913 SF Submerged Lands Lease Area Located At 5440 W. Tyson Ave., Tampa, FL; Folio #131191-0000; STR 07-30S-18E; Old Tampa Bay / Rattlesnake Channel (S. Basin); Within City of Tampa**

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 **2 p.m. on Wednesday, September 3, 2025**. The purpose is to hear comments from the public regarding the above referenced permit application and proposed lease. 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 – Environmental Dept.

Cc: gilem@epchc.org; colleges@plancom.org; guerrad@plancom.org; conservationplanningservices@myfwc.com, FW4FLESREGS@fws.GOV; SiteFile@dos.state.fl.us tmantegna@tampaairport.com; MARK.SRAMEK@NOAA.GOV; sean@tbrpc.org; alana@tbrpc.org; MRACHAL@AUDUBON.ORG; JEFF.LIECHTY@AUDUBON.ORG; eplage@tampabaywatch.org; ajalcoz@tecoenergy.com; skroh@tecoenergy.com; bevgriffiths@verizon.net; lisa.strout@dot.state.fl.us; reebie.simms@dot.state.fl.us; todd.croft@dot.state.fl.us; wwmtampa@uscg.mil; anthony.r.sciullo@uscg.mil; tampareg@usace.army.mil; SW_ERP@dep.state.fl.us; ERPAgencyCoordination@swfwmd.state.fl.us; lpayne@tampaport.com; croberts@tampaport.com; ccooley@tampaport.com; Kat@jfosterconsulting.com. Refer also to Distribution List.

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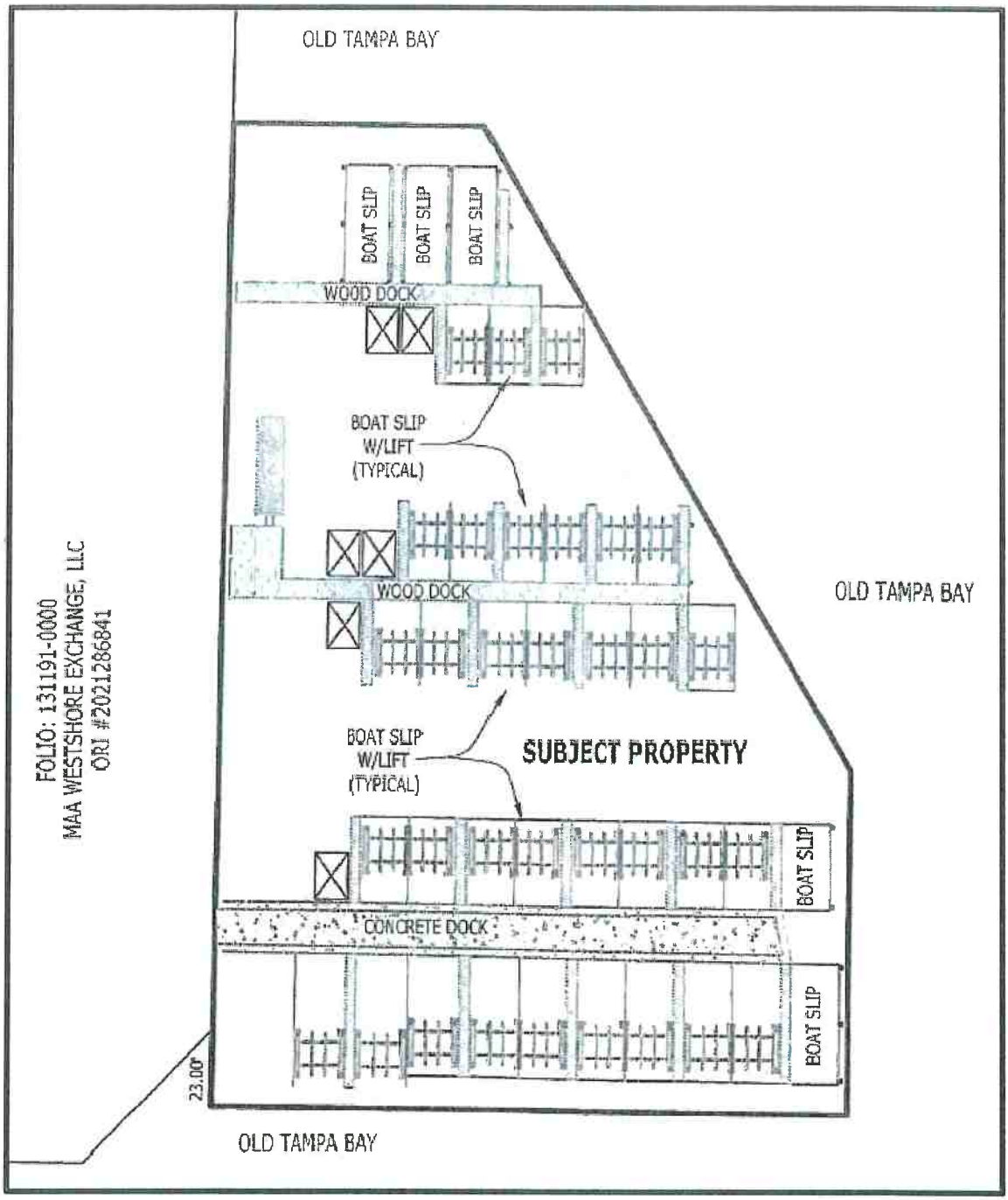
Port Tampa Bay Standard Work Permit Application #23-068
And Submerged Lands Lease
Submitted by MAA Westshore Exchange, LLC for the
Proposed Construction of a Private Multi-Family Residential Multi-Slip/Lift Docking Facility
Located At 5440 W. Tyson Avenue, Tampa, Florida in
Old Tampa Bay / Rattlesnake Channel



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PORT TAMPA BAY

August 13, 2025

Certified Mail

PUBLIC HEARING NOTICE

City of Tampa Real Estate Dept.
Attn: Michelle VanLoan
306 E. Jackson St., 3rd Floor North
Tampa, FL 33602
(Via Email: michelle.vanloan@tampagov.net)

Reference: **Port Tampa Bay Standard Work Permit Application No. 23-068**

Applicant: **MAA Westshore Exchange, LLC**

Project: **Construction of +/- 13,512 SF Floating & Fixed Private Multi-Family Residential Multi-Slip Docking Facility With 33-Boat Lifts and 5-Boat Slips (Various Sizes) And Finger Piers, 6-Floating Jet Ski/PWC Docks (12 Slips) & 1-Floating Kayak Launch Dock With A Proposed 46,913 SF Submerged Lands Lease Area Located At 5440 W. Tyson Ave., Tampa, FL; Folio #131191-0000; STR 07-30S-18E; Old Tampa Bay / Rattlesnake Channel (S. Basin); Within City of Tampa**

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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).

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Sincerely,

Jackelyn Julien

Jackie Julien
Environmental Supervisor, Port Tampa Bay – Environmental Dept.

Cc: michele.motleydequenther@tampagov.net; LaChone.Dock@tampagov.net; joseph.reese@tampagov.net; mark.maziarz@tampagov.net; charles.feldman@tampagov.net; bertha.mitchell@tampagov.net; alex.awad@tampagov.net; JC.hudgison@tampagov.net; dave.jennings@tampagov.net

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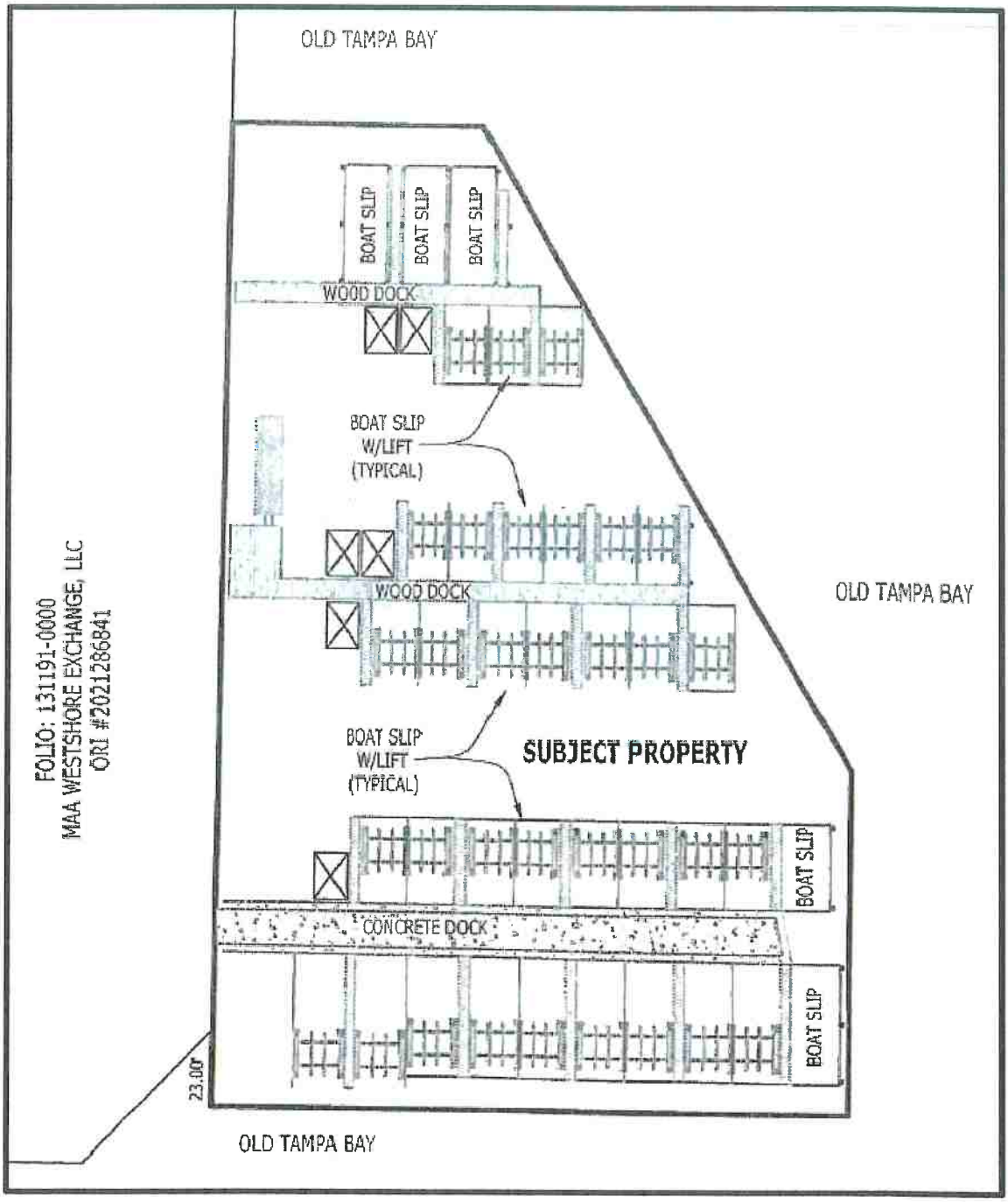
Port Tampa Bay Standard Work Permit Application #23-068
And Submerged Lands Lease
Submitted by MAA Westshore Exchange, LLC for the
Proposed Construction of a Private Multi-Family Residential Multi-Slip/Lift Docking Facility
Located At 5440 W. Tyson Avenue, Tampa, Florida in
Old Tampa Bay / Rattlesnake Channel



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PORT TAMPA BAY

August 13, 2025

Certified Mail

PUBLIC HEARING NOTICE

Rattle Shack, LLC
Attn: William or Robert Curtis and/or Jeffrey Smith
3333 W. Kennedy Blvd., Ste. 206
Tampa, FL 33609

Old Dutch, Inc.
P.O. Box 13376
Tampa, FL 33681-3376

Reference: **Port Tampa Bay Standard Work Permit Application No. 23-068**

Applicant: **MAA Westshore Exchange, LLC**

Project: **Construction of +/- 13,512 SF Floating & Fixed Private Multi-Family Residential Multi-Slip Docking Facility With 33-Boat Lifts and 5-Boat Slips (Various Sizes) And Finger Piers, 6-Floating Jet Ski/PWC Docks (12 Slips) & 1-Floating Kayak Launch Dock With A Proposed 46,913 SF Submerged Lands Lease Area Located At 5440 W. Tyson Ave., Tampa, FL; Folio #131191-0000; STR 07-30S-18E; Old Tampa Bay / Rattlesnake Channel (S. Basin); Within City of Tampa**

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Sincerely,

Jackelyn Julien

Jackie Julien
Environmental Supervisor, Port Tampa Bay – Environmental Dept.

Docusign Envelope ID: 377DED56-00ED-46BD-9AE6-46D2914BFF29

Port Tampa Bay Standard Work Permit Application #23-068
And Submerged Lands Lease
Submitted by MAA Westshore Exchange, LLC for the
Proposed Construction of a Private Multi-Family Residential Multi-Slip/Lift Docking Facility
Located At 5440 W. Tyson Avenue, Tampa, Florida in
Old Tampa Bay / Rattlesnake Channel

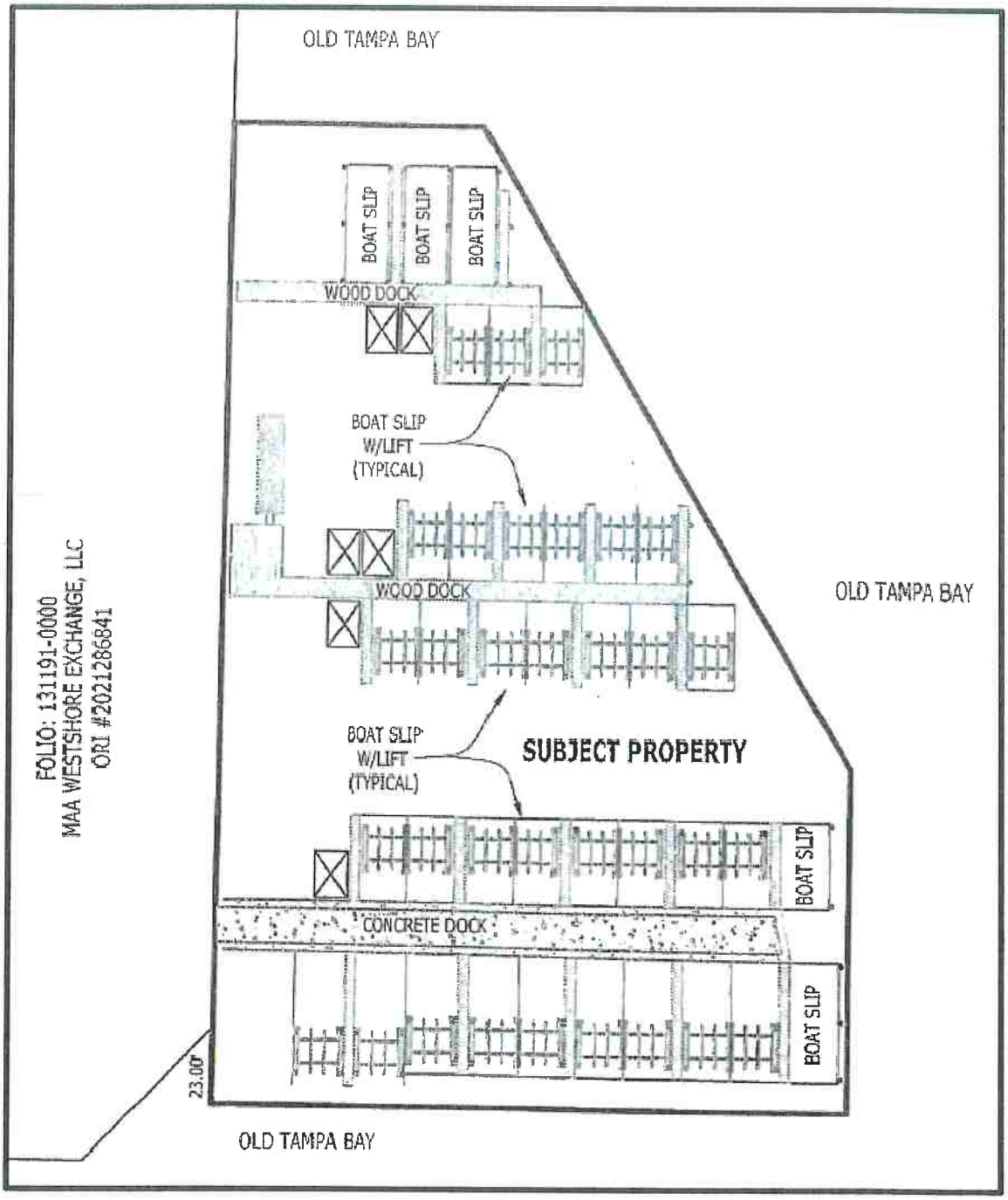

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EXHIBIT #9 - SWPA 23-068 - PUBLIC HEARING

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50178

Tampa Bay Times

Published Daily

STATE OF FLORIDA} ss
COUNTY OF HILLSBOROUGH County

Before the undersigned authority personally appeared Jean Mitotes who on oath says that he/she is a Legal Advertising Representative of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Hillsborough County, Florida that the attached copy of advertisement being a Legal Notice in the matter Work Permit Application #23-068 was published in said newspaper by print in the issues of 08/13/25 or by publication on the newspaper's website, if authorized.

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes. 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 of Affiant Jean Mitotes

Sworn to and subscribed before me this **08/13/2025**

Signature of Notary of Public
Personally known **X** or produced identification.
Type of identification produced _____

Notary Public State of Florida
Judy Allen
My Commission HH 302167
Expires 8/17/2026

PORT TAMPA BAY NOTICE OF PUBLIC HEARING

Notice is hereby given of a public hearing to be held on September 3, 2025 at 2:00 p.m. before the Tampa Port Authority, d/b/a Port Tampa Bay, at its offices located at 1101 Channelside Drive, Tampa, Florida 33602, to hear public comments regarding the following:

Port Tampa Bay Standard Work Permit Application #23-068 and Submerged Lands Lease Submitted by HAA Westshore Exchange, LLC for the Proposed Construction of a Private Multi-Family Residential Multi-Slip Lift Docking Facility Located At 5440 W. Tyson Ave., Tampa, Florida Old Tampa Bay / Rattlesnake Channel

The permit application is on file and available for inspection at PTB offices from 8:30 a.m. until 12:00 noon and from 1:00 p.m. to 5:00 p.m., Monday through Friday (except holidays). 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, Environmental Department, at 1101 Channelside Drive, Tampa, Florida 33602 by 12:00 p.m. (noon) on September 2, 2025. Oral comments and objections may be presented at the hearing.

In accordance with the federal Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities requiring reasonable accommodation to participate in this hearing should call (813) 905-5031 or fax (813) 905-5023 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.

8/13/2025 50178A

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EXHIBIT #10 - SWPA 23-068 - PUBLIC HEARING

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Southwest Florida Water Management District

2379 Broad Street, Brooksville, Florida 34604-6899
(352) 796-7211 or 1-800-423-1476 (FL only)
SUNCOM 628-4150 TDD only 1-800-231-6103 (FL only)
On the Internet at: WaterMatters.org

An Equal Opportunity Employer

Bartow Service Office
170 Century Boulevard
Bartow, Florida 33830-7700
(863) 534-1448 or
1-800-492-7862 (FL only)

Sarasota Service Office
78 Sarasota Center Boulevard
Sarasota, Florida 34240-9770
(941) 377-3722 or
1-800-320-3503 (FL only)

Tampa Service Office
7601 Highway 301 North
Tampa, Florida 33637-6759
(813) 985-7481 or
1-800-836-0797 (FL only)

June 10, 2024

MAA Westshore Exchange LLC
Attn: Indrid Agaj
4401 Northside Parkway, Suite 600
Atlanta, GA 30327

Subject: **Notice of Intended Agency Action - Approval**
ERP Individual Construction Major Modification

Project Name:	5440 Tyson Ave Marina Project
App ID/Permit No:	885132 / 43045975.001
County:	Hillsborough
Sec/Twp/Rge:	S07/T30S/R18E

Dear Permittee(s):

The Southwest Florida Water Management District (District) has completed its review of the application for Environmental Resource Permit modification. Based upon a review of the information you have submitted, the District hereby gives notice of its intended approval of the application.

The File of Record associated with this application can be viewed at http://www18.swfwmd.state.fl.us/erp/erp/search/ERPSearch.aspx and is also available for inspection Monday through Friday, except for District holidays, from 8:00 a.m. through 5:00 p.m. at the District's Tampa Service Office, 7601 U.S. Highway 301 North, Tampa, Florida 33637.

If you have any questions or concerns regarding the application or any other information, please contact the Environmental Resource Permit Bureau in the Tampa Service Office.

Sincerely,

David Kramer, P.E.
Bureau Chief
Environmental Resource Permit Bureau
Regulation Division

cc: Florida Fish and Wildlife Conservation Commission
J Foster Consulting

Docusign Envelope ID: 377DED56-00ED-46BD-9AE6-46D2914BFF29

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County:	Hillsborough
Sec/Twp/Rge:	S07/T30S/R18E

Dear Permittee(s):

The Southwest Florida Water Management District (District) is in receipt of your application for the Environmental Resource Permit modification. Based upon a review of the information you submitted, the application is approved.

Please refer to the attached Notice of Rights to determine any legal rights you may have concerning the District's agency action on the permit application described in this letter.

If approved construction plans are part of the permit, construction must be in accordance with these plans. These drawings are available for viewing or downloading through the District's Application and Permit Search Tools located at www.WaterMatters.org/permits.

The District's action in this matter only becomes closed to future legal challenges from members of the public if such persons have been properly notified of the District's action and no person objects to the District's action within the prescribed period of time following the notification. The District does not publish notices of agency action. If you wish to limit the time within which a person who does not receive actual written notice from the District may request an administrative hearing regarding this action, you are strongly encouraged to publish, at your own expense, a notice of agency action in the legal advertisement section of a newspaper of general circulation in the county or counties where the activity will occur. Publishing notice of agency action will close the window for filing a petition for hearing. Legal requirements and instructions for publishing notices of agency action, as well as a noticing form that can be used, are available from the District's website at www.WaterMatters.org/permits/noticing. If you publish notice of agency action, a copy of the affidavit of publication provided by the newspaper should be sent to the District's Tampa Service Office for retention in this permit's File of Record.

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If you have any questions or concerns regarding your permit or any other information, please contact the Environmental Resource Permit Bureau in the Tampa Service Office.

Sincerely,

David Kramer, P.E.
Bureau Chief
Environmental Resource Permit Bureau
Regulation Division

Enclosures: Approved Permit w/Conditions Attached
As-Built Certification and Request for Conversion to Operation Phase
Notice of Authorization to Commence Construction
Notice of Rights

cc: Florida Fish and Wildlife Conservation Commission
J Foster Consulting

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SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT
ENVIRONMENTAL RESOURCE
INDIVIDUAL CONSTRUCTION MAJOR MODIFICATION
PERMIT NO. 43045975.001

EXPIRATION DATE: June 10, 2029 **PERMIT ISSUE DATE:** June 10, 2024

This permit is issued under the provisions of Chapter 373, Florida Statutes, (F.S.), and the Rules contained in Chapter 62-330, Florida Administrative Code, (F.A.C.). The permit authorizes the Permittee to proceed with the construction of a surface water management system in accordance with the information outlined herein and shown by the application, approved drawings, plans, specifications, and other documents, attached hereto and kept on file at the Southwest Florida Water Management District (District). Unless otherwise stated by permit specific condition, permit issuance constitutes certification of compliance with state water quality standards under Section 401 of the Clean Water Act, 33 U.S.C. 1341. All construction, operation and maintenance of the surface water management system authorized by this permit shall occur in compliance with Florida Statutes and Administrative Code and the conditions of this permit.

PROJECT NAME:	5440 Tyson Ave Marina Project
GRANTED TO:	MAA Westshore Exchange LLC Attn: Indrid Agaj 4401 Northside Parkway, Suite 600 Atlanta, GA 30327
OTHER PERMITTEES:	N/A

ABSTRACT: This modification to Permit No. 43045975.000 authorizes the construction of an approximately 4,214-square-foot docking facility associated with an upland multi-family residential facility. The docking facility is limited to 50 slips, of which 38 are for the mooring of boats and 12 are for the mooring of personal watercrafts. Information regarding the wetlands and/or surface waters is stated below and on the permitted construction drawings for the project. The project is located approximately 4,000 feet west of the intersection of W. Tyson Avenue and South West Shore Boulevard, in Hillsborough County.

OP. & MAIN. ENTITY:	MAA Westshore Exchange LLC
OTHER OP. & MAIN. ENTITY:	N/A
COUNTY:	Hillsborough
SEC/TWP/RGE:	S07/T30S/R18E
TOTAL ACRES OWNED OR UNDER CONTROL:	18.55
PROJECT SIZE:	0.10 Acres
LAND USE:	Industrial
DATE APPLICATION FILED:	December 20, 2023
AMENDED DATE:	N/A

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I. Water Quantity/Quality

Water Quality/Quantity Comment: Water quality treatment and attenuation are not required for the proposed dock construction.
A mixing zone is required.
A variance is not required.

II. 100-Year Floodplain

Encroachment (Acre-Feet of fill)	Compensation (Acre-Feet of excavation)	Compensation Type	Encroachment Result* (feet)
0.00	0.00	No Encroachment	N/A

*Depth of change in flood stage (level) over existing receiving water stage resulting from floodplain encroachment caused by a project that claims Minimal Impact type of compensation.

III. Environmental Considerations

Wetland/Other Surface Water Information

Wetland/Other Surface Water Name	Total Acres	Not Impacted Acres	Permanent Impacts		Temporary Impacts	
			Acres	Functional Loss*	Acres	Functional Loss*
Tampa Bay	0.10	0.00	0.10	0.00	0.00	0.00
Total:	**0.10**	**0.00**	**0.10**	**0.00**	**0.00**	**0.00**

*** For impacts that do not require mitigation, their functional loss is not included.**

Wetland/Other Surface Water Comments:
Wetlands are not located within the project area for this ERP modification; however, there are 0.10 acre of surface water features (FLUCCS 540) located within the project area. Permanent filling and shading impacts to 0.10 acre of the project surface waters will occur for construction of docking facility.

Mitigation Information

Mitigation Comments:
Wetland mitigation will not be required for permanent filling and shading impacts to 0.10 acre of surface waters pursuant to Subsection 10.2.2 of the ERP Applicant's Handbook Vol. I. Under this Section, wetland mitigation is not required for impacts that have been determined to be de minimis to fish, wildlife and listed species.

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Specific Conditions

1. If the ownership of the project area covered by the subject permit is divided, with someone other than the Permittee becoming the owner of part of the project area, this permit may be terminated, unless the terms of the permit are modified by the District or the permit is transferred pursuant to Rule 40D-1.6105, F.A.C. In such situations, each land owner shall obtain a permit (which may be a modification of this permit) for the land owned by that person. This condition shall not apply to the division and sale of lots or units in residential subdivisions or condominiums.

2. The Permittee shall retain the design professional registered or licensed in Florida, to conduct on-site observations of construction and assist with the as-built certification requirements of this project. The Permittee shall inform the District in writing of the name, address and phone number of the design professional so employed. This information shall be submitted prior to construction.

3. The Permittee shall comply with the following conditions intended to protect manatees from direct project effects:

   a. All personnel associated with the project shall be instructed about the presence of manatees and manatee speed zones, and the need to avoid collisions with and injury to manatees. The Permittee shall advise all construction personnel that there are civil and criminal penalties for harming, harassing, or killing manatees which are protected under the Marine Mammal Protection Act, the Endangered Species Act, and the Florida Manatee Sanctuary Act.

   b. All vessels associated with the construction project shall operate at "Idle Speed/No Wake" at all times while in the immediate area and while in water where the draft of the vessel provides less than a 4-foot clearance from the bottom. All vessels will follow routes of deep water whenever possible.

   c. Siltation or turbidity barriers shall be made of material in which manatees cannot become entangled, shall be properly secured, and shall be regularly monitored to avoid manatee entanglement or entrapment. Barriers must not impede manatee movement.

   d. All on-site project personnel are responsible for observing water-related activities for the presence of manatee(s). All in-water operations, including vessels, must be shutdown if a manatee(s) comes within 50 feet of the operation. Activities will not resume until the manatee(s) has moved beyond the 50-foot radius of the project operation, or until 30 minutes elapses if the manatee(s) has not reappeared within 50 feet of the operation. Animals must not be herded away or harassed into leaving.

   e. Any collision with or injury to a manatee shall be reported immediately to the Florida Fish and Wildlife Conservation Commission (FWC) Hotline at 1-888-404-3922. Collision and/or injury should also be reported to the U.S. Fish and Wildlife Service in Jacksonville (1-904-731-3336) for north Florida or Vero Beach (1-772-562-3909) for south Florida and to FWC at ImperiledSpecies@myFWC.com.

   f. Temporary signs concerning manatees shall be posted prior to and during all in-water project activities. All signs shall be removed by the Permittee upon completion of the project. Temporary signs that have already been approved for this use by the FWC must be used. One sign which reads *Caution: Boaters* must be posted. A second sign measuring at least 8 1/2 by 11 " explaining the requirements for "Idle Speed/No Wake" and the shut down of in-water operations must be posted in a location prominently visible to all personnel engaged in water-related activities. These signs can be viewed at MyFWC.com/manatee. Questions concerning these signs can be sent to the email address listed above.

4. This Permit Modification No. 43045975.001, amends the previously issued Permit No. 43045975.000, and adds conditions. All other original permit conditions remain in effect.

5. The Permitted Plan Set for this project includes the set received by the District on May 13, 2024.

6. District staff must be notified in advance of any proposed construction dewatering. If the dewatering activity is

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likely to result in offsite discharge or sediment transport into wetlands or surface waters, a written dewatering plan must either have been submitted and approved with the permit application or submitted to the District as a permit prior to the dewatering event as a permit modification. A water use permit may be required prior to any use exceeding the thresholds in Chapter 40D-2, F.A.C.

7. Each phase or independent portion of the permitted system must be completed in accordance with the permitted plans and permit conditions prior to the occupation of the site or operation of site infrastructure located within the area served by that portion or phase of the system. Each phase or independent portion of the system must be completed in accordance with the permitted plans and permit conditions prior to transfer of responsibility for operation and maintenance of that phase or portion of the system to a local government or other responsible entity.

8. This permit is valid only for the specific processes, operations and designs indicated on the approved drawings or exhibits submitted in support of the permit application. Any substantial deviation from the approved drawings, exhibits, specifications or permit conditions, including construction within the total land area but outside the approved project area(s), may constitute grounds for revocation or enforcement action by the District, unless a modification has been applied for and approved. Examples of substantial deviations include excavation of ponds, ditches or sump areas deeper than shown on the approved plans.

9. Water quality monitoring for turbidity shall be conducted within Tampa Bay, a Class III Florida waterbody, for the duration of the project.

10. Turbidity levels shall not exceed 29 NTU's above background. If monitoring reveals turbidity levels are greater than or equal to 29 NTU's above background, the permittee shall take the following measures:

    a. Immediately cease all work contributing to the water quality violation.

    b. Stabilize exposed soils contributing to the violation. Modify work procedures responsible for the violation, install additional turbidity containment devices, repair non-functioning turbidity containment devices; and

    c. Increase monitoring frequency to every two hours until turbidity levels no longer exceed 29 NTU's above background. Interim samples collected following the violation(s) shall be collected in the same manner and locations as the routine monitoring. Construction activities may not resume until the turbidity levels meet the above water quality standards.

    d. Immediately report turbidity violations to the District. The report shall include the description of the corrective actions being taken or proposed to be taken. The report shall be made to the Department as soon as normal business hours resume if violation(s) are noted after normal business hours, on holidays, or on weekends. A copy of the monitoring data sheets, which indicate violation(s), shall be forwarded immediately to the Department.

    Failure to report violation(s) or to follow corrective procedures before resuming work shall constitute grounds for permit revocation and may subject the permittee to formal enforcement action.

11. All dock pilings shall be wrapped with PVC from the mud line to one foot above mean high water. The Permittee or the Operation and Maintenance Entity shall maintain the pilings in this condition for the life of the facility.

12. Issuance of this authorization also constitutes a finding of consistency with Florida's Coastal Zone Management Program, as required by Section 307 of the Coastal Zone Management Act.

13. This permit does not authorize the Permittee to cause any adverse impact to or "take" of state listed species and other regulated species of fish and wildlife. Compliance with state laws regulating the take of fish and wildlife is the responsibility of the owner or applicant associated with this project. Please refer to Chapter 68A-27 of the Florida Administrative Code for definitions of "take" and a list of fish and wildlife species. If listed species are observed onsite, FWC staff are available to provide decision support information or assist in obtaining the appropriate FWC permits. Most marine endangered and threatened species are statutorily protected and a "take" permit cannot be issued. Requests for further information or review can be sent to FWCConservationPlanningServices@MyFWC.com.

14. There shall be a minimum 12-inch clearance between the deepest draft of the vessel (with the motor in the down position) and the top of submerged resources for all vessels associated with the use of the docking facility as measured at mean low water. The maximum draft of any vessel shall be 4 feet.

15. Boat maintenance or repair activities that require the removal of a vessel from the water, or removal of major

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portions of the vessel, including the engine, for purposes of routine repair or maintenance on site are prohibited over water at the facility, except where such activities are necessitated by emergency conditions which have resulted in or can result in the sinking of a vessel. Specifically prohibited shall be hull scraping, stripping, sanding, painting, recoating, and other maintenance or repair activities that may result in degradation of water quality from discharges or release of potential contaminants into waters of the state.

16. The slips shall not be occupied by liveaboards. A liveaboard is defined as a vessel docked at a facility and inhabited by a person or persons for any five (5) consecutive days or a total of ten (10) days within any thirty (30) day period.

17. Fueling facilities shall not be provided at the marina.

18. The total number of slips, inclusive of all mooring and upland storage, shall be limited to fifty (50), including thirty-eight (38) boats and twelve (12) personal watercrafts.

19. For all pile-driving activity related to this project:

a. At least one dedicated observer shall be present during pile driving activities and shall perform no other duties that may interfere with their ability to observe for protected marine species. Observer(s) must have prior on-the-job experience observing manatees during in-water work where the activities were similar in nature to this project. Observer(s) shall have the authority to cease project operations 1) upon sighting a manatee within 50 feet of the pile driving or vessel activity; and 2) if detection of manatees is not possible due to weather or other conditions.

b. All pile driving activities shall be limited to daylight hours in order to maximize visibility for protected species observers. Monitoring shall occur for 30 minutes prior to, during, and for 30 minutes after pile driving ends.

c. During pile driving, the project will utilize a ramp-up measure. At the start of pile driving activity, pile driving hammers would initially be operated at low levels, then gradually increase to minimum necessary power required for pile installation.

d. If the activities appear to harass or injure a protected marine species, then work shall cease immediately and not resume until after consultation with the Florida Fish and Wildlife Conservation Commission (ImperiledSpecies@MyFWC.com or 850-922-4330). Any additional conservation measures deemed necessary by FWC must be implemented to minimize the risks to protected species.

20. To reduce the risk of entrapment and drowning of manatees, manatee exclusion devices (such as grating) shall be installed and maintained over any existing or proposed pipes or culverts greater than 8 inches, but smaller than 8 feet in diameter that are submerged or partially submerged and reasonably accessible to manatees. If horizontal or vertical bars are used, no more than 8-inch gaps on center shall be allowed. Grates shall be in place at the accessible end(s) during all phases of the construction process and as a final design element to restrict manatee access.

21. 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 https://myfwc.com/wildlifehabitats/wildlife/manatee/education-for-marinas/. Signs shall be replaced in accordance with FWC guidance by the Permittee if outdated, damaged, or faded.

22. The Permittee shall install bins for the disposal or recycling of monofilament line or other used fishing gear, which shall be maintained for the life of the facility, no later than 60 days after construction commencement. Educational signs encouraging the use of these bins shall be posted. A proposal for the location of the bin and the sign shall be submitted to ImperiledSpecies@MyFWC.com. Signs shall be replaced in accordance with FWC guidance by the Permittee if outdated, damaged or faded.

23. The Permittee shall install permanent handrails to prevent boat mooring along the sections of the dock not permitted for mooring. A sign, acknowledging no mooring, shall be installed no later than 60 days after construction commencement and maintained for the life of the facility. Signs shall be replaced by the Permittee in accordance with FWC guidance if outdated, damaged, or faded.

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24. Blasting is not authorized for this project. If the construction methodology changes in the future to include blasting, a modification to the permit is needed. Specific conditions must address impacts to protected marine species (manatees, marine turtles, dolphins, etc.) if blasting is proposed. Such conditions shall be in the form of an appropriate Blast and Watch Plan, approved by FWC staff, who can be contacted at ImperiledSpecies@MyFWC.com.

25. During the construction phase, vessels shall not be anchored on seagrass or hardbottom resources. The Permittee shall employ floating tow cables and maneuver all vessels so that anchoring and towing cables and lines are not permitted to lay-on or sweep-over seagrasses or hardbottom resources. Vessels that are not anchoring should be held stationary over sandy bottom to avoid any potential for damage from slack cables or lines.

GENERAL CONDITIONS

1. The general conditions attached hereto as Exhibit "A" are hereby incorporated into this permit by reference and the Permittee shall comply with them.

David Kramer, P.E.

Authorized Signature

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EXHIBIT A

GENERAL CONDITIONS:

1 The following general conditions are binding on all individual permits issued under this chapter, except where the conditions are not applicable to the authorized activity, or where the conditions must be modified to accommodate, project-specific conditions.

a. All activities shall be implemented following the plans, specifications and performance criteria approved by this permit. Any deviations must be authorized in a permit modification in accordance with Rule 62-330.315, F.A.C., or the permit may be revoked and the permittee may be subject to enforcement action.

b. A complete copy of this permit shall be kept at the work site of the permitted activity during the construction phase, and shall be available for review at the work site upon request by the Agency staff. The permittee shall require the contractor to review the complete permit prior to beginning construction.

c. Activities shall be conducted in a manner that does not cause or contribute to violations of state water quality standards. Performance-based erosion and sediment control best management practices shall be installed immediately prior to, and be maintained during and after construction as needed, to prevent adverse impacts to the water resources and adjacent lands. Such practices shall be in accordance with the *State of Florida Erosion and Sediment Control Designer and Reviewer Manual (Florida Department of Environmental Protection and Florida Department of Transportation June 2007)*, and the *Florida Stormwater Erosion and Sedimentation Control Inspector's Manual (Florida Department of Environmental Protection, Nonpoint Source Management Section, Tallahassee, Florida, July 2008)*, which are both incorporated by reference in subparagraph 62-330.050(8)(b)5, F.A.C., unless a project-specific erosion and sediment control plan is approved or other water quality control measures are required as part of the permit.

d. At least 48 hours prior to beginning the authorized activities, the permittee shall submit to the Agency a fully executed Form 62-330.350(1), "Construction Commencement Notice,"[effective date], incorporated by reference herein (<http://www.flrules.org/Gateway/reference.asp?No=Ref-02505>), indicating the expected start and completion dates. A copy of this form may be obtained from the Agency, as described in subsection 62-330.010(5),F.A.C. However, for activities involving more than one acre of construction that also require a NPDES stormwater construction general permit, submittal of the Notice of Intent to Use Generic Permit for Stormwater Discharge from Large and Small Construction Activities, DEP Form 62-621.300(4)(b), shall also serve as notice of commencement of construction under this chapter and, in such a case, submittal of Form 62-330.350(1) is not required.

e. Unless the permit is transferred under Rule 62-330.340, F.A.C., or transferred to an operating entity under Rule 62-330.310, F.A.C., the permittee is liable to comply with the plans, terms and conditions of the permit for the life of the project or activity.

f. Within 30 days after completing construction of the entire project, or any independent portion of the project, the permittee shall provide the following to the Agency, as applicable:

1. For an individual, private single-family residential dwelling unit, duplex, triplex, or quadruplex - "Construction Completion and Inspection Certification for Activities Associated with a Private Single-Family Dwelling Unit" [Form 62-330.310(3)]; or

2. For all other activities - "As-Built Certification and Request for Conversion to Operation Phase" [Form 62-330.310(1)].

3. If available, an Agency website that fulfills this certification requirement may be used in lieu of the form.

g. If the final operation and maintenance entity is a third party:

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1. Prior to sales of any lot or unit served by the activity and within one year of permit issuance, or within 30 days of as- built certification, whichever comes first, the permittee shall submit, as applicable, a copy of the operation and maintenance documents (see sections 12.3 thru 12.3.4 of Volume I) as filed with the Department of State, Division of Corporations and a copy of any easement, plat, or deed restriction needed to operate or maintain the project, as recorded with the Clerk of the Court in the County in which the activity is located.

2. Within 30 days of submittal of the as- built certification, the permittee shall submit "Request for Transfer of Environmental Resource Permit to the Perpetual Operation and Maintenance Entity" [Form 62-330.310 (2)] to transfer the permit to the operation and maintenance entity, along with the documentation requested in the form. If available, an Agency website that fulfills this transfer requirement may be used in lieu of the form.

h. The permittee shall notify the Agency in writing of changes required by any other regulatory agency that require changes to the permitted activity, and any required modification of this permit must be obtained prior to implementing the changes.

i. This permit does not:

1. Convey to the permittee any property rights or privileges, or any other rights or privileges other than those specified herein or in Chapter 62-330, F.A.C.;

2. Convey to the permittee or create in the permittee any interest in real property;

3. Relieve the permittee from the need to obtain and comply with any other required federal, state, and local authorization, law, rule, or ordinance; or

4. Authorize any entrance upon or work on property that is not owned, held in easement, or controlled by the permittee.

j. Prior to conducting any activities on state-owned submerged lands or other lands of the state, title to which is vested in the Board of Trustees of the Internal Improvement Trust Fund, the permittee must receive all necessary approvals and authorizations under Chapters 253 and 258, F.S. Written authorization that requires formal execution by the Board of Trustees of the Internal Improvement Trust Fund shall not be considered received until it has been fully executed.

k. The permittee shall hold and save the Agency harmless from any and all damages, claims, or liabilities that may arise by reason of the construction, alteration, operation, maintenance, removal, abandonment or use of any project authorized by the permit.

l. The permittee shall notify the Agency in writing:

1. Immediately if any previously submitted information is discovered to be inaccurate; and

2. Within 30 days of any conveyance or division of ownership or control of the property or the system, other than conveyance via a long-term lease, and the new owner shall request transfer of the permit in accordance with Rule 62-330.340, F.A.C. This does not apply to the sale of lots or units in residential or commercial subdivisions or condominiums where the stormwater management system has been completed and converted to the operation phase.

m. Upon reasonable notice to the permittee, Agency staff with proper identification shall have permission to enter, inspect, sample and test the project or activities to ensure conformity with the plans and specifications authorized in the permit.

n. If any prehistoric or historic artifacts, such as pottery or ceramics, stone tools or metal implements, dugout canoes, or any other physical remains that could be associated with Native American cultures, or early colonial or American settlement are encountered at any time within the project site area, work involving

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subsurface disturbance in the immediate vicinity of such discoveries shall cease. The permittee or other designee shall contact the Florida Department of State, Division of Historical Resources, Compliance and Review Section, at (850) 245-6333 or (800) 847-7278, as well as the appropriate permitting agency office. Such subsurface work shall not resume without verbal or written authorization from the Division of Historical Resources. If unmarked human remains are encountered, all work shall stop immediately and notification shall be provided in accordance with Section 872.05, F.S. (2012).

o. Any delineation of the extent of a wetland or other surface water submitted as part of the permit application, including plans or other supporting documentation, shall not be considered binding unless a specific condition of this permit or a formal determination under Rule 62-330.201, F.A.C., provides otherwise.

p. The permittee shall provide routine maintenance of all components of the stormwater management system to remove trapped sediments and debris. Removed materials shall be disposed of in a landfill or other uplands in a manner that does not require a permit under Chapter 62-330, F.A.C., or cause violations of state water quality standards.

q. This permit is issued based on the applicant's submitted information that reasonably demonstrates that adverse water resource-related impacts will not be caused by the completed permit activity. If any adverse impacts result, the Agency will require the permittee to eliminate the cause, obtain any necessary permit modification, and take any necessary corrective actions to resolve the adverse impacts.

r. A Recorded Notice of Environmental Resource Permit may be recorded in the county public records in accordance with Rule 62-330.090(7), F.A.C. Such notice is not an encumbrance upon the property.

2. In addition to those general conditions in subsection (1) above, the Agency shall impose any additional project-specific special conditions necessary to assure the permitted activities will not be harmful to the water resources, as set forth in Rules 62-330.301 and 62-330.302, F.A.C., Volumes I and II, as applicable, and the rules incorporated by reference in this chapter.

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SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT

NOTICE OF AUTHORIZATION TO COMMENCE CONSTRUCTION

5440 Tyson Ave Marina Project
PROJECT NAME

Industrial
PROJECT TYPE

Hillsborough
COUNTY

S07/T30S/R18E
SEC(S)/TWP(S)/RGE(S)

MAA Westshore Exchange LLC
PERMITTEE

APPLICATION ID/PERMIT NO: 885132 / 43045975.001
DATE ISSUED: June 10, 2024

David Kramer, P.E.
Issuing Authority

THIS NOTICE SHOULD BE CONSPICUOUSLY DISPLAYED AT THE SITE OF THE WORK

Docusign Envelope ID: 377DED56-00ED-46BD-9AE6-46D2914BFF29

Notice of Rights

ADMINISTRATIVE HEARING

1. You or any person whose substantial interests are or may be affected by the District's intended or proposed action may request an administrative hearing on that action by filing a written petition in accordance with Sections 120.569 and 120.57, Florida Statutes (F.S.), Uniform Rules of Procedure Chapter 28-106, Florida Administrative Code (F.A.C.) and District Rule 40D-1.1010, F.A.C. Unless otherwise provided by law, a petition for administrative hearing must be filed with (received by) the District within 21 days of receipt of written notice of agency action. "Written notice" means either actual written notice, or newspaper publication of notice, that the District has taken or intends to take agency action. "Receipt of written notice" is deemed to be the fifth day after the date on which actual notice is deposited in the United States mail, if notice is mailed to you, or the date that actual notice is issued, if sent to you by electronic mail or delivered to you, or the date that notice is published in a newspaper, for those persons to whom the District does not provide actual notice.

2. Pursuant to Subsection 373.427(2)(c), F.S., for notices of intended or proposed agency action on a consolidated application for an environmental resource permit and use of state-owned submerged lands concurrently reviewed by the District, a petition for administrative hearing must be filed with (received by) the District within 14 days of receipt of written notice.

3. Pursuant to Rule 62-532.430, F.A.C., for notices of intent to deny a well construction permit, a petition for administrative hearing must be filed with (received by) the District within 30 days of receipt of written notice of intent to deny.

4. Any person who receives written notice of an agency decision and who fails to file a written request for a hearing within 21 days of receipt or other period as required by law waives the right to request a hearing on such matters.

5. Mediation pursuant to Section 120.573, F.S., to settle an administrative dispute regarding District intended or proposed action is not available prior to the filing of a petition for hearing.

6. A request or petition for administrative hearing must comply with the requirements set forth in Chapter 28-106, F.A.C. A request or petition for a hearing must: (1) explain how the substantial interests of each person requesting the hearing will be affected by the District's intended action or proposed action, (2) state all material facts disputed by the person requesting the hearing or state that there are no material facts in dispute, and (3) otherwise comply with Rules 28-106.201 and 28-106.301, F.A.C. Chapter 28-106, F.A.C. can be viewed at www.flrules.org or at the District's website at www.WaterMatters.org/permits/rules.

7. A petition for administrative hearing is deemed filed upon receipt of the complete petition by the District Agency Clerk at the District's Tampa Service Office during normal business hours, which are 8:00 a.m. to 5:00 p.m., Monday through Friday, excluding District holidays. Filings with the District Agency Clerk may be made by mail, hand-delivery or facsimile transfer (fax). The District does not accept petitions for administrative hearing by electronic mail. Mailed filings must be addressed to, and hand-delivered filings must be delivered to, the Agency Clerk, Southwest Florida Water Management District, 7601 Highway 301 North,Tampa,FL 33637-6759. Faxed filings must be transmitted to the District Agency Clerk at (813) 367-9788. Any petition not received during normal business hours shall be filed as of 8:00 a.m. on the next business day. The District's acceptance of faxed petitions for filing is subject to certain conditions set forth in the District's Statement of Agency Organization and Operation, available for viewing at www.WaterMatters.org/about.

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JUDICIAL REVIEW

1. Pursuant to Sections 120.60(3) and 120.68, F.S., a party who is adversely affected by District action may seek judicial review of the District's action. Judicial review shall be sought in the Fifth District Court of Appeal or in the appellate district where a party resides or as otherwise provided by law.

2. All proceedings shall be instituted by filing an original notice of appeal with the District Agency Clerk within 30 days after the rendition of the order being appealed, and a copy of the notice of appeal, accompanied by any filing fees prescribed by law, with the clerk of the court, in accordance with Rules 9.110 and 9.190 of the Florida Rules of Appellate Procedure (Fla. R. App. P.). Pursuant to Fla. R. App. P. 9.020(h), an order is rendered when a signed written order is filed with the clerk of the lower tribunal.

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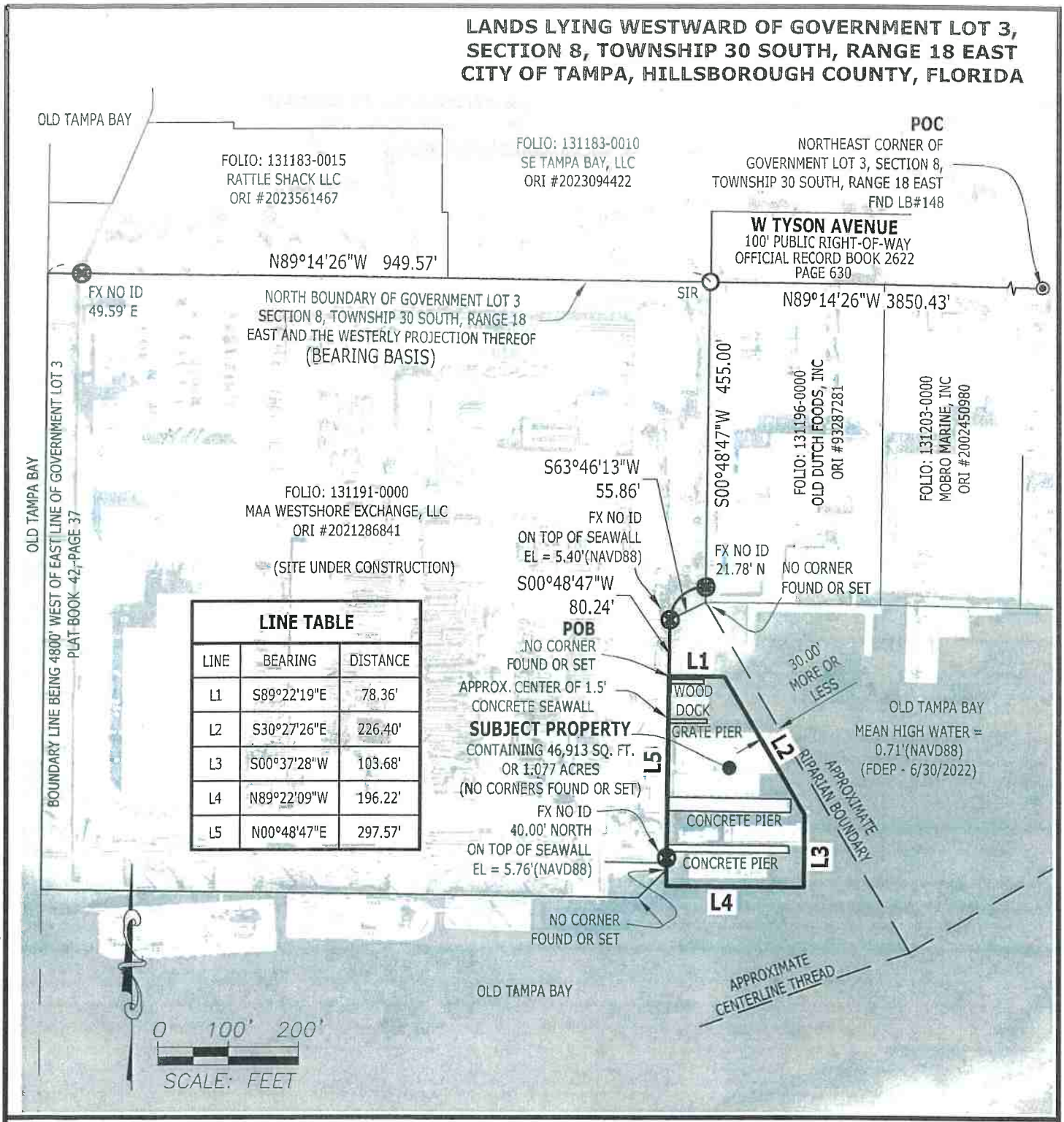
EXHIBIT #11 - SWPA 23-068 - PUBLIC HEARING

Docusign Envelope ID: 377DED56-00ED-46BD-9AE6-46D2914BFF29

LANDS LYING WESTWARD OF GOVERNMENT LOT 3, SECTION 8, TOWNSHIP 30 SOUTH, RANGE 18 EAST CITY OF TAMPA, HILLSBOROUGH COUNTY, FLORIDA



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S89°22'19"E	78.36'
L2	S30°27'26"E	226.40'
L3	S00°37'28"W	103.68'
L4	N89°22'09"W	196.22'
L5	N00°48'47"E	297.57'

MAA WESTSHORE EXCHANGE, LLC

OLD TAMPA BAY - SUBMERGED LAND - SPECIFIC PURPOSE SURVEY

SCALE	DATE	JOB No.		
1"=200'	10/22/2024	00012-2020-0418-00		
DRAWN	CHECKED	SECTION	TOWNSHIP	RANGE
RBC	RBC	8	30S	18E

CERTIFIED AS AS SPECIFIC PURPOSE SURVEY TO
TAMPA PORT AUTHORITY
UNLESS IT BEARS THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP AND REPORT IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

Robert B Curtis
2024.10.22 10:11:57 -04'00'

ROBERT B. CURTIS
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA # LS6051
CERTIFICATE OF AUTHORIZATION No. LB 2610

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Tampa, Florida 33634
Phone: (813) 880-8881
www.Ardurra.com
License #2610

209

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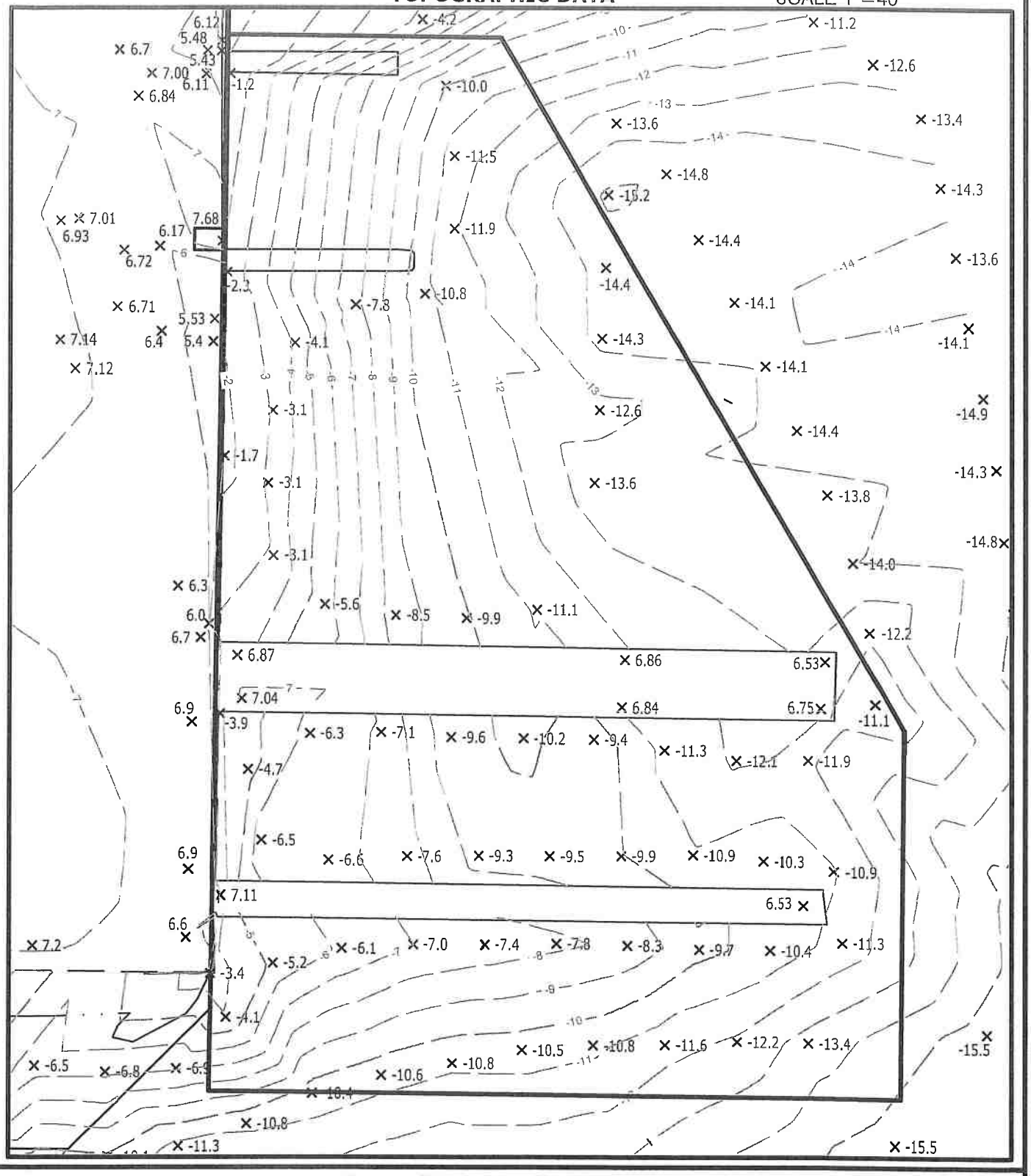

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OLD TAMPA BAY - SUBMERGED LAND - SPECIFIC PURPOSE SURVEY

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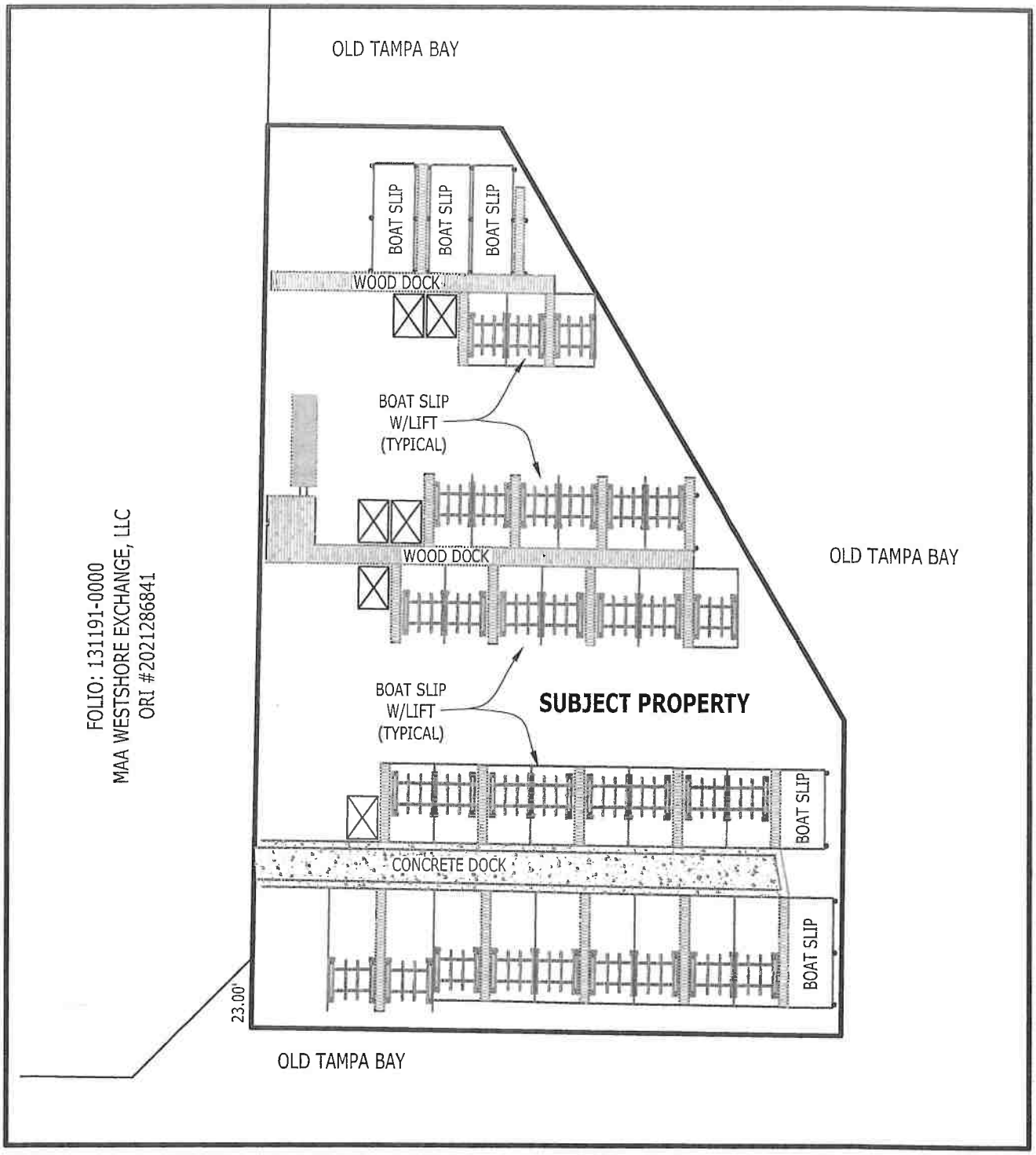
EXHIBIT OF PROPOSED DOCK IMPROVEMENTS

SCALE 1"=50'



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OLD TAMPA BAY - SUBMERGED LAND - SPECIFIC PURPOSE SURVEY

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LEGAL DESCRIPTION: (BY ARDURRA)

THAT PARCEL OF SUBMERGED LAND LYING WESTWARD OF GOVERNMENT LOT 3 OF SECTION 8, TOWNSHIP 30 SOUTH, RANGE 18 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID GOVERNMENT LOT 3, RUN NORTH 89°14' 25" WEST, ALONG THE NORTH BOUNDARY OF SAID GOVERNMENT LOT 3 AND THE WESTERLY EXTENSION THEREOF, A DISTANCE OF 3850.43 FEET; THENCE SOUTH 00°48'47" WEST, A DISTANCE OF 455.00 FEET; THENCE SOUTH 63°46'13" WEST, A DISTANCE OF 55.86 FEET; THENCE SOUTH 00°48'47" WEST, A DISTANCE OF 80.24 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°22'19" EAST, A DISTANCE OF 78.36 FEET; THENCE SOUTH 30°27'26" EAST, A DISTANCE OF 226.40 FEET; THENCE SOUTH 00°37'28" WEST, A DISTANCE OF 103.68 FEET; THENCE NORTH 89°22'09" WEST, A DISTANCE OF 196.22 FEET; THENCE NORTH 00°48'47" EAST, A DISTANCE OF 297.57 FEET TO THE POINT OF BEGINNING.

CONTAINING 46,913.24 SQUARE FEET OR 1.0770 ACRES, MORE OR LESS.

LEGEND OF SYMBOLS AND ABBREVIATIONS

⊗ FX NO ID = FOUND SCRIBED "x" IN CONCRETE NO IDENTIFICATION
● FND = FOUND NAIL & DISK (TYPE AND IDENTIFICATION AS SHOWN)
○ SIR = SET 1/2" IRON ROD WITH CAP STAMPED "LB2610"
EL = ELEVATION
FDEP = FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION
NAVD = NORTH AMERICAN VERTICAL DATUM
ORI = OFFICIAL RECORD INSTRUMENT
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT

MAA WESTSHORE EXCHANGE, LLC

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SURVEYOR'S NOTES:

1. TYPE OF SURVEY: SPECIFIC PURPOSE SURVEY. ANY USE OF THIS SURVEY FOR PURPOSES OTHER THAN WHICH IT WAS INTENDED, WITHOUT WRITTEN VERIFICATION, WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR. NOTHING HEREIN SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE CERTIFIED TO. THE SPECIFIC PURPOSE OF THIS SURVEY IS TO DELINEATE LANDS FOR A SUBMERGED LAND LEASE.

2. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE.

3. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND/OR OWNERSHIP WERE FURNISHED TO OR PURSUED BY THE UNDERSIGNED OTHER THAN THOSE SHOWN HEREON. EASEMENTS OR RESTRICTIONS OF RECORD OTHER THAN THOSE SHOWN HEREON MAY EXIST.

4. NO EXCAVATION WAS PERFORMED TO VERIFY THE LOCATION OR EXISTENCE OF ANY UNDERGROUND IMPROVEMENTS, STRUCTURES, OR FOUNDATIONS. UNDERGROUND UTILITIES SHOWN HEREON ARE SHOWN PER ABOVE GROUND EVIDENCE AND/OR RECORD DRAWINGS OR MUNICIPAL ATLAS INFORMATION AND THE LOCATION OF ALL UNDERGROUND UTILITY LINES ARE APPROXIMATE ONLY. THIS DOCUMENT SHOULD NOT BE RELIED UPON FOR EXCAVATION OR CRITICAL DESIGN FUNCTIONS WITHOUT FIELD VERIFICATION OF UNDERGROUND UTILITY LOCATIONS. UTILITIES OTHER THAN THOSE SHOWN HEREON MAY EXIST. SEAWALL IS IN POOR CONDITION.

5. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

6. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

7. ADJOINING PROPERTY OWNERS SHOWN HEREON ARE BASED ON INFORMATION OBTAINED FROM THE COUNTY PROPERTY APPRAISER WEB SITE AND IS FOR INFORMATIONAL PURPOSES ONLY.

8. BEARINGS SHOWN HEREON, WHEN QUALIFIED AS (M) FOR MEASURED ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, APPLICABLE ZONE, NAD 83 (2011) AND WERE DERIVED BY REDUNDANT GLOBAL POSITIONING SYSTEM (GPS) OBSERVATIONS UTILIZING A VIRTUAL REFERENCE STATION REAL TIME NETWORK (RTN) SOLUTION. BEARINGS SHOWN HEREON, AND QUALIFIED AS (D) FOR DEED, (P) FOR PLAT ARE A MEANS TO REFERENCE THE SURVEYED PARCEL TO THE DEED OR PLAT OF RECORD. MORE SPECIFICALLY THE NORTH LINE OF GOVERNMENT LOT 3, SECTION 8, TOWNSHIP 30 SOUTH, RANGE 28 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING NORTH 89°14'25" WEST, AS SHOWN HEREON.

9. ELEVATIONS SHOWN HEREON ARE IN FEET AND ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). CONTROL MONUMENT UTILIZED IS DESIGNATED AS "872-6641 G" (PID = DM1527), HAVING A PUBLISHED ELEVATION OF 3.08' AS PUBLISHED BY THE NATIONAL GEODETIC SURVEY.

10. AERIAL IMAGERY SHOWN HEREON WAS OBTAINED FROM THE FLORIDA LAND AND BOUNDARY INFORMATION SYSTEM (LABINS) WEBSITE AT HTTP://WWW.LABINS.ORG. THE AERIAL IMAGE IS USED AS A BACKGROUND FOR LOCATION PURPOSES ONLY AND IS NOT TO BE CONSIDERED SURVEYED DATA FOR THIS SURVEY.

11. DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.

12. CONSIDERATION WAS GIVEN TO THE FOLLOWING IN PREPARATION OF THIS SURVEY:

(A) AN ALTA/NSPS LAND TITLE SURVEY BY THIS FIRM, FILE NUMBER 00012-2020-0418 RP-ALTA-REV6, AND BEING LAST DATED 4/24/2024.

(B) A TOPOGRAPHIC SURVEY BY THIS FIRM, FILE 00012-2020-0419 RP-BTT-REV4, AND BEING LAST DATED 8/10/2022

MAA WESTSHORE EXCHANGE, LLC

OLD TAMPA BAY - SUBMERGED LAND - SPECIFIC PURPOSE SURVEY

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SUBJECT: **STANDARD WORK PERMIT APPLICATION #25-006 - TAMPA PORT AUTHORITY ENGINEERING DEPARTMENT - PROPOSED CONSTRUCTION OF METRO PORT COMPLEX REDEVELOPMENT**

BACKGROUND:

Port Tampa Bay (PTB) Engineering Department (applicant) applied to the PTB Environmental Department for a Standard Work Permit for a marine construction project and has been assigned Standard Work Permit Application No. 25-006 (Permit). The Permit is for the redevelopment of the property known as the Metro Port Complex, located at 1300 E. Harbor Street and Channelside Drive, Tampa, Florida in the Ybor Channel, is comprised of Berths 263, 264, and 265 and will be used for cruise ships.

FACTS/COMMENTS:

Redevelopment of Metro Port Complex consists of filling approximately 230,500 cubic yards of the upland cut submerged lands of Berths 263, 264, and 265, placement of approximately 11,174 cubic yards of articulated concrete block matting for temporary berm, maintenance dredging/excavation of approximately 14,992 cubic yards of submerged material, and installation of an approximately 820-linear-foot steel sheet pile bulkhead.

The project received recommendations for approval from the Environmental Protection Commission (EPC) of Hillsborough County and was deemed consistent with the *Imagine 2040: Tampa Comprehensive Plan* by the Hillsborough County City-County Planning Commission.

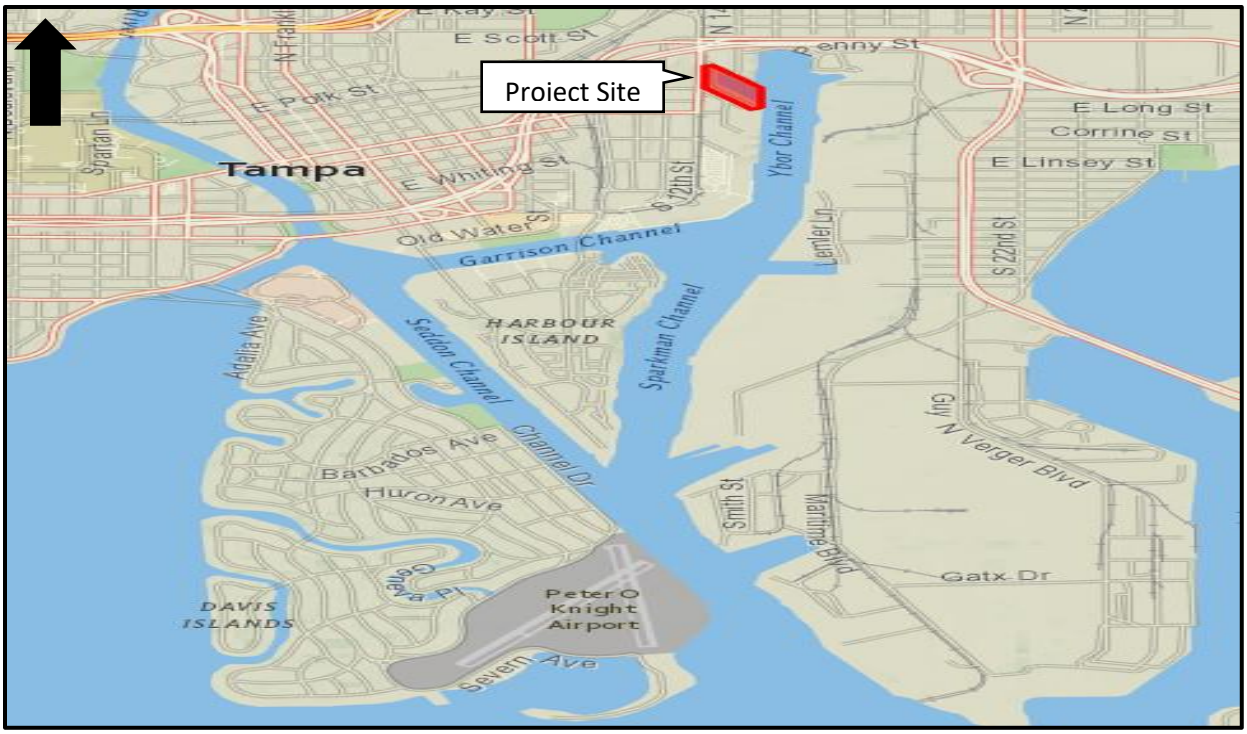
The project received the Florida Department of Environmental Protection (FDEP) Individual Environmental Resource Permit No. 29-0374129-002-EI, issued on June 20, 2025. The U.S. Army Corps of Engineers Application No. SAJ-2019-01142 is under review.

A public hearing was held on December 1, 2025 and there were no public comments.

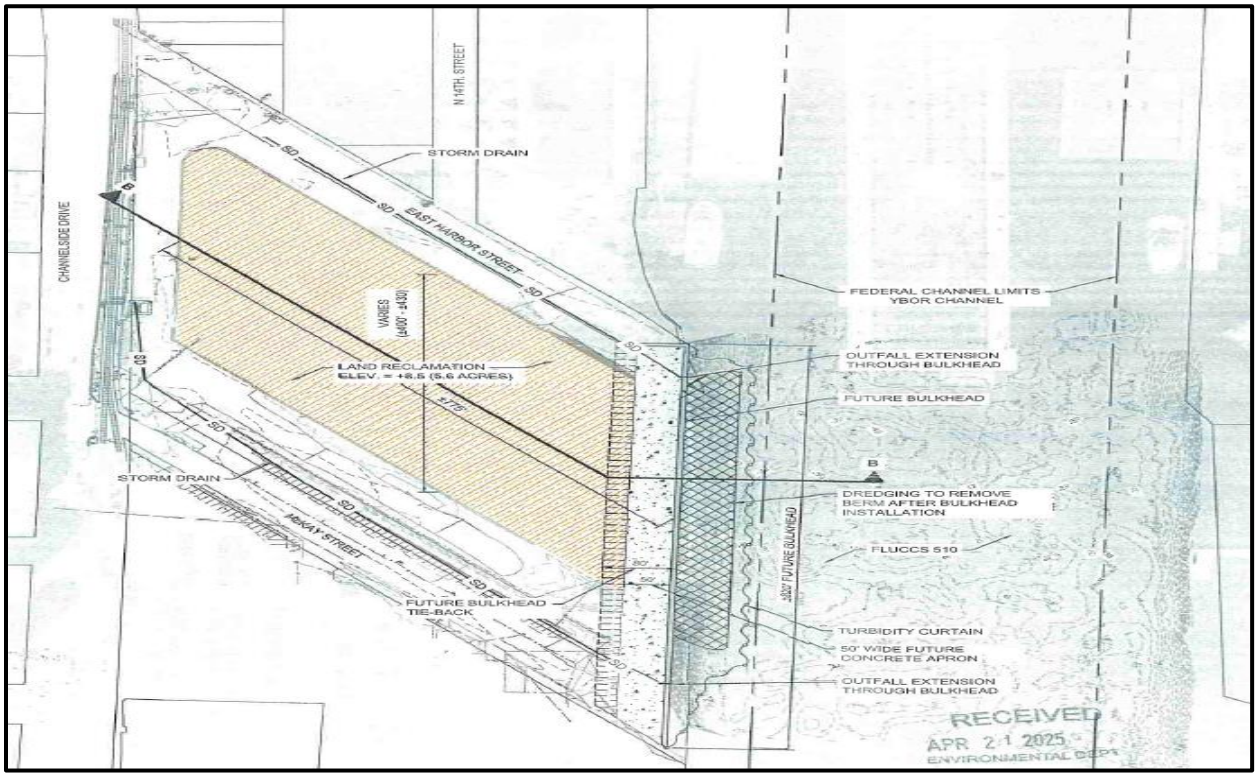
RECOMMENDATION:

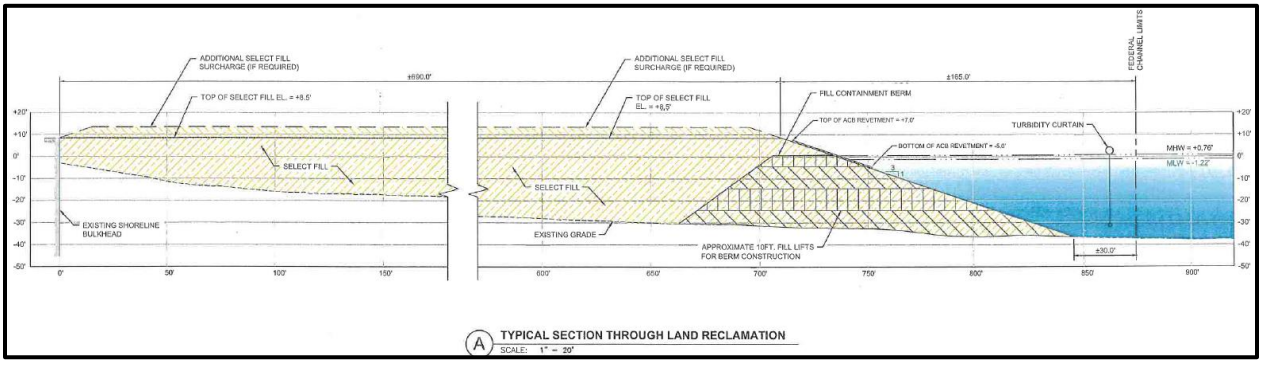
Authorize the Port President/CEO, or his designee, to execute the Port Tampa Bay Standard Work Permit No. 25-006, subject to review by Port counsel.

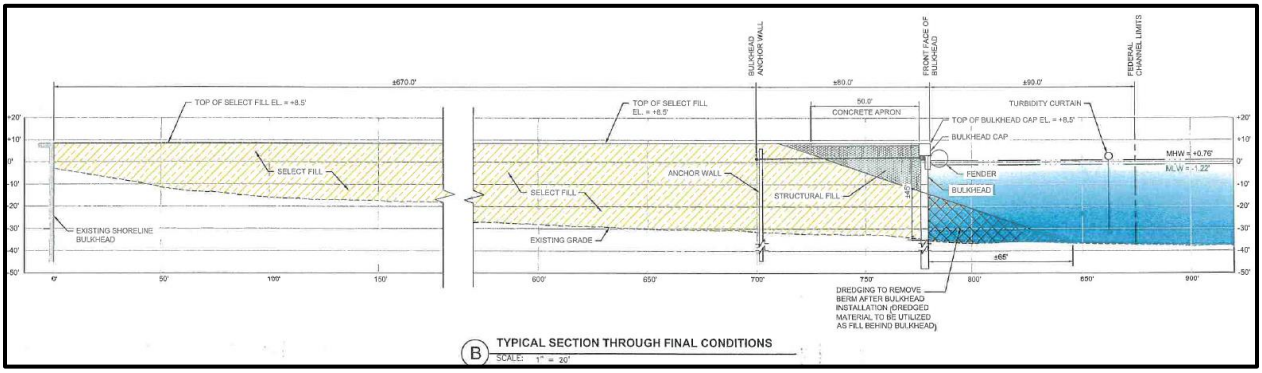
Board Meeting
December 16, 2025
Environmental


Proiect Site
Tampa
E Scott St
E Polk St
E Whiting St
Old Water St
Garrison Channel
Yoor Channel
E Long St
Corrine St
E Linsey St
S 12th St
S 22nd St
Lenter Ln
HARBOUR ISLAND
Seddon Channel
Sparkman Channel
Adalia Ave
Barbados Ave
Huron Ave
Channel Dr
Guy N Verger Blvd
Smith St
Gatx Dr
DAVIS ISLANDS
Peter O Knight Airport
Severn Ave

Selmon Expy W
Selmon Expy E
Proiect Site
Orient Rd
E McKay St


N 14TH STREET
CHANNELSIDE DRIVE
STORM DRAIN
SD
EAST HARBOR STREET
VARIES (±400' - ±430')
LAND RECLAMATION
ELEV. = +6.5 (5.6 ACRES)
±775'
STORM DRAIN
MCKAY STREET
FUTURE BULKHEAD TIE-BACK
FEDERAL CHANNEL LIMITS YBOR CHANNEL
OUTFALL EXTENSION THROUGH BULKHEAD
FUTURE BULKHEAD
DREDGING TO REMOVE BERM AFTER BULKHEAD INSTALLATION
±300' FUTURE BULKHEAD
FLUCCS 510
TURBIDITY CURTAIN
50' WIDE FUTURE CONCRETE APRON
OUTFALL EXTENSION THROUGH BULKHEAD
RECEIVED
APR 21 2025
ENVIRONMENTAL DEPT


ADDITIONAL SELECT FILL SURCHARGE (IF REQUIRED)
±690.0'
TOP OF SELECT FILL EL. = +8.5'
SELECT FILL
EXISTING SHORELINE BULKHEAD
ADDITIONAL SELECT FILL SURCHARGE (IF REQUIRED)
±165.0'
TOP OF SELECT FILL EL. = +8.5'
FILL CONTAINMENT BERM
TOP OF ACB REVETMENT = +1.0'
BOTTOM OF ACB REVETMENT = -5.0'
TURBIDITY CURTAIN
FEDERAL CHANNEL LIMITS
MHW = +0.76'
MLW = -1.22'
SELECT FILL
EXISTING GRADE
APPROXIMATE 10FT. FILL LIFTS FOR BERM CONSTRUCTION
±30.0'
A TYPICAL SECTION THROUGH LAND RECLAMATION
SCALE: 1" = 20'


±670.0'
TOP OF SELECT FILL EL. = +8.5'
SELECT FILL
EXISTING SHORELINE BULKHEAD
BULKHEAD ANCHOR WALL
FRONT FACE OF BULKHEAD
FEDERAL CHANNEL LIMITS
±80.0'
±99.0'
TOP OF SELECT FILL EL. = +8.5'
50.0' CONCRETE APRON
TURBIDITY CURTAIN
TOP OF BULKHEAD CAP EL. = +8.5'
BULKHEAD CAP
ANCHOR WALL
SELECT FILL
EXISTING GRADE
STRUCTURAL FILL
FENDER
BULKHEAD
MHW = +0.76'
MLW = -1.22'
±66'
DREDGING TO REMOVE BERM AFTER BULKHEAD INSTALLATION (DREDGED MATERIAL TO BE UTILIZED AS FILL BEHIND BULKHEAD)
B TYPICAL SECTION THROUGH FINAL CONDITIONS
SCALE: 1" = 20'

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Memorandum

PORT TAMPA BAY
1101 Channelside Drive
Tampa, Florida 33602

To: A. Paul Anderson
President and CEO

CC: Charles Klug
Raul Alfonso

From: Craig Roberts

Date: December 5, 2025

Subject: Tampa Port Authority d/b/a Port Tampa Bay Standard Work Permit Application No. 25-006 for the Tampa Port Authority – Engineering Department - Redevelopment of Metroport Complex

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 Monday, December 1, 2025 at 2:02 p.m. Attached is the transcription of the hearing along with copies of all exhibits.

Craig Roberts Date December 5, 2025
Craig Roberts
Hearing Officer

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 Standard Work Permit No 25-006 for the Tampa Port Authority – Engineering Department.

Jackelyn Julien Date December 5, 2025
Jackie Julien
Environmental Project Manager II

Attachments

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PUBLIC HEARING TRANSCRIPT
December 1, 2025 at 2:02 p.m.

Tampa Port Authority d/b/a Port Tampa Bay
PTB Standard Work Permit Application No. 25-006 for the Tampa Port Authority-Engineering Department

ATTENDEES

Ben Brice- WSP

HEARING OFFICER

Craig Roberts

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MR. ROBERTS:

Good afternoon. Today is Monday, December 1, 2025 and this public hearing is called to order at 2:02 p.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:

PORT TAMPA BAY STANDARD WORK PERMIT APPLICATION #25-006 FOR TAMPA PORT AUTHORITY - ENGINEERING DEPARTMENT

My name is Craig Roberts and I am employed by the Tampa Port Authority, doing business as Port Tampa Bay, and I 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. Sitting beside me is Jackie Julien, Environmental Project Manager, who will present the summary and provisions for the permit for this project.

MRS. JULIEN:

The Tampa Port Authority Engineering Department, hereinafter referred to as "Port Tampa Bay", has applied to Port Tampa Bay's Environmental Department for a Standard Work Permit for a marine construction project which has been assigned Standard Work Permit No. 25-006. The project proposes redevelopment of Metro Port Complex that is comprised of Berths 263, 264 and 265 for use by moored Cruise Ships located at 1300 Harbor Street, Tampa, Florida (Folio #189555-5500) in the Ybor Channel within the City of Tampa. The redevelopment of Metro Port Complex consists of filling approximately 233,761 cubic yards of the upland-cut submerged lands of Berths 263, 264 and 265 with a total of approximately 311,000 cubic yards of fill for anticipated settling or surcharge volume; placement of approximately 11,174 cubic yards of articulated concrete block matting for temporary berm that is an approximately 16,350 square foot area; maintenance dredging/excavation of a total of approximately 14,992 cubic yards of submerged material, approximately 7,000 cubic yards below the Mean High Water elevation, and installation of an approximately 820 linear foot steel sheetpile bulkhead with minimum of two Danger, pardon minimum of two "Rock Danger" hazard signs or buoys. The project engineer and environmental consulting firm for the project is HDR, Inc.

At this time, I would like to offer the following exhibits into the record:

Exhibit No. 1 – A copy of Port Tampa Bay Standard Work Permit Application Number 25-006 received on February 13, 2025.

Exhibit No. 2 – Copies of Port Tampa Bay Environmental Department's certified letters of notice dated April 28, 2025 sent to the Planning Commission, the riparian property

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owners within the 1500 foot radius of the property and interested parties and May 12, 2025 notice packet sent to the (EPC) Environmental Protection Commission of Hillsborough County Wetlands Division for review of the proposed project.

Exhibit No. 3 – Copy of April 28, 2025 emailed review comments from Port Tampa Bay's Real Estate Department stating no issues.

Exhibit No. 4 – Copy of Port Tampa Bay Environmental Department's May 7, 2025 letter sent to the Planning Commission stating project review is postponed until further notice pending additional coordination with the Planning Commission.

Exhibit No. 5 – A copy of emailed comments received on May 15, 2025 from the Florida Fish and Wildlife Conservation Commission (FWC) staff recommending six (6) conditions for the permit to satisfy their requirements.

Exhibit No. 6 – A copy of emailed comments received on May 28, 2025 from the City of Tampa Stormwater Engineering Division and the Mobility Department stating four concerns regarding the permitting of this project.

Exhibit No. 7 – A copy of emailed comments received on May 28, 2025 with attached May 27, 2025 dated letter from MPLX Terminals, LLC, which has a nearby facility located east across the Ybor Channel, stating two questions of concerns for this project.

Exhibit No. 8 – A copy of the EPC Wetlands Management Division review comments letter dated September 10, 2025 requesting resubmittal for a separate EPC Impact Review for this project.

Exhibit No. 9 – A copy of the EPC Authorization for Wetland Impact with Mitigation Plan letter issued on June 16, 2025 for this project.

Exhibit No. 10 – Copy of Planning Commission Resolution TA/CPA 25-05 City of Tampa Comprehensive Plan Amendment issued on August 11, 2025 associated with this marine construction project.

Exhibit No. 11 – Copy of Port Tampa Bay Engineering Department's response to comments and acknowledgements letter dated November 4, 2025.

Exhibit No. 12 – A copy of November 6, 2025 email from the Planning Commission staff stating project is to be presented for consistency determination at their December 8, 2025 Regular Meeting.

Exhibit No. 13 – Copy of Port Tampa Bay Environmental Department's certified letters of notice dated November 7, 2025 for the scheduled public hearing information with revised project drawing notices for this project sent to the EPC Wetlands Division, the

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Planning Commission, the riparian property owners within the 1500 foot radius of the project, and interested parties.

Exhibit No. 14 – A copy of emailed comments received on November 10, 2025 from the Hillsborough County Marine Unit stating no issues or raised concerns for this project.

Exhibit No. 15 – A copy of emailed comments received on November 10, 2025 from the Florida Department of Transportation stating required separate FDOT permitting for this project that is being processed under Application No. 2025-D-796-00035.

Exhibit No. 16 – A copy of emailed comments received on November 12, 2025 from the Tampa International Airport staff on behalf of the Federal Aviation Administration (FAA) stating no issues for this marine construction project.

Exhibit No. 17 – A copy of EPC Wetlands Management Division environmental review comments letter dated November 13, 2025 stating no objection to the project with one condition of approval that references the EPC Wetland Impact with Mitigation Plan Authorization No. 81261 associated with this marine construction project.

Exhibit No. 18 – A copy of the Public Hearing Notice along with the Publication Affidavit. The Public Hearing Notice was published on/in the November 9, 2025 issue of the Tampa Bay Times.

Exhibit No. 19 – A copy of updated emailed comments received on November 21, 2025 from the City of Tampa Stormwater Engineering Division and the Mobility Department stating three (3) comments regarding the drainage improvements associated with this project.

Exhibit No. 20 – A copy of the Florida Department of Environmental Protection (FDEP) Individual Environmental Resource Permit No. 29-0374129-002-EI issued on June 20, 2025.

I would like to offer into the record two additional exhibits received today:

Exhibit No. 21 – Is a copy of emailrd comments received from the City of Tampa Stormwater Department, Charlie Rodriguez, stating this is to confirm the City of Tampa Stormwater Engineering Division is currently reviewing this project and cannot approve of it at this time and referencing See Attached Comments.

Exhibit No. 22 – Is emailed comments received December 1, 2025 from Bill Strong representing Marathon stating “my only concern is the work may impede traffic on the channel.”

That is all.

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MR. ROBERTS::

Thank you Mrs. Julien, the exhibits will be entered into the record as presented.

At this time we will take comments concerning this issue.

Are there any comments? Hearing none.

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 December 16, 2025. The staff recommendation will be available on December 9, 2025. If there is nothing else to come before this hearing, I declare this hearing closed at 2:12 p.m.

I, Craig Roberts, have read and approve the form of the attached transcript of the December 1, 2025, Public Hearing for Standard Work Permit No. 25-006 for the Tampa Port Authority – Engineering Department.

Dated on December 5, 2025.

Craig Roberts

Craig Roberts
Public Hearing Officer

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EXHIBIT #1 - SWPA #25-006 PUBLIC HEARING

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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 # 25 - 006 Date Received:

☐ NEW ☐ PERMIT REVISION

SECTION I

1. **STANDARD WORK PERMIT APPLICATION** - Brief Project Description:

The project will involve the redevelopment of the Metro port slip by backfilling the approximately 5.6 acres of upland cut slip nd installation of a new bulkhead in line with the existing bulkhead at Berth 266 (Cruise Terminal 6).

2. **APPLICANT INFORMATION**
First Name: Blair Last Name: Patrick
Company Name/Title: VIce President of Engineering
Mailing Address: 1101 Channel Side Dr.
City: Tampa State: FL Zip Code: 33602
Telephone Number: (813) 905-5001
Email Address: pblair@tampaport.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: 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: Benjamin Last Name: Brice
Company Name/Title: HDR Inc
Mailing Address: 4830 West Kennedy Blvd. Suite 400
City: Tampa State: FL Zip Code: 33609
Telephone Number: (813) 477-2760
Email Address: benjamin.brice@hdrinc.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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SECTION II

1. LOCATION OF PROPOSED PROJECT

Site Street Address: 1300 HARBOR ST & CHANNELSIDE DR
City: Tampa State: FL Zip Code: 33602
Folio Number(s): A-18-29-19-ZZZ-000005-92700.0
Section: 19 Township: 29S Range: 19E
Name of Water Body at Project: Ybor Channel, Hillsborough Bay, Tampa Bay

2. PROPOSED USE

☐ Private Single-Family Dwelling ☐ Private Multi-Family Dwelling (Condominium, Apartment, etc.)
☐ Commercial ☒ Other (explain): Removal of public safety issue

3. OWNER OF SUBMERGED LANDS: Port Tampa Bay

☐ ***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: 2,344 Linear Ft.
b. Length of Work Proposed Along Shoreline: 820 Linear Ft.
c. Seawall Vertical Height: top el 8.5 Ft.
d. Rip-Rap Slope: Horizontal Distance: 158 Ft.; Vertical Height: 44.6 Ft.
e. Type of Material: Concrete and Rubble rip rap
f. Volume: 301,698 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

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B. DREDGING / EXCAVATION

☒ NEW WORK ☐ MAINTENANCE

1) DIMENSIONS OF AREAS TO BE DREDGED / EXCAVATED:

a. Length: 572 Ft. Width: 60 Ft.; Total Area: 34,320 Sq. Ft.

b. Depths: Existing 29-32 ; Proposed 29-32

c. Volume: Above MHW ____ ; Below MHW 549,120 ; Total 549,120 Cubic Ft.

d. Area: Above MHW ____ ; Below MHW 34,320 ; Total 34,320 Sq. Ft.

2) TYPE OF MATERIAL: ____

3) STORAGE OF MATERIAL: ☒ On-site Storage ☐ Off-site Disposal Site: Will be used as fill on 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 6,223,500 ; Total 6,223,500 Cubic Ft.

2) AREA: Above MHW ____ ; Below MHW 278,256 ; Total 278,256 Sq. Ft.

3) CONTAINMENT: Seawall ____ Dikes x Other (explain): ____

4) TYPE OF MATERIAL: Clean Structural Fill

5) SOURCE OF MATERIAL: ☐ On-site ☒ Off-site: Contractor provided structural fill

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:

Berm/ dike waterward of constructed bulkhead will be dredged to restore pre-construction bathymetry. Dredged material will be used onsite for fill.

SECTION III

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

Owner Name(s)	Owner Name(s)
City Of Tampa	Trans-Continental Marine Repair and DryDock Corp
Company Name/ Title	Company Name/ Title
306 E Jackson Ave	1601 Sahlmand Dr
Mailing Address	Mailing Address
Tampa, FL, 33602	Tampa, FL, 33605
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.

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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)
Please see attached Legal Description.

Patrick Blair
Print Name of Owner/Applicant

Signature of Owner/Applicant

Sworn to and subscribed before me at Hillsborough County,
, this 19 day of December 20 24

Notary Public State of Florida
Patricia M Villanti
My Commission HH 286736
Expires 7/12/2026

Patricia M. Villanti
Notary Public

7/12/2026
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:

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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

12/19/24
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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LN	Legal Description
1	COM AT NORTHERNMOST COR OF LOT 1 BLK 1 INTER- STATE INVESTMENT CO'S PLAT NO 2 PLATT BK 11 PG 70 N01 DEG 51IN 46 SEC E 152.03 FT FOR POB N 01 DEG 51 MIN 46 SEC E 551.07 FT N 77 DEG 29 MIN 36 SEC E 78.77 FT S 43 DEG 10 MIN 10 SEC E 787.13 FT S 01 DEG 51 MIN 46 SEC W 497.37 FT S 67 DEG 43 MIN 04 SEC EW 38.60 FT S 55 DEG 18 MIN 14 SEC W 70.67 FT AND N 43 DEG 09 MIN 14 SEC W 765.17 FT TO POB

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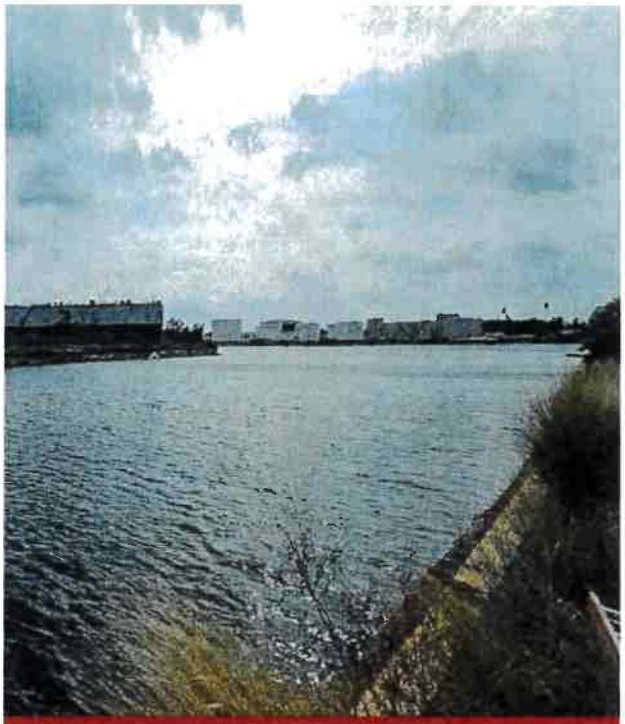

Port Tampa Bay

Metro Port Complex

Hillsborough County Florida

December 17, 2024

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Attachments

Attachment 1 – Permit Drawings
Attachment 2 – UMAM Forms
Attachment 3 – Eastern Indigo Snake Key
Attachment 4 – Manatee Key

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Metroport Complex Redevelopment

1. Introduction

This project will involve the redevelopment of the Metro Port Complex, located at 1300 Harbor & Channelside Drive, Tampa FL (Figure1). The Metro Port complex is comprised of berths 263, 264, and 265. The berths are situated in an upland cut slip that was constructed at the north end of the Ybor Channel within Port Tampa Bay in the 1930s. In 2020, FDEP permit no. 0374129001EI and USACE permit SAJ-2019-01142-RSS was issued to allow for the demolition of the condemned pile supported wharfs within the Metro Port Complex. Since the demolition the uplands and water side access has been restricted with fencing and a floating waterside barrier. This portion of the Port is currently utilized for cruise ship loading and unloading operations and current configuration of the Metro Port Complex is incompatible and unusable while maintaining compliance with 33 CFR 165.703 (2) (ii) Fixed Security Zones for Moored Cruise Ships. 33 CFR 165.703 (2) (ii), establishes a 200-yard security zone around moored cruise ships which would extended across the entire width of the Metro Port complex while a cruise ship is moored at the existing Cruise terminal 6.

2. Project Description

The project will involve the redevelopment of the Metro Port Complex by filling the 5.6 acres of upland cut slip with 230,500 cubic yards of clean structural fill brought in from offsite. Initially, fill to be placed within the Metro Port complex will be contained by a berm constructed across the mouth of the Metro Port Complex with clean structural fill material. Please see Attachment 1 for Permit drawings. The berm will be temporarily armored with rip rap for stabilization. The berm will be constructed by placing the structural fill with a clamshell bucket. Filling the interior portion of the site will take place with a combination of dump scows and pushing fill material from uplands. After the completion of filling, approximately 820 linear feet of new steel combi-wall bulkhead will be installed within the berm footprint to tie into the existing bulkhead at berth 267 (Cruise terminal 6) to the south. All piles will be initially installed with vibratory hammer until refusal, with final installation taking place via impact hammer. During impact hammer usage, the Port will commit to unitizing a soft start procedure, use of bubble curtains, and installation of no more than five piles per day to mitigate underwater noise generation. Upon the completion of the bulkhead installation, the portion of the berm and rip rap between the new bulkhead face and the federal navigation channel will be dredged to reestablish the existing bathymetry. During all dredging and filling activities turbidity curtains will be utilized to maintain water quality standards. The area behind the new wall and the bulkhead cap will have a finish elevation of 8.5 feet and will be paved to meet the surrounding elevations. The new berth will have ±5 fenders that will provide 4 feet of clearance at maximum design compression for any moored vessels. During construction, all work will take place during daylight hours, the contractor will be required to comply with the Standard Manatee Conditions for In-Water Work, the Sea Turtle, Smalltooth Sawfish Construction Conditions and NOAA Fisheries Protected Species Construction Conditions.

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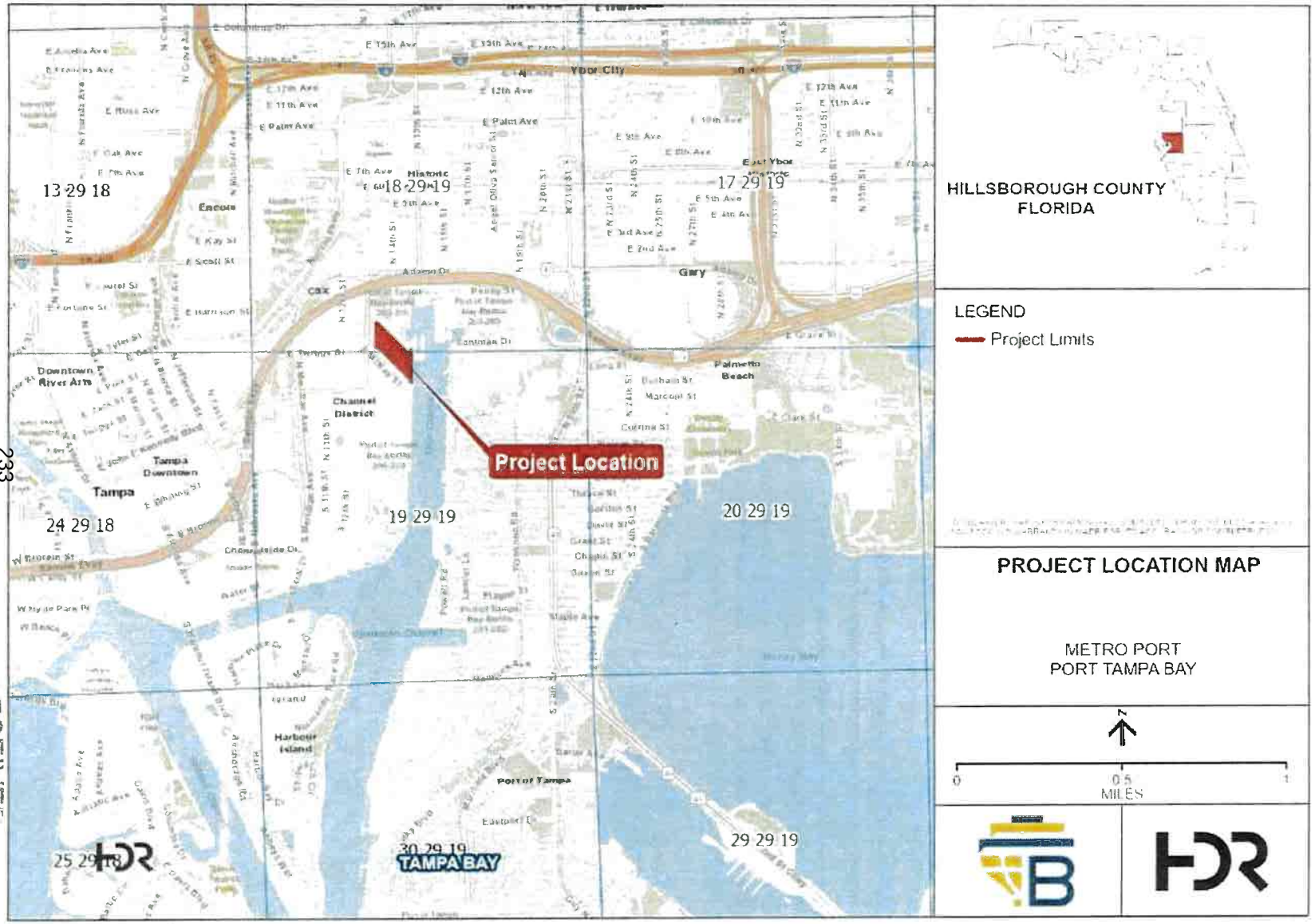

Figure 1 Project Location

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3. Existing Conditions

The project is located in the urban core of the City of Tampa, east of Channelside Drive with Harbor Street to the north and McKay Street to the south (Figure 2). The upland cut Metro Port Complex varies in elevation from 0.24 feet (MLLW) at the western bulkhead to -30.00 feet (MLLW) at the entrance to the Metro Port Complex. Sediment within the slip consists of very loose organic silty sand. Shorelines within the Metro Port Complex are all hardened with either the remaining concrete cutoff wall from the original development or rip rap. There are currently three 36" outfalls within the slip that will be rerouted to extend through the final bulkhead.

3.1. Florida Land Use, Cover, and Classification

To classify the habitats at the project locations, the Southwest Florida Water Management District (SWFWMD) mapping was utilized to classify the project area. Habitat and land use types at the project locations include residential high density, commercial and services, industrial, institutional, open land, bay and estuaries, wetland forested mixed, intermittent ponds, and transportation (Figure 3).

3.2. Soils

The U.S. Department of Agriculture, Natural Resources Conservation Service Web Soil Survey was used to assess soil types present on site. Uplands surrounding the project site were mapped as Urban Land 0 to 2 percent slopes (Figure 4).

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Figure 2 Project Aerial

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Figure 3 FLUCCS Map

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Figure 4 NRCS Soils Map

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4. Impacts and Mitigation

Per Chapter 62-345 FAC, a Uniform Mitigation Assessment Method (UMAM) evaluation was conducted to assess the impacts associated with the filling of the Metro Port Complex. The impact area was evaluated on the three categories of indicators of wetland function (location and landscape support, water environment, and community structure) for the FNAI community type of Marina and Estuarine Unconsolidated Substrate. Results of the analysis are discussed below and the UMAM forms are included in Attachment 2.

4.1. Landscape

The impact area provides little to no downstream benefits to surrounding waters, including limited surface water discharges, no natural habitats, very little to no detrital output, and highly disturbed land uses. The surrounding uplands are utilized for industrial purposes and are all hardened. Adjacent uplands contain a fair amount of exotic vegetation and are within a fenced port facilities located within the urban core of the City of Tampa limiting wildlife movement and utilization. Manatee and some fisheries use would be transitory with the site lacking any submerged aquatic vegetation, emergent vegetation, or a freshwater input. Filling of the upland cut artificial waterbody associated with the proposed project will have no adverse effects on downstream or hydrologically connected habitats. The closest conservation lands are over 1 mile to the east of the project location. **Location and Landscape** score matches the functions of a **score of 3**.

4.2. Water Environment

While water quantity is appropriate, levels (i.e., depths, tidal connection) are not appropriate for a Marina and Estuarine Unconsolidated Substrate (subtidal, intertidal, or supratidal) zone. The average depth of Tampa Bay is twelve feet deep, and an Estuarine Unconsolidated Substrate habitat would be expected to be within this depth range. Instead, the majority of the Metro Port Complex is dredged to (–) 15 feet in depth or greater. Use of the site by aquatic species is severely reduced within the deeper portions of the site where water quality is degraded, specifically dissolved oxygen (DO). The Environmental Protection Commission of Hillsborough County's Benthic Monitoring Program results from Station 02YBC491 indicates a DO bottom concentration of 17.3%. This is consistent with other sampling locations throughout the Ybor channel within the Port and is considered degraded (Figure 5). A **Water Environment score of 2** for the project site would be appropriate.

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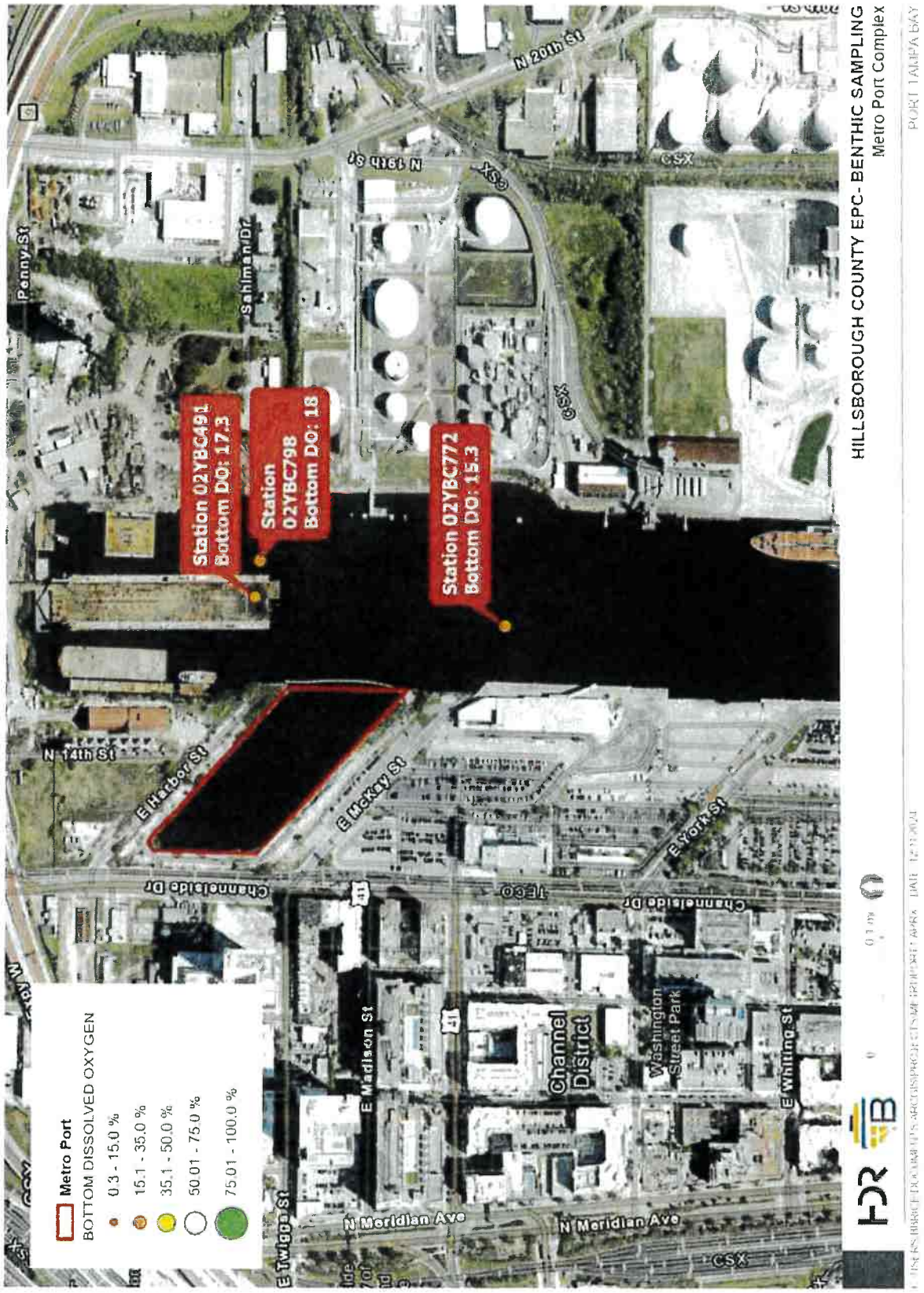

Figure 5 Dissolved Oxygen

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4.3. Benthic Community

Topographic features, such as relief, stability, and interstitial spaces for hardbottom and reef communities, are greatly reduced in the Metro Port Complex from what is expected and are not appropriate for the benthic community being evaluated. Structural features are atypical of the system or there is evidence of great or long-term physical damage. The site is impacted through navigational dredging, permanently altering the natural topography for the expected community. Sediment sampling conducted as part of the Environmental Protection Commission of Hillsborough County's Benthic Monitoring Program indicates the percentage of silt at Station 02YBC491 is 57 percent passing a No. 200 sieve. When the silt percentage is compared to the species diversity, species diversity generally declines with the increase in silt percentage (Figure xx2). This silt percentage indicates that the substrate is unlikely to be suitable for spawning or nesting for most invertebrate species.

This assessment area lacks appropriate species and diversity of those species. The Hillsborough County Environmental Protection Commission's Benthic Monitoring Program developed the Tampa Bay Benthic Index (TBBI) as a measure of the health of benthic habitats in Tampa Bay. The TBBI is scaled from 0-100 with values of less than 73 as "Degraded", from 73-87 as "Intermediate" and greater than 87 as "Healthy". The three stations closest to the project site (02YBC491, 02YBC798, and 02YBC772 had no species identified in the benthic sample. The remaining stations withing Ybor channel south of the project site were all classified as "Degraded" with an adjusted species abundance counts ranging from 125 to 500 organisms/m2. Results from other areas that would be classified as "Marina and Estuarine Unconsolidated Substrate" under the FNAI schema within Hillsborough Bay have adjusted species abundance counts as high as 53,825 organisms/m2. Considering these factors for the Project area, a **score of 2** for **Benthic Community** would be appropriate.

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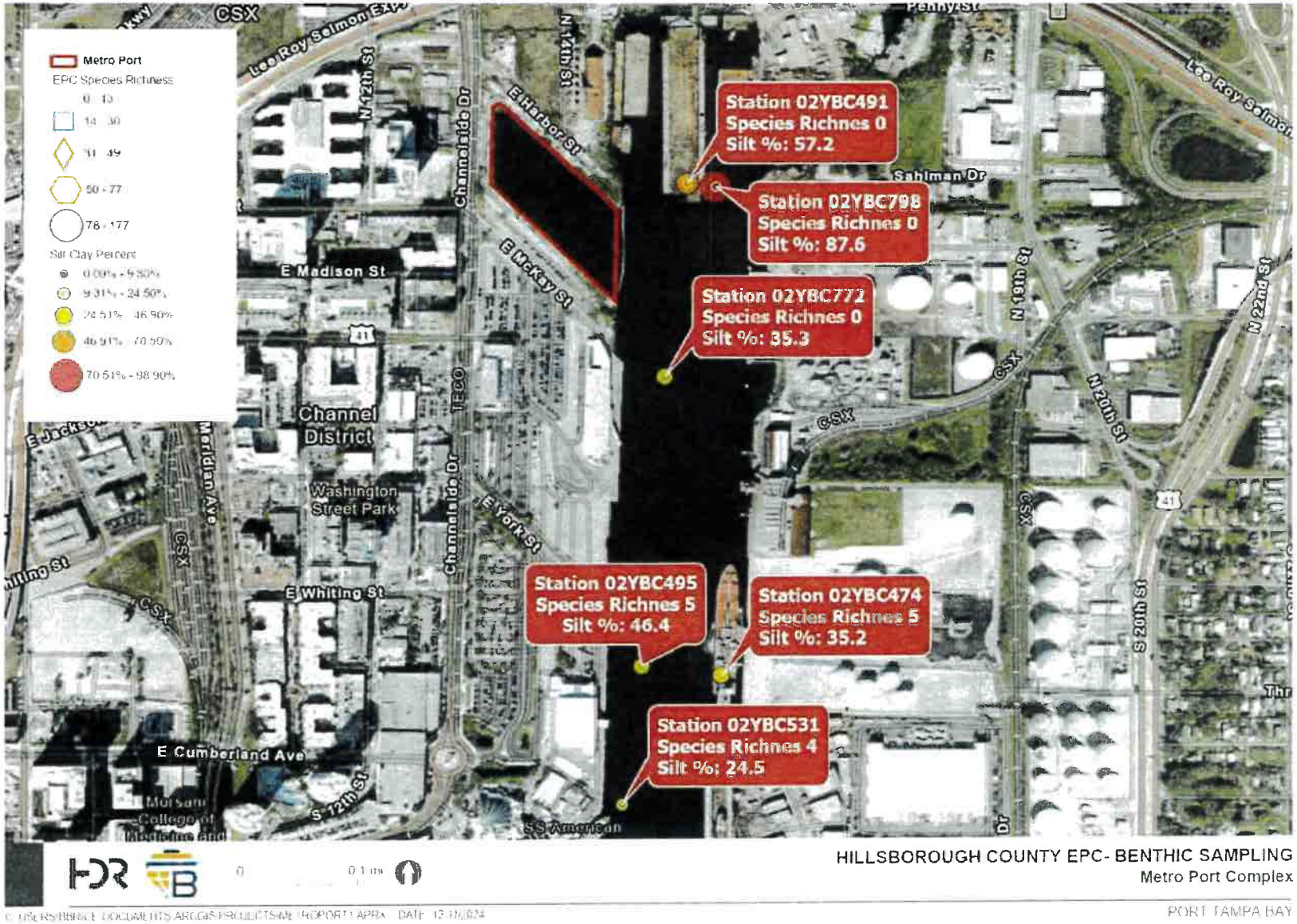

Figure 6 Species Richness

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Table 1 Impact UMAM

Metro Port Complex	UMAM Scores	UMAM Scores
	Permanent Fill (5.6 Acres)	Temporary Impacts (0.80 Acres)
Location & Landscape Support	3	3
Water Environment	2	2
Benthic Community	2	2
Delta	0.23	0.23
Functional Loss (FL)	1.30	0.18
Total Functional Loss		1.48

As mitigation for these unavoidable project impacts, credits will be purchased through Mangrove Point Mitigation Bank.

5. Protected Species and Habitat

The project was evaluated to identify species listed as endangered or threatened under the Endangered Species Act (ESA), to identify critical habitat as designated by the United States Fish & Wildlife Service (USFWS), and to identify essential fish habitat (EFH) as designated by the National Marine Fisheries Service (NMFS). The first step of the review was based on available database records, as follows:

- ESRI Aerial Imagery (2022)
- Southwest Florida Water Management District (SWFWMD) Seagrass mapping data (2022)
- Florida Fish & Wildlife Conservation Commission (FWC) Manatee Synoptic Survey Observation Locations (2021)
- U.S. Department of Agriculture, Natural Resources Conservation Service (NRCS) (https://websoilsurvey.sc.egov.usda.gov/App/HomePage.htm)
- Florida Natural Areas Inventory (FNAI) Biodiversity Matrix
- U.S. Fish and Wildlife Service Critical Habitat Mapper (https://ecos.fws.gov/ecp/report/table/critical-habitat.html)
- National Oceanic & Atmospheric Administration Fisheries Essential Fish Habitat Mapper (https://www.habitat.noaa.gov/apps/efhmapper/)
- IPaC Information for Planning and Consultation (https://ipac.ecosphere.fws.gov/)
- NOAA Fisheries Southeast Region ESA Section 7 Mapper (https://noaa.maps.arcgis.com/apps/webappviewer/index.html?id=b184635835e34f4d904c6fb741cfb00d)

The boundaries of the project area were mapped on aerial photographs (Figure 3) and evaluated in relation to nearby upland and open-water areas. Soils were mapped (Figure 4) along with submerged aquatic vegetation (SAV) and manatee synoptic observation data (Figure 7). Effect determinations were considered for each species with the potential to occur in or near the project area.

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Figure 7 Seagrass and Manatee Map

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5.1. Federal Listed Species

Between IPaC and the NOAA Section 7 Mapper, eighteen federally listed species have the potential to occur within the project area and were evaluated using the various sources listed in section 2.0. Potential effects were determined based on the habitat requirements of each species, presence of their preferred habitat within the project study area, their geographic range, and documented occurrences of the species within the vicinity of the project study area. Seven species were determined to have no potential of occurrence at the project site as noted in Table 2.

Table 2 lists the federal listed species that were identified as having the potential to occur within the study area. The table also provides their probability of occurrence within the study area and their project effect determinations. Each species and their effect determinations are discussed in more detail in the following subsections.

Table 2 Protected Species Potentially Occurring within the Project Area

Scientific Name	Common Name	Federal Listing (USFWS & NMFS)	State Listing (FWC)	Habitat	Likelihood of Occurrence
Fish					
Acipenser oxyrinchus desotoi	Gulf Sturgeon	T	ST	Freshwater streams, coastal waters, and estuaries	Low
Mobula birostris	Giant Manta Ray	T	NL	Offshore oceanic waters- tropical, subtropical, and temperate regions and estuaries, bays, and intercoastal waterways	Low
Pristis pectinata	Smalltooth Sawfish	E	NL	Shallow coastal waters, estuaries, deep water reefs	Low
Reptiles and Amphibians					
Caretta caretta	Loggerhead sea turtle	T	ST	Marine water, coastal bays and estuaries, nesting on beaches	Low
Chelonia mydas	Green sea turtle	T	ST	Bays & estuaries, seagrass habitats; nesting on beaches	Low
Crocodylus acutus	American crocodile	T	ST	Coastal estuarine marshes, tidal swamps, mangroves	Low
Dermochelys coriacea	Leatherback sea turtle	E	E	Oceanic waters, nesting on beaches	Low
Drymarchon corais couperi	Eastern indigo snake	T	ST	Pine flatwoods, hardwood forests, moist hammocks, areas upland of cypress swamps	None
Eretmochelys imbricata	Hawksbill sea turtle	E	E	Marine waters, nesting on beaches	Low
Gopherus polyphemus	Gopher Tortoise	N	ST	Upland habitat with well-drained sandy soil & herbaceous forage	None
Lampropeltis extenuata	Short-tailed Snake	N	ST	Sandy upland habitats	None
Lepidochelys kempii	Kemp's Ridley Sea Turtle	E	ST	Nearshore coastal habitats in the Gulf of Mexico that include muddy or sandy bottoms	Low

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Scientific Name	Common Name	Federal Listing (USFWS & NMFS)	State Listing (FWC)	Habitat	Likelihood of Occurrence
			Birds		
Antigone canadensis pratensis	Florida Sandhill Crane	N	ST	Prairies, freshwater marshes, pastures	None
Athene cunicularia floridana	Florida Burrowing Owl	N	ST	Upland fields	None
Calidris canutus rufa	Rufa red knot	T	ST	Intertidal and marine habitats, coastal inlets, estuaries and bays	None
Caracara plancus audubonii	Crested Caracara	T	ST	Dry or wet prairies with scattered cabbage palm and/or cabbage palm-oak hammocks	None
Grus americana	Whooping Crane	EXPN	EXP	Saltmarshes, estuaries, inland marshes, lakes, and open ponds	None
Laterallus jamaicensis ssp. jamaicensis	Eastern black rail	T	ST	Marshes, associated with dense vegetative cover	None
Mycteria americana	Wood stork	T	ST	Estuarine/tidal marshes, streams, ponds, and ditches	Low
Rostrhamus sociabilis plumbeus	Everglade snail kite	E	FE	Open freshwater marshes with less than 4-foot depth	None
			Mammals		
Eumops floridanus	Florida bonneted bat	E	FE	Open areas, associated with forested communities	None
Trichechus manatus	West Indian manatee	T	T	Bays and estuaries, tidal rivers and streams, springs	Moderate
			Insects		
Danaus plexippus	Monarch butterfly	C	NL	Wherever milkweed is present, open fields, mowed areas, marshes	None

Notes:
E= Endangered; T= Threatened; C = Candidate for federal listing; ST = State Threatened; FE = Federal Endangered; N = Not Listed
EXPN = Endangered Non-essential Experimental Population.

5.1.1. FISH

Gulf Sturgeon (*Acipenser oxyrinchus desotoi*)

The federal status for the gulf sturgeon is threatened. It is known to forage in the Gulf of Mexico and associated estuaries and has been rarely documented in Tampa Bay. Critical habitat for the gulf sturgeon is not designated within the project area and suitable habitat is not present in the current project area.

Impact Assessment – There are no river outlets or sea grass beds in the Ybor Channel and the project area is not expected to be utilized through any life cycle of the species. Therefore, the proposed project is anticipated to have "no effect" on the gulf sturgeon.

Giant Manta Ray (*Mobula birostris)*

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The federal status for the giant manta ray (Mobula birostris) is threatened. The giant manta ray is commonly found offshore in oceanic waters in tropical, subtropical, and temperate regions. While the giant manta ray is typically offshore, they have been observed within productive coastal areas such as estuaries, bays, and intercoastal waterways. During feeding, giant manta rays may be found aggregating in shallow waters at depths less than 10 meters. They feed on planktonic organisms such as euphausiids, copepods, mysids, decapod larvae, and shrimp, as well as small and moderately sized fish. Although typically solitary they aggregate at cleaning sites to feed and mate. While not much is known about mating locations it is believed to occur at cleaning sites which the project site does not likely contain.

Impact Assessment – While there have been documented encounters with the giant manta ray along the Gulf of Mexico coast near St. Petersburg and Sarasota, the likelihood of occurrence within the project area is low due to the inland waters associated with the project. However, the highly mobile, giant manta ray could use the project vicinity on a transient basis for shelter and solitary feeding. Given that the project is within waters accessible to the giant manta ray, the proposed project is anticipated to have a "may affect, not likely to adversely affect" determination.

Smalltooth Sawfish (*Pristis pectinata*)

The federal status for the smalltooth sawfish is endangered. The sawfish utilizes shallow coastal and brackish waters including seagrass beds, oyster bars, mangrove shorelines, inshore bars and sea-walled canals. Critical habitat for the small-toothed sawfish was not designated within the project site.

Project components with the potential to impact the smalltooth sawfish would include the in-water construction, including temporary and/or permanent filling, and pile driving.

The NMFS developed the Sea Turtle and Small toothed Sawfish Construction Conditions to provide protection guidelines during construction. The Port will adhere to these construction conditions, along the commitment to utilized bubble curtains during impact pile driving in order to avoid impacts to the smalltooth sawfish. Given the unlikelihood of the species within the project, the Port's commitment to adhere to the Sea Turtle and Smalltooth Sawfish Construction Conditions and to utilized bubble curtains during impact pile driving, it is anticipated that the project may affect but is not likely to adversely affect the smalltooth sawfish.

5.1.2. REPTILES AND AMPHIBIANS

Sea Turtles

The federal status for the loggerhead (*Caretta caretta*) and green (*Chelonia mydas*) sea turtles is threatened, and endangered for the leatherback (Dermochelys coriacea), hawksbill (*Eretmochelys imbricata*), and Kemp's Ridley (*Lepidochelys kempii*) sea turtles. Sea turtles utilize marine waters and estuarine environments for shelter, feeding and sandy beaches for nesting. All of the identified sea turtle species are known to inhabit Tampa Bay. Suitable sea turtle habitat and nesting habitat was not present within the project area.

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Impact Assessment – Port Tampa Bay will commit to use the approved Sea Turtle and Smalltooth Sawfish Construction Conditions for all construction activities within Ybor Channel. Port Tampa Bay will coordinate with the USFWS, NMFS and the FWC during the design and permitting phase of this project to determine appropriate, site specific sea turtle protection measures to be implemented during construction. With these commitments, we feel that the project "may affect but is not likely to adversely affect" the five sea turtle species.

American Crocodile (*Crocodylus acutus*)

The federal status for the American crocodile is threatened. This species utilizes coastal estuarine marshes, tidal swamps, and creeks along edges of mainland and islands, though is typically associated with mangroves.

No suitable habitat exists within the project area and this species is not documented as occurring in Hillsborough County, therefore "no effect" is anticipated for the American crocodile.

Eastern Indigo Snake (*Drymarchon corais couperi*)

The federal status for the Eastern indigo snake is threatened. The indigo snake is a large, docile bluish black snake that can reach lengths of up to eight feet. It may be found in a range of wetland and upland habitats from marsh edges to pine flatwoods and coastal dunes. It utilizes gopher tortoise burrows and other holes and cavities for shelter.

No Eastern indigo snake habitat was documented within the project area and the project is located solely in open water. Use of the Eastern Indigo Snake Programmatic Effect Determination Key leads to a determination (A) that the proposed project will have "no effect" on the Eastern indigo snake. (Attachment 3)

5.1.3. BIRDS

Rufa red knot (*Calidris canutus rufa*)

The federal status for the rufa red knot is threatened. This migratory shorebird breeds in the High Arctic during the summer before migrating south to wintering grounds. Migratory stops for the red knot are known along the Atlantic coast of South America and the Atlantic and Gulf of Mexico coasts of North America (USFWS 2015). According to the USFWS, the core of the southeast wintering zone for the red knot shifts between Florida (central Gulf coast), Georgia and South Carolina. No USFWS Critical Habitat is designated within the project limits.

Foraging habitats used by the red knot include sandy beaches, tidal flats, saltwater marsh, and mangroves. The species typically forages along beaches and mudflats that contain an abundance of invertebrate prey. The species is most commonly observed in Florida during April and between August and October, but the red knot has been documented in Florida throughout the year.

No suitable habitat is present within the project area. Given the unlikely presence of the species within the project impact area, "no effect" is anticipated for the rufa red knot.

Audubon's Crested Caracara (*Caracara plancus audubonii*)

The federal status for the Audubon's crested caracara is threatened. The project is within the USFWS Audubon's crested caracara consultation area. Audubon's crested caracaras have dark brown wings with large white patches near the tips, dark brown caps and upperparts, white

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necks, and black and white barring on their chests and tails. They have a bluish-gray beak framed by bare facial skin which ranges from yellow to bright red, and long yellow legs. Crested caracaras utilize dry or wet prairies with scattered cabbage palm and/or cabbage palm-oak hammocks and typically nest in cabbage palms. Likely due to land use conversions throughout Florida, caracaras increasingly utilize pastures, agricultural fields, and rangeland for their life cycle needs.
No suitable habitat is present within the project area. Given the unlikely presence of the species within the project impact area, "no effect" is anticipated for the Audubon's crested caracara.

Whooping Crane (*Grus americana*)

Whooping cranes in Florida are listed as a non-essential, experimental population. Whooping cranes only occur in North America and occurred naturally in the eastern United States until the mid-twentieth century. There are records of whooping cranes in Florida until the 1930s. In 1941 its population was reduced to just 15 specimens occurring in Texas. Strict legal protection, habitat preservation, captive breeding, and international cooperation between Canada and the United States have helped to promote recovery of this species. There have been two reintroductions of whooping cranes in Florida, a non-migratory population released in central Florida between 1993 and 2004 and a migratory population taught to migrate between Wisconsin and Florida (Hernando and Citrus counties) between 2001 and 2017.

No suitable habitat is present within the project area. Given the unlikely presence of the species within the project impact area, "no effect" is anticipated for the whooping cranes.

Eastern Black Rail (*Laterallus jamaicensis ssp. jamaicensis*)

The federal status for the eastern black rail is threatened. It is a small, cryptic marsh bird that is no bigger than 15 centimeters in length. Males and females are generally pale to blackish gray with bright red eyes. Black rails require dense vegetative cover and prefer herbaceous, emergent wetland vegetation. Nests are well-hidden in dense clumps of vegetation and are typically constructed over moist soil or shallow water.

There is no potential suitable habitat within the project area. Therefore, given the unlikely presence of the species within the project area, there is "no effect" determination anticipated for the eastern black rail.

Wood Stork (*Mycteria americana*)

The federal status for the wood stork is threatened. The wood stork utilizes freshwater and estuarine habitats for nesting, foraging, and roosting. Primary nesting sites include cypress or mangrove swamps with foraging habitat consisting of marshes, ditches, and flooded pasture with water depths ranging from two to 15 inches. The primary prey consists of fish and crayfish. No Seasonal Foraging Habitat existing within the project area.

There is no potential suitable habitat within the project area. Therefore, given the unlikely presence of the species within the project area, there is "no effect" determination anticipated for the wood stork.

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Everglade Snail Kite (*Rostrhamus sociabilis plumbeus*)

The federal status for the Everglade snail kite is endangered. The Everglade snail kite prefers large, open freshwater marshes less than 4 feet in depth where it will feed exclusively on apple snails. Everglade snail kites have not been documented within the project area, though this species has been documented in Hillsborough County.

There is no potential suitable habitat within the project area. Therefore, given the unlikely presence of the species within the project area, there is "no effect" determination anticipated for the Everglade snail kite.

5.1.4. MAMMALS

West Indian manatee (*Trichechus manatus*)

The federal status for the West Indian manatee is threatened and the species is protected under the Marine Mammal Protection Act. The manatee utilizes coastal waters, bays, estuaries, and rivers preferring shallow waters where they forage on aquatic vegetation. The project area is located in the USFWS Consultation Area for the West Indian manatee although no federal sanctuaries, Important Manatee Areas, refuges, or critical manatee habitats exist within the project area.

No suitable habitat is present within the project area. Stormwater outfalls and structures within waters accessible to manatees, below the mean high-water line, and measuring eight inches or greater in diameter, will require manatee grates to prevent manatee entrapment. The Standard Manatee Conditions for In-Water Work will be implemented during construction to eliminate construction-related manatee injury or death. Since manatee grates will be required for outfall structures to prevent manatee entrapment, the Standard Manatee Conditions for In-Water Work will be implemented including coordination for any pile driving or blasting. Use of the Manatee Programmatic Effect Determination Key leads to a determination (P) that the proposed project "May affect, not likely to adversely affect" on the Manatee. (Attachment 4).

5.1.5. INSECTS

Monarch butterfly (Danaus Plexippus)

The monarch butterfly is a candidate species for federal listing under the ESA. The adults depend on nectar-rich flowers for foraging during breeding and migration. They only lay eggs on their obligate host plant, milkweed (primarily Asclepias spp.). As such, anywhere that milkweed is present is considered monarch butterfly habitat.

The project area consists of an urbanized landscape and no milkweed was identified during field reviews and there were no observed suitable habitat or host plants within the project area. Currently the monarch butterfly is a candidate species and as such an effects determination is not required.

5.2. State Listed Species

State-protected species known to occur or with the potential to utilize habitat within the project study area include one reptile and a variety of avian species. All federally listed species discussed above are also considered state protected. Wildlife habitat within the project area includes estuarine waters associated with Ybor channel.

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5.2.1. REPTILES AND AMPHIBIANS

Gopher tortoise (*Gopherus polyphemus*)

The state status for the gopher tortoise is threatened. The gopher tortoise occupies a variety of communities, preferably habitats with well-drained sandy soils and abundant herbaceous forage. Tortoise burrows are known to be used by commensals such as the Florida gopher frog and the Eastern indigo snake. No suitable habitat with the potential to support the gopher tortoise was observed at the project area. Due to the low likelihood of occurrence at the project area, and the requirement to relocate tortoises if found, no effect to the gopher tortoise is expected.

Short-tailed Snake (*Lampropeltis extenuate*)

The state status for the short-tailed snake is threatened. The short-tailed snake can be found in sandy soils preferably longleaf pine and xeric oak sandhills. No suitable habitat with the potential to support the short-tailed snake was observed at the project area. Due to the low-likelihood of occurrence at the project area, no effect to the short-tailed snake is expected.

5.2.2. BIRDS

Florida Sandhill Crane (*Antigone canadensis pratensis*)

The state status for the Florida sandhill crane is threatened. Florida sandhill cranes utilize prairies, freshwater marshes, and pasture lands. Although the Florida sandhill crane has been found in Hillsborough County, suitable habitat was not observed within the project area. Due to the lack of suitable habitat and degree of urbanization within the study area, no effect is anticipated.

Florida Burrowing Owl (*Athene cunicularia floridana*)

The state status for the Florida burrowing owl is threatened. The species requires dry, open, habitat with sandy soils. Although the burrowing owl has been found in Hillsborough County, suitable habitat was not observed within the project area. Due to the lack of suitable habitat and degree of urbanization within the study area, no effect is anticipated.

5.3. Essential Fish Habitat

Species with the potential to have essential habitat that could be impacted by the proposed project are listed below. Impact assessments evaluated potential effects for the unique habitat requirements of each species. To assess the potential habitat impacts of the proposed project, the NOAA Inland Essential Fish Habitat Mapper was consulted for the proposed project area. A search of the project site resulted in a list of eighteen potential species. With the large variety of species listed, there is a considerable amount of varied habitat usage among the species. With a few minor exceptions, most of the habitats listed as EFH for these species do not exist at the proposed project site.

5.3.1. SPECIES WITH POTENITAL EFH AT PROJECT SITE

Pink Shrimp (Penaeus duorarum)

Nearshore and offshore sand/shell bottoms are utilized for pink shrimp egg development. Larval growth takes place pelagically either nearshore of offshore. Post larval, early and late juveniles can be found nearshore on sand/ shell and SAV. Adults feed and spawn nearshore over a sand/shell bottom.

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Impact Assessment - The proposed project site does not contain any of the habitat types listed for the pink shrimp and therefore will have no effect on the pink shrimp.

White Shrimp (Penaeus setiferus)
Egg growth takes place nearshore on sand/shell and soft bottoms. Larvae growth takes place in the nearshore pelagic zone. Post larvae, early and late juveniles can be found in estuarine emergent marshes and soft bottoms. Adults can be found nearshore on soft bottoms feeding and spawning.

Impact Assessment - The proposed project site does not contain the shallow estuarine soft bottom habitat type listed for the white shrimp and therefore will not be impacted by this project.

Spiny Lobster (Panulirus argus)
Postlarval pueruli are associated with inshore habitats settling on SAV. Juveniles utilizes lagoons and shallow SAV beds and or hard bottoms. Adults can be found on hard bottoms, SAV and reefs.

Impact Assessment - The proposed project site does not contain any of the habitat types associated with the Spiny Lobster life cycle. Spiny Lobster will not be impacted by this project.

Red Drum (Sciaenops ocellatus)
Habitats utilized by red drum throughout the life cycle range from estuarine to offshore reefs. Red Drum spawn in passes, inlets and nearshore waters. Larvae and post larva development take place in estuarine environments over SAV and soft bottoms. Early juveniles utilize estuarine soft bottoms and emergent marshes for growth and feeding. Late juveniles can be found in estuarine areas with SAV and near shore areas with sand/shell or hard bottoms. Adults utilize all of the previously mentioned habitat types in addition to the utilization of offshore areas of the sand/shell or hard bottom for feeding.

Impact Assessment - The proposed project site contains none of the described habitat types. While the site does contain soft unconsolidated bottom areas, these areas are over 30 feet deep and not the preferred estuarine environment. The proposed project is not expected to have any impacts on the red drum.

Spanish Mackerel (Scomberomorus maculatus)
Spanish mackerel are water column associated fish at all life stages. Adults are found in coastal waters and may enter estuaries in pursuit of baitfish, frequently occurring over SAV and reefs.

Impact assessment – The proposed project will not affect any of the habitat types listed for the life cycle of the Spanish mackerel. There are no sea grass beds or reefs within the project area.

Gag Grouper (Mycteroperca microlepis)
The offshore pelagic zone is utilized for egg and larval growth and development for the gag

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grouper. Early and late juveniles can be found in estuarine and nearshore SAV. Additionally late juveniles can be found on nearshore reefs, hardbottom, and offshore hardbottom. Feeding adults utilize nearshore and offshore reefs and hardbottom.

Impact Assessment - The proposed project will not affect any of the habitat types listed for the life cycle of the Gag grouper. The proposed project site contains no SAV, mangroves, hardbottom or reefs.

Red Grouper (Epinephelus morio)
Egg, and larval development all take place offshore either in the pelagic zone (egg and larval) or on offshore hard bottom and reefs. Early juveniles can be found in SAV and hardbottom habitats both nearshore and estuarine. Nearshore reefs and hardbottom can contain early and late juveniles along with adults. Additionally, adults can be found offshore at reefs and hardbottom.

Impact Assessment - The proposed project will not affect any of the habitat types listed for the life cycle of the red grouper. The proposed project site contains no SAV, mangroves, hardbottom or reefs.

Goliath Grouper (Epinephelus itajara)
Egg and larval growth and development takes place offshore in a pelagic environment. Post larval through late juvenile growth and feeding moves to nearshore and estuarine environments. Post larval growth takes place in mangrove both nearshore and in estuarine environments. Early and late juveniles can be found in SAV, mangroves, and reefs both nearshore and in the estuarine environment. Late juveniles can also be found nearshore and estuarine hardbottom. Adults can be found on nearshore reefs, nearshore shoals/banks and offshore hardbottom. Spawning takes place at offshore hardbottom and reefs.

Impact Assessment - The proposed project will not affect any of the habitat types listed for the life cycle of the Goliath grouper. The proposed project site contains no SAV, mangroves, hardbottom or reefs.

Gray Snapper (Lutjanus griseus)
Eggs and larval gray snapper can be found at nearshore reefs, offshore reefs and offshore in the pelagic zone. Post larval, early juveniles, and late juveniles can be found in estuarine SAV, emergent marshes, and mangroves. Nearshore, larval, early juveniles, and late juveniles, can be also found in SAV and mangroves. Adult gray snapper can be found in a large variety of habitats: estuarine emergent marshes, estuarine sand/shell areas, estuarine soft bottoms, nearshore sand/shell, nearshore soft bottoms, nearshore reefs, nearshore hardbottom, offshore sand/shell, offshore soft bottoms, offshore reefs, and offshore hard bottom. Spawning takes place at nearshore and offshore reefs and at nearshore shoals/ banks.

Impact Assessment - The proposed project will not affect the majority of the listed habitat types listed for the life cycle of the gray snapper. There are no SAV, mangroves, emergent marshes, sand/ shell areas at the project site. The only possible habitat overlap is with nearshore soft bottom.

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Cobia (Rachycentron canadum)
Cobia are found in coastal and offshore waters from bays and inlets to the continental shelf. Larvae occur in estuarine and pelagic waters while juveniles are found inhabiting beaches, river mouths, and high salinity bays and inlets.

Impact assessment – The proposed project will not affect any of the habitats listed for the life cycle of the cobia.

Mutton Snapper (Lutjanus analis)
Estuarine habitat types listed for the mutton snapper include SAV, mangroves and emergent marshes utilized by early and late juveniles and adults for growth and feeding. Nearshore environments utilized for growth and development by eggs, larvae, post larvae, early and late juveniles are reefs, SAV and mangroves. Additionally, adults utilized nearshore reefs and SAV for feeding. Spawning takes place on nearshore shoals and banks or offshore on the shelf edge or slope.

Impact Assessment - The proposed project will not affect any of the listed habitat types listed for the life cycle of the mutton snapper. There are no SAV, mangroves, or emergent marshes at the project site.

Cubera Snapper (Lutjanus cyanopterus)
Estuarine and nearshore habitats utilized by early juvenile and late juvenile cubera snapper consist of SAV, mangroves, and emergent marshes. Adults utilize estuarine mangroves, nearshore mangroves, nearshore reefs and offshore reefs for feeding. Spawning takes place on offshore reefs and egg development takes place in the pelagic zone offshore.

Impact Assessment - The project site contains none of the listed estuarine or near shore habitats utilized by the cubera snapper and is not expected to impact this species.

Lane Snapper (Lutjanus synagris)
Egg growth and development takes place offshore in the pelagic zone. Post larvae growth takes place in estuarine and nearshore environments including SAV and nearshore reefs. Early and late juveniles can be found in estuarine and nearshore SAV, mangroves, sand/shell, soft bottom and nearshore reefs.

Impact Assessment - The proposed project does not include most of the habitat types listed for the life cycle of the lane snapper. There are no SAV, mangroves, or emergent marshes at the project site. The only possible overlap is with soft bottom.

Yellowtail Snapper (Ocyurus chrysurus)
For the yellowtail snapper, growth and development for eggs takes place offshore in a pelagic environment. Early juveniles can be found in an estuarine environment utilizing SAV, mangroves, and soft bottom habitats. Nearshore the early juveniles can also be found in the similar habitat types (i.e. SAV, mangroves, and soft bottom). Late juveniles move to nearshore reefs to continue growth and feeding. Adults utilize nearshore reefs, shoals/banks, and offshore reefs, hardbottom, and shoals/banks.

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Impact Assessment - The proposed project will not affect the majority of the habitat types listed for the life cycle of the yellowtail snapper. There are no SAV, mangroves, or emergent marshes at the project site. The only possible habitat overlap is soft bottom.

Black Grouper (Mycteroperca bonaci)
Egg and larval development for the black grouper takes place offshore in the pelagic zone. Early juveniles can be found in estuarine and nearshore SAV. Late juveniles utilize nearshore reefs and hardbottom. Adults can be found at a wide variety of habitats including estuarine and nearshore mangroves, nearshore reefs, nearshore hardbottom, offshore reefs, and offshore hardbottom.

Impact Assessment - The proposed project will not affect any of the habitat types listed for the life cycle of the black grouper. The proposed project site contains no SAV, hardbottom or reefs.

Yellowmouth Grouper (Mycteroperca interstitialis)
Egg and larval development for the yellowmouth grouper takes place offshore in the pelagic zone. Early and late juveniles can be found in nearshore and estuarine mangroves. Adults utilize nearshore reefs, hardbottom, and offshore reefs and hardbottom for feeding.

Impact Assessment - The proposed project will not affect any of the habitat types listed for the life cycle of the yellowmouth grouper.

Hogfish (Lachnolaimus maximus)
Identified estuarine and nearshore usage by hogfish consists of early and late juveniles growth and feeding in SAV and adults feeding along estuarine hardbottom. Utilization continues with nearshore reefs and hardbottom for adults feeding and spawning.

Impact Assessment - The proposed project site contains no SAV or hardbottom habitat types and has no expected impacts on hogfish.

6. Cultural Resources

The proposed project will involve minimal land disturbance and no excavation of material beyond soils placed for berm construction. As such there is no expectation of disturbance to historical or areological resources.

7. Sovereign Submerged Lands

Under Section 6 of Chapter 95-488, Laws of Florida all submerged lands within Hillsborough County are granted and conveyed to Port Tampa Bay. Section 6 (c) further allows for the Port to : construct, acquire, establish, extend, enlarge, improve, reconstruct, maintain, equip, repair, and operate any project on land owned by the port district or the port authority or on land leased from or to another by the port district or the port authority or on land being acquired by the port district or the port authority under or subject to a contract to purchase or by condemnation.

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Attachment 1- Permit Drawings

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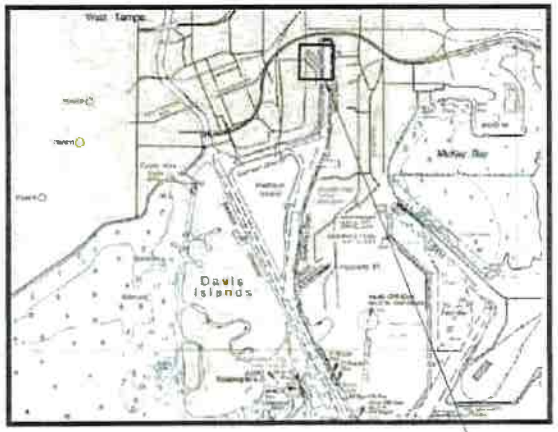
METRO PORT DEVELOPMENT
TAMPA, FLORIDA
ISSUED FOR PERMIT

LOCATION MAP
SCALE: NOT TO SCALE
PROJECT LOCATION



VICINITY MAP
SCALE: NOT TO SCALE
PROJECT LOCATION

PORT TAMPA BAY.

BOARD OF COMMISSIONERS

CHAD W. HARROD	CHAIRMAN
HUNG T. MAI	VICE CHAIRMAN
PATRICK H. ALLMAN	SECRETARY / TREASURER
MAYOR JANE CASTOR	COMMISSIONER
TED CONNER	COMMISSIONER
HONORABLE CHRISTINE MILLER	COMMISSIONER
HONORABLE HARRY COHEN	COMMISSIONER

PAUL ANDERSON	PRESIDENT AND C.E.O.
PATRICK BLAIR, P.E., S.I.	VICE PRESIDENT OF ENGINEERING

INDEX

SHEET No.		DESCRIPTION
C-000	1	COVER SHEET
C-100	2	EXISTING CONDITIONS PLAN
C-101	3	INTERIM CONDITIONS PLAN
C-102	4	FINAL CONDITIONS PLAN
C-103	5	SURFACE WATER IMPACTS PLAN
C-104	6	TYPICAL SECTIONS THROUGH BASIN
C-105	7	TYPICAL DETAILS

HDR

ISSUED FOR PERMIT

DATE: 12-20-24
Rev.
Rev.
Rev.:

C-000
SHEET NO.
1 OF 7

PORT TAMPA BAY • 1101 CHANNELSIDE DRIVE • TAMPA • FLORIDA • 33602 • TELEPHONE • 813-905-7678

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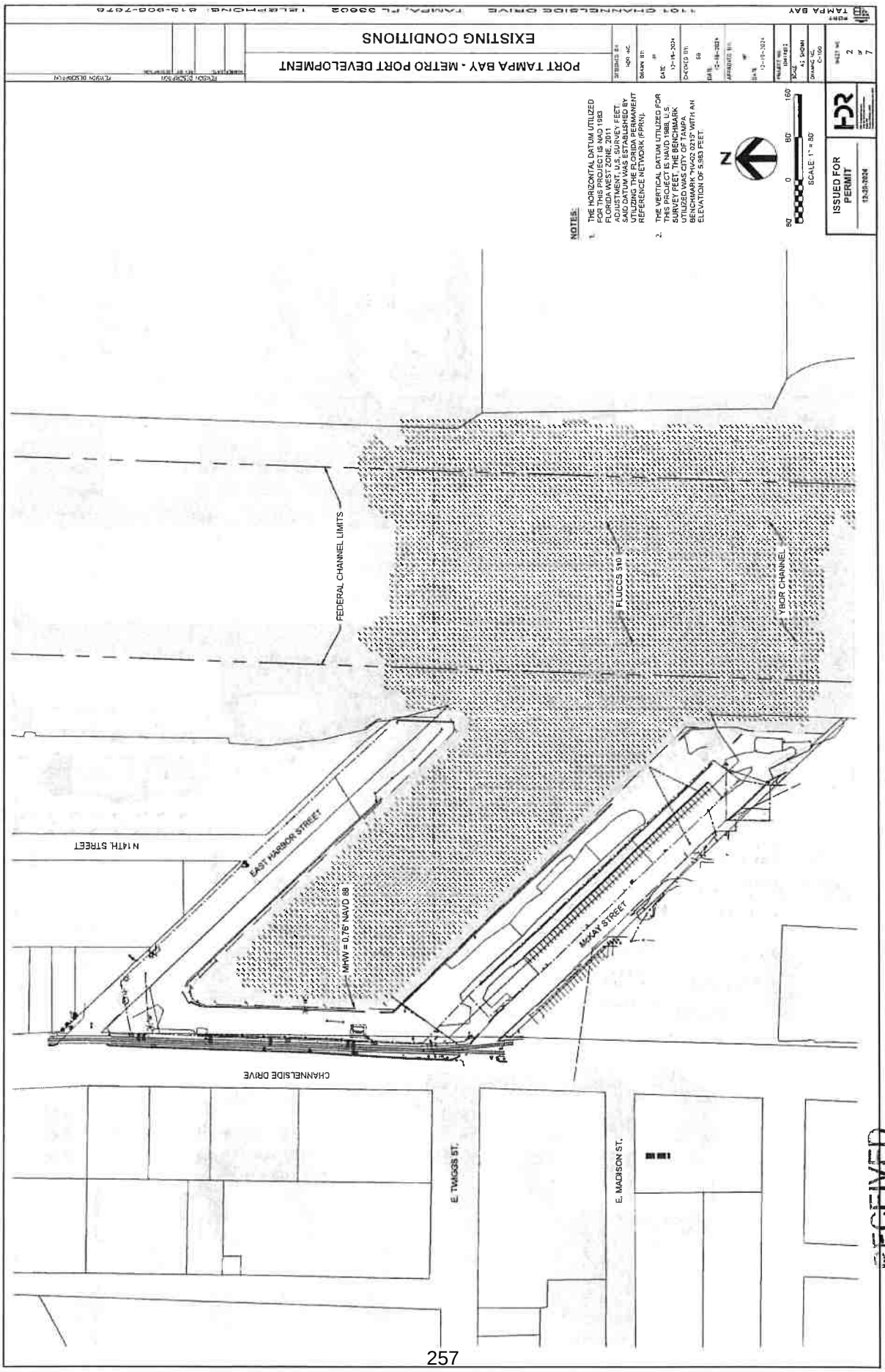

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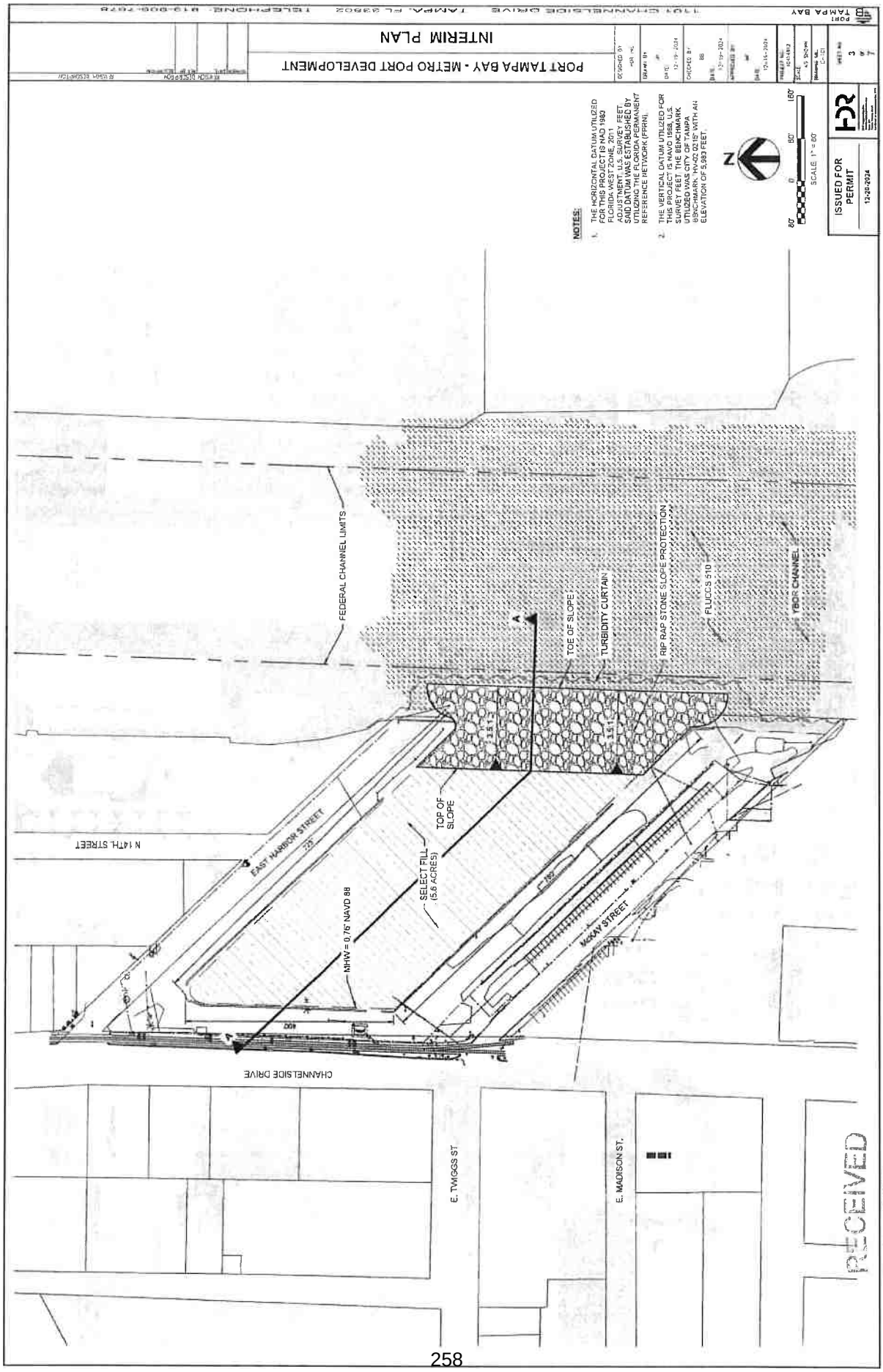

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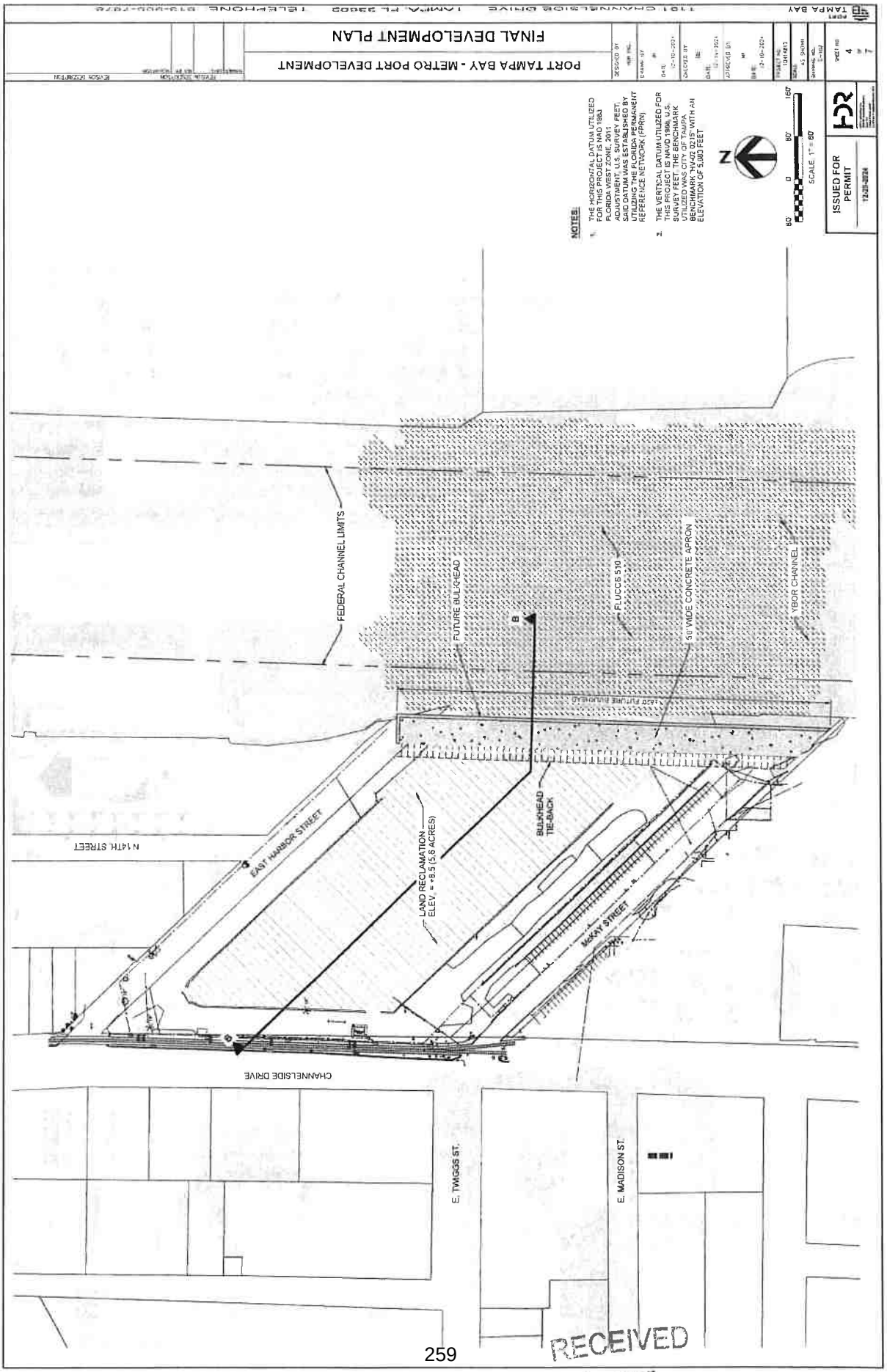

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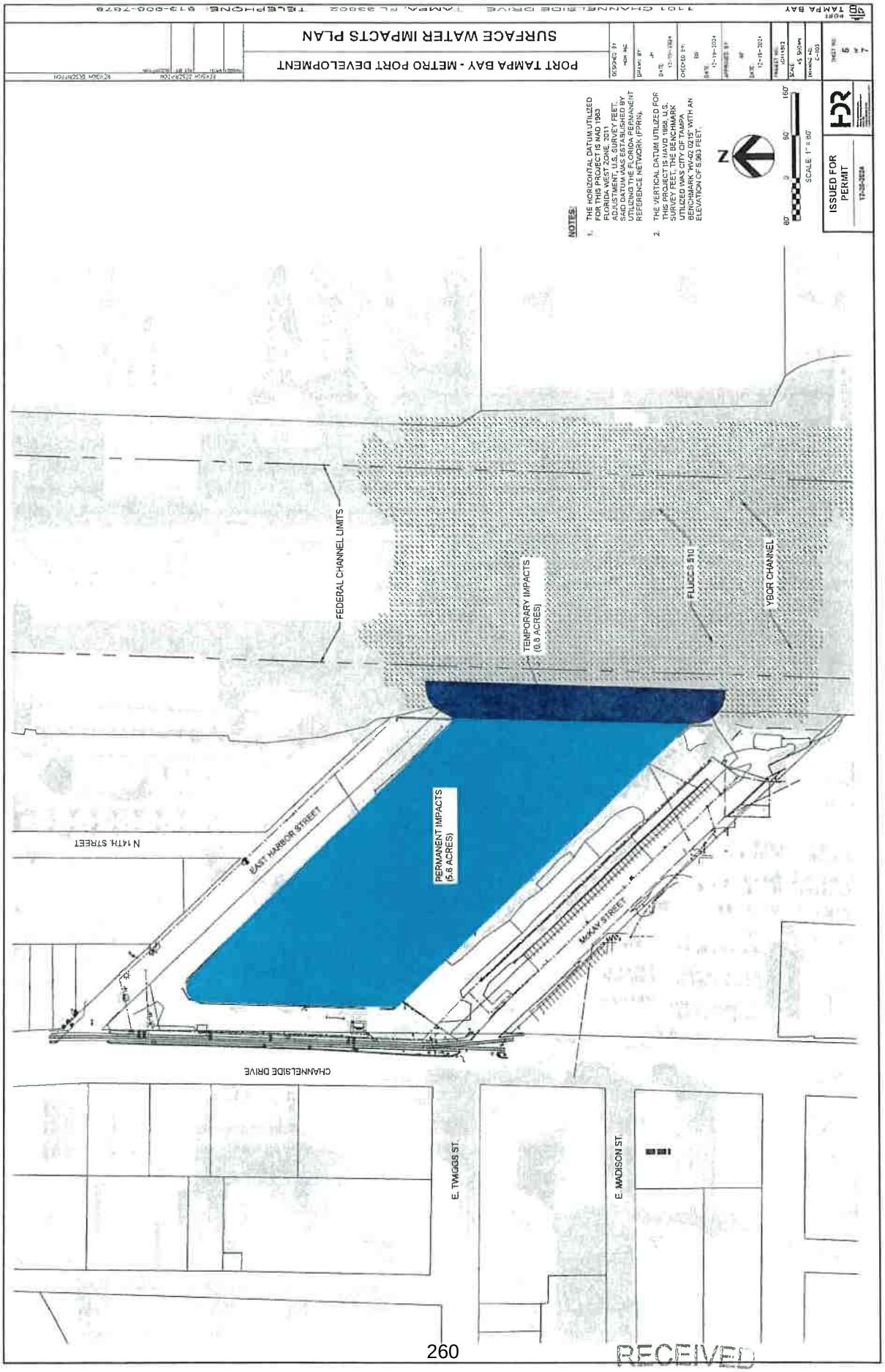

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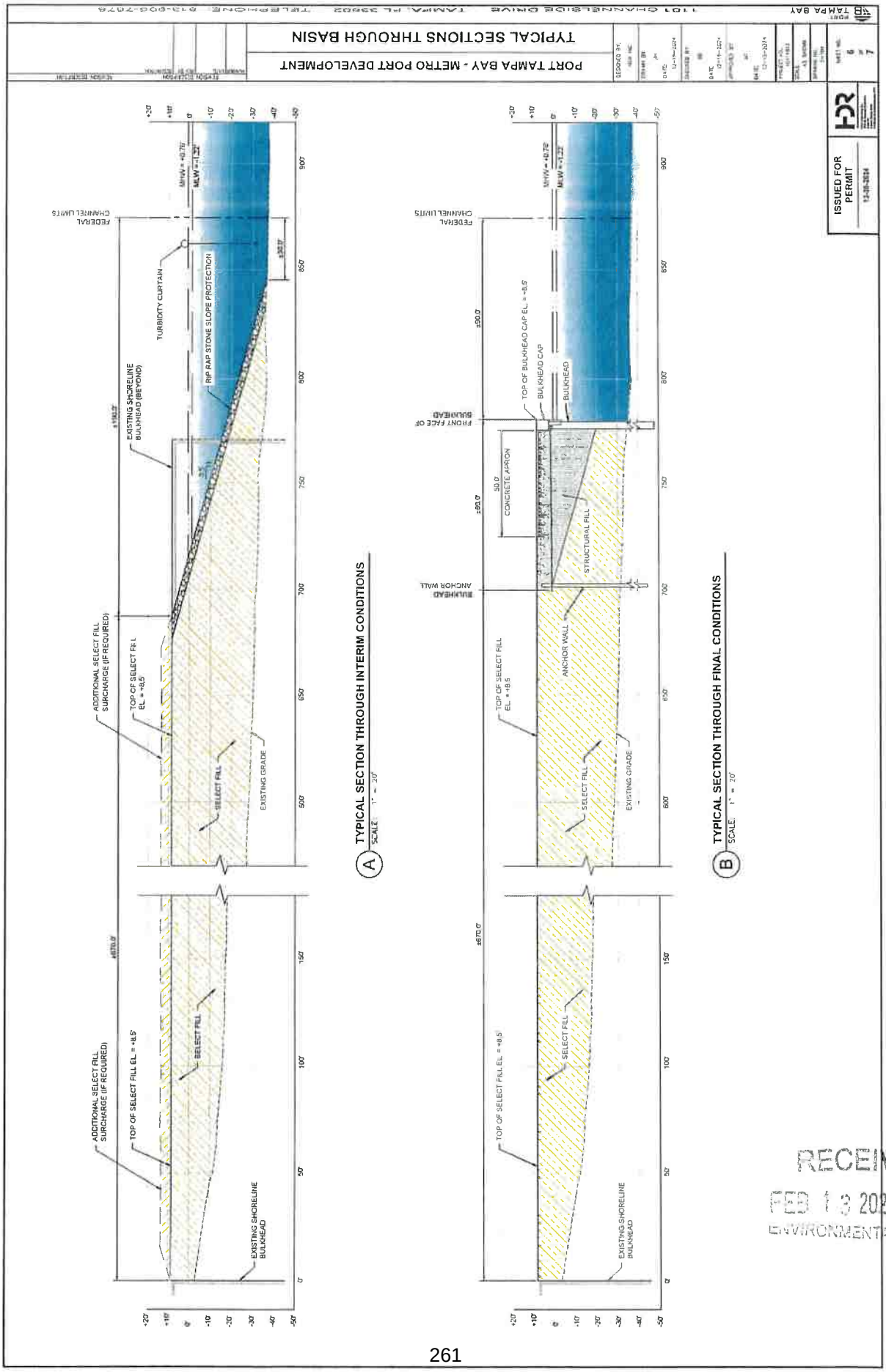

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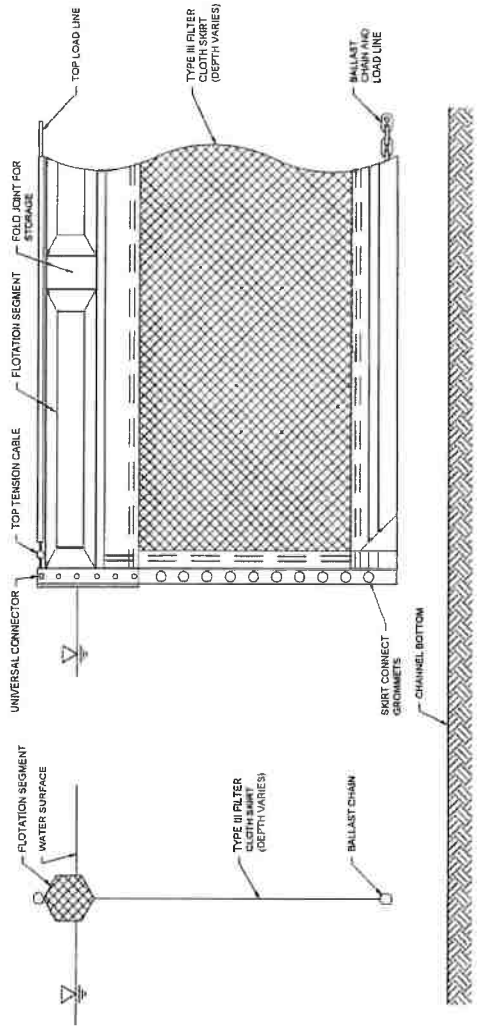
TAMPA BAY FERRY
1101 CHANNELSIDE DRIVE TAMPA, FL 33602 TELEPHONE: 813-905-7678

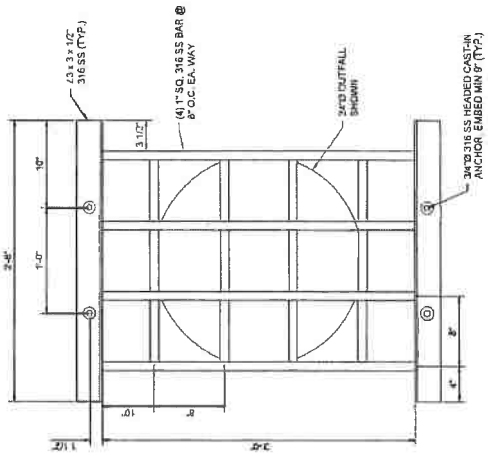
PORT TAMPA BAY - METRO PORT DEVELOPMENT

TYPICAL DETAILS

ISSUED FOR PERMIT
12-20-2024



1 TYPICAL TURBIDITY CURTAIN DETAIL
SCALE: N.T.S.



2 TYPICAL MANATEE GRATE DETAIL
SCALE: N.T.S.

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Attachment 2- UMAM Forms

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PART I – Qualitative Description
(See Section 62-345.400, F.A.C.)

Site/Project Name	Application Number	Assessment Area Name or Number
Metro Port Complex		**Metroport Complext Permanent Fill**

FLUCCs code	Further classification (optional)	Impact or Mitigation Site?	Assessment Area Size
Marina and Estuarine Unconsolidated Substrate (FNAI)		**Impact**	**5.6**

Basin/Watershed Name/Number	Affected Waterbody (Class)	Special Classification (i.e OFW, AP, other local/state/federal designation of importance)
Tampa Bay Drainage	**Class III Marine Waters**	

Geographic relationship to and hydrologic connection with wetlands, other surface water, uplands

Impact area is a dead end slip off the Ybor channel in Upper Hillsborough Bay, which connects to the Gulf of Mexico.

Assessment area description

Open basin surface water with depths from - 6 to - 25feet at MLW. 230,500-cubic-yards of fill are proposed waterward of MHWL.

Significant nearby features	Uniqueness (considering the relative rarity in relation to the regional landscape.)
All adjacent uplands are developed port and industrial features.	**Not Unique-**

Functions	Mitigation for previous permit/other historic use
Impact area has limited functions, dreded dead end slip, with no submerged aquatic vegetation	**No**

Anticipated Wildlife Utilization Based on Literature Review (List of species that are representative of the assessment area and reasonably expected to be found)	Anticipated Utilization by Listed Species (List species, their legal classification (E, T, SSC), type of use, and intensity of use of the assessment area)
Any species utilization within this depth zone would be transitory.	**Manatee (transitory)**

Observed Evidence of Wildlife Utilization (List species directly observed, or other signs such as tracks, droppings, casings, nests, etc.):

Sheepshead. Oysters

Additional relevant factors:

Area is within developed port, all surrounding shorelines are hardened with bulkheads and or rip rap. There is no submerged or emergent vegetation within the immediate of the proposed project. EPC benthic sediment sampling adjacent to the project site shows to be in a degraded condition.

Assessment conducted by:	Assessment date(s):
B. Brice	Dec-24

Form 62-345.900(1), F.A.C. [effective date 02-04-2004]

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PART II – Quantification of Assessment Area (impact or mitigation)
(See Sections 62-345.500 and .600, F.A.C.)

Site/Project Name	Application Number	Assessment Area Name or Number
Metro Port Complex		**Metroport Complext Permanent**
Impact or Mitigation	Assessment conducted by:	Assessment date:
Impact	B. Brice	3/1/2024

Scoring Guidance	Optimal (10)	Moderate(7)	Minimal (4)	Not Present (0)
The scoring of each indicator is based on what would be suitable for the type of wetland or surface water assessed	Condition is optimal and fully supports wetland/surface water functions	Condition is less than optimal, but sufficient to maintain most wetland/surface water functions	Minimal level of support of wetland/surface water functions	Condition is insufficient to provide wetland/surface water functions

.500(6)(a) Location and Landscape Support	w/o pres or current: 3	with: 0
Impact area provides no downstream benefits to surrounding waters, no detrital output, and filling associated with the proposed project will have no effects on downstream or hydrologically connected habitats. The closest conservation lands are over 1.5 miles to the west of the project location and the surrounding uplands are utilized for commerial, port and industrial purposes. As noted the, surrounding uplands are within a fenced port facilities area that limit wildlife movement and utilization. The adjacent waterbody is dredged to depth of -36 and is maintained annually through maintenance dredging. Utilization of the project location by manatees would be transitory, with the site lacking any submerged aquatic vegetation, emergent vegetation, or a freshwater inputs. The location and landscape score closely matches the description of a score of "3" as provided in 62-345.500 Assessment and Scoring.		
.500(6)(b)Water Environment (n/a for uplands)	w/o pres or current: 2	with: 0
While water quantity is appropriate, levels (i.e. depths, tidal connection) are not appropriate for a Marina and Estuarine Unconsolidated Substrate (subtidal, intertidal, or supratidal zone). The average depth of Tampa Bay is 12 feet deep, and an Estuarine Unconsolidated Substrate habitat would be expected to be within this depth range, not -20 or greater in depth within the Metro Port Complex. Use of the site by aquatic species is severely reduced where water quality is degraded (specifically Dissolved Oxygen (DO)). The Hillsborough County Environmental Protection Commission Benthic monitoring program results from Station 02YBC491, which is in the main Ybor channel, indicates a DO bottom concentration of 17.3%. This is consistent with other sampling locations throughout the Ybor channel and it is expected to be similar or worse within the Metro Port Complex. *Please see attached Narrative		
.500(6)(c)Community structure 1. Vegetation and/or 2. Benthic Community	w/o pres or current: 2	with: 0
Current conditions: The submerged bottom within the permanent fill area has depths down to -25 ft MLW and consists of unconsolidated mud bottom with a high silt percentage, no submerged aquatic vegetation or hard bottom. Benthic sampling conducted in the area by the Hillsborough County EPC has resulted in the surrounding area to be classified as "Degraded" with the TBBI matrix with low species diversity and organism counts. Lack of structure to attract and harbor bait fish and low benthic infauna counts would make this area unsuitable for foraging for most fish species. *Please see attached Narrative		

Score = sum of above scores/30 (if uplands, divide by 20)	current or w/o pres: 0.23	with: 0

If preservation as mitigation,
Preservation adjustment factor =
Adjusted mitigation delta =

For impact assessment areas	
FL = delta x acres =	1.31

Delta = [with-current]
0.23

If mitigation
Time lag (t-factor) =
Risk factor =

For mitigation assessment areas
RFG = delta/(t-factor x risk) =

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PART I – Qualitative Description
(See Section 62-345.400, F.A.C.)

Site/Project Name	Application Number	Assessment Area Name or Number
Metro Port Complex		**Metroport Complext Temporary Fill**

FLUCCs code	Further classification (optional)	Impact or Mitigation Site?	Assessment Area Size
Marina and Estuarine Unconsolidated Substrate (FNAI)		**Impact**	**0.8**

Basin/Watershed Name/Number	Affected Waterbody (Class)	Special Classification (i.e.OFW, AP, other local/state/federal designation of importance)
Tampa Bay Drainage	**Class III Marine Waters**	

Geographic relationship to and hydrologic connection with wetlands, other surface water, uplands

Impact area is at the mouth of dead end slip off the Ybor channel in Upper Hillsborough Bay, which connects to the Gulf of Mexico.

Assessment area description

Open basin surface water with depths from - 29 to- 32-feet at MLW.

Significant nearby features	Uniqueness (considering the relative rarity in relation to the regional landscape.)
All adjacent uplands are developed port and industrial features.	**Not Unique-**

Functions	Mitigation for previous permit/other historic use
Impact area has limited functions, dreded channel, with no submerged aquatic vegetation	**No**

Anticipated Wildlife Utilization Based on Literature Review (List of species that are representative of the assessment area and reasonably expected to be found)	Anticipated Utilization by Listed Species (List species, their legal classification (E, T, SSC), type of use, and intensity of use of the assessment area)
Any species utilization within this depth zone would be transitory.	**Manatee (transitory)**

Observed Evidence of Wildlife Utilization (List species directly observed, or other signs such as tracks, droppings, casings, nests, etc.):

None

Additional relevant factors:

Area is within developed port, all surrounding shorelines are hardened with bulkheads and or rip rap. There is no submerged or emergent vegetation within the immediate of the proposed project. EPC benthic sediment sampling adjacent to the project site shows to be in a degraded condition.

Assessment conducted by:	Assessment date(s):
B. Brice	Dec-24

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PART II – Quantification of Assessment Area (impact or mitigation)
(See Sections 62-345.500 and .600, F.A.C.)

Site/Project Name	Application Number	Assessment Area Name or Number
Metro Port Complex		**Metroport Complext Permanent**
Impact or Mitigation	Assessment conducted by:	Assessment date:
Impact	B. Brice	3/1/2024

Scoring Guidance	Optimal (10)	Moderate(7)	Minimal (4)	Not Present (0)
The scoring of each indicator is based on what would be suitable for the type of wetland or surface water assessed	Condition is optimal and fully supports wetland/surface water functions	Condition is less than optimal, but sufficient to maintain most wetland/surface water functions	Minimal level of support of wetland/surface water functions	Condition is insufficient to provide wetland/surface water functions

		w/o pres or current	with
.500(6)(a) Location and Landscape Support	Impact area provides no downstream benefits to surrounding waters, no detrital output, and filling associated with the proposed project will have no effects on downstream or hydrologically connected habitats. The closest conservation lands are over 1.5 miles to the west of the project location and the surrounding uplands are utilized for commerial, port and industrial purposes. As noted the, surrounding uplands are within a fenced port facilities area that limit wildlife movement and utilization. The adjacent waterbody is dredged to depth of -36 and is maintained annually through maintenance dredging. Utilization of the project location by manatees would be transitory, with the site lacking any submerged aquatic vegetation, emergent vegetation, or a freshwater inputs. The location and landscape score closely matches the description of a score of "3" as provided in 62-345.500 Assessment and Scoring.	3	0
.500(6)(b)Water Environment (n/a for uplands)	While water quantity is appropriate, levels (i.e. depths, tidal connection) are not appropriate for a Marina and Estuarine Unconsolidated Substrate (subtidal, intertidal, or supratidal zone). The average depth of Tampa Bay is 12 feet deep, and an Estuarine Unconsolidated Substrate habitat would be expected to be within this depth range, not -25 to -32 feet in depth. Use of the site by aquatic species is severely reduced where water quality is degraded (specifically Dissolved Oxygen (DO)). The Hillsborough County Environmental Protection Commission Benthic monitoring program results from Station 02YBC491 indicates a DO bottom concentration of 17.3%. This is consistent with other sampling locations throughout the Ybor channel. *Please see attached Narrative	2	0
.500(6)(c)Community structure 1. Vegetation and/or 2. Benthic Community	Current conditions: The submerged bottom within the portion of the temporary fill area from -25 to -32 ft MLW consists of unconsolidated mud bottom with a high silt percentage, no submerged aquatic vegetation or hard bottom. Near by benthic sampling conducted by the Hillsborough County EPC has resulted in the site to be classified as "Degraded" with the TBBI matrix with low species diversity and organism counts for stations within the Ybor channel. Lack of structure to attract and harbor bait fish and low benthic infauna counts would make this area unsuitable for foraging for most fish species. *Please see attached Narrative	2	0

Score = sum of above scores/30 (if uplands, divide by 20)	current or w/o pres	with
	0.23	0

If preservation as mitigation,
Preservation adjustment factor =
Adjusted mitigation delta =

For impact assessment areas	
FL = delta x acres =	0.19

Delta = [with-current]
0.23

If mitigation
Time lag (t-factor) =
Risk factor =

For mitigation assessment areas
RFG = delta/(t-factor x risk) =

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Attachment 3- Eastern Indigo Snake Key

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United States Department of the Interior

FISH AND WILDLIFE SERVICE
South Florida Ecological Services Office
1339 20th Street
Vero Beach, Florida 32960

August 1, 2017

Donnie Kinard
U.S. Army Corps of Engineers
Post Office Box 4970
Jacksonville, Florida 32232-0019

Subject: Consultation Key for the Eastern Indigo Snake – Revised

Dear Mr. Kinard:

This letter revises and replaces the January 25, 2010, and August 13, 2013, letters to the U.S. Army Corps of Engineers (Corps) regarding the use of the eastern indigo snake programmatic effect determination key (Key) for projects occurring within the South Florida Ecological Service's Office (SFESO) jurisdiction. This revision supersedes all prior versions of the Key in the SFESO area. The purpose of this revision is to clarify portions of the previous keys based on questions we have been asked, specifically related to habitat and refugia used by eastern indigo snakes (*Drymarchon corais couperi*), in the southern portion of their range and within the jurisdiction of the SFESO. This Key is provided pursuant to the Service's authorities under the Endangered Species Act of 1973, as amended (Act) (87 Stat. 884; 16 U.S.C.1531 *et seq.*). This Key revision has been assigned Service Consultation Code: 41420-2009-I-0467-R001.

The purpose of this Key is to assist the Corps (or other Federal action agency) in making appropriate effects determinations for the eastern indigo snake under section 7 of the Act, and streamline informal consultation with the SFESO for the eastern indigo snake when the proposed action can be walked through the Key. The Key is a tool available to the Corps (or other Federal action agency) for the purposes of expediting section 7 consultations. There is no requirement to use the Key. There will be cases when the use of the Key is not appropriate. These include, but are not limited to: where project specific information is outside of the scope of the Key or instances where there is new biological information about the species. In these cases, we recommend the Corps (or other Federal action agency) initiates traditional consultation pursuant to section 7 of the Act, and identify that consultation is being requested outside of the Key.

This Key uses project size and home ranges of eastern indigo snakes as the basis for making determinations of "may affect, but is not likely to adversely affect" (NLAA) and "may affect. and is likely to adversely affect" (may affect). Suitable habitat for the eastern indigo snake consists of a mosaic of habitats types, most of which occur throughout South Florida. Information on home ranges for individuals is not available in specific habitats in South Florida. Therefore, the SFESO uses the information from a 26-year study conducted by Layne and Steiner (1996) at Archbold Biological Station, Lake Placid, Florida, as the best available

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A. Project is not located in open water or salt marsh.....go to B

Project is located solely in open water or salt marsh.....**no effect**

B. Permit will be conditioned for use of the Service's most current guidance for Standard Protection Measures For The Eastern Indigo Snake (currently 2013) during site preparation and project construction.....go to C

Permit will not be conditioned as above for the eastern indigo snake, or it is not known whether an applicant intends to use these measures and consultation with the Service is requested.....**may affect**

C. The project will impact less than 25 acres of eastern indigo snake habitat (*e.g.*, sandhill, scrub, pine flatwoods, pine rocklands, scrubby flatwoods, high pine, dry prairie, coastal prairie, mangrove swamps, tropical hardwood hammocks, hydric hammocks, edges of freshwater marshes, agricultural fields [including sugar cane fields and active, inactive, or abandoned citrus groves], and coastal dunes).....go to D

The project will impact 25 acres or more of eastern indigo snake habitat (*e.g.*, sandhill, scrub, pine flatwoods, pine rocklands, scrubby flatwoods, high pine, dry prairie, coastal prairie, mangrove swamps, tropical hardwood hammocks, hydric hammocks, edges of freshwater marshes, agricultural fields [including sugar cane fields and active, inactive, or abandoned citrus groves], and coastal dunes).....**may affect**

D. The project has no known holes, cavities, active or inactive gopher tortoise burrows, or other underground refugia where a snake could be buried, trapped and/or injured during project activities.....**NLAA**

The project has known holes, cavities, active or inactive gopher tortoise burrows, or other underground refugia where a snake could be buried, trapped and /or injured.....go to E

E. Any permit will be conditioned such that all gopher tortoise burrows, active or inactive, will be excavated prior to site manipulation in the vicinity of the burrow[1]. If an eastern indigo snake is encountered, the snake must be allowed to vacate the area prior to additional site manipulation in the vicinity. Any permit will also be conditioned such that holes, cavities, and snake refugia other than gopher tortoise burrows will be inspected each morning before planned site manipulation of a particular area, and, if occupied by an eastern indigo snake, no work will commence until the snake has vacated the vicinity of proposed work.....**NLAA**[2]

Permit will not be conditioned as outlined above.....**may affect**

End Key

---

[1] If excavating potentially occupied burrows, active or inactive, individuals must first obtain state authorization via a Florida Fish and Wildlife Conservation Commission Authorized Gopher Tortoise Agent permit. The excavation method selected should also minimize the potential for injury of an indigo snake. Applicants should follow the excavation guidance provided within the most current Gopher Tortoise Permitting Guidelines found at http://myfwc.com/gophertortoise.

[2] Please note, if the proposed project will impact less than 25 acres of vegetated eastern indigo snake habitat (not urban/ human-altered) completely surrounded by urban development, and an eastern indigo snake has been observed on site, NLAA is not the appropriate conclusion. The Service recommends formal consultation for this situation because of the expected increased value of the vegetated habitat within the individual's home range

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Working with the Fish and Wildlife Foundation of Florida, the Service has established a fund to support conservation and recovery for the eastern indigo snake. Any project that has the potential to affect the eastern indigo snake and/or its habitat is encouraged to make a voluntary contribution to this fund. If you would like additional information about how to make a contribution and how these monies are used to support eastern indigo snake recovery please contact Ashleigh Blackford, Connie Cassler, or José Rivera at 772-562-3559.

This revised Key is effective immediately upon receipt by the Corps. Should circumstances change or new information become available regarding the eastern indigo snake and/or implementation of the Key, the determinations herein may be reconsidered and this Key further revised or amended.

Thank you for your continued cooperation in the effort to conserve fish and wildlife resources. If you have any questions or comments regarding this Key, please contact the SFESO at 772-562-3909.

Sincerely,

Roxanna Hinzman
Field Supervisor
South Florida Ecological Services

Cc:
Corps, Jacksonville, Florida (Dale Beter, Muriel Blaisdell, Ingrid Gilbert, Angela Ryan, Irene Sadowski, Victoria White, Alisa Zarbo)
Service, Athens, Georgia (Michelle Elmore)
Service, Jacksonville, Florida (Annie Dziergowski)
Service, Panama City, Florida (Sean Blomquist)

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Attachment 4- Manatee Key

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MANATEE KEY
Florida[1]
April 2013

The key is not designed to be used by the Corps' Regulatory Division for making their effect determinations for dredging projects greater than 50,000 cubic yards, the Corps' Planning Division in making their effect determinations for civil works projects or by the Corps' Regulatory Division for making their effect determinations for projects of the same relative scope as civil works projects. These types of activities must be evaluated by the Corps independently of the key.

A. Project is not located in waters accessible to manatees and does not directly or indirectly affect manatees (see Glossary).....*No effect*

Project is located in waters accessible to manatees or directly or indirectly affects manatees ..... B

B. Project consists of one or more of the following activities, all of which are *May affect*:

1. blasting or other detonation activity for channel deepening and/or widening, geotechnical surveys or exploration, bridge removal, movies, military shows, special events, etc.;

2. installation of structures which could restrict or act as a barrier to manatees;

3. new or changes to existing warm or fresh water discharges from industrial sites, power plants, or natural springs or artesian wells (but only if the new or proposed change in discharge requires a Corps permit to accomplish the work);

4. installation of new culverts and/or maintenance or modification of existing culverts (where the culverts are 8 inches to 8 feet in diameter, ungrated and in waters accessible, or potentially accessible, to manatees)[2];

5. mechanical dredging from a floating platform, barge or structure[3] that restricts manatee access to less than half the width of the waterway;

6. creation of new slips or change in use of existing slips, even those located in a county with a State-approved Manatee Protection Plan (MPP) in place and the number of slips is less than the MPP threshold, to accommodate docking for repeat use vessels, (*e.g.*, water taxis, tour boats, gambling boats, etc; or slips or structures that are not civil works projects, but are frequently used to moor large vessels (>100') for shipping and/or freight purposes; does not include slips used for docking at boat sales or repair facilities or loading/unloading at dry stack storage facilities and boat ramps); [Note: For projects within Bay, Dixie, Escambia, Franklin, Gilchrist, Gulf, Hernando, Jefferson, Lafayette, Monroe (south of Craig Key), Nassau, Okaloosa, Okeechobee, Santa Rosa, Suwannee, Taylor, Wakulla or Walton County, the reviewer should proceed to Couplet C.]

7. any type of in-water activity in a Warm Water Aggregation Area (WWAA) or No Entry Area (see Glossary and accompanying Maps[4]); [Note: For residential docking facilities in a Warm Water Aggregation Area that is not a Federal manatee sanctuary or No Entry Area, the reviewer should proceed to couplet C.]

8. creation or expansion of canals, basins or other artificial shoreline and/or the connection of such features to navigable waters of the U.S.; [Note: For projects proposing a single residential dock, the reviewer should proceed to couplet C; otherwise, project is a *May Affect*.]

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9. installation of temporary structures (docks, buoys, etc.) utilized for special events such as boat races, boat shows, military shows, etc., but only when consultation with the U.S. Coast Guard and FWS has not occurred; [Note: See programmatic consultation with the U.S. Coast Guard on manatees dated May 10, 2010.].

Project is other than the activities listed above C

C. Project is located in an Important Manatee Area (IMA) (see Glossary and accompanying Maps[4]) ..... D

Project is not located in an Important Manatee Area (IMA) (see Glossary and accompanying Maps[4]) ..... G

D. Project includes dredging of less than 50,000 cubic yards ..... E

Project does not include dredging ..... G

E. Project is for dredging a residential dock facility or is a land-based dredging operation ..... N

Project not as above ..... F

F. Project proponent **does not elect** to follow all dredging protocols described on the maps for the respective IMA in which the project is proposed ..... *May affect*

Project proponent **elects** to follow all dredging protocols described on the maps for the respective IMA in which the project is proposed ..... G

G. Project provides new[5] access for watercraft, *e.g.*, docks or piers, marinas, boat ramps and associated trailer parking spaces, new dredging, boat lifts, pilings, floats, floating docks, floating vessel platforms, boat slips, dry storage, mooring buoys, or other watercraft access (residential boat lifts, pilings, floating docks, and floating vessel platforms installed in existing slips are not considered new access) or improvements allowing increased watercraft usage ..... H

Project does not provide new[5] access for watercraft, *e.g.*, bulkheads, seawalls, riprap, maintenance dredging, boardwalks and/or the maintenance (repair or rehabilitation) of currently serviceable watercraft access structures provided all of the following are met: (1) the number of slips is not increased; (2) the number of existing slips is not in question; and (3) the improvements do not allow increased watercraft usage ..... N

H. Project is located in the Braden River Area of Inadequate Protection (Manatee County) (see Glossary and accompanying AIP Map[4]) ..... *May affect*

Project is not located in the Braden River Area of Inadequate Protection (Manatee County) (see Glossary and accompanying AIP Map[4]) I

I. Project is for a multi-slip facility (see Glossary) ..... J

Project is for a residential dock facility or is for dredging (see Glossary) ..... N

J. Project is located in a county that currently has a State-approved MPP in place (BREVARD, BROWARD, CITRUS, CLAY, COLLIER, DUVAL, INDIAN RIVER, LEE, MARTIN, MIAMI-DADE, PALM BEACH, ST. LUCIE, SARASOTA, VOLUSIA) or shares contiguous waters with a county having a State-approved MPP in place (LAKE, MARION, SEMINOLE)[6] ..... K

Project is located in a county not required to have a State-approved MPP L

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K. Project has been developed or modified to be consistent with the county's State-approved MPP **and** has been verified by a FWC review (or FWS review if project is exempt from State permitting) **or** the number of slips is below the MPP threshold ..... N

Project has not been reviewed by the FWC or FWS **or** has been reviewed by the FWC or FWS **and** determined that the project is not consistent with the county's State-approved MPP ..... *May affect*

L. Project is located in one of the following counties: CHARLOTTE, DESOTO[7], FLAGLER, GLADES, HENDRY, HILLSBOROUGH, LEVY, MANATEE, MONROE[7], PASCO[7], PINELLAS ..... M

Project is located in one of the following counties: BAY, DIXIE, ESCAMBIA, FRANKLIN, GILCHRIST, GULF, HERNANDO, JEFFERSON, LAFAYETTE, MONROE (south of Craig Key), NASSAU, OKALOOSA, OKEECHOBEE, PUTNAM, SANTA ROSA, ST. JOHNS, SUWANNEE, TAYLOR, WAKULLA, WALTON ..... N

M. The number of slips does not exceed the residential dock density threshold (see Glossary) ..... N

The number of slips exceeds the residential dock density threshold (see Glossary) ..... *May affect*

N. Project impacts to submerged aquatic vegetation[8], emergent vegetation or mangrove will have beneficial, insignificant, discountable[9] or no effects on the manatee[10] ..... O

Project impacts to submerged aquatic vegetation[8], emergent vegetation or mangrove may adversely affect the manatee[10] ..... *May affect*

O. Project proponent **elects** to follow standard manatee conditions for in-water work[11] and requirements, as appropriate for the proposed activity, prescribed on the maps[4] ..... P

Project proponent **does not elect** to follow standard manatee conditions for in-water work[11] and appropriate requirements prescribed on the maps[4] ..... *May affect*

P. If project is for a new or expanding[5] multi-slip facility and is located in a county with a State-approved MPP in place **or** in Bay, Dixie, Escambia, Franklin, Gilchrist, Gulf, Hernando, Jefferson, Lafayette, Monroe (south of Craig Key), Nassau, Okaloosa, Okeechobee, Putnam, St. Johns, Santa Rosa, Suwannee, Taylor, Wakulla or Walton County, the determination of "*May affect, not likely to adversely affect*" is appropriate[12] and no further consultation with the Service is necessary.

If project is for a new or expanding[5] multi-slip facility and is located in Charlotte, Desoto, Flagler, Glades, Hendry, Hillsborough, Levy, Manatee, Monroe (north of Craig Key), Pasco, or Pinellas County, further consultation with the Service is necessary for "*May affect, not likely to adversely affect*" determinations.

If project is for repair or rehabilitation of a multi-slip facility and is located in an Important Manatee Area, further consultation with the Service is necessary for "*May affect, not likely to adversely affect*" determinations. If project is for repair or rehabilitation of a multi-slip facility and: (1) is not located in an Important Manatee Area; (2) the number of slips is not increased; (3) the number of existing slips is not in question; and (4) the improvements to the existing watercraft access structures do not allow increased watercraft usage, the determination of "*May affect, not likely to adversely affect*" is appropriate[12] and no further consultation with the Service is necessary.

If project is a residential dock facility, shoreline stabilization, or dredging, the determination of "*May affect, not likely to adversely affect*" is appropriate[12] and no further consultation with the Service is necessary. Note: For residential dock facilities located in a Warm Water Aggregation Area or in a No Entry area, seasonal restrictions may apply. See footnote 4 below for maps showing restrictions.

If project is other than repair or rehabilitation of a multi-slip facility, a new[5] multi-slip facility, residential dock facility, shoreline stabilization, or dredging, and does not provide new[5] access for watercraft or

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improve an existing access to allow increased watercraft usage, the determination of "*May affect, not likely to adversely affect*" is appropriate[12] and no further consultation with the Service is necessary.

[1] On the St. Mary's River, this key is only applicable to those areas that are within the geographical limits of the State of Florida.

[2] All culverts 8 inches to 8 feet in diameter must be grated to prevent manatee entrapment. To effectively prevent manatee access, grates must be permanently fixed, spaced a maximum of 8 inches apart (may be less for culverts smaller than 16 inches in diameter) and may be installed diagonally, horizontally or vertically. For new culverts, grates must be attached prior to installation of the culverts. Culverts less than 8 inches or greater than 8 feet in diameter are exempt from this requirement. If new culverts and/or the maintenance or modification of existing culverts are grated as described above, the determination of "*May affect, not likely to adversely affect*" is appropriate[11] and no further consultation with the Service is necessary.

[3] If the project proponent agrees to follow the standard manatee conditions for in-water work as well as any special conditions appropriate for the proposed activity, further consultation with the Service is necessary for "*May affect, not likely to adversely affect*" determinations. These special conditions may include, but are not limited to, the use of dedicated observers (see Glossary for definition of dedicated observers), dredging during specific months (warm weather months vs cold weather months), dredging during daylight hours only, adjusting the number of dredging days, does not preclude or discourage manatee egress/ingress with turbidity curtains or other barriers that span the width of the waterway, etc.

[4] Areas of Inadequate Protection (AIPs), Important Manatee Areas (IMAs), Warm Water Aggregation Areas (WWAAs) and No Entry Areas are identified on these maps and defined in the Glossary for the purposes of this key. These maps can be viewed on the Corps' web page. If projects are located in a No Entry Area, special permits may be required from FWC in order to access these areas (please refer to Chapter 68C-22 F.A.C. for boundaries; maps are also available at FWC's web page).

[5] New access for watercraft is the addition or improvement of structures such as, but not limited to, docks or piers, marinas, boat ramps and associated trailer parking spaces, boat lifts, pilings, floats, floating docks, floating vessel platforms, (maintenance dredging, residential boat lifts, pilings, floating docks, and floating vessel platforms installed in existing slips are not considered new access), boat slips, dry storage, mooring buoys, new dredging, etc., that facilitates the addition of watercraft to, and/or increases watercraft usage in, waters accessible to manatees. The repair or rehabilitation of any type of currently serviceable watercraft access structure is not considered new access provided all of the following are met: (1) the number of slips is not increased; (2) the number of existing slips is not in question; and (3) the improvements to the existing watercraft access structures do not result in increased watercraft usage.

[6] Projects proposed within the St. Johns River portion of Lake, Marion, and Seminole counties and contiguous with Volusia County shall be evaluated using the Volusia County MPP.

[7] For projects proposed within the following areas: the Peace River in DeSoto County; all areas north of Craig Key in Monroe County, and the Anclote and Pithlachascotee Rivers in Pasco County, proceed to Couplet M. For all other locations in DeSoto, Monroe (south of Craig Key) and Pasco Counties, proceed to couplet N.

[8] Where the presence of the referenced vegetation is confirmed within the area affected by docks and other piling-supported minor structures and the reviewer has concluded that the impacts to SAV, marsh or mangroves would not adversely affect the manatee or its critical habitat, proceed to couplet O.

Where the presence of the referenced vegetation is confirmed within the area affected by docks and other piling-supported minor structures and the reviewer has concluded that the impacts to SAV, marsh or mangroves would adversely affect the manatee or its critical habitat, the applicant can elect to avoid/minimize impacts to that vegetation. In that instance, where impacts are unavoidable and the applicant elects to abide by or employ construction techniques that exceed the criteria in the following documents, the reviewer should conclude that the impacts to SAV, marsh or mangroves would not adversely affect the manatee or its critical habitat and proceed to couplet O.

- "Construction Guidelines in Florida for Minor Piling-Supported Structures Constructed in or over Submerged Aquatic Vegetation (SAV), Marsh or Mangrove Habitat," prepared jointly by the U.S. Army Corps of Engineers and the National Marine Fisheries Service (August 2001) [refer to the Corps' web page], and

- "Key for Construction Conditions for Docks or Other Minor Structures Constructed in or over Johnson's seagrass (*Halophila johnsonii*)," prepared jointly by the National Marine Fisheries Service and U.S. Army Corps of Engineers (October 2002), for those projects within the known range of Johnson's seagrass occurrence (Sebastian Inlet to central Biscayne Bay in the lagoon systems on the east coast of Florida) [refer to the Corps' web page],

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Where the presence of the referenced vegetation is confirmed within the area affected by docks and other piling-supported minor structures and the reviewer has concluded that the impacts to SAV, marsh or mangroves would adversely affect the manatee or its critical habitat, and the applicant does not elect to follow the above Guidelines, the Corps will need to request formal consultation on the manatee with the Service as *May affect*.

For activities other than docks and other piling-supported minor structures proposed in SAV, marsh, or mangroves (*e.g.*, new dredging, placement of riprap, bulkheads, etc.), if the reviewer determines the impacts to the SAV, marsh or mangroves will not adversely affect the manatee or its critical habitat, proceed to couplet O, otherwise the Corps will need to request formal consultation on the manatee with the Service as *May affect*.

[9] See Glossary, under "is not likely to adversely affect."

[10] Federal reviewers, when making your effects determination, consider effects to manatee designated critical habitat pursuant to section 7(a)(2) of the Endangered Species Act. State reviewers, when making your effects determination, consider effects to manatee habitat within the entire State of Florida, pursuant to Chapter 370.12(2)(b) Florida Statutes.

[11] See the Corps' web page for manatee construction conditions. At this time, manatee construction precautions c and f are not required in the following Florida counties: Bay, Escambia, Franklin, Gilchrist, Gulf, Jefferson, Lafayette, Okaloosa, Santa Rosa, Suwannee, and Walton.

[12] By letter dated April 25, 2013, the Corps received the Service's concurrence with "*May affect, not likely to adversely affect*" determinations made pursuant to this key for the following activities: (1) selected non-watercraft access projects; (2) watercraft-access projects that are residential dock facilities, excluding those located in the Braden River AIP; (3) launching facilities solely for kayaks and canoes, and (4) new or expanding multi-slip facilities located in Bay, Dixie, Escambia, Franklin, Gilchrist, Gulf, Hernando, Jefferson, Lafayette, Monroe (south of Craig Key), Nassau, Okaloosa, Okeechobee, Santa Rosa, Suwannee, Taylor, Wakulla or Walton County.

Additionally, in the same letter dated April 25, 2013, the Corps received the Service's concurrence for "*May affect, not likely to adversely affect*" determinations specifically made pursuant to Couplet G of the key for the repair or rehabilitation of currently serviceable multi-slip watercraft access structures provided all of the following are met: (1) the project is not located in an IMA, (2) the number of slips is not increased; (3) the number of existing slips is not in question; and (4) the improvements to the existing watercraft access structures do not allow increased watercraft usage. Upon receipt of such a programmatic concurrence, no further consultation with the Service for these projects is required.

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EXHIBIT #2 - SWPA #25-006 PUBLIC HEARING

Docusign Envelope ID: C2ABC718-4D36-4808-9717-29D288878A55

PORT TAMPA BAY

CERTIFIED MAIL
Return Receipt Requested

PORT TAMPA BAY (PTB)
STANDARD WORK PERMIT APPLICATION NOTICE

To: **1500-Foot Radius Riparian Property Owners and Interested Parties / Agencies**

Date: April 28, 2025

Reference: PTB Standard Work Permit Application No. 25-006

Applicant: Tampa Port Authority, d/b/a Port Tampa Bay (PTB), Engineering Dept.

Project: **Metro Port Complex Redevelopment – Proposed Placement of +/- 11,174 CY of Articulated Concrete Block Matting (Temporary Berm) Associated with Filling +/- 230,500 CY of Submerged Lands (Upland Cut Slip), Maintenance Dredging/Excavation of +/- 14,992 CY of Submerged Material, and Installation of +/- 820 LF Steel Sheetpile Bulkhead Located At 1300 Harbor St. & Channelside Dr., Tampa, FL; Folio #189555-5500; STR 18 & 19-29S-19E; Ybor Channel (Berths 263 through 266); City of Tampa**

Tampa Port Authority, d/b/a Port Tampa Bay (PTB), has received a marine construction application assigned Standard Work Permit project No. 25-006 in review for permitting to perform work in waters under the jurisdiction of this Authority, as summarized above, pursuant to Section 25, Chapter 95-488 Laws of Florida. Enclosed is a certified mail copy of the proposal and drawings for your review / information.

Within 30 days of receipt of this notice, please review this application. Please provide no objection comment, any questions, any other comments or concerns you may have regarding the permitting of this project, in writing, to our office referencing the application number (25-006). **Please submit any written remarks within the thirty (30) day commenting period from date of this notice letter to the Port Tampa Bay Environmental Dept. at 1101 Channelside Dr., 4th Floor, Tampa, FL 33602 or via email at bbaity@tampaport.com.** Please contact me at 813-905-5033 or jjulien@tampaport.com if you have any questions.

Please note, this marine construction 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.

Sincerely,

Jackelyn Julien

Jackie Julien
Project Manager II - PTB Environmental Dept.

CC: conservationplanningservices@myfwc.com; FW4FLESREGS@fws.GOV; SiteFile@dos.state.fl.us; tmantegna@tampaairport.com; mark.sramek@noaa.gov; wren@tbrpc.org; alana@tbrpc.org; jeff.liechty@audubon.org; pclark@tampabaywatch.org; SHERNDON@TAMPABAYWATCH.ORG; ajalcoz@tecoenergy.com; skroh@tecoenergy.com; nfletcher@tecoenergy.com; Hummelc@hillsboroughcounty.org; toddrrandolph@gmail.com; bevgriffiths@verizon.net; lisa.strout@dot.state.fl.us; reebie.simms@dot.state.fl.us; todd.croft@dot.state.fl.us; wwmtampa@uscg.mil; anthony.r.sciullo@uscg.mil; Benjamin.Brice@hdrinc.com. Refer also to Distribution List.

Enclosure(s)

1101 Channelside Drive | Tampa, Florida 33602-3612 | P: 813.905.7678 | 800.741.2297 | F:813.905.5109
www.porttb.com | info@tampaport.com

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PORT TAMPA BAY

April 28, 2025 **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. 25-006**

Applicant: **Tampa Port Authority, d/b/a Port Tampa Bay (PTB), Engineering Dept.**

Project: **Metro Port Complex Redevelopment – Proposed Placement of +/- 11,174 CY of Articulated Concrete Block Matting (Temporary Berm) Associated with Filling +/- 230,500 CY of Submerged Lands (Upland Cut Slip), Maintenance Dredging/Excavation of +/- 14,992 CY of Submerged Material, and Installation of +/- 820 LF Steel Sheetpile Bulkhead Located At 1300 Harbor St. & Channelside Dr., Tampa, FL; Folio #189555-5500; STR 18 & 19-29S-19E; Ybor Channel (Berths 263 through 266); City of Tampa**

Tampa Port Authority, d/b/a Port Tampa Bay (PTB), has received a marine construction application assigned Standard Work Permit project No. 25-006 to perform work in waters under the jurisdiction of this Authority. Enclosed is a certified mail copy of the marine construction proposal and drawing(s) for your review and comments, pursuant to Section 25, Chapter 95-488 Laws of Florida.

Within 30 days of receipt of this notice, please review this application. Please provide no objection comment, questions, any other comments or concerns you may have regarding the permitting of this project, in writing, within the thirty (30) day commenting period from date of this notice letter to the Port Tampa Bay Environmental Dept. at 1101 Channelside Dr., 4th Floor, Tampa, FL 33602 or via email at bbaity@tampaport.com referencing the application number (25-006).

Please note, this marine construction 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.

The Planning Commission's review fee in the amount of $200.00 for review of this project was paid directly via credit card on April 24, 2025, per Receipt No. 132673758 / TPE Order ID No. 209616002 (enclosed).

If you have any questions, please contact me at 813-905-5033 or jjulien@tampaport.com.

Sincerely,

Jackelyn Julien

Jackie Julien
Project Manager II - PTB Environmental Dept.

Enclosure(s)

1101 Channelside Drive | Tampa, Florida 33602-3612 | P: 813.905.7678 | 800.741.2297 | F:813.905.5109
www.porttb.com | info@tampaport.com

Docusign Envelope ID: C2ABC718-4D36-4808-9717-29D288878A55

Memo

PORT TAMPA BAY.
1101 Channelside Drive
Tampa, Florida 33602

To: Lisa Payne, PTB Real Estate Dept. (lpayne@tampaport.com)
Shawn Brown, PTB Operations (sbrown@tampaport.com)

From: Jackie Julien, PTB Environmental Department

Date: April 28, 2025

Applicant: **Tampa Port Authority, d/b/a Port Tampa Bay (PTB), Engineering Dept.**

Project: **Metro Port Complex Redevelopment – Placement of +/- 11,174 CY of Rip-Rap (Temporary Berm) Associated with Filling +/- 230,500 CY of Submerged Lands (Upland Cut Slip), Maintenance Dredging/Excavation of +/- 14,992 CY of Submerged Material, and Installation of +/- 820 LF Steel Sheetpile Bulkhead Located At 1300 Harbor St. & Channelside Dr., Tampa, FL; Folio #189555-5500; STR 18 & 19-29S-19E; Ybor Channel (Berths 263 through 266); Within City of Tampa**

PTB Environmental Department has received a marine construction Standard Work Permit application assigned Standard Work Permit project No. 25-006 from HDR, Inc. on behalf of PTB Engineering Department ("Applicant") for proposed filling of the Metro Port Berths 263, 264, 265, and 266 with construction of a new bulkhead tying into the north and south adjacent bulkheads, as referenced above.

- The subject Standard Work Permit Application (SWPA #25-006) is being reviewed for issuance of a PTB marine construction permit pursuant to Section 25, Chapter 95-488 Laws of Florida. A copy of the SWP application and project drawing(s), is attached for your review.

- Please provide written comments for this marine construction project regarding the issuance of a permit and advise PTB Environmental Dept. staff regarding any associated subject site restrictions, lease, easement, or other requirements, as appropriate to the project.

Please provide comments or objections to the issuance of a permit for this project, in writing, to the PTB Environmental Department within thirty (30) days of receipt of this memo via email at bbaity@tampaport.com / jjulien@tampaport.com. If you have any questions regarding this application, please contact me at 813-905-5033 or jjulien@tampaport.com.

Date / Comments / Stipulations: _____

_____

CC: jforsyth@tampaport.com; ccooley@tampaport.com; ckurial@tampaport.com; PTB File (25-006)

Enclosures

Docusign Envelope ID: C2ABC718-4D36-4808-9717-29D288878A55

PORT TAMPA BAY

May 12, 2025 **Certified Mail**

Wetland Management Division
Environmental Protection Commission of Hillsborough County
3629 Queen Palm Drive
Tampa, FL 33619
(Via Email: gilem@epchc.org)

Reference: **PTB Standard Work Permit Application No. 25-006**
Applicant: **Tampa Port Authority, d/b/a Port Tampa Bay (PTB), Engineering Dept.**

Proposed Project: **Metro Port Complex Redevelopment – Placement of +/- 11,174 CY of Rip-Rap (Temporary Berm) Associated with Filling +/- 230,500 CY of Submerged Lands (Upland Cut Slip), Maintenance Dredging/Excavation of +/- 14,992 CY of Submerged Material, and Installation of +/- 820 LF Steel Sheetpile Bulkhead Located At 1300 Harbor St. & Channelside Dr., Tampa, FL; Folio #189555-5500; STR 18 & 19-29S-19E; Ybor Channel; Within City of Tampa**

Tampa Port Authority, d/b/a Port Tampa Bay (PTB), has received a marine construction application assigned Standard Work Permit project No. 25-006 to perform work in waters of the port district. Enclosed is a certified mail copy of the marine construction application and drawing(s) for your review, pursuant to Section 25, Chapter 95-488 Laws of Florida.

Pursuant to section 25(d) of Chapter 95-488, Laws of Florida (Enabling Act), initial review of the application shall be accomplished within 30 days. We request that you submit a report of findings and conclusions and a recommendation to grant or deny the application **within the thirty (30) day commenting period from the date of this notice letter to the Port Tampa Bay Environmental Dept. at 1101 Channelside Dr., 4th Floor, Tampa, FL 33602 or via email at bbaity@tampaport.com.**

Please note, this marine construction 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.

For the EPC's environmental review fee in the amount of $300.00 for this project, please provide an invoice to the PTB Engineering Dept. staff, listed on the Application. Please provide a copy of the EPC's receipt of payment to the PTB Environmental Dept. for our records.

If you have any questions, please contact me at 813-215-0950 or ccooley@tampaport.com.

Sincerely,

Christopher J. Cooley
Director of Environmental Affairs

Enclosure(s)

Docusign Envelope ID: C2ABC718-4D36-4808-9717-29D288878A55

EXHIBIT #3 - SWPA #25-006 PUBLIC HEARING

Docusign Envelope ID: C2ABC718-4D36-4808-9717-29D288878A55

From: Lisa Payne
To: Barbara Baity; Shawn Brown
Cc: James Forsyth; Christopher Cooley; Craig Kurial; Jackelyn Julien
Subject: RE: Tampa Port Authority (Engineering Dept) SWPA 25-006 —Metro Port Complex Redevelopment – Project Notice
Date: Monday, April 28, 2025 9:00:39 AM

Real Estate has no issues.

Lisa Payne
Project Manager II
Port Tampa Bay
Mobile: 813-465-3132

Docusign Envelope ID: C2ABC718-4D36-4808-9717-29D288878A55

EXHIBIT #4 - SWPA #25-006 PUBLIC HEARING

Docusign Envelope ID: C2ABC718-4D36-4808-9717-29D288878A55

PORT TAMPA BAY™

May 7, 2025

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. 25-006**

Applicant: **Tampa Port Authority, d/b/a Port Tampa Bay (PTB), Engineering Dept.**

Project: Metro Port Complex Redevelopment – Proposed Placement of +/- 11,174 CY of Articulated Concrete Block Matting (Temporary Berm) Associated with Filling +/- 230,500 CY of Submerged Lands (Upland Cut Slip), Maintenance Dredging/Excavation of +/- 14,992 CY of Submerged Material, and Installation of +/- 820 LF Steel Sheetpile Bulkhead Located At 1300 Harbor St. & Channelside Dr., Tampa, FL; Folio #189555-5500; STR 18 & 19-29S-19E; Ybor Channel (Berths 263 through 266); City of Tampa

Dear Shawn:

Tampa Port Authority, d/b/a Port Tampa Bay (PTB), has received a marine construction application assigned Standard Work Permit project No. 25-006 to perform work in waters under the jurisdiction of this Authority, as summarized above, pursuant to Section 25, Chapter 95-488 Laws of Florida. **PTB is suspending the Planning Commission's review of SWP 25-006 until further notice. Consequently, please postpone the Planning Commission's review of SWP 25-006 at this time, pending additional coordination with PTB. PTB will continue to work with you on further review of the application and updated commenting timeframes.**

Feel free to contact us at 813-905-5033 or via email at bbaity@tampaport.com or jjulien@tampaport.com if you have any questions.

Sincerely,

Jackelyn Julien

Jackie Julien
Project Manager II - PTB Environmental Dept.

1101 Channelside Drive | Tampa, Florida 33602-3612 | P: 813.905.7678 | 800.741.2297 | F:813.905.5109
www.porttb.com | info@tampaport.com

Docusign Envelope ID: C2ABC718-4D36-4808-9717-29D288878A55

EXHIBIT #5 - SWPA #25-006 PUBLIC HEARING

Docusign Envelope ID: C2ABC718-4D36-4808-9717-29D288878A55

From: Jones, Stephanie
To: Jackelyn Julien; Barbara Baity
Subject: FWC Comments - Metro Port Complex Redevelopment, Hillsborough County (SWPA 25-006)
Date: Thursday, May 15, 2025 9:31:45 AM
Attachments: image001.png

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Project Name: Metro Port Complex Redevelopment, Hillsborough County
File Number: SWPA 25-006

Florida Fish and Wildlife Conservation Commission (FWC) staff have reviewed the proposed project to fill 5.6 acres of the existing upland port slip which will be stabilized by temporary articulated concrete block mats. The project also proposes to install a permanent 820' steel bulkhead with fenders at 4' clearance at maximum compression. The project proposes to backfill the steel bulkhead and dredge remaining fill material and rip rap seaward of the installed bulkhead. Only daytime work is proposed. The site of the proposed project is 1300 Harbor Street & Channelside Drive, Tampa, Hillsborough County.

The proposed project is located in an area where presence of both Gulf sturgeon (*Acipenser oxyrinchus desotoi*) and smalltooth sawfish (*Pristis pectinata*) may occur. Gulf sturgeon is a federally-listed threatened species pursuant to the Endangered Species Act (ESA), and the potential "take" of this species associated with this project may only be authorized by the National Marine Fisheries Service (NMFS) and/or the U.S. Fish and Wildlife Service (USFWS). Smalltooth sawfish is a federally-listed endangered species pursuant to the ESA, and the potential "take" of this species associated with this project may only be authorized by the National Marine Fisheries Service (NMFS).

Additionally, Gulf sturgeon is a state-listed threatened species pursuant to FWC rule 68A-27, F.A.C., and a marine Prohibited Species pursuant to FWC rules 68B-8 and 68B-15, F.A.C. Smalltooth sawfish is a state-listed endangered species pursuant to FWC rule 68A-27, F.A.C., and a marine Prohibited Species pursuant to FWC rules 68B-8 and 68B-44, F.A.C.

The FWC defers to NMFS and USFWS, and requests that the Florida Department of Environmental PRotection take into consideration any project-specific permit conditions, comments, recommendations and Biological Opinions regarding Gulf sturgeon and smalltooth sawfish that NMFS and USFWS may provide (or have provided) for federal consultation or permitting activities associated with this project.

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-

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water activity.

2. While placing fill, it is important to ensure that manatees or sea turtles do not become entrapped between the machinery and the terminus end of the fill site. To prevent entrapment, filling shall be performed from the terminus, landward end, heading seaward. If a manatee or sea turtle becomes entrapped, the area shall be opened to allow the manatee or turtle to leave of its own volition. It shall not be herded or harassed into leaving the area.

3. While performing backfilling between the bulkheads, it is important to ensure that manatees or sea turtles do not become entrapped during sheet pile installation or gain access after the sheet pile has been installed and before filling work has been completed. If a manatee or sea turtle becomes entrapped, the area shall be opened to allow the manatee or turtle to leave of its own volition. It shall not be herded or harassed into leaving the area.

4. For all pile-driving activity related to this project:

    a. At least one dedicated observer shall be present during pile driving activities and shall perform no other duties that may interfere with their ability to observe for protected marine species. Observer(s) must have prior on-the-job experience observing manatees during in-water work where the activities where similar in nature to this project, and meet the criteria outlined in the Observer Guidelines for Protected Species Monitoring Programs in Florida State Waters manual. Observer(s) shall have the authority to cease project operations 1) upon sighting a manatee within 50 feet of the pile driving or vessel activity; and 2) if detection of manatees is not possible due to weather or other conditions.

    b. All pile driving activities shall be limited to daylight hours in order to maximize visibility for protected species observers. Monitoring shall occur for 30 minutes prior to, during, and for 30 minutes after pile driving ends.

    c. During pile driving, the project will utilize a ramp-up measure. At the start of pile driving activity, pile driving hammers would initially be operated at low levels, then gradually increase to minimum necessary power required for pile installation.

    d. If the activities appear to harass or injure a protected marine species, then work shall cease immediately and not resume until after consultation with the Florida Fish and Wildlife Conservation Commission (ImperiledSpecies@MyFWC.com or 850-922-4330). Any additional conservation measures deemed necessary by FWC must be implemented to minimize the risks to protected species.

    e. If pile driving will include impact hammer installation of metal piles or sheet piles, additional consultation with the U.S. Fish and Wildlife Service may be needed to address the potential for noise-related incidental take of manatees under the Endangered Species Act and Marine Mammal Protection Act.

5. To reduce the risk of a vessel crushing a manatee, the permittee shall install wharf fenders with appropriate materials to provide sufficient standoff space of at least three feet under maximum designed compression. Fenders or buoys providing a minimum standoff space of at least three feet under maximum designed compression shall also be utilized between two vessels that are moored together.

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6. To reduce the risk of entrapment and drowning of manatees, manatee exclusion devices (such as grating) shall be installed and maintained over any existing or proposed pipes or culverts greater than 8 inches, but smaller than 8 feet in diameter that are submerged or partially submerged and reasonably accessible to manatees. If horizontal or vertical bars are used, no more than 8-inch gaps on center shall be allowed. Grates shall be in place at the accessible end(s) during all phases of the construction process and as a final design element to restrict manatee access. Additional information can be found in FWC's guidance document on Grates and Other Manatee Exclusion Devices for Culverts and Pipes.

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,

Steph Jones
Fisheries and Wildlife Biological Scientist IV
Imperiled Species Management
Florida Fish and Wildlife Conservation Commission (FWC)

Office: (850) 922-4330
Stephanie.Jones@MyFWC.com

Florida Fish and Wildlife Conservation Commission
MyFWC.com

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EXHIBIT #6 - SWPA #25-006 PUBLIC HEARING

Docusign Envelope ID: C2ABC718-4D36-4808-9717-29D288878A55

From: Charlie Rodriguez
To: Barbara Baity; Jackelyn Julien
Subject: City of Tampa Stormwater Engineering response to PTB Parmit Application No. 25-006 Metro Port Complex
Date: Wednesday, May 28, 2025 1:43:16 PM
Attachments: City of Tampa Stormwter Memo -PTB Work Permit App. No 25-006 Metro Port Complex Redevel..pdf

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Jackie ,
Good afternoon
The City of Tampa Stormwater Engineering Division of the Mobility Department has concerns regarding the permitting of this application
Please see the attached Stormwater Memorandum and contact me with any questions.

Thanks

Charlie Rodriguez
Engineer III (N/S), Mobility
City of Tampa / 306 E. Jackson St. 6th Floor North / Tampa, Florida 33602
p: 813-274-3135 / e: Charlie.Rodriguez@tampagov.net

Docusign Envelope ID: C2ABC718-4D36-4808-9717-29D288878A55

City of Tampa
Jane Castor, Mayor

Mobility Department
Vik Bhide, Director
306 East Jackson Street, 6N
Tampa, Florida 33602

Office (813) 274-3101
Fax: (813) 274-8901

STORMWATER MEMORANDUM

DATE: **5/28/2025**

TO: **Port Tampa Bay ,Attn: Jackie Julien**

FROM: **Mobility Stormwater Engineering**
Charlie Rodriguez (813)274-3135 charlie.rodriguez@tampagov.net

RE: **Port of Tampa Bay Standard Work Permit Application No. 25-006**
Metro Port Development plan.

The City of Tampa Stormwater Engineering Division (SWE) of the Mobility Department has concerns regarding the permitting of this application , see conditions/comments below.

Conditions/comments

1. The existing conditions plan C-100 does not show any and all Public stormwater facilities owned and managed by the City of Tampa. Please show any and all Public stormwater facilities owned by the City of Tampa on sheet C-100. See snip from City GIS below.
2. Please show any and all City of Tampa Public Stormwater facilities and how they will be sufficiently accommodated in accordance with the City of Tampa Stormwater Technical Standards Manual on the Interim Plan Sheet No. C-101.
3. Please show any and all City of Tampa Public Stormwater facilities and how they will be sufficiently accommodated in accordance with the City of Tampa Stormwater Technical Standards Manual on the Final Development Plan Sheet No. C-102.
4. Please show any and all City of Tampa Public Stormwater facilities and how they will be sufficiently accommodated in accordance with the City of Tampa Stormwater Technical Standards Manual on any cross-sections, details, notes etc. as necessary.

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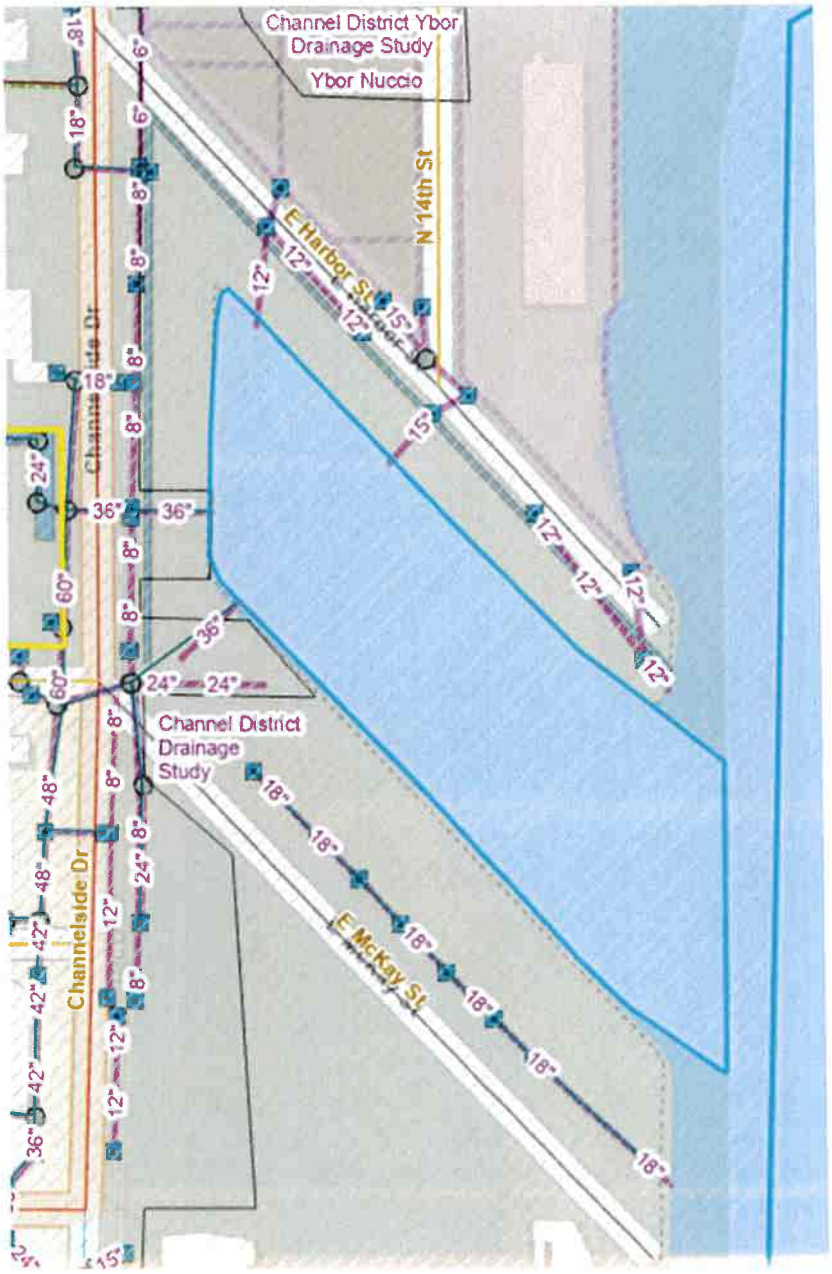
City of Tampa

Jane Castor, Mayor



☐ Approved ☐ Approved with Conditions ☒ Disapproved Reviewed By: Charlie Rodriguez Date: 5/28/25
rev 7-24-03

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EXHIBIT #7 - SWPA #25-006 PUBLIC HEARING

Docusign Envelope ID: C2ABC718-4D36-4808-9717-29D288878A55

From: Billiter, Jon C.
To: Barbara Baity; Totten, Kelli M.
Subject: PTB Standard Work Permit Application No. 25-006 (MPLX Terminals LLC Comments)
Date: Wednesday, May 28, 2025 11:55:25 AM
Attachments: MPLX Terminals LLC (Comment Letter on PTB Std Work Permit Appl. No. 25-006).pdf

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To Whom It May Concern,

In response to the PTB Standard Work Permit Application Notice dated April 28, 2025, and received on May 6, 2025, please find attached a letter containing the comments of MPLX Terminals LLC (MPLX Terminals) regarding the referenced application (Application No. 25-006).

Thank you for the opportunity to provide feedback. Should you have any questions, please do not hesitate to contact Jonathan Billiter at jbilliter@marathonpetroleum.com .

Thanks,

Jonathan Billiter

Docusign Envelope ID: C2ABC718-4D36-4808-9717-29D288878A55

MPLX Terminals LLC

539 South Main Street
Findlay, OH 45840

May 27, 2025

By Email Only
Email: bbaity@tampaport.com

Port Tampa Bay Environmental Department
1101 Channelside Dr.
4th Floor
Tampa, FL 33602

Re: PTB Standard Work Permit Application No. 25-006

To whom it may concern:

In response to the PTB Standard Work Permit Application Notice dated April 28, 2025, and received May 6, 2025, MPLX Terminals LLC (MPLX Terminals) submitting comments on the referenced application. MPLX Terminals operates a terminal facility and berth located directly across the Ybor Channel from the proposed project and submits the following comments:

1. MPLX Terminals is concerned that increased vessel traffic related to the proposed work and/or the presence in the channel of vessels associated with the proposed work could cause delays for the vessels calling on our berth. What steps will be taken to ensure that vessels associated with or performing the proposed work will not impede any vessel from approaching, mooring at, or clearing our berth?

2. MPLX Terminals is concerned about migration of fill material from the project area to our berth. We performed maintenance dredging of our berth in March 27, 2025. The application indicates that turbidity curtains will be utilized to prevent the migration of fill material away from the project site, and that if turbidity sampling indicates an exceedance of state water quality standards or a visible plume is observed outside the turbidity curtains then the causative agents will be remedied. At what frequency will sampling for turbidity and inspections for a visible plume be performed? Who will perform the sampling and inspections?

Thank you for the opportunity to provide comments. If you have any questions, please contact Jonathan Billiter at jbilliter@marathonpetroleum.com.

Sincerely,

X Angela Brown

Angela Brown
Vice President, MPLX Terminals LLC

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EXHIBIT #8 - SWPA #25-006 PUBLIC HEARING

Docusign Envelope ID: C2ABC718-4D36-4808-9717-29D288878A55

COMMISSION

Gwendolyn "Gwen" W. Myers CHAIR
Harry Cohen VICE-CHAIR
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Ken Hagan
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Joshua Wostal

DIRECTORS

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Elaine S. DeLeeuw ADMIN DIVISION
Sam Elrabi, P.E. WATER DIVISION
Diana M. Lee, P.E. AIR DIVISION
Michael Lynch WETLANDS DIVISION
Rick Muratti, Esq. LEGAL DEPT
Steffanie L. Wickham WASTE DIVISION

June 25, 2025

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 #25-006 / EPC REVIEW # 80952 / METRO PORT COMPLEX REDEVELOPMENT, PLACEMENT OF +/- 11,174 CY OF RIPRAP (TEMPORARY BERM) ASSOCIATED WITH FILLING +/- 230,500 CY SUBMERGED LANDS (UPLAND CUT SLIP), MAINTENACNE DREDGING/EXCAVATION OF +/- 14,992 CY OF SUBMERGED MATERIAL, AND INSTALLATION OF +/- 820 LF OF STEEL SHEETPILE BULKHEAD AT 1300 HARBOR ST. & CHANNELSIDE DR., TAMPA, FL / APPLICATION RECEIVED BY EPC ON MAY 12, 2025/ FOLIO # 189555-5500 / STR – 19-29-19E

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 staff has determined that the project of metro port complex redevelopment, placement of +/- 11,174 cy of riprap (temporary berm) associated with filling +/- 230,500 cy submerged lands/ upland cut slip, and the maintenance dredging/excavation of +/- 14,992 cy of submerged material and installation of +/- 820 lf of steel sheet pile bulkhead, as proposed, has the potential to create deleterious impacts to the natural resources of Hillsborough County. Once the following concerns have been addressed, please resubmit the application for review.

1. The proposed filling of a jurisdictional other surface water does not meet EPC Section 1-11.11(1)(b) for a Noticed Exempt Activity in Wetlands or Section 1-11.10 for a Miscellaneous Activities in Wetlands authorization. For the proposal to be authorized, an EPC Impact Review would be required. Please note that mitigation in addition to what was provided to FDEP may be required. However, this will be determined during the review.

INFORMATIONAL COMMENTS:

- 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

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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. 1246 or by e-mail at mitchelli@epchc.org.

Sincerely,

Isabella Mitchell

Isabella Mitchell
Environmental Scientist
Wetlands Division
Environmental Protection Commission
of Hillsborough County

lm/mpg

ec: Barbara Baity – bbaity@tampaport.com
Patrick Blair – pblair@tampaport.com
Benjamin Brice – Benjamin.brice@hdrinc.com

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EXHIBIT #9 - SWPA #25-006 PUBLIC HEARING

Docusign Envelope ID: C2ABC718-4D36-4808-9717-29D288878A55

COMMISSION

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Diana M. Lee, P.E. AIR DIVISION
Michael Lynch WETLANDS DIVISION
Rick Muratti, Esq. LEGAL DEPT
Steffanie L. Wickham WASTE DIVISION

July 16, 2025

Port Tampa Bay
Partick Blair, Vice President of Engineering
1101 Channelside Drive,
Tampa, FL 33602
pblair@tampaport.com

Owner:	**Port Tampa Bay**
EPC Review Number:	**81261**
Type of Permit / Authorization:	AUTHORIZATION FOR WETLAND IMPACT with MITIGATION PLAN
Project Address:	**1300 Harbor St, Tampa, FL 33602**
STR:	**18 & 19-29S-19E**
Folio:	**189555-5500**

Dear Mr. Patrick Blair:

The staff of the Environmental Protection Commission of Hillsborough County (EPC) has completed a review of the subject application submitted on July 9, 2025, by Benjamin Brice of HDR, Inc. on behalf of the Tampa Port Authority a/k/a Port Tampa Bay (Applicant) to impact wetlands and/or Other Surface Waters (OSW) in Hillsborough County, hereinafter collectively referred to as "wetland(s)" unless otherwise stated. The impacts consist of backfilling approximately 5.60 acres of permanent wetland impacts to an upland cut slip within Hillsborough Bay (Upper). The activities include the construction of a temporary berm at a 3:1 slope and the temporary construction of approximately 578 linear feet of Articulated Concrete Block (ACB) mats at a 3:1 slope. After the completion of filling, approximately 820 linear feet of new steel combi-wall bulkhead will be installed within the berm footprint to tie into the existing bulkhead. The ABC matting will be removed and the remaining portion of the berm between the new bulkhead face and the federal navigation channel will be removed via clamshell bucket and the dredged material will be placed behind the newly installed bulkhead as fill material. The 5.60 acres of permanent wetland impacts are for the development and security of Metro Port (Berth 263, Berth 264, and Berth 265) at 1300 Harbor St, Tampa, FL 33602 project (hereinafter "Property").

In accordance with the EPC's Wetlands Rule, Chapter 1-11, Rules of the EPC (Chapter 1-11), the Applicant demonstrated sufficient justification in the application for the wetland impact in that the proposed impact is necessary for the reasonable use of the land as described in Section 1-11.07, Rules of the EPC and the environmental benefits of the area will be protected through mitigation in accordance with Section 1-11.08, Rules of the EPC. Therefore, the EPC Executive Director authorizes wetland impacts and the final Mitigation proposal subject to the conditions enumerated below.

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Pursuant to Section 9 of the Hillsborough County Environmental Protection Act, Chapter 84-446, as amended, Laws of Florida, (EPC Act), any person whose interests are protected by the EPC Act and who is adversely affected or otherwise aggrieved by this action has the right to appeal this action. The EPC reserves the right to stop this Permit from becoming effective under any of the following circumstances: (1) if the EPC revokes the Permit pursuant to Section 1-2.052, Rules of the EPC; or (2) if a "Notice of Appeal" or "Request for Extension of Time to File a Notice of Appeal" under Part IV of Section 1-2, Rules of the EPC (see Attachment A for Notice of Rights) is timely filed. The Applicant shall be noticed in writing if any of these occur. It is recommended that the Applicant publish at its own expense the notice of this agency action (see Attachment C) in a newspaper of general circulation as identified in Chapter 50, F.S. in Hillsborough County, Florida, so as to provide constructive notice to potentially aggrieved parties and to limit the time period for filing an administrative appeal.

MITIGATION RELATED CONDITIONS - SECTION 1-11.08

1. Only those wetland impacts identified in the table below are authorized for impact:

Wetland ID	FLUCCS (Florida Land Use, Cover and Forms Classification System)	Impact Acreage	Functional Loss	Mitigation Type
Metro Port	5400 *(Bays and Estuaries)*	5.60	1.48	Mitigation Bank Credit
Total Impacts		**5.60 acres (excluding exempt & temporary impacts)**	**1.48 FL**	

2. Mitigation is required to compensate for the wetland impacts to the 5.60 acres of open water. Utilizing the Uniform Mitigation Assessment Method outlined in Chapter 62-345, Florida Administrative Code (F.A.C.), it was determined that the proposed impacts will result in the loss of 1.48 functional units, while the proposed mitigation will result in the gain of 1.48 functional units. The Applicant shall mitigate the wetland impacts via the purchase of 1.48 saltwater estuarine emergent credits from an appropriate mitigation bank prior to any of the above-identified wetland impacts. The Applicant has indicated the required credits will be acquired from the Mangrove Point Mitigation Site.

3. Before any wetland impacts occur, the Applicant shall send to the EPC written documentation of the purchase of the credits from the Mangrove Point Mitigation Site and the ledger of remaining credits in the mitigation bank. Under no circumstance may wetland impacts occur until EPC staff has received the documentation of the purchase of the credits from the mitigation bank.

GENERAL CONDITIONS

4. EPC staff must review and approve the construction/development plans required by City of Tampa for this project.

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5. The Applicant shall notify the EPC in writing within 30 days of any sale, conveyance, or other transfer of ownership or control of the real property where the impacts are located. In the event of sale of the mitigation areas, the Applicant, in coordination with the fee simple owner, shall specifically retain the obligation to obtain the mitigation credit.

6. The Applicant may transfer this authorization to a new owner with EPC written approval. If the terms of the authorization are to be assigned and assumed, the Applicant must cooperate with the EPC in good faith to ensure this authorization is transferred to the new property owner/applicant within 60 days after any sale, conveyance, or other transfer of ownership or control.

7. This authorization for wetland and/or OSW impacts is valid for a period of five years from the date of this original authorization letter (expiration date July 16, 2030). If the site plans are altered or the time period for the allotted impact expires, the Applicant is not authorized to impact wetlands or OSW. In the event the Applicant requests an extension of time for the permit prior to the expiration, the EPC may extend the expiration date if site conditions, and relevant laws and rules have not changed. In the event the authorization is expired, the Applicant must re-submit a complete application with the appropriate review fee for any future proposed impacts. The conditions of monitoring of any wetland mitigation areas shall survive the expiration of this authorization and continue to be enforceable until all EPC success criteria is met.

8. This approval applies only to the development proposal as submitted under Chapter 1-11, and in no way does it provide EPC approval for any other EPC permitting program. In addition, this approval does not imply exemption from obtaining all proper permits from other governmental agencies. The Approved Wetland Impact Plan (Attachment B) is attached and incorporated into this authorization and is enforceable as part of this authorization.

9. Any activity interfering with the integrity of wetland(s) or other surface water(s), such as clearing, excavating, draining or filling, without written authorization from the EPC Executive Director or designee, would be a violation of the Environmental Protection Act of Hillsborough County, Chapter 84-446, and Chapter 1-11.

10. This authorization does not convey to the Applicant or create in the Applicant any property right, or any interest in real property, nor does it authorize any entrance upon or activities on property which is not owned or controlled by the Applicant or convey any rights or privileges other than those specified in this authorization and Chapter 1-11 or other applicable rules.

11. All activities shall be implemented following the plans, specifications and other criteria approved by this authorization. Any deviations must be authorized in a written modification. Any deviations that are not so authorized may subject the Applicant to enforcement action. The Applicant shall notify the EPC in writing of changes required by any other regulatory agency that require changes to the permitted activity. All modifications of this authorization shall be proposed in a permit modification application submitted to EPC with the appropriate fee in accordance with Chapter 1-6, Rules of the EPC.

SPECIFIC CONDITIONS

12. During all construction activities occurring within the project area, Best Management Practices (BMPs), shall be utilized and must remain in place until the work has ceased, and the ground surface has stabilized. Floating turbidity curtains with weighted skirts shall be placed around the opening of the slip prior to the initiation of work authorized.

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13. All areas to be dredged shall be in accordance with the attached drawings and shall not exceed the areas and depths indicated in the Approved Wetland Impact Plan (Attachment B).

14. Approximately 0.80 acre of temporary impacts are proposed to the Metro Port Project area for a temporary berm armored with rip rap. The impacts will be considered temporary impacts under Section 1-11.09(1)(a), Rules of the EPC. Upon completion of construction, the area shall be returned to original grade.

15. At least 48 hours prior to beginning the authorized activities, the permittee shall provide notification inwriting to the EPC Wetlands Division at wetlandscompliance@epchc.org indicating the expected start and completion dates.

16. Upon reasonable notice to the Applicant, EPC staff shall have permission to enter, inspect, sample and test the project or activities to ensure conformity with the plans and specifications authorized in the authorization.

If you require additional information, please contact Abigail Bridges at bridgesa@epchc.org or at (813) 627-2600, extension 1231.

Sincerely,

Christina Bryant for

Michael Lynch, Wetlands Director
Environmental Protection Commission
of Hillsborough County

Attachments:

A. Notice of Rights
B. Approved Wetland Impact Plan
C. Recommended Publication Notice

ec: Jackelyn Julien, Port Tampa Bay; Jjulien@TampaPort.com
Benjamin Brice, HDR, Inc.; Benjamin.Brice@hdrinc.com
Abigail Bridges, EPCHC; BridgesA@epchc.org
Lindsay Brock, EPCHC; BrockL@epchc.org
Michael Lynch, EPCHC; LynchM@epchc.org
Michael Gile, EPCHC; GileM@epchc.org

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ATTACHMENT A

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 agency action has the right to appeal this agency action. **Written Notice of Appeal for a Section 9 Administrative Hearing must be received by the EPC Legal Department via electronic mail at legalclerk@epchc.org 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, e-mail, and telephone number of the Appellant; the name, address, e-mail, 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.

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 action and a statement why good cause exists for the extension. The Request for Extension of Time must be sent to and received by the EPC Legal Department at the e-mail 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 agency action 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 agency action shall constitute a WAIVER of one's right to have an appeal heard, and this unappealed agency action shall automatically become a final and enforceable Order of the Commission.

Upon receipt of a sufficient Notice of Appeal for a Section 9 Administrative Hearing an independent

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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 to the EPC Commission. Pursuant to Section 1-2.35, Rules of the EPC, the EPC Commission 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 Commission, which affirms, reverses or modifies the hearing officer's decision. Should this final administrative decision still not be in your favor, you may seek judicial 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 Commission. Please, note that this District Court appeal differs from the Section 9 Appeal.

Copies of EPC rules referenced in this agency action 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.

It is also **RECOMMENDED THAT NO WORK** authorized by this action occur until after the time period for challenging this decision has expired.

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ATTACHMENT B

APPROVED WETLAND IMPACT PLAN (Attached Separately)

Docusign Envelope ID: C2ABC718-4D36-4808-9717-29D288878A55

ATTACHMENT C

RECOMMENDED PUBLICATION NOTICE

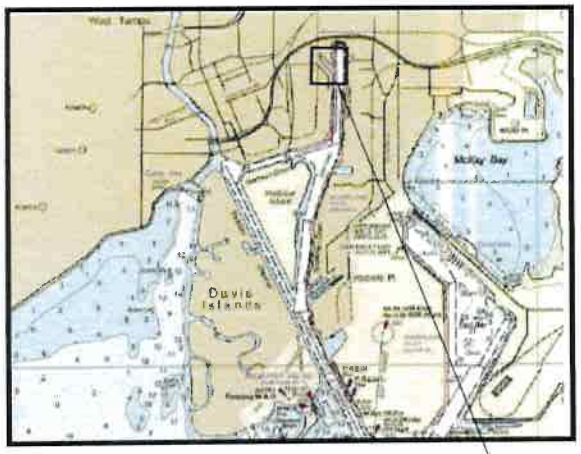
It is recommended that the Applicant publish at their own expense the following notice of this agency action in a newspaper of general circulation in Hillsborough County, Florida, for a minimum of one day so as to provide constructive notice to potentially aggrieved parties. It is also **RECOMMENDED 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 an Authorization to fill wetlands pursuant to Chapter 84-446, Laws of Florida, as amended. The Authorization addresses approval to Port Tampa Bay for filling wetlands located at 1300 Harbor St, Tampa, FL 33602. 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 Legal Department via electronic mail at legalclerk@epchc.org, 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.

METRO PORT DEVELOPMENT
TAMPA, FLORIDA
ISSUED FOR PERMIT

LOCATION MAP
SCALE: NOT TO SCALE
PROJECT LOCATION



VICINITY MAP
SCALE: NOT TO SCALE
PROJECT LOCATION

PORT TAMPA BAY

BOARD OF COMMISSIONERS

CHAD W. HARROD	CHAIRMAN
HUNG T. MAI	VICE CHAIRMAN
PATRICK H. ALLMAN	SECRETARY / TREASURER
MAYOR JANE CASTOR	COMMISSIONER
TED CONNER	COMMISSIONER
HONORABLE CHRISTINE MILLER	COMMISSIONER
HONORABLE HARRY COHEN	COMMISSIONER

PAUL ANDERSON	PRESIDENT AND C.E.O.
PATRICK BLAIR, P.E., S.I.	VICE PRESIDENT OF ENGINEERING

INDEX

SHEET No.		DESCRIPTION
C-000	1	COVER SHEET
C-100	2	EXISTING CONDITIONS PLAN
C-101	3	INTERIM CONDITIONS PLAN
C-102	4	FINAL CONDITIONS PLAN
C-103	5	SURFACE WATER IMPACTS PLAN
C-104	6	TYPICAL SECTIONS THROUGH BASIN
C-105	7	TYPICAL DETAILS

No. 78213
4-16-25
STATE OF FLORIDA

HDR

ISSUED FOR PERMIT

DATE: 04-16-2025
Rev.
Rev.
Rev.:

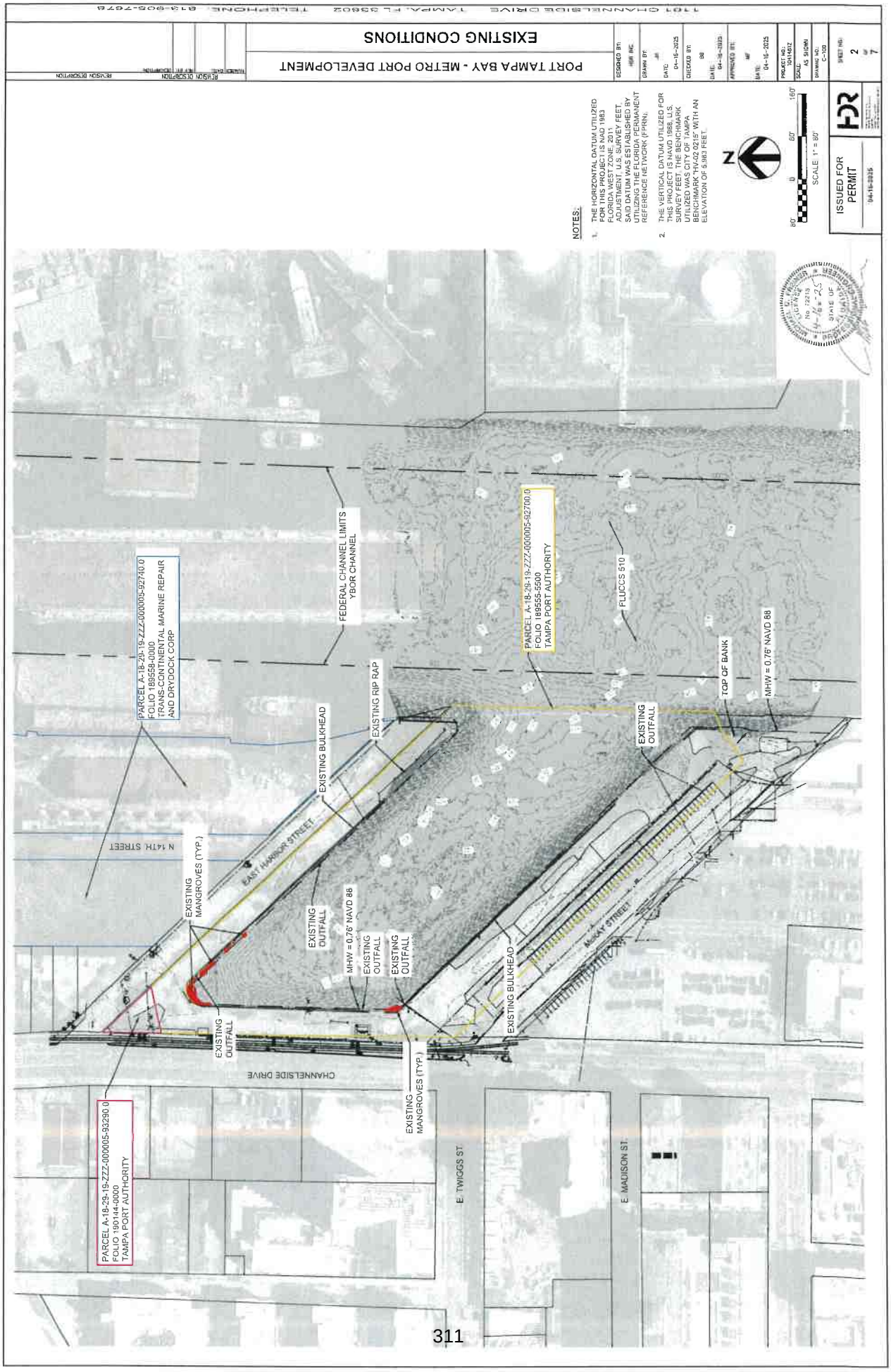
C-000
SHEET NO.
1 OF 7

PORT TAMPA BAY • 1101 CHANNELSIDE DRIVE • TAMPA • FLORIDA • 33602 • TELEPHONE • 813-905-7678

310

Docusign Envelope ID: C2ABC718-4D36-4808-9717-29D288878A55

Docusign Envelope ID: C2ABC718-4D36-4808-9717-29D288878A55



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1101 CHANNELSIDE DRIVE TAMPA, FL 33602 TELEPHONE: 813-905-7678

PORT TAMPA BAY - METRO PORT DEVELOPMENT

INTERIM PLAN

DESIGNED BY: HDR INC
DRAWN BY: JH
DATE: 04-16-2025
CHECKED BY: BM
DATE: 04-16-2025
APPROVED BY: MF
DATE: 04-16-2025
PROJECT NO: 10414912
SCALE: AS SHOWN
DRAWING NO: C-101
SHEET NO: 3 OF 7

ISSUED FOR PERMIT
04-16-2025

HDR

NOTES:

1. 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).
2. THE VERTICAL DATUM UTILIZED FOR THIS PROJECT IS NAVD 1988, U.S. SURVEY FEET. THE BENCHMARK UTILIZED WAS CITY OF TAMPA BENCHMARK PID AJ2275 WITH AN ELEVATION OF 5.393 FEET.

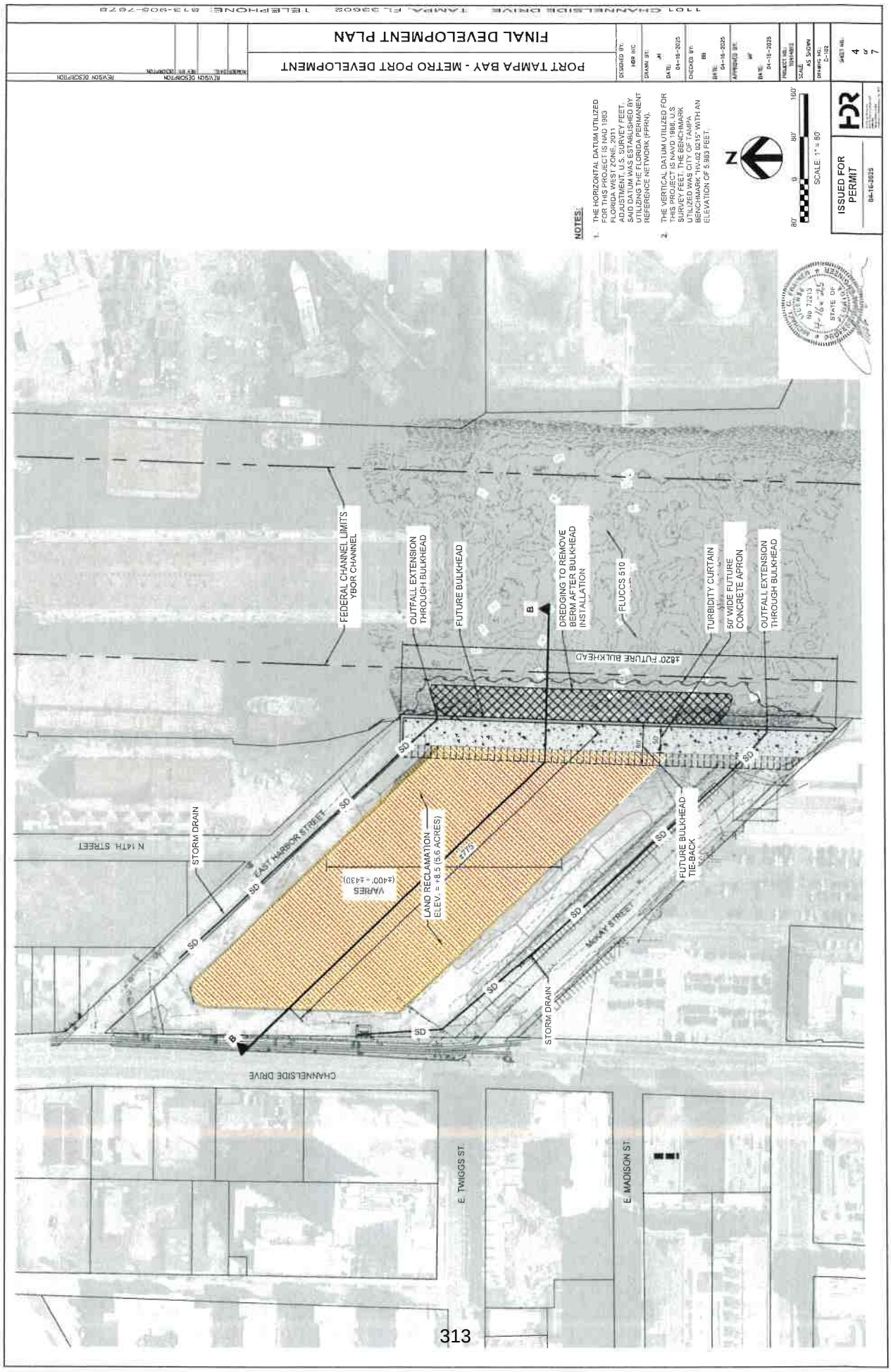
N

0 80' 160'
SCALE: 1" = 80'

STATE OF FLORIDA
No. 72213
REGISTERED PROFESSIONAL ENGINEER

FEDERAL CHANNEL LIMITS YBOR CHANNEL
STORM DRAIN OUTFALL
TOE OF SLOPE
TURBIDITY CURTAIN
ACB SLOPE PROTECTION
FLUCCS 510
STORM DRAIN OUTFALL
TOP OF SLOPE
SELECT FILL (5.6 ACRES)
MHW = 0.76' NAVD 88
STORM DRAIN
STORM DRAIN
EAST HARBOR STREET
N 14TH STREET
MCKAY STREET
CHANNELSIDE DRIVE
E. TWIGGS ST.
E. MADISON ST.
A
A
SD
3:1
4575'
4135'
4430'
4275'
4407'
4260'

Docusign Envelope ID: C2ABC718-4D36-4808-9717-29D288878A55



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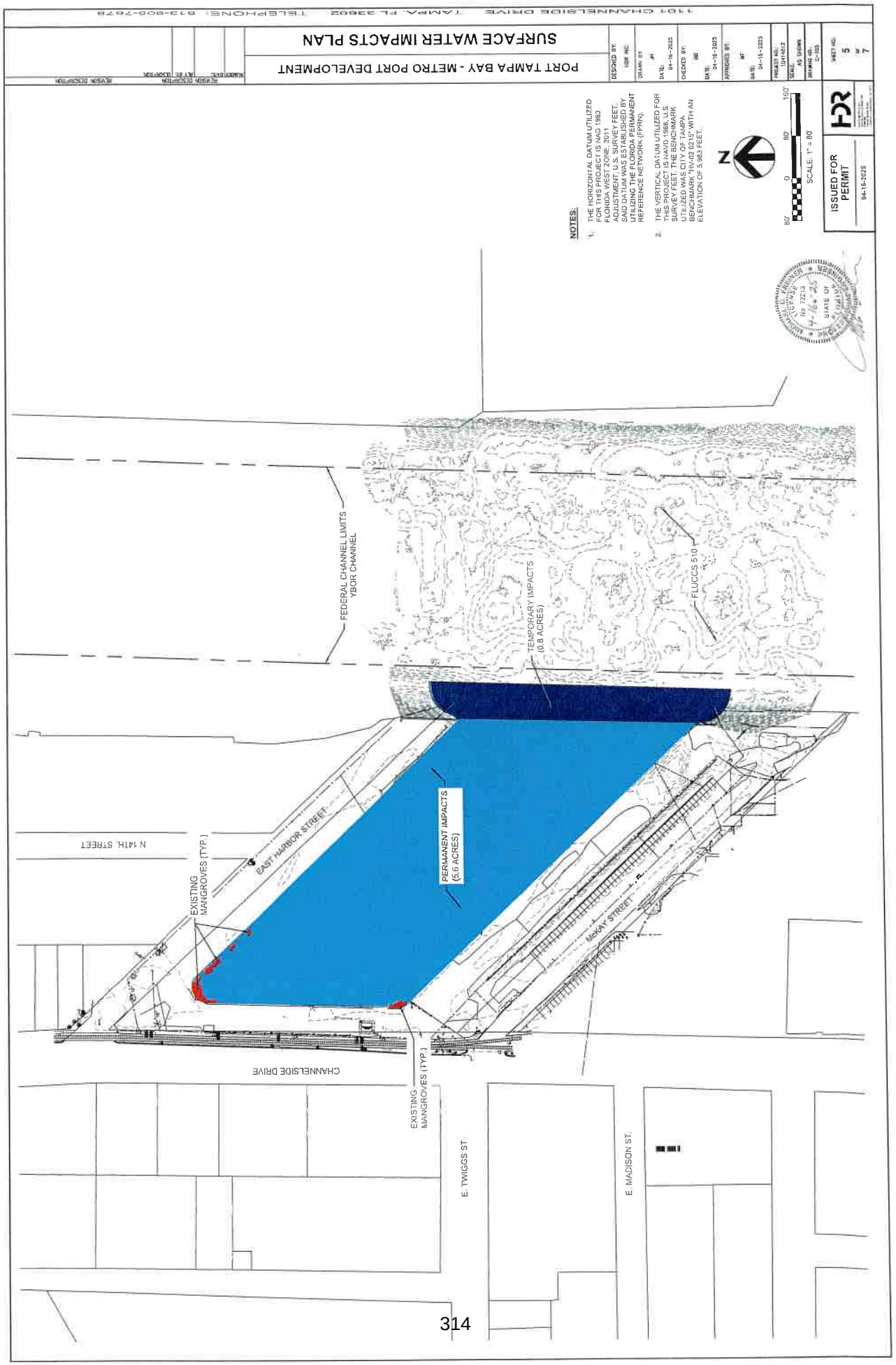

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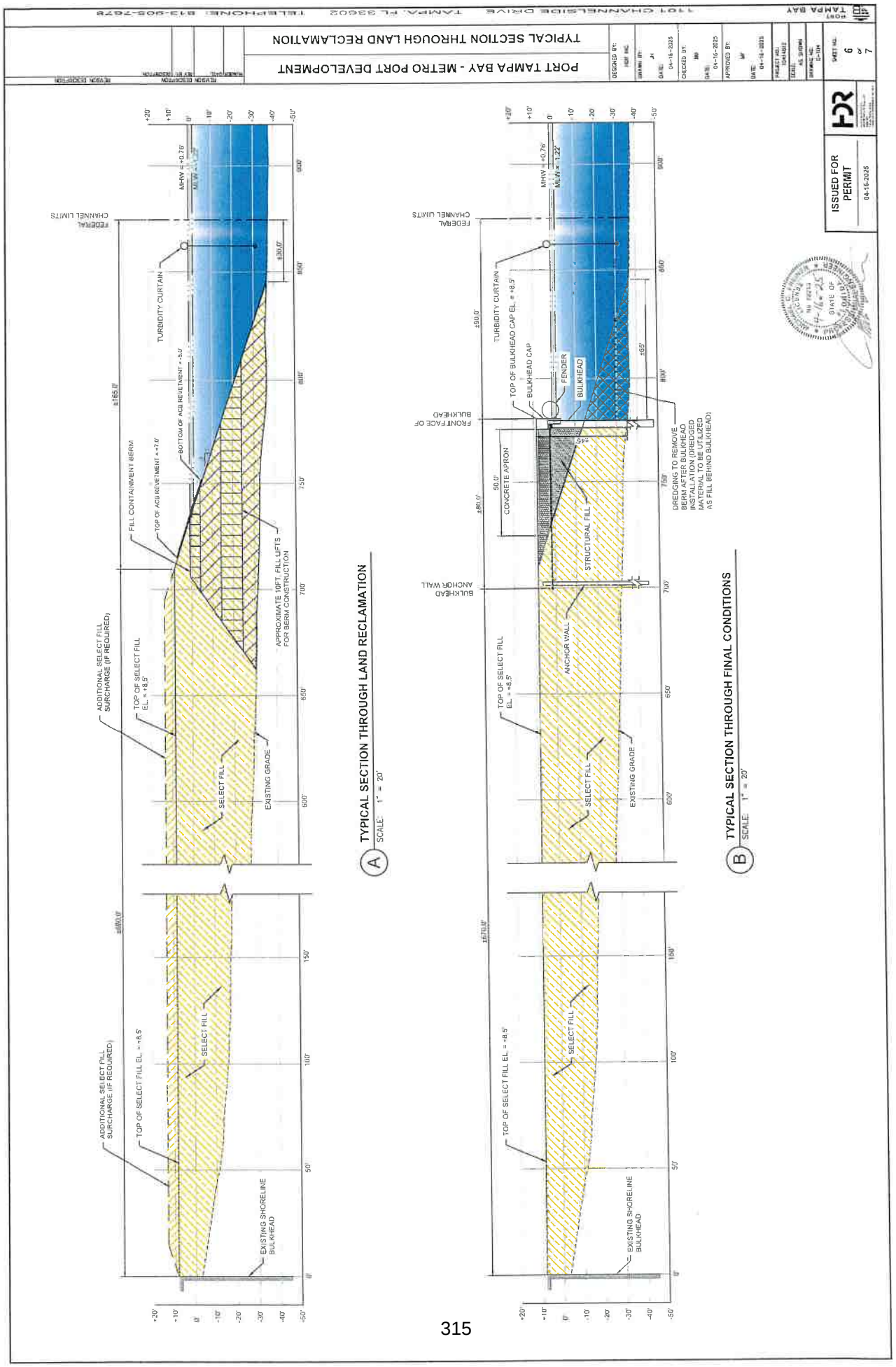

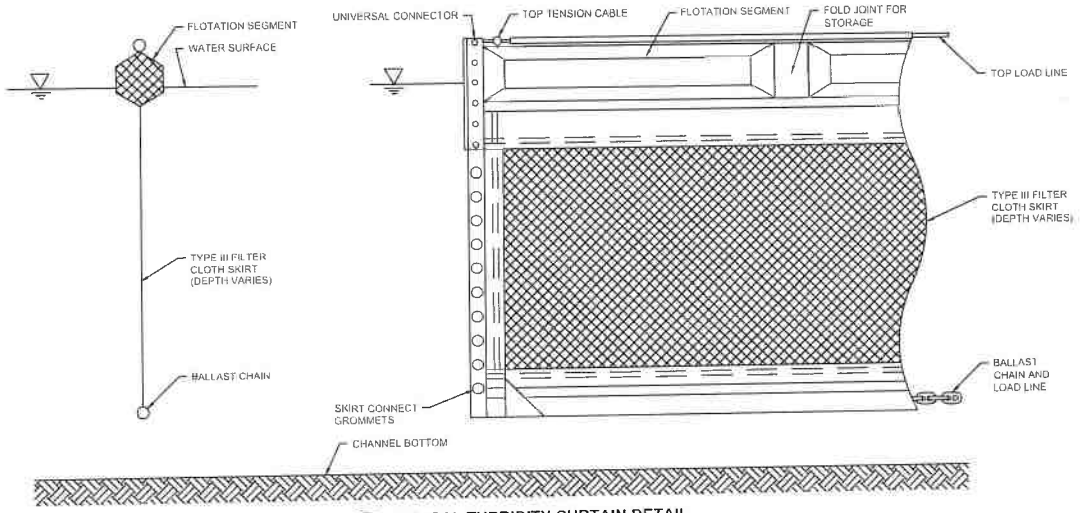

1 TYPICAL TURBIDITY CURTAIN DETAIL
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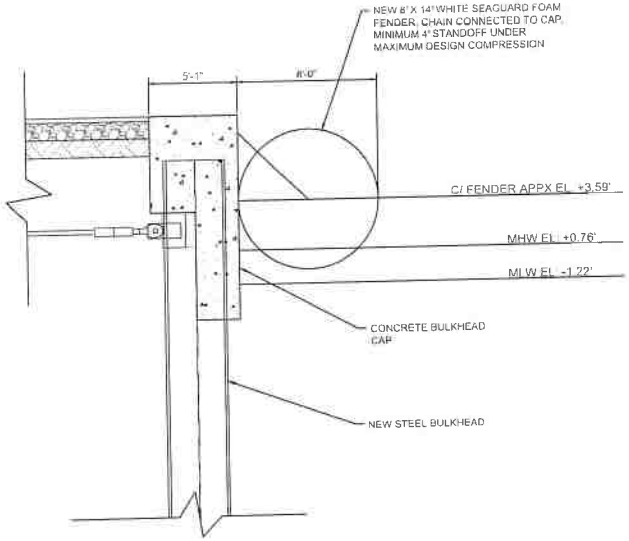
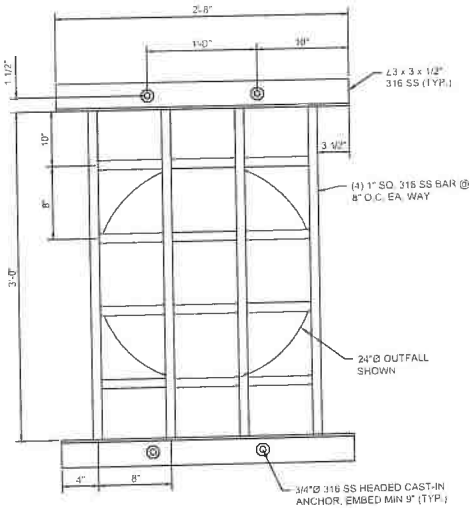


2 TYPICAL FENDER DETAIL
SCALE: N.T.S.



3 TYPICAL MANATEE GRATE DETAIL
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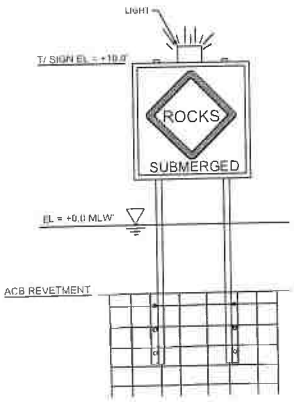

4 TYPICAL NAVIGATION WARNING SIGN
SCALE: N.T.S.

PORT TAMPA BAY - METRO PORT DEVELOPMENT
TYPICAL DETAILS

DESIGNED BY: HDR INC.
DRAWN BY: JH
DATE: 04-16-2025
CHECKED BY: SB
DATE: 04-16-2025
APPROVED BY: MF
DATE: 04-16-2025
PROJECT NO: 10414812
SCALE: AS SHOWN
DRAWING NO: C-105
SHEET NO: 7 OF 7

ISSUED FOR PERMIT
04-16-2025

4-16-25

PORT TAMPA BAY
1101 CHANNELSIDE DRIVE TAMPA, FL 33602 TELEPHONE: 813-905-7678

316

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Docusign Envelope ID: C2ABC718-4D36-4808-9717-29D288878A55

EXHIBIT #10 - SWPA #25-006 PUBLIC HEARING

Docusign Envelope ID: C2ABC718-4D36-4808-9717-29D288878A55

Docusign Envelope ID: F177E431-5151-46D7-BC2F-E73018534011

Hillsborough County
City-County
Planning Commission

Resolution: TA/CPA 25-05

August 11, 2025

City of Tampa Comprehensive Plan Amendment

WHEREAS, the Hillsborough County City-County Planning Commission developed a Comprehensive Plan for the City of Tampa, pursuant to the provisions of Chapter 163, Florida Statutes, which was originally adopted by Tampa City Council on January 7, 2016, as amended; and

WHEREAS, the Hillsborough County City-County Planning Commission received a privately initiated map amendment to the City of Tampa Comprehensive Plan, and

WHEREAS, the Hillsborough County City-County Planning Commission and Tampa City Council adopted the Procedures Manual for Amendments to the City of Tampa Comprehensive Plan on February 6, 2020; as amended; and

WHEREAS, the Hillsborough County City-County Planning Commission staff reviewed TA/CPA 25-05 that proposes a future land use designation of Public/Semi-Public for a portion of the subject parcel on 5.42± at 1300 Harbor and Channelside Street; and

WHEREAS, the Hillsborough County City-County Planning Commission reviewed the proposed map amendment, considered the existing and future development patterns and community facilities, as well as the adopted goals, objectives, and policies of the City of Tampa Comprehensive Plan as follows:

City Design – Goals, Objectives, and Policies

LU Objective 1.2: Create inspired urban design while respecting Tampa's human scale, unique history, aesthetics, natural environment, and sense of community identity as the City changes and evolves.

LU Policy 1.2.3: Relate new buildings and development to the context of the neighborhood and community.

LU Policy 1.2.8: Promote a range of uses in close proximity to each other. These uses shall include, but are not limited to: mixed density housing with a variety of housing options, local-serving goods and services, civic uses, and employment generators.

LU Policy 1.2.15: Invest in public infrastructure and amenities strategically to promote community identity and attract development

The Public Realm

LU Objective 4.1: Provide governmental services, institutional, educational, cultural, and social, facilities that are located and designed to complement Tampa's neighborhoods, centers, and corridors.

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Docusign Envelope ID: F177E431-5151-46D7-BC2F-E73018534011

LU Policy 4.1.1: Create vibrant public places in Tampa's neighborhoods, business centers, urban villages, transit stations and mixed-use corridors and centers that serve as gathering places.

LU Policy 4.1.2: Seek to ensure that schools, government administrative and operational facilities, fire stations and police facilities, schools, cultural facilities, museums, and hospitals are located throughout the City to provide places that serve the varied needs of the community, provide for community meeting places, and provide community and neighborhood landmark buildings and places.

Urban Villages – Goals, Objectives, and Policies

LU Objective 5.1: Support the Urban Village designations that produce a distinctive, high-quality built environment whose forms and character respect Tampa's unique historic, environmental, and architectural context, and create memorable places that enrich community life.

LU Policy 5.1.1: Urban villages contain most of the following uses which typically make up what is considered a traditional and livable community: single and multi-family residential, neighborhood-serving commercial, schools, parks, a central gathering place, mass transit and safe, walkable pathways that connect people to all areas of the village. Work towards creating a mix and placement of these uses that works for the character of the village and creates a vibrant community setting.

LU Policy 5.1.2: Recognize that urban villages are a very livable and sustainable form of development. Continue to emphasize the compact and mixed-use nature of these villages. Look for ways to make it easier to create this type of development pattern.

LU Policy 5.1.4: Development projects in urban villages must be oriented, integrated and in scale with the surrounding community.

Port Tampa Bay

LU Objective 8.1: Support and strengthen the role of the Port of Tampa as a major economic engine for the future well-being of Tampa.

LU Policy 8.1.1: Continue to encourage development and redevelopment of the Port of Tampa, and supporting infrastructure to serve the Port, in accordance with the Imagine 2040 City of Tampa Comprehensive Plan, the Port Master Plan and other applicable laws and regulations, in order to promote the orderly growth and development of the Port of Tampa by identifying those areas best suited for Port and maritime related facilities and activities. This will accommodate the growth needs of the Port and the maritime industry, and allow the Port to take advantage of economic development opportunities unique to the City of Tampa and to the Port of Tampa.

LU Policy 8.1.3: Plan amendment requests within the Port Activity Center will be reviewed and assessed based on the importance of their role in fulfilling the Port's overall mission, as well as their potential economic benefit to the City and region. Review of these areas shall be based on the following prioritization criteria.

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Docusign Envelope ID: F177E431-5151-46D7-BC2F-E73018534011

- *Tier 1 - Locations considered critical to Port operations and the City's economic welfare. Main characteristics consist of: having deep water access and are either part of, or have direct access to the Strategic Intermodal System.*
- *Tier 2 - Locations Identified as part of the Strategic Intermodal System that have either a Light or Heavy Industrial future land use category.*
- *Tier 3 - Locations that have either a Heavy or Light industrial future land use designation.*

Land Development Regulations – Goals, Objectives, and Policies

LU Objective 8.15: All existing and future land development regulations shall be made consistent with the Comprehensive Plan, and all development approvals shall be consistent with those development regulations as per the timeframe provided for within Chapter 163, Florida Statutes.

LU Policy 8.15.4: Except as provided herein, new land use category designations, and changes to existing future land use category designations, on surface waters are limited to the Environmentally Sensitive Area (ESA) Land Use Category. This policy shall not apply to:

1. *Man-made Water Bodies created after July 1, 1994;*
2. *projects that have an Overriding Public Interest;*
3. *Incidental Fill; or*
4. *wetland or other surface water impacts consistent with the comprehensive plan.*

Overriding Public Interest (page 354): When determining whether a project or activity is of overriding public interest, taken as a whole, the City shall consider and balance the following factors:

- *The degree to which the project or activity would positively or adversely affect the public health, safety, social and/or economic welfare or the property of others;*
- *The degree to which the project or activity would adversely affect the conservation of fish and wildlife, including endangered or threatened species, or their habitats;*
- *If the project or activity would be of a temporary or permanent nature;*
- *The degree to which the project or activity would adversely affect or enhance significant historical and archaeological resources under the provision of Section 267.067, Florida Statutes;*
- *The degree to which the current condition and relative value of functions being performed by areas affected by the proposed project or activity would be degraded; and,*
- *The degree to which acceptable measures would mitigate the adverse impacts, which would be caused by that project or activity.*
- *The degree to which the project or activity would cause demonstrable environmental, social, transportation, or economic benefits to accrue to the public at large. Such determination shall be decided by a majority vote of City Council.*

Overall Residential Development and Redevelopment – Goals, Objectives, and Policies

LU Objective 9.3: Compatible development and redevelopment to sustain stable, neighborhoods and ensure the social and economic health of the City.

LU Policy 9.3.1: Areas adjacent to, or within, neighborhoods that are planned for non-residential uses shall be developed in a manner that is sensitive and compatible with the affected neighborhood(s).

Docusign Envelope ID: C2ABC718-4D36-4808-9717-29D288878A55

Docusign Envelope ID: F177E431-5151-46D7-BC2F-E73018534011

Mixed Income Residential Neighborhoods

LU Objective 9.9: Continue to promote mixed income residential development in the Westshore, Central and University Planning Districts.

LU Policy 9.9.5: Encourage economic development/retail opportunities and incentives for the downtown and Channel District CRA districts and surrounding areas.

Environmental Section

ENV Objective 2.4: In collaboration with EPC, apply adopted criteria, standards, methodologies, and procedures to manage and maintain wetlands and/or other surface waters for optimum fisheries and other environmental values.

ENV Policy 2.4.9: Except as provided herein, the filling of wetlands and/or other surface waters for the purposes of development is prohibited. This policy shall not apply to:

1) *Man-made Waters Bodies created after July 1, 1994;*
2) *Projects that have an Overriding Public Interest;*
3) *Incidental Fill; or*
4) *Wetland and/or other surface water impacts consistent with the comprehensive plan.*

WHEREAS, Planning Commission staff determined that TA/CPA 25-05 is consistent with the goals, objectives, and policies of the City of Tampa Comprehensive Plan.

NOW, THEREFORE, BE IT RESOLVED, that the Hillsborough County City-County Planning Commission finds the City of Tampa Comprehensive Plan Amendment TA/CPA 25-05 **CONSISTENT** with the City of Tampa Comprehensive Plan and forwards it to the Tampa City Council for consideration.

The above resolution for TA/CPA 25-05 was adopted by the Planning Commission on August 11, 2025

By motion of Commissioner Sieben
Seconded by Commissioner Bowden

Commissioner Bowden	**Aye**
Commissioner Buzza	**Absent**
Commissioner Cardenas	**Aye**
Commissioner Cona	**Absent**
Commissioner Joseph, Ph.D., Chair	**Nay**
Commissioner Kress, AICP	**Aye**
Commissioner Kugler	**Aye**
Commissioner Linkous, Ph.D., AICP	**Aye**
Commissioner Louk, Vice Chair	**Absent**

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Docusign Envelope ID: F177E431-5151-46D7-BC2F-E73018534011

Commissioner Sieben, Member-at-Large **Aye**

DocuSigned by:
63DCAB39B571461...
Commissioner Joseph, Ph.D., ***Chair***

DocuSigned by:
944A2D6E0DB0485...
Melissa Zornitta, FAICP
Executive Director

Persons needing assistance reading or interpreting items in this document, free of charge, are encouraged to contact the ADA Coordinator at (813) 272-5940 or ADACoordinator@plancom.org. Plan Hillsborough (the Planning Commission, the Hillsborough TPO, and the Hillsborough River Board) cannot ensure accessibility for items produced by other agencies or organizations.

Se recomienda a las personas que necesiten ayuda para leer o interpretar este documento, sin costo alguno, que se pongan en contacto con Coordinador de ADA at (813) 272-5940, o ADACoordinator@plancom.org. Plan Hillsborough (la Comisión de Planificación, el TPO de Hillsborough y la Junta del Río Hillsborough) no puede asegurar la accesibilidad de los documentos publicados por otras agencias u organizaciones. Si sólo habla español, por favor llame a la línea de ayuda en español al (813) 272-5940 marque el número 1.

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EXHIBIT #11 - SWPA #25-006 PUBLIC HEARING

Docusign Envelope ID: C2ABC718-4D36-4808-9717-29D288878A55

PORT TAMPA BAY

November 4, 2025

Jackie Julien
Environmental PM II
Port Tampa Bay
Environmental Department
1101 Channelside Drive
Tampa, Fl 33602

RE: TPA/PTB SWPA #25-006 - Tampa Port Authority (Engineering Dept) - Metro Port Complex Redevelopment (Berth 256) - Marine Construction Project

Dear Jackie

Below are the responses to the comments issued on August 27, 2025

1. FDOT – 5/7/2025 email - the submission of a drainage permit is anticipated
    a. ***Drainage Connection Permit # 2025-D-796-00035 has been submitted, comments have been responded to and we are awaiting final approval.***
2. FWC – 5/15/2025 email – 6 conditions for approval. Please acknowledge receipt and adherence to requested conditions.
    a. ***Engineering Department acknowledges receipt of conditions.***
3. MPLX Terminals, LLC (nearby APO) – 5/28/2025 email – 2 Concerns - attached letter dated 5/27/2025 – increased boat traffic & migration of fill material
    a. ***Marine traffic will continue to be coordinated through the appropriate channels to minimize conflicts. Migration of fill material will be monitored during construction and construction means and method will be utilized to minimize.***
4. City of Tampa (COT) Stormwater Division – 5/28/2025 email with official Memo attached – concern of existing stormwater facilities in project area not shown on plans
    a. ***Current set of plans is included with this response. Existing and proposed facilities are shown and have been coordinated with the COT Stormwater Division. Further, PTB has applied for a permit for the construction of the stormwater system and is pending approval. Reference record number SPR-26-000134.***
5. EPC Wetlands Division – 7/16/2025 email – issued EPC's Authorization for Wetland Impacts & Mitigation = addresses EPC RAI review letter received on 6/25/2025.
    a. ***Acknowledged.***

1101 Channelside Drive | Tampa, Florida 33602-3612 | P: 813.905.7678 | 800.741.2297 | F: 813.905.5109
www.portTb.com | info@tampaport.com

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6. Planning Commission – 8/11/2025 Resolution TA/CPA 25-05 – approved COT Comprehensive Plan Amendment. We have not received official Planning Commission review comments for the marine construction project review and not sure if separate Resolution would be done, but I will check with Planning Commission on this since it's a unique situation with the Amendment review that is associated with the marine construction project review.
    a. ***Comprehensive Plan Amendment has been approved by Planning Commission and City Council.***

We trust the information provided addresses your concerns and please reach out should you need anything else.

Sincerely,

Jose De Jesus, P.E.
Director of Engineering

1101 Channelside Drive | Tampa, Florida 33602-3612 | P: 813.905.7678 | 800.741.2297 | F: 813.905.5109
www.portfb.com | info@tampaport.com

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EXHIBIT #12 - SWPA #25-006 PUBLIC HEARING

Docusign Envelope ID: C2ABC718-4D36-4808-9717-29D288878A55

Jackelyn Julien

From: Diego Guerra <guerrad@plancom.org>
Sent: Thursday, November 6, 2025 12:08 PM
To: Jackelyn Julien; Shawn College
Cc: Jose DeJesus; Barbara Baity; Patrick Blair; Ryan Blake; Ed Washington; Craig Roberts; Christopher Cooley
Subject: Re: TPA/PTB SWPA #25-006 - Tampa Port Authority (Engineering Dept) - Metro Port Complex Redevelopment (Berth 256) - Marine Construction Project

CAUTION: External Sender. Please do not click on links or open attachments from senders you do not trust.

Ma'am,

TPA/PTB SWPA #25-006 will be presented to the Planning Commission for a consistency determination at their 8 December 2026 Regular Meeting. I will forward a Calander invite shortly.

Diego Guerra | WEDG
Planning Commission
Senior Environmental Planner
813.537.2326 (o)

planhillsborough.org
Plan Hillsborough

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

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EXHIBIT #13 - SWPA #25-006 PUBLIC HEARING

Docusign Envelope ID: C2ABC718-4D36-4808-9717-29D288878A55

PORT TAMPA BAY

November 7, 2025

Certified Mail

PUBLIC HEARING NOTICE

PTB STANDARD WORK PERMIT APPLICATION NO. 25-006

APPLICANT: **Tampa Port Authority, d/b/a Port Tampa Bay - Engineering Department**

PROPOSED PROJECT: **Metro Port Complex Redevelopment – Proposed Placement of +/- 11,174 CY of Articulated Concrete Block Matting (Temporary Berm) Associated with Filling +/- 230,500 CY of Submerged Lands (Upland Cut Slip), Maintenance Dredging/Excavation of +/- 14,992 CY of Submerged Material, and Installation of +/- 820 LF Steel Sheetpile Bulkhead Located At 1300 Harbor St. & Channelside Dr., Tampa, FL; Folio #189555-5500; STR 18 & 19-29S-19E; Ybor Channel (Berths 263 through 266); City of Tampa**

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 **2 p.m. on Monday, December 1, 2025**. The purpose is to hear comments from the public regarding the above referenced permit application and proposed lease. 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). Please address any questions concerning this Public Hearing to this office. If you have any questions, please contact bbaity@tampaport.com or jjulien@tampaport.com at 813-905-5033.

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.

Sincerely,

Jackelyn Julien

Jackie Julien, Project Manager
Port Tampa Bay – Environmental Dept.

Cc: ccooley@tampaport.com; ewashington@tampaport.com; pblair@tampaport.com; jdejesus@tampaport.com; rblake@tampaport.com; croberts@tampaport.com; sbrown@tampaport.com; jforsyth@tampaport.com; kevin.mineer@vantix-realty.com; bbrice1@gmail.com; conservationplanningservices@myfwc.com, FW4FLESREGS@fws.GOV; SiteFile@dos.state.fl.us tmantegna@tampaairport.com; nmfs.ser.esa.consultation@noaa.gov; wren@tbrpc.org; alana@tbrpc.org; jeff.liechty@audubon.org; pclark@tampabaywatch.org; ajalcoz@tecoenergy.com; skroh@tecoenergy.com; nfletcher@tecoenergy.com; david.nicholas@dot.state.fl.us; todd.croft@dot.state.fl.us; wwmtampa@uscg.mil; a.eugene.stratton@uscg.mil; anthony.r.sciullo@uscg.mil; decaturs@hillsboroughcounty.org; grinaldia@hcfl.gov; websterl@hcfl.gov; rockymilburn@tampabaysierraclub.org; jbilliter@marathonpetroleum.com; ross.samons@tampagov.net; patrick.canavan@tampagov.net; micheal.freiner@hdrinc.com. Refer also to Distribution List.

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PORT TAMPA BAY

November 7, 2025 Certified Mail

PUBLIC HEARING NOTICE

Wetland Management Division
Environmental Protection Commission of Hillsborough County
Attn: Michael Gile
3629 Queen Palm Drive
Tampa, FL 33619
(Via Email: gilem@epchc.org / tapley@epchc.org)

Reference: **PTB Standard Work Permit Application No. 25-006**

Applicant: **Tampa Port Authority, d/b/a Port Tampa Bay (PTB), Engineering Dept.**

Proposed Project: **Metro Port Complex Redevelopment – Proposed Placement of +/- 11,174 CY of Articulated Concrete Block Matting (Temporary Berm) Associated with Filling +/- 230,500 CY of Submerged Lands (Upland Cut Slip), Maintenance Dredging/Excavation of +/- 14,992 CY of Submerged Material, and Installation of +/- 820 LF Steel Sheetpile Bulkhead Located At 1300 Harbor St. & Channelside Dr., Tampa, FL; Folio #189555-5500; STR 18 & 19-29S-19E; Ybor Channel (Berths 263 through 266); City of Tampa**

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Please address any questions concerning this Public Hearing to this office. If you have any questions, please contact bbaity@tampaport.com or jjulien@tampaport.com at 813-905-5033.

Sincerely,

Jackelyn Julien

Jackie Julien
Project Manager, Port Tampa Bay – Environmental Dept.

CC: tampareg@usace.army.mil; spgp@usace.army.mil; SW_ERP@dep.state.fl.us; ERPAgencyCoordination@swfwmd.state.fl.us

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PORT TAMPA BAY

November 7, 2025 **Certified Mail**

PUBLIC HEARING NOTICE

Mr. Diego Guerra
Hillsborough-City Planning Commission
County Center, 18th Floor
PO Box 1110
Tampa, FL 33601
(Via Email: guerrad@plancom.org / colleges@plancom.org)

Reference: **PTB Standard Work Permit Application No. 25-006**

Applicant: **Tampa Port Authority, d/b/a Port Tampa Bay (PTB), Engineering Dept.**

Proposed Project: **Metro Port Complex Redevelopment – Proposed Placement of +/- 11,174 CY of Articulated Concrete Block Matting (Temporary Berm) Associated with Filling +/- 230,500 CY of Submerged Lands (Upland Cut Slip), Maintenance Dredging/Excavation of +/- 14,992 CY of Submerged Material, and Installation of +/- 820 LF Steel Sheetpile Bulkhead Located At 1300 Harbor St. & Channelside Dr., Tampa, FL; Folio #189555-5500; STR 18 & 19-29S-19E; Ybor Channel (Berths 263 through 266); City of Tampa**

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Sincerely,

Jackelyn Julien

Jackie Julien
Project Manager, Port Tampa Bay – Environmental Dept.

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PORT TAMPA BAY

November 7, 2025 Certified Mail

PUBLIC HEARING NOTICE

City of Tampa Real Estate Dept.
Attn: Michelle VanLoan, Director
306 E. Jackson St., 3rd Floor North
Tampa, FL 33602
(Via Email: michelle.vanloan@tampagov.net)

City of Tampa Construction Services Dept.
Attn: JC Hudgison, Manager & Chief Building Official & Dave Jennings
1400 North Boulevard
Tampa, Florida 33607
(Via Email: JC.Hudgison@tampagov.net / dave.jennings@tampagov.net)

Reference: **Port Tampa Bay Standard Work Permit Application No. 25-006**

Applicant: **Tampa Port Authority, d/b/a Port Tampa Bay (PTB), Engineering Dept.**

Project: **Metro Port Complex Redevelopment – Proposed Placement of +/- 11,174 CY of Articulated Concrete Block Matting (Temporary Berm) Associated with Filling +/- 230,500 CY of Submerged Lands (Upland Cut Slip), Maintenance Dredging/Excavation of +/- 14,992 CY of Submerged Material, and Installation of +/- 820 LF Steel Sheetpile Bulkhead Located At 1300 Harbor St. & Channelside Dr., Tampa, FL; Folio #189555-5500; STR 18 & 19-29S-19E; Ybor Channel (Berths 263 through 266); City of Tampa**

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Sincerely,

Jackelyn Julien

Jackie Julien
Project Manager, Port Tampa Bay – Environmental Dept.

Cc: anne.bliton@tampagov.net; michele.motleydequenther@tampagov.net; LaChone.Dock@tampagov.net; joseph.reese@tampagov.net; charles.feldman@tampagov.net; bertha.mitchell@tampagov.net; alex.awad@tampagov.net; charles.feldman@tampagov.net

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PORT TAMPA BAY

November 7, 2025 **Certified Mail**

PUBLIC HEARING NOTICE

ADJACENT PROPERTY OWNER NOTIFICATION FOR PORT TAMPA BAY STANDARD WORK PERMIT APPLICATION NO. 25-006

Trans-Continental Marine Repair & Drydock Corp./Inc.
[aka International Ship Repair (ISR)]
C/O Lorton Holdings
Attn: Jenny Cathcart
1601 Sahlman Dr.
Tampa, FL 33605

Reference: **Port Tampa Bay Standard Work Permit Application No. 25-006**

Applicant: **Tampa Port Authority, d/b/a Port Tampa Bay (PTB), Engineering Dept.**

Project: **Metro Port Complex Redevelopment – Proposed Placement of +/- 11,174 CY of Articulated Concrete Block Matting (Temporary Berm) Associated with Filling +/- 230,500 CY of Submerged Lands (Upland Cut Slip), Maintenance Dredging/Excavation of +/- 14,992 CY of Submerged Material, and Installation of +/- 820 LF Steel Sheetpile Bulkhead Located At 1300 Harbor St. & Channelside Dr., Tampa, FL; Folio #189555-5500; STR 18 & 19-29S-19E; Ybor Channel (Berths 263 through 266); City of Tampa**

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Sincerely,

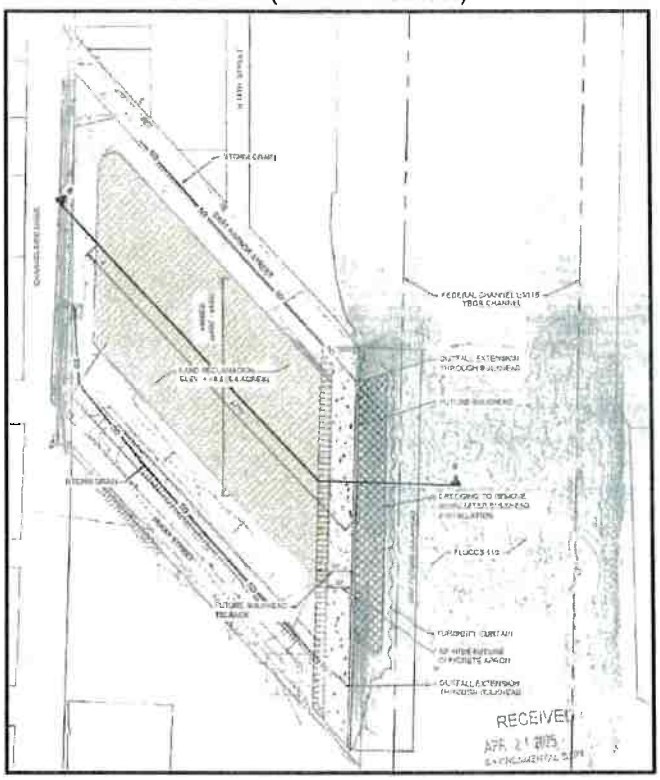
Jackelyn Julien

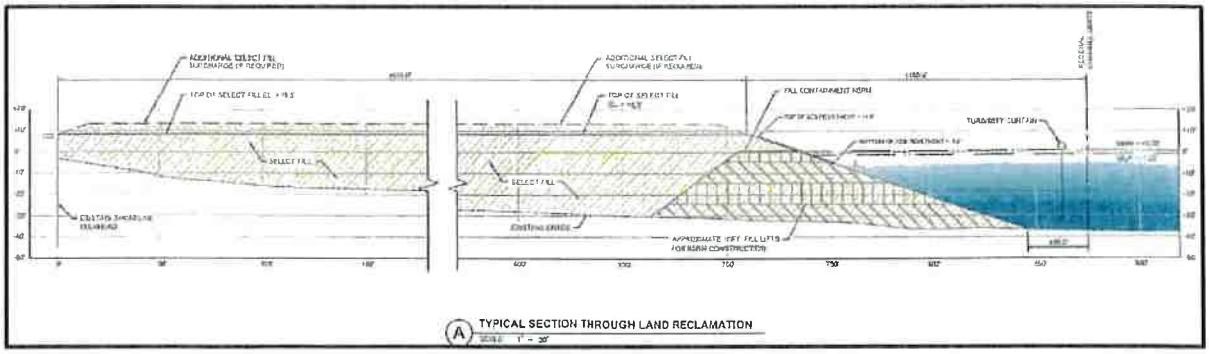
Jackie Julien
Project Manager, Port Tampa Bay – Environmental Dept.

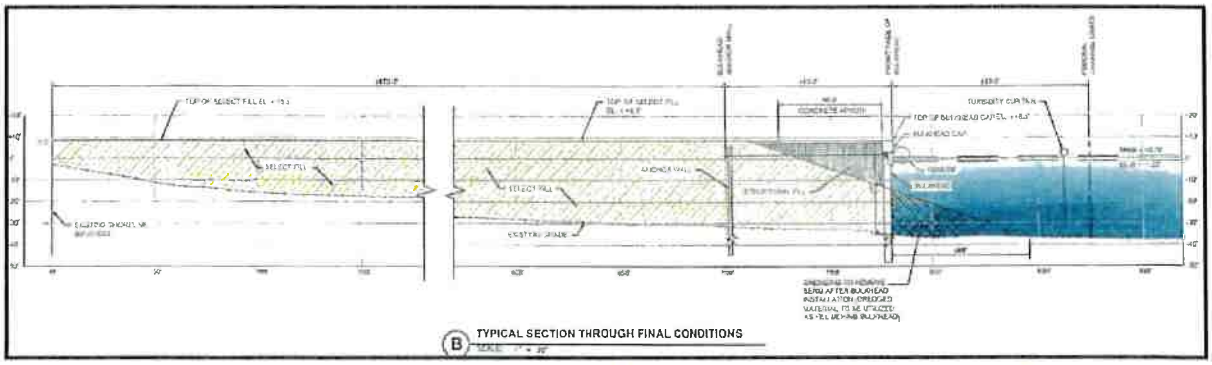
CC: jennycathcart21@gmail.com

Docusign Envelope ID: C2ABC718-4D36-4808-9717-29D288878A55

Port Tampa Bay Standard Work Permit Application #25-006
Submitted by Tampa Port Authority - Engineering Department for the Proposed Redevelopment (Filling) of Metro Port Complex Located at 1300 Harbor Street, Tampa, Florida (Ybor Channel)







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PORT TAMPA BAY

CERTIFIED MAIL
Return Receipt Requested

PORT TAMPA BAY (PTB)
STANDARD WORK PERMIT APPLICATION NOTICE

To: **1500-Foot Radius Riparian Property Owners and Interested Parties / Agencies**

Date: November 7, 2025

Reference: PTB Standard Work Permit Application No. 25-006

Applicant: Tampa Port Authority, d/b/a Port Tampa Bay (PTB), Engineering Dept.

Project: **Metro Port Complex Redevelopment – Proposed Placement of +/- 16,350 SF of Articulated Concrete Block Matting (Temporary Berm) Associated with Filling +/- 233,761 CY of Submerged Lands (Upland Cut Slip), Maintenance Dredging/Excavation of +/- 14,992 CY of Submerged Material, and Installation of +/- 820 LF Steel Sheetpile Bulkhead Located At 1300 Harbor St. & Channelside Dr., Tampa, FL; Folio #189555-5500; STR 18 & 19-29S-19E; Ybor Channel (Berths 263 through 266); City of Tampa**

Tampa Port Authority, d/b/a Port Tampa Bay (PTB), has received a marine construction application assigned Standard Work Permit project No. 25-006 in review for permitting to perform work in waters under the jurisdiction of this Authority, as summarized above, pursuant to Section 25, Chapter 95-488 Laws of Florida. Enclosed is a certified mail copy of the proposal **REVISED DRAWINGS** for your review.

Within 30 days of receipt of this notice, please review this application; if possible expedited review. Please provide no objection comment, any questions, any other comments or concerns you may have regarding the permitting of this project, in writing, to our office referencing the application number (25-006). **Please submit any written remarks within the thirty (30) day commenting period from date of this notice letter to the Port Tampa Bay Environmental Dept. at 1101 Channelside Dr., 4th Floor, Tampa, FL 33602 or via email at bbaity@tampaport.com.** Please contact me at 813-905-5033 or jjulien@tampaport.com if you have any questions.

Please note, this marine construction 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.

Sincerely,

Jackelyn Julien

Jackie Julien
Project Manager II - PTB Environmental Dept.

CC: jbilliter@marathonpetroleum.com; conservationplanningservices@myfwc.com; SMB-D7-paton@uscg.mil; FW4FLESREGS@fws.GOV; SiteFile@dos.state.fl.us tmantegna@tampaairport.com; nmfs.ser.esa.consultation@noaa.gov; wren@tbrpc.org; alana@tbrpc.org; jeff.liechty@audubon.org; pclark@tampabaywatch.org; sherndon@tampabaywatch.org; ajalcoz@tecoenergy.com; skroh@tecoenergy.com; nfletcher@tecoenergy.com; websterl@hillsboroughcounty.org; toddrrandolph@gmail.com; bevgriffiths@verizon.net; lisa.strout@dot.state.fl.us; david.nicholas@dot.state.fl.us; todd.croft@dot.state.fl.us; wwmtampa@uscg.mil; anthony.r.sciullo@uscg.mil; Micheal.Freiner@hdr.com; kevin.mineer@vantix-realty.com. Refer also to Distribution List.

Enclosure(s)

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PORT TAMPA BAY

November 7, 2025 **Certified Mail**

Wetland Management Division
Environmental Protection Commission of Hillsborough County
3629 Queen Palm Drive
Tampa, FL 33619
(Via Email: gilem@epchc.org)

Reference: **PTB Standard Work Permit Application No. 25-006**

Applicant: **Tampa Port Authority, d/b/a Port Tampa Bay (PTB), Engineering Dept.**

Project: **Metro Port Complex Redevelopment – Proposed Placement of +/- 16,350 SF of Articulated Concrete Block Matting (Temporary Berm) Associated with Filling +/- 233,761 CY of Submerged Lands (Upland Cut Slip), Maintenance Dredging/Excavation of +/- 14,992 CY of Submerged Material, and Installation of +/- 820 LF Steel Sheetpile Bulkhead Located At 1300 Harbor St. & Channelside Dr., Tampa, FL; Folio #189555-5500; STR 18 & 19-29S-19E; Ybor Channel (Berths 263 through 266); City of Tampa**

Tampa Port Authority, d/b/a Port Tampa Bay (PTB), has received a marine construction application assigned Standard Work Permit project No. 25-006 to perform work in waters under the jurisdiction of this Authority. Enclosed is a certified mail copy of the marine construction proposal **REVISED DRAWINGS** for your review and comments, pursuant to Section 25, Chapter 95-488 Laws of Florida.

Within 30 days of receipt of this notice, please review this application, if possible expedited review. Please provide no objection comment, questions, any other comments or concerns you may have regarding the permitting of this project, in writing, within the thirty (30) day commenting period from date of this notice letter to the Port Tampa Bay Environmental Dept. at 1101 Channelside Dr., 4th Floor, Tampa, FL 33602 or via email at bbaity@tampaport.com referencing the application number (25-006).

Please note, this marine construction 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.

If you have any questions, please contact me at 813-905-5033 or jjulien@tampaport.com.

Sincerely,

Jackelyn Julien

Jackie Julien
Project Manager II - PTB Environmental Dept.

CC: mitchellI@epchc.org; tapley@epchc.org; tampareg@usace.army.mil; SW_ERP@dep.state.fl.us; ERPAgencyCoordination@swfwmd.state.fl.us

Enclosure(s)

Docusign Envelope ID: C2ABC718-4D36-4808-9717-29D288878A55

PORT TAMPA BAY

November 7, 2025 **Certified Mail**

Mr. Diego Guerra
Hillsborough-City Planning Commission
County Center, 18th Floor
PO Box 1110
Tampa, FL 33601
(Via Email: guerrad@plancom.org / colleges@plancom.org)

Reference: **Port Tampa Bay Standard Work Permit Application No. 25-006**

Applicant: **Tampa Port Authority, d/b/a Port Tampa Bay (PTB), Engineering Dept.**

Project: **Metro Port Complex Redevelopment – Proposed Placement of +/- 16,350 SF of Articulated Concrete Block Matting (Temporary Berm) Associated with Filling +/- 233,761 CY of Submerged Lands (Upland Cut Slip), Maintenance Dredging/Excavation of +/- 14,992 CY of Submerged Material, and Installation of +/- 820 LF Steel Sheetpile Bulkhead Located At 1300 Harbor St. & Channelside Dr., Tampa, FL; Folio #189555-5500; STR 18 & 19-29S-19E; Ybor Channel (Berths 263 through 266); City of Tampa**

Tampa Port Authority, d/b/a Port Tampa Bay (PTB), has received a marine construction application assigned Standard Work Permit project No. 25-006 to perform work in waters under the jurisdiction of this Authority. Enclosed is a certified mail copy of the marine construction proposal **REVISED DRAWINGS** for your review and comments, pursuant to Section 25, Chapter 95-488 Laws of Florida.

Within 30 days of receipt of this notice, please review this application, if possible expedited review. Please provide no objection comment, questions, any other comments or concerns you may have regarding the permitting of this project, in writing, within the thirty (30) day commenting period from date of this notice letter to the Port Tampa Bay Environmental Dept. at 1101 Channelside Dr., 4th Floor, Tampa, FL 33602 or via email at bbaity@tampaport.com referencing the application number (25-006).

Please note, this marine construction 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.

If you have any questions, please contact me at 813-905-5033 or jjulien@tampaport.com.

Sincerely,

Jackelyn Julien

Jackie Julien
Project Manager II, PTB Environmental Dept.

Enclosure(s)

Docusign Envelope ID: C2ABC718-4D36-4808-9717-29D288878A55

PORT TAMPA BAY

November 7, 2025 **Certified Mail**

ADJACENT PROPERTY OWNER NOTIFICATION FOR
PORT TAMPA BAY STANDARD WORK PERMIT APPLICATION NO. 25-006

City of Tampa Real Estate Dept.
Attn: Michelle VanLoan, Director
306 E. Jackson St., 3rd Floor North
Tampa, FL 33602
(Via Email: michelle.vanloan@tampagov.net)

City of Tampa
Attn: Ross Samons, Right-Of-Way / Patrick Canavan, GIS Analyst - Development & Growth Mgmt.
2555 E. Hanna Ave.
Tampa, Florida 33610
(Via Email: ross.samons@tampagov.net / patrick.canavan@tampagov.net)

Applicant: **Tampa Port Authority, d/b/a Port Tampa Bay (PTB), Engineering Dept.**

Project: **Metro Port Complex Redevelopment – Proposed Placement of +/- 16,350 SF of Articulated Concrete Block Matting (Temporary Berm) Associated with Filling +/- 233,761 CY of Submerged Lands (Upland Cut Slip), Maintenance Dredging/Excavation of +/- 14,992 CY of Submerged Material, and Installation of +/- 820 LF Steel Sheetpile Bulkhead Located At 1300 Harbor St. & Channelside Dr., Tampa, FL; Folio #189555-5500; STR 18 & 19-29S-19E; Ybor Channel (Berths 263 through 266); City of Tampa**

Tampa Port Authority, d/b/a Port Tampa Bay (PTB), has received a marine construction application assigned Standard Work Permit project No. 25-006 to perform work in waters under the jurisdiction of this Authority. Enclosed is a certified mail copy of the marine construction proposal **REVISED DRAWINGS** for your review and comments, pursuant to Section 25, Chapter 95-488 Laws of Florida.

Within 30 days of receipt of this notice, please review this application, if possible expedited review. Please provide no objection comment, questions, any other comments or concerns you may have regarding the permitting of this project, in writing, within the thirty (30) day commenting period from date of this notice letter to the Port Tampa Bay Environmental Dept. at 1101 Channelside Dr., 4th Floor, Tampa, FL 33602 or via email at bbaity@tampaport.com referencing the application number (25-006).

Please note, this marine construction 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. If you have any questions, please contact me at 813-905-5033 or jjulien@tampaport.com.

Sincerely,

Jackelyn Julien

Jackie Julien
Project Manager II - Environmental Dept., Port Tampa Bay

Cc: charlie.rodriguez@tampagov.net; anne.bliton@tampagov.net; michele.motleydequenther@tampagov.net; LaChone.Dock@tampagov.net; joseph.reese@tampagov.net; charles.feldman@tampagov.net; bertha.mitchell@tampagov.net; alex.awad@tampagov.net

Enclosures

Docusign Envelope ID: C2ABC718-4D36-4808-9717-29D288878A55

PORT TAMPA BAY

November 7, 2025 **Certified Mail**

City of Tampa Construction Services Dept.
Attn: JC Hudgison, Manager & Chief Building Official & Dave Jennings
1400 North Boulevard
Tampa, Florida 33607
(Via Email: JC.Hudgison@tampagov.net / dave.jennings@tampagov.net)

Reference: **Port Tampa Bay Standard Work Permit Application No. 25-006**

Applicant: **Tampa Port Authority, d/b/a Port Tampa Bay (PTB), Engineering Dept.**

Project: **Metro Port Complex Redevelopment – Proposed Placement of +/- 16,350 SF of Articulated Concrete Block Matting (Temporary Berm) Associated with Filling +/- 233,761 CY of Submerged Lands (Upland Cut Slip), Maintenance Dredging/Excavation of +/- 14,992 CY of Submerged Material, and Installation of +/- 820 LF Steel Sheetpile Bulkhead Located At 1300 Harbor St. & Channelside Dr., Tampa, FL; Folio #189555-5500; STR 18 & 19-29S-19E; Ybor Channel (Berths 263 through 266); City of Tampa**

Tampa Port Authority, d/b/a Port Tampa Bay (PTB), has received a marine construction application assigned Standard Work Permit project No. 25-006 to perform work in waters under the jurisdiction of this Authority. Enclosed is a certified mail copy of the marine construction proposal **REVISED DRAWINGS** for your review and comments, pursuant to Section 25, Chapter 95-488 Laws of Florida.

Within 30 days of receipt of this notice, please review this application, if possible expedited review. Please provide no objection comment, questions, any other comments or concerns you may have regarding the permitting of this project, in writing, within the thirty (30) day commenting period from date of this notice letter to the Port Tampa Bay Environmental Dept. at 1101 Channelside Dr., 4th Floor, Tampa, FL 33602 or via email at bbaity@tampaport.com referencing the application number (25-006).

Please note, this marine construction 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. If you have any questions, please contact me at 813-905-5033 or jjulien@tampaport.com.

Sincerely,

Jackelyn Julien

Jackie Julien
Project Manager II
Environmental Dept.
Port Tampa Bay

Docusign Envelope ID: C2ABC718-4D36-4808-9717-29D288878A55

PORT TAMPA BAY

November 7, 2025 Certified Mail

ADJACENT PROPERTY OWNER NOTIFICATION
FOR
PORT TAMPA BAY STANDARD WORK PERMIT APPLICATION NO. 25-006

Trans-Continental Marine Repair & Drydock Corp./Inc.
[aka International Ship Repair (ISR)]
C/O Lorton Holdings
Attn: Jenny Cathcart
1601 Sahlman Dr.
Tampa, FL 33605

Reference: **Port Tampa Bay Standard Work Permit Application No. 25-006**

Applicant: **Tampa Port Authority, d/b/a Port Tampa Bay (PTB), Engineering Dept.**

Project: **Metro Port Complex Redevelopment – Proposed Placement of +/- 16,350 SF of Articulated Concrete Block Matting (Temporary Berm) Associated with Filling +/- 233,761 CY of Submerged Lands (Upland Cut Slip), Maintenance Dredging/Excavation of +/- 14,992 CY of Submerged Material, and Installation of +/- 820 LF Steel Sheetpile Bulkhead & Located At 1300 Harbor St. & Channelside Dr., Tampa, FL; Folio #189555-5500; STR 18 & 19-29S-19E; Ybor Channel (Berths 263 through 266); City of Tampa**

Tampa Port Authority, d/b/a Port Tampa Bay (PTB), has received a marine construction application assigned Standard Work Permit project No. 25-006 to perform work in waters under the jurisdiction of this Authority. Enclosed is a certified mail copy of the marine construction proposal **REVISED DRAWINGS** for your review and comments, pursuant to Section 25, Chapter 95-488 Laws of Florida.

Please note, it appears that a portion of the proposed marine construction bulkhead work may occur along the waterfront on the north half portion of the vacated right-of-way of E. Harbor Steet. If it is determined that the proposed work will occur along the waterfront area under your ownership or control, please provide written response and whether authorization is granted or any other comments.

Within 30 days of receipt of this notice, please review this application, if possible expedited review. **Please provide no objection comment, questions, any other comments or concerns you may have regarding the permitting of this project, in writing, within the thirty (30) day commenting period from date of this notice letter to the Port Tampa Bay Environmental Dept. at 1101 Channelside Dr., 4th Floor, Tampa, FL 33602 or via email at bbaity@tampaport.com referencing the application number (25-006).** If you have any questions, please contact me at 813-905-5033 or jjulien@tampaport.com.

Please note, this marine construction 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.

Sincerely,

Jackelyn Julien

Jackie Julien
Project Manager II - Environmental Dept., Port Tampa Bay

CC: jennycathcart21@gmail.com
Enclosures

Docusign Envelope ID: C2ABC718-4D36-4808-9717-29D288878A55

Memo

PORT TAMPA BAY
1101 Channelside Drive
Tampa, Florida 33602

To: Craig Roberts, PTB Real Estate Dept. (croberts@tampaport.com)
Shawn Brown, PTB Operations (sbrown@tampaport.com)

From: Jackie Julien, PTB Environmental Department

Date: November 7, 2025

Applicant: **Tampa Port Authority, d/b/a Port Tampa Bay (PTB), Engineering Dept.**

Project: **Metro Port Complex Redevelopment – Placement of +/- 16,350 SF of Articulated Concrete Block Matting (Temporary Berm) Associated with Filling +/- 233,761 CY of Submerged Lands (Upland Cut Slip), Maintenance Dredging/Excavation of +/- 14,992 CY of Submerged Material, and Installation of +/- 820 LF Steel Sheetpile Bulkhead Located At 1300 Harbor St. & Channelside Dr., Tampa, FL; Folio #189555-5500; STR 18 & 19-29S-19E; Ybor Channel (Berths 263 through 266); Within City of Tampa**

PTB Environmental Department has received a marine construction Standard Work Permit application assigned Standard Work Permit project No. 25-006 from HDR, Inc. on behalf of PTB Engineering Department ("Applicant") for proposed filling of the Metro Port Berths 263, 264, 265, and 266 with construction of a new bulkhead tying into the north and south adjacent bulkheads, as referenced above.

- The subject Standard Work Permit Application (SWPA #25-006) is being reviewed for issuance of a PTB marine construction permit pursuant to Section 25, Chapter 95-488 Laws of Florida. A copy of the SWP project **REVISED DRAWINGS**, is attached for your review.

- Please provide written comments for this marine construction project regarding the issuance of a permit and advise PTB Environmental Dept. staff regarding any associated subject site restrictions, lease, easement, or other requirements, as appropriate to the project.

Please provide comments or objections to the issuance of a permit for this project, in writing, to the PTB Environmental Department within thirty (30) days of receipt of this memo via email at bbaity@tampaport.com / jjulien@tampaport.com. If you have any questions regarding this application, please contact me at 813-905-5033 or jjulien@tampaport.com.

Date / Reviewer / Comments / Stipulations: _____

_____

CC: jforsyth@tampaport.com; ccooley@tampaport.com; PTB File (25-006)

Enclosures

Docusign Envelope ID: C2ABC718-4D36-4808-9717-29D288878A55

PROBABLE CONSTRUCTION QUANTITIES

PORT TAMPA BAY

METRO PORT DEVELOPMENT

Date: November 3, 2025

Item Description	Quantity	
	QTY	Unit
Item No. 1 - RECLAMATION		
Debris Removal	7,000	CY
Fill Slip	311,000	CY
Wick Drain / Settlement Monitoring	1	LS
Articulated Concrete Block	16,350	SF
Remove Surcharge	8,330	CY
Item No. 2 - STORMWATER COLLECTION AND CONVEYANCE		
INLETS, DT BOT, TYPE D, <10'	1	EA
INLETS, DITCH BOTTOM, TYPE D, J BOT, <10'	1	EA
INLETS, DT BOT, TYPE E, <10'	2	EA
MANHOLES, J-7, <10'	1	EA
MANHOLES, J-7, >10'	1	EA
MANHOLES, J-8, <10'	1	EA
MANHOLES, J-8, >10'	2	EA
PIPE CULVERT,OPTIONAL MATERIAL,ROUND, 15"S/CD	32	LF
PIPE CULVERT,OPTIONAL MATERIAL,ROUND, 24"S/CD	12	LF
PIPE CULVERT, OPT MATERIAL, ROUND, 36"S/CD	332	LF
PIPE CULVERT, OPT MATERIAL, ROUND, 42"S/CD	344	LF
PIPE CULVERT, OPT MATERIAL, ROUND, 72"S/CD	964	LF
STRAIGHT CONCRETE ENDWALLS, 48", SINGLE, 45 DEGREES, ROUND	1	EA
STRAIGHT CONCRETE ENDWALLS, 72", SINGLE, 45 DEGREES, ROUND	1	EA
RIPRAP- RUBBLE, BANK AND SHORE	20.27	TN
Item No. 3 -APRON DEMOLITION		
Demolition and Disposal	7,100	CY

Notes:

1. Note that these quantities are for reference only and Port / EOR should be
2. Fill volume includes basin fill quantity based on existing bathymetry, debris volume, surcharge and estimated settlement.
3. Wick drains and settlement plate monitoring shall be as described on Sheet 6.
4. Surcharge removal volume is the difference between Sheets 6 and 7 contour maps.
5. Apron demolition is based on limits shown Sheet 4 and assumes 24" thick.

5 - Navigation Warning Signs "Rocks Submerged" (1 PTB)

#25-006

Docusign Envelope ID: C2ABC718-4D36-4808-9717-29D288878A55

RECEIVED
SEP 29 2000

ORDINANCE NO. 2000-248

AN ORDINANCE VACATING, CLOSING, DISCONTINUING AND ABANDONING A CERTAIN RIGHT OF WAY (A PORTION OF HARBOR STREET) IN INTERSTATE INVESTMENT COMPANY'S PLAT NO. 2, A SUBDIVISION IN THE CITY OF TAMPA, HILLSBOROUGH COUNTY, FLORIDA; THE SAME BEING MORE FULLY DESCRIBED IN SECTION 1 HEREOF; SUBJECT TO THE RESERVATION OF CERTAIN EASEMENTS AS SET FORTH HEREIN; SUBJECT TO CERTAIN COVENANTS, CONDITIONS AND RESTRICTIONS AS MORE PARTICULARLY DESCRIBED HEREIN; PROVIDING AN EFFECTIVE DATE.

WHEREAS, a petition has been filed with City Council, City of Tampa, by the Tampa Port Authority (referred to herein as the "Petitioner") asking that a certain right of way described in Section 1 hereof be vacated, closed, discontinued and abandoned, and Council has found that all requirements provided by law have been complied with.

NOW, THEREFORE,

BE IT ORDAINED BY THE CITY COUNCIL
OF THE CITY OF TAMPA, FLORIDA:

Section 1. That a certain right of way (a portion of Harbor Street) described as follows, to wit:

Legal description is attached hereto as Exhibit "A" and by reference made a part hereof.

be, and the same is hereby vacated, closed, discontinued and abandoned, and that the rights of the City of Tampa and of the public in and to same are hereby renounced, released, and disclaimed, reserving, however, the following easements:

ORD. 2000-248

#15-006

Docusign Envelope ID: C2ABC718-4D36-4808-9717-29D288878A55

a. A permanent, nonexclusive streetcar easement in, on, over, under and across the portion of the right of way vacated hereby as legally described in Exhibit "B" attached hereto and made a part hereof by this reference ("Permanent Streetcar Easement") in favor of the City of Tampa and its successors and assigns subject to the same terms and conditions contained in that certain Streetcar Easement Agreement, by and between the Tampa Port Authority and the City of Tampa, as approved by City Council Resolution No. 99-1197 ("Existing Streetcar Easement Agreement"). A copy of the Existing Streetcar Easement Agreement is on file with the City of Tampa City Clerk's office, 315 E. Kennedy Blvd., Tampa, Florida 33602, and is open for public inspection at said office.

b. A permanent, nonexclusive stormwater drainage easement in, on, over, under and across the entire width and length of the right of way vacated hereby as described in Exhibit "A" attached hereto and incorporated herein by this reference for the use and benefit of the City of Tampa, Department of Sanitary Sewers, Stormwater Division, and its successors and assigns ("City Stormwater Division") for the construction, installation, operation, repair, reconstruction and maintenance of and access to stormwater drainage facilities, including, without limitation, drainage lines, inlets, outlets, retention ponds, detention ponds, and any appurtenances thereto ("Permanent Drainage Easement"). This Permanent Drainage Easement shall include full right of ingress and egress to, over, across, under and through the land subject to this Permanent Drainage Easement. No permanent or temporary buildings or structures (including any private drainage facilities) shall be erected in or on the land subject to this Permanent Drainage Easement without the prior written consent of the City Stormwater Division, which consent may be granted or withheld by the City Stormwater Division at its sole discretion. In addition, no trees, shrubbery or landscaping shall be planted or installed on or in the land subject to this Permanent Drainage Easement without the prior written consent of the City Stormwater Division. In connection with any repair, maintenance or reconstruction activities conducted by the City of Tampa in connection with any drainage facilities located in, on, under, over or across the land subject to this Permanent Drainage Easement, the City of Tampa shall only be required to return any excavated areas to finish grade and to patch any pavement disturbed to the minimum standard for public rights of way in the City of Tampa.

After the effective date of this Ordinance, the Petitioner may relocate

#25-006

Docusign Envelope ID: C2ABC718-4D36-4808-9717-29D288878A55

all drainage facilities contained on, in, under, over or across the land subject to this Permanent Drainage Easement in order to accommodate Petitioner's proposed development on this land, and the City Stormwater Division agrees to amend the Permanent Drainage Easement reserved hereby in order to accommodate Petitioner's proposed development on this land provided that the Petitioner can satisfy the following conditions:

(i) The Petitioner shall be responsible for all fees and costs incurred in connection with the relocation of the drainage facilities;

(ii) The drainage facilities shall be relocated in accordance with accepted engineering practices as approved by the City Stormwater Division and in accordance with the easement guidelines contained in the City's Stormwater Technical Standards Manual;

(iii) The drainage facilities shall be relocated and shall thereafter be operated in accordance with all applicable federal, state and local governmental laws, ordinances, rules and regulations; and

(iv) The drainage facilities shall be relocated in or on land subject to an easement that is acceptable to the City of Tampa and which easement is recorded by the Petitioner in the Public Records of Hillsborough County, Florida.

c. A temporary, nonexclusive easement in, on, under, over and across the entire width and length of the right of way vacated hereby as legally described in Exhibit "A" attached hereto and made a part hereof by this reference for the use and benefit of Tampa Electric Company and its successors and assigns ("TECO") for the construction, installation, operation, repair, reconstruction and maintenance of facilities for the transmission of electricity ("Temporary TECO Easement"). This Temporary TECO Easement shall include full right of ingress and egress to, over, across, under and through the land subject to this Temporary TECO Easement. This Temporary TECO Easement shall terminate when TECO has provided the City of Tampa with written notice that all facilities owned by TECO for the transmission of electricity located over, under, on, in, or across the portion of the right of way vacated by this Ordinance have been relocated in a manner and to a location acceptable to TECO

#25-006

Docusign Envelope ID: C2ABC718-4D36-4808-9717-29D288878A55

at the Petitioner's sole cost and expense. Upon receipt of written notice of the foregoing facts from TECO, the City of Tampa shall execute and record a release of the Temporary TECO Easement reserved hereby in the Public Records of Hillsborough County, Florida.

d. A temporary, nonexclusive easement in, on, under, over and across the entire width and length of the right of way vacated hereby as legally described in Exhibit "A" attached hereto and made a part hereof by this reference for the use and benefit of Verizon, Inc. and its successors and assigns ("Verizon") for the construction, installation, operation, repair, reconstruction and maintenance of telecommunication facilities ("Temporary Verizon Easement"). This Temporary Verizon Easement shall include full right of ingress and egress to, over, across, under and through the land subject to this Temporary Verizon Easement. This Temporary Verizon Easement shall terminate when Verizon has provided the City of Tampa with written notice that all telecommunication facilities owned by Verizon located over, under, on, in, or across the portion of the right of way vacated by this Ordinance have been relocated in a manner and to a location acceptable to Verizon at the Petitioner's sole cost and expense. Upon receipt of written notice of the foregoing facts from Verizon, the City of Tampa shall execute and record a release of the Temporary Verizon Easement reserved hereby in the Public Records of Hillsborough County, Florida.

Section 2. That in the event the Petitioner fails to fulfill the conditions for the release of a "temporary" easement reserved in Section 1 hereof within two (2) years of the effective date of the Ordinance, then that "temporary" easement shall be deemed a perpetual easement over, under, in, on and across the portions of the rights of way vacated hereby as described in Section 1 of this Ordinance and the petitioner must apply for a release of easement from the City of Tampa under the ordinances and resolutions then in effect for the release of public easements.

Section 3. That as a condition to this Ordinance becoming effective, the Petitioner shall enter into a Sanitary Sewer Maintenance Agreement with the City of Tampa in connection with the sanitary sewer lines and facilities located in the rights of way vacated hereby as legally described in Exhibit "A" attached hereto and made a part hereof by this reference. The terms and conditions contained in said Sanitary Sewer Maintenance Agreement are incorporated herein by this reference.

#25-0060

Docusign Envelope ID: C2ABC718-4D36-4808-9717-29D288878A55

Section 4. That within one (1) year of the effective date hereof the Petitioner shall, at the Petitioner's sole cost and expense, be responsible for cutting and plugging a water main currently existing in, on or under the right of way vacated hereby; and the Petitioner shall relocate any water meters currently installed in the right of way vacated hereby.

Section 5. That in the event the street improvements are to be removed on the right of way vacated hereby, the City of Tampa, Department of Public Works, Transportation Division shall be so notified and shall have the right (but not the obligation) to remove any or all of the asphalt, bricks, granite curb and gutter curb from said right of way for future use by the City of Tampa.

Section 6. That the vacation of the right of way described in Exhibit "A" hereto pursuant to this Ordinance is expressly conditioned upon the compliance with and fulfillment of all terms and conditions contained herein. The terms, conditions and easements contained in this Ordinance shall be deemed covenants running with the land.

Section 7. That the City Clerk shall certify and record a copy of this Ordinance in the Office of the Clerk of the Circuit Court of Hillsborough County, Florida.

Section 8. That this Ordinance shall take effect immediately upon becoming a law.

#25-006

Docusign Envelope ID: C2ABC718-4D36-4808-9717-29D288878A55

PASSED AND ORDAINED BY THE CITY COUNCIL OF THE CITY OF TAMPA, FLORIDA, ON SEP 21 2000

ATTEST:

CHAIRMAN, CITY COUNCIL

CITY CLERK

APPROVED by me on SEP 22 2000

MAYOR
ACTING

Prepared by:

MORRIS C. MASSEY
ASSISTANT CITY ATTORNEY

(C00-10)

h:\closures\C0010.ord

#25-006

Docusign Envelope ID: C2ABC718-4D36-4808-9717-29D288878A55

TROLLEY EASEMENT

The West 25.00 feet of that portion of Harbor Street lying within the following described boundaries, to wit:

Commencing at the most Northerly corner of Lot 1, Block 1, INTERSTATE INVESTMENT CO.'S PLAT NO. 2, as per map or plat thereof, as recorded in Plat Book 11, Page 70, Public Records of Hillsborough County, Florida;
Thence North 01 degrees 50' 24" East a distance of 70.71 feet to the intersection of the Northerly boundary of McKay Street with the Easterly boundary of 13th Street (Now Channelside Drive);
Thence North 01 degrees 50' 24" East a distance of 692.73 feet to the intersection of the Southerly boundary of Harbor Street with the Easterly boundary of 13th Street (Now Channelside Drive) for the Point of Beginning.
Thence North 01 degrees 50' 24" East a distance of 70.71 feet to the intersection of the Northerly boundary of Harbor Street with the Easterly boundary of 13th Street (Now Channelside Drive);
Thence South 43 degrees 09'36" East a distance of 848.37 feet;
Thence South 01 degrees 50' 24" West a distance of 70.71 feet to Southerly boundary of Harbor Street;
Thence North 43 degrees 09'36" West along the Southerly boundary of Harbor Street; a distance of 848.37 feet to the Point of Beginning.

This description is based on a survey by Walter C. Caldwell, Florida Land Surveyor 850 date 7-28-64, and prepared by H. Shoun, Tampa Port authority Drawing Dated 2/1/2000.

CITY OF TAMPA
RIGHT OF WAY SECTION
DESCRIPTION APPROVED
Date: 8/29/00 By: BSK
File No. C00-16 Atlas: H-13

K:\ldcwp\Einheuse.cor\TROLLEY EASEMENT

EXHIBIT "B"

#25-0060

Docusign Envelope ID: C2ABC718-4D36-4808-9717-29D288878A55

That portion of Harbor Street lying within the following described boundaries, to wit:

Commencing at the most Northerly corner of Lot 1, Block 1,
INTERSTATE INVESTMENT CO.'S PLAT NO. 2, as per map or plat thereof, as recorded in Plat book 11, Page 70, Public Records of Hillsborough County, Florida;
Thence North 01 degrees 50' 24" East a distance of 70.71 feet to the intersection of the Northerly boundary of McKay Street with the Easterly boundary of 13th Street (Now Channelside Drive);
Thence North 01 degrees 50' 24" East a distance of 692.73 feet to the intersection of the Southerly boundary of Harbor Street with the Easterly boundary of 13th Street (Now Channelside Drive) for the Point of Beginning.
Thence North 01 degrees 50' 24" East a distance of 70.71 feet to the intersection of the Northerly boundary of Harbor Street with the Easterly boundary of 13th Street (Now Channelside Drive),
Thence South 43 degrees 09' 36" East a distance of 848.37 feet;
Thence South 01 degrees 50' 24" West a distance of 70.71 feet to Southerly boundary of Harbor Street;
Thence North 43 degrees 09' 36" West along the Southerly boundary of Harbor Street; a distance of 848.37 feet to the Point of Beginning.
Containing 0.97 Acres more or less.

This description is based on a survey by Walter C. Caldwell, Florida Land Surveyor 850 date 7-28-64, and prepared by H. Shoun, Tampa Port authority Drawing Dated 2/1/ 2000.

CITY OF TAMPA
RIGHT OF WAY SECTION
DESCRIPTION APPROVED
Date: 3/23/00 By: BBL
File No 2000-10 Atlas: H-13

Exhibit A

#25-006

Docusign Envelope ID: C2ABC718-4D36-4808-9717-29D288878A55

MICHAEL C. FREIMER LICENSE No. 72213 STATE OF FLORIDA PROFESSIONAL ENGINEER

This item has been electronically signed and sealed by Michael C. Freimer using a SHA authentication code.

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CHARLES T. CURTIS LICENSE No. 82185 STATE OF FLORIDA PROFESSIONAL ENGINEER

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Sheets 1 - 8

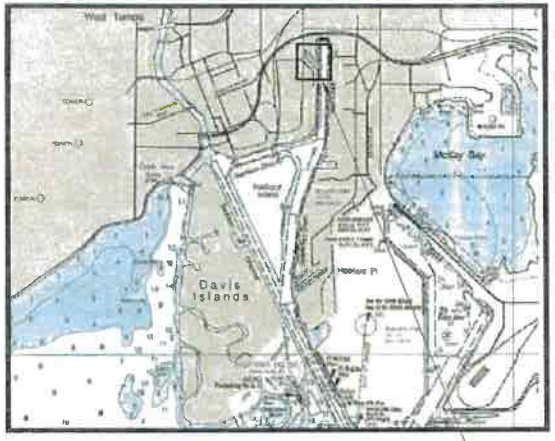
Michael C Freimer

Sheets 9-14

Digitally signed by Charles T Curtis
Date: 2025.10.27 13:18:09-04'00'

METRO PORT DEVELOPMENT
TAMPA, FLORIDA
ISSUED FOR PERMIT

LOCATION MAP
SCALE: NOT TO SCALE
PROJECT LOCATION



VICINITY MAP
SCALE: NOT TO SCALE
PROJECT LOCATION

PORT TAMPA BAY

BOARD OF COMMISSIONERS

CHAD W. HARROD	CHAIRMAN
HUNG T. MAI	VICE CHAIRMAN
PATRICK H. ALLMAN	SECRETARY / TREASURER
MAYOR JANE CASTOR	COMMISSIONER
TED CONNER	COMMISSIONER
HONORABLE CHRISTINE MILLER	COMMISSIONER
HONORABLE HARRY COHEN	COMMISSIONER

PAUL ANDERSON	PRESIDENT AND C.E.O.
PATRICK BLAIR, P.E., S.I.	VICE PRESIDENT OF ENGINEERING

INDEX

SHEET No.		DESCRIPTION
C-000	1	COVER SHEET
C-100	2	EXISTING CONDITIONS PLAN
C-101	3	INTERIM CONDITIONS PLAN
C-102	4	FINAL DEVELOPMENT PLAN
C-103	5	SURFACE WATER IMPACTS PLAN
C-104	6	TYPICAL SECTIONS THROUGH BASIN
C-105	7	TYPICAL DETAILS
C-106	8	TURBIDITY SAMPLING
C-107	9	DRAINAGE MAP
C-108	10	EXISTING DRAINAGE STRUCTURES
C-109	11	DRAINAGE AND GRADING PLAN
C-110	12	E. HARBOR STREET PLAN AND PROFILE
C-111	13	MCKAY STREET PLAN AND PROFILE
C-112	14	UTILITY ADJUSTMENT PLAN PLAN

REVISED
11/4/2025

#25-006

FDOT Permit Application No. 2025-D-796-00035

HDR

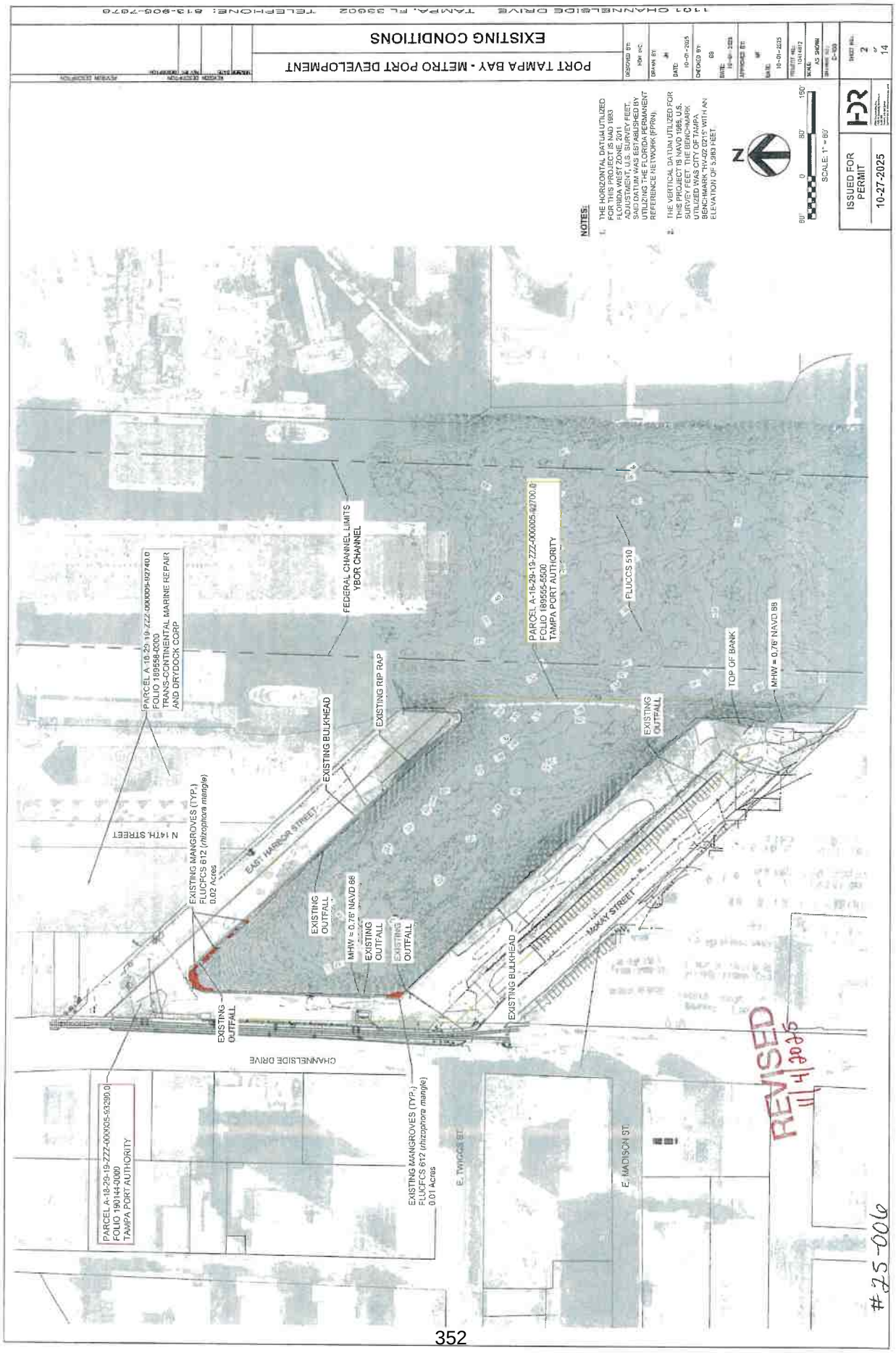
ISSUED FOR PERMIT

DATE: 10-27-2025
Rev.:
Rev.:
Rev.:

C-000
SHEET NO.
1 OF 14

PORT TAMPA BAY. • 1101 CHANNELSIDE DRIVE • TAMPA • FLORIDA • 33602 • TELEPHONE • 813-905-7678

Docusign Envelope ID: C2ABC718-4D36-4808-9717-29D288878A55



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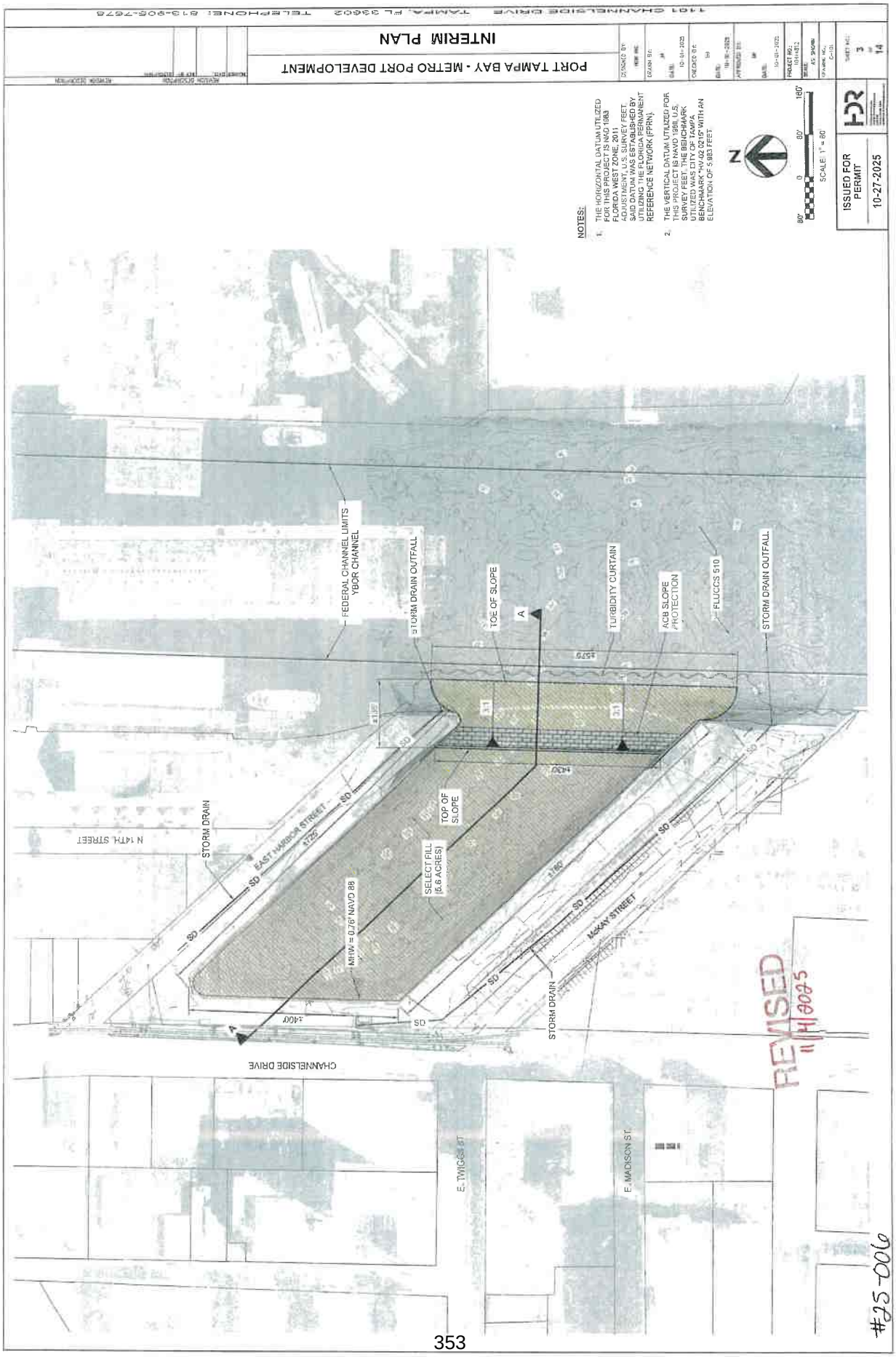

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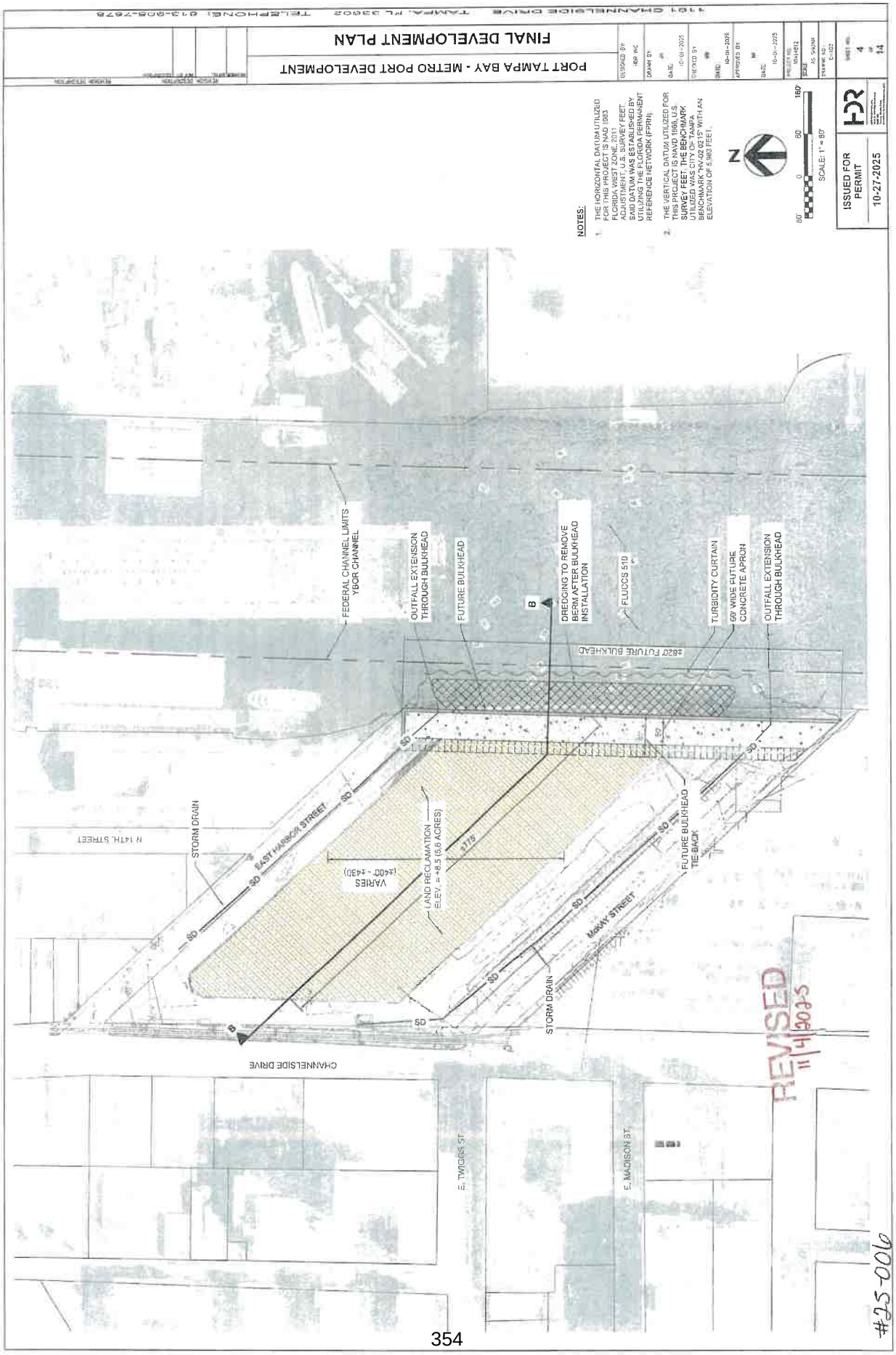

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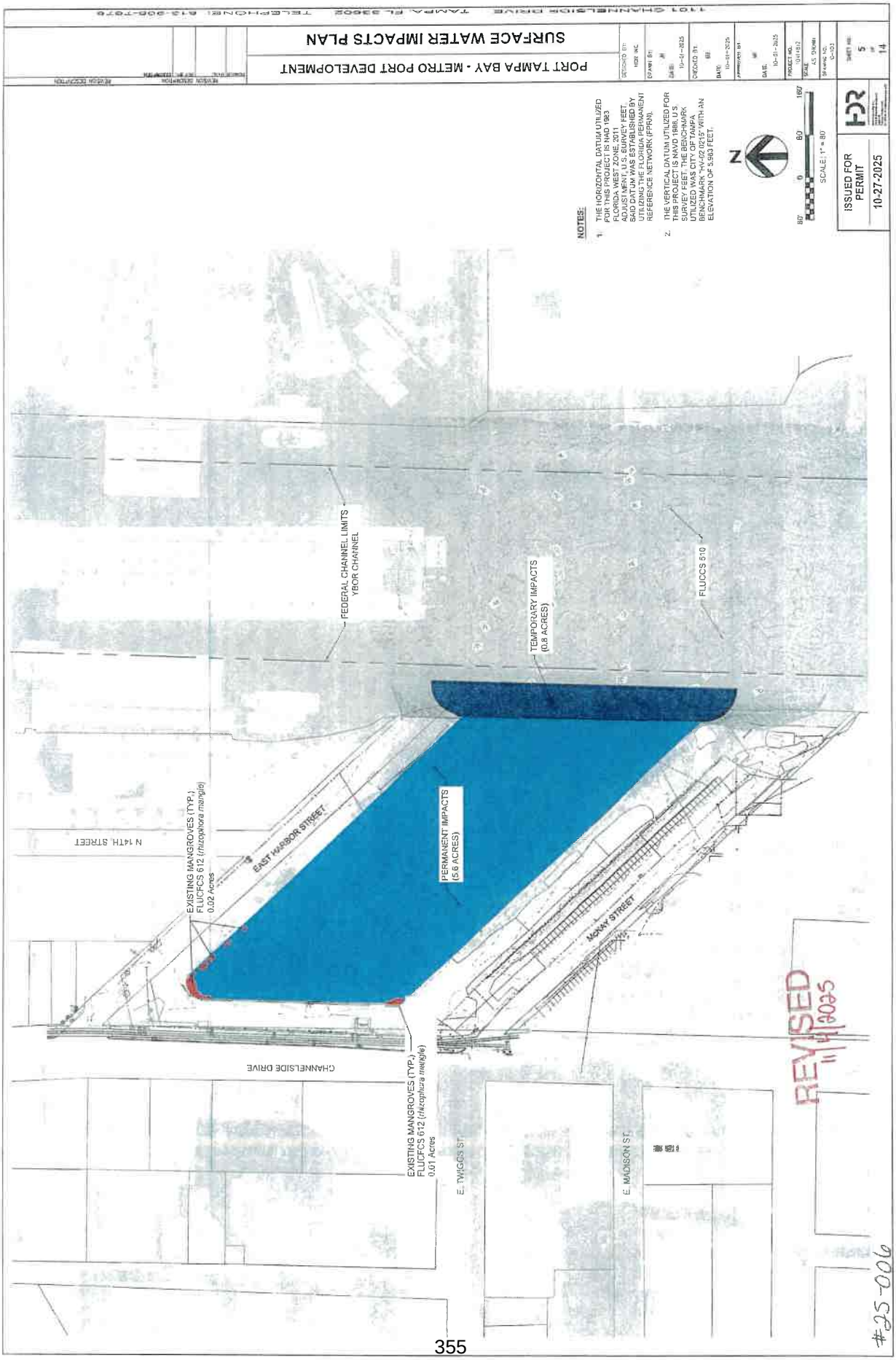

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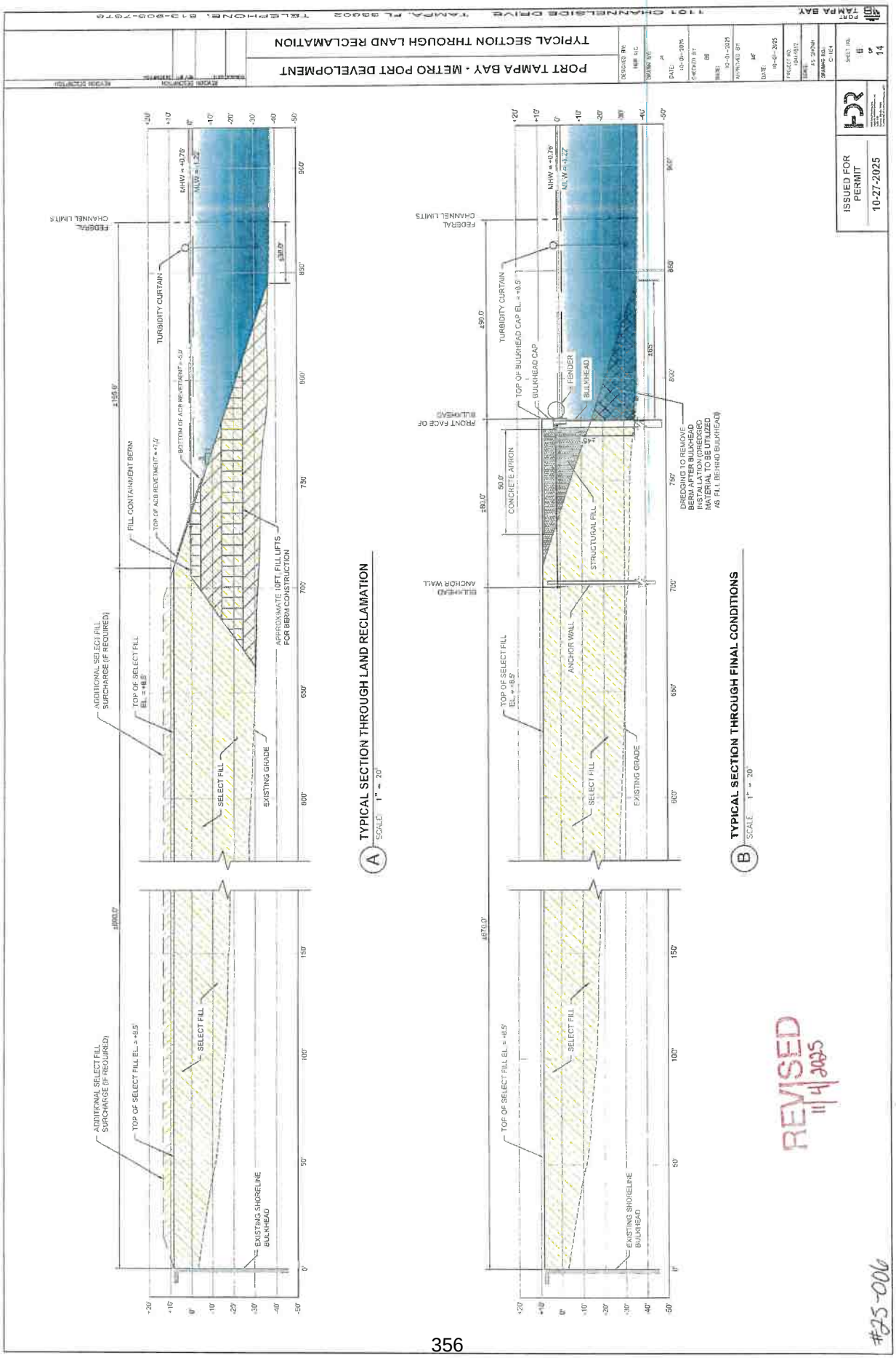
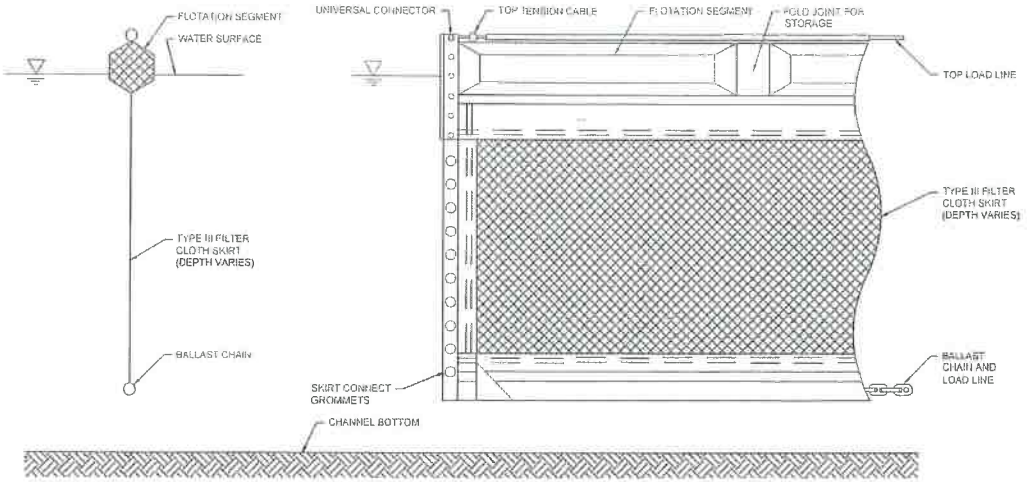
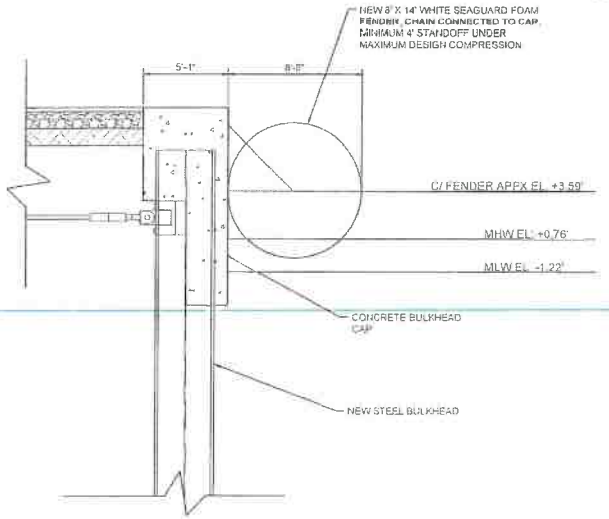
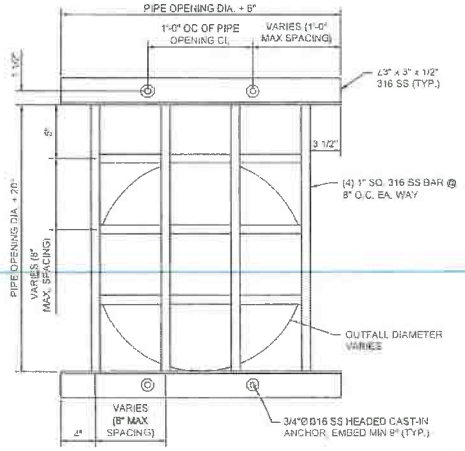




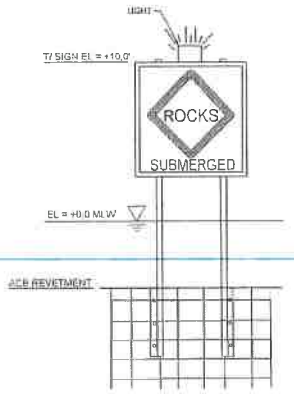
1 TYPICAL TURBIDITY CURTAIN DETAIL
SCALE: N.T.S.



2 TYPICAL FENDER DETAIL
SCALE: N.T.S.



3 TYPICAL MANATEE GRATE DETAIL
SCALE: N.T.S.



4 TYPICAL NAVIGATION WARNING SIGN
SCALE: N.T.S.

REVISED
11/4/2025

#25-006

357

PORT TAMPA BAY - METRO PORT DEVELOPMENT
TYPICAL DETAILS

1101 CHANNELSIDE DRIVE TAMPA, FL 33602 TELEPHONE: 813-905-7678

DESIGNED BY: MJH (MS)
DRAWN BY: A
DATE: 10-01-2025
CHECKED BY: MI
DATE: 10-01-2025
APPROVED BY: MF
DATE: 10-01-2025
PROJECT NO.: 10014812
SCALE: AS SHOWN
DRAWING NO.: D-1005

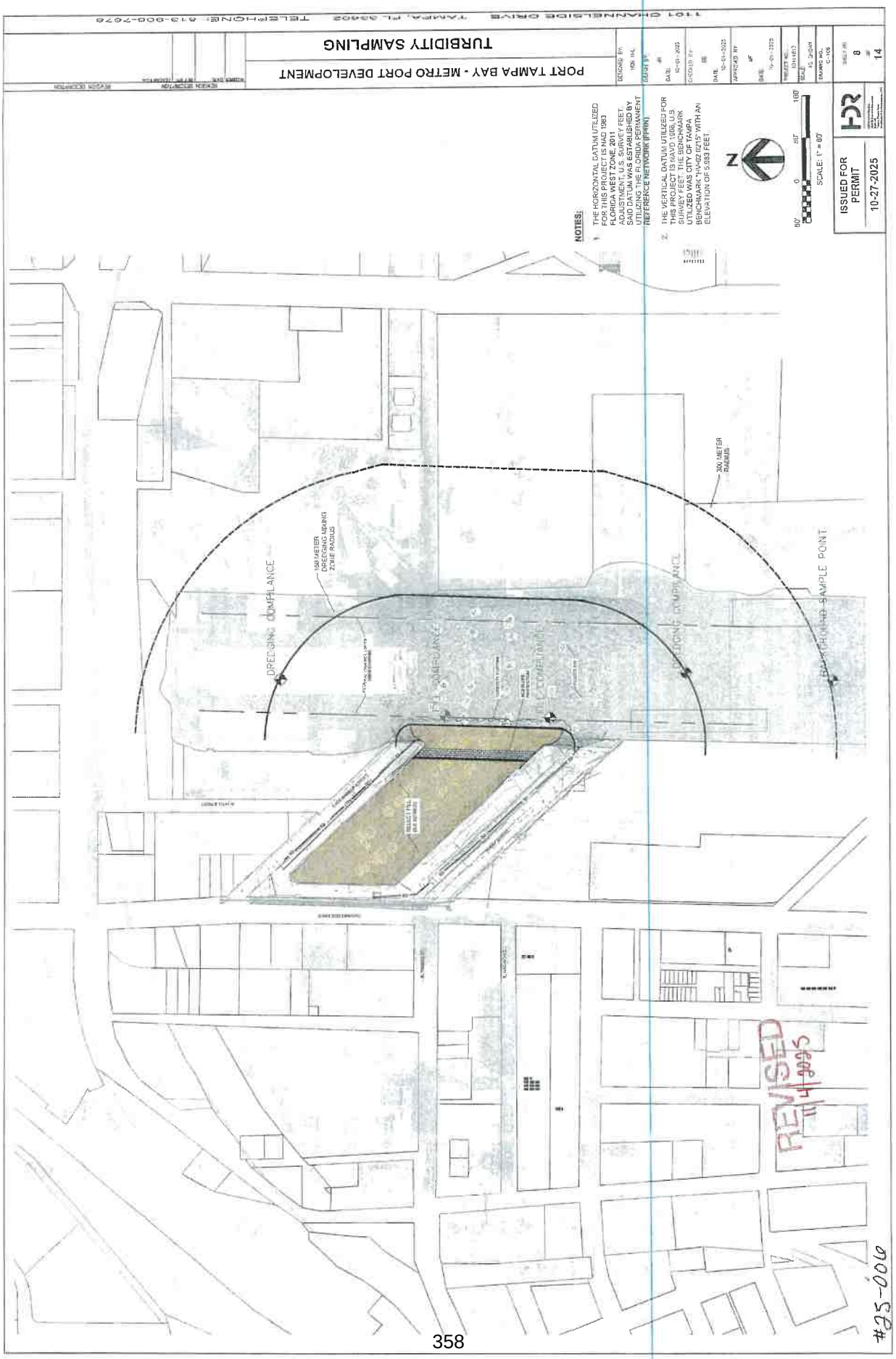
ISSUED FOR PERMIT
10-27-2025

SHEET NO.: 7 of 14

PORT TAMPA BAY

Docusign Envelope ID: C2ABC718-4D36-4808-9717-29D288878A55

Docusign Envelope ID: C2ABC718-4D36-4808-9717-29D288878A55



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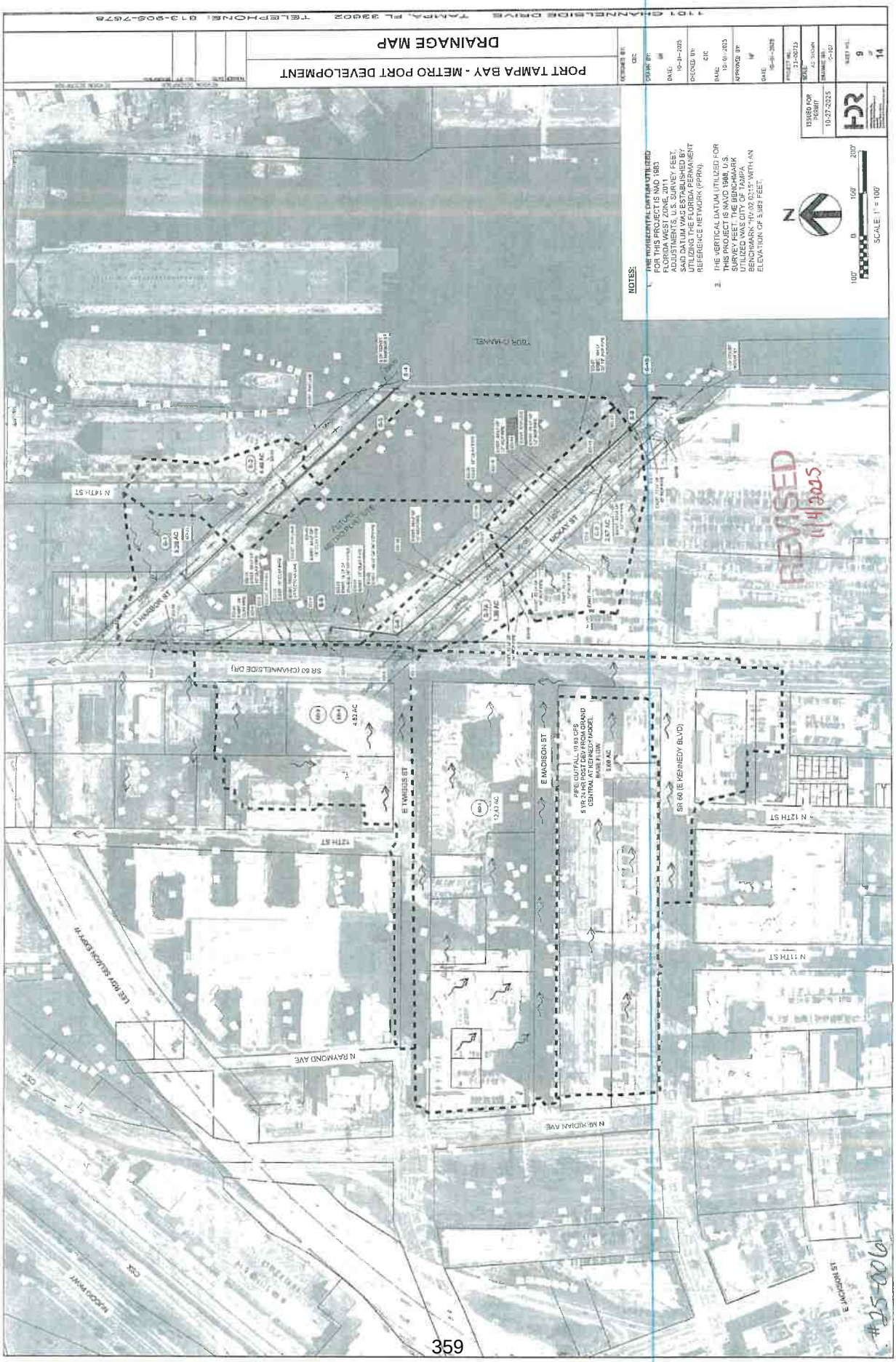

ED-1
EXIST. STORM MANHOLE
TOP EL. = 7.70'
INV. EL. (24"x38" RCP) = 0.30' (SOUTH)

ED-2
EXIST. CURB INLET
TOP EL. = 7.82'
INV. EL. (UNK. PIPE SIZE) = 3.80'

ED-3
EXIST. CURB INLET
TOP EL. = 8.27'
INV. EL. (UNK. PIPE SIZE) = 4.92'

ED-4
EXIST. CURB INLET
TOP EL. = 8.32'
INV. EL. (UNK. PIPE SIZE) = 4.77'

ED-5
EXIST. CURB INLET
TOP EL. = 8.58'
INV. EL. (UNK. PIPE SIZE) = 4.28'

ED-6
EXIST. CURB INLET
TOP EL. = 8.80'
INV. EL. (UNK. PIPE SIZE) = 4.65'

ED-7
EXIST. CURB INLET
TOP EL. = 8.53'
INV. EL. (UNK. PIPE SIZE) = 5.18'

ED-8
EXIST. CURB INLET
TOP EL. = 8.42'
INV. EL. (UNK. PIPE SIZE) = 4.37'

ED-9
EXIST. STORM MANHOLE
TOP EL. = 6.19'
INV. EL. (12" RCP) = 1.19' (SOUTHEAST)
INV. EL. (12" RCP) = 1.14' (SOUTHWEST)
INV. EL. (UNK. PIPE SIZE) = 0.89'

ED-10
EXIST. GRATE INLET
TOP EL. = 5.40'
INV. EL. (15" RCP) = 3.00' (NORTH)
INV. EL. (UNK. PIPE SIZE) = 3.15'

ED-11
EXIST. STORM MANHOLE
TOP EL. = 6.91'
INV. EL. (15" RCP) = 2.66' (SOUTH)
INV. EL. (UNK. PIPE SIZE) = 0.11'

ED-12
EXIST. YARD DRAIN
TOP EL. = 4.12'
INV. EL. (12" RCP) = 0.37' (NORTH)
INV. EL. (12" RCP) = 0.67' (NORTHWEST)
INV. EL. (UNK. PIPE SIZE) = 0.57'

ED-13
EXIST. YARD DRAIN
TOP EL. = 4.36'
INV. EL. (12" RCP) = 0.51' (SOUTHEAST)
INV. EL. (12" RCP) = 0.81' (NORTHWEST)
INV. EL. (UNK. PIPE SIZE) = 0.76'

ED-14
EXIST. YARD DRAIN
TOP EL. = 4.15'
INV. EL. (12" RCP) = 0.70' (SOUTHEAST)
INV. EL. (12" RCP) = 0.70' (NORTHWEST)
INV. EL. (UNK. PIPE SIZE) = 0.70'

ED-15
EXIST. YARD DRAIN
TOP EL. = 4.32'
INV. EL. (12" RCP) = -0.03' (SOUTHEAST)
INV. EL. (12" RCP) = -0.18' (NORTHWEST)
INV. EL. (UNK. PIPE SIZE) = -0.08'

ED-16
EXIST. YARD DRAIN
TOP EL. = 4.50'
INV. EL. (12" RCP) = 1.20' (SOUTHEAST)
INV. EL. (12" RCP) = 1.00' (NORTHWEST)
INV. EL. (UNK. PIPE SIZE) = 1.15'

ED-17
EXIST. YARD DRAIN
TOP EL. = 4.71'
INV. EL. (12" RCP) = 1.11' (SOUTHEAST)
INV. EL. (12" RCP) = 0.91' (NORTHWEST)
INV. EL. (24" RCP) = 1.06'

ED-18
EXIST. YARD DRAIN
TOP EL. = 5.33'
INV. EL. (12" RCP) = 0.98' (SOUTHEAST)
INV. EL. (UNK. PIPE SIZE) = 0.93'

ED-19
EXIST. GRATE INLET
TOP EL. = 5.65'
INV. EL. (24" RCP) = 1.50'

ED-20
EXIST. CURB INLET
TOP EL. = 8.47'
INV. EL. (14"x23" RCP) = 4.87' (WEST)

ED-21
EXIST. INLET
INV. EL. (15" CLAY) = 1.87' (NORTHEAST)
INV. EL. (15" CLAY) = 2.01' (SOUTHWEST)

ED-22
EXIST. GRATE INLET
TOP EL. = 7.72'
INV. EL. (15" CLAY) = 1.77' (NORTHEAST)
INV. EL. (15" CLAY) = 1.72' (SOUTHWEST)

ED-23
EXIST. DOUBLE 36" OUTFALL PIPES
TOP EL. = 2.42' (NORTH PIPE)
TOP EL. = 2.18' (SOUTH PIPE)

ED-24
EXIST. 15" CLAY OUTFALL PIPE
INV. EL. = 3.20'
ABANDONED

ED-25
EXIST. 36" DIP OUTFALL PIPE
TOP EL. = 2.54'

ED-26
EXIST. 15" CLAY OUTFALL PIPE
INV. EL. = 1.27'
ABANDONED

ED-27
EXIST. 12" RCP OUTFALL PIPE
ABANDONED

ED-28
EXIST. 15" CLAY OUTFALL PIPE
ABANDONED
INV. EL. = 1.31'

ED- 29
EXIST. 15" CLAY OUTFALL PIPE
INV. EL. = 1.59'

ED-30
EXIST. 15" CLAY PIPE
INV. EL. = 1.17'

ED-31
EXIST. 24" CLAY PIPE
TOP EL. = 2.27'

NOTES:

1. THE HORIZONTAL DATUM UTILIZED FOR THIS PROJECT IS NAD 1983 FLORIDA WEST ZONE, 2011 ADJUSTMENTS, U.S. SURVEY FEET. SAID DATUM WAS ESTABLISHED BY UTILIZING THE FLORIDA PERMANENT REFERENCE NETWORK (FPRN).
2. THE VERTICAL DATUM UTILIZED FOR THIS PROJECT IS NAVD 1988, U.S. SURVEY FEET. THE BENCHMARK UTILIZED WAS CITY OF TAMPA BENCHMARK "HV-02 0215" WITH AN ELEVATION OF 5.983 FEET.

REVISED
11/4/2025

ISSUED FOR PERMIT
10-27-2025

HDR

PORT TAMPA BAY - METRO PORT DEVELOPMENT

EXISTING DRAINAGE STRUCTURES

DESIGNED BY: CDC
DRAWN BY: SR
DATE: 10-01-2025
CHECKED BY: CTC
DATE: 10-01-2025
APPROVED BY: MF
DATE: 10-01-2025
PROJECT NO: 23-00723
SCALE: AS SHOWN
DRAWING NO: E-108
SHEET NO: 10 OF 14

1101 CHANNELSIDE DRIVE TAMPA, FL 33602 TELEPHONE: 813-905-7979

#25-006

360

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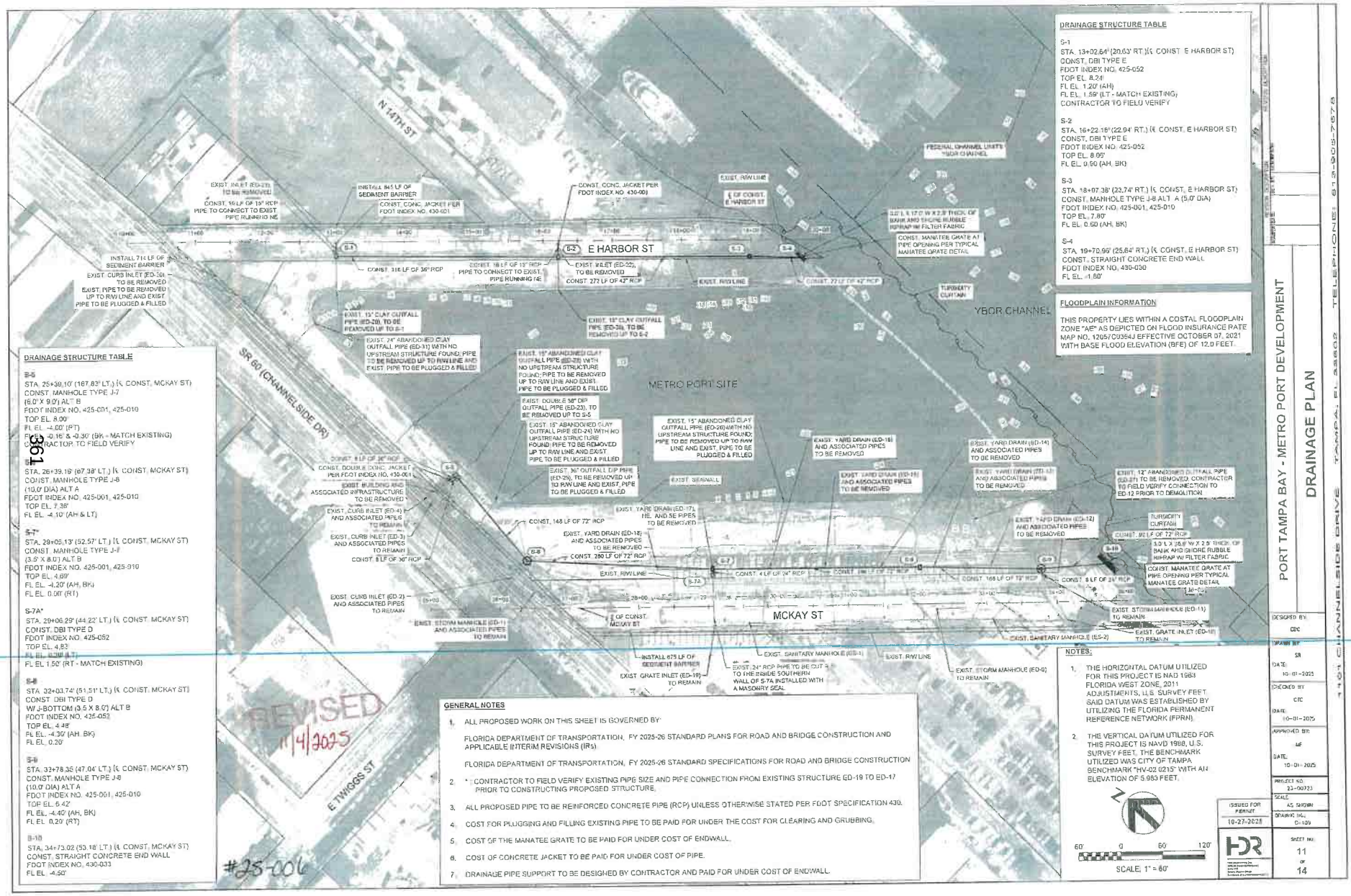

DRAINAGE STRUCTURE TABLE

S-5
STA. 25+39.10' (167.83' LT.) (℄ CONST. MCKAY ST)
CONST. MANHOLE TYPE J-7
(6.0' X 9.0') ALT B
FDOT INDEX NO. 425-001, 425-010
TOP EL. 8.00'
FL EL. -4.00' (PT)
FL EL. -0.16' S, -0.30' (SK - MATCH EXISTING)
CONTRACTOR TO FIELD VERIFY

S-6
STA. 26+39.19' (67.38' LT.) (℄ CONST. MCKAY ST)
CONST. MANHOLE TYPE J-8
(10.0' DIA) ALT A
FDOT INDEX NO. 425-001, 425-010
TOP EL. 7.38'
FL EL. -4.10' (AH & LT)

S-7
STA. 29+05.13' (52.57' LT.) (℄ CONST. MCKAY ST)
CONST. MANHOLE TYPE J-7
(3.5' X 8.0') ALT B
FDOT INDEX NO. 425-001, 425-010
TOP EL. 4.89'
FL EL. -4.20' (AH, BK)
FL EL. 0.00' (RT)

S-7A
STA. 29+06.29' (44.22' LT.) (℄ CONST. MCKAY ST)
CONST. DBI TYPE D
FDOT INDEX NO. 425-052
TOP EL. 4.83'
FL EL. -0.20' (LT)
FL EL. 1.50' (RT - MATCH EXISTING)

S-8
STA. 32+03.74' (51.51' LT.) (℄ CONST. MCKAY ST)
CONST. DBI TYPE D
W/ J-BOTTOM (3.5' X 8.0') ALT B
FDOT INDEX NO. 425-052
TOP EL. 4.48'
FL EL. -4.30' (AH, BK)
FL EL. 0.20'

S-9
STA. 32+78.35' (47.04' LT.) (℄ CONST. MCKAY ST)
CONST. MANHOLE TYPE J-8
(10.0' DIA) ALT A
FDOT INDEX NO. 425-001, 425-010
TOP EL. 6.42'
FL EL. -4.40' (AH, BK)
FL EL. 0.20' (RT)

S-10
STA. 34+73.02 (50.18' LT.) (℄ CONST. MCKAY ST)
CONST. STRAIGHT CONCRETE END WALL
FDOT INDEX NO. 430-033
FL EL. -4.50'

DRAINAGE STRUCTURE TABLE

S-1
STA. 13+02.64' (20.63' RT.) (℄ CONST. E HARBOR ST)
CONST. DBI TYPE E
FDOT INDEX NO. 425-052
TOP EL. 8.24'
FL EL. 1.20' (AH)
FL EL. 1.59' (LT - MATCH EXISTING)
CONTRACTOR TO FIELD VERIFY

S-2
STA. 16+22.18' (22.94' RT.) (℄ CONST. E HARBOR ST)
CONST. DBI TYPE E
FDOT INDEX NO. 425-052
TOP EL. 8.05'
FL EL. 0.50 (AH, BK)

S-3
STA. 18+07.38' (23.74' RT.) (℄ CONST. E HARBOR ST)
CONST. MANHOLE TYPE J-8 ALT A (5.0' DIA)
FDOT INDEX NO. 425-001, 425-010
TOP EL. 7.80'
FL EL. 0.50 (AH, BK)

S-4
STA. 19+70.99' (25.64' RT.) (℄ CONST. E HARBOR ST)
CONST. STRAIGHT CONCRETE END WALL
FDOT INDEX NO. 430-030
FL EL. -1.50'

FLOODPLAIN INFORMATION

THIS PROPERTY LIES WITHIN A COSTAL FLOODPLAIN ZONE "AE" AS DEPICTED ON FLOOD INSURANCE RATE MAP NO. 12057C0364J EFFECTIVE OCTOBER 07, 2021 WITH BASE FLOOD ELEVATION (BFE) OF 12.0 FEET.

GENERAL NOTES

1. ALL PROPOSED WORK ON THIS SHEET IS GOVERNED BY:
   FLORIDA DEPARTMENT OF TRANSPORTATION, FY 2025-26 STANDARD PLANS FOR ROAD AND BRIDGE CONSTRUCTION AND APPLICABLE INTERIM REVISIONS (IRs).
   FLORIDA DEPARTMENT OF TRANSPORTATION, FY 2025-26 STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION
2. * CONTRACTOR TO FIELD VERIFY EXISTING PIPE SIZE AND PIPE CONNECTION FROM EXISTING STRUCTURE ED-19 TO ED-17 PRIOR TO CONSTRUCTING PROPOSED STRUCTURE.
3. ALL PROPOSED PIPE TO BE REINFORCED CONCRETE PIPE (RCP) UNLESS OTHERWISE STATED PER FDOT SPECIFICATION 430.
4. COST FOR PLUGGING AND FILLING EXISTING PIPE TO BE PAID FOR UNDER THE COST FOR CLEARING AND GRUBBING.
5. COST OF THE MANATEE GRATE TO BE PAID FOR UNDER COST OF ENDWALL.
6. COST OF CONCRETE JACKET TO BE PAID FOR UNDER COST OF PIPE.
7. DRAINAGE PIPE SUPPORT TO BE DESIGNED BY CONTRACTOR AND PAID FOR UNDER COST OF ENDWALL.

NOTES:

1. THE HORIZONTAL DATUM UTILIZED FOR THIS PROJECT IS NAD 1983 FLORIDA WEST ZONE, 2011 ADJUSTMENTS, U.S. SURVEY FEET. SAID DATUM WAS ESTABLISHED BY UTILIZING THE FLORIDA PERMANENT REFERENCE NETWORK (FPRN).
2. THE VERTICAL DATUM UTILIZED FOR THIS PROJECT IS NAVD 1988, U.S. SURVEY FEET. THE BENCHMARK UTILIZED WAS CITY OF TAMPA BENCHMARK "HV-02 0215" WITH AN ELEVATION OF 5.983 FEET.

N

60' 0 60' 120'
SCALE: 1" = 60'

ISSUED FOR PERMIT
10-27-2025

HDR

PORT TAMPA BAY - METRO PORT DEVELOPMENT
DRAINAGE PLAN
1401 CHANNELSIDE DRIVE TAMPA, FL 33605 TELEPHONE: 813-905-7678

DESIGNED BY:	CDC
DRAWN BY:	SR
DATE:	10-01-2025
CHECKED BY:	CTC
DATE:	10-01-2025
APPROVED BY:	MF
DATE:	10-01-2025
PROJECT NO.	23-00723
SCALE:	AS SHOWN
DRAWING NO.:	C-109
SHEET NO.	11 OF 14

361

Docusign Envelope ID: C2ABC718-4D36-4808-9717-29D288878A55

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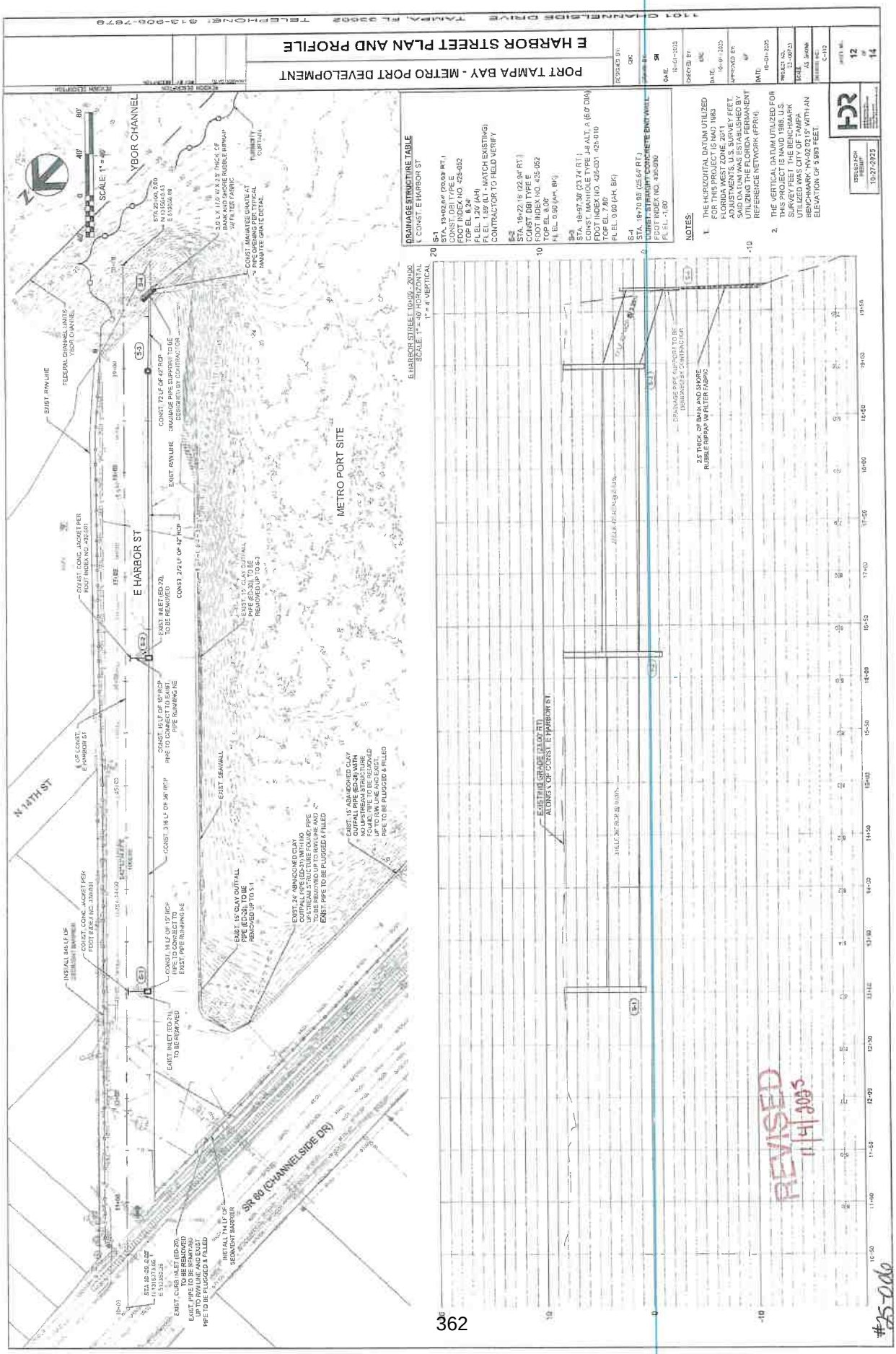

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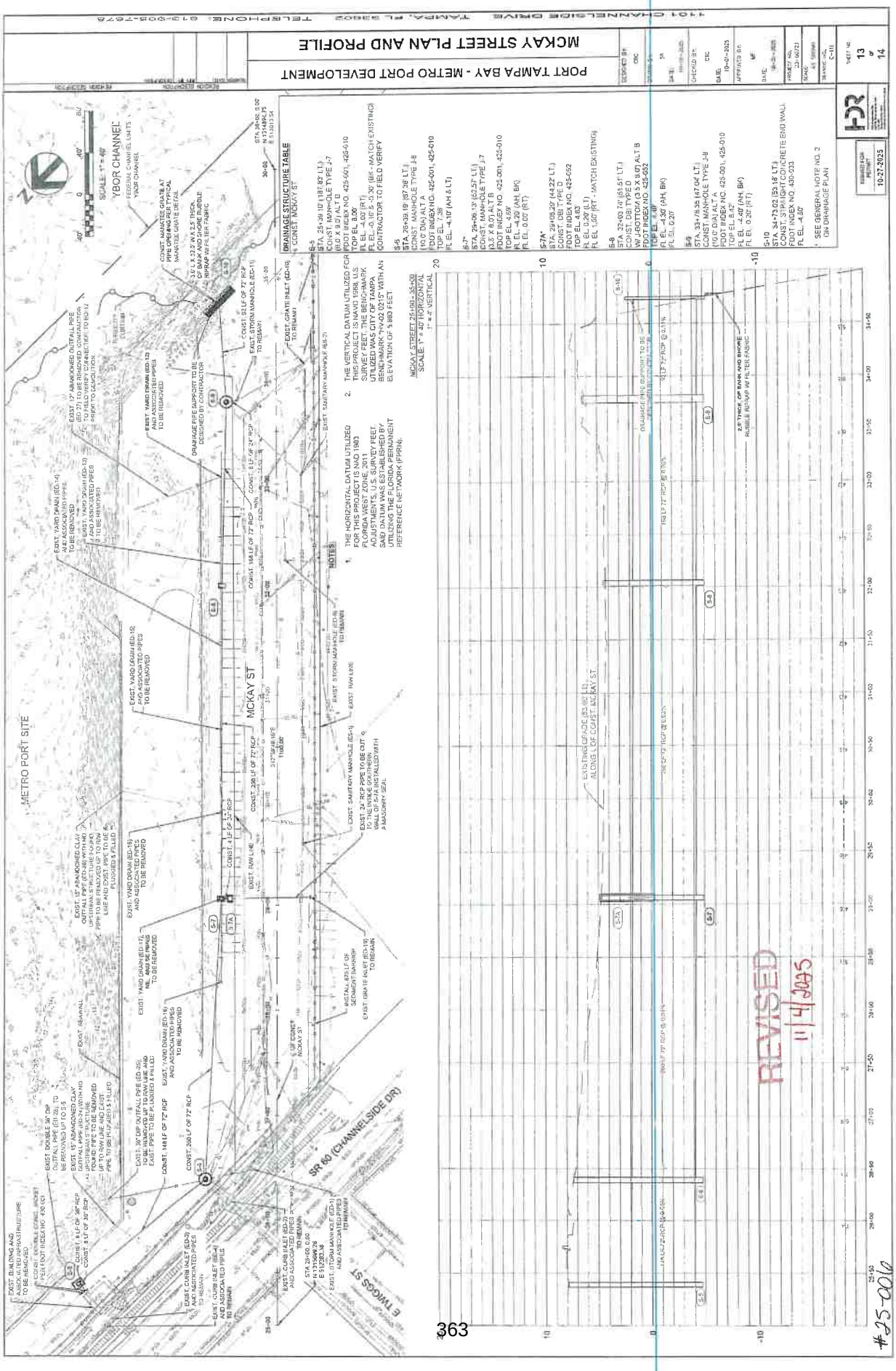

#25-0016

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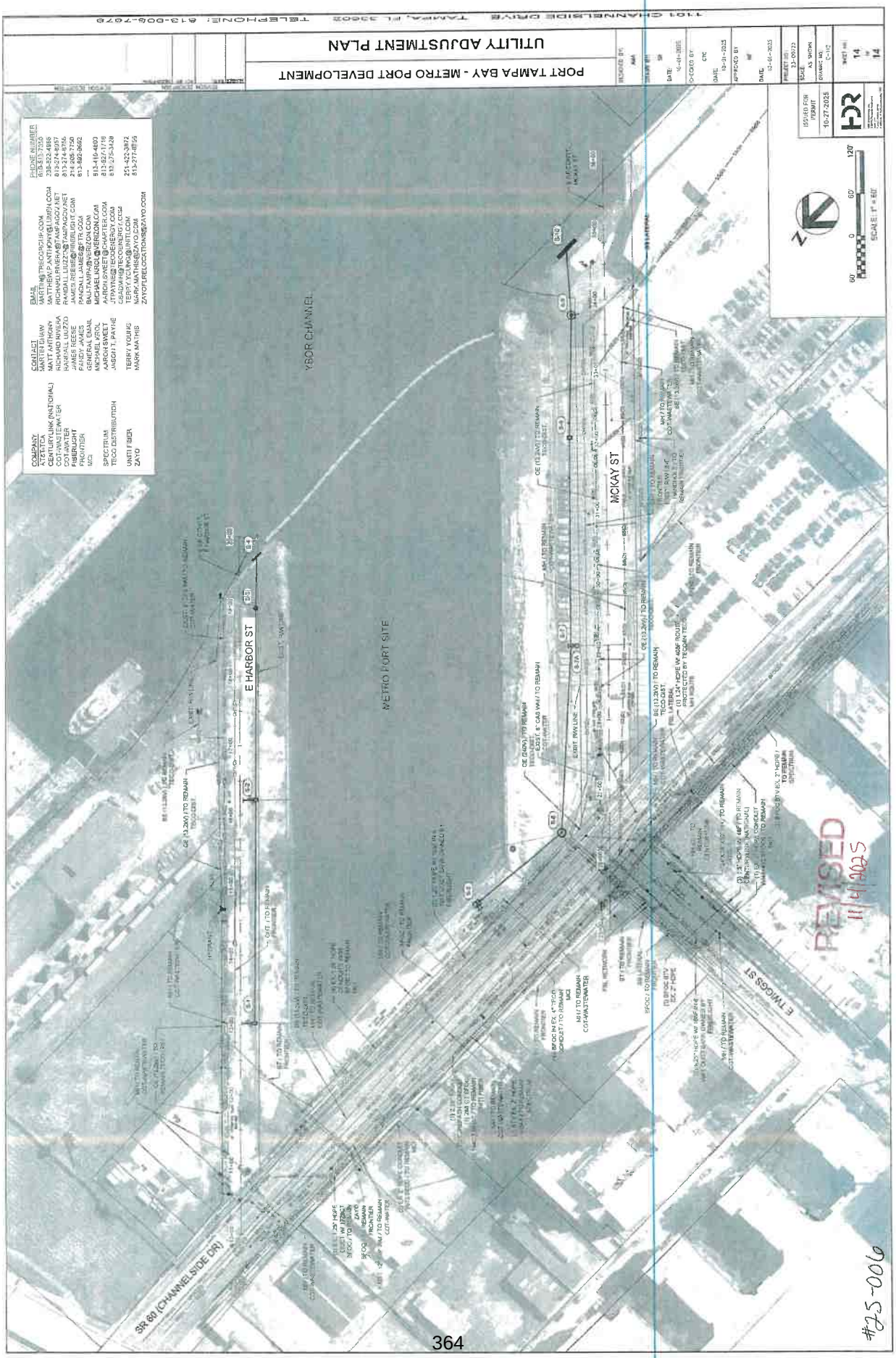

Docusign Envelope ID: C2ABC718-4D36-4808-9717-29D288878A55

EXHIBIT #14 - SWPA #25-006 PUBLIC HEARING

Docusign Envelope ID: C2ABC718-4D36-4808-9717-29D288878A55

From: Grinaldi, Alan
To: Barbara Baity
Cc: Bishop, Christopher
Subject: RE: Tampa Port Authority (Engineering Dept) SWPA 25-006 –Metro Port Complex Redevelopment – Revised Drawings Project Notice AND Public Hearing Notice
Date: Monday, November 10, 2025 2:17:41 PM

CAUTION: External Sender. Please do not click on links or open attachments from senders you do not trust.

Hello,

After reviewing the attachment, I see no issues that raise any concerns on our end. Thank you.

Best regards,

Alan Grinaldi

Hillsborough County
Marine Safety Unit
E.G. Simmons Park
2401 19th Ave NW Ruskin, Fl. 33570
Cell: 813 862-5197
Email: grinaldia@hcfl.gov

Docusign Envelope ID: C2ABC718-4D36-4808-9717-29D288878A55

EXHIBIT #15 - SWPA #25-006 PUBLIC HEARING

Docusign Envelope ID: C2ABC718-4D36-4808-9717-29D288878A55

From: Croft, Todd <Todd.Croft@dot.state.fl.us>
Sent: Monday, November 10, 2025 1:51 PM
To: Barbara Baity <bbaity@tampaport.com>
Subject: RE: Tampa Port Authority (Engineering Dept) SWPA 25-006 –Metro Port Complex Redevelopment – Revised Drawings Project Notice AND Public Hearing Notice

CAUTION: External Sender. Please do not click on links or open attachments from senders you do not trust.

Hi Barbara,

This site has started permitting with FDOT for the proposed work.

Permit # 2025-D-796-00035

Permit is not approved yet.

I'll fwd your permit to other FDOT units. If they have any comments, then I'll fwd them to you.

Thanks...

1

Todd Croft
Permits Manager
FDOT Tampa Operations Center
2822 Leslie Road
Tampa, FL 33619
OFFICE: (813) 612-3318
CELL: (813) 326-0506

Docusign Envelope ID: C2ABC718-4D36-4808-9717-29D288878A55

EXHIBIT #16 - SWPA #25-006 PUBLIC HEARING

Docusign Envelope ID: C2ABC718-4D36-4808-9717-29D288878A55

From: Tony Mantegna
To: Barbara Baity
Subject: RE: Tampa Port Authority (Engineering Dept) SWPA 25-006 –Metro Port Complex Redevelopment – Revised Drawings Project Notice AND Public Hearing Notice
Date: Wednesday, November 12, 2025 8:52:14 AM

CAUTION: External Sender. Please do not click on links or open attachments from senders you do not trust.

No issues with the Aviation Authority.

From: Barbara Baity <bbaity@tampaport.com>
Sent: Friday, November 7, 2025 11:58 AM
To: jbilliter@marathonpetroleum.com; conservationplanningservices@myfwc.com; SMB-D7-paton@uscg.mil; FW4FLESREGS@fws.GOV; SiteFile@dos.state.fl.us; Tony Mantegna <TMantegna@TampaAirport.com>; nmfs.ser.esa.consultation@noaa.gov; wren@tbrpc.org; alana@tbrpc.org; jeff.liechty@audubon.org; pclark@tampabaywatch.org; sherndon@tampabaywatch.org; Nate Alcoz <ajalcoz@tecoenergy.com>; skroh@tecoenergy.com; nfletcher@tecoenergy.com; websterl@hillsboroughcounty.org; toddrrandolph@gmail.com; bevgriffiths@verizon.net; lisa.strout@dot.state.fl.us; david.nicholas@dot.state.fl.us; todd.croft@dot.state.fl.us; wwmtampa@uscg.mil; anthony.r.sciullo@uscg.mil; Micheal.Freiner@hdr.com; kevin.mineer@vantix-realty.com
Cc: Christopher Cooley <ccooley@tampaport.com>; Ed Washington <ewashington@tampaport.com>; Patrick Blair <pblair@tampaport.com>; Jose DeJesus <jdejesus@tampaport.com>; Ryan Blake <rblake@tampaport.com>; Craig Roberts <croberts@tampaport.com>; Shawn Brown <sbrown@tampaport.com>; James Forsyth <jforsyth@tampaport.com>; kevin.mineer@vantix-realty.com; bbrice1@gmail.com; conservationplanningservices@myfwc.com; FW4FLESREGS@fws.GOV; SiteFile@dos.state.fl.us; Tony Mantegna <TMantegna@TampaAirport.com>; nmfs.ser.esa.consultation@noaa.gov; wren@tbrpc.org; alana@tbrpc.org; jeff.liechty@audubon.org; pclark@tampabaywatch.org; Nate Alcoz <ajalcoz@tecoenergy.com>; skroh@tecoenergy.com; nfletcher@tecoenergy.com; david.nicholas@dot.state.fl.us; todd.croft@dot.state.fl.us; wwmtampa@uscg.mil; a.eugene.stratton@uscg.mil; anthony.r.sciullo@uscg.mil; decaturs@hillsboroughcounty.org; grinaldia@hcfl.gov; websterl@hcfl.gov; rockymilburn@tampabaysierraclub.org; jbilliter@marathonpetroleum.com; ross.samons@tampagov.net; patrick.canavan@tampagov.net; micheal.freiner@hdrinc.com; Jackelyn Julien <Jjulien@tampaport.com>
Subject: Tampa Port Authority (Engineering Dept) SWPA 25-006 –-Metro Port Complex Redevelopment – Revised Drawings Project Notice AND Public Hearing 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 a Tampa Port Authority, d/b/a Port Tampa Bay, standard work marine construction application REVISED DRAWINGS for your review and comments **AND** Public Hearing Notice (Metro Port Complex Redevelopment – Proposed Placement of +/- 16,350 SF of Articulated Concrete Block Matting (Temporary Berm) Associated with Filling +/- 233,761 CY of Submerged Lands (Upland Cut Slip), Maintenance Dredging/Excavation of +/- 14,992 CY of Submerged Material, and Installation of +/- 820 LF Steel Sheetpile Bulkhead Located At 1300 Harbor St. & Channelside Dr., Tampa, FL; Folio #189555-5500; STR 18 & 19-29S-19E; Ybor Channel (Berths 263 through 266); City of Tampa

Please provide review comments within 30 days of this project notice, if possible, please expedite.

Thank you,

Jackie Julien
Project Manager II / Environmental Dept.
Tampa Port Authority d/b/a Port Tampa Bay

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EXHIBIT #17 - SWPA #25-006 PUBLIC HEARING

Docusign Envelope ID: C2ABC718-4D36-4808-9717-29D288878A55

COMMISSION

Gwendolyn "Gwen" W. Myers CHAIR
Harry Cohen VICE-CHAIR
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Ken Hagan
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Janet D. Lorton EXECUTIVE DIRECTOR
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Diana M. Lee, P.E. AIR DIVISION
Michael Lynch WETLANDS DIVISION
Rick Muratti, Esq. LEGAL DEPT
Steffanie L. Wickham WASTE DIVISION

November 13, 2025

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 #25-006 / EPC REVIEW # 80952 / PROPOSED PLACEMENT OF +/- 11,174 CY OF ARTICULATED CONCRETE BLOCK MATTING (TEMPORARY BERM) ASSOCIATED WITH FILLING +/- 230,500 CY OF SUBMERGED LANDS (UPLAND CUT SLIP), MAINTENANCE DREDGING/EXCAVATION OF +/- 14,992 CY OF SUBMERGED MATERIAL, AND INSTALLATION OF +/- 820 LF OF STEEL SHEETPILE BULKHEAD AT 1300 HARBOR ST. & CHANNELSIDE DR., TAMPA, FL 33602 / APPLICATION RECEIVED BY EPC ON NOVEMBER 7, 2025 / FOLIO # 189555-5500/ STR – 18-29S-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, staff has determined that the project to place articulated concrete block matting, fill submerged lands, maintenance dredge, and install steel sheetpile bulkhead, 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 authorized in and according to the conditions of EPC Authorization 81261 for Wetland Impacts with a Mitigation Plan.

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.

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- 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. 1209 or by e-mail at gilem@epchc.org.

Sincerely,

Michael Gile

Michael Gile
Environmental Supervisor
Wetlands Division
Environmental Protection Commission
of Hillsborough County

mpg

ec: Barbara Baity – bbaity@tampaport.com
Patrick Blair – pblair@tampaport.com
Benjamin Brice – Benjamin.brice@hdrinc.com

Docusign Envelope ID: C2ABC718-4D36-4808-9717-29D288878A55

EXHIBIT #18 - SWPA #25-006 PUBLIC HEARING

Docusign Envelope ID: C2ABC718-4D36-4808-9717-29D288878A55

47702

Tampa Bay Times

Published Daily

STATE OF FLORIDA} ss
COUNTY OF HILLSBOROUGH County

Before the undersigned authority personally appeared Jean Mitotes who on oath says that he/she is a Legal Advertising Representative of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Hillsborough County, Florida that the attached copy of advertisement being a Legal Notice in the matter RFQ NO. 005-25 was published in said newspaper by print in the issues of 07/30/25 or by publication on the newspaper's website, if authorized.

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes. 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 of Affiant _____
Sworn to and subscribed before me this **07/30/2025**

Signature of Notary of Public
Personally known **X** or produced identification.
Type of identification produced _____

Notary Public State of Florida
Deirdre A Bonett
My Commission HH 601171
Expires 1/4/2029

PORT TAMPA BAY
REQUEST FOR QUALIFICATIONS (RFQ NO. 005-25)

CONSTRUCTION MANAGEMENT SERVICES FOR METROPORT

Pursuant to the Tampa Port Authority, d/b/a Port Tampa Bay (PTB), is advertising for Requests for Qualifications (RFQ) from firm/individuals/Construction Manager at Risk (CMAR) interested in providing constructability services, cost estimates, and scheduling, establishing a Guaranteed Maximum Price (GMP) on an as-needed basis as defined by the Consultants' Competitive Negotiation Act (CCNA).

The Procurement is available on DemandStar (*www.demandstar.com*) on Friday, August 1, 2025. All responses to the Procurement shall include a letter indicating the Firm's interest and completion of the Procurement Documents, including a Respondent's Questionnaire. Firms failing to submit the required Procurement Documents may be deemed non-responsive to the Procurement.

PTB will hold a NON-MANDATORY PRE-QUALIFICATION TELECONFERENCE on Thursday, August 7, 2025 at 10:00 a.m. Prospective respondents are not required to participate. If they choose to participate, they should view the documents prior to the teleconference. See Attachment 4 of the Procurement for the teleconference details.

Proposals are due on Thursday, August 28, 2025 at 1:00 p.m. Interested firms should obtain a copy of the procurement instructions and submittal documents and submit a completed response to Port Tampa Bay, 1101 Channelside Drive, 4th Floor, Tampa, Florida 33602.

PTB encourages the use of registered Small Business Enterprise (SBE) firms to the greatest extent possible on projects and has a goal of nine percent (9%) SBE participation. PTB will consider SBE participation when evaluating the responses.

Questions concerning this Procurement should be directed to Amanda Roche of PTB's Procurement Department, at (813) 905-5008 or e-mail at *aroche@tampaport.com*.

Documents Available on DemandStar	Friday, August 1, 2025
Non-Mandatory Pre-Qualification Teleconference	Thursday, August 7, 2025 at 10:00 a.m.
Proposals Due	Thursday, August 28, 2025, by 1:00 p.m.

Published 7/30/2025 (47702b)

#25-006

Docusign Envelope ID: C2ABC718-4D36-4808-9717-29D288878A55

EXHIBIT #19 - SWPA #25-006 PUBLIC HEARING

Docusign Envelope ID: C2ABC718-4D36-4808-9717-29D288878A55

City of Tampa, Mobility Department, Stormwater Division

ICPR Model Comments:

1. Please include a Node Comparison Summary table that presents the 5yr_8hr and 5yr_24hr results, along with the existing elevation, for all nodes (RECM & PCM) to ensure no adverse impacts upstream of the improvements.

2. For the rainfall amounts, please use 5.35 inches for the 5yr_8hr event and 5.5 inches for the 5yr_24hr event.

3. Please consider using an 84-inch equivalent pipe instead of a 72-inch one. This change will reduce peak stages during high-intensity storms and provide the City with a additional conveyance capacity for potential future drainage improvements upstream.

VS-5	FDOT_5yr_24hr	VS-5 | FDOT_5yr_24hr	5.65	5.65	0.00	
VS-6	FDOT_5yr_24hr	VS-6 | FDOT_5yr_24hr	5.67	5.67	0.00	
VS-9	FDOT_5yr_24hr	VS-9 | FDOT_5yr_24hr	5.67	5.67	0.00	
YD-02	FDOT_5yr_24hr	YD-02 | FDOT_5yr_24hr	8.61	8.61	0.00	
D~S-7-DS~N	FDOT_5yr_24hr	~~D~S-7-DS~N | FDOT_5yr_24hr	#N/A	#N/A	#N/A	N/A
CC2_D-14	FDOT_5yr_2hr	CC2_D-14 | FDOT_5yr_2hr	4.89	4.91	0.02	
CC2_D-2	FDOT_5yr_2hr	CC2_D-2 | FDOT_5yr_2hr	7.44	7.44	0.00	
CC2_D-3	FDOT_5yr_2hr	CC2_D-3 | FDOT_5yr_2hr	6.95	6.96	0.01	
CC2_S	FDOT_5yr_2hr	CC2_S | FDOT_5yr_2hr	8.29	8.3	0.01	
D-1	FDOT_5yr_2hr	D-1 | FDOT_5yr_2hr	4.29	4.32	0.03	
D-2	FDOT_5yr_2hr	D-2 | FDOT_5yr_2hr	1.62	1.62	0.00	
D-3	FDOT_5yr_2hr	D-3 | FDOT_5yr_2hr	3.66	3.73	***0.07***	HGL IN STRUCTURE
DS2	FDOT_5yr_2hr	DS2 | FDOT_5yr_2hr	8.98	8.99	0.01	
DS3	FDOT_5yr_2hr	DS3 | FDOT_5yr_2hr	8.78	8.79	0.01	
DS4	FDOT_5yr_2hr	DS4 | FDOT_5yr_2hr	8.64	8.65	0.01	
DS5	FDOT_5yr_2hr	DS5 | FDOT_5yr_2hr	8.43	8.44	0.01	
DS6	FDOT_5yr_2hr	DS6 | FDOT_5yr_2hr	8.11	8.11	0.00	
DS7	FDOT_5yr_2hr	DS7 | FDOT_5yr_2hr	7.62	7.63	0.01	
MavS-1	FDOT_5yr_2hr	MavS-1 | FDOT_5yr_2hr	5.14	5.16	0.02	
MS-03	FDOT_5yr_2hr	MS-03 | FDOT_5yr_2hr	8.95	8.95	0.00	
MS-04	FDOT_5yr_2hr	MS-04 | FDOT_5yr_2hr	8.23	8.24	0.01	
MS-05	FDOT_5yr_2hr	MS-05 | FDOT_5yr_2hr	7.38	7.39	0.01	
MS-06	FDOT_5yr_2hr	MS-06 | FDOT_5yr_2hr	6.88	6.89	0.01	
N_OUTFALL	FDOT_5yr_2hr	N_OUTFALL | FDOT_5yr_2hr	2.4	2.4	0.00	
NCC0111	FDOT_5yr_2hr	NCC0111 | FDOT_5yr_2hr	3.54	3.61	***0.07***	HGL IN STRUCTURE
NCC0112	FDOT_5yr_2hr	NCC0112 | FDOT_5yr_2hr	3.52	3.6	***0.08***	HGL IN STRUCTURE
NCC0113	FDOT_5yr_2hr	NCC0113 | FDOT_5yr_2hr	4.54	4.54	0.00	
NCC0150	FDOT_5yr_2hr	NCC0150 | FDOT_5yr_2hr	3.49	3.57	***0.08***	N/A
NCC0170	FDOT_5yr_2hr	NCC0170 | FDOT_5yr_2hr	3.52	3.6	***0.08***	N/A
NCC0230	FDOT_5yr_2hr	NCC0230 | FDOT_5yr_2hr	5.61	5.63	0.02	
NCC0250	FDOT_5yr_2hr	NCC0250 | FDOT_5yr_2hr	5.62	5.64	0.02	
NCC0270	FDOT_5yr_2hr	NCC0270 | FDOT_5yr_2hr	6.07	6.08	0.01	
NCC0290	FDOT_5yr_2hr	NCC0290 | FDOT_5yr_2hr	6.12	6.13	0.01	
NCC0310	FDOT_5yr_2hr	NCC0310 | FDOT_5yr_2hr	6.18	6.19	0.01	
NCC0330	FDOT_5yr_2hr	NCC0330 | FDOT_5yr_2hr	6.21	6.22	0.01	

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NCC0770	FDOT_5yr_1hr	NCC0770 | FDOT_5yr_1hr	10.06	10.07	0.01	
NCC0790	FDOT_5yr_1hr	NCC0790 | FDOT_5yr_1hr	10.08	10.09	0.01	
NCC0810	FDOT_5yr_1hr	NCC0810 | FDOT_5yr_1hr	10.09	10.1	0.01	
NCC0830	FDOT_5yr_1hr	NCC0830 | FDOT_5yr_1hr	11.05	11.06	0.01	
NCC0890	FDOT_5yr_1hr	NCC0890 | FDOT_5yr_1hr	11.84	11.85	0.01	
NCC0910	FDOT_5yr_1hr	NCC0910 | FDOT_5yr_1hr	12.61	12.61	0.00	
NCC0930	FDOT_5yr_1hr	NCC0930 | FDOT_5yr_1hr	12.62	12.62	0.00	
NCC0990	FDOT_5yr_1hr	NCC0990 | FDOT_5yr_1hr	11.04	11.05	0.01	
NCC1010	FDOT_5yr_1hr	NCC1010 | FDOT_5yr_1hr	10.87	10.87	0.00	
NCC1030	FDOT_5yr_1hr	NCC1030 | FDOT_5yr_1hr	10.87	10.87	0.00	
S-10	FDOT_5yr_1hr	S-10 | FDOT_5yr_1hr	9.81	9.82	0.01	
S-28	FDOT_5yr_1hr	S-28 | FDOT_5yr_1hr	4.95	5	***0.05***	HGL IN STRUCTURE
S-29	FDOT_5yr_1hr	S-29 | FDOT_5yr_1hr	4.15	4.24	***0.09***	HGL IN STRUCTURE
S-33	FDOT_5yr_1hr	S-33 | FDOT_5yr_1hr	4.31	4.39	***0.08***	HGL IN STRUCTURE
S-34	FDOT_5yr_1hr	S-34 | FDOT_5yr_1hr	3.63	3.77	***0.14***	HGL IN STRUCTURE
S-34B	FDOT_5yr_1hr	S-34B | FDOT_5yr_1hr	3.1	3.39	***0.29***	N/A
S-35	FDOT_5yr_1hr	S-35 | FDOT_5yr_1hr	3.64	3.78	***0.14***	HGL IN STRUCTURE
S-36	FDOT_5yr_1hr	S-36 | FDOT_5yr_1hr	4.24	4.32	***0.08***	HGL IN STRUCTURE
S-46	FDOT_5yr_1hr	S-46 | FDOT_5yr_1hr	6.3	6.3	0.00	
S-47	FDOT_5yr_1hr	S-47 | FDOT_5yr_1hr	7.6	7.6	0.00	
S-49	FDOT_5yr_1hr	S-49 | FDOT_5yr_1hr	6.36	6.36	0.00	
S-5	FDOT_5yr_1hr	S-5 | FDOT_5yr_1hr	15.52	15.52	0.00	
S-50	FDOT_5yr_1hr	S-50 | FDOT_5yr_1hr	5.64	5.68	0.04	
S-52	FDOT_5yr_1hr	S-52 | FDOT_5yr_1hr	5.62	5.66	0.04	
S-53	FDOT_5yr_1hr	S-53 | FDOT_5yr_1hr	5.59	5.63	0.04	
S-55	FDOT_5yr_1hr	S-55 | FDOT_5yr_1hr	5.29	5.34	***0.05***	HGL IN STRUCTURE
S-55W	FDOT_5yr_1hr	S-55W | FDOT_5yr_1hr	5.49	5.53	0.04	
S-56	FDOT_5yr_1hr	S-56 | FDOT_5yr_1hr	4.95	5	***0.05***	HGL IN STRUCTURE
S-57	FDOT_5yr_1hr	S-57 | FDOT_5yr_1hr	4.93	4.98	***0.05***	HGL IN STRUCTURE
S-59	FDOT_5yr_1hr	S-59 | FDOT_5yr_1hr	4.95	5	***0.05***	HGL IN STRUCTURE
S-7	FDOT_5yr_1hr	S-7 | FDOT_5yr_1hr	12.52	12.52	0.00	
S-7d	FDOT_5yr_1hr	S-7d | FDOT_5yr_1hr	14.24	14.24	0.00	
S-9	FDOT_5yr_1hr	S-9 | FDOT_5yr_1hr	10.25	10.26	0.01	
ST-01	FDOT_5yr_1hr	ST-01 | FDOT_5yr_1hr	8.63	8.63	0.00	
ST-02	FDOT_5yr_1hr	ST-02 | FDOT_5yr_1hr	8.63	8.63	0.00	
ST-03	FDOT_5yr_1hr	ST-03 | FDOT_5yr_1hr	8.62	8.62	0.00	
ST-04	FDOT_5yr_1hr	ST-04 | FDOT_5yr_1hr	8.62	8.62	0.00	
VS-4	FDOT_5yr_1hr	VS-4 | FDOT_5yr_1hr	6.66	6.7	0.04	
VS-5	FDOT_5yr_1hr	VS-5 | FDOT_5yr_1hr	6.75	6.79	0.04	
VS-6	FDOT_5yr_1hr	VS-6 | FDOT_5yr_1hr	6.78	6.82	0.04	
VS-9	FDOT_5yr_1hr	VS-9 | FDOT_5yr_1hr	6.78	6.82	0.04	
YD-02	FDOT_5yr_1hr	YD-02 | FDOT_5yr_1hr	8.64	8.64	0.00	

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EXHIBIT #20 - SWPA #25-006 PUBLIC HEARING

Docusign Envelope ID: C2ABC718-4D36-4808-9717-29D288878A55

FLORIDA DEPARTMENT OF Environmental Protection

Ron DeSantis
Governor

Alexis A. Lambert
Secretary

Southwest District
13051 North Telecom Parkway #101
Temple Terrace, Florida 33637-0926

6/20/2025

Port Tampa Bay
% Patrick Blair
1101 Channelside Drive
Tampa, Florida 33602
pblair@tampaport.com

Dear Patrick Blair:

Enclosed is the Environmental Resource Permit, DEP Project No. 29-0374129-002-EI, issued pursuant to Part IV of Chapter 373, Florida Statutes, and Title 62, Florida Administrative Code.

Appeal rights for you and for any affected third party are described in the text of the permit along with conditions that must be met when authorized activities are undertaken.

You, as the applicant, are responsible for all aspects of permit compliance. You should therefore review this permit document carefully to ensure compliance with the general conditions and specific conditions contained herein.

Please be aware of permit General Condition number 4, which states, "At least 48 hours prior to beginning the authorized activities, the permittee shall submit to the Agency a fully executed Form 62-330.350(1), "Construction Commencement Notice"."

If you have any questions about this document, please contact me at Olivia.OReilly@FloridaDEP.gov or (813) 470-5788. Thank you for your participation in the permit process and in managing the natural resources of the State of Florida.

Sincerely,

Olivia O'Reilly

Olivia O'Reilly
Engineering Specialist I
Permitting and Waste Cleanup Program

cc: Olivia O'Reilly, Southwest District, Olivia.OReilly@FloridaDEP.gov
ERP Permitting, Southwest District, sw_erp@floridadep.gov
U.S. Army Corps of Engineers, tampareg@usace.army.mil
Jackie Julien, Port Tampa Bay, jjulien@tampaport.com
FWC, fwcconservationplanningservices@myfwc.com
FWC, Imperiled Species Management Section, imperiledspecies@myfwc.com
Greg Garis, Office of Resilience and Coastal Protection, Gregory.garis@floridadep.gov
Department of Economic Opportunity, DCPpermits@deo.myflorida.com
Benjamin Brice, Environmental Consultant, benjamin.brice@hdrinc.com

Enclosure: Environmental Resource Permit with Attachments (42 pages)

Docusign Envelope ID: C2ABC718-4D36-4808-9717-29D288878A55

FLORIDA DEPARTMENT OF Environmental Protection

Southwest District
13051 North Telecom Parkway #101
Temple Terrace, Florida 33637-0926

Ron DeSantis
Governor

Alexis A. Lambert
Secretary

Permittee/Authorized Entity:
Port Tampa Bay
% Patrick Blair
1101 Channelside Drive
Tampa, Florida 33602

Metro Port Complex Project

Authorized Agent:
HDR
% Benjamin Brice
4830 West Kennedy Boulevard
Tampa, Florida 33609

Individual Environmental Resource Permit

State-owned Submerged Lands Authorization – Not Applicable

U.S. Army Corps of Engineers Authorization – Separate Corps Authorization Required

Hillsborough County
Permit No.: 29-0374129-002-EI

Permit Issuance Date: 6/20/2025
Permit Construction Phase Expiration Date: 6/19/2030

Docusign Envelope ID: C2ABC718-4D36-4808-9717-29D288878A55

FLORIDA DEPARTMENT OF Environmental Protection

Southwest District
13051 North Telecom Parkway #101
Temple Terrace, Florida 33637-0926

Ron DeSantis
Governor

Alexis A. Lambert
Secretary

Environmental Resource Permit

Permittee: Port Tampa Bay % Patrick Blair
Permit No: 29-0374129-002-EI

PROJECT LOCATION

The activities authorized by this permit are located at 1300 Harbor & Channelside Street, Tampa, Florida 33602, in Section 21, Township 31 South, Range 19 East in Hillsborough County, at latitude 27.95241482 / Longitude -82.44430728.

PROJECT DESCRIPTION

The permittee is authorized to backfill approximately 5.6 acres of an upland cut slip within Hillsborough Bay (Upper), a Class III, Florida Waterbody. Those activities include the construction of a temporary berm at a 3:1 slope and the temporary construction of approximately 578 linear feet of Articulated Concrete Block (ACB) mats at a 3:1 slope. After the completion of filling, approximately 820 linear feet of new steel combi-wall bulkhead will be installed within the berm footprint to tie into the existing bulkhead. The ABC matting will be removed and the remaining portion of the berm between the new bulkhead face and the federal navigation channel will be removed via clamshell bucket and the dredged material will be placed behind the newly installed bulkhead as fill material. Authorized activities are depicted on the attached exhibits.

To offset unavoidable impacts that will occur to Marine and Estuarine Unconsolidated Substrate from these authorized activities, the permittee shall purchase 1.48 of Saltwater Estuarine Emergent Wetland Mitigation Credits from Mangrove Point Mitigation Bank (WMD permit number 43035355.005). Additionally, the permittee shall purchase 2.50 kg/yr of Total Nitrogen (5.50 lbs/yr) and 1.22 kg/yr of Total Phosphorus (2.68 lbs/yr) ("Capacity") from the National Stormwater Trust to be debited from a regional stormwater management system (RSMS) in the Tampa Bay Watershed to offset water quality impacts.

AUTHORIZATIONS

Metro Port Complex Project

Environmental Resource Permit
The Department has determined that the activity qualifies for an Environmental Resource Permit. Therefore, the Environmental Resource Permit is hereby granted, pursuant to Part IV of Chapter 373, Florida Statutes (F.S.), and Chapter 62-330, Florida Administrative Code (F.A.C.).

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Sovereignty Submerged Lands Authorization
As staff to the Board of Trustees of the Internal Improvement Trust Fund (Board of Trustees), the Department has determined the activity is not on submerged lands owned by the State of Florida. Therefore, your project is not subject to the requirements of Chapter 253, F.S., or Rule 18-21, F.A.C.

Federal Authorization
Your proposed activity as outlined on your application and attached drawings **does not qualify** for Federal authorization pursuant to the State Programmatic General Permit and a **SEPARATE permit** or authorization **shall be required** from the Corps. You must apply separately to the Corps using the Application for Department of the Army Permit (ENG 4345) or alternative as allowed by Corps regulations. More information on Corps permitting may be found online in the Jacksonville District Regulatory Division Sourcebook:

(https://www.saj.usace.army.mil/Missions/Regulatory/Source-Book/).
Authority for review - an agreement with the USACOE entitled "Coordination Agreement Between the U. S. Army Corps of Engineers (Jacksonville District) and the Florida Department of Environmental Protection (or Duly Authorized Designee), State Programmatic General Permit", Section 10 of the Rivers and Harbor Act of 1899, and Section 404 of the Clean Water Act.

Coastal Zone Management Consistent
Issuance of this authorization also constitutes a finding of consistency with Florida's Coastal Zone Management Program, as required by Section 307 of the Coastal Zone Management Act.

Water Quality Certification Granted
This permit also constitutes a *grant* of water quality certification under Section 401 of the Clean Water Act, 33 U.S.C. Section 1341. Pursuant to Rule 62-330.062, F.A.C. issuance of the individual or conceptual approval permit under this chapter shall constitute certification of compliance with water quality standards.

Other Authorizations
You are advised that authorizations or permits for this activity may be required by other federal, state, regional, or local entities including but not limited to local governments or municipalities. This permit does not relieve you from the requirements to obtain all other required permits or authorizations.

The activity described may be conducted only in accordance with the terms, conditions and attachments contained in this document. Issuance and granting of the permit and authorizations herein do not infer, nor guarantee, nor imply that future permits, authorizations, or modifications will be granted by the Department.

PERMIT CONDITIONS

The activities described must be conducted in accordance with:

- **The Specific Conditions**
- **The General Conditions**

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- **The limits, conditions and locations of work shown in the attached drawings**
- **The term limits of this authorization**

You are advised to read and understand these conditions and drawings prior to beginning the authorized activities, and to ensure the work is conducted in conformance with all the terms, conditions, and drawings herein. If you are using a contractor, the contractor also should read and understand these conditions and drawings prior to beginning any activity. Failure to comply with these conditions, including any mitigation requirements, shall be grounds for the Department to revoke the permit and authorization and to take appropriate enforcement action. Operation of the facility is not authorized except when determined to be in conformance with all applicable rules and this permit authorization, as described.

SPECIFIC CONDITIONS

1. Submittals required herein (e.g., progress reports, as-built drawings, etc.) shall include the permittee's name and permit number 29-0374129-002-EI and shall be directed by e-mail to SW_ERP_CAP@floridadep.gov with a subject line of "Compliance: permit number 29-0374129-002-EI", or by mail to:

   Department of Environmental Protection
   Southwest District
   ATTN: ERP Compliance Assurance
   13051 North Telecom Parkway, Suite 101
   Temple Terrace, FL 33637-0926

2. The structure/work authorized by this permit shall not be placed/conducted on any property, other than that owned by the permittee, without the prior written approval of that property owner.

3. In the event the permittee files for bankruptcy prior to completion of work permitted and required by this permit, the permittee must notify the Department within 30 days of filing. The notification shall identify the bankruptcy court and case number and shall include a copy of the bankruptcy petition.

SPECIFIC CONDITIONS – PRIOR TO ANY CONSTRUCTION

4. To offset unavoidable impacts that will occur from the dredging/filling of 6.5 acres of Marine and Estuarine Unconsolidated Substrate (FNAI Code G5/S5), the permittee shall purchase 1.48 of Saltwater Estuarine Emergent Wetland Mitigation Credits from Mangrove Point Mitigation Bank.

   Prior to any construction or impacts authorized by this permit, the permittee shall provide the Department with documentation that 1.48 of Saltwater Estuarine Emergent Wetland Mitigation credits have been deducted from the credit ledger of the Mangrove Point Mitigation Bank (WMD permit number 43035355.005).

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5. To offset unavoidable impacts that will occur from the dredging/filling, the permittee shall purchase compensatory treatment credits for the project from the National Stormwater Trust, Inc. Equivalency was demonstrated through calculations of the nutrient reduction equal to 2.50 kg/yr of Total Nitrogen and 1.22 kg/yr of Total Phosphorus.

   Prior to construction or impacts authorized by this permit, the permittee shall provide the Department with documentation that 2.50 kg/yr of Total Nitrogen and 1.22 kg/yr of Total Phosphorus compensatory treatment credits have been deducted from the credit ledger of the regional stormwater management system in the Tampa Bay Watershed (SWFWMD Permit Number 43013736.005 and 43027063.006)

6. Best management practices for erosion control shall be implemented prior to construction commencement and shall be maintained at all times during construction to prevent siltation and turbid discharges in excess of State water quality standards (>29 NTU's above background, pursuant to Rule 62-302, F.A.C. Methods may include, but are not limited to the use of staked hay bales, staked filter cloth, sodding, seeding, staged construction and the installation of turbidity screens around the immediate project site.

SPECIFIC CONDITIONS – CONSTRUCTION ACTIVITIES

7. Wetland areas or waterbodies that are outside the specific limits of construction authorized by this permit, must be protected from erosion, sedimentation, siltation, scouring, excess turbidity, and/or dewatering. There shall be no discharge in violation of the water quality standards in Chapter 62-302, F.A.C. Turbidity/erosion controls shall be installed prior to clearing, excavation or placement of fill material, shall be maintained until construction is completed, disturbed areas are stabilized, and turbidity levels have fallen to less than 29 NTU's above background. The turbidity and erosion control devices shall be removed within 14 days once these conditions are met.

8. Areas of exposed soils shall be isolated from wetlands or other surface waters to prevent erosion and deposition of these soils into wetlands or other surface waters during construction and operation of permitted activities.

9. The permittee shall be responsible for ensuring erosion control devices/procedures are inspected and maintained daily during all phases of construction authorized by this permit until areas disturbed during construction are sufficiently stabilized to prevent erosion, siltation, and turbid discharges.

10. There shall be no discharge of construction debris into the waters of the state as conditioned by this permit enforceable under the Florida Litter Law 403.413, F.S., by all law enforcement officers.

11. Outside the specific limits of construction authorized by this permit, any disturbance of or damage to wetlands shall be corrected by restoring pre-construction elevations as to maintain natural hydrology, drainage patterns, and planting vegetation of the same species, size, and density that exist in adjacent undisturbed wetland areas.

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12. The project shall comply with applicable State Water Quality Standards, namely:
    a. Surface Waters, Minimum Criteria, General Criteria – Rule 62-302.500, F.A.C.
    b. Class III Waters – Recreation, Propagation and Maintenance of a Healthy, Well-Balanced Population of Fish and Wildlife. – Rule 62-302.400, F.A.C.

13. A floating turbidity apron/curtain shall be installed around the waterward boundary of the construction area prior to construction and shall remain in place until construction is complete and turbidity levels within the work area have returned to background levels.

14. Floating turbidity curtains with weighted skirts shall be placed around the opening of the slip prior to the initiation of work authorized by this permit. The screens shall be maintained and remain in place for the duration of the construction to ensure turbidity levels outside the construction area do not violate state water quality standards (>29 NTU's over background). The permittee shall be responsible for inspecting and maintaining turbidity control devices so turbidity does not exceed state water quality standards (>29 NTU's over background) outside of the turbidity screens. Turbidity shall be monitored as described in the monitoring portion of this permit.

15. The following measures shall be taken immediately by the permittee when turbidity levels within waters of the State surrounding the project site violate state water quality standards:

    a. Immediately cease work contributing to the water quality violation.

    b. Stabilize exposed soils contributing to the violation. Modify the work procedures responsible for the violation, install additional turbidity containment devices and repair non-functioning turbidity containment devices.

    c. Notify the Department within 24 hours of the time the violation is first detected.

16. A mixing zone for turbidity is granted with the following size and configuration constraint(s):

    a. The mixing zone shall extend no further than a semicircle with a radius of 150 meters to be determined by staff, not to exceed 150 meters from the cutter head, return flow discharge, or other points of turbidity generation, pursuant to rule 62-4.244(5)(c), F.A.C.

17. The mixing zone is granted exclusively for the duration of the construction activities, not to exceed construction completion.

18. Monitoring for turbidity shall be conducted for the duration of the project. Sampling will commence prior to-initiation of any dredging or filling activities. Samples shall be taken twice daily, 4 hours apart, during dredging and filling activities as described below.

    A minimum of 4 sampling sites shall be established within the mixing zones. The first site will be located at the mixing zone boundary down-current of the turbidity source within the most visible plume. This site will be used to collect the Compliance Samples (CS); a

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second site shall also be located at the mixing zone boundary up current from the turbidity source so that samples may be collected during each tidal cycle. Two additional sites shall be established immediately outside the turbidity curtains.

Samples shall be collected at surface, mid-depth (for sites with depths greater than 6 feet), and bottom (approximately 6 feet above the bottom for sites with depths greater than 25 feet). Mid-depth samples are sufficient in water that is less than five feet deep. Sampling will be restricted to the axis of the visible plume. Samples will be collected at the intersection of the mixing zone boundary and a line parallel with the water current and extending from the source of turbidity if a plume is not visible.

Background samples shall be collected at one site as indicated on Sheet 2 of 3 in Attachment #2 Turbidity Monitoring Plan. These samples will be collected at surface, mid-depth, and bottom (approximately 6 feet above the bottom for sites with depths greater than 25 feet). The background site will be marked by temporary buoys and shall be maintained for the duration of the sampling program; these sites shall not be changed without specific written authorization by the Department.

Samples shall be collected with a Kemmerer, Van Dorn or a similar sampler that is designed to collect in situ water samples. Samples shall be analyzed immediately after collection with a turbidimeter that produces results in Nephelometric measurements. The field sample results shall be accurately recorded to the precision capabilities (decimal place) of the instrument. Field turbidimeter results shall be rounded to the next whole number (ex. 15.23 NTUs shall be recorded; however the results shall be interpreted as 16.00 NTUs).

19. The permittee shall comply with the following Quality Assurance/ Quality Control (QA/QC) requirements:

    a. The instrument shall be calibrated each morning and each time the instrument is turned on, and recalibrated every four hours thereafter.

    b. Calibrations shall be performed against a blank, and at least one formazin or gel-type standard. The standard value shall be in the same range as the sample readings.

    c. Calibration procedures shall be recorded in a permanent QA/QC logbook, and copies shall be submitted with the data.

20. Turbidity monitoring reports shall be submitted to the Department each Monday following project commencement. The reports shall include the permittee's name and permit number, and a cover page that states: "This information is being provided in partial fulfillment of the monitoring requirements in Permit No. 29-0374129-002-EI." Failure to submit reports in a timely manner shall constitute a violation of the permit and shall be grounds for revocation.

    Monitoring data shall contain the following information:

    a. Permit number

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b. Dates of sampling and analysis

c. A statement describing the methods used in collection and analysis of the samples

d. A map showing the sampling locations, along with the latitude and longitude of the sampling locations

e. Copies of the QA/QC log, and

f. A statement by the individual responsible for implementation of the sampling program certifying the authenticity, precision and accuracy of the data

Monitoring reports shall also include the following information for each sample that is taken:

a. Time of day samples were taken

b. Depth of water body

c. Depth of sample

d. Tidal stage and direction of flow, and

e. Antecedent weather conditions, including wind direction and velocity at the time the sample was taken

21. Turbidity levels outside the mixing zone described in specific condition shall not exceed 29 NTU's above background. If monitoring reveals turbidity levels outside of the mixing zone are greater than or equal to 29 NTU's above background, the permittee shall take the following measures:

a. Immediately cease all work contributing to the water quality violation.

b. Stabilize exposed soils contributing to the violation. Modify work procedures responsible for the violation, install additional turbidity containment devices, repair non-functioning turbidity containment devices; and

c. Increase monitoring frequency to every two hours until turbidity levels no longer exceed 29 NTU's above background. Interim samples collected following the violation(s) shall be collected in the same manner and locations as the routine monitoring. Construction activities may not resume until the turbidity levels meet the above water quality standards.

d. Immediately report turbidity violations to the Department. The report shall include the description of the corrective actions being taken or proposed to be taken. The report shall be made to the Department as soon as normal business hours resume if violation(s) are noted after normal business hours, on holidays, or on weekends. A copy of the

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monitoring data sheets, which indicate violation(s), shall be forwarded immediately to the Department.

Failure to report violation(s) or to follow corrective procedures before resuming work shall constitute grounds for permit revocation and may subject the permittee to formal enforcement action.

22. Dredging shall be limited to day light; no dredging activities are authorized to be conducted at night.

23. All areas to be dredged shall be in accordance with the attached permit drawings and shall not exceed the areas and depths indicated on those drawings.

24. The dredged material shall be placed behind the newly installed bulkhead as fill material. No dredged spoil material shall be deposited into different dewatering and/or disposal areas without written authorization from the Department to proceed.

25. State water quality standards shall be met during dredging operation as well as transporting and managing of dredged material. At any time when dredging activities cause high turbidity that exceeds the water quality standard, or if the dredged material management system is unable to clarify dredged material to meet state water quality standards at its return line, the dredging operation shall be suspended until adequate control measures have been installed. The problems shall be reported to DEP Southwest District Office at (813) 470-5700 within 24 hours of the detection. Flocculants shall not be used unless approved by the Department.

26. The temporary berm and Articulated Concrete Block (ACB) mats shall be constructed in accordance with the specifications per Sheets 3 and 6 of the attached permit drawings and shall have a minimum waterward face slope of 3:1 (horizontal/vertical).

27. The bulkhead shall be constructed in accordance with the distances from fixed landmarks as shown on Sheets 4 and 6 the attached permit drawings.

28. The temporary berm and Articulated Concrete Block (ACB) mats shall be fully constructed as shown on Sheet 3 of the attached permit drawings prior to the placement of backfill material. Fill material used behind the temporary berm and Articulated Concrete Block (ACB) shall be clean fill and free of vegetative matter, trash, garbage, toxic or hazardous waste or other unsuitable materials.

29. The permittee shall report any damage to wetlands/littoral zone area as a result of the seawall, temporary berm, or Articulated Concrete Block (ACB) construction to the Department within 24 hours.

30. Dredging within waters of the State for the purpose of providing backfill is specifically prohibited.

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31. This permit does not authorize the installation of water, sewer, cable or utility lines within wetlands or waterbodies.

32. Unauthorized impacts to wetlands, shoreline, or surface waters as a result of the authorized construction shall be reported to the Department within 24 hours.

33. Storage or stockpiling of tools and materials (i.e., lumber, pilings, debris) within wetlands or other surface waters is prohibited.

34. If prehistoric or historic artifacts, such as pottery or ceramics, projectile points, dugout canoes, metal implements, historic building materials, or any other physical remains that could be associated with Native American, early European, or American settlement are encountered at any time within the project site area, the permitted project shall cease all activities involving subsurface disturbance in the vicinity of the discovery. The applicant shall contact the Florida Department of State, Division of Historical Resources, Compliance and Review Section at (850)-245-6333. Project activities shall not resume without verbal and/or written authorization. In the event that unmarked human remains are encountered during permitted activities, all work shall stop immediately and the proper authorities notified in accordance with Section 872.05, Florida Statutes.

SPECIFIC MANATEE CONDITIONS

35. All personnel associated with the project shall be instructed about the presence of manatees and manatee speed zones, and the need to avoid collisions with, and injury to manatees. The permittee shall advise all construction personnel that there are civil and criminal penalties for harming, harassing, or killing manatees which are protected under the Marine Mammal Protection Act, the Endangered Species Act, and the Florida Manatee Sanctuary Act.

36. All vessels associated with the construction project shall operate at "Idle Speed/No Wake" at all times while in the immediate area and while in water where the draft of the vessel provides less than a four-foot clearance from the bottom. All vessels shall follow routes of deep water whenever possible.

37. Siltation or turbidity barriers shall be made of material in which manatees cannot become entangled, shall be properly secured, and shall be regularly monitored to avoid manatee entanglement or entrapment. Barriers shall not impede manatee movement.

38. All on-site project personnel are responsible for observing water-related activities for the presence of manatees. All in-water operations, including vessels, shall be shutdown if a manatee comes within 50 feet of the operation. Activities shall not resume until every manatee has moved beyond the 50-foot radius of the project operation, or until 30 minutes has elapsed wherein a manatee has not reappeared within 50 feet of the operation. Animals shall not be herded away or harassed into leaving.

39. Any collision with or injury to a manatee shall be reported immediately to the FWC Hotline at 1-888-404-FWCC. Collision and/or injury should also be reported to the U.S. Fish and

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Wildlife Service in Jacksonville (1-904-731-3336) for north Florida or Vero Beach (1-772-562-3909) for south Florida.

40. Temporary signs concerning manatees shall be posted prior to and during all in-water project activities. All signs are to be removed by the permittee upon completion of the project. Awareness signs that have already been approved for this use by the Florida Fish and Wildlife Conservation Commission (FWC) must be used. One sign measuring at least 3 ft. by 4 ft. which reads *Caution: Manatee Area* must be posted. A second sign measuring at least 8 1/2" by 11" explaining the requirements for "Idle Speed/No Wake" and the shutdown of in-water operations must be posted in a location prominently visible to all personnel engaged in water-related activities. Please see the Florida Fish and Wildlife Conservation Commission website for information on how to obtain appropriate signs: http://www.myfwc.com/docs/WildlifeHabitats/Manatee_EducationalSign.pdf

SPECIFIC CONDITIONS FOR LISTED SPECIES

41. This permit does not authorize the permittee to cause any adverse impact to or "take" of state listed species and other regulated species of fish and wildlife. Compliance with state laws regulating the take of fish and wildlife is the responsibility of the owner or permittee associated with this project. Please refer to Chapter 68A-27 of the Florida Administrative Code for definitions of "take" and a list of fish and wildlife species. If listed species are observed onsite, Florida Fish and Wildlife Conservation Commission (FWC) staff are available to provide decision support information or assist in obtaining the appropriate FWC permits. Most marine endangered and threatened species are statutorily protected and a "take" permit cannot be issued. Requests for further information or review can be sent to ConservationPlanningServices@MyFWC.com.

42. If new information (e.g. listing of new species, new critical habitat, etc.) shows that the magnitude of impacts to federally listed species has the potential for adverse effects, the U.S. Fish and Wildlife Service (USFWS) will notify the Department. The Department will initiate coordination with the permittee and with the USFWS to determine what adverse impacts are likely and if additional minimization measures, reporting, or monitoring are required in order to be consistent with the Endangered Species Act, as deemed necessary by USFWS.

43. The Permittee shall report any injured, sick, or dead federally or state listed animal(s) discovered onsite to the Florida Fish and Wildlife Conservation Commission Wildlife Alert number at 888-404-FWCC (3922).

SPECIFIC CONDITIONS FOR OTHER LISTED SPECIES

44. Federally listed species under the Endangered Species Act (50 CFR § 17.11 and 50 CFR § 17.12) or state-listed species under the Florida Endangered and Threatened Species List (Rule 68A-27.003 of the F.A.C.) may be present onsite after issuance of this permit. This permit does not authorize the permittee to cause any adverse impact to or "take" of federal or state listed species and other regulated species of fish and wildlife. Compliance with federal and state laws regulating the take of fish and wildlife is the responsibility of the

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owner or applicant associated with this project. In order to ensure compliance with these laws, the Permittee shall report sightings of such listed species and any incidents where such species have been injured or harmed to the Department at sw_erp@floridadep.gov. The Department shall notify the appropriate federal or state wildlife agency, who may provide support information to address any potential issues or may assist the permittee in obtaining appropriate wildlife permits, if required.

45. While placing fill, it is important to ensure that manatees or sea turtles do not become entrapped between the machinery and the terminus end of the fill site. To prevent entrapment, filling shall be performed from the terminus, landward end, heading seaward. If a manatee or sea turtle becomes entrapped, the area shall be opened to allow the manatee or turtle to leave of its own volition. It shall not be herded or harassed into leaving the area.

46. While performing backfilling between the bulkheads, it is important to ensure that manatees or sea turtles do not become entrapped during sheet pile installation or gain access after the sheet pile has been installed and before filling work has been completed. If a manatee or sea turtle becomes entrapped, the area shall be opened to allow the manatee or turtle to leave of its own volition. It shall not be herded or harassed into leaving the area.

47. For all pile-driving activity related to this project:

a) At least one dedicated observer shall be present during pile driving activities and shall perform no other duties that may interfere with their ability to observe for protected marine species. Observer(s) must have prior on-the-job experience observing manatees during in-water work where the activities were similar in nature to this project. Observer(s) shall have the authority to cease project operations 1) upon sighting a manatee within 50 feet of the pile driving or vessel activity; and 2) if detection of manatees is not possible due to weather or other conditions.
b) All pile driving activities shall be limited to daylight hours in order to maximize visibility for protected species observers. Monitoring shall occur for 30 minutes prior to, during, and for 30 minutes after pile driving ends.

c) During pile driving, the project will utilize a ramp-up measure. At the start of pile driving activity, pile driving hammers would initially be operated at low levels, then gradually increase to minimum necessary power required for pile installation.

d) If the activities appear to harass or injure a protected marine species, then work shall cease immediately and not resume until after consultation with the Florida Fish and Wildlife Conservation Commission (ImperiledSpecies@MyFWC.com or 850-922-4330). Any additional conservation measures deemed necessary by FWC must be implemented to minimize the risks to protected species.

48. To reduce the risk of a vessel crushing a manatee, the permittee shall install wharf fenders with appropriate materials to provide sufficient standoff space of at least three feet under maximum designed compression. Fenders or buoys providing a minimum standoff space of at least three feet under maximum designed compression shall also be utilized between two vessels that are moored together.

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49. To reduce the risk of entrapment and drowning of manatees, manatee exclusion devices (such as grating) shall be installed and maintained over any existing or proposed pipes or culverts greater than 8 inches, but smaller than 8 feet in diameter that are submerged or partially submerged and reasonably accessible to manatees. If horizontal or vertical bars are used, no more than 8-inch gaps on center shall be allowed. Grates shall be in place at the accessible end(s) during all phases of the construction process and as a final design element to restrict manatee access.

SPECIFIC CONDITIONS – CONSTRUCTION COMPLETION

The permittee shall comply with the following conditions prior to the transfer to operation phase of the facility. All documentation required below shall be included with the permittee's request to transfer the project to the operation phase [Form No. 62-330.310(2), F.A.C.].

50. The permittee shall submit one set of signed, dated and sealed as-built drawings to the Department via email at SW_ERP_CAP@dep.state.fl.us for review and approval within 30 days of completion of construction. (Please contact the Department for files that are too large to email for alternative means of submitting electronically.) The as-built drawings shall be based on the Department permitted construction drawings and any pertinent specific conditions, which should be revised to reflect changes made during construction. Both the original design and constructed elevations must be clearly shown. The plans must be clearly labeled as "as-built" or "record" drawings. Surveyed dimensions and elevations required shall be verified and signed, dated and sealed by a Florida registered professional. *As-builts shall be submitted to the Department regardless of whether or not deviations are present. In addition, the permittee shall submit the "As-Built Certification and Request for Conversion to Operation Phase" form (Ch. 62-330.310(1), F.A.C.); as required in General Condition #6.*

The following information shall be verified on the as-built drawings from the engineering drawings signed and sealed by Michael C. Freiner, #72213, on 5/6/2025:

Plan View/ Cross Section Name	Drawing Number
Interim Plan	Sheet 3
Final Development Plan	Sheet 4
Typical Section Through Land Reclamation	Sheet 6
Turbidity Sampling	Sheet 8

GENERAL CONDITIONS FOR INDIVIDUAL PERMITS

The following general conditions are binding on all individual permits issued under this chapter, except where the conditions are not applicable to the authorized activity, or where the conditions must be modified to accommodate project-specific conditions.

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1. All activities shall be implemented following the plans, specifications and performance criteria approved by this permit. Any deviations must be authorized in a permit modification in accordance with Rule 62-330.315, F.A.C. Any deviations that are not so authorized may subject the permittee to enforcement action and revocation of the permit under Chapter 373, F.S.

2. A complete copy of this permit shall be kept at the work site of the permitted activity during the construction phase, and shall be available for review at the work site upon request by the Agency staff. The permittee shall require the contractor to review the complete permit prior to beginning construction.

3. Activities shall be conducted in a manner that does not cause or contribute to violations of state water quality standards. Performance-based erosion and sediment control best management practices shall be installed immediately prior to, and be maintained during and after construction as needed, to prevent adverse impacts to the water resources and adjacent lands. Such practices shall be in accordance with the *State of Florida Erosion and Sediment Control Designer and Reviewer Manual (Florida Department of Environmental Protection and Florida Department of Transportation June 2007)*, and the *Florida Stormwater Erosion and Sedimentation Control Inspector's Manual (Florida Department of Environmental Protection, Nonpoint Source Management Section, Tallahassee, Florida, July 2008)*, which are both incorporated by reference in subparagraph 62-330.050(9)(b)5., F.A.C., unless a project-specific erosion and sediment control plan is approved or other water quality control measures are required as part of the permit.

4. At least 48 hours prior to beginning the authorized activities, the permittee shall submit to the Agency a fully executed Form 62-330.350(1), "Construction Commencement Notice," (October 1, 2013), (http://www.flrules.org/Gateway/reference.asp?No=Ref-02505), incorporated by reference herein, indicating the expected start and completion dates. A copy of this form may be obtained from the Agency, as described in subsection 62-330.010(5), F.A.C., and shall be submitted electronically or by mail to the Agency. However, for activities involving more than one acre of construction that also require a NPDES stormwater construction general permit, submittal of the Notice of Intent to Use Generic Permit for Stormwater Discharge from Large and Small Construction Activities, DEP Form 62-621.300(4)(b), shall also serve as notice of commencement of construction under this chapter and, in such a case, submittal of Form 62-330.350(1) is not required.

5. Unless the permit is transferred under Rule 62-330.340, F.A.C., or transferred to an operating entity under Rule 62-330.310, F.A.C., the permittee is liable to comply with the plans, terms and conditions of the permit for the life of the project or activity.

6. Within 30 days after completing construction of the entire project, or any independent portion of the project, the permittee shall provide the following to the Agency, as applicable:

   a. For an individual, private single-family residential dwelling unit, duplex, triplex, or quadruplex – "Construction Completion and Inspection Certification for Activities Associated With a Private Single-Family Dwelling Unit" [Form 62-330.310(3)]; or

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b. For all other activities – "As-Built Certification and Request for Conversion to Operational Phase" [Form 62-330.310(1)].

c. If available, an Agency website that fulfills this certification requirement may be used in lieu of the form.

7. If the final operation and maintenance entity is a third party:

a. Prior to sales of any lot or unit served by the activity and within one year of permit issuance, or within 30 days of as- built certification, whichever comes first, the permittee shall submit, as applicable, a copy of the operation and maintenance documents (see sections 12.3 thru 12.3.3 of Volume I) as filed with the Department of State, Division of Corporations and a copy of any easement, plat, or deed restriction needed to operate or maintain the project, as recorded with the Clerk of the Court in the County in which the activity is located.

b. Within 30 days of submittal of the as- built certification, the permittee shall submit "Request for Transfer of Environmental Resource Permit to the Perpetual Operation Entity" [Form 62-330.310(2)] to transfer the permit to the operation and maintenance entity, along with the documentation requested in the form. If available, an Agency website that fulfills this transfer requirement may be used in lieu of the form.

8. The permittee shall notify the Agency in writing of changes required by any other regulatory agency that require changes to the permitted activity, and any required modification of this permit must be obtained prior to implementing the changes.

9. This permit does not:

a. Convey to the permittee any property rights or privileges, or any other rights or privileges other than those specified herein or in Chapter 62-330, F.A.C.;

b. Convey to the permittee or create in the permittee any interest in real property;

c. Relieve the permittee from the need to obtain and comply with any other required federal, state, and local authorization, law, rule, or ordinance; or

d. Authorize any entrance upon or work on property that is not owned, held in easement, or controlled by the permittee.

10. Prior to conducting any activities on state-owned submerged lands or other lands of the state, title to which is vested in the Board of Trustees of the Internal Improvement Trust Fund, the permittee must receive all necessary approvals and authorizations under Chapters 253 and 258, F.S. Written authorization that requires formal execution by the Board of Trustees of the Internal Improvement Trust Fund shall not be considered received until it has been fully executed.

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11. The permittee shall hold and save the Agency harmless from any and all damages, claims, or liabilities that may arise by reason of the construction, alteration, operation, maintenance, removal, abandonment or use of any project authorized by the permit.

12. The permittee shall notify the Agency in writing:

    a. Immediately if any previously submitted information is discovered to be inaccurate; and

    b. Within 30 days of any conveyance or division of ownership or control of the property or the system, other than conveyance via a long-term lease, and the new owner shall request transfer of the permit in accordance with Rule 62-330.340, F.A.C. This does not apply to the sale of lots or units in residential or commercial subdivisions or condominiums where the stormwater management system has been completed and converted to the operation phase.

13. Upon reasonable notice to the permittee, Agency staff with proper identification shall have permission to enter, inspect, sample and test the project or activities to ensure conformity with the plans and specifications authorized in the permit.

14. If prehistoric or historic artifacts, such as pottery or ceramics, projectile points, stone tools, dugout canoes, metal implements, historic building materials, or any other physical remains that could be associated with Native American, early European, or American settlement are encountered at any time within the project site area, the permitted project shall cease all activities involving subsurface disturbance in the vicinity of the discovery. The permittee or other designee shall contact the Florida Department of State, Division of Historical Resources, Compliance Review Section (DHR), at (850)245-6333, as well as the appropriate permitting agency office. Project activities shall not resume without verbal or written authorization from the Division of Historical Resources. If unmarked human remains are encountered, all work shall stop immediately and the proper authorities notified in accordance with section 872.05, F.S. For project activities subject to prior consultation with the DHR and as an alternative to the above requirements, the permittee may follow procedures for unanticipated discoveries as set forth within a cultural resources assessment survey determined complete and sufficient by DHR and included as a specific permit condition herein.

15. Any delineation of the extent of a wetland or other surface water submitted as part of the permit application, including plans or other supporting documentation, shall not be considered binding unless a specific condition of this permit or a formal determination under Rule 62-330.201, F.A.C., provides otherwise.

16. The permittee shall provide routine maintenance of all components of the stormwater management system to remove trapped sediments and debris. Removed materials shall be disposed of in a landfill or other uplands in a manner that does not require a permit under Chapter 62-330, F.A.C., or cause violations of state water quality standards.

17. This permit is issued based on the applicant's submitted information that reasonably demonstrates that adverse water resource-related impacts will not be caused by the

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completed permit activity. If any adverse impacts result, the Agency will require the permittee to eliminate the cause, obtain any necessary permit modification, and take any necessary corrective actions to resolve the adverse impacts.

18. A Recorded Notice of Environmental Resource Permit may be recorded in the county public records in accordance with subsection 62-330.090(7), F.A.C. Such notice is not an encumbrance upon the property.

19. In addition to those general conditions in subsection (1), above, the Agency shall impose any additional project-specific special conditions necessary to assure the permitted activities will not be harmful to the water resources, as set forth in rules 62-330.301 and 62-330.302, F.A.C., Volumes I and II, as applicable, and the rules incorporated by reference in this chapter.

NOTICE OF RIGHTS

This action is final and effective on the date filed with the Clerk of the Department unless a petition for an administrative hearing is timely filed under Sections 120.569 and 120.57, F.S., before the deadline for filing a petition. On the filing of a timely and sufficient petition, this action will not be final and effective until further order of the Department. Because the administrative hearing process is designed to formulate final agency action, the hearing process may result in a modification of the agency action or even denial of the application.

Petition for Administrative Hearing

A person whose substantial interests are affected by the Department's action may petition for an administrative proceeding (hearing) under Sections 120.569 and 120.57, F.S. Pursuant to Rule 28-106.20 and 28-106.301, F.A.C., a petition for an administrative hearing must contain the following information:

(a) The name and address of each agency affected and each agency's file or identification number, if known;
(b) The name, address, any e-mail address, any facsimile number, and telephone number of the petitioner, if the petitioner is not represented by an attorney or a qualified representative; the name, address, and telephone number of the petitioner's representative, if any, which shall be the address for service purposes during the course of the proceeding; and an explanation of how the petitioner's substantial interests will be affected by the agency determination;
(c) A statement of when and how the petitioner received notice of the agency decision;
(d) A statement of all disputed issues of material fact. If there are none, the petition must so indicate;
(e) A concise statement of the ultimate facts alleged, including the specific facts that the petitioner contends warrant reversal or modification of the agency's proposed action;
(f) A statement of the specific rules or statutes that the petitioner contends require reversal or modification of the agency's proposed action, including an explanation of how the alleged facts relate to the specific rules or statutes; and
(g) A statement of the relief sought by the petitioner, stating precisely the action that the petitioner wishes the agency to take with respect to the agency's proposed action.

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The petition must be filed (received by the Clerk) in the Office of General Counsel of the Department at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000, or via electronic correspondence at Agency_Clerk@dep.state.fl.us. Also, a copy of the petition shall be mailed to the applicant at the address indicated above at the time of filing.

Time Period for Filing a Petition

In accordance with Rule 62-110.106(3), F.A.C., petitions for an administrative hearing by the applicant and persons entitled to written notice under Section 120.60(3), F.S., must be filed within 21 days of receipt of this written notice. Petitions filed by any persons other than the applicant, and other than those entitled to written notice under Section 120.60(3), F.S., must be filed within 21 days of publication of the notice or within 21 days of receipt of the written notice, whichever occurs first. You cannot justifiably rely on the finality of this decision unless notice of this decision and the right of substantially affected persons to challenge this decision has been duly published or otherwise provided to all persons substantially affected by the decision. While you are not required to publish notice of this action, you may elect to do so pursuant Rule 62-110.106(10)(a).

The failure to file a petition within the appropriate time period shall constitute a waiver of that person's right to request an administrative determination (hearing) under Sections 120.569 and 120.57, F.S., or to intervene in this proceeding and participate as a party to it. Any subsequent intervention (in a proceeding initiated by another party) will be only at the discretion of the presiding officer upon the filing of a motion in compliance with Rule 28-106.205, F.A.C. If you do not publish notice of this action, this waiver will not apply to persons who have not received written notice of this action.

Extension of Time

Under Rule 62-110.106(4), F.A.C., a person whose substantial interests are affected by the Department's action may also request an extension of time to file a petition for an administrative hearing. The Department may, for good cause shown, grant the request for an extension of time. Requests for extension of time must be filed with the Office of General Counsel of the Department at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000, or via electronic correspondence at Agency_Clerk@dep.state.fl.us, before the deadline for filing a petition for an administrative hearing. A timely request for extension of time shall toll the running of the time period for filing a petition until the request is acted upon.

Mediation

Mediation is not available in this proceeding.

FLAWAC Review

The applicant, or any party within the meaning of Section 373.114(1)(a) or 373.4275, F.S., may also seek appellate review of this order before the Land and Water Adjudicatory Commission under Section 373.114(1) or 373.4275, F.S. Requests for review before the Land and Water Adjudicatory Commission must be filed with the Secretary of the Commission and served on the Department within 20 days from the date when this order is filed with the Clerk of the Department.

Judicial Review

Docusign Envelope ID: C2ABC718-4D36-4808-9717-29D288878A55

Once this decision becomes final, any party to this action has the right to seek judicial review pursuant to Section 120.68, F.S., by filing a Notice of Appeal pursuant to Florida Rules of Appellate Procedure 9.110 and 9.190 with the Clerk of the Department in the Office of General Counsel (Station #35, 3900 Commonwealth Boulevard, Tallahassee, Florida 32399-3000) and by filing a copy of the Notice of Appeal accompanied by the applicable filing fees with the appropriate district court of appeal. The notice must be filed within 30 days from the date this action is filed with the Clerk of the Department.

Docusign Envelope ID: C2ABC718-4D36-4808-9717-29D288878A55

Permit Expiration: 6/19/2030

Executed in Hillsborough County, Florida.

STATE OF FLORIDA DEPARTMENTOF
ENVIRONMENTAL PROTECTION

Shannon Herbon
Permitting Program Administrator
Permitting and Waste Cleanup Programs
Southwest District

Attachments:
1. Project Drawings and Design Specs., 8 pages
2. Standard Manatee Construction Conditions 2011, 2 pages
3. Turbidity Monitoring Plan, 3 pages
4. Construction Commencement Notice/Form 62-330.350(1), 1 page
5. As-Built Certification and Request for Conversion to Operation Phase/Form 62-330.310(1), 3 pages
6. Operation and Maintenance Inspection Certification/Form 62-330.311(1), 2 pages
7. Request for Transfer of Permit to the Perpetual Operation Entity/Form 62-330.310(2), 1 page
8. Request to Transfer Permit/Form 62-330.340(1), 2 pages

Copies furnished to:
Olivia O'Reilly, Southwest District, Olivia.OReilly@FloridaDEP.gov
ERP Permitting, Southwest District, sw_erp@floridadep.gov
U.S. Army Corps of Engineers, tampareg@usace.army.mil
Jackie Julien, Port Tampa Bay, jjulien@tampaport.com
FWC, fwcconservationplanningservices@myfwc.com
FWC, Imperiled Species Management Section, imperiledspecies@myfwc.com
Greg Garis, Office of Resilience and Coastal Protection, Gregory.garis@floridadep.gov
Department of Economic Opportunity, DCPpermits@deo.myflorida.com
Benjamin Brice, Environmental Consultant, benjamin.brice@hdrinc.com

CERTIFICATE OF SERVICE

The undersigned hereby certifies that this permit, including all copies, were mailed before the close of business on **June 20, 2025,** to the above listed persons.

FILING AND ACKNOWLEDGMENT

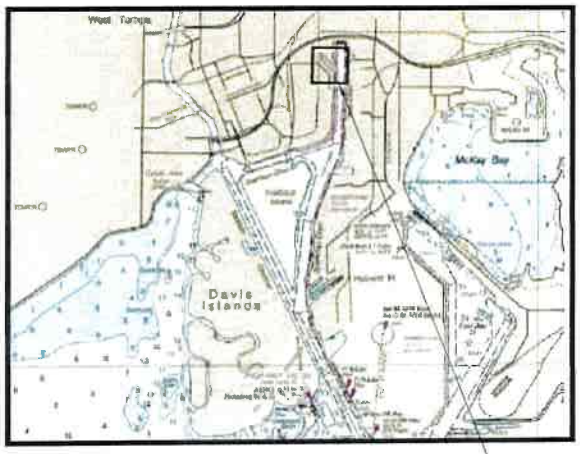
FILED, on this date, under 120.52(7) of the
Florida Statutes, with the designated Department Clerk,
receipt of which is hereby acknowledged.

Clerk

6/20/2025
Date

METRO PORT DEVELOPMENT
TAMPA, FLORIDA
ISSUED FOR PERMIT

LOCATION MAP
SCALE: NOT TO SCALE
PROJECT LOCATION



VICINITY MAP
SCALE: NOT TO SCALE
PROJECT LOCATION

PORT TAMPA BAY

BOARD OF COMMISSIONERS

CHAD W. HARROD	CHAIRMAN
HUNG T. MAI	VICE CHAIRMAN
PATRICK H. ALLMAN	SECRETARY / TREASURER
MAYOR JANE CASTOR	COMMISSIONER
TED CONNER	COMMISSIONER
HONORABLE CHRISTINE MILLER	COMMISSIONER
HONORABLE HARRY COHEN	COMMISSIONER

PAUL ANDERSON	PRESIDENT AND C.E.O.
PATRICK BLAIR, P.E., S.I.	VICE PRESIDENT OF ENGINEERING

INDEX

SHEET No.	DESCRIPTION
C-000 1	COVER SHEET
C-100 2	EXISTING CONDITIONS PLAN
C-101 3	INTERIM CONDITIONS PLAN
C-102 4	FINAL CONDITIONS PLAN
C-103 5	SURFACE WATER IMPACTS PLAN
C-104 6	TYPICAL SECTIONS THROUGH BASIN
C-105 7	TYPICAL DETAILS
C-106 8	TURBIDITY PLAN

HDR Engineering, Inc.
4416 W. Kennedy Boulevard
Suite 401
Tampa, Florida 33609
Certificate of Authorization No. 4919

ISSUED FOR PERMIT
DATE: 05-06-2025
Rev.
Rev.
Rev.:
DWG. NO.: C-000
SHEET NO.: 1 OF 8

PORT TAMPA BAY • 1101 CHANNELSIDE DRIVE • TAMPA • FLORIDA • 33602 • TELEPHONE • 813-905-7678

401

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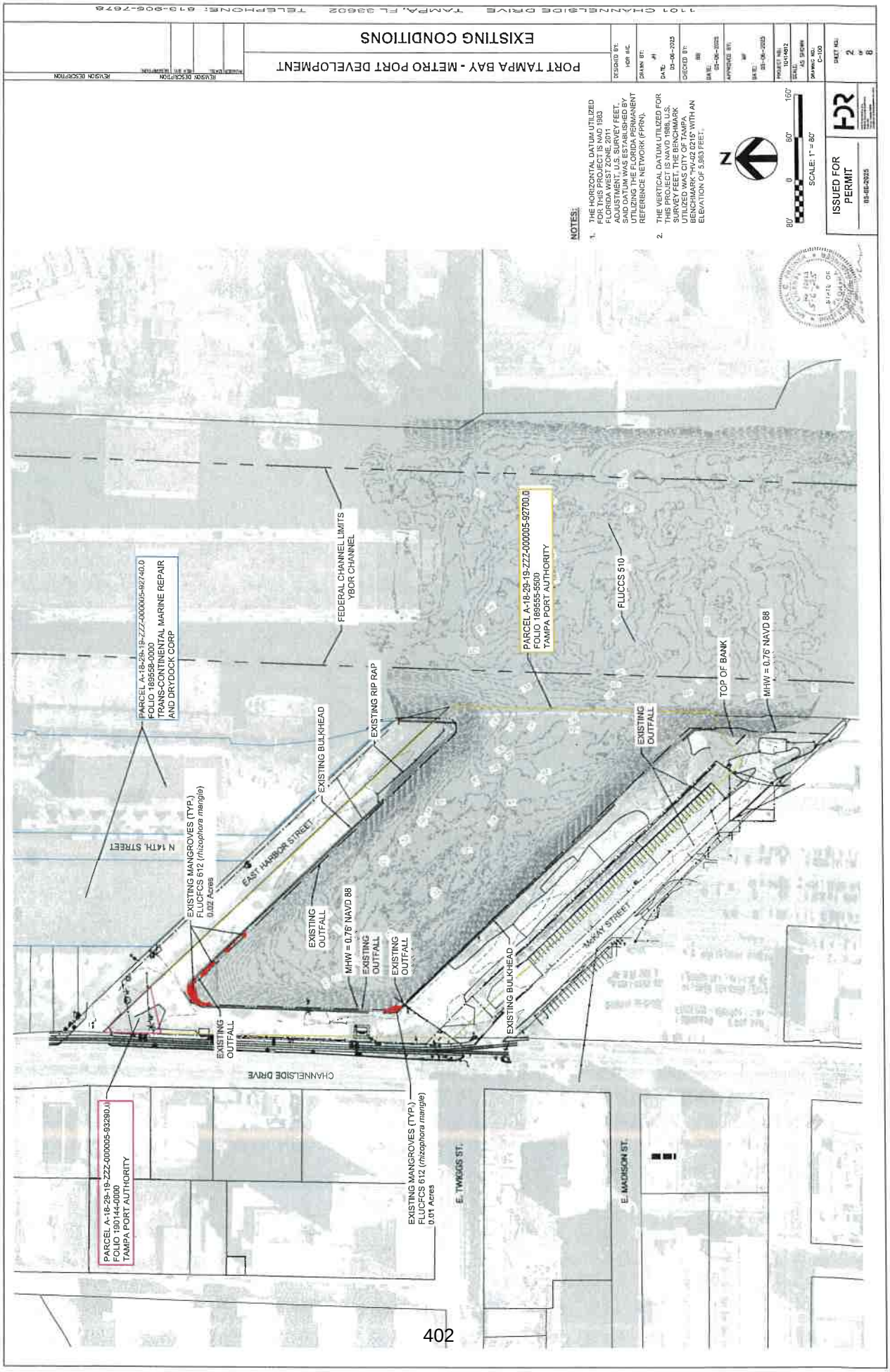

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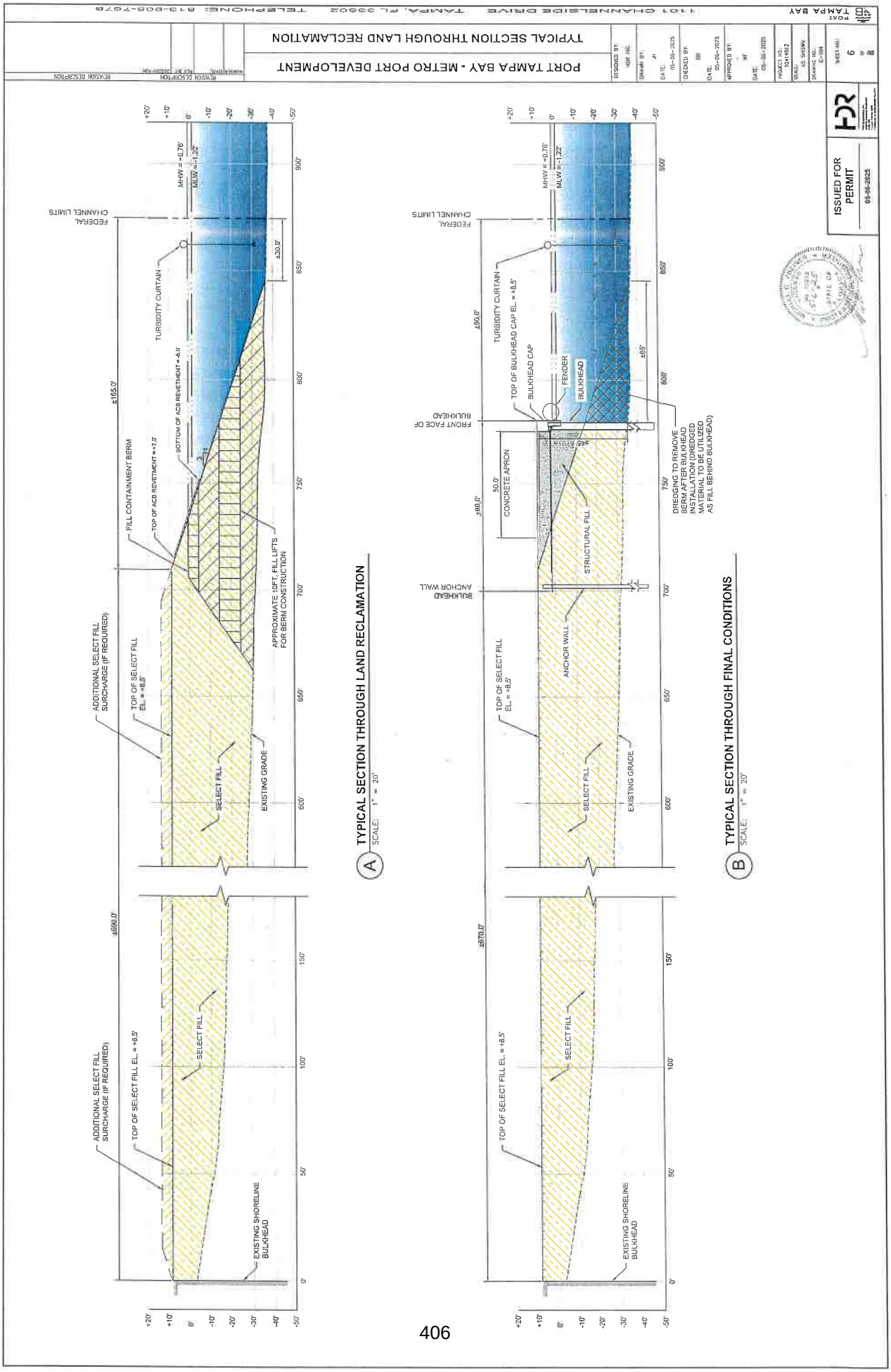

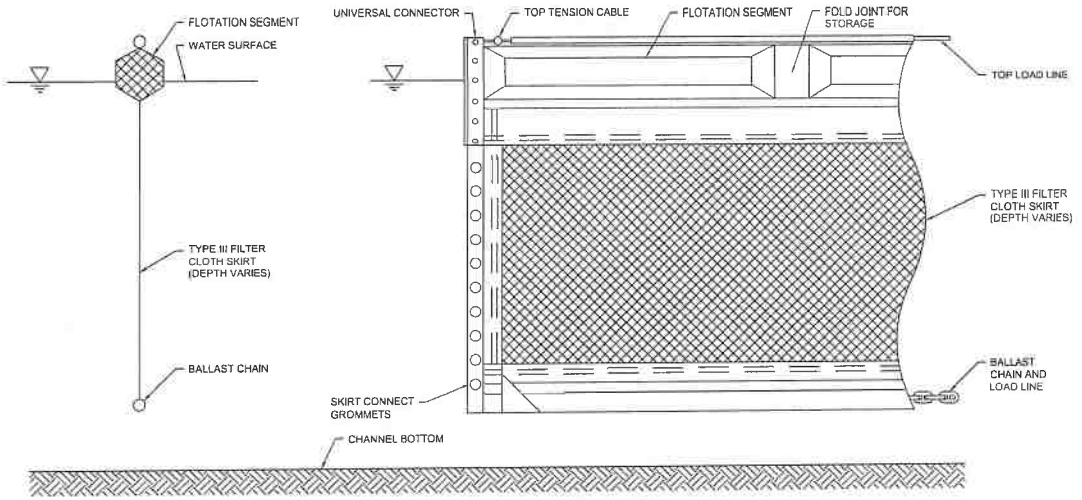

1 **TYPICAL TURBIDITY CURTAIN DETAIL**
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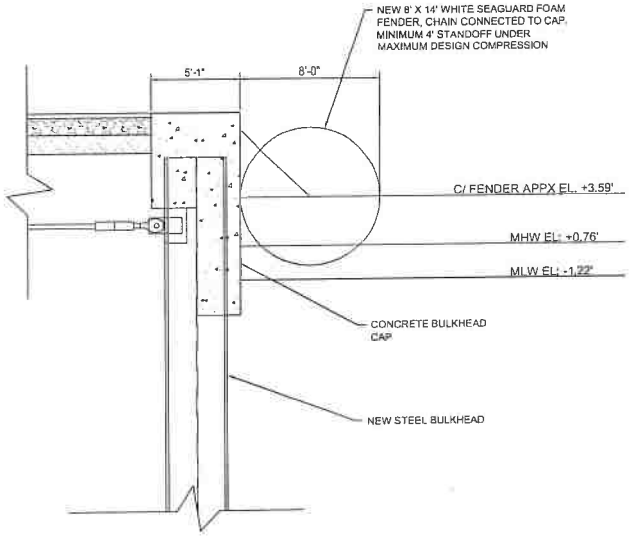
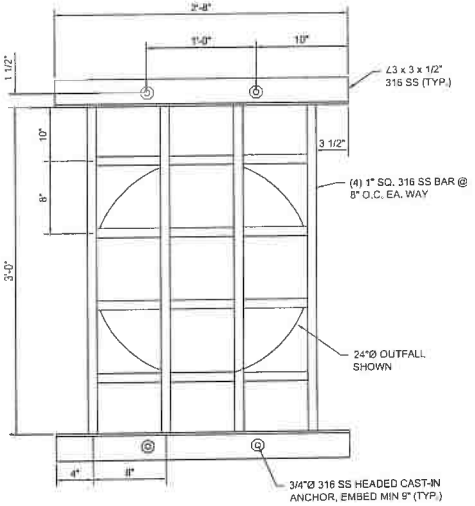


2 **TYPICAL FENDER DETAIL**
SCALE: N.T.S.



3 **TYPICAL MANATEE GRATE DETAIL**
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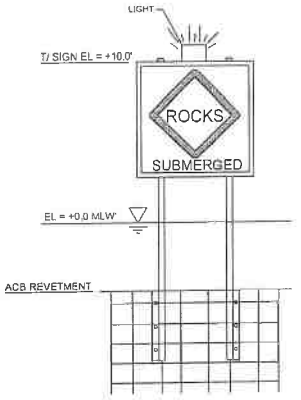

4 **TYPICAL NAVIGATION WARNING SIGN**
SCALE: N.T.S.

PORT TAMPA BAY - METRO PORT DEVELOPMENT

TYPICAL DETAILS

DESIGNED BY: HDR INC
DRAWN BY: JH
DATE: 05-06-2025
CHECKED BY: BR
DATE: 05-06-2025
APPROVED BY: MI
DATE: 05-06-2025
PROJECT NO.: 10414812
SCALE: AS SHOWN
DRAWING NO.: C-100

ISSUED FOR PERMIT
05-06-2025

SHEET NO. 7 OF 8

PORT TAMPA BAY

1101 CHANNELSIDE DRIVE TAMPA, FL 33602 TELEPHONE: 813-905-7678

407

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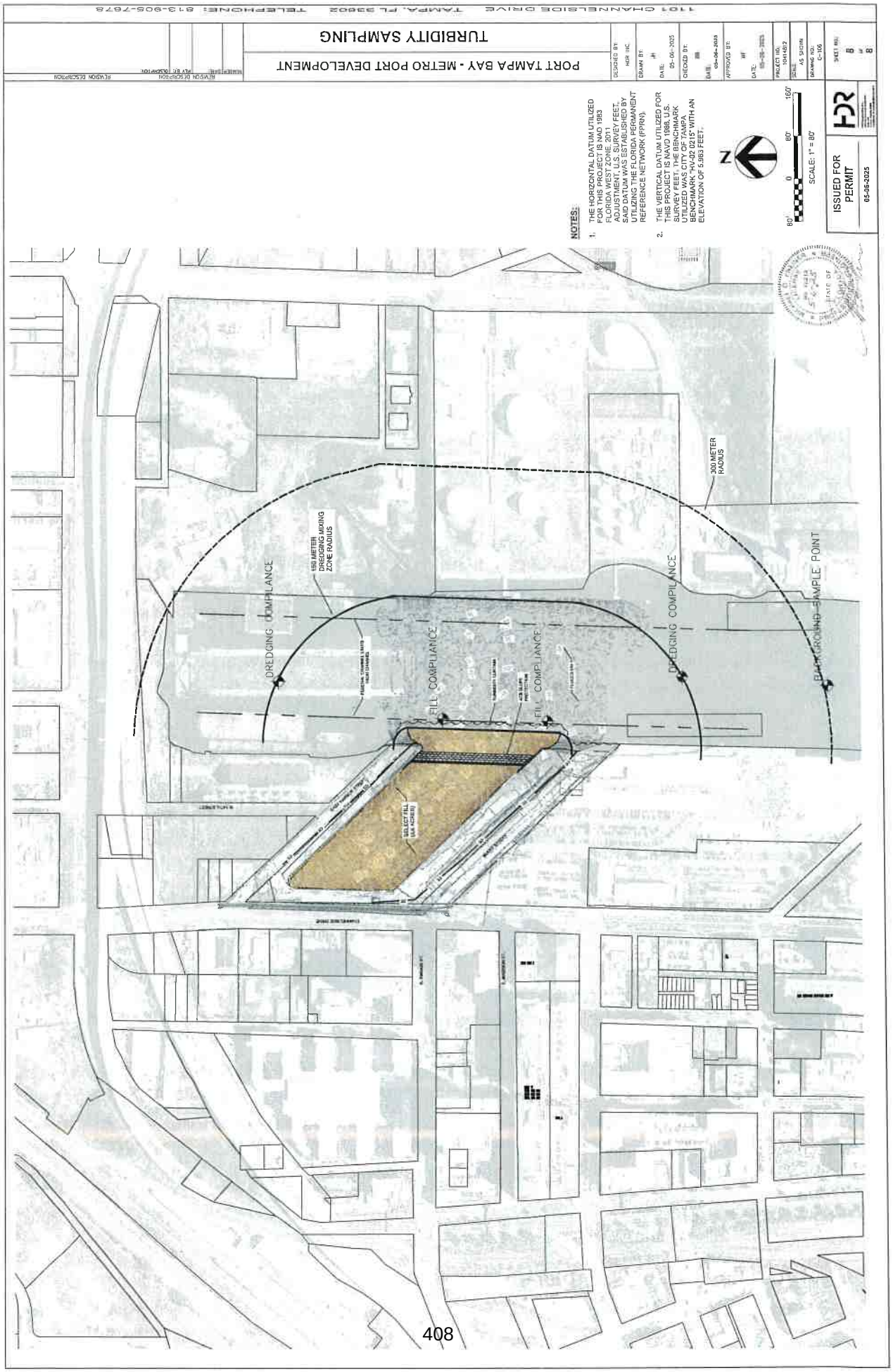
Docusign Envelope ID: C2ABC718-4D36-4808-9717-29D288878A55



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STANDARD MANATEE CONDITIONS FOR IN-WATER WORK
2011

The permittee shall comply with the following conditions intended to protect manatees from direct project effects:

a. All personnel associated with the project shall be instructed about the presence of manatees and manatee speed zones, and the need to avoid collisions with and injury to manatees. The permittee shall advise all construction personnel that there are civil and criminal penalties for harming, harassing, or killing manatees which are protected under the Marine Mammal Protection Act, the Endangered Species Act, and the Florida Manatee Sanctuary Act.

b. All vessels associated with the construction project shall operate at "Idle Speed/No Wake" at all times while in the immediate area and while in water where the draft of the vessel provides less than a four-foot clearance from the bottom. All vessels will follow routes of deep water whenever possible.

c. Siltation or turbidity barriers shall be made of material in which manatees cannot become entangled, shall be properly secured, and shall be regularly monitored to avoid manatee entanglement or entrapment. Barriers must not impede manatee movement.

d. All on-site project personnel are responsible for observing water-related activities for the presence of manatee(s). All in-water operations, including vessels, must be shutdown if a manatee(s) comes within 50 feet of the operation. Activities will not resume until the manatee(s) has moved beyond the 50-foot radius of the project operation, or until 30 minutes elapses if the manatee(s) has not reappeared within 50 feet of the operation. Animals must not be herded away or harassed into leaving.

e. Any collision with or injury to a manatee shall be reported immediately to the Florida Fish and Wildlife Conservation Commission (FWC) Hotline at 1-888-404-3922. Collision and/or injury should also be reported to the U.S. Fish and Wildlife Service in Jacksonville (1-904-731-3336) for north Florida or Vero Beach (1-772-562-3909) for south Florida, and to FWC at ImperiledSpecies@myFWC.com

f. Temporary signs concerning manatees shall be posted prior to and during all in-water project activities. All signs are to be removed by the permittee upon completion of the project. Temporary signs that have already been approved for this use by the FWC must be used. One sign which reads *Caution: Boaters* must be posted. A second sign measuring at least 8 ½" by 11" explaining the requirements for "Idle Speed/No Wake" and the shut down of in-water operations must be posted in a location prominently visible to all personnel engaged in water-related activities. These signs can be viewed at MyFWC.com/manatee. Questions concerning these signs can be sent to the email address listed above.

CAUTION: MANATEE HABITAT

All project vessels

IDLE SPEED / NO WAKE

When a manatee is within 50 feet of work
all in-water activities must

SHUT DOWN

Report any collision with or injury to a manatee:

Wildlife Alert:

1-888-404-FWCC(3922)

cell *FWC or #FWC

Docusign Envelope ID: C2ABC718-4D36-4808-9717-29D288878A55

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Metro Port Turbidity Monitoring

Port Tampa Bay

Turbidity monitoring will be conducted for the Metro Port Project as follows.

All measurements will be reported in Nephelometric Turbidity Units (NTUs).

Analysis of turbidity samples shall be performed in compliance with DEP-SOP-001/01 FT 1600 Field Measurement of Turbidity:
http://publicfiles.dep.state.fl.us/dear/sas/sopdoc/2008sops/ft1600.pdf

Frequency: For both dredging and filling activities sampling shall be conducted twice daily, four hours apart. Compliance sampling will be conducted at the point where the highest visible project-related turbidity levels are crossing the edge of the mixing zone.

The compliance samples and the corresponding background samples shall be collected at approximately the same time, i.e., background sample shall immediately follow the compliance sample. Please see Figure 1 for proposed sampling locations.

Background samples:

Background sampling shall occur 300 meters up-current from the in-water construction activities, at surface (approximately one foot below the surface), mid-depth (for sites with depths greater than 6 feet), and bottom (approximately 6 feet above the bottom for sites with depths greater than 25 feet). All background sampling shall occur clearly outside the influence of any artificially generated turbidity plume or the influence of an outgoing inlet plume.

Compliance Samples:

Filling Site: Samples shall be collected immediately outside the turbidity curtains during filling activities. Sampling shall occur at surface (approximately one foot below the surface), mid-depth (for sites with depths greater than 6 feet), and bottom (approximately 6 feet above the bottom for sites with depths greater than 25 feet).

Dredge Sampling: Samples shall be collected at the mixing zone limits 150 meters up-current from the source of turbidity generated by the dredge, in the densest portion of any visible turbidity plume. If no plume is visible, follow the likely direction of flow. Samples will be collected at surface (approximately one foot below the surface), mid-depth (for sites with depths greater than 6 feet), and bottom (approximately 6 feet above the bottom for sites with depths greater than 25 feet).

Calibration and Verification: The instruments used to measure turbidity shall be fully calibrated with primary standards within one month of the commencement of the project, and at least once a month throughout the project. Calibration shall be verified each morning prior to use, after each time the instrument is turned on, and after field sampling using two secondary turbidity "standards" that bracket the anticipated turbidity samples. If the post-sampling calibration verification value deviates more than 8% from the previous calibration value, results shall be reported as estimated and a description of the problem shall be included in the field notes.

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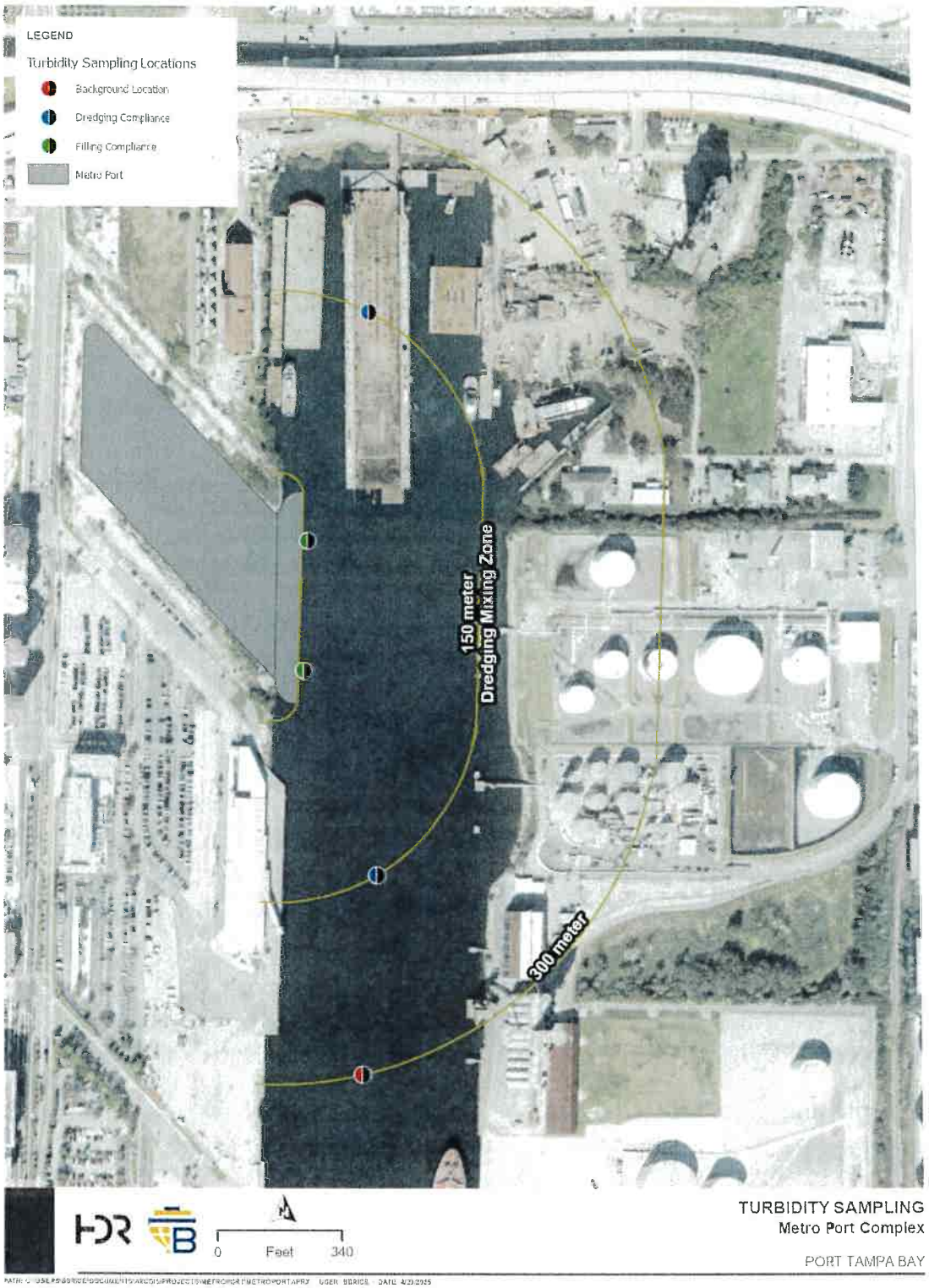

Figure 1 Turbidity sampling Locations

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The **compliance** locations given above shall be considered the limits of the temporary mixing zone for turbidity allowed during construction. If monitoring reveals turbidity levels at the **compliance** sites that are greater than 29 NTUs above the corresponding background turbidity levels, construction activities shall **cease immediately** and shall not resume until corrective measures have been taken and turbidity has returned to acceptable levels.

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CONSTRUCTION COMMENCEMENT NOTICE

Instructions: In accordance with Chapter 62-330.350(1)(d), F.A.C., complete and submit this form at least 48 hours prior to commencement of activity authorized by permit.

Permit No. _____ Application No. _____

Project Name _____ Phase _____

Construction of the system authorized by the above referenced Environmental Resource Permit and Application, is expected to commence on _____ , 20 _____ and will have an estimated completion date of _____ , 20 _____

PLEASE NOTE: If the actual construction commencement date is not known within 30 days of issuance of the permit, District staff should be so notified in writing. As soon as a construction commencement date is known, the permittee shall submit a completed construction commencement notice form.

Permittee's or Authorized Agent's Signature _____ Company _____

Print Name _____ Title _____ Date _____

E-mail _____ Phone Number _____

Docusign Envelope ID: C2ABC718-4D36-4808-9717-29D288878A55

As-Built Certification
And Request for Conversion to Operation Phase

Instructions: Complete and submit this page within 30 days of completion of the entire project, or any independent portion of the project, as required by the permit conditions. The operation phase of the permit is effective when the construction certification for the entire permit/application is approved by the Agency. If the final operation and maintenance entity is not the permittee, the permittee shall operate the project, system, works, or other activities temporarily until such time as the transfer to the operation entity is finalized (use Form 62-330.310(2)).

Permit No: Application No: Permittee:

Project Name: Phase or Independent Portion (if applicable):

I HEREBY CERTIFY THAT (please check only one box):

☐ To the best of my knowledge, information, and belief, construction of the project has been completed in substantial conformance with the plans specifications and conditions permitted by the Agency. Any minor deviations will not prevent the project from functioning in compliance with the requirements of Chapter 62-330, F.A.C. Attached are documents to demonstrate satisfaction of the outstanding permit conditions, other than long term monitoring and inspection requirements.

☐ Construction of the project was NOT completed in substantial conformance with the plans and specifications permitted by the Agency. Any deviations or independent phasing will not prevent the project from functioning in compliance with the requirements of Chapter 62-330, F.A.C. (Contact the permitting agency to determine whether a modification of the permit will be required in accordance with Rule 62-330.315, F.A.C.) Attached is a description of substantial deviations, a set of as-built drawings, and documents to demonstrate satisfaction of the outstanding permit conditions, other than long term monitoring and inspection requirements.

☐ Construction of the project was NOT completed in substantial conformance with the plans and specifications permitted by the Agency. There are substantial deviations that prevent the project from functioning in compliance with the requirements of Chapter 62-330, F.A.C. I acknowledge that corrections to the project and/or a modification of the permit will likely be required, and that conversion to the operation phase cannot be approved at this time. As-built or record drawings reflecting the substantial deviations are attached.

For activities that require certification by a registered professional:

By: _____ (Print Name) (Fla. Lic. or Reg. No.)
Signature

(Company Name) (Company Address)

(Telephone Number) (Email Address)

AFFIX SEAL

(Date)

For activities that do not require certification by a registered professional:

By: _____ (Print Name)
Signature

(Company Name) (Company Address)

Docusign Envelope ID: C2ABC718-4D36-4808-9717-29D288878A55

(Telephone Number) (Email Address) (Date)

Docusign Envelope ID: C2ABC718-4D36-4808-9717-29D288878A55

Drawings and Information Checklist

Following is a list of information that is to be verified and/or submitted by the Registered Professional or Permittee:

1. All surveyed dimensions and elevations shall be certified by a registered Surveyor or Mapper under Chapter 472, F.S.

2. The registered professional's certification shall be based upon on-site observation of construction (scheduled and conducted by the registered professional of record or by a project representative under direct supervision) and review of as-built drawings, with field measurements and verification as needed, for the purpose of determining if the work was completed in accordance with original permitted construction plans, specifications, and conditions.

3. If submitted, the as-built drawings are to be based on the permitted construction drawings revised to reflect any substantial deviations made during construction. Both the original design and constructed condition must be clearly shown. The plans need to be clearly labeled as "as-built" or "record" drawings that clearly highlight (such as through "red lines" or "clouds") any substantial deviations made during construction. As required by law, all surveyed dimensions and elevations required shall be verified and signed, dated, and sealed by an appropriate registered professional. The following information, at a minimum, shall be verified on the as-built drawings, and supplemental documents if needed:

    a. Discharge structures - Locations, dimensions and elevations of all, including weirs, orifices, gates, pumps, pipes, and oil and grease skimmers;
    b. Detention/Retention Area(s) – Identification number, size in acres, side slopes (h:v), dimensions, elevations, contours, or cross-sections of all, sufficient to determine stage-storage relationships of the storage area and the permanent pool depth and volume below the control elevation for normally wet systems,
    c. Side bank and underdrain filters, or exfiltration trenches - locations, dimensions, and elevations of all, including clean-outs, pipes, connections to control structures, and points of discharge to receiving waters;
    d. System grading - dimensions, elevations, contours, final grades, or cross-sections to determine contributing drainage areas, flow directions, and conveyance of runoff to the system discharge point(s);
    e. Conveyance - dimensions, elevations, contours, final grades, or cross-sections of systems utilized to divert off-site runoff around or through the new system;
    f. Benchmark(s) - location and description (minimum of one per major water control structure);
    g. Datum- All elevations should be referenced to a vertical datum clearly identified on the plans, preferably the same datum used in the permit plans.

4. Wetland mitigation or restoration areas - Show the plan view of all areas, depicting a spatial distribution of plantings conducted by zone (if plantings are required by permit), with a list showing all species planted in each zone, numbers of each species, sizes, date(s) planted, and identification of source of material; also provide the dimensions, elevations, contours, and representative cross-sections depicting the construction.

5. A map depicting the phase or independent portion of the project being certified, if all components of the project authorized in the permit are not being certified at this time.

6. Any additional information or outstanding submittals required by permit conditions or to document permit compliance, other than long-term monitoring or inspection requirements.

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OPERATION AND MAINTENANCE INSPECTION CERTIFICATION

Instructions: Submit this form to the Agency within 30 days of completion of the inspection after any failure of a stormwater management system or deviation from the permit. This form may also be used to document inspections required under Section 12.4 of Applicant's Handbook Volume I, however submittal to the Agency is not required unless requested by the Agency.

Permit No.: _____ Application No.: _____ Date Issued: _____

Identification or Name of Stormwater Management System: _____

Phase of Stormwater Management System (if applicable): _____

Inspection Date: _____

Inspection results: (check all that apply)

☐ The undersigned hereby certifies that the works or activities are functioning in substantial conformance with the permit. This certification is based upon on-site observation of the system conducted by me or my designee under my direct supervision and my review of as-built plans.

☐ The following maintenance was conducted since the last inspection (attach additional pages if needed):

_____

☐ The undersigned hereby certifies that I or my designee under my direct supervision has inspected this surface water management system and the system does not appear to be functioning in substantial conformance with the permit. I am aware that maintenance or alteration is required to bring the system into substantial compliance with the terms and conditions of the permit. As appropriate, I have informed the owner of the following:

(a) The system does not appear to be functioning properly;
(b) That maintenance or repair is required to bring the system into compliance; and
(c) If maintenance or repair measures are not adequate to bring the system into compliance, the system may have to be replaced or an alternative design constructed subsequent to approval by the agency below.

The following components of the system do not appear to be functioning properly (attach additional pages if needed):

_____

Any components of the constructed system that are not in substantial conformance with the permitted system shall require a written request to modify the permit in accordance with the provisions of Rule 62-330.315, F.A.C. If such modification request is not approved by the agency below, the components of the system that are not in conformance with the permit are subject to enforcement action under Sections 373.119, .129, .136, and .430, F.S.

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Name of Inspector: _____ Florida Registration Number: _____

Company Name: _____

Mailing Address: _____

City: _____ State: _____ Zip Code: _____

Phone: _____ Fax: _____ Email: _____

_____ _____

Signature of Inspector Date

Report Reviewed by Permittee:

Name of Permittee: _____

_____ _____

Signature of Permittee Date

_____

Title (if any)

Docusign Envelope ID: C2ABC718-4D36-4808-9717-29D288878A55

REQUEST FOR TRANSFER OF ENVIRONMENTAL RESOURCE PERMIT TO THE PERPETUAL OPERATION ENTITY

Instructions: Complete this form to transfer to the permit to the operation and maintenance entity. This form can be completed concurrently with, or within 30 days of approval of the As-Built Certification and Request for Conversion to Operation Phase (Form 62-330.310(1)). Please include all documentation required under Section 12.2.1(b) of Applicant's Handbook Volume 1. (see checklist below). **Failure to submit the appropriate final documents will result in the permittee remaining liable for operation and maintenance of the permitted activities.**

Permit No.:	Application No(s).
Project Name:	Phase (if applicable):

A. REQUEST TO TRANSFER: The permittee requests that the permit be transferred to the legal entity responsible for operation and maintenance (O&M).

By: _____ _____
Signature of Permittee | Name and Title

_____ _____
Company | Company Address

_____ _____
Phone | City, State, Zip

B. AGREEMENT FOR SYSTEM OPERATION AND MAINTENANCE RESPONSIBILITY: The below-named legal entity agrees to operate and maintain the works or activities in compliance with all permit conditions and provisions of Chapter 62-330, Florida Administrative Code (F.A.C.) and Applicant's Handbook Volumes I and II in perpetuity. Authorization for any proposed modification to the permitted activities shall be applied for and obtained prior to conducting such modification.

By: _____ _____
Signature of Representative of O&M Entity | Name of Entity for O&M

_____ _____
Name and Title | Address

_____ _____
Email Address | City, State, Zip

_____ _____
Phone | Date

Enclosed are the following documents, as applicable:

- ☐ Copy of recorded transfer of title to the operating entity for the common areas on which the stormwater management system is located (unless dedicated by plat)
- ☐ Copy of all recorded plats
- ☐ Copy of recorded declaration of covenants and restrictions, amendments, and associated exhibits
- ☐ Copy of filed articles of incorporation and documentary evidence of active corporate status with the Department of State, Division of Corporations (for corporations)
- ☐ A completed, signed, and notarized affidavit attesting that the operating entity meets the requirements of Section 12.3 of Environmental Resource Permit Applicant's Handbook Volume I.(Note- this is optional, but aids in processing of this request)

Docusign Envelope ID: C2ABC718-4D36-4808-9717-29D288878A55

REQUEST TO TRANSFER PERMIT

Instructions: Submit this form to the Agency within 30 days after any transfer of ownership or control of the real property where the permitted activity is located.

Note: Use of this form is not required when a valid permit is in the operation and maintenance phase. In such case, the owner must notify the Agency in writing within 30 days of a change in ownership or control of the entire real property, project, or activity covered by the permit. The notification may be letter, e-mail, or using this form, sent to the office that issued the permit. A processing fee is not required for this notice. The permit shall automatically transfer to the new owner or person in control, except in cases of abandonment, revocation, or modification of a permit as provided in Sections 373.426 and 373.429, F.S. (2012). If a permittee fails to provide written notice to the Agency within 30 days of the change in ownership or control, or if the change does not include the entire real property or activity covered by the permit, then the transfer must be requested using this form.

Permit No.: _____ Application No(s).: _____ Date Issued: _____

Identification or Name of Surface Water Management System: _____

Phase of Surface Water Management System (if applicable): _____

PART 1: PROPOSED PERMIT HOLDER

The undersigned hereby notifies the Agency that I have acquired ownership or control of the land on which the permitted system is located through the sale or other legal transfer of the land. By signing below, I hereby certify that I have sufficient real property interest or control in the land in accordance with subsection 4.2.3 (d) of Applicant's Handbook Volume I; attached is a copy of my title, easement, or other demonstration of ownership or control in the land, including any revised plats, as recorded in the Public Records. I request that the permit be modified to reflect that I agree to be the new permittee. By so doing, I acknowledge that I have examined the permit terms, conditions, and drawings, and agree to accept all rights and obligations as permittee, including agreeing to be liable for compliance with all of the permit terms and conditions, and to be liable for any corrective actions required as a result of any violations of the permit after approval of this modification by the Permitting Agency. Also attached are copies of any recorded restrictive covenants, articles of incorporation, and certificate of incorporation that may have been changed as a result of my assuming ownership or control of the lands. As necessary, I agree to furnish the Agency with demonstration that I have the ability to provide for the operation and maintenance of the system for the duration of the permit in accordance with subsection 12.3 of Applicant's Handbook Volume I.

Name of Proposed Permit Holder: _____

Mailing Address: _____

City: _____ State: _____ Zip Code: _____

Telephone: _____ Fax: _____ E-mail: _____

Docusign Envelope ID: C2ABC718-4D36-4808-9717-29D288878A55

Signature of Proposed Permittee _____ Date _____

Title (if any) _____

PART 2: RESPONSIBLE REGISTERED PROFESSIONAL

Name of Registered Professional who will be responsible for system inspections and reporting as required by Chapter 62-330, F.A.C. (if applicable): _____

Mailing Address: _____

City: _____ State: _____ Zip Code: _____

Telephone: _____ Fax: _____ E-mail: _____

Enclosures:
- ☐ Copy of recorded transfer of title for surface water management system
- ☐ Copy of plat(s)
- ☐ Copy of recorded restrictive covenants, articles of incorporation, and certificate of incorporation
- ☐ Other

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EXHIBIT #21 – SWPA #25-006 PUBLIC HEARING

Docusign Envelope ID: C2ABC718-4D36-4808-9717-29D288878A55

Barbara Baity

From: Charlie Rodriguez <Charlie.Rodriguez@tampagov.net>
Sent: Monday, December 1, 2025 10:57 AM
To: Jackelyn Julien; Barbara Baity
Cc: Ben Allushuski; Alexander Awad; Jay Ahmed
Subject: RE: Tampa Port Authority (Engineering Dept) SWPA 25-006 –-Metro Port Complex Redevelopment – Revised Drawings Project Notice AND Public Hearing Notice
Attachments: MetroPort_Model_Comments.docx

CAUTION: External Sender. Please do not click on links or open attachments from senders you do not trust.

Jackie,
Good morning
This is to confirm the City of Tampa Stormwater Engineering Division is currently reviewing this project and cannot approve of it at this time. See attached comments (same attachment I sent to you Wed. the 26th)

Contact me with any questions

Thanks

From: Charlie Rodriguez
Sent: Wednesday, November 26, 2025 10:47 AM
To: Jackelyn Julien <jjulien@tampaport.com>
Cc: Ben Allushuski <Ben.Allushuski@tampagov.net>; Alexander Awad <Alexander.Awad@tampagov.net>; Jay Ahmed <Jay.Ahmed@tampagov.net>
Subject: FW: Tampa Port Authority (Engineering Dept) SWPA 25-006 –-Metro Port Complex Redevelopment – Revised Drawings Project Notice AND Public Hearing Notice

Jackie,
See e-mail correspondence as discussed, the matter is in process.

Thanks

From: Ben Allushuski <Ben.Allushuski@tampagov.net>
Sent: Friday, November 21, 2025 4:36 PM
To: Charles Curtis <Charles.Curtis@burgessniple.com>; Jose DeJesus <jdejesus@tampaport.com>
Cc: Alexander Awad <Alexander.Awad@tampagov.net>; Charlie Rodriguez <Charlie.Rodriguez@tampagov.net>; Jay Ahmed <Jay.Ahmed@tampagov.net>; Freiner, Michael <michael.freiner@hdrinc.com>
Subject: RE: Tampa Port Authority (Engineering Dept) SWPA 25-006 –-Metro Port Complex Redevelopment – Revised Drawings Project Notice AND Public Hearing Notice

Good afternoon Charles and Jose,

Apologies for the delay. We reviewed the model and attached are a few comments. Regarding comment #3, we would like to ask about the Port's interest in installing a larger pipe that could benefit the broader area. As you know, there is significant upstream flooding, and coordinating with the City and the Channelside CRA on a larger pipe now could help avoid future costly and disruptive work. We have not discussed this

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EXHIBIT #22 – SWPA #25-006 PUBLIC HEARING

Docusign Envelope ID: C2ABC718-4D36-4808-9717-29D288878A55

Barbara Baity

From: Strong, Bill T. <wtstrong@marathonpetroleum.com>
Sent: Monday, December 1, 2025 10:40 AM
To: Jackelyn Julien; Billiter, Jon C.
Cc: Barbara Baity
Subject: RE: [EXTERNAL] Tampa Port Authority (Engineering Dept) SWPA 25-006 –-Metro Port Complex Redevelopment – Revised Drawings Project Notice AND Public Hearing Notice

CAUTION: External Sender. Please do not click on links or open attachments from senders you do not trust.

Hi Jackie,

I will not attend the hearing. My only concern is the work may impede traffic on the channel.

Thanks,

Bill

From: Jackelyn Julien <Jjulien@tampaport.com>
Sent: Wednesday, November 26, 2025 10:32 AM
To: Strong, Bill T. <wtstrong@marathonpetroleum.com>; Billiter, Jon C. <jbilliter@marathonpetroleum.com>
Cc: Barbara Baity <bbaity@tampaport.com>
Subject: [EXTERNAL] Tampa Port Authority (Engineering Dept) SWPA 25-006 –-Metro Port Complex Redevelopment – Revised Drawings Project Notice AND Public Hearing Notice

Hello,

Reaching to see if your 2 questions/concerns have been satisfied with the revised project drawings packet & was wondering if you were planning on being present to the Public Hearing on Monday, 12/1?

Thanks,

Jackie Julien
Environmental Project Manager II / Environmental Dept.
Tampa Port Authority d/b/a Port Tampa Bay
1101 Channelside Dr.
Tampa, FL 33602
O:813-905-5033

SIGN-IN SHEET

PUBLIC HEARING FOR

Tampa Port Authority, d/b/a Port Tampa Bay Engineering Department – Metro Port Complex Redevelopment Project

Monday, December 1, 2025 @ 2:00 P.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.	Ben Brice	WSP	5411 Skycenter Dr Ste 650 Tampa, 33607	NO
2.				
3.				
4.				
5.				
6.				
7.				
8.				
9.				
10.				

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SUBJECT: **FINAL RANKING OF FIRMS AND AWARD OF CONSTRUCTION MANAGER SERVICES AGREEMENT FOR METORPORT FILL**

BACKGROUND:

Port Tampa Bay's (PTB) cruise business has grown significantly over the past years, from 1.1 million passengers in 2023 to 1.6 million passengers in 2025 and PTB is estimated to receive approximately 1.8 million passengers in 2026. The demand for cruise ship berths at PTB now exceeds the existing number of cruise terminals. In order to create a new cruise terminal, PTB needs to fill the slip located north of Cruise Terminal 6 known as "Metroport" which would create approximately 5.6 acres of uplands (Uplands) and accommodate more modern and larger cruise vessels. Upon creation of the Uplands, would commission additional projects such as a steel bulkhead, development of the uplands, a cruise terminal, and a parking garage (Project).

FACTS/COMMENTS:

On August 1, 2025, in accordance with PTB's procurement policy, staff advertised for qualified construction management service firms under RFQ No. Q-005-25 on the DemandStar eProcurement distribution system , as well as in the Tampa Bay Times, Florida Sentinel Bulletin, and LaGaceta newspapers on July 30, 2025 and August 1, 2025 respectively. On August 7, 2025, PTB held a non-mandatory Pre-Qualification Teleconference and on August 28, 2025, PTB received proposals from four (4) local firms. On September 11, 2025, the Evaluation Committee (Committee) consisting of Patrick Blair - Vice President of Engineering, Ed Washington - Vice President of Real Estate, and Greg Lovelace, - Senior Vice President of Business Development, evaluated the proposals based on experience and qualifications, and recommended the following ranking:

Final Ranking	**Firm's Name (Office Location)**
1	Kimmins Contracting Corp (Tampa, FL)
2	Russell Marine, LLC (Channelview, TX)
3	Veceillo & Grogan (Jacksonville, FL)
4	The A.D. Morgan Corporation (Tampa, FL)

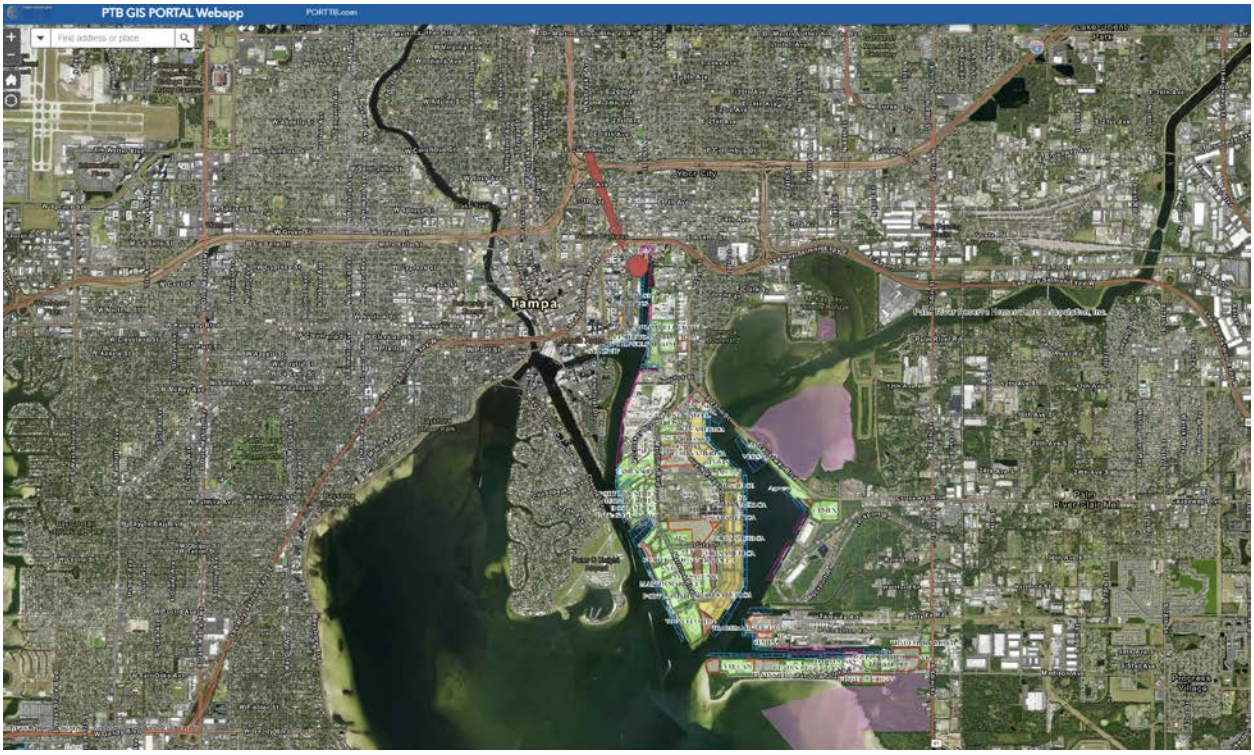
Kimmins Contracting Corporation (Kimmins) is fully licensed and qualified to perform the work and PTB received outstanding references from the City of Tampa and the Tampa International Airport staff. PTB staff has worked with Kimmins on other projects and recommends approval of the Evaluation Committee's final ranking of the firms. Staff also requests approval to negotiate a Construction Management Services Agreement (Agreement) with Kimmins and authorization for the Port President/CEO to execute an Agreement in amount not to exceed $18,500,000, which amount includes contingency funds of $983,000 (5.6%) for any unforeseen conditions that may arise during construction of the Project.

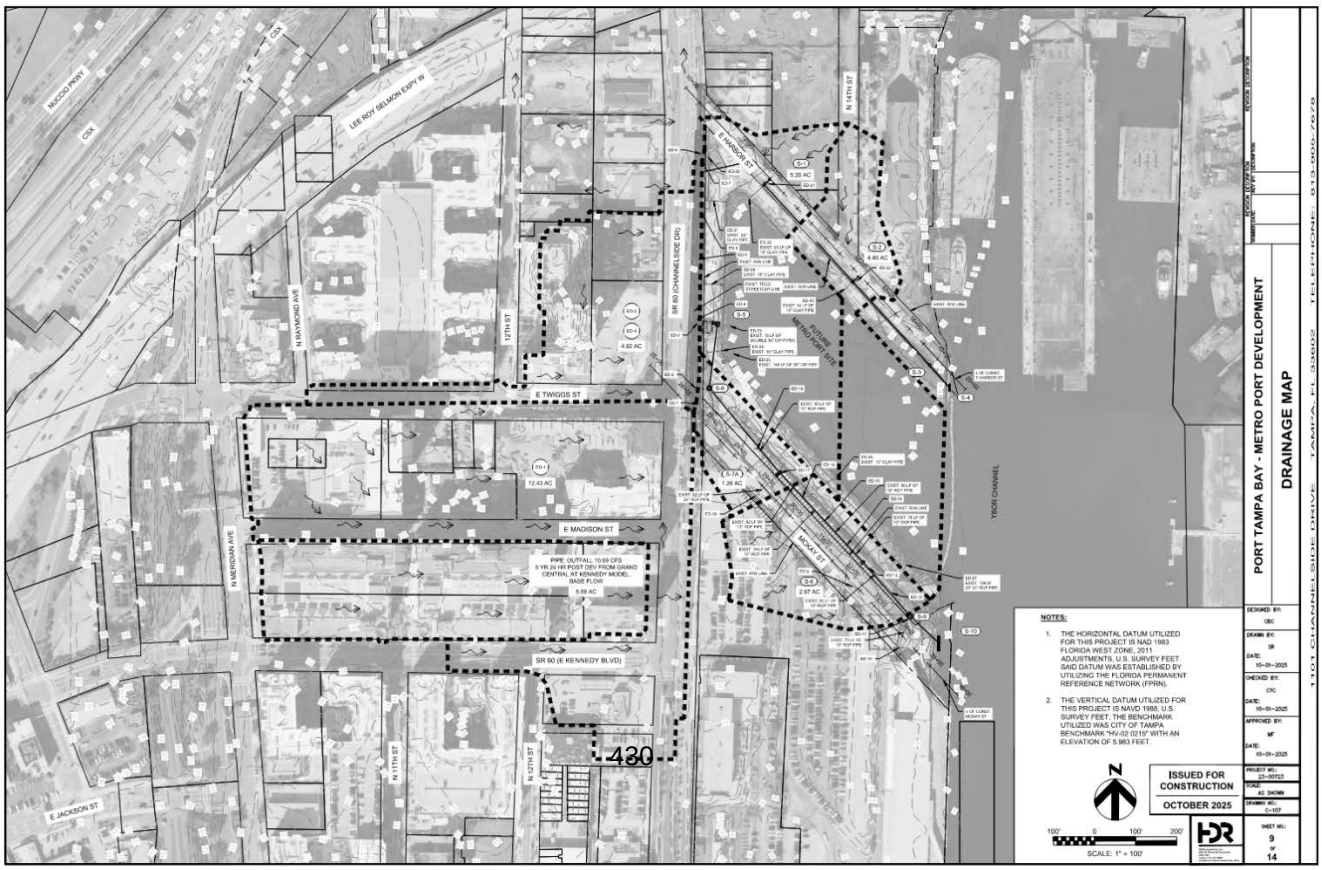
If PTB staff cannot reach an Agreement with Kimmins, then staff would terminate negotiations with that firm and commence negotiations with the next highest ranked firm, and report the results back to the PTB Board at a subsequent Board meeting.

RECOMMENDATION:

Approve the final ranking of firms, authorize staff to negotiate a Construction Manager Services Agreement with Kimmons Contracting Corp, and authorize the Port President/CEO to execute a Construction Manager Services Agreement for Phase 1 of the Project in amount not to exceed $18,500,000 which includes contingency funds of $983,000 for any unforeseen conditions that may arise during the construction of the Project, all subject to review by Port counsel.

Board Meeting
December 16, 2025
Engineering


PTB GIS PORTAL Webapp
PORTTB.com
Find address or place
Tampa


PORT TAMPA BAY - METRO PORT DEVELOPMENT
DRAINAGE MAP
ISSUED FOR CONSTRUCTION
OCTOBER 2025
NOTES:
1. THE HORIZONTAL DATUM UTILIZED FOR THIS PROJECT IS NAD 1983 FLORIDA WEST ZONE, 2011 ADJUSTMENTS, U.S. SURVEY FEET. SAID DATUM WAS ESTABLISHED BY UTILIZING THE FLORIDA PERMANENT REFERENCE NETWORK (FPRN).
2. THE VERTICAL DATUM UTILIZED FOR THIS PROJECT IS NAVD 1988, U.S. SURVEY FEET. THE BENCHMARK UTILIZED WAS CITY OF TAMPA BENCHMARK "HV-02 0215" WITH AN ELEVATION OF 5.983 FEET.
E MADISON ST
E TWIGGS ST
SR 60 (E KENNEDY BLVD)
E JACKSON ST
N 12TH ST
N 14TH ST
N 17TH ST
N 21ST ST
N RAYMOND AVE
N MERIDIAN AVE
SR 60 (CHANNELSIDE DR)
LEE ROY SELMON EXPY W
MOXLEY ST
YBOR CHANNEL
SCALE: 1" = 100'
430

PORT TAMPA BAY

CONSTRUCTION MANAGEMENT SERVICES FOR METROPORT
RFQ 005-25

PROPOSAL EVALUATION

Proposers				
Committee Members	**Kimmins Contracting Corp.**	**Russell Marine, LLC**	**The A.D. Morgan Corporation**	**Vecellio & Grogan, Inc.**
Evaluator # 1	1.05	2.45	3.85	2.65
Evaluator # 2	1.05	3.00	2.85	3.10
Evaluator # 3	1.05	2.45	3.85	2.65
Total:	**3.15**	**7.90**	**10.55**	**8.40**
Ranking:	**1**	**2**	**4**	**3**

431

Ranking Scale: #1 (the lowest score) is the best score, #2 second best, #3 third best…..
Ranking Directions: Each evaluator shall rank each respondent independently for each category based on the above referenced ranking scale.

CONSTRUCTION MANAGEMENT SERVICES FOR METROPORT
RFQ 005-25
PROPOSAL EVALUATION

		Proposers			
Evaluation Criteria	**Weight**	**Kimmins Contracting Corp.**	**Russell Marine, LLC**	**The A.D. Morgan Corporation**	**Vecellio & Grogan, Inc.**
Qualifications / Experience of the Respondent (Firm): *(i.e., responsible)* • Detail experience and qualifications of the firm. • Demonstrate the firm's full understanding of the work to be performed in accordance with the Description of Services and specialized experience and / or qualifications for these tasks (Section B; Paragraph 1.2 & 1.3). • Specific credit will be given for proven experience in providing similar consulting services for Port or Maritime industry clients. • Local presence – office location within fifty (50) miles of PTB. • Documentation of at least ten (10) years demonstrated experience as required by respondent minimum qualifications.	20%	**1**	**2**	**4**	**3**
Qualifications / Experience of Key Personnel: • Detail experience and individual qualifications for key personnel (supervisory personnel sub-contractors, and other relevant professional staff) who will specifically perform and/or oversee the work for specific tasks or areas of discipline as outlined in the Description of Services. • Highlight key personnel qualifications, credentials, competence, experience and recent/current involvement in the various type of tasks proposed. • Identify key personnel associated with the projects profiled in Form 7 who are still employed with the firm performing similar work and will be assigned to PTB's project. • Identify the office location of each key personnel staff member. • Provide copies of State of Florida contractors licenses and professional engineering licenses and other relevant licenses and certifications.	20%	**1**	**3**	**4**	**2**
Services and Approach to be Utilized: • Provide a description of the services to be provided and the approach that the firm will use for the work described in the Description of Services. • Provide detailed information on completed projects that illustrate proposed team's qualifications for this contract. • Identify key personnel associated with the profiled projects who are still employed with the firm performing similar work and will be assigned to PTB's project.	20%	**1**	**2**	**4**	**3**
Past Performance: • Demonstrate past performance and record as it relates to the Minimum Qualifications and Description of Services in regard to projects of similar type, size and complexity. • Consideration of references on major seaports projects or other similar marine projects. • Evaluation of possible conflicts of interest as well as litigation resulting from any claim(s) of negligence (errors and/or omissions).	15%	**1**	**2**	**4**	**3**
Schedule / Budget Requirements / Workload: • Demonstrated willingness and ability to meet and adhere to project schedules and budget. • Consideration of recent, current and projected workload as well as workforce availability to undertake PTB work.	10%	**1**	**3**	**4**	432 **2**
Respondent's Overall Responsiveness: • Overall completeness, clarity and quality of the Proposal. • Consideration of any other information, qualifications, or experience that you may consider significant, innovative, pertinent, or other relevant information.	10%	**1**	**2**	**4**	**3**
Volume of Work: • The objective is affecting an equitable distribution of contracts among qualified Respondent. Points are based on actual fees PTB paid to a Respondent within the past three (3) years.	5%	**2**	**5**	**1**	**2**
Total:	**100%**	**1.05**	**2.45**	**3.85**	**2.65**

Ranking Scale: #1 is the highest score, #2 second highest, #3 third highest…..
Ranking Directions: Each evaluator shall rank each respondent independently for each category based on the above referenced ranking scale.

Evaluator Name: **Evaluator # 1** **Date:** 9/11/2025
Evaluator Signature: **(On File)**

CONSTRUCTION MANAGEMENT SERVICES FOR METROPORT

RFQ 005-25

PROPOSAL EVALUATION

Evaluation Criteria	Weight	Proposers			
		Kimmins Contracting Corp.	Russell Marine, LLC	The A.D. Morgan Corporation	Vecellio & Grogan, Inc.
Qualifications / Experience of the Respondent (Firm): *(i.e., responsible)* • Detail experience and qualifications of the firm. • Demonstrate the firm's full understanding of the work to be performed in accordance with the Description of Services and specialized experience and / or qualifications for these tasks (Section B; Paragraph 1.2 & 1.3). • Specific credit will be given for proven experience in providing similar consulting services for Port or Maritime industry clients. • Local presence – office location within fifty (50) miles of PTB. • Documentation of at least ten (10) years demonstrated experience as required by respondent minimum qualifications.	20%	1	3	4	2
Qualifications / Experience of Key Personnel: • Detail experience and individual qualifications for key personnel (supervisory personnel sub-contractors, and other relevant professional staff) who will specifically perform and/or oversee the work for specific tasks or areas of discipline as outlined in the Description of Services. • Highlight key personnel qualifications, credentials, competence, experience and recent/current involvement in the various type of tasks proposed. • Identify key personnel associated with the projects profiled in Form 7 who are still employed with the firm performing similar work and will be assigned to PTB's project. • Identify the office location of each key personnel staff member. • Provide copies of State of Florida contractors licenses and professional engineering licenses and other relevant licenses and certifications.	20%	1	3	2	4
Services and Approach to be Utilized: • Provide a description of the services to be provided and the approach that the firm will use for the work described in the Description of Services. • Provide detailed information on completed projects that illustrate proposed team's qualifications for this contract. • Identify key personnel associated with the profiled projects who are still employed with the firm performing similar work and will be assigned to PTB's project.	20%	1	3	2	4
Past Performance: • Demonstrate past performance and record as it relates to the Minimum Qualifications and Description of Services in regard to projects of similar type, size and complexity. • Consideration of references on major seaports projects or other similar marine projects. • Evaluation of possible conflicts of interest as well as litigation resulting from any claim(s) of negligence (errors and/or omissions).	15%	1	3	4	2
Schedule / Budget Requirements / Workload: • Demonstrated willingness and ability to meet and adhere to project schedules and budget. • Consideration of recent, current and projected workload as well as workforce availability to undertake PTB work.	10%	1	3	2	433 4
Respondent's Overall Responsiveness: • Overall completeness, clarity and quality of the Proposal. • Consideration of any other information, qualifications, or experience that you may consider significant, innovative, pertinent, or other relevant information.	10%	1	2	4	3
Volume of Work: • The objective is affecting an equitable distribution of contracts among qualified Respondent. Points are based on actual fees PTB paid to a Respondent within the past three (3) years.	5%	2	5	1	2
Total:	**100%**	**1.05**	**3.00**	**2.85**	**3.10**

Ranking Scale: #1 is the highest score, #2 second highest, #3 third highest…..
Ranking Directions: Each evaluator shall rank each respondent independently for each category based on the above referenced ranking scale.

Evaluator Printed Name: Evaluator # 2 **Date:** 9/11/2025
Evaluator Signature: (On File)

CONSTRUCTION MANAGEMENT SERVICES FOR METROPORT
RFQ 005-25
PROPOSAL EVALUATION

		Proposers			
Evaluation Criteria	**Weight**	**Kimmins Contracting Corp.**	**Russell Marine, LLC**	**The A.D. Morgan Corporation**	**Vecellio & Grogan, Inc.**
Qualifications / Experience of the Respondent (Firm): *(i.e., responsible)* • Detail experience and qualifications of the firm. • Demonstrate the firm's full understanding of the work to be performed in accordance with the Description of Services and specialized experience and / or qualifications for these tasks (Section B; Paragraph 1.2 & 1.3). • Specific credit will be given for proven experience in providing similar consulting services for Port or Maritime industry clients. • Local presence – office location within fifty (50) miles of PTB. • Documentation of at least ten (10) years demonstrated experience as required by respondent minimum qualifications.	20%	**1**	**2**	**4**	**3**
Qualifications / Experience of Key Personnel: • Detail experience and individual qualifications for key personnel (supervisory personnel sub-contractors, and other relevant professional staff) who will specifically perform and/or oversee the work for specific tasks or areas of discipline as outlined in the Description of Services. • Highlight key personnel qualifications, credentials, competence, experience and recent/current involvement in the various type of tasks proposed. • Identify key personnel associated with the projects profiled in Form 7 who are still employed with the firm performing similar work and will be assigned to PTB's project. • Identify the office location of each key personnel staff member. • Provide copies of State of Florida contractors licenses and professional engineering licenses and other relevant licenses and certifications.	20%	**1**	**3**	**4**	**2**
Services and Approach to be Utilized: • Provide a description of the services to be provided and the approach that the firm will use for the work described in the Description of Services. • Provide detailed information on completed projects that illustrate proposed team's qualifications for this contract. • Identify key personnel associated with the profiled projects who are still employed with the firm performing similar work and will be assigned to PTB's project.	20%	**1**	**2**	**4**	**3**
Past Performance: • Demonstrate past performance and record as it relates to the Minimum Qualifications and Description of Services in regard to projects of similar type, size and complexity. • Consideration of references on major seaports projects or other similar marine projects. • Evaluation of possible conflicts of interest as well as litigation resulting from any claim(s) of negligence (errors and/or omissions).	15%	**1**	**2**	**4**	**3**
Schedule / Budget Requirements / Workload: • Demonstrated willingness and ability to meet and adhere to project schedules and budget. • Consideration of recent, current and projected workload as well as workforce availability to undertake PTB work.	10%	**1**	**3**	**4**	**2**
Respondent's Overall Responsiveness: • Overall completeness, clarity and quality of the Proposal. • Consideration of any other information, qualifications, or experience that you may consider significant, innovative, pertinent, or other relevant information.	10%	**1**	**2**	**4**	**3**
Volume of Work: • The objective is affecting an equitable distribution of contracts among qualified Respondent. Points are based on actual fees PTB paid to a Respondent within the past three (3) years.	5%	**2**	**5**	**1**	**2**
Total:	**100%**	**1.05**	**2.45**	**3.85**	**2.65**

Ranking Scale: #1 is the highest score, #2 second highest, #3 third highest…..
Ranking Directions: Each evaluator shall rank each respondent independently for each category based on the above referenced ranking scale.

Evaluator Printed Name: **Evaluator # 3** **Date:** 9/11/2025
Evaluator Signature: **(On File)**

TAMPA PORT AUTHORITY
Monthly Aged Receivables
November 30, 2025

Customer Number	Customer Name	Current	31 - 60 Days	61 - 90 Days	91 & Over	Customer Balance
Port Fees						
T425	AGUNSA USA, INC (Eastport Lease))	52,436.00	4,901.06	-	-	57,337.06
S036	ALTAMAR SHIPPING	2,457.00	-	-	-	2,457.00
T012	AMALIE OIL COMPANY	2,520.55	-	-	-	2,520.55
D081	AMERICAN MARINE EXPRESS, INC	42.00	-	-	-	42.00
T400	ARDENT MILLS, LLC	5,933.60	-	-	-	5,933.60
S073	AUTOMOTIVE CORE SUPPLY, INC.	-	-	10.50	-	10.50
A512	BEYEL BROTHERS INC	221.40	155.52	-	-	376.92
A552	BIEHL & CO FLORIDA LLC	7,500.89	-	-	-	7,500.89
P045	BOWMAN AND BROOK, LLP	-	-	-	20.00	20.00
S041	BRONCO TRANSPORT	-	-	40.00	-	40.00
T201	BUCKEYE TERMINALS, LLC	65,501.74	-	-	-	65,501.74
Q527	BW WATER	231.93	2,440.72	-	-	2,672.65
T003	CARGILL INC	(644.25)	-	-	-	(644.25)
D049	CARGILL SALT	(12.24)	-	-	-	(12.24)
T151	CARGILL SALT	-	-	487.31	487.31	974.62
S025	CARGILL SALT DIVISION	1,543.50	-	-	-	1,543.50
T131	CARNIVAL CRUISE LINES	372,316.00	-	-	-	372,316.00
T198	CEMEX CONSTRUCTION MATERIALS FLORIDA, LLC	7,294.89	-	-	-	7,294.89
T014	CENTRAL FLORIDA PIPELINE LLC	298,446.50	-	-	-	298,446.50
Q414	CENTURY METALS & SUPPLIES INC	3,343.60	-	-	-	3,343.60
T109	CITRUS PRODUCTS	10,402.45	-	27,489.00	-	37,891.45
D047	CITY OF TAMPA (SW & WW)	680.00	-	-	-	680.00
Q506	CMA CGM (AMERICA) LLC	10,032.00	-	-	-	10,032.00
Q362	CSN LLC	694.00	-	-	-	694.00
Q502	CUSTOMS BROKER SUPPLIERS INC	-	-	-	107.30	107.30
A423	DANN OCEAN TOWING, INC	201.28	353.40	-	-	554.68
Q450	DOLE FRESH FRUIT COMPANY	23,556.59	6,306.00	-	-	29,862.59
Q127	DONGKUK INTERNATIONAL INC	1,951.53	-	-	-	1,951.53
S064	DV CONTAINER SERVICES	21.00	-	-	-	21.00
S074	EDGE METALS RECYCLING, INC	241.50	-	-	-	241.50
A400	EN BISSO & SON INC	372.40	-	-	-	372.40
Q508	FERROSOURCE	954.29	374.58	-	-	1,328.87
T132	FLORIDA AQUARIUM	1,015.00	-	-	-	1,015.00
Q525	FRACHT FWO INC (TX)	-	-	1,667.14	-	1,667.14

TAMPA PORT AUTHORITY
Monthly Aged Receivables
November 30, 2025

Customer Number	Customer Name	Current	31 - 60 Days	61 - 90 Days	91 & Over	Customer Balance
A429	GAC SHIPPING (USA) INC	130,434.44	-	-	-	130,434.44
S043	GLOBAL DISTRIBUTION INC	577.50	-	-	-	577.50
Q528	GRIMALDI DEEPSEA-ACL USA	95.21	6,347.52	-	-	6,442.73
T063	GULF SULPHUR SERVICES	563.18	-	284.73	28,575.89	29,423.80
A549	HOST AGENCY, LLC	38,752.56	98.29	-	-	38,850.85
Q526	HUB STEEL	578.15	-	-	-	578.15
Q039	HYUNDAI STEEL PIPE AMERICA, INC	136.71	-	-	-	136.71
A306	INCHCAPE SHIPPING SERVICES	55,398.12	1,436.87	-	461.66	57,296.65
T101	INTERACID NORTH AMERICA, INC	9,547.49	50.00	-	-	9,597.49
A078	INTERNATIONAL SHIP REPAIR	294.84	108.00	-	-	402.84
D078	KAG SPECIALTY PRODUCTS GROUP, LLC	(1.00)	-	20.00	-	19.00
Q480	KG STEEL USA INC	1,578.25	-	-	-	1,578.25
A350	KIMMINS CONTRACTING	20.00	-	-	-	20.00
T116	KINDER MORGAN BULK/TBS	432.00	-	-	-	432.00
A003	KIRBY OFFSHORE MARINE	11,298.53	-	-	233.24	11,531.77
A248	LA CARRIERS, LLC	75.60	329.00	75.60	-	480.20
Q410	LEE COMPANY CUSTOMS BROKER	3,557.83	-	-	-	3,557.83
T308	LOGISTEC GULF COAST LLC	185,660.99	-	-	-	185,660.99
T328	MAJESTIC STEEL USA	15,583.67	-	-	-	15,583.67
T430	MARGARITAVILLE AT SEA	324,422.00	52,682.00	-	-	377,104.00
A360	MARTIN GAS MARINE	7,613.60	591.84	-	-	8,205.44
T135	MARTIN MARIETTA AGGREGATES	5,179.73	-	-	-	5,179.73
T134	MARTIN OPERATING PARTNERSHIP	12,098.62	-	-	-	12,098.62
A465	MASTER, OWNER & OPERATORS	104,239.88	-	-	-	104,239.88
Q487	METAL ROOF MASTER	-	-	-	881.03	881.03
S067	MKD LOGISTICS LLC	(58.00)	-	-	-	(58.00)
A509	MOBRO MARINE INC	-	-	162.00	-	162.00
A053	MORAN TOWING CORPORATION	1,454.56	-	-	-	1,454.56
T002	MOSAIC CROP NUTRITION, LLC	(6,580.09)	695.11	3,753.63	530.25	(1,601.10)
T011	MURPHY OIL USA INC	29,726.27	-	-	-	29,726.27
S075	NAV TRANSPORTATION/NORTHSTAR SVCS LTD	126.00	-	-	-	126.00
A071	NORTON LILLY INTERNATIONAL, US, INC	41,467.36	-	-	-	41,467.36
T200	NORWEGIAN CRUISE LINE	107,044.86	-	-	-	107,044.86
A439	NOVA INTERNATIONAL SHIPPING	(42,348.99)	13,281.33	3,477.74	-	(25,589.92)
Q351	OPTIMA STEEL INTERNATIONAL, LLC	3,100.34	4,256.25	-	-	7,356.59

TAMPA PORT AUTHORITY
Monthly Aged Receivables
November 30, 2025

Customer Number	Customer Name	Current	31 - 60 Days	61 - 90 Days	91 & Over	Customer Balance
A069	OSG SHIP MANAGEMENT, INC	1,862.63	-	-	-	1,862.63
T205	PLAINS LPG SERVICES, L.P.	69.48	-	69.48	4,833.61	4,972.57
T318	PORT LOGISTICS TERMINAL OPERATIONS LLC	8,148.86	4,451.84	372.17	-	12,972.87
T006	PORTS AMERICA	57.51	-	-	-	57.51
T182	PORTS AMERICA	244,407.24	-	10,554.00	-	254,961.24
A283	PRO TRANSPORT INC, TAMPA	10.50	-	-	-	10.50
D075	RELIABLE TAMPA PARTNERS	20.00	-	-	-	20.00
T202	ROYAL CARIBBEAN CRUISES LTD.	756,524.67	-	-	-	756,524.67
Q371	SAMSUNG C&T AMERICA, INC	1,144.35	-	-	-	1,144.35
A064	SAVAGE & SON, AR	495,640.19	-	-	-	495,640.19
A531	SAVAGE MARINE MANAGEMENT COMPANY, LLC	64,706.55	565.92	-	-	65,272.47
A065	SEA & LAND SHIPPING	1,036.52	-	-	-	1,036.52
A486	SEACAT LINES C/O NAGA LOGISTICS	47,702.56	-	-	-	47,702.56
Q213	SEAH STEEL AMERICA CORP	94.58	6,305.17	-	-	6,399.75
S069	SOUTHERN CARTAGE, INC	(199.89)	-	-	-	(199.89)
S055	TAMPA CONTAINER TRANSPORT	21.00	-	-	-	21.00
T137	TAMPA JUICE SERVICE INC	3,873.94	-	-	-	3,873.94
T021	TAMPA PORT SERVICES, LLC	(18,799.12)	17,369.95	8,565.85	6,236.42	13,373.10
A384	TAMPA SHIP LLC	199.80	-	-	-	199.80
Q523	TERNIUM USA, INC (LA)	-	-	-	100.99	100.99
Q493	THE MILL STEEL COMPANY	182.74	-	-	-	182.74
T173	TITAN FLORIDA LLC	18,061.60	14,043.45	8,642.79	2,204.13	42,951.97
Q413	TOYOTA TSUSHO AMERICA, INC (TX)	6,190.70	-	-	-	6,190.70
T150	TRADEMARK METALS RECYCLING FKA ONESTEEL	47,186.39	4,560.02	-	-	51,746.41
A251	TRADEMARK METALS RECYCLING LLC	40.00	-	-	-	40.00
A497	TRANS-ATLANTIC AGENCIES, INC	44,025.60	-	-	-	44,025.60
T020	TRANSMONTAIGNE INC	53,280.02	-	-	-	53,280.02
S021	TRX SOUTHEAST (TAMPA #770)	21.00	-	-	-	21.00
Q163	USP HOLDINGS, INC	240.02	-	-	-	240.02
A553	VALHALLA SHIP AGENCY, LLC	9,246.65	-	-	-	9,246.65
T119	VULCAN MATERIALS COMPANY	18,617.39	1,241,159.15	-	3,873.05	1,263,649.59
A532	WORLD FUEL SERVICES, INC.	79,463.60	-	-	-	79,463.60
T056	YARA NORTH AMERICA INC	9,332.45	-	-	-	9,332.45
	Subtotal Port Fees	**3,803,734.89**	**1,382,862.99**	**65,671.94**	**48,544.88**	**5,300,814.70**

TAMPA PORT AUTHORITY
Monthly Aged Receivables
November 30, 2025

Customer Number	Customer Name	Current	31 - 60 Days	61 - 90 Days	91 & Over	Customer Balance
Lease Charges						
L416	AJAX PAVING INDUSTRIES OF FL, LLC	12,500.00	-	-	-	12,500.00
L154	ANDALUCIA MASTER ASSOCIATION, INC	380.00	25,333.54	-	-	25,713.54
L011	CARGILL FINANCIAL SERVICE CTR	(677.08)	-	-	-	(677.08)
L207	CARGILL INC SALT FACILITY	(302.81)	-	-	-	(302.81)
L403	CELLCO PARTNERSHIP DBA VERIZON WIRELESS	(5.52)	-	-	-	(5.52)
L399	CEMEX CONSTRUCTION MATERIALS FLORIDA LLC	22,125.63	-	-	-	22,125.63
L299	CEMEX CONSTRUCTION MATERIALS FLORIDA, LLC	(1,188.66)	-	-	332.04	(856.62)
L268	DANIEL, IAN & LORNA	(97.07)	-	-	-	(97.07)
L196	E.N. BISSO & SON INC	(100.00)	-	-	-	(100.00)
L317	Extenet Systems, Inc	222.08	-	292.35	7,218.72	7,733.15
L415	GLOVIS AMERICA, INC	3,664.50	-	-	1,465.77	5,130.27
L214	GULF SULPHUR SERVICES	210.36	-	105.18	9,577.43	9,892.97
L103	INTERNATIONAL SHIP REPAIR &MARINE SERVICES, INC	15,210.56	-	-	-	15,210.56
L308	LOGISTEC GULF COAST LLC	7,516.21	-	-	-	7,516.21
L328	MAJESTIC STEEL USA	16,621.15	-	-	-	16,621.15
L173	MARTIN OPERATING PARTNERSHIP	28,742.61	1,026.90	-	-	29,769.51
L039	MURPHY OIL USA INC	-	-	917.44	-	917.44
L408	NAV TRANSPORTATION LLC	4,589.93	3,000.00	-	-	7,589.93
L418	PANGAEA FLORIDA LLC	2,500.00	-	-	-	2,500.00
L318	PORT LOGISTICS TERMINAL OPERATIONS LLC	18,050.77	-	-	-	18,050.77
L264	PORTS AMERICA	87,566.02	-	-	-	87,566.02
L311	Precision Build Solutions, LLC	(60.00)	-	-	-	(60.00)
L292	PURAGLOBE FLORIDA LLC	(200.00)	-	-	-	(200.00)
L329	SESCO CEMENT FLORIDA LLC	169.00	-	-	-	169.00
L235	STARSHIP CRUISE LINE	-	183.94	-	-	183.94
L064	SUPERIOR SEAFOODS INC	(70.36)	-	-	-	(70.36)
L253	T C PORT YBOR LLC	(112.18)	-	-	-	(112.18)
L067	TAMPA BAY PIPELINE COMPANY	(87.04)	-	-	-	(87.04)
L049	TAMPA PORT SERVICES, LLC	(266.74)	-	327.29	161.64	222.19
L190	TAMPA SHIP LLC	6,500.00	-	320.00	-	6,820.00
L295	THE FLORIDA AQUARIUM	779.60	-	-	-	779.60
L239	TITAN FLORIDA LLC	-	123.67	-	-	123.67

TAMPA PORT AUTHORITY
Monthly Aged Receivables
November 30, 2025

Customer Number	Customer Name	Current	31 - 60 Days	61 - 90 Days	91 & Over	Customer Balance
L209	TRADEMARK METALS RECYCLING FKA ONESTEEL	481.74	481.74	-	-	963.48
L297	TRANSFLO TERMINAL SERVICES, INC.	(1,134.69)	-	-	-	(1,134.69)
L440	UNITED STATES COAST GUARD	21,058.96	21,061.67	-	-	42,120.63
L293	VASTEC, INC.	30,395.30	-	-	-	30,395.30
L307	VERIZON WIRELESS PERSONAL COMMUNICATIONS LP	(119.72)	-	-	-	(119.72)
L146	VULCAN MATERIALS	(1,537.92)	-	-	-	(1,537.92)
	Subtotal Lease Charges	**273,324.63**	**51,211.46**	**1,962.26**	**18,755.60**	**345,253.95**
License Renewals						
V109	INTERNATIONAL MARINE SERVICES OF FLORIDA INC.	-	-	-	262.50	262.50
T166	TAMPA ELECTRIC COMPANY	-	-	-	525.00	525.00
	Subtotal License Renewals	**-**	**-**	**-**	**787.50**	**787.50**
Total Port Fees,Lease Charges and License Renewals as of November 30, 2025		**$ 4,077,059.52**	**$ 1,434,074.45**	**$ 67,634.20**	**$ 68,087.98**	**$ 5,646,856.15**

Waivers Granted: On November 30,2025 a waiver of dockage charges ($12,399.48) was approved for the Navy Vessel USS St. Louis.
The vessel was in port from October 30, 2025 to November 7th, 2025.

TAMPA PORT AUTHORITY

MONTHLY CONTRACT STATUS REPORT

11/30/2025

Project	Contractor	Contract Financial Record #	Original Bd App Date	Amt Approved Including Amendments	Costs Incurred to Date	Percent Complete
OPERATING AND NON-CAPITAL CONTRACTS:						
State Legislative Services	Advocacy Group at Cardenas Partners	26-29	08/16/22	$ 60,000	$ 10,000	16.7%
State Legislative Services	Gray Robinson, P.A.	26-29	06/17/25	$ 60,000	$ -	0.0%
Benefit Consulting Services	AON Consulting, Inc.	25-25	02/20/24	$ 145,000	$ -	0.0%
Insurance Broker Services	Arthur J. Gallagher Risk Management Services, LLC	26-28	06/18/24	$ 150,000	$ 37,500	25.0%
Property, Liability, and Flood Insurance Coverage	Arthur J. Gallagher Risk Management Services, LLC	26-42	06/18/24	$ 4,471,896	$ 5,611	0.1%
Strategic Communications Services Consultant	Bayview Public Relations	25-54	11/08/22	$ 25,000	$ 18,960	75.8%
Government Relations Consultant Services	Van Scoyoc & Associates	26-33	08/17/21	$ 90,000	$ 15,000	16.7%
Government Relations Consultant Services	Becker & Poliakoff, P.A.	26-33	04/15/25	$ 90,000	$ 15,000	16.7%
Bond Council	Bryant Miller Olive, P.A.	26-16	10/01/23	$ 60,000	$ -	0.0%
Real Estate Consulting Services	Colliers International	26-17	06/15/21	$ 75,000	$ -	0.0%
Workers Compensation & Auto Insurance	Florida Insurance Alliance/PGIT	26-05	09/17/24	$ 198,806	$ 198,806	100.0%
Security System Maintenance & Repair	GSA Security/LaForce Holdings	25-03	03/23/22	$ 481,000	$ 212,232	44.1%
Drone Detection System	GSA Security	24-26	02/20/24	$ 120,000	$ 61,509	51.3%
Software Licensing - iSeaports	Harbour Mastery, Inc.	26-26	10/21/14	$ 65,000	$ -	0.0%
Law Enforcement Services	Hillsborough County Sheriff's Office	26-39	09/20/22	$ 3,754,165	$ -	0.0%
SBE Uniformed Security Guard Service	Martinez & Company	26-21	06/18/19	$ 401,265	$ 82,670	20.6%
Strategic Communications Services Consultant	Mercury Public Affairs, LLC	25-14	02/20/24	$ 165,000	$ 38,745	23.5%
Website Development & Website Hosting Services	Pantheon Solutions	26-35	11/15/22	$ 45,000	$ -	0.0%
Financial Advisory Services	PFM Financial Advisors LLC	26-40	09/20/22	$ 30,000	$ -	0.0%
Financial Audit Services	Mauldin & Jenkins, LLC	26-19	09/16/25	$ 64,900	$ -	0.0%
Video Production Services	Shooting Stars Post Inc	26-30	08/15/23	$ 90,000	$ 26,925	29.9%
Landscaping Services	TCC Enterprise Inc	26-06	09/21/21	$ 138,100	$ 21,350	15.5%
Grounds Maintenance	TCC Enterprise Inc	26-18	09/21/21	$ 456,060	$ 69,100	15.2%
Elevator/Escalator Maintenance & Repair Services	ThyssenKrupp Elevator	26-27	09/15/20	$ 967,142	$ 234,038	24.2%
Hosting and Support Services	Timmons Group	25-20	12/21/21	$ 72,950	$ 27,227	37.3%
Medical Insurance	United Healthcare	25-37	10/18/23	$ 3,203,057	$ 3,203,057	100.0%
Uniformed Security Guard Services	Universal Protection Service dba Allied Universal	25-15	12/19/23	$ 4,272,625	$ 3,882,763	90.9%
CBP IT equipment and service	US Customs & Border Patrol	25-65	05/20/25	$ 450,399	$ -	0.0%
Annual recurring services	US Customs & Border Patrol	25-66	05/20/25	$ 75,638	$ -	0.0%
Janitorial Services	Xtremely Clean	26-08	10/15/19	$ 542,284	$ -	0.0%
OPERATING AND NON-CAPITAL CONTRACTS:				$ 20,820,287	$ 8,160,494	
CONTINUING ANNUAL CONTRACTS:						
Disaster Recovery services	Belfor USA Group (Year 4)	25-24	06/18/24	$ 10,000	$ -	0.0%
Professional Service Contracts	Various	20-01-02	09/17/19	$ 6,195,000	$ 5,293,587	85.4%
Professional Service Contracts	Various	21-01-02	09/15/20	$ 7,799,442	$ 5,682,577	72.9%
Professional Service Contracts	Various	22-01-02		$ 14,537,473	$ 13,191,448	90.7%
Professional Service Contracts	Various	23-01-02		$ 12,065,909	$ 9,799,702	81.2%
Professional Service Contracts	Various	24-01-02		$ 8,880,630	$ 7,039,799	79.3%
Professional Service Contracts	Various	25-01-02		$ 8,750,000	$ 8,039,369	91.9%

TAMPA PORT AUTHORITY

MONTHLY CONTRACT STATUS REPORT

11/30/2025

Project	Contractor	Contract Financial Record #	Original Bd App Date	Amt Approved Including Amendments	Costs Incurred to Date	Percent Complete
CONTINUING ANNUAL CONTRACTS:				$ 49,488,454	$ 41,007,114	
CONSTRUCTION AND CAPITAL CONTRACTS:						
HP Resiliency Project	Hypower, LLC	23-52-2	04/02/25	$ 6,576,845	3,985,120	60.6%
HP Resiliency Project	Tampa Electric Company (TECO)	23-52-3	10/22/24	$ 7,000,000	3,000,000	42.9%
Passenger Bridge Replacements at Terminals 2 & 6	FMT Sweden AB & Global Rigging Transport	23-54	02/28/24	$ 7,199,474	3,433,906	47.7%
Shrimp Dock Repairs	Tampa Bay Marine	24-22a	11/14/23	$ 2,415,451	284,063	11.8%
Berth 218 Construction	Orion Marine Construction	24-43	03/19/24	$ 21,496,775	18,974,942	88.3%
Hookers Point Vehicle Storage Area	PCS Civil, Inc	24-44	04/16/24	$ 3,500,000	3,467,478	99.1%
Eastport Mitigation Credits	Mangrove Point Mitigation/Tampa Bay Mitigation & Southen	24-47	08/15/23	$ 3,248,070	2,613,300	80.5%
Electrical Power Generator at Hookers Point Security Complex	Austin Construction Group	24-56	11/14/23	$ 750,000	696,062	92.8%
Metro Port Design	HDR Engineering, Inc.	24-57	06/18/24	$ 500,000	426,796	85.4%
Berth 214 Wharf	Russell Marine, LLC	24-58	06/18/24	$ 67,159,751	36,911,813	55.0%
Security Upgrades @ Heavy Weather Building	GSA Security	24-59		$ 240,000	143,065	59.6%
Navigational Improvements - Maintenance Dredging	Orion Marine Construction	25-04	06/21/22	$ 3,500,000	2,366,736	67.6%
Acquisition of 2 new container gantry cranes	Liebherr Crane Company	25-45	12/17/24	$ 34,000,000	10,764,679	31.7%
PTB's Video Wall System Upgrade	GSA Security	25-60	11/19/24	$ 143,200	143,200	100.0%
Hooker's Point Berth 223 Marine Improvements	Russell Marine, LLC	25-61	01/21/25	$ 1,000,000	985,647	98.6%
Eastport Phase III	Moffat & Nichol	25-62	01/21/25	$ 1,270,464	121,059	9.5%
Hooker's Point Lumber Warehouse (Berth 206)	Reno Boyd Building Co., LLC	25-63	05/20/25	$ 1,600,000	119,680	7.5%
Stormwater Resiliency Master Plan	Applied Sciences Consulting, Inc.	25-67	05/20/25	$ 500,000	51,410	10.3%
HVAC Chillers for T3 & Chiller coils for HQ Bldg	Tampa Bay Trane	25-69	08/19/25	$ 1,217,044	-	0.0%
Terminal 6 Lifecycle Repairs	Russell Marine LLC	25-70	09/16/25	$ 2,500,000	-	0.0%
Port Redwing Signalization project	Sun Civil, LLC	25-71	09/16/25	$ 1,200,000	-	0.0%
Bldg 209 Warehouse	Reno Building LLC	26-72	10/21/25	$ 4,000,000	-	0.0%
Gate Arm Control System Upgrade	Laforce Holdings	26-73	10/21/25	$ 116,718	1,526	1.3%
CONSTRUCTION AND CAPITAL CONTRACTS:				$ 171,133,792	$ 88,490,480	

MINOR WORK PERMIT REPORT
11/1/2025 – 11/30/2025

PERMITS ISSUED

25-020	Nathan Spero	Dock/Boatlift/ Dock/Apollo Beach Canal/ Mirabay/(Harbor Bay)/Mirabay Tidal Canal/Apollo Beach
25-030	Richard Lazar	Maintenance Dredge/ Apollo Beach Canal/ Mirabay/(Harbor Bay)/Mirabay Tidal Canal/Apollo Beach
25-033	Ray Tuminello	Maintenance Dredge/ Apollo Beach Cana/Mirabay/(Harbor Bay)/Mirabay Tidal Canal/Apollo Beach

REVISIONS

VIOLATIONS

*Indicates that permit was issued After-The-Fact

PENDING APPLICATIONS SUMMARY

Appl.#	M/S	Applicant	Proposed Work
23-035	S	Port Tampa Bay (TPA) Engineering Dept.	Offshore Breakwater @ West Side of Spoil Island 2D, Tampa, FL
23-044	S	RD RWD Tampa LLC Trustee	Walkway, Maintenance Dredge, floating dock, living shoreline @ 102 S. Parker St. Tampa, FL
23-068	S	MAA Westshore Exchange LLC	Docking Facility at 5440 W. Tyson Avenue, Tampa, FL
24-025	S	Westshore Marina Ventures, LLC	Add approx 23,666 sq ft of overwater structure to the existing Westshore Yacht Club to accommodate mooring 48 additional slips
22-020	M	Pine Key Project, LLC	Dock @ Pine Key Island (aka One Beer Can Island), Gibsonton
22-035	M	Mirasol Davis Islands LLC – Carrier 2 – Mirasol LLC	Dock/finger pier/boatlift/boardwalk @ 84 Davis Blvd. Tampa
23-034	M	City of Tampa	Replace 1-Dock & Install 24 Mooring Anchors/Buoys @ 1002 Severn Avenue-Tampa, FL-Davis Island Seaplane Basin
23-057	M	Key West Landings Dock Assoc. Inc.	Extend Dock-install lift @ Marina Slip-Riverview, Alafia River
23-058	M	Hillsborough County Capital Programs	Replace/extend box culvert @ W of 6515 Riverview Drive, Riverview, FL
24-030	M	Smart Communication Holdings, LLC	Dock/Boatlift @ 5717 Tybee Island Drive, Apollo Beach, FL (Mirabay)
24-031	M	Smart Communication Holdings, LLC	Dock/Boatlift @ 5718 Tybee Island Drive, Apollo Beach, FL (Mirabay)
24-036	M	Riverside MHP LLC (Brian Sweat)	Seawall @ 1501 Susie Circle, Ruskin, FL 33570
24-045	M	Book of Sail LLC	Dock/Rip Rap @ 840 Signet Drive, Apollo Beach, FL 33572 (Mirabay)
24-048	M	Egypt Shrine Holdings Corp	Dock @ 5017 E. Washington Street, Tampa, FL
25-006	S	Tampa Port Authority	Re-Development of Metro Port Slip @ Harbor Street and Channelside Drive/Tampa

Appl.#	M/S	Applicant	Proposed Work
25-007	M	Tampa Hillsborough Expressway Authority	Selmon Expressway Bridge Widening/Tampa
25-009	M	Emory Todd	Dock/non-covered boatlift/Platform List @ 5109 W. San Jose, Tampa, FL
25-013	S	Tampa Port Authority	Berth 301 @ 6059 Diana Toledo Almeida Rd. Gibsonton, FL
25-016	S	City of Tampa	Pedestrian Bridge & Boardwalk @ Western Shoreline of Hillsborough River Between Platt & Brorein ST, Tampa
25-017	S	Tampa Electric Company (TECO)	Big Bend Deeping N-S Channel and Big Bend Berth @ 603 Big Bend Rd, Apollo Beach, FL
25-024	M	GVI-IP Tampa Hotel Owner LLC	Dock @ 2900 Bayport Drive, Tampa, F L33607
25-025	M	Mathew Morgenthal	Walkway & Boatlift @ 1064 Signet Drive, Apollo Beach, FL (Mirabay)
25-028	S	South Bay CDD Holdings Inc.	Multi-slip Docking Facility @ 3290 Mangrove PT Drive, Ruskin, FL
25-029	S	South Bay CDD Holdings Inc.	Destiny Drive & Bahia Beach Blvd., Ruskin, FL
25-031	M	Cargill, Inc.	Platforms, pilings, hopper/conveyor @ 200 N. 19th Street, (Berth 256) Tampa, FL
25-035	M	Lyol & Amy Brumby	Observation Deck @ 1126 Seagrape Drive , Ruskin, FL 33570
25-036	M	Nicholas Parrott	Dock @ 1070 Signet Drive, Apollo Beach, FL 33572 (Mirabay)
25-037	S	MacDill AFT	Repair/Replace Docking Facility @9909 Marina Bay Drive, Tampa
25-038	M	River Bend CDD	Dock Replacement @
25-039	S	Andalucia Yacht Club Inc.	Replace Access Picks @ 1303 Puerto Drive, Apollo Beach, FL 33572
25-040	M	Hillsborough County	Repair Bridge #100248@Memorial Highway & Sweetwater Creek,Tampa
25-041	M	Jason Coleman	Repair/Replace Boatlift @ 885 Symphony Isles Blvd., Apollo Beach
25-042	M	Jason Bowers	Maintenance Dredge@ 621 Balibay Rd, Apollo Beach (Mirabay)
25-043	M	Sidney Wilson	Seawall @ 3240 42nd Avenue SE, Ruskin FL
25-044	M	Vaseem Akhtar	Boatlift/Piling @ 6119 Lagomar Lane, Apollo Beach, FL
25-045	M	Aqua Tech Eco Consultants-Beau Williams	Seagrass Restoration @ Folio #031526-0000/Old Tampa Bay/Tampa
25-046	M	Aqua Tech Eco Consultants-Beau Williams	Seagrass Restoration @ Folio #290000-0193/Old Tampa Bay/Tampa
25-047	M	Tim & Cheryl Fitzpatrick	Boatlift @1337 Puerto Drive, Apollo Beach

FW_ Watkins Lift Replacement.msg

EXPENDITURES

Between $50,000 - $100,000
11/01/2025 - 11/30/2025

COMPANY	DESCRIPTION	AMOUNT	FUNDING	ADDITIONAL INFORMATION
Florida Ports Council	Annual Membership Dues	$ 73,500.00	Operating	Membership Period 10/01/25-09/30/26

Board Meeting
December 16, 2025
ID149166

Future Proposed Projects

December 2025

Project Name	Current Contractor / Consultant	Estimated Proposal/Bid Release	Estimated Board Approval
RoRo Mill & Resurface (Hooker's Point)-10 Acres	**NEW PROJECT**	**January/February**	**February/March**
Design of 20 Acres of Auto Storage (Hooker's Point)	**NEW PROJECT**	**January/February**	**March/April**
Spoil Island 2D Rehabilitation (Rebid)	NEW PROJECT	December/January	February/March
Cruise Terminal 5 Architectural Design Services	NEW PROJECT	January/February	March/April
Channelside Civil Design Services	NEW PROJECT	January/February	March/April

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.**

* - To Be Determined

For information concerning this list, contact Amanda Roche at 813.905.5008