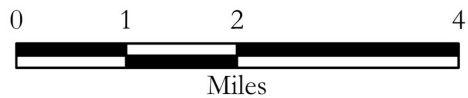


 Subject Parcels

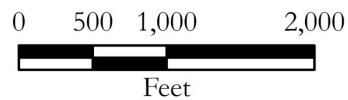


**City of Miami Beach**  
(Miami Beach Mooring Field)  
Miami-Dade County, Florida





 Subject Parcels



**City of Miami Beach**  
(Miami Beach Mooring Field)  
Miami-Dade County, Florida

**PROJECT DESCRIPTION**

1. Location: 25°47'13.2057" Latitude/ 80°8'49.0152" Longitude  
Aquatic Preserve: Yes, Biscayne Bay Aquatic Preserve  
Waterbody Name and Classification: Biscayne Bay, Class III, Not Approved for Shellfish Harvesting  
Designated Manatee County: Yes, with an Approved Manatee Protection Plan  
Manatee Aggregation Area: No  
Manatee Protection Speed Zone: Slow speed zone
2. Preempted area (square feet): 4,647,175.4  
Number of mooring slips: 130 proposed  
Vessels: Private vessels ranging from 30 to 60 feet in length with a maximum draft of 7.5 feet
3. Liveaboards: Liveboard vessels will be authorized and limited to a 90-day stay within the mooring field.
4. Sewage Pumpout Facilities: Will be provided by the upland support facility.
5. Fueling Facilities: Are prohibited within the mooring field; however, fueling facilities are available at the upland support facility.

**REQUIREMENTS/ASSESSMENTS/COMMENTS**

1. The Department's Environmental Resource Permit: See attached "Consolidated Notice of Intent to Issue."
2. U.S. Army Corps of Engineers permit: A standard lease condition references the need to obtain approval, if required.
3. Florida Fish and Wildlife Conservation Commission (FWC), Division of Habitat and Species Conservation, Imperiled Species Management Section, Manatees: FWC recommended on January 3, 2025, that the Applicant abide by the following conditions, which have been incorporated into the permit and/or lease:
  - a. The Standard Manatee Conditions for In-Water Work (2011) shall be followed for all in-water activity.
  - b. The total number of slips, inclusive of all mooring, shall be limited to 130.
  - c. The Applicant and all mooring field operations shall adhere to the state-approved "Miami Beach Public Mooring Field Management Plan (Dec 2024)". A copy of the state-approved management plan shall be sent to FWC at ImperiledSpecies@myFWC.com prior to operation of the mooring field.
  - d. All vessels shall adhere to all posted speed zones, including state Manatee Protection Zones, state Boating Restricted Areas, and local regulations. Maps identifying the location of these zones can be found on the FWC website at:  
<https://myfwc.com/wildlifehabitats/wildlife/manatee/data-and-maps/>.
  - e. Mooring buoy and vessel vertical lines shall be made of material which manatees, marine turtles, and other marine wildlife cannot become entangled. Lines that are not rigid in

nature should be sleeved with PVC, hose, or other rigid material. Lines used in horizontal platforms must remain under tension or be sleeved to prevent entanglements. All lines shall be properly anchored or secured and shall be regularly monitored to avoid the entanglement of manatees, marine turtles, and other marine wildlife.

- (1) The vertical lines and horizontal structures shall be monitored daily for the first two weeks immediately after deployment and quarterly after the initial daily monitoring. All loose or broken lines must be repaired or removed at the time of inspection.
  - i. All observations of marine turtles or manatees shall be included in the permittee's monitoring reports and the reports shall be provided to the FWC at [ImperiledSpecies@MyFWC.com](mailto:ImperiledSpecies@MyFWC.com).
- (2) All injuries or entanglements of manatees or marine turtles shall be reported immediately to the FWC at 888-404-3922.
- f. No later than 60 days after construction commencement, the Applicant shall develop and implement an FWC-approved manatee educational plan for the mooring field. This educational plan shall include, but will not be limited to, permanent manatee educational signs, and educational brochures, which must be available to patrons within a centralized location. The number and types of signs, as well as the on-site locations, shall be approved by FWC staff prior to installation. All educational materials must be maintained for the life of the facility in a manner acceptable to FWC, and signs shall be replaced if faded, damaged or outdated. The Applicant shall develop this educational program with the assistance of FWC [ImperiledSpecies@MyFWC.com](mailto:ImperiledSpecies@MyFWC.com)., in accordance with information and process provided by the FWC at:  
<http://www.myfwc.com/wildlifehabitats/managed/manatee/education-for-marinas/>
- g. Following the removal of any marine debris within seagrass habitat, displaced sediments and/or trenches shall be restored to surrounding grade.
  - (1) Sediments should be removed and returned to the trench as soon as possible without further injury to buried seagrasses.
  - (2) Rakes can be used to push the sediment back into the trench and off of any remaining seagrasses as much as possible. The fine particles left behind will eventually wash away.
  - (3) Alternatively, gentle and directed water flows can be used to move the overburden of sediment off adjacent seagrass and back into the trench/scarred area. This would have to be done carefully and with predominant currents moving the coarser quartz sands into the trench depressions.
  - (4) The trench should be regraded with identically grained and composed sand materials to bring the surface up to the elevation of the adjacent habitat.
  - (5) Sediment tubes can be used to stabilize the surface of the refilled trench area.
4. Department of State, Division of Historical Resources (DHR): DHR was notified on August 15, 2024, and no comments were received. The permit contains the following condition: 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 permittee or other designee shall contact the Florida Department of State, Division of Historical Resources, Compliance and Review Section at (850)-245-6333, as well as the appropriate permitting agency office. Project activities shall not resume without verbal and/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.

5. Riparian rights line setback: The proposed lease boundary complies with the required riparian setbacks.
6. Noticing: The sovereign submerged lands lease request was noticed to 93 property owners within a 500-foot radius of the project and other interested parties, pursuant to Rule 18-21.004(1)(m), F.A.C. By the end of the noticing period on May 9, 2025, ten letters of objection had been received, with two additional letters arriving on May 13, 2025.

The objections primarily raised concerns about navigational access, environmental impacts to resources and species, public access, consistency with the Biscayne Bay Aquatic Preserve Management Plan, and local disputes regarding the proposed project's feasibility and permitability. On July 22, 2025, the Applicant provided the Department copies of their responses to these concerns.

Although each response was tailored to address specific objections, the Applicant's responses generally provided the following information:

The proposed mooring field is strategically located within the boundaries of an existing unauthorized mooring field. The new design aims to mitigate environmental impacts by using pre-installed moorings to protect seagrass. To ensure water quality, vessels will be required to pump out sewage upon arrival, departure, and every seven days. This project aligns with both the county's manatee protection plan and the Biscayne Bay Aquatic Preserve Management Plan. In fact, a regulated mooring field is expected to provide greater environmental benefits than the current unregulated one.

Public access will be maintained on a first-come, first-served basis, with a variety of mooring sizes available. Navigational access will also be preserved, as the mooring field will have clearly marked boundaries and be set back 185 feet from adjacent shorelines. If the project is approved, the City of Miami Beach will be responsible for any violations and will have the authority to enforce all conditions of the issued permit, the sovereign submerged lands lease, and any applicable local laws.

7. The Mooring Field Management Plan will become part of the permit, if issued.

#### **PUBLIC INTEREST AND NECESSITY STATEMENT**

For activities occurring within an Outstanding Florida Water, an applicant must demonstrate that their proposal is clearly within the public interest pursuant to section 373.414(1)(a), F.S. The

Applicant submits that the proposed project is in the public interest as evidenced by the following, which would be enacted through the public mooring field's management plan:

1. The Miami Beach Marine Patrol will ensure that only vessels capable of self-propulsion and possessing valid registration are permitted to moor. This measure aims to prevent vessels from becoming derelict, which could negatively impact resources and water quality.
2. The mooring field will feature pre-installed anchoring points, eliminating the need for individual vessel anchoring. This design, combined with the prohibition of additional anchoring in the management plan, will prevent damage to seagrasses and other benthic resources within the area.
3. The discharge of greywater or other pollutants will be strictly prohibited. The associated upland support facility will offer necessary pump-out and fueling services. All vessels entering the facility must empty their holding tanks upon arrival, and vessels with overnight occupancy or liveaboards are required to discharge their tanks at least once every seven days.

Pursuant to Rule 18-18.004(22), F.A.C., projects are deemed a public necessity if they are required for the protection of the health and safety of the public and no other reasonable alternative exists.

The unregulated mooring field has expanded significantly, from four vessels in 1995 to approximately 134 vessels as of 2024. This growth has led to public concerns regarding degraded water quality, impacts on benthic resources, and navigational safety. In 2019, the City of Miami Beach adopted a resolution to explore solutions to these issues. As a result, a proposal was developed to place the area under a lease for a managed public mooring field. This action is intended to address public health and safety concerns by implementing regulatory mechanisms available through a permit and a sovereign submerged lands lease. Therefore, the Department is of the opinion that the proposal is clearly within the public interest and satisfies the public necessity criteria required for proprietary authorizations to use sovereignty submerged lands pursuant to section 373.414(1)(a), F.S., and Rule 18-18.004(22), F.A.C.

### **EXISTING FACILITIES**

The proposed project currently exists as an unauthorized mooring field located between 5th and 18th Streets in Miami. Historic aerials indicate that mooring within the proposed lease boundary began in 1995; however, the number of vessels and their locations have varied. As of May 9, 2024, there were approximately 135 vessels moored within the proposed lease boundary. The site is currently unmanaged by Miami-Dade County or the City of Miami Beach and is not authorized by the Department.

### **Upland Support Facility Permitting/ Compliance History**

The proposed mooring field is associated with the City of Miami Beach Marina, and the marina will serve as the upland support facility, which provides services such as bathrooms, parking, shower facilities, fueling, pumpouts and other upland amenities for patrons using the mooring field.

On January 21, 1986, the marina was first authorized by the Board of Trustees when they approved a 25-year sovereignty submerged lands lease, including a 5-year renewal option. This new lease superseded Lease No. 130765469, authorized the preemption of approximately 1,648,911 square feet, and designated the area of preemption for use as a commercial marina.

On October 18, 2000, Permit No. 13-0082447-001-ES was issued for emergency repairs to a force main within the marina's boundaries.

On August 27, 2002, Permit No. 13-0082447-002-ES was issued. This permit allowed for the reconfiguration of “Pier A” and “Pier M,” along with the placement of a concrete mat over the force main for protection.

On September 17, 2002, the Department issued Permit No. 13-0082447-003-EE for the repair and replacement of existing docks and structures within their currently authorized configurations. Concurrently, Permit No. 13-0082447-004-EE, for a “De minimis” activity, approved the removal of 675 square feet of dock and 25 piles to facilitate seawall repairs.

On January 17, 2003, Permit No. 13-0082447-005-EM was issued, which modified Permit No. 13-0082447-001-ES. This permit approved the placement of limestone boulders over the previously authorized concrete mat to enhance force main protection.

On April 22, 2003, a further modification was approved under Permit No. 13-0082447-006-EM. This permit authorized the elevation of 12 finger piers at “Pier A” to five feet above the mean high waterline and changed their material to grated.

On June 6, 2003, the City of Miami Beach applied for another modification under Permit No. 13-0082447-007-EM for the removal of a previously authorized provision allowing for the placement of concrete boulders. The Department notified the Applicant that this modification was not needed and the request was withdrawn on July 11, 2003.

On July 1, 2004, the City of Miami Beach applied for Permit No. 13-0082447-008-EM to relocate and expand its floating vessel platforms. However, they withdrew this application on July 2, 2005, because its lease had not been renewed and there were unresolved compliance issues related to unauthorized floating vessel platforms. These issues have since been resolved.

On July 15, 2005, the Department issued Permit No. 13-0082447-009-EI, which allowed for the temporary installation of floating docks for the filming of the movie “Miami Vice.” The permit required that the docks be removed within two weeks of the final day of filming.

On April 28, 2010, the lease was renewed, extending its term through January 21, 2036, and clarifying its use as commercial.

On April 28, 2011, the Department issued Permit No. 13-0082447-010-ES, which allowed the installation of an additional docking structure and boatlifts associated with ‘Pier A.’



On June 4, 2013, the Department issued Permit No. 13-0082447-011-ES, which authorized the installation of boatlifts within existing slips at the marina.

On April 9, 2020, the Department issued Permit No. 13-0082447-012-EM, allowing for the construction of floating vessel platforms within 16 existing slips.

**SPECIAL LEASE CONDITIONS**

1. Any moored vessel within the mooring field, on either a temporary or permanent basis, shall be wholly located within its designated wet slip as depicted on Attachment A of the lease and no portion of a vessel may extend beyond the leased premises. Vessel length shall be measured as overall length including all parts and accessories such as outboard motors, bow pulpits, and swim platforms.
2. Vessels that either do not possess a current vessel registration and title as required by Chapters 327 and 328, F.S., or do not have a current vessel registration and title as required in another state or country are prohibited within the leased premises.
3. All vessels that moor, dock, or otherwise use the leased premises shall be maintained in a fully operational condition.
4. Within 30 days after each anniversary of the effective date of this lease, the Lessee shall submit annual certified financial records of income derived from the mooring field and expenses incurred by Lessee and the Harbormaster for operation and maintenance of the mooring field to the State of Florida Department of Environmental Protection, Division of State Lands, Bureau of Public Land Administration, 3900 Commonwealth Blvd, MS 130, Tallahassee, FL 32399. "Income" is defined in Rule 18-21.003(31), F.A.C. The submitted financial records shall be certified by a certified public accountant.
5. This lease is given to the Lessee to use or occupy the leased premises only for those activities specified herein and as conditioned by the permit referenced in paragraph I of this lease. The Lessee shall not (i) change or add to the approved use of the leased premises as defined herein (e.g., from commercial to multi-family residential, from temporary mooring to rental of wet slips, from rental of wet slips to contractual agreement with third party for docking of cruise ships, from rental of recreational pleasure craft to rental or temporary mooring of charter/tour boats, from loading/offloading commercial to rental of wet slips, etc.) or (ii) change activities in any manner that may have an environmental impact that was not considered in the original authorization or regulatory permit without first obtaining a regulatory permit/modified permit, if applicable, the Lessor's written authorization in the form of a modified lease, the payment of additional fees, if applicable, and, if applicable, the removal of any structures which may no longer qualify for authorization under the modified lease. If at any time during the lease term this lease no longer satisfies the requirements of Rule 18-21.011(b)7, F.A.C., for a fee waived lease, the Lessee shall be required to pay an annual lease fee in accordance with Rule 18-21.011, F.A.C., and if applicable, remove any structures which may no longer qualify for authorization under this lease.

6. The term "liveaboard" is defined as a vessel docked at the facility and inhabited by a person or persons for any five consecutive days or a total of 10 days within a 30-day period. If liveaboards are authorized by paragraph I of this lease, in no event shall such "liveaboard" status exceed six months within any 12-month period, nor shall any such vessel constitute a legal or primary residence.

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#### **FEE CALCULATION**

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#### **CONSIDERATION DUE: \$ 0**

The proposed project qualifies for a waiver of lease fees pursuant to Rule 18-21.011(b)(7), F.A.C., which states that fees may be waived for government entities that are either not-for-profit or non-profit uses when the revenues are used for operation and maintenance of the structure and the activity is consistent with the public purposes of the City organization and is not an adjunct to a commercial endeavor.



# FLORIDA DEPARTMENT OF Environmental Protection

**Ron DeSantis**  
Governor

**Alexis A. Lambert**  
Secretary

Southeast District  
3301 Gun Club Road, MSC 7210-1  
West Palm Beach, FL 33406  
561-681-6600

In the Matter of an  
Application for Permit/Water Quality Certification  
and Authorization to Use Sovereignty Submerged Lands by:

APPLICANT: City of Miami Beach  
c/o David Martinez

1700 Convention Center Drive, 3rd Floor  
Miami Beach, FL 33139

PROJECT NAME: Miami Beach Mooring Field

File No: 13-452193-001-EI

Lease No: 130372356

County: Miami-Dade

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## **CONSOLIDATED NOTICE OF INTENT TO ISSUE ENVIRONMENTAL RESOURCE PERMIT AND LEASE TO USE SOVEREIGNTY SUBMERGED LANDS**

The Department of Environmental Protection gives consolidated notice of its intent to:

(a) issue an environmental resource permit under Part IV of Chapter 373, Florida Statutes (F.S.), and Title 62, Florida Administrative Code (F.A.C.) (draft copy of permit attached). Issuance of the environmental resource permit also constitutes certification of compliance with state water quality standards pursuant to Section 401 of the Clean Water Act, 33 U.S.C. 1341;

(b) grant a lease to use sovereignty submerged lands for the proposed activity, under Article X, Section 11 of the Florida Constitution, Chapter(s) 253, and 258, F.S., Title 18, F.A.C., as described, below subject to any fees, special lease, easement, or consent of use conditions in the attached Recommended Proprietary Action document.

Where applicable (such as activities in coastal counties), issuance of the environmental resource permit also constitutes a finding of consistency with Florida's Coastal Management Program, as required by Section 307 of the Coastal Zone Management Act.

### **I. DESCRIPTION OF THE PROPOSED ACTIVITY**

The applicant, the City of Miami Beach, applied on August 15, 2024 to the Department of Environmental Protection for a permit/water quality certification and authorization to use sovereignty



submerged lands owned by the Board of Trustees of the Internal Improvement Trust Fund (Board of Trustees) to authorize a new 130-slip public mooring field, which will operate in conjunction with the Miami Beach Marina, serving as its upland support facility. In-water work consists of the following, (1) the installation of 130 mooring buoys; (2) the installation of 50 regulatory buoys marking the edge of the mooring field; (3) the installation of 12 no-anchoring buoys marking the edge of the 100 foot-wide access channel surrounding the mooring field; (4) the installation of two pilings used as navigational aids ; and (5) the removal of debris found within the mooring field, various materials such as concrete, rubble, fishing gear, etc., and two submerged vessels..

The activity includes consideration of an application for a 5-year sovereignty, submerged land lease containing 4,647,175.4 square feet, more or less for a public mooring field. The project qualifies for a waiver of lease fees pursuant to Rule 18-21.011(b)(7), F.A.C., which states that fees may be waived for government entities that are either not-for-profit or non-profit uses when the revenues are used for operation and maintenance of the structure and the activity is consistent with the public purposes of the City organization and is not an adjunct to a commercial endeavor.

The activity is located at Sections 04 & 28, Township 54 & 53 South, Range 42 East.

## **II. AUTHORITY FOR REVIEW**

This project requires an Environmental Resource Permit. Under the operating agreements between the Department and the water management districts, the Department has the authority to issue this permit. References: Part IV of Chapter 373, Florida Statutes; Title 62, Florida Administrative Code; Operating Agreements with the water management districts in Chapter 62-113, Florida Administrative Code.

The activity also requires a proprietary authorization, as it is located on sovereignty submerged lands owned by the Board of Trustees of the Internal Improvement Trust Fund. The activity is not exempt from the need to obtain a proprietary authorization. Pursuant to Article X, Section 11 of the Florida Constitution; sections 253.002 and 253.77, F.S.; Rule 18-21.0040, 18-21.0051, 18-18, 62-343.075, F.A.C.; and the Operating Agreements executed between the Department and the water management districts, as referenced in Chapter 62-113, F.A.C., the Department has the responsibility to review and take final action on this request for proprietary authorization.

## **III. BACKGROUND/BASIS FOR ISSUANCE**

### **A. General**

No Department authorization exists for the location of the proposed public mooring field.

### **B. Regulatory Basis of Issuance**

An applicant must provide reasonable assurance that the construction, alteration, operation, maintenance, removal or abandonment of projects regulated under this chapter:

Will not cause adverse water quantity impacts to receiving waters and adjacent lands:

Water quantity impacts are not proposed with this project as no wetland fill is proposed. No impacts or fill to the near-shore area is proposed. Part III, A.H. Vol. II

Will not cause adverse flooding to on-site or off-site property:

No adverse flooding is expected to occur as a result of the proposed activities within tidal surface waters. No wetland fill is proposed or dredging of wetlands or other surface waters. Part III, A.H. Vol. II

Will not cause adverse impacts to existing surface water storage and conveyance capabilities;

The project is not expected to cause adverse impacts to water storage or conveyance. All work shall be performed within tidal surface waters., Part III, A.H. Vol. II

Will not adversely impact the maintenance of surface or ground water levels or surface water flows established pursuant to Section 373.042, F.S.

This project is not expected to adversely affect the maintenance of surface or ground water levels or water flows due to the minimal change of water depths; no filling or impoundments are proposed to be done which could alter surface water or ground water levels and flow, Part III, IV, and V, A.H. Vol. II, for SFWMD

Will not cause adverse impacts to a work of the District established pursuant to Section 373.086, F.S.;

No adverse impacts to works of the District are proposed.

Will be capable, based on generally accepted engineering and scientific principles, of performing and functioning as proposed:

The project is capable based on generally accepted engineering and scientific principles.

Will comply with any applicable special basin or geographic area criteria:

Yes, the project will comply with any applicable special basin or geographic area criteria; NFWMD- Sections 13.0- 13. of Vol. II, Including Appendix A; SFWMD- 40E-41, 40E-61, and 40E-63; SWFWMD- N/A; SJWMD – Section 5.9 Vol. II; SRWMD- 40C-41, Sections 13.0-13.8.3 A.H. Vol. II, Part VI, Vol. II.

## **Environmental Conditions for Issuance**

### **Elimination or Reduction of Impacts – 10.2.1, A.H. Vol. I –**

Based on the Department's site inspections and the Lessee's benthic survey, conducted on September 12, 2024, three seagrass species (*Halophila decipiens*, *Halodule wrightii* and *Thalassia testudinum*) were confirmed to be adjacent to and within the project's footprint.

For those areas of new work occurring within and adjacent to resources a total direct impact of 3.773 square feet was calculated based on the size of the terminal head of the proposed anchors. A total area of 34.692 square feet of secondary impacts were calculated based on the size of the subaqueous disk that will be beneath the submerged bottom after installation.

In an effort to reduce impacts, the Lessee elected place moorings and limited the area of the 'swing circles' outside of areas confirmed to contain 30% or greater in density of seagrass.

Therefore, the applicant has demonstrated that impacts to wetlands and other surface waters have been reduced and eliminated to the furthest extent practicable. 10.2.1.1, A.H. Vol. I

**Fish, Wildlife, Listed Species and their Habitat** – 10.2.2, A.H. Vol. I, 10.1.1(a), A.H. Vol. I

The proposed activity does not propose impacts to wetlands or other surface waters or their functions as related to the abundance and diversity of fish, wildlife, listed species, and the bald eagle, or the habitats of fish wildlife and listed species.

Florida Fish and Wildlife Conservation Commission (FWC), Division of Habitat and Species Conservation, Imperiled Species Management Section, Manatees: FWC recommended on January 3, 2025, that the Applicant abide by the following conditions, which have been incorporated into the permit and/or lease:

- a. The Standard Manatee Conditions for In-Water Work (2011) shall be followed for all in-water activity.
- b. The total number of slips, inclusive of all mooring, shall be limited to 130.
- c. The Applicant and all mooring field operations shall adhere to the state-approved “Miami Beach Public Mooring Field Management Plan (Dec 2024)”. A copy of the state-approved management plan shall be sent to FWC at [ImperiledSpecies@myFWC.com](mailto:ImperiledSpecies@myFWC.com) prior to operation of the mooring field.
- d. All vessels shall adhere to all posted speed zones, including state Manatee Protection Zones, state Boating Restricted Areas, and local regulations. Maps identifying the location of these zones can be found on the FWC website at:  
<https://myfwc.com/wildlifehabitats/wildlife/manatee/data-and-maps/>.
- e. Mooring buoy and vessel vertical lines shall be made of material which manatees, marine turtles, and other marine wildlife cannot become entangled. Lines that are not rigid in nature should be sleeved with PVC, hose, or other rigid material. Lines used in horizontal platforms must remain under tension or be sleeved to prevent entanglements. All lines shall be properly anchored or secured and shall be regularly monitored to avoid the entanglement of manatees, marine turtles, and other marine wildlife.
  - (1) The vertical lines and horizontal structures shall be monitored daily for the first two weeks immediately after deployment and quarterly after the initial daily monitoring. All loose or broken lines must be repaired or removed at the time of inspection.
    - i. All observations of marine turtles or manatees shall be included in the permittee’s monitoring reports and the reports shall be provided to the FWC at [ImperiledSpecies@MyFWC.com](mailto:ImperiledSpecies@MyFWC.com).
  - (2) All injuries or entanglements of manatees or marine turtles shall be reported immediately to the FWC at 888-404-3922.
- f. No later than 60 days after construction commencement, the Applicant shall develop and implement an FWC-approved manatee educational plan for the mooring field. This educational plan shall include, but will not be limited to, permanent manatee educational signs, and educational brochures, which must be available to patrons within a centralized location. The number and types of signs, as well as the on-site locations, shall be approved by FWC staff prior to installation. All educational materials must be maintained for the life of the facility in a manner acceptable to FWC, and signs shall be replaced if faded, damaged or outdated. The Applicant shall develop this educational program with the



assistance of FWC ImperiledSpecies@MyFWC.com., in accordance with information and process provided by the FWC at:

<http://www.myfwc.com/wildlifehabitats/managed/manatee/education-for-marinas/>

- g. Following the removal of any marine debris within seagrass habitat, displaced sediments and/or trenches shall be restored to surrounding grade.
- (1) Sediments should be removed and returned to the trench as soon as possible without further injury to buried seagrasses.
  - (2) Rakes can be used to push the sediment back into the trench and off of any remaining seagrasses as much as possible. The fine particles left behind will eventually wash away.
  - (3) Alternatively, gentle and directed water flows can be used to move the overburden of sediment off adjacent seagrass and back into the trench/scarred area. This would have to be done carefully and with predominant currents moving the coarser quartz sands into the trench depressions.
  - (4) The trench should be regraded with identically grained and composed sand materials to bring the surface up to the elevation of the adjacent habitat.
  - (5) Sediment tubes can be used to stabilize the surface of the refilled trench area.

**Water quantity, impacts to wetlands and other surface waters – 10.2.2.4, A.H. Vol. I**

The project does not involve the dredging of submerged bottom within tidal surface waters. Therefore, adverse water quantity impacts to wetlands and other surface waters shall not occur.

**Public Interest Test – Chapter 373.414(1)(a), F.S., Paragraph 62-330.302(1)(a), F.A.C., 10.2.3, A.H. Vol. I**

Whether the activity will adversely affect public health, safety, or welfare or the property of others: The proposed public mooring field is not expected to adversely affect public health, safety, or welfare or the property of others: 10.2.3.1 A.H. Vol. I

Whether the activity will adversely affect the conservation of fish and wildlife and their habitats: The proposed activity will not adversely affect the conservation of fish and wildlife and their habitats based on review from the Department and comments received from FWC. 10.2.3.2, A.H. Vol. I

Whether the activity will adversely affect Navigation or the flow of water or cause harmful erosion or Shoaling:

The proposed activity will not adversely affect navigation or the flow of water or cause harmful erosion or Shoaling. The formalization of a managed mooring field is expected to result in improved navigation within the area as vessels must be moored within the approved boundaries of the field: 10.2.3.3, A.H. Vol. I

Whether the activity will adversely affect the fishing or recreational values or marine productivity in the vicinity of the activity:

The proposed activity will not adversely affect the fishing or recreational values or marine productivity in the vicinity of the activity. On-site wetlands and benthic resources are not permitted to be impacted; therefore, resources will remain on-site and continue to provide function. 10.2.3.4, A.H. Vol. I

Whether the activity is temporary or permanent in nature:  
The proposed activity is permanent in nature.10.2.3.5, A.H. Vol. I

Whether the activity will adversely affect or will enhance significant historical and archeological resources:

The proposed activity will not adversely affect historical and archeological resources.10.2.3.6, A.H. Vol. I

The current condition and relative value of functions being performed by areas affected by the proposed activity:

The current condition and relative value of functions are not expected to be adversely impacted by the project. 10.2.3.7, A.H. Vol. I

**Water Quality – 10.2.4, A.H. Vol. I**

Specific conditions in the permit will require the use of turbidity curtains during construction and require best management practices such as requiring all watercraft associated with the construction operate in waters of sufficient depth to preclude bottom scouring or prop dredging.

BMPs will be followed for the removal of debris and derelict vessels within the mooring field and therefore adverse impacts to water quality is not expected.  
11.0, A.H. Vol. I

**Class II Waters; Waters Approved for Shellfish Harvesting – 10.2.5 A.H. Vol. I**

The project shall not occur within Class II Waters

**Vertical Seawalls – 10.2.6 A.H. Vol. I**

The project does not include the construction of vertical seawalls.

**Secondary Impacts – 10.2.7 A.H. Vol. I**

The proposed activities were assessed for the potential to result in unacceptable secondary impacts, as defined in subsection 10.2.7, ERP A.H. Volume I. While submerged resources are directly adjacent to the project area, adverse secondary impacts are not expected to occur.

No adverse unacceptable impacts to cultural resources are anticipated to result from this proposed project, pursuant to Section 10.2.7(c), ERP A.H. Volume I.

Adverse wetland impacts that may be caused by future phases of the project or activities that are closely linked and causally related to the project will not occur since there are no known future phases. Therefore, this project is not anticipated to cause adverse secondary impacts to wetlands, pursuant to Section 10.2.7(d), ERP A.H. Volume I.

Therefore, it has been determined that the applicant has provided reasonable assurances that the proposed activities will not result in unacceptable secondary impacts, as defined in subsection 10.2.7, ERP A.H. Volume I.

**Cumulative Impacts**– 10.2.8 A.H. Vol. I

The Department has determined that no adverse impacts shall occur as a result of the proposed activities. Therefore, there are no cumulative impacts.

**Mitigation** – 10.3 A.H. Vol. I

Based on the total amount of direct and secondary impacts proposed (38 square feet more or less) and the anticipated benefits from removal of debris within the mooring field boundary it was determined by the Department that the proposed activities would not result in adverse direct, secondary or cumulative impacts to surface waters or resources. Therefore, mitigation is not required.

Through the above and based on the general/limiting and specific conditions to the permit, the applicant has provided affirmative reasonable assurance that the construction and operation of the activity, considering the direct, secondary and cumulative impacts, will comply with the provisions of Part IV of Chapter 373, F.S., and the rules adopted thereunder, including the Conditions for Issuance or Additional Conditions for Issuance of an environmental resource permit, pursuant to Part IV of Chapter 373, F.S., Chapters 62-330, and Sections 40E-4.301 and 40E-4.302, F.A.C. The construction and operation of the activity will not result in violations of the water quality standards set forth in Chapters 62-3, 62-4, 62-302, 62-520, 62-522, and 62-550, F.A.C. and will not degrade ambient water quality in Outstanding Florida Waters pursuant to Rule 62-4.242, F.A.C. The applicant has also demonstrated that the construction of the activity, including a consideration of the direct, secondary, and cumulative impacts, is in the public interest, pursuant to paragraph 373.414(1)(a), F.S.

C. Specific Proprietary Basis for Issuance

Through the above and based on the general/limiting and specific conditions to the lease, the applicant has met all applicable requirements for proprietary authorizations to use sovereignty submerged lands, pursuant to Article X, Section 11 of the Florida Constitution, Chapters 253 and 258, F.S., associated Rules 18-21 and 18-18, F.A.C., and the policies of the Board of Trustees. The applicant has provided reasonable assurance that the activity:

- (1) will clearly be "in the public interest";
- (2) will maintain essentially natural conditions;
- (3) will not cause adverse impacts to fish and wildlife resources or public recreation or navigation; and
- (4) will not interfere with the riparian rights of adjacent property owners.

In addition, the project is consistent with the goals and objectives of the "Conceptual State Lands Management Plan" adopted by the Board of Trustees on March 17, 1981.

**IV. PUBLICATION OF NOTICE**

The Department has determined that the proposed activity, because of its size, potential effect on the environment or the public, controversial nature, or location, is likely to have a heightened public concern or likelihood of request for administrative proceedings. Under section 403.815 of the Florida Statutes and rule 62-103.150 of the Florida Administrative Code, you (the applicant)



are required to publish at your own expense the enclosed Notice of Intent to Issue Permit. The notice must be published one time only within 30 days in the legal ad section of a newspaper of general circulation in the area affected. For the purpose of this rule, "publication in a newspaper of general circulation in the area affected" means publication in a newspaper meeting the requirements of sections 50.011 and 50.031 of the Florida Statutes, in the county where the activity is to take place. Where there is more than one newspaper of general circulation in the county, the newspaper used should be one with significant circulation in the area that may be affected by the permit. If you are uncertain that a newspaper meets these requirements, please contact the Department at the address or telephone number listed below. The applicant must provide proof of publication to:

Department of Environmental Protection  
Southeast District Environmental Resources Permitting  
c/o (John Tracey)  
3301 Gun Club Road, MSC 7210-1  
West Palm Beach, Florida 33406

The proof of publication shall be provided to the above address within seven days of publication. Failure to publish the notice and provide proof of publication within the allotted time shall be grounds for denial of the permit and lease to use sovereignty submerged lands.

## **V. RIGHTS OF AFFECTED PARTIES**

Under this intent to issue, the permit and intent to grant a lease on sovereignty submerged lands is (are) hereby granted subject to the applicant's compliance with any requirement in this intent to publish notice of this intent in a newspaper of general circulation and to provide proof of such publication in accordance with section 50.051 of the Florida Statutes. This action is final and effective on the date filed with the Clerk of the Department unless a sufficient petition for an administrative hearing is timely filed under sections 120.569 and 120.57 of the Florida Statutes as provided below. If a sufficient petition for an administrative hearing is timely filed, this intent to issue automatically becomes only proposed agency action on the application, subject to the result of the administrative review process. Therefore, on the filing of a timely and sufficient petition, this action will not be final and effective until further order of the Department. When proof of publication is provided, if required by this intent, and if a sufficient petition is not timely filed, the permit and a lease or easement will be executed. The actual terms of the lease agreement will be formally executed at a later date and shall include provisions for rents and such other provisions as normally are included in such lease agreement. Because an administrative hearing may result in the reversal or substantial modification of this action, the applicant is advised not to commence construction or other activities until the deadlines noted below for filing a petition for an administrative hearing or request for an extension of time have expired and until the permit and lease agreement has(have) been executed and delivered.

Mediation is not available.

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 of the Florida Statutes. The petition must contain the information set forth below and 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.

Under rule 62-110.106(4) of the Florida Administrative Code, 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, before the applicable deadline. 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. If a request is filed late, the Department may still grant it upon a motion by the requesting party showing that the failure to file a request for an extension of time before the deadline was the result of excusable neglect.

If a timely and sufficient petition for an administrative hearing is filed, other persons whose substantial interests will be affected by the outcome of the administrative process have the right to petition to intervene in the proceeding. Intervention will be permitted only at the discretion of the presiding officer upon the filing of a motion in compliance with rule 28-106.205 of the Florida Administrative Code.

In accordance with rules 28-106.111(2) and 62-110.106(3)(a)(4), petitions for an administrative hearing by the applicant must be filed within 14 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) of the Florida Statutes must be filed within 14 days of publication of the notice or within 14 days of receipt of the written notice, whichever occurs first. Under section 120.60(3) of the Florida Statutes, however, any person who has asked the Department for notice of agency action may file a petition within 14 days of receipt of such notice, regardless of the date of publication.

The petitioner shall mail a copy of the petition to the applicant at the address indicated above at the time of filing. The failure of any person to file a petition for an administrative hearing 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 of the Florida Statutes.

A petition that disputes the material facts on which the Department's action is based 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, and telephone number of the petitioner; 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 are or 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; 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.

A petition that does not dispute the material facts on which the Department's action is based shall state that no such facts are in dispute and otherwise shall contain the same information as set forth above, as required by rule 28-106.301.

Under sections 120.569(2)(c) and (d) of the Florida Statutes, a petition for administrative hearing must be dismissed by the agency if the petition does not substantially comply with the above requirements or is untimely filed.

This intent to issue constitutes an order of the Department. Subject to the provisions of paragraph 120.68(7)(a) of the Florida Statutes, which may require a remand for an administrative hearing, the applicant has the right to seek judicial review of the order under section 120.68 of the Florida Statutes, by the filing of a notice of appeal under rule 9.110 of the Florida Rules of Appellate Procedure with the Clerk of the Department in the Office of General Counsel, 3900 Commonwealth Boulevard, Mail Station 35, 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 of appeal must be filed within 30 days from the date when the order is filed with the Clerk of the Department.

Executed in West Palm Beach, Florida.

STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION

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Sirena Davila  
District Director  
Southeast District

**CERTIFICATE OF SERVICE**

The undersigned duly designated deputy clerk hereby certifies that this permit and all copies were sent on the filing date below to the following listed persons:

FDEP – Sirena Davila, Norva Blandin MSEM, John Tracey, Rachael Griffin, Griffin Alexander

Lisa Spadafina, Miami-Dade County RER, [spadaL2@miamidade.gov](mailto:spadaL2@miamidade.gov)

Gayle Stone, RES Florida Consulting, LLC., [gstone@res.us](mailto:gstone@res.us)

**FILING AND ACKNOWLEDGMENT**

FILED, on this date, pursuant to Section 120.52, F. S., with the designated Department Clerk, receipt of which is hereby acknowledged.

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**Clerk**

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**Date**



# FLORIDA DEPARTMENT OF Environmental Protection

**Ron DeSantis**  
Governor

**Alexis A. Lambert**  
Secretary

Southeast District  
3301 Gun Club Road, MSC 7210-1  
West Palm Beach, FL 33406  
561-681-6600

**DRAFT**

**Project Name:** MIAMI BEACH MOORING FIELD

**Permittee/Authorized Entity:**

City of Miami Beach  
c/o David Martinez  
1700 Convention Center Drive, 3<sup>rd</sup> Floor  
Miami Beach, FL 33139  
Email: [DavidMartinez@miamibeachfl.gov](mailto:DavidMartinez@miamibeachfl.gov)

**Authorized Agent:**

RES Florida Consulting, LLC  
c/o Gayle Stone  
Email: [gstone@res.us](mailto:gstone@res.us)

**Environmental Resource Permit - Granted**

**State-owned Submerged Lands Authorization – Granted Pending Document  
Execution**

**U.S. Army Corps of Engineers – Separate Authorization Required**

**Permit No.:** 13-452193-001-EI  
**Lease File No.:** 130372356

**Permit Issuance Date:** TBD

**Permit Construction Phase Expiration Date:** TBD

## **Consolidated Environmental Resource Permit and Recommended Intent to Grant Sovereignty Submerged Lands Authorization**

**Permit No.:** 13-452193-001-EI

### **PROJECT LOCATION**

The activities authorized by this Permit and state-owned submerged lands authorization are located within Biscayne Bay, within the Biscayne Bay Aquatic Preserve, Outstanding Florida Waters, Class III Waters, Section 4 & 28, Township 54 & 43 South, Range 42 East, in Miami-Dade County (Latitude N 25°47'13.2057", Longitude W 80°8'49.0152").

### **PROJECT DESCRIPTION**

This permit authorizes the construction of a new 130-slip public mooring field associated with an upland support facility, the 'Miami Beach Marina'. In-water work consists of the following; (1) the installation of one hundred and thirty (130) mooring buoys, (2) the installation of fifty (50) 'Regulatory Buoys' marking the edge of the mooring field, (3) the installation of twelve (12) 'No-anchoring Buoys' which mark the edge of the 100 foot-wide access channel surrounding the mooring field, (3) the installation of two (2) navigational aids, (4) the removal of sixty-four (64) debris found within the mooring field, consisting of various materials (concrete, rubble, fishing gear, etc.) and two submerged vessels.

This permit authorizes 34.692 ft<sup>2</sup> of work within other surface waters. Submerged resources (*Halophila decipiens*, *Halodule wrightii* and *Thalassia testudinum*) are located within the project boundaries; however, due to the small size of the area proposed to be permanently filled and the anticipated benefits from the removal of debris within the mooring field's boundaries, the Department does not anticipate adverse impacts to occur to these resources or the surrounding seagrass beds. Mitigation is not required.

The attached standard manatee conditions (version 2011) shall be adhered to during all in-water work. Prior to construction commencement, weighted floating turbidity curtains, extending to within one- foot from the submerged bottom shall be utilized around the project area to ensure that any turbidity resulting from construction activities will be contained within the project boundaries. All water bodies, including any adjacent submerged aquatic vegetation outside the specific limits of construction authorized by this permit shall be protected from erosion, siltation, sedimentation, and/or scouring.

### **AUTHORIZATIONS**

#### **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.).

#### **Sovereignty Submerged Lands Authorization**

The activity is located on sovereignty submerged lands owned by the State of Florida. It therefore also requires authorization from the Board of Trustees of the Internal Improvement Trust Fund (Board of Trustees), pursuant to Article X, Section 11 of the Florida Constitution, and section 253.77, F.S., and Chapter 258, F.S.

On September 16, 2025, the Board of Trustees granted authority for the Department, acting as staff to the Board in accordance with sections 253.002, F.S., to proceed with issuance of a lease for the use for the activity described.

The final documents required to execute the lease will be sent to the lessee by the Department's Division of State Lands for execution. The Department intends to issue the lease, upon satisfactory execution of those documents, including payment of required fees and compliance with the conditions in the attached permit. **You may not begin construction of the activities described until you receive a copy of the executed lease from the Department.**

#### 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

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

This permit also constitutes a water quality certification under Section 401 of the Clean Water Act, 33 U.S.C. 1341.

#### 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 & SOVEREIGNTY SUBMERGED LANDS CONDITIONS

The activities described must be conducted in accordance with:

- **The Specific Conditions**



- **The General Conditions**
- **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 and sovereignty submerged lands authorization, as described.

#### **SPECIFIC CONDITIONS – EXECUTION OF PROPRIETARY DOCUMENTS**

(1) The terms, conditions, and provisions of the required lease shall be met. **Construction of this activity shall not commence on sovereign submerged lands, title to which is held by the Board of Trustees of the Internal Improvement Trust Fund, until all required lease agreement documents have been executed to the satisfaction of the Department.**

#### **SPECIFIC CONDITIONS- PROJECT FORMS & ATTACHMENTS**

(2) The attached project drawings (sheets 1 through 11); the Standard Manatee Conditions for In-Water Work, 2011; the Mooring Field Management Plan; and DEP forms 62-330.310(3), 62-330.310(1); 62-330.310(2); 62-330.340(1); and 62-330.350(1), which may be downloaded at <http://www.dep.state.fl.us/water/wetlands/erp/forms.htm> become part of this permit. If the permittee does not have access to the Internet, please contact the Department at (561) 681-6600 to request the aforementioned forms and/or document(s).

#### **SPECIFIC CONDITIONS - PRIOR TO CONSTRUCTION**

(3) After selection of the contractor to perform the authorized activities and prior to the initiation of any work authorized by this permit, the permittee (or authorized agent) and the contractor shall attend a pre-construction conference with a representative of the Department. It shall be the responsibility of the permittee to contact the Department's Compliance Assistance Program, by email [SED\\_Compliance@FloridaDEP.gov](mailto:SED_Compliance@FloridaDEP.gov), or by phone (561) 681-6600, to schedule the pre-construction conference.

(4) Prior to the initiation of any work authorized by this permit, floating turbidity curtains with weighted skirts that extend to within one foot of the bottom shall be placed around the active work sites and shall be maintained and remain in place for the duration of the project construction to ensure that turbid discharges do not occur outside the boundaries of the floating turbidity screens. The permittee shall be responsible for ensuring that turbidity control devices are inspected daily and maintained in good working order during all phases of construction authorized by this permit until all areas that were disturbed during construction are sufficiently stabilized to prevent turbid discharges.

## **SPECIFIC CONDITIONS – CONSTRUCTION ACTIVITIES**

(5) All watercraft associated with the construction of the permitted activities shall only operate within waters of sufficient depth (one-foot clearance from the deepest draft of the vessel (barge) to the submerged bottom) so as to preclude bottom scouring or prop dredging.

(6) There shall be no storage or stockpiling of tools and materials (i.e., lumber, pilings, debris), along the shoreline adjacent to waters of the state. All excess lumber, scrap wood, trash, garbage, and any other type of debris shall be removed from wetlands/waters of the state within 14 days of completion of the work authorized in this permit. All construction equipment/tools and materials shall be transported to and from the site via upland roadways and barges and all equipment/tools and materials shall be stored on the uplands.

(7) Best management practices will be followed for the removal of debris in accordance with the attached document “Florida Marine Debris Removal Guidance”.

(8) Best management practices will be followed for the removal of derelict vessels in accordance with the attached document “BMP Derelict Vessels”.

(9) This permit does not authorize the permanent impact to seagrass beds or other benthic resources other than those authorized through the installation of mooring buoys.

## **SPECIFIC CONDITIONS – MONITORING/REPORTING REQUIREMENTS**

(10) Turbidity levels outside the construction area shall not exceed 0 NTU’s above background levels. The following measures shall be taken immediately by the permittee whenever turbidity levels within waters of the State surrounding the project site exceed 0 NTUs above background:

- a. Notify the Department at (561) 681-6600 at the time the violation is first detected.
- b. Immediately cease all work contributing to the water quality violation.
- c. Stabilize all exposed soils contributing to the violation. Modify the work procedures that were responsible for the violation, install more turbidity containment devices, and repair any non-functional turbidity containment devices.
- d. As required, perform turbidity monitoring per Specific Conditions.
- e. Resume construction activities once turbidity levels outside turbidity curtains fall below 29 NTUs.

(11) Water turbidity levels shall be monitored if a turbidity plume is observed outside the limits of the required turbidity control devices. Samples shall be taken every four hours until turbidity subsides at one foot above the bottom, mid-depth, and one-foot below the surface at monitoring stations located as follows:

- a. Approximately 100 feet up-current of the work sites and clearly outside the influence of construction activities. (This shall serve as the natural background sample against which other turbidity readings shall be compared.)

- b. Directly outside the turbidity curtains surrounding the work sites and within the densest portion of any visible turbidity plume. (This sample shall serve as the compliance sample.)

(12) During in-water construction or debris removal, the permittee or permittee's contractor shall collect the following turbidity monitoring data at the frequency and water depths directed by the Specific Condition above:

- a. Date and time of sampling event
- b. Turbidity sampling results (background NTUs, compliance NTUs, and the difference between them)
- c. Description of data collection methods
- d. An aerial map indicating the sampling locations
- e. Depth of sample(s)
- f. Weather conditions at times of sampling
- g. Tidal stage and direction of flow

Data shall be collected in a turbidity log and shall include a statement by the individual responsible for implementation of the sampling program attesting to the authenticity, precision, limits of detection, and accuracy of the data. The turbidity log shall be scanned and sent on a weekly basis to the Department's Environmental Resources Compliance Assurance Program Staff by email at [SEDERP@dep.state.fl.us](mailto:SEDERP@dep.state.fl.us). The subject line of the email shall include the project name, permit number, and the title "Turbidity Monitoring Reports."

#### **SPECIFIC CONDITIONS – OPERATION AND MAINTENANCE ACTIVITIES**

- (13) The mooring field shall be operated in accordance with the attached document titled "Mooring Field Management Plan" and the specific conditions within this permit.
- (14) Changes to the Mooring Field Management Plan shall not occur without explicit written approval by the Florida Department of Environmental Protection.
- (15) The total number of moorings authorized in the mooring field is one hundred and thirty (130).
- (16) The City of Miami Beach shall be responsible for the operation and maintenance of the mooring field.
- (17) Overboard or through hull discharges of trash, human or animal waste, gray water, or fuel shall not occur at the mooring field.
- (18) The following activities are prohibited at the facility: (a) boat maintenance or repair activities requiring removal of a vessel from the water or removal of any major portions of the vessel, including the engine, for purposes of routine repair or maintenance on site; (b) hull cleaning involving the scraping or jet washing of fouling organisms; (c) hull painting; (d) any discharges or release of oils or greases associated with engine and hydraulic repairs; or (e) any discharges or release of metal based bottom paints

associated with hull scraping, cleaning, and painting. The following activities are authorized at the facility: (a) removal of a vessel that is necessitated by emergency conditions which have resulted in or can result in the sinking of a vessel.

- (19) Following the removal of any marine debris within seagrass habitat, displaced sediments and/or trenches shall be restored to surrounding grade.
- a. Sediments should be removed and returned to the trench as soon as possible without further injury to buried seagrasses.
  - b. Rakes can be used to push the sediment back into the trench and off of any remaining seagrasses as much as possible. The fine particles left behind will eventually wash away.
  - c. Alternatively, gentle and directed water flows can be used to move the overburden of sediment off adjacent seagrass and back into the trench/scarred area. This would have to be done carefully and with predominant currents moving the coarser quartz sands into the trench depressions.
  - d. The trench should be regraded with identically grained and composed sand materials to bring the surface up to the elevation of the adjacent habitat.
  - e. Sediment tubes can be used to stabilize the surface of the refilled trench area.

#### **SPECIFIC CONDITIONS – MANATEE CONDITIONS**

- (20) A copy of the state-approved management plan shall be sent to FWC at [ImperiledSpecies@MyFWC.com](mailto:ImperiledSpecies@MyFWC.com) prior to operation of the mooring field.
- (21) All vessels shall adhere to all posted speed zones, including state Manatee Protection Zones, state Boating Restricted Areas, and local regulations. Maps identifying the location of these zones can be found on the FWC website at: <https://myfwc.com/wildlifehabitats/wildlife/manatee/data-and-maps/>.
- (22) Mooring buoy and vessel vertical lines shall be made of material which manatees, marine turtles, and other marine wildlife cannot become entangled. Lines that are not rigid in nature should be sleeved with PVC, hose, or other rigid material. Lines used in horizontal platforms must remain under tension or be sleeved to prevent entanglements. All lines shall be properly anchored or secured and shall be regularly monitored to avoid the entanglement of manatees, marine turtles, and other marine wildlife.
- a. The vertical lines and horizontal structures shall be monitored daily for the first two weeks immediately after deployment and quarterly after the initial daily monitoring. All loose or broken lines must be repaired or removed at the time of inspection.
    - i. All observations of marine turtles or manatees shall be included in the permittee's monitoring reports and the reports shall be provided to the FWC at [ImperiledSpecies@MyFWC.com](mailto:ImperiledSpecies@MyFWC.com).

- b. All injuries or entanglements of manatees or marine turtles shall be reported immediately to the FWC at 888-404-3922.
- (23) No later than 60 days after construction commencement, the Permittee shall develop and implement an FWC-approved manatee educational plan for the mooring field. This educational plan shall include, but will not be limited to, permanent manatee educational signs, and educational brochures, which must be available to patrons within a centralized location. The number and types of signs, as well as the on-site locations shall be approved by FWC staff prior to installation. All educational materials must be maintained for the life of the facility in a manner acceptable to FWC, and signs shall be replaced if faded, damaged or outdated. The Permittee shall develop this educational program with the assistance of FWC ([ImperiledSpecies@MyFWC.com](mailto:ImperiledSpecies@MyFWC.com)), in accordance with information and process provided by the FWC at: <http://www.myfwc.com/wildlifehabitats/managed/manatee/education-for-marinas/>.
- (24) The permittee shall comply with the standard manatee protection construction conditions listed in the attached “2011 Standard Manatee Conditions for In-Water Work”.

#### **SPECIFIC CONDITIONS – LISTED SPECIES**

- (25) 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 [conservationplanningservices@myfwc.com](mailto:conservationplanningservices@myfwc.com).

#### **GENERAL CONDITIONS FOR INDIVIDUAL PERMITS**

The following general conditions are binding on all individual permits issued under chapter 62-330, F.A.C., except where the conditions are not applicable to the authorized activity, or where the conditions must be modified to accommodate project-specific conditions.

- (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], which is incorporated by reference in paragraph 62-330.350(1)(d), F.A.C., 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. If available, an Agency website that fulfills this notification requirement may be used in lieu of the form.

(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
- 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.

(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 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 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.



(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 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.

#### **GENERAL CONDITIONS FOR SOVEREIGNTY SUBMERGED LANDS AUTHORIZATION**

Any use of sovereignty submerged lands is subject to the following general conditions are binding upon the applicant and are enforceable under Chapter 253, F.S. and Chapter 258, F.S.

(1) Sovereignty submerged lands may be used only for the specified activity or use. Any unauthorized deviation from the specified activity or use and the conditions for undertaking that activity or use will constitute a violation. Violation of the authorization will result in suspension or revocation of the applicant's use of the sovereignty submerged lands unless cured to the satisfaction of the Board of Trustees.

(2) Authorization under Rule 18-21.005, F.A.C., conveys no title to sovereignty submerged lands or water column, nor does it constitute recognition or acknowledgment of any other person's title to such land or water.

(3) Authorizations under Rule 18-21.005, F.A.C., may be modified, suspended or revoked in accordance with its terms or the remedies provided in Sections 253.04, F.S. and Chapter 18-14, F.A.C.

(4) Structures or activities will be constructed and used to avoid or minimize adverse impacts to resources.

(5) Construction, use, or operation of the structure or activity will not adversely affect any species which is endangered, threatened or of special concern, as listed in Rules 68A-27.003, 68A-27.004, and 68A-27.005, F.A.C.

(6) Structures or activities will not unreasonably interfere with riparian rights. When a court of competent jurisdiction determines that riparian rights have been unlawfully affected, the structure or activity will be modified in accordance with the court's decision.

(7) Structures or activities will not create a navigational hazard.

(8) Structures will be maintained in a functional condition and will be repaired or removed if they become dilapidated to such an extent that they are no longer functional.

(9) Structures or activities will be constructed, operated, and maintained solely for water dependent purposes.

(10) The applicant agrees to indemnify, defend and hold harmless the Board of Trustees and the State of Florida from all claims, actions, lawsuits and demands in any form arising out of the authorization to use sovereignty submerged lands or the applicant's use and construction of structures on sovereignty submerged lands. This duty to indemnify and hold harmless will include any and all liabilities that are associated with the structure or activity including special assessments or taxes that are now or in the future assessed against the structure or activity during the period of the authorization.

(11) Failure by the Board of Trustees to enforce any violation of a provision of the authorization or waiver by the Board of Trustees of any provision of the authorization will not invalidate the provision not enforced or waived, nor will the failure to enforce or a waiver prevent the Board of Trustees from enforcing the unenforced or waived provision in the event of a violation of that provision.

(12) Applicant binds itself and its successors and assigns to abide by the provisions and conditions set forth in the authorization. If the applicant or its successors or assigns fails or refuses to comply with the provisions and conditions of the authorization, the authorization may be terminated by the Board of Trustees after written notice to the applicant or its successors or assigns. Upon receipt of such notice, the applicant or its successors or assigns will have thirty (30) days in which to correct the violations. Failure to correct the violations within this period will result in the automatic revocation of this authorization.

(13) All costs incurred by the Board of Trustees in enforcing the terms and conditions of the authorization will be paid by the applicant. Any notice required by law will be made by certified mail at the address shown on page one of the authorization. The applicant will notify the Board of Trustees in writing of any change of address at least ten days before the change becomes effective.

(14) This authorization does not allow any activity prohibited in a conservation easement or restrictive covenant that prohibits the activity.

#### **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 a subsequent order of the Department. Because the administrative hearing process is designed to formulate final agency action, the subsequent order may modify or take a different position than this action.

#### 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 Rules 28-106.201 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.

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](mailto: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 14 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 14 days of publication of the notice or within 14 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 may not apply to persons who have not received a clear point of entry.

#### 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](mailto: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

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.

Executed in Palm Beach County, Florida.

STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION

---

Sirena Davila  
District Director  
Southeast District

### **CERTIFICATE OF SERVICE**

The undersigned duly designated deputy clerk hereby certifies that this permit and all copies were sent on the filing date below to the following listed persons:

FDEP – Sirena Davila, Norva Blandin MSEM, John Tracey, Rachael Griffin, Griffin Alexander

Lisa Spadafina, Miami-Dade County RER, [spadaL2@miamidade.gov](mailto:spadaL2@miamidade.gov)

Gayle Stone, RES Florida Consulting, LLC., [gstone@res.us](mailto:gstone@res.us)

### **FILING AND ACKNOWLEDGMENT**

FILED, on this date, pursuant to Section 120.52, F. S., with the designated Department Clerk, receipt of which is hereby acknowledged.

\_\_\_\_\_  
**Clerk**

\_\_\_\_\_  
**Date**

### **Attachments:**

Project Drawings and Design Specs., 11 pages

Mooring Field Management Plan

Standard Manatee Conditions for In-Water Work, 2011

As-built Certification and Request for Conversion to Operational Phase Form 62-330.310(1)\*

Request for Transfer to the Perpetual Operation Entity Form 62-330.310(2)\*

Request to Transfer Permit Form 62-330.340(1)\*

Commencement Notice Form 62-330.350(1)\*

\*Can be downloaded at: <https://floridadep.gov/water/submerged-lands-environmental-resources-coordination/content/forms-environmental-resource>

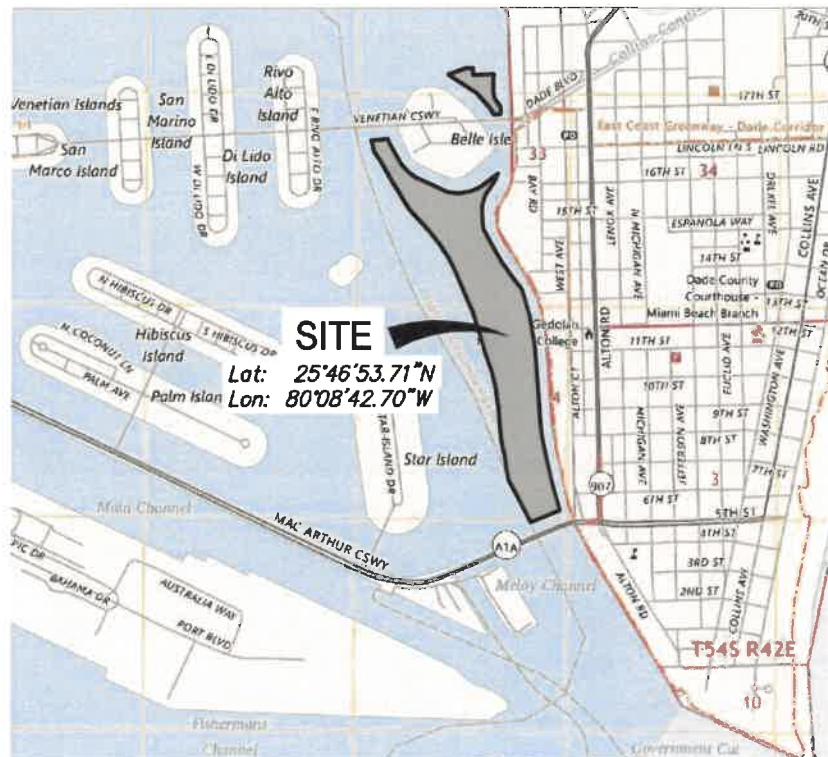
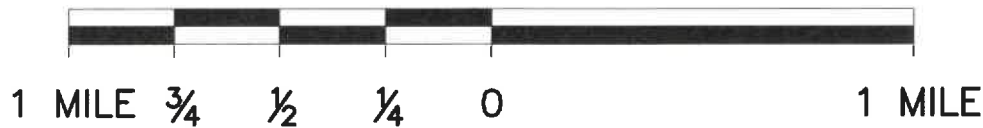
SITE ID.: 0452193

SKETCH & DESCRIPTION  
**BISCAYNE BAY AQUATIC PRESERVE**

MIAMI BEACH MOORING FIELD  
SECTION 33, TOWNSHIP 53 S, RANGE 42 E & SECTION 4, TOWNSHIP 54 S, RANGE 42 E  
CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA

FDEP  
BSM Reviewed  
By: SEW  
Date: 3/20/25

**MIAMI, FLA QUADRANGLE**  
**FLORIDA – MIAMI-DADE COUNTY**  
**7.5 MINUTE SERIES (TOPOGRAPHIC)**  
**SCALE 1:27,592**



(GEODETIC COORDINATE WAS ESTABLISHED BY A REAL TIME NETWORK GPS SURVEY)

**REVISIONS**



**AVIROM & ASSOCIATES, INC.**  
**SURVEYING & MAPPING**

50 S.W. 2nd AVENUE, SUITE 102  
BOCA RATON, FLORIDA 33432  
(561) 392-2594 / [www.AVIROMSURVEY.com](http://www.AVIROMSURVEY.com)

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JOB #:	12943
SCALE:	SEE SCALE
DATE:	10/18/2024
BY:	K.C.
CHECKED:	K.M.C.
F.B.	2153 PG. 50
SHEET:	1 OF 16

# SKETCH & DESCRIPTION BISCAYNE BAY AQUATIC PRESERVE

MIAMI BEACH MOORING FIELD

SECTION 33, TOWNSHIP 53 S, RANGE 42 E & SECTION 4, TOWNSHIP 54 S, RANGE 42 E  
CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA

## SURVEYOR'S REPORT:

1. Reproductions of this Sketch are not valid without the original signature and seal of a Florida licensed surveyor and mapper. Additions or deletions to this survey map or report by other than the signing party is prohibited without written consent of the signing party.
2. No Title Opinion or Abstract to the subject property has been provided. It is possible that there are Deeds, Easements, or other instruments (recorded or unrecorded) which may affect the subject property. No search of the Public Records has been made by the Surveyor.
3. This is a Field Survey. Data shown hereon was compiled from instrument(s) of record and does not constitute a boundary survey.
4. The land description shown hereon was prepared by the Surveyor.
5. The parcels are for offshore mooring and are entirely waterward of the Maurice Gibb Memorial Park (upland), therefore no Riparian Rights lines are associated nor shown .
6. No underground improvement were located.
7. Bearings shown hereon are relative to Grid North of the North American Datum of 1983 (NAD 83) based on the north line of Lot 9, ISLAND VIEW SUBDIVISION having a bearing of N 88°00'15" E.
8. The Grid bearing and coordinates shown hereon are based on the North American Datum of 1983, adjustment of 2011 (NAD 83/2011) Epoch 2010.00, of the Florida State Plane Coordinate System (Transverse Mercator Projection), East Zone established by a Real-time Network (RTN) GPS Control Survey which is certified to a 2 centimeter local accuracy as performed on October 18, 2024.
  - a. Method: Wide Area Continuously Operating GPS Reference Station Network, Florida Permanent Reference Network (FPRN).
  - b. Equipment Used: Leica: GS18, Serial No: 3602052
  - c. Processing Software: Leica Infinity, Version 3.1.0.3188
9. Address: 1700 Purdy Avenue, Miami Beach, Miami-Dade County, Florida 33139.
10. The location of the docks, boat lifts, Mean High Water Line and upland boundary survey is shown for informational purposes and is adopted from a survey performed by KCI, L.B. No. 6901, Project No. 512100098.03C dated July 22, 2023.
11. This map is intended to be displayed at a scale of 1:1200 (1"=100') or smaller and 1:1800 (1"=150').

(CONTINUED ON SHEET 3)

### REVISIONS



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JOB #:	12943
SCALE:	N/A
DATE:	10/18/2024
BY:	K.C.
CHECKED:	K.M.C.
F.B.	2153 PG. 50
SHEET:	2 OF 16



# SKETCH & DESCRIPTION BISCAYNE BAY AQUATIC PRESERVE

MIAMI BEACH MOORING FIELD

SECTION 33, TOWNSHIP 53 S, RANGE 42 E & SECTION 4, TOWNSHIP 54 S, RANGE 42 E  
CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA

(CONTINUED FROM SHEET 2)

12. Symbols shown hereon and in the legend may have been enlarged for clarity. These symbol have been plotted at the center of the field location and may not represent the actual shape and size of the feature.
13. Units of measurement are in U.S. Survey Feet and decimal parts thereof.
14. Meloy Channel as shown hereon was adopted from the Florida Fish and Wildlife Conservation Commission (F.W.C.) relative to navigation, dated March, 2018.
15. Existing shoreline and proposed improvements as shown hereon is based on a digital drawing file provided by Mofatt & Nichol: 1601 Forum Place, Suite 610, West Palm Beach FL 33401. Tel: (561) 823-6870.
16. Abbreviation Legend: A= Arc Distance; COR.= Corner; D= Per Deed; EL.= Elevation; FD.= Found; FDOT= Florida Department of and Transportation; G= Grid; GOV'T= Government; GPS= Global Positioning System; ID.= Identification; Lat.= Latitude; Lon.= Longitude; L.B.= Licensed Business; M.D.C.R.= Miami-Dade County Records; M.H.W= Mean High Water; NAVD 88= North American Vertical Datum of 1988; N/D= Nail & Disk; P.B.= Plat Book; PG.= Page; P.O.B= Point of Beginning; P.O.C.= Point of Commencement; R= Radius; R/W= Right-of-Way; SEC.= Section; Sq. Ft.= Square Feet; TIIF= Trustees of the Internal Improvement Trust Fund; Δ= Central Angle.

## AQUATIC PRESERVE LINEAR TABULATION:

1. PARCEL A = 2,682 linear feet Natural
  2. PARCEL B = 4,399,477 linear feet Natural
- NATURAL = 100%

## SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY to the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida (TIIF) and the City of Miami Beach that the attached Sketch and Description of the hereon described property is true and correct to the best of my knowledge and belief. I FURTHER CERTIFY that this Sketch and Description meets the Standards of Practice set forth in Chapter 5J-17, Florida Administrative Code, pursuant to Chapter 472, Florida Statutes.

Date: 03-01-2025


Digitally signed by Keith M. Chee-A-Tow, P.L.S.  
Date: 2025.03.03 06:29:10 -05'00'

KEITH M. CHEE-A-TOW, P.L.S.  
Florida Registration No. 5328  
AVIROM & ASSOCIATES, INC.  
L.B. No. 3300  
E-Mail: Keith@AviromSurvey.com

### REVISIONS



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JOB #:	12943
SCALE:	N/A
DATE:	10/18/2024
BY:	K.C.
CHECKED:	K.M.C.
F.B.	2153 PG. 50
SHEET:	3 OF 16

# SKETCH & DESCRIPTION

## BISCAYNE BAY AQUATIC PRESERVE

MIAMI BEACH MOORING FIELD

SECTION 33, TOWNSHIP 53 S, RANGE 42 E & SECTION 4, TOWNSHIP 54 S, RANGE 42 E  
CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA

### LEGAL DESCRIPTION PARCEL A:

A parcel of sovereignty submerged land within Biscayne Bay Aquatic Preserve being coincident with the Trustees of the Internal Improvement Trust Fund of the State of Florida (TIIF) Sovereignty Submerged Land Lease, Deed number 25150 (2329-13) being a portion of Section 33, Township 53 South, Range 42 East, City of Miami Beach, Miami-Dade County, Florida described as:

COMMENCING at the northwest corner of Lot 9, Block 15, ISLAND VIEW SUBDIVISION recorded in Plat Book 6, Page 115 of the Public Records of Miami-Dade County, Florida being a point on the Dade County Bulkhead Line as referenced in said Sovereignty Submerged Land Lease, Deed number 25150 (2329-13) having a grid coordinate of N 531,691.75 and E 937,458.37 referenced to Grid North, based on the 2011 Adjustment of the North American Datum of 1983, (2011) Epoch 2010.00 of the Florida State Plane Coordinate System (Transverse Mercator Projection), East Zone with all subsequent bearings and coordinates referenced thereto; thence S 34°37'31" W a distance of 16.07 feet; thence along the north line of said Sovereignty Submerged Land Lease for the next two (2) courses: thence S 71°10'44" W a distance of 190.25 feet (1) to a tangent curve concave to the southeast; thence southwesterly along the arc of said curve having a radius of 150.00 feet, a central angle of 42°24'20" and an arc distance of 111.02 feet (2) to the POINT OF BEGINNING having a grid coordinate of N 531,547.36 and E 937,186.06; thence along the west line of said Sovereignty Submerged Land Lease for the next four (4) courses: continuing southwesterly along the arc of a curve concave to the southeast having a radius of 150.00 feet, a central angle of 30°41'55" and an arc distance of 80.37 feet (1); thence S 01°55'31" E, a distance of 218.80 feet (2) to a tangent curve concave to the east; thence southerly along the arc of said curve having a radius of 300.00 feet, a central angle of 36°55'20" and an arc distance of 193.32 feet (3) to a reverse curve concave to the southwest; thence southeasterly along the arc of said curve having a radius of 2739.05 feet, a central angle of 01°32'06" and an arc distance of 73.38 feet (4); thence S 02°21'11" E, a distance of 125.95 feet to a point hereinafter referred to as Reference Point A having a grid coordinate of N 530,889.74 and E 937,291.59; thence S 85°45'03" W, a distance of 105.06 feet; thence N 02°21'11" W, a distance of 7.24 feet; thence N 33°14'59" W, a distance of 20.63 feet; thence N 35°56'22" W, a distance of 107.99 feet; thence N 41°28'16" W, a distance of 322.38 feet; thence N 54°58'25" W, a distance of 162.27 feet; thence N 57°37'11" W, a distance of 387.50 feet; thence N 69°57'53" E, a distance of 325.73 feet; thence N 90°00'00" E, a distance of 99.56 feet; thence S 00°00'00" E, a distance of 109.16 feet; thence N 90°00'00" E, a distance of 39.92 feet; thence N 88°19'31" E, a distance of 302.49 feet to the POINT OF BEGINNING.

Said lands lying and being within Biscayne Bay Aquatic Preserve of Section 33, Township 53 South, Range 43 East, City of Miami Beach, Miami-Dade County, Florida having an area of 247,698.40 square feet, 5.686 acres more or less.

#### REVISIONS



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JOB #:	12943
SCALE:	N/A
DATE:	10/18/2024
BY:	K.C.
CHECKED:	K.M.C.
F.B. 2153 PG.	50
SHEET:	4 OF 16

# SKETCH & DESCRIPTION BISCAYNE BAY AQUATIC PRESERVE

MIAMI BEACH MOORING FIELD

SECTION 33, TOWNSHIP 53 S, RANGE 42 E & SECTION 4, TOWNSHIP 54 S, RANGE 42 E  
CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA

## LEGAL DESCRIPTION PARCEL B:

A parcel of sovereignty submerged land within Biscayne Bay Aquatic Preserve being a portion of Section 33, Township 53 South, Range 42 East and Section 04, Township 54 South, Range 42 East City of Miami Beach, Miami-Dade County, Florida described as:

COMMENCING at the aforementioned Reference Point A, having a grid coordinate of N 530,889.74 and E 937,291.59; thence S 04°18'51" W, a distance of 916.02 feet to the POINT OF BEGINNING having a grid coordinate of N 529,976.32 and E 937,222.68; thence S 20°13'44" W, a distance of 66.18 feet; thence S 23°19'51" W, a distance of 80.67 feet; thence S 35°22'00" W, a distance of 74.91 feet; thence S 32°53'53" W, a distance of 120.27 feet; thence S 33°40'47" W, a distance of 65.87 feet; thence S 21°27'36" W, a distance of 85.78 feet; thence S 13°27'27" W, a distance of 80.07 feet; thence S 00°49'05" W, a distance of 78.03 feet; thence S 04°27'07" E, a distance of 228.80 feet; thence S 14°40'15" E, a distance of 74.34 feet; thence S 25°57'47" E, a distance of 247.25 feet; thence S 28°58'18" E, a distance of 102.22 feet; thence S 30°55'09" E, a distance of 251.47 feet; thence S 36°39'12" E, a distance of 332.59 feet; thence S 36°36'48" E, a distance of 166.16 feet; thence S 28°29'40" E, a distance of 44.84 feet; thence S 16°19'09" E, a distance of 420.19 feet; thence S 10°28'40" E, a distance of 201.96 feet; thence S 09°46'43" E, a distance of 167.31 feet; thence S 07°39'50" E, a distance of 138.18 feet; thence S 05°01'50" E, a distance of 155.03 feet; thence S 04°48'44" E, a distance of 100.16 feet; thence S 03°56'24" E, a distance of 158.48 feet; thence S 04°10'22" E, a distance of 104.16 feet; thence S 04°15'07" E, a distance of 521.45 feet; thence S 04°01'57" E, a distance of 144.60 feet; thence S 06°31'48" E, a distance of 249.26 feet; thence S 13°01'14" E, a distance of 365.61 feet; thence S 12°08'41" E, a distance of 400.43 feet; thence S 16°55'49" E, a distance of 412.42 feet; thence S 67°10'55" W, a distance of 497.35 feet; thence N 27°02'19" W, a distance of 100.27 feet; thence N 28°25'45" W, a distance of 423.37 feet; thence N 28°26'45" W, a distance of 245.79 feet; thence N 10°52'33" W, a distance of 198.33 feet; thence N 07°41'33" W, a distance of 225.95 feet; thence N 09°52'42" W, a distance of 5.72 feet; thence N 12°03'47" W, a distance of 209.17 feet; thence N 06°11'33" W, a distance of 199.53 feet; thence N 04°33'28" W, a distance of 302.30 feet; thence N 06°18'37" W, a distance of 4.59 feet; thence N 08°03'56" W, a distance of 301.33 feet; thence N 10°09'15" W, a distance of 5.47 feet; thence N 12°14'52" W, a distance of 226.45 feet; thence N 15°25'26" W, a distance of 42.90 feet; thence N 20°00'52" W, a distance of 100.47 feet; thence N 20°00'49" W, a distance of 120.88 feet; thence N 16°57'17" W, a distance of 154.90 feet; thence N 16°57'17" W, a distance of 107.28 feet; thence N 16°57'17" W, a distance of 495.02 feet; thence N 19°55'02" W, a distance of 7.76 feet; thence N 22°52'58" W, a distance of 621.93 feet; thence N 22°52'57" W, a distance of 190.47 feet; thence N 29°23'34" W, a distance of 117.80 feet; thence N 32°34'30" W, a distance of 114.76 feet; thence N 33°45'27" W, a distance of 12.68 feet; thence N 33°06'51" W, a distance of 132.09 feet; thence N 39°03'57" W, a distance of 280.30 feet; thence N 42°12'55" W, a distance of 470.87 feet; thence N 31°33'42" W, a distance of 539.90 feet; thence N 30°36'19" W, a distance of 138.90 feet; thence N 27°29'20" W, a distance of 186.66 feet; thence N 30°52'26" W, a distance of 8.86 feet; thence N 34°15'29" W, a distance of 200.11 feet; thence N 12°48'31" W, a distance of 142.70 feet; thence N 14°47'33" W, a distance of 5.20 feet; thence N 16°46'47" W, a distance of 31.65 feet; thence N 86°37'19" E, a distance of 259.12 feet; thence S 17°41'07" E, a distance of 60.92 feet; thence S 30°25'58" E, a distance of 387.99 feet; thence S 41°18'13" E, a distance of 160.46 feet; thence S 55°01'16" E, a distance of 146.72 feet; thence S 64°39'35" E, a distance of 236.82 feet; thence S 65°33'30" E, a distance of 294.23 feet; thence S 79°12'54" E, a distance of 105.62 feet; thence S 84°29'25" E, a distance of 96.45 feet; thence N 83°36'50" E, a distance of 108.21 feet; thence N 77°38'07" E, a distance of 99.16 feet; thence N 71°33'06" E, a distance of 88.65 feet; thence N 55°59'36" E, a distance of 121.76 feet; thence N 50°27'18" E, a distance of 286.76 feet; to the POINT OF BEGINNING.

Said lands lying and being within the Biscayne Bay Aquatic Preserve being a portion of Section 33, Township 53 South, Range 42 East and Section 04, Township 54 South, Range 42 East City of Miami Beach, Miami-Dade County, Florida having an area of 4,399,477 square feet, 101 acres more or less.

### REVISIONS



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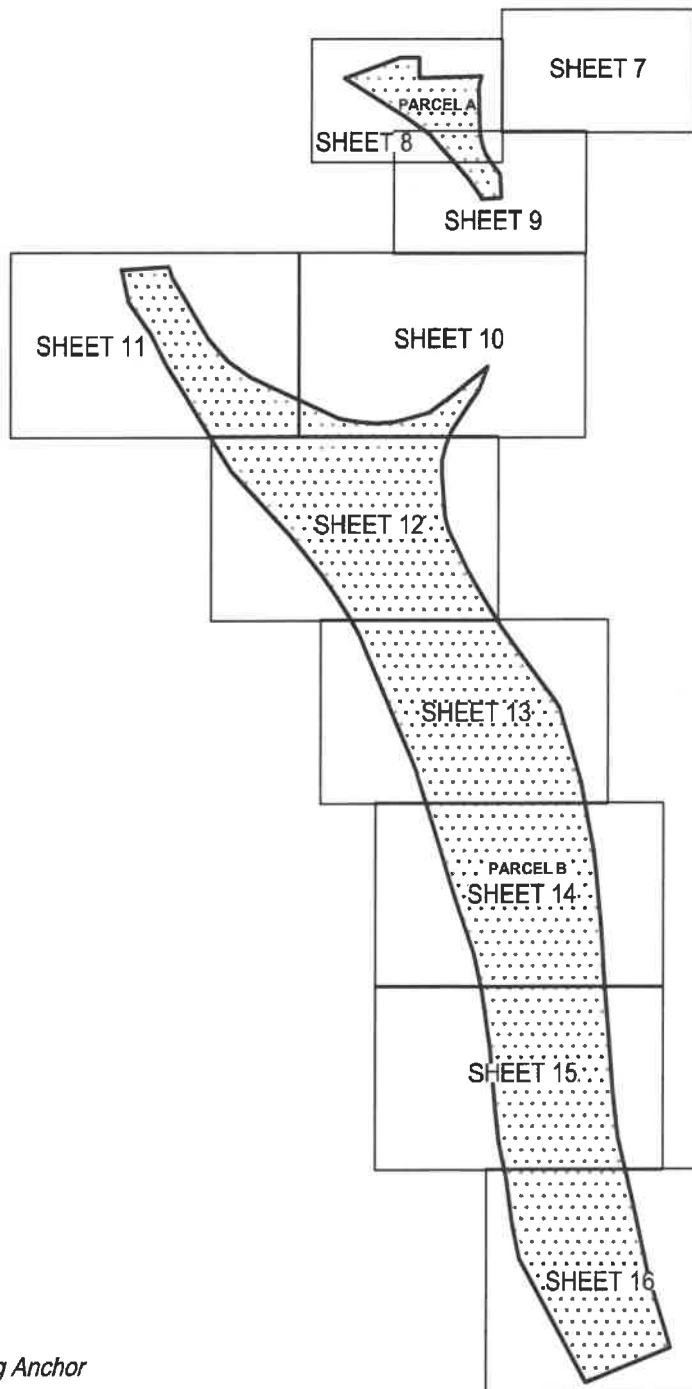
JOB #:	12943
SCALE:	N/A
DATE:	10/18/2024
BY:	K.C.
CHECKED:	K.M.C.
F.B.	2153 PG. 50
SHEET:	5 OF 16

SITE ID.: 0452193

SKETCH & DESCRIPTION  
**BISCAYNE BAY AQUATIC PRESERVE**

MIAMI BEACH MOORING FIELD

SECTION 33, TOWNSHIP 53 S, RANGE 42 E & SECTION 4, TOWNSHIP 54 S, RANGE 42 E  
CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA



LEGEND:



Denotes Mooring Anchor



Denotes Lease Boundary Buoy

**KEY SHEETS**

REVISIONS




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JOB #:	<b>12943</b>
SCALE:	NOT TO SCALE
DATE:	10/18/2024
BY:	K.C.
CHECKED:	K.M.C.
F.B.	2153 PG. 50
SHEET:	<b>6 OF 16</b>

# BISCAYNE BAY AQUATIC PRESERVE

P.O.C.  
NW COR. LOT 9

Point on  
Bulkhead Line  
FD. N/D L.B. 3653  
N 531691.75  
E 937458.37

MATCH LINE (SEE SHEET 8)

190.25' (G)  
S 71°04' W (G)  
S 73°10'29" W (D)

N LINE DEED  
25150 (2329-13)

DOCKS & LIFTS

ALONG WET-FACE OF SEAWALL  
M.H.W. LINE E.L. = 0.16' (NAVD 88)

SUBMERGED LAND  
TIFF DEED 25150 (2329-13)

LOT 11

LOT 10

S 89°58'15" W (D) 187.96' (D)  
S 88°00'15" W (G) 188.15' (G)  
16.07' (G)  
S 34°37'31" W (G)  
S 36°37'16" W (D)

LOT 9

MAURICE GIBB MEMORIAL PARK

ISLAND VIEW SUBDIVISION  
BLOCK 15  
(P.B. 6, PG. 115 M.D.C.R.)

PURDY AVENUE  
70' R/W (P.B. 6/115 M.D.C.R.)

18th STREET  
70' R/W (P.B. 6/115 M.D.C.R.)

ISLAND VIEW SUBDIVISION  
BLOCK 16  
(P.B. 6, PG. 115 M.D.C.R.)

BAY ROAD  
70' R/W (P.B. 6/115 M.D.C.R.)

ISLAND VIEW SUBDIVISION  
BLOCK 14  
(P.B. 6, PG. 115 M.D.C.R.)

S 89°58'15" W (D)

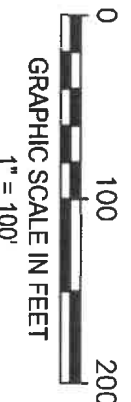
S 00°00'00" E (D) 290.00' (D)

FD. 3/4" I.R. W/  
CAP L.B. 1337  
NE COR. LOT 9

830.10' (D)

P.O.C.  
DEED 25150 (2329-13)  
NE COR. 33-5342  
S 00°00'00" E (D)  
836.70' (D)

E LINE SECTION 33



LEGEND:

-  Denotes Mooring Anchor
-  Denotes Lease Boundary Buoy

SITE ID: 0452193

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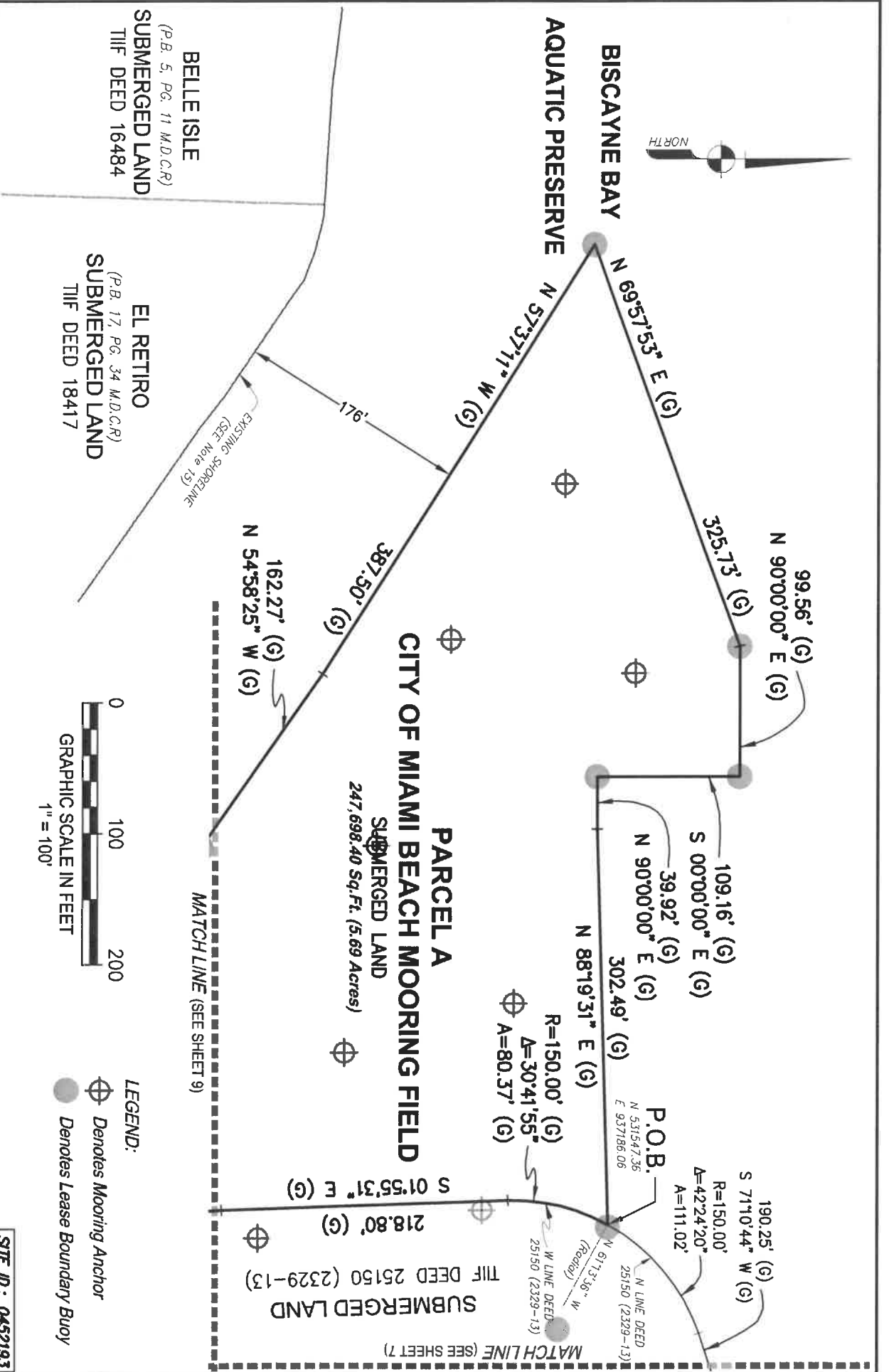
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## SKETCH & DESCRIPTION

BISCAYNE BAY AQUATIC PRESERVE

SECTION 33, TOWNSHIP 53 S, RANGE 42 E &  
SECTION 4, TOWNSHIP 54 S, RANGE 42 E  
CITY OF MIAMI BEACH MOORING FIELD  
CITY OF MIAMI BEACH  
MIAMI-DADE COUNTY, FLORIDA.

JOB #:	12943
SCALE:	1" = 100'
DATE:	10/18/2024
BY:	K.C.
CHECKED:	K.M.C.
F.B.:	2153 PG. 50
SHEET:	7 OF 16



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SKETCH & DESCRIPTION

**BISCAYNE BAY AQUATIC PRESERVE**

SECTION 33, TOWNSHIP 53 S, RANGE 42 E &

SECTION 4, TOWNSHIP 54 S, RANGE 42 E

CITY OF MIAMI BEACH MOORING FIELD

CITY OF MIAMI BEACH

MIAMI-DADE COUNTY, FLORIDA.

JOB #: 12943

SCALE: 1" = 100'

DATE: 10/18/2024

BY: K.C.

CHECKED: K.M.C.

F.B. 2153 PG. 50

SHEET: 8 OF 16

**SITE ID: 0452193**

MATCH LINE (SEE SHEET 8)

SITE ID: 0452193

PARCEL A

CITY OF MIAMI  
BEACH MOORING  
FIELD

SUBMERGED LAND  
247,698.40 Sq.Ft.  
(5.69 Acres)



EXISTING SHORELINE  
(SEE Note 15)

BISCAYNE BAY  
AQUATIC PRESERVE

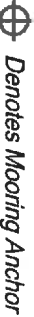
EL RETIRO  
(P.B. 17, PG. 34 M.D.C.R.)  
SUBMERGED LAND  
TIFF DEED 18417

VENETIAN WAY (BRIDGE ROAD)

60' R/W (P.B. 53/24 M.D.C.R.)

BELLE ISLE SOUTHEAST  
(P.B. 53, PG. 24 M.D.C.R.)  
SUBMERGED LAND  
TIFF DEED 16484

LEGEND:



Denotes Lease Boundary Buoy

MATCH LINE (SEE SHEET 10)

R = 300.00' (G)  
Δ = 36°55'20"  
A = 193.32' (G)

R = 2739.05' (G)  
Δ = 1°32'06"  
A = 73.38' (G)

TIFF DEED 25150 (2329-13)

W LINE DEED  
25150 (2329-13)

S 02°21'11" E (G)

S 85°45'03" W (G)

SUBMERGED EASEMENT  
TIFF No. 29630 (5257-13)

EXISTING BRIDGE  
(DIGITIZED FROM  
NEARMAP IMAGE  
DATED 05/10/2024)

BISCAYNE BAY AQUATIC PRESERVE



GRAPHIC SCALE IN FEET  
1" = 100'

EXISTING SHORELINE  
(SEE Note 15)

P.O.C.  
REFERENCE  
POINT "A"  
N 53°08'59.74"  
E 93°29'1.59"

DADE BOULEVARD

65' R/W (P.B. 6/115 M.D.C.R.)

ISLAND VIEW SUBDIVISION  
BLOCK 15  
(P.B. 6, PG. 115 M.D.C.R.)

MAURICE GIBB MEMORIAL PARK

PURDY AVENUE

70' R/W (P.B. 6/115 M.D.C.R.)

MATCH LINE  
(SEE SHEET 7)

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SKETCH & DESCRIPTION

BISCAYNE BAY AQUATIC PRESERVE

SECTION 33, TOWNSHIP 53 S, RANGE 42 E &  
SECTION 4, TOWNSHIP 54 S, RANGE 42 E  
CITY OF MIAMI BEACH MOORING FIELD  
CITY OF MIAMI BEACH  
MIAMI-DADE COUNTY, FLORIDA.

JOB #: 12943

SCALE: 1" = 100'

DATE: 10/18/2024

BY: K.C.

CHECKED: K.M.C.

F.B. 2153 PG. 50

SHEET: 9 OF 16



SITE ID: 0452193

ISLAND AVENUE  
60' R/W (P.B. 5/11 M.D.C.R.)

BELLE ISLE  
(P.B. 5, PG. 11 M.D.C.R.)  
SUBMERGED LAND  
TIF DEED 16484

BELLE ISLE SOUTHEAST  
(P.B. 53, PG. 24 M.D.C.R.)  
SUBMERGED LAND  
TIF DEED 16484

MATCH LINE (SEE SHEET 9)

LEGEND:  
⊕ Denotes Mooring Anchor  
● Denotes Lease Boundary Buoy

BELLEVIEW  
SUBDIVISION  
(P.B. 6, PG. 114  
M.D.C.R.)

LINCOLN  
ROAD

ALTON BEACH  
BAY FRONT  
(P.B. 4, PG. 125 M.D.C.R.)

VILLAGIO BAY 1 & 2  
(P.B. 166, PG. 56 M.D.C.R.)  
(P.B. 166, PG. 57 M.D.C.R.)



EXISTING SHORELINE  
(SEE Note 15)

P.O.B.  
N 529976.32  
E 937222.68

S 04°18'51" W (G)

916.02' (G)

BISCAYNE BAY  
AQUATIC PRESERVE

SUBMERGED EASEMENT  
TIF No. 40037 (5073-13)

EXISTING SHORELINE  
(SEE Note 15)

BISCAYNE BAY  
AQUATIC PRESERVE

S 96.45' (G)  
S 84°29'25" (G)  
S 79°12'54" (G)  
S 294.23' (G)  
S 65°33'30" E (G)

N 108.21' (G)  
N 83°36'50" E (G)  
N 77°38'07" E (G)  
N 99.16' (G)  
N 71°33'06" E (G)  
N 88.65' (G)  
N 55°39'36" E (G)  
N 121.76' (G)

PARCEL B

4,399,477 Sq.Ft. (101 Acres)  
SUBMERGED LAND

N 286.76' (G) E (G)  
N 50°27'18" (G)  
S 66.18' (G)  
S 201°3'44" W (G)  
S 80.67' (G)  
S 23°19'51" W (G)  
S 74.91' (G)  
S 35°22'00" W (G)  
S 120.27' (G)  
S 32°53'53" W (G)  
S 65.87' (G)  
S 33°40'47" W (G)

ALTON BEACH BAY FRONT  
(P.B. 4, PG. 125 M.D.C.R.)

CITY OF MIAMI BEACH MOORING FIELD

MATCH LINE (SEE SHEET 12)

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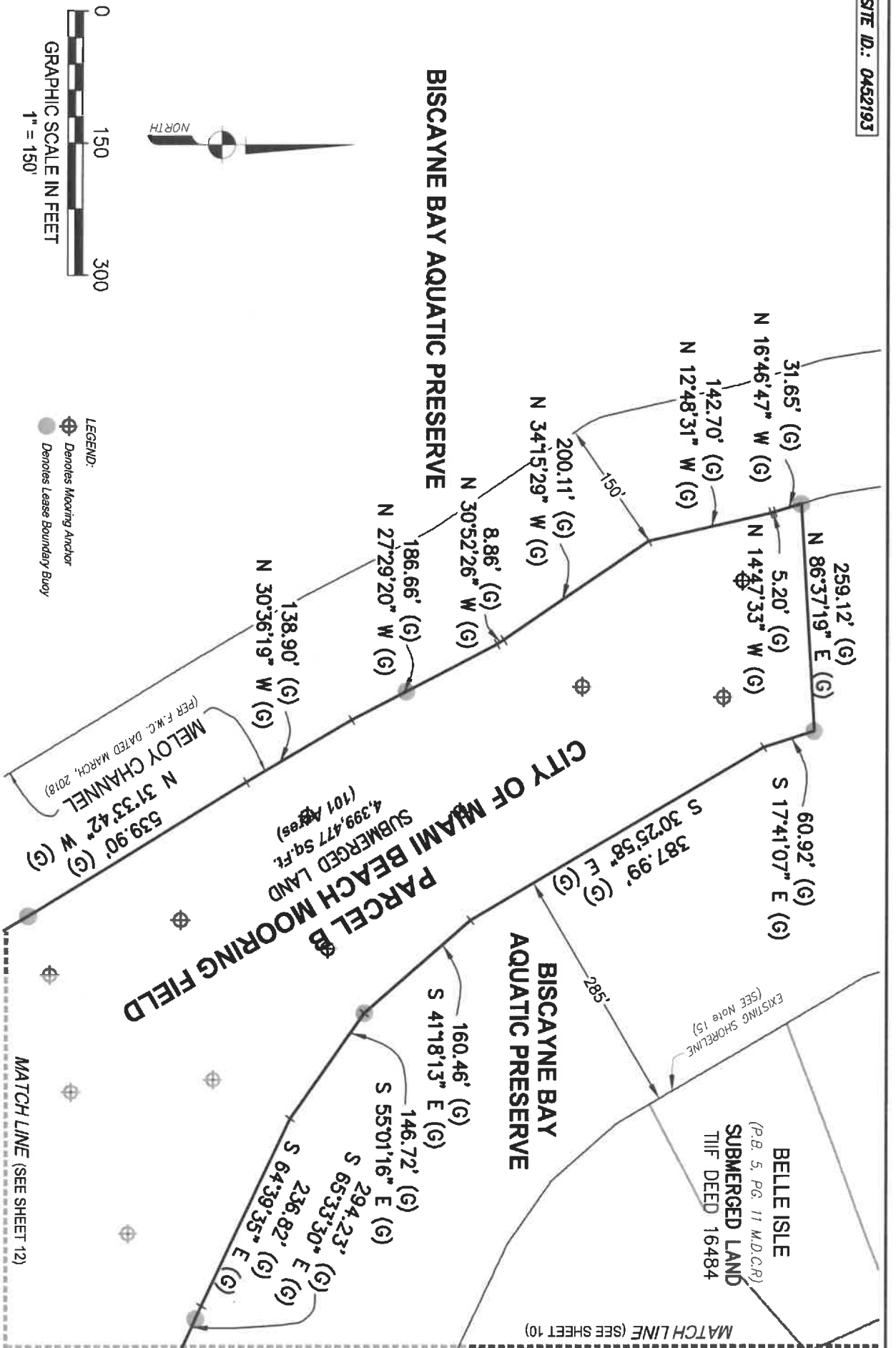
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SKETCH & DESCRIPTION

BISCAYNE BAY AQUATIC PRESERVE

SECTION 33, TOWNSHIP 53 S, RANGE 42 E &  
SECTION 4, TOWNSHIP 54 S, RANGE 42 E  
CITY OF MIAMI BEACH MOORING FIELD  
CITY OF MIAMI BEACH  
MIAMI-DADE COUNTY, FLORIDA.

JOB #:	12943
SCALE:	1" = 150'
DATE:	10/18/2024
BY:	K.C.
CHECKED:	K.M.C.
F.B.:	2153 PG. 50
SHEET:	10 OF 16



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SKETCH & DESCRIPTION

**BISCAYNE BAY AQUATIC PRESERVE**

SECTION 33, TOWNSHIP 53 S, RANGE 42 E &  
SECTION 4, TOWNSHIP 54 S, RANGE 42 E  
CITY OF MIAMI BEACH MOORING FIELD  
CITY OF MIAMI BEACH  
MIAMI-DADE COUNTY, FLORIDA.

JOB #: **12943**

SCALE: 1" = 150'

DATE: 10/18/2024

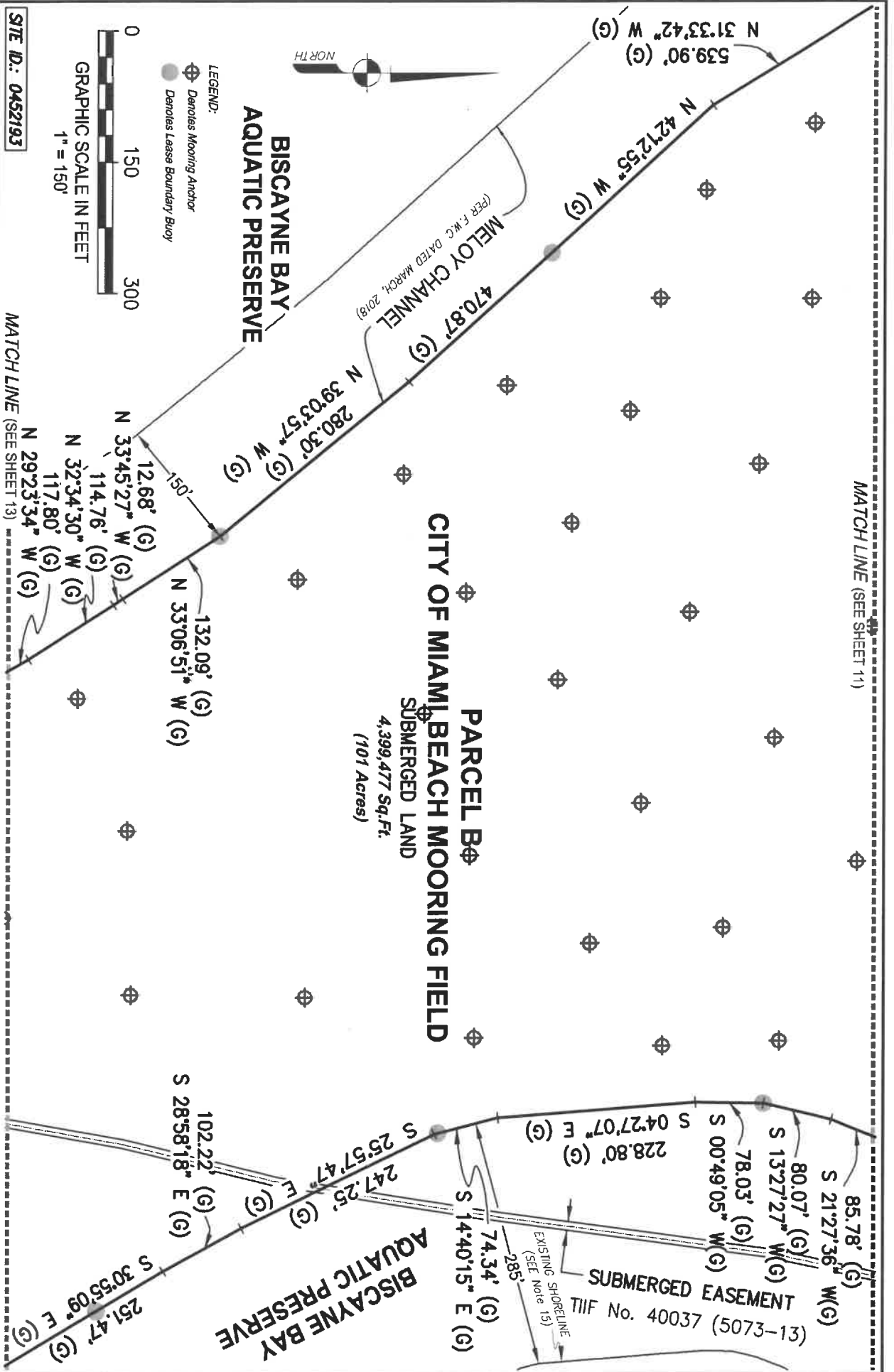
BY: K.C.

CHECKED: K.M.C.

F.B. 2153 PG. 50

SHEET: **11 OF 16**

MATCH LINE (SEE SHEET 11)



SITE ID: 0452193

REVISIONS

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SKETCH & DESCRIPTION

**BISCAYNE BAY AQUATIC PRESERVE**

SECTION 33, TOWNSHIP 53 S, RANGE 42 E &

SECTION 4, TOWNSHIP 54 S, RANGE 42 E

CITY OF MIAMI BEACH MOORING FIELD

CITY OF MIAMI BEACH  
MIAMI-DADE COUNTY, FLORIDA.

JOB #: 12943

SCALE: 1" = 150'

DATE: 10/18/2024

BY: K.C.

CHECKED: K.M.C.

F.B. 2153 PG. 50  
SHEET: 12 OF 16

SITE ID: 0452193

14th STREET

EXISTING SHORELINE  
(SEE NOTE 15)

BISCAYNE BAY  
AQUATIC PRESERVE

251.47' (G)  
S 30°55'09" E (G)  
S 36°39'12" E (G)

332.59' (G)  
S 36°39'12" E (G)

166.19' (G) E (G)  
S 36°39'12" E (G)

44.84' (G)  
S 28°29'40" E (G)

S 16°19'09" E (G)  
420.19' (G)  
S 10°28'40" E (G)  
201.96' (G)

CITY OF MIAMI BEACH MOORING FIELD

PARCEL B

SUBMERGED LAND  
4,399,477 Sq.Ft.  
(101 Acres)

SUBMERGED EASEMENT  
TIF No. 40037 (5073-13)

BISCAYNE BAY  
AQUATIC PRESERVE

MELOY CHANNEL  
(PER F.W.C. DATED MARCH, 2018)



LEGEND:  
⊕ Denotes Mooring Anchor  
● Denotes Lease Boundary Buoy

GRAPHIC SCALE IN FEET  
1" = 150'

MATCH LINE (SEE SHEET 14)

MATCH LINE (SEE SHEET 12)

REVISIONS

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SKETCH & DESCRIPTION

BISCAYNE BAY AQUATIC PRESERVE

SECTION 33, TOWNSHIP 53 S, RANGE 42 E &

SECTION 4, TOWNSHIP 54 S, RANGE 42 E

CITY OF MIAMI BEACH MOORING FIELD

CITY OF MIAMI BEACH

MIAMI-DADE COUNTY, FLORIDA.

JOB #: 12943

SCALE: 1" = 150'

DATE: 10/18/2024

BY: K.C.

CHECKED: K.M.C.

F.B. 2153 PG. 50

SHEET: 13 OF 16



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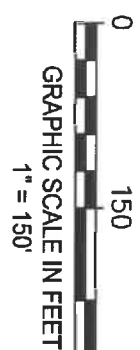


SITE ID: 0452193

SUBMERGED EASEMENT  
TIIF No. 40037 (5073-13)



BISCAYNE BAY  
AQUATIC PRESERVE



5.47' (G)  
N 10°09'15" W (G)  
N 08°03'56" W (G)  
301.33' (G)  
N 12°14'52" W (G)  
226.45' (G)

SUBMERGED EASEMENT  
TIIF No. 40096A (5424-13)

MELOY CHANNEL  
(PER F.W.C. DATED MARCH, 2018)

150'  
4.59' (G)  
N 06°18'37" W (G)  
302.30' (G)  
N 04°33'28" W (G)  
199.53' (G)  
N 06°11'33" W (G)  
209.17' (G)  
N 12°03'47" W (G)

CITY OF MIAMI BEACH MOORING FIELD

PARCEL B  
SUBMERGED LAND  
4,399,477 Sq.Ft.  
(101 Acres)

BISCAYNE BAY  
AQUATIC PRESERVE

FLEETWOOD SUBDIVISION  
(P.B. 28, P.C. 34 M.D.C.R.)

EXISTING SHORELINE  
(SEE Note 15)

365.61' (G)  
S 13°01'14" E (G)

249.26' (G)  
S 06°31'48" E (G)

144.60' (G)  
S 04°01'57" E (G)

521.45' (G)  
S 04°15'07" E (G)

MATCH LINE (SEE SHEET 14)

MATCH LINE (SEE SHEET 16)

LEGEND:  
⊕ Denotes Mooring Anchor  
⊙ Denotes Lease Boundary Buoy

REVISIONS

AVIROM & ASSOCIATES, INC.  
SURVEYING & MAPPING

50 S.W. 2ND AVENUE, SUITE 102  
BOCA RATON, FLORIDA 33432  
(561) 392-2594 / WWW.AVIROMSURVEY.COM



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SKETCH & DESCRIPTION

BISCAYNE BAY AQUATIC PRESERVE

SECTION 33, TOWNSHIP 53 S, RANGE 42 E &

SECTION 4, TOWNSHIP 54 S, RANGE 42 E

CITY OF MIAMI BEACH MOORING FIELD

CITY OF MIAMI BEACH  
MIAMI-DADE COUNTY, FLORIDA.

JOB #: 12943

SCALE: 1" = 150'

DATE: 10/18/2024

BY: K.C.

CHECKED: K.M.C.

F.B. 2153 PG. 50

SHEET: 15 OF 16

0 150 300



GRAPHIC SCALE IN FEET

1" = 150'

# SKETCH & DESCRIPTION BISCAYNE BAY AQUATIC PRESERVE

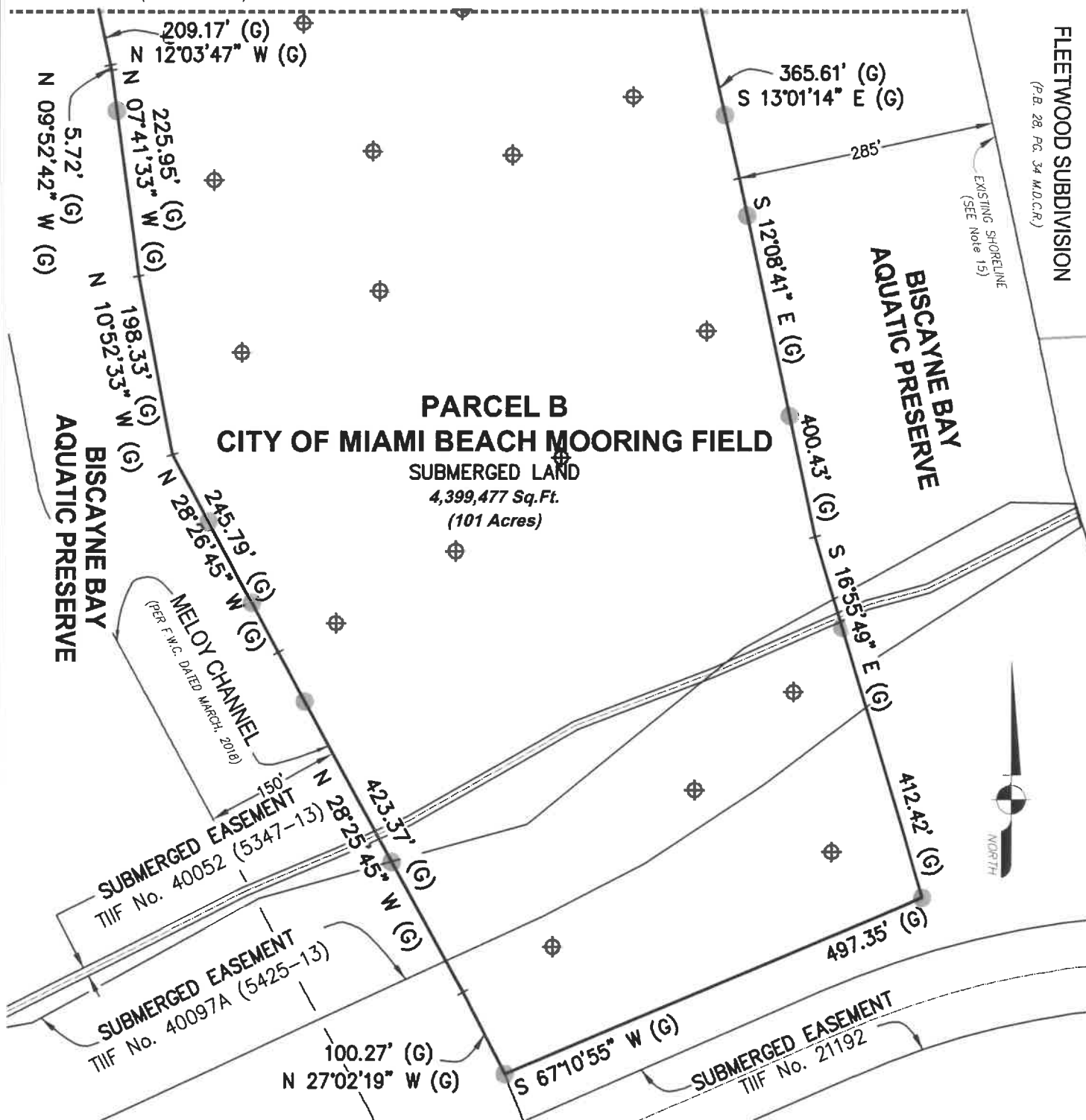
MIAMI BEACH MOORING FIELD

SECTION 33, TOWNSHIP 53 S, RANGE 42 E & SECTION 4, TOWNSHIP 54 S, RANGE 42 E

CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA

SITE ID.: 0452193

MATCH LINE (SEE SHEET 15)



FLEETWOOD SUBDIVISION  
(P.B. 28, PG. 34 M.D.C.R.)

EXISTING SHORELINE  
(SEE Note 15)

BISCAYNE BAY  
AQUATIC PRESERVE

PARCEL B  
CITY OF MIAMI BEACH MOORING FIELD

SUBMERGED LAND  
4,399,477 Sq.Ft.  
(101 Acres)

BISCAYNE BAY  
AQUATIC PRESERVE

MELOY CHANNEL  
(PER F.W.C. DATED MARCH, 2016)

SUBMERGED EASEMENT  
TIIF No. 40052 (5347-13)

SUBMERGED EASEMENT  
TIIF No. 40097A (5425-13)

SUBMERGED EASEMENT  
TIIF No. 21192

## REVISIONS




**AVIROM & ASSOCIATES, INC.**  
SURVEYING & MAPPING

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JOB #:	12943
SCALE:	1" = 150'
DATE:	10/18/2024
BY:	K.C.
CHECKED:	K.M.C.
F.B.	2153 PG. 50
SHEET:	16 OF 16



# MIAMI BEACH

## OFFICE OF CAPITAL IMPROVEMENT PROJECTS PROJECT PLANS FOR MIAMI BEACH MOORING FIELD AUGUST 13, 2024 90% CONSTRUCTION DOCUMENTS SUBMITTAL



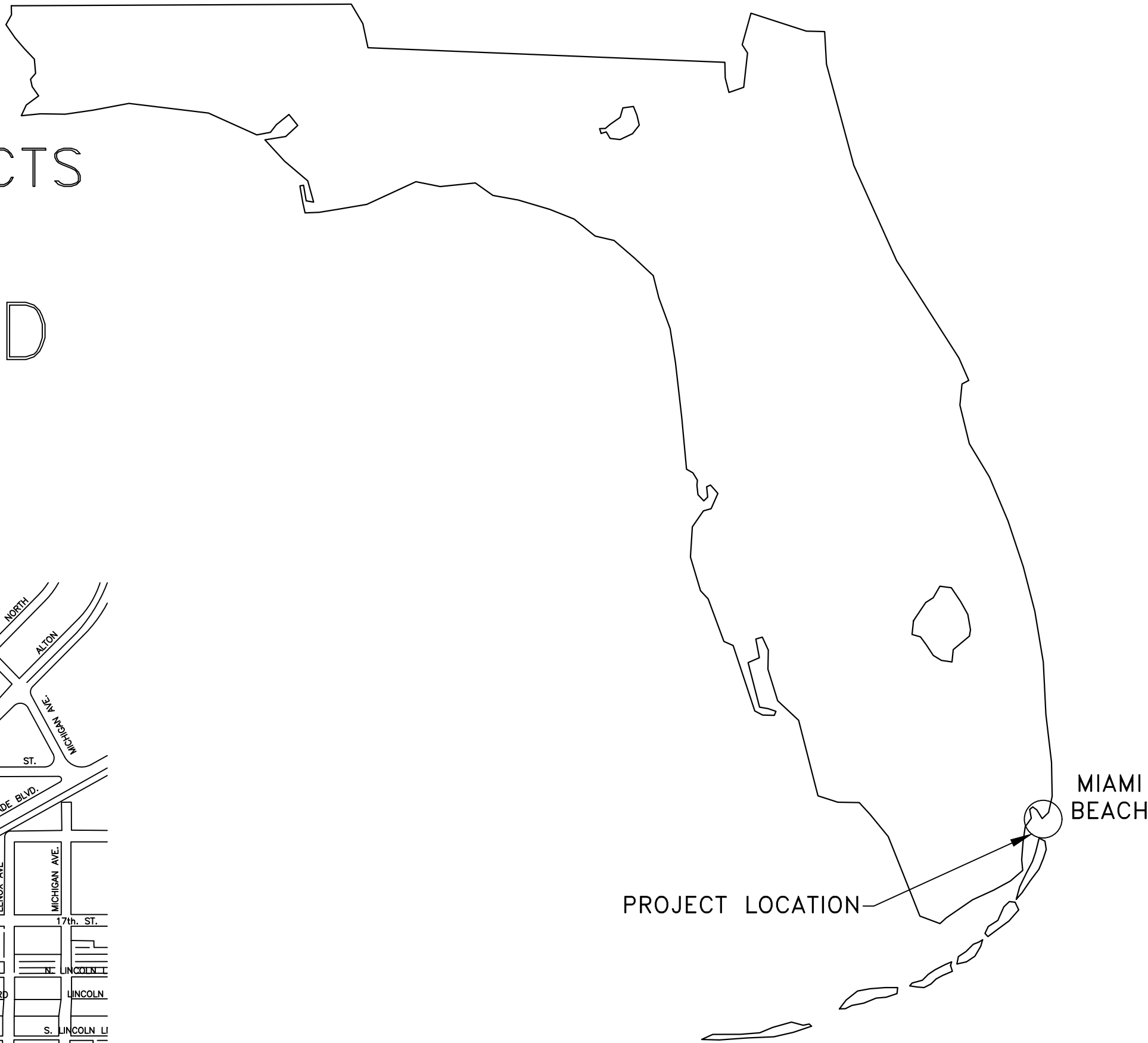
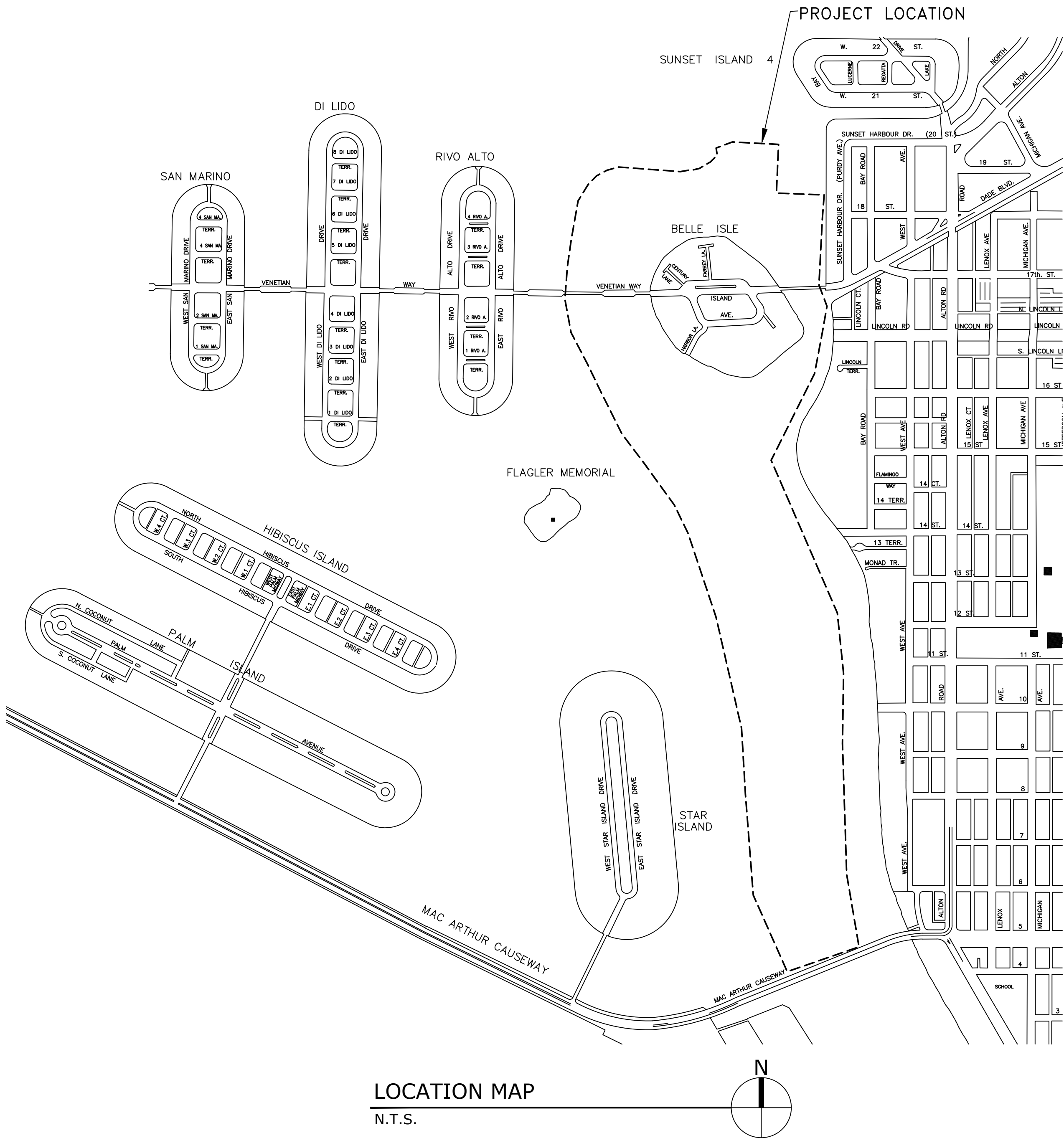
MAYOR: STEVEN MEINER

COMMISSIONERS: TANYA K. BHATT  
LAURA DOMINGUEZ  
ALEX J. FERNANDEZ  
KRISTEN ROSEN GONZALEZ  
JOSEPH MAGAZINE  
DAVID SUAREZ

CITY MANAGER: ERIC CARPENTER  
CITY CLERK: RAFAEL GRANADO  
CITY ATTORNEY: RICARDO J. DOPICO  
ASSISTANT CITY MANAGER: RICKELLE WILLIAMS  
MARK TAXIS

ASSISTANT CITY MANAGER-INTERIM: DAVID MARTINEZ

CAPITAL IMPROVEMENT PROJECTS INTERIM DIRECTOR: DAVID A. GOMEZ



INDEX OF DRAWINGS		
SHEET	DRAWING	DESCRIPTION
1	G-001	COVER SHEET
2	G-002	GENERAL NOTES (1 OF 3)
3	G-003	GENERAL NOTES (2 OF 3)
4	G-004	GENERAL NOTES (3 OF 3)
5	V-101	EXISTING CONDITIONS
6	V-102	DEBRIS LOCATION MAP
7	S-101	GENERAL LAYOUT
8	S-102	GENERAL LAYOUT DETAIL (1 OF 2)
9	S-201	GENERAL LAYOUT DETAIL (2 OF 2)
10	S-501	BUOYS ANCHOR COORDINATES
11	S-502	MOORING FIELD DETAILS

**SCOPE OF WORK:**

THE PROJECT CONSISTS OF A 130 SLIP MOORING FIELD WITHIN 107.7 ACRES OF BISCAYNE BAY BETWEEN 5TH STREET AND 18TH STREET. THE OUTSIDE EDGE OF THE 100-FOOT-WIDE NAVIGATIONAL ACCESS CHANNEL IS 185 FEET FROM THE SHORELINE. THE MOORING FIELD REGULATORY BUOYS ARE LOCATED ON THE INSIDE EDGE OF THE 100-FOOT-WIDE ACCESS CHANNEL AND DEFINE THE AREA FOR THE SOVEREIGNTY SUBMERGED LAND LEASE. THE LAYOUT FOR ANCHOR INSTALLATION AND VESSEL SWING CIRCLES AVOIDS ALL LEASES AND UTILITY EASEMENTS IN THE AREA AS WELL AS SEAGRASS WITH OVER 30% COVER. THE UPLAND SUPPORT FACILITY IS PROPOSED AT MIAMI BEACH MARINA (300 ALTON ROAD, MIAMI BEACH, FLORIDA, 33139), WHICH CONTAINS A DINGHY DOCK, SEWAGE PUMPOUT STATIONS, RESTROOMS, SHOWERS AND LAUNDRY FACILITIES. NO CONSTRUCTION AT THE UPLAND FACILITY IS PROPOSED. THE PROJECT WILL INCLUDE MARINE DEBRIS REMOVAL PRIOR TO INSTALLATION OF THE REGULATORY BUOY MARKERS AS AN AVOIDANCE AND MINIMIZATION MEASURE. TURBIDITY CONTROL MEASURES WILL BE UTILIZED DURING INSTALLATION OF THE HELICAL ANCHORS FOR THE MOORING BALL SYSTEM.

ENGINEER OF RECORD:

TIM K. BLANKENSHIP, PE  
FLORIDA LICENSE No. 55910

Work Order 003 Sheet 1 of 11 Drawing G-001

**moffatt & nichol**

2937 SW 27TH AVENUE, SUITE 101A  
MIAMI, FL 33133  
EB#4877



GENERAL NOTES

1.

GENERAL NOTES ARE NOT INTENDED TO REPLACE THE CONTRACT DOCUMENTS. SEE CONTRACT DOCUMENTS FOR REQUIREMENTS IN ADDITION TO THESE GENERAL NOTES. THE CONTRACT DOCUMENTS SHALL INCLUDE BUT ARE NOT LIMITED TO THE WORKING DRAWINGS GENERAL PROVISIONS, SPECIAL PROVISIONS AND ANY RELEVANT ADDENDA ITEMS. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE CONTRACT DOCUMENTS AND THE FDOT STANDARD SPECIFICATIONS FOR ROADWAY AND BRIDGE CONSTRUCTION (FY 2024-25 EDITION).
2.

THE WORKING DRAWINGS ARE NOT NECESSARILY COMPLETE IN EVERY DETAIL. THE CONTRACTOR SHALL PROVIDE ALL EQUIPMENT, MATERIAL, SERVICES, LABOR, ETC. FOR A COMPLETE INSTALLATION INCLUDING WORK REASONABLY INFERRED FROM THE CONTRACT DOCUMENTS AS BEING NECESSARY TO PRODUCE THE INTENDED RESULTS, WHETHER SHOWN OR NOT ON THE DRAWINGS.
3.

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS BEFORE STARTING WORK. DO NOT SCALE PROJECT DRAWINGS. REPORT ANY DISCREPANCIES IN THE DRAWINGS TO THE ENGINEER FOR CLARIFICATIONS OR ADJUSTMENTS PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL NOT BEGIN DEMOLITION/CONSTRUCTION IN ANY SUCH AFFECTED AREA UNTIL THE DISCREPANCY HAS BEEN RESOLVED.
4.

SHOULD THERE BE A CONFLICT BETWEEN THESE GENERAL NOTES AND THE WORKING DRAWINGS THE MOST RESTRICTIVE INTERPRETATION SHALL PREVAIL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING FROM THE ENGINEER ANY CLARIFICATION OR INTERPRETATION OF THE GENERAL NOTES AND/OR WORKING DRAWINGS IN WRITING AND IN ADVANCE OF THE BEGINNING OF DEMOLITION/CONSTRUCTION. NUMERICAL DIMENSIONS AND ELEVATIONS SHOWN SHALL SUPERCEDE ANY DISCREPANCY IN THE SCALING ON THE DRAWINGS.
5.

ALL FEDERAL, STATE, AND LOCAL SAFETY REGULATIONS ARE TO BE STRICTLY FOLLOWED. METHODS OF DEMOLITION/CONSTRUCTION AND INSTALLATION OF MATERIAL IS THE CONTRACTOR'S RESPONSIBILITY.
6.

THE CONTRACTOR SHALL KEEP ACCURATE RECORDS OF ANY CHANGES MADE TO THE DRAWINGS ON A SEPARATE WHITE SET OF PLANS PROVIDED BY THE ENGINEER. UPON COMPLETION OF THE PROJECT, THE CONTRACTOR SHALL PROVIDE AS-BUILT SURVEY OF THE COMPLETED WORK TO THE ENGINEER PRIOR TO APPROVAL OF THE FINAL PAYMENT APPLICATION.
7.

UNLESS OTHERWISE NOTED, THE CONTRACTOR SHALL, ON A DAILY BASIS, REMOVE FROM THE SITE ANY DEBRIS RESULTING FROM DEMOLITION/CONSTRUCTION. DISPOSAL OF MATERIALS IS THE RESPONSIBILITY OF THE CONTRACTOR. ALL MATERIALS TO BE REMOVED SHALL BECOME THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE NOTED, AND SHALL BE DISPOSED OF AS SPECIFIED. ALL DEBRIS SHALL BE PROPERLY DISPOSED OF IN A PERMITTED LANDFILL. THE CONTRACTOR SHALL KEEP RECORDS OF ALL MATERIALS REMOVED FROM THE SITE, INCLUDING DESCRIPTION, QUANTITIES, AND DISPOSAL LOCATION.
8.

EXISTING CONSTRUCTION, INCLUDING UTILITIES AND OTHER MISCELLANEOUS ITEMS WHICH ARE TO REMAIN, SHALL REMAIN UNDISTURBED AND BE PROTECTED, UNLESS NOTED OTHERWISE.
9.

THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING, AT HIS OWN EXPENSE, ANY AND ALL DAMAGES THAT MAY OCCUR OUTSIDE AND WITHIN THE LIMITS OF THIS PROJECT AS A RESULT OF DEMOLITION/CONSTRUCTION.
10.

ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE REPAIRED BY THE CONTRACTOR TO THEIR ORIGINAL CONDITION, AT NO EXPENSE TO THE CITY, UNLESS OTHERWISE NOTED.
11.

THE PROJECT SITE IS ALONG AN ACTIVE NAVIGATION CHANNEL. THE CONTRACTOR SHALL CONSIDER AND PLAN FOR THE EFFECTS OF PASSING VESSELS. THE CHANNEL SHALL REMAIN OPEN AND ACCESSIBLE DURING CONSTRUCTION.
12.

THE CONTRACTOR SHALL PLACE CONSTRUCTION DEBRIS CONTROL DEVICES, TURBIDITY CURTAINS, BOOMS, TARPULINS, FLOATS, STAGING, AND OTHER DEVICES AS NECESSARY TO PREVENT CONSTRUCTION DEBRIS FROM ENTERING THE WATER AND AIRBORNE MATERIALS FROM LEAVING THE IMMEDIATE VICINITY OF THE SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANUP OF ANY MATERIALS DEPOSITED OUTSIDE THE WORK AREA.
13.

THE CITY SHALL HAVE THE SOLE AUTHORITY TO DESIGNATE AND/OR LIMIT AREAS OF CONSTRUCTION, STAGING, ACCESS, AND STORAGE.
14.

THE CONTRACTOR SHALL STAKEOUT ALL BASELINES OF CONSTRUCTION, THE LOCATION OF ALL NEW CONSTRUCTION, AND VERIFY ALL SETBACKS, OFFSETS, AND CLEARANCES PRIOR TO THE START OF WORK.
15.

THE CITY MAKES NO REPRESENTATIONS ABOUT SUBSURFACE CONDITIONS THAT MAY BE ENCOUNTERED WITHIN THE LIMITS OF THE PROJECT.
16.

A TEST ANCHOR INVESTIGATION OF THE SITE WAS PERFORMED BY AMERICAN UNDERWATER CONTRACTORS ON FEBRUARY 22 AND 23, 2024. RESULTS OF INVESTIGATION ARE PROVIDED IN REPORT DATED FEBRUARY 24, 2024.
17.

IF OTHER CONSTRUCTION PROJECTS EXIST IN THE IMMEDIATE VICINITY OF THE PROJECT SITE, CONTRACTOR SHALL COORDINATE WORK AS NECESSARY AT THE

PROJECT SITE TO MINIMIZE IMPACTS TO OTHER CONTRACTORS. CONTRACTOR SHALL PROVIDE REASONABLE ACCESS THROUGH THE PROJECT SITE AT ALL TIMES

18.

INFORMATION RELATED TO SUBAQUEOUS UTILITIES IS INCLUDED IN THE CURRENT SET OF DRAWINGS; HOWEVER, ADDITIONAL SUBAQUEOUS UTILITIES MAY BE PRESENT AT THE PROJECT SITE. THE CONTRACTOR SHALL CONTACT SUNSHINE 811, ONE WEEK PRIOR TO THE START OF CONSTRUCTION TO VERIFY LOCATIONS OF SUBAQUEOUS UTILITIES. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES AND DEBRIS. ADDITIONAL COORDINATION WITH UTILITY AND/OR UTILITY LOCATION COMPANIES MAY BE NEEDED.
19.

CONTRACTOR SHALL SUBMIT LOCAL NOTICE TO MARINERS PRIOR TO CONSTRUCTION.

SURVEY NOTES

1.

HYDROGRAPHIC AND RESOURCE DATA DEPICTED ON THESE DRAWINGS ARE BASED ON SURVEYS PERFORMED BY OLIN HYDROGRAPHIC SOLUTIONS COMPLETED OCTOBER 04, 2023 AND ARE ONLY INDICATIVE OF THE CONDITIONS EXISTING AT THAT TIME.
2.

SUBMERGED DEBRIS INFORMATION DEPICTED ON THESE DRAWINGS IS BASED ON A SURVEY PERFORMED BY OLIN HYDROGRAPHIC SOLUTIONS COMPLETED AUGUST, 2023 AND IS ONLY INDICATIVE OF THE CONDITIONS EXISTING AT THAT TIME. DETAILED INFORMATION REGARDING EXISTING DEBRIS FEATURES IS SUMMARIZED IN THE SONAR CONTACT TABLE PROVIDED BY OLIN HYDROGRAPHIC SOLUTIONS, INC.
3.

HORIZONTAL COORDINATES ARE IN FEET AND REFERENCED TO THE 1983 NORTH AMERICAN DATUM, FLORIDA STATE PLANE (NAD 83 EAST).
4.

ALL ELEVATIONS PROVIDED ON THE DRAWINGS ARE REFERENCED IN FEET TO MLLW.
5.

THE FOLLOWING DATA IS PROVIDED REGARDING TIDAL INFORMATION. TIDAL INFORMATION WAS OBTAINED FROM THE NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION (NOAA), NATIONAL OCEAN SERVICE (NOS) STATION 8723170 (MIAMI BEACH, FL). ELEVATIONS ARE GIVEN IN FEET AND REFERENCED ON THE 1983-2001 EPOCH.

MHHW

(MEAN HIGHER HIGH WATER)

+2.70' MLLW

MHW

(MEAN HIGH WATER)

+2.62' MLLW

NAVD88

(NORTH AMERICAN VERTICAL DATUM OF 1988)

+2.37' MLLW

MSL

(MEAN SEA LEVEL)

+1.41' MLLW

MTL

(MEAN TIDE LEVEL)

+1.39' MLLW

MLW

(MEAN LOW WATER)

+0.16' MLLW

MLLW

(MEAN LOWER LOW WATER)

0.00' MLLW
6.

TIDAL DATA IS PER NOAA AVERAGES BASED ON 1983-2001 TIDAL EPOCH AND NOT GUARANTEED TO REPRESENT CONDITIONS WHICH MAY OCCUR DURING CONSTRUCTION. ACTUAL WATER LEVELS MAY VARY FROM LEVELS INDICATED. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN ESTIMATES OF WATER LEVELS WHICH MAY OCCUR DURING CONSTRUCTION. VARIATION OF TIDAL LEVELS FROM THOSE INDICATED OR CONTRACTOR'S ESTIMATION OF TIDAL LEVELS SHALL NOT BE CONSIDERED AS A CLAIM FOR ADDITIONAL COMPENSATION OR DELAY OF WORK.
7.

SUBAQUEOUS UTILITY LINE LOCATIONS AND EASEMENTS WERE ESTIMATED BASED ON DATA PROVIDED BY UTILITY LINE OPERATORS. THE CONTRACTOR SHALL CONFIRM AND VERIFY THE LOCATION OF ALL SUBAQUEOUS UTILITY LINES AND EASEMENTS WITHIN THE PROJECT AREA PRIOR TO ANCHOR INSTALLATION (SEE GENERAL NOTE, NO. 18).
8.

AERIAL PHOTOGRAPHY OBTAINED FROM NEARMAP DATED MAY 2023.
9.

BENTHIC RESOURCE SURVEY WAS CONDUCTED BY RESOURCE ENVIRONMENTAL SOLUTIONS IS DATED AUGUST 2023.

ENVIRONMENTAL NOTES

1.

CONTRACTOR SHALL ABIDE BY ENVIRONMENTAL PERMITS AND CONDITIONS FROM THE FOLLOWING AGENCIES:
  - U.S. ARMY CORPS OF ENGINEERS
  - FLORIDA DEPARTMENT OF ENVIRONMNETAL PROTECTION
  - MIAMI-DADE COUNTY DERM
  - U.S. COAST GUARD
  - FLORIDA FISH AND WILDLIFE CONSERVATION COMMISSION (FWC)
2.

THE CONTRACTOR SHALL ABIDE BY ALL APPLICABLE FEDERAL, STATE, AND LOCAL ENVIRONMENTAL PROTECTION STANDARDS, LAWS, AND REGULATIONS.

DEBRIS REMOVAL

1.

CONTRACTOR SHALL SWEEP SEABED AND INVESTIGATE DEBRIS SIGNATURES WITHIN THE PROPOSED MOORING FIELD AREA PRIOR TO CONSTRUCTION.
2.

ALL DEBRIS SHALL BE RECOVERED AND DISPOSED OF AT AN APPROVED UPLAND DISPOSAL SITE PRIOR TO INSTALLATION OF MOORING ANCHORS.
3.

CONSTRCTOR SHALL SATISFY ALL DEBRIS REMOVAL REQUIREMENTS OUTLINED IN THE ENVIRONMENTAL PERMIT CONDITIONS.
4.

SUBMIT DEBRIS REMOVAL REPORT WITH LOAD TICKETS AND REPRESENTATIVE PHOTOGRAPHS OF DEBRIS REMOVED. PROVIDE COORDINATES OF MAJOR DEBRIS ITEMS RECOVERED AND REMOVED.

DESIGN LOADS

1.

MOORING ANCHORS ARE DESIGNED TO RESIST UPLIFT AND LATERAL MOVEMENT DUE TO THE EFFECT OF WIND, WAVES, CURRENT AND WATER LEVELS ACTING SIMULTANEOUSLY ON THE DESIGN VESSELS.

WIND LOADS (OCCUPIED):V = 74 MPH  
DURATION = 1-MIN  
COASTAL LOADS ASSOCIATED WITH TROPICAL STORM FORCE WINDS:  
WAVES (OCCUPIED): HS=3.26' AND T=3.09 SEC; AVG WATER DEPTH 12.0'  
STORM SURGE (UNOCCUPIED): +5.30 ft NAVD

VESSEL RELOCATION

1.

CONTRACTOR WILL COORDINATE WITH THE MIAMI BEACH MOORING FIELD MANAGEMENT TEAM TO IDENTIFY/NOTIFY VESSELS ANCHORED IN THE AREA OF THE MOORING FIELD THAT WILL INTERFERE WITH THE DEBRIS REMOVAL AND/OR ANCHOR INSTALLATION PRIOR TO CONSTRUCTION.
2.

IF THE FWC AND/OR MANAGEMENT ARE NOT ABLE TO HAVE THE VESSELS RELOCATED, CONTRACTOR WILL TEMPORARILY RELOCATE THE VESSELS AS REQUIRED DURING CONSTRUCTION TO INSTALL THE ANCHOR AND MOORING SYSTEMS.

KEY PLAN (NOT TO SCALE):

P.E. SEAL:



## EMBEDMENT ANCHOR INSTALLATION AND PULL TEST

1. CONTRACTOR SHALL INSTALL EMBEDMENT ANCHORS FROM AN APPROPRIATE BARGE, SPUDDING/MOORED IN POSITION.
2. ANCHOR INSTALLATION SHALL BE POSITIONED WITH MARINE DGPS POSITIONING EQUIPMENT CAPABLE OF HORIZONTAL ACCURACIES +/-3 FEET.
3. CONTRACTOR SHALL PULL TEST 10% OF EMBEDMENT ANCHORS FOR MOORING BUOYS AS DIRECTED BY THE ENGINEER.
4. CONDUCT PULL TEST UTILIZING A HYDRAULIC LOAD LOCKER ATTACHED TO ANCHOR HEAD ON THE SEA FLOOR TO MEASURE THE LOAD.
5. PROOF TEST THE ANCHOR TO A TEST LOAD OF 12,000 LBS.
6. ONCE PROOF TEST LOAD APPLIED, ALLOW LOAD LOCKER TO STABILIZE AND HOLD LOAD FOR 3 MINUTES.

## STANDARD MOORING UNIT

1. THE MAJOR COMPONENTS THAT COMPRISE A STANDARD MOORING UNIT ARE THE ANCHOR, DOWNLINE, BUOY AND PENNANT. THE GENERAL CONFIGURATION OF THE MOORING UNIT AFTER ASSEMBLY AND INSTALLATION SHALL BE AS SHOWN IN DETAIL 1 ON SHEET S-501.
2. THE SPECIFICATIONS FOR EACH OF THE COMPONENTS ARE DISCUSSED IN SEPARATE SECTIONS.
3. ANCHORS AND ALL MISCELLANEOUS METALS INCLUDING BOLTS, WASHERS, NUTS, SHACKLES, PLATES, ETC. SHALL BE ZINC-COATED OR GALVANIZED BY THE HOT-DIPPED PROCESS IN ACCORDANCE WITH THE REQUIREMENTS OF ASTM A 123 OR A 153, AS APPLICABLE AFTER FABRICATION.

## MOORING UNIT EMBEDMENT AUGER ANCHOR

1. THE ANCHOR FOR THE MOORING BUOYS SHALL BE THE HELMKEN EMBEDMENT AUGER ANCHOR AS PROVIDED BY STORMSOFT MOORING SYSTEMS OR APPROVED EQUAL.
2. THE ANCHOR HEAD SHALL BE SECURED TO THE ANCHOR AND SHALL SECURELY RETAIN THE DOWNLINE WITH FREEDOM FOR THE SPECIFIED SWIVEL DOWNLINE, BUOY AND MOORED VESSEL TO ROTATE AROUND THE VERTICAL AXIS OF THE ANCHOR.
3. ANCHOR MANUFACTURER TECHNICAL SPECIFICATIONS ARE AS FOLLOWS:
  - a. MATERIAL: 1530 MODIFIED PER ASTM A576
    - CARBON: 0.28 - 0.34
    - MANGANESE: 1.4 - 1.6
    - VANADIUM: 0.16 - 0.18
    - NIOBIUM: 0.04 - 0.05
    - CHROMIUM: 0.20 MAX
    - MOLYBDENUM: 0.80 MAX
  - b. WELD PROCESS: GMAW W/ ER 705-3 A 5.18 SOLID WIRE
  - c. CORROSION PROTECTION: HOT DIP GALVANIZING PER ASTM A153
4. TWO ANCHOR TYPES ARE LISTED FOR USE TWO APPLICATIONS AS DETERMINED FOR EACH SPECIFIC MOORING UNIT INSTALLATION SITE:
  - a. HELMKEN ROCK-CUTTING ANCHOR (OR EQUIVALENT)

THE ANCHOR SHALL BE CAPABLE FOR PENETRATING THE ROCK UNDERLYNG THE SEABED.

    - HUB: 1-3/4" RCSQ X 120"
    - AUGER HELIX BLADE: 3/8" X 6" WITH ROCK CUTTING CAPABILITY; 2 BLADES PER ANCHOR
    - BLADE MATERIAL: ASTM A36 MODIFIED
      - CARBON: 0.20-0.33
      - MANGANESE: 0.30 MIN
  - b. SAND/MUD ANCHOR

THE ANCHOR SHALL BE CAPABLE OF PROVIDING EXTRACTION LOADING RESISTANCE AS REQUIRED, USING THE EXISTING BOTTOM SOILS UNDERLYNG THE SEABED.

    - HUB: 1-3/4" RCSQ X 84"
    - AUGER HELIX BLADE: TRIPLE BLADES 3/8" BY VARIOUS

BLADE MATERIAL:

DIAMETERS - 8", 10" OR 12"; MINIMUM, AS  
REQUIRED BY SITE CONDITIONS  
ASTM A36 MODIFIED  
CARBON:0.20-0.33  
MANGANESE:0.30 MIN

5. ANCHOR PENETRATION INTO THE SEABED SHALL BE A MINIMUM OF TEN (10) FEET BELOW EXISTING GRADE AND SHALL BE ADVANCED SUFFICIENTLY TO ACHIEVE THE REQUIRED EXTRACTION LOADING RESTRAINT WHETHER IN ROCK OR SAND/MUD. WHERE THE REQUIRED RESTRAINT HAS NOT BEEN ACHIEVED BY FULL PENETRATION OF THE BASIC ANCHOR UNIT, THE ANCHOR UNIT SHALL BE ADVANCED FURTHER INTO THE SOIL IN THREE (3) FOOT INCREMENTS UTILIZING ANCHOR EXTENSION UNITS. ANCHOR EXTENSION UNITS SHALL BE INSTALLED BY MATING FITTINGS AT THE UPPER AND LOWER ENDS TO ATTACH TO THE UPPER END OF THE ANCHOR AND LOWER END OF AN ADDITIONAL EXTENSION, OR IF SUFFICIENT RESTRAINT HAS BEEN ACHIEVED, THE HELMKEN (OR EQUIVALENT) MOORING ANCHOR TERMINATION FITTING. THE EXTENSION HUBS SHALL CONFORM TO THE SAME MANUFACTURING TECHNICAL SPECIFICATIONS AS THE ANCHOR UNIT REFERENCED IN NOTE 3 OF THIS SECTION.

## DOWNLINE ASSEMBLY

1. EACH STANDARD MOORING UNIT, AS AVAILABLE FROM STORMSOFT (OR EQUIVALENT), SHALL BE PROVIDED WITH A DOWNLINE OF 1-1/4" BY 8' OR 10' OVERALL LENGTH AS DETERMINED BY THE MANUFACTURER FOR THE WATER DEPTH, BETWEEN TWO HEAVY DUTY, GALVANIZED STEEL INTEGRAL THIMBLES SPLICED AS TERMINAL FITTINGS, A 5' STORMSOFT (OR EQUIVALENT) RUBBER SHOCK ABSORBER AND A HEAVY DUTY UNDERWATER FLOAT.
2. 1-1/4" DOWNLINE SHALL BE MINIMUM HIGH-STRENGTH POLYESTER THAT DOES NOT ABSORB WATER AND RETAINS 100% OF ITS DRY 18,000 LB (MINIMUM) BREAKING STRENGTH.
3. BRAIDED RUBBER SHOCK ABSORBER SHALL BE 5' IN LENGTH WITH RUBBER MULTI-STRAND CORDS THAT ALLOW LIMITED STRETCH TO ABSORB SHOCK LOADS CREATED BY STORM SURGE AND BOAT WAKES.
4. UNDERWATER FLOAT SHALL BE HEAVY DUTY TO KEEP DOWNLINE OFF THE SEAFLOOR.
5. CONTRACTOR SHALL PROVIDE CHAFE GEAR FOR ALL STANDARD FITTINGS.
6. SHACKLE SHALL BE 7/8" (MINIMUM) GALV SAFETY BOLT SHACKLE WITH 13 KIP SERVICE CAPACITY, UON.
7. THIMBLE SHALL BE 1" (MINIMUM) GALV STEEL THIMBLE, UON.
8. SWIVEL SHALL BE 1" (MINIMUM) GALV EYE-TO-EYE STEEL SWIVEL WITH 12.5 KIP SERVICE CAPACITY, UON.
9. COTTER PINS TO BE WRAPPED WITH HEAT SHRINK TUBING.

## MOORING BUOY

1. MOORING BUOY SHALL BE SPHERICAL, WHITE PVC WITH BLUE REFLECTIVE STRIPE, BY CAROLINA WATERWORKS OR APPROVED EQUAL.
2. BUOY SHALL HAVE A THROUGH-BUOY ROD HANGER AFFIXED WITH A WASHER RING AND EYE-NUT.
3. BUOY SIZE SHALL BE 24" IN DIAMETER.
4. CONTRACTOR SHALL LABEL BUOYS WITH 4-INCH TALL ENGINEERING GRADE VINYL LETTERING. LABELING SYSTEM FOR BUOYS SHALL BE AS SHOWN ON SHEET S-502, DETAIL 1.

## MOORING PENNANT

1. PENNANT SHALL BE 1" POLYESTER WITH 18,000 LBS ULTIMATE TENSILE STRENGTH (MIN).
2. THE VESSEL END SHALL BE EYE-SPLICED AROUND A 1" NYLON SEADOG THIMBLE. THE LOWER END OF THE PENNANT SHALL BE EYE-SPLICED AROUND A HEAVY DUTY GALVANIZED THIMBLE. THE ROPE EYE ON THE LOWER END SHALL BE COVERED WITH HEAVY DUTY BLACK CHAFING HOSE BEFORE SPLICING AROUND THE DEEP WELL GALV THIMBLE.
3. PENNANT SHALL BE COVERED THE ENTIRE LENGTH WITH 1-1/2" PVC FLEX HOSE TO GUARD AGAINST MARINE GROWTH AND CHAFING FROM SWIVELS AND SHACKLES.
4. PENNANT SHALL HAVE A FLOAT OF ADEQUATE SIZE NEAR THE PICK UP END TO PREVENT THE PENNANT FROM DROPPING TO THE SEAFLOOR.

## SUBMITTALS

SUBMIT THE FOLLOWING IN ACCORDANCE WITH THE CONTRACT DOCUMENTS:

## PRE-CONSTRUCTION

1. TURBIDITY CONTROL AND MONITORING
2. ENDANGERED SPECIES MONITORING PLAN
3. DEBRIS SWEEP, REMOVAL AND DISPOSAL PLAN
4. DEBRIS REMOVAL SUMMARY, INCLUDING REPRESENTATIVE PHOTOGRAPHS, AND DISPOSAL TICKETS
5. CONSTRUCTION SCHEDULE
6. HELICAL ANCHOR SHOP DRAWINGS AND SPECIFICATIONS - FOR MOORING AND REGULATORY ANCHORS
7. MOORING DOWNLINE SHOP DRAWINGS INCLUDING ALL APPURTENANCES AND MANUFACTURER TECHNICAL INFORMATION
8. LOAD TEST APPARATUS AND METHODOLOGY
9. HELICAL INSTALLER QUALIFICATIONS/CERTIFICATIONS
10. ADCI COMMERCIAL DIVER CERTIFICATIONS
11. MARINE POSITIONING METHODS AND EQUIPMENT
12. BARGE EQUIPMENT AND INSTALLATION METHODOLOGY
13. LOAD LOCKER AND CALIBRATION
14. BUOYS - MOORING, REGULATORY AND CHANNEL MARKER; AND LETTERING

## POST-CONSTRUCTION

15. LOAD TEST RESULTS
16. AS-BUILT DRAWINGS WITH COORDINATES OF ANCHOR, REGULATORY, AND CHANNEL MARKER ANCHORS
17. DEBRIS REMOVAL SUMMARY REPORT

KEY PLAN (NOT TO SCALE):

P.E. SEAL:



OFFICE OF CAPITAL IMPROVEMENT PROJECTS  
1700 CONVENTION CENTER DRIVE, MIAMI BEACH, FL.33139

CITY MANAGER: ERIC CARPENTER  
DIRECTOR: DAVID A. GOMEZ (INTERIM)

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NO.	DATE	REVISION	APP'D. BY



**moffatt & nichol**  
2937 SW 27TH AVENUE, SUITE 100  
MIAMI, FL 33133  
EB#4877

ENGINEER OF RECORD:

TIM K. BLANKENSHIP, PE  
FLORIDA LICENSE No. 55910

ENGINEER OF RECORD: TKB

DESIGN ENGINEER: MGC

DRAWN BY: OA\_\_\_\_\_

CHECKER: MGC

SCALE: AS NOTED

PROJECT NAME:

MIAMI BEACH MOORING FIELD

TITLE:

GENERAL NOTES (2 OF 3)

File Name: 20036502G-003.dwg

Survey Reference:

Page: \_\_\_\_\_

Work Order: 003

Date: 2024-08-13

Sheet: 3 of     Drawing: G-003

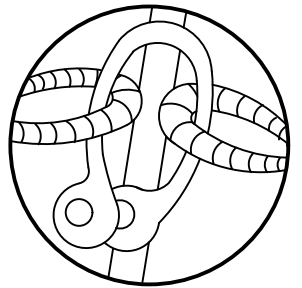
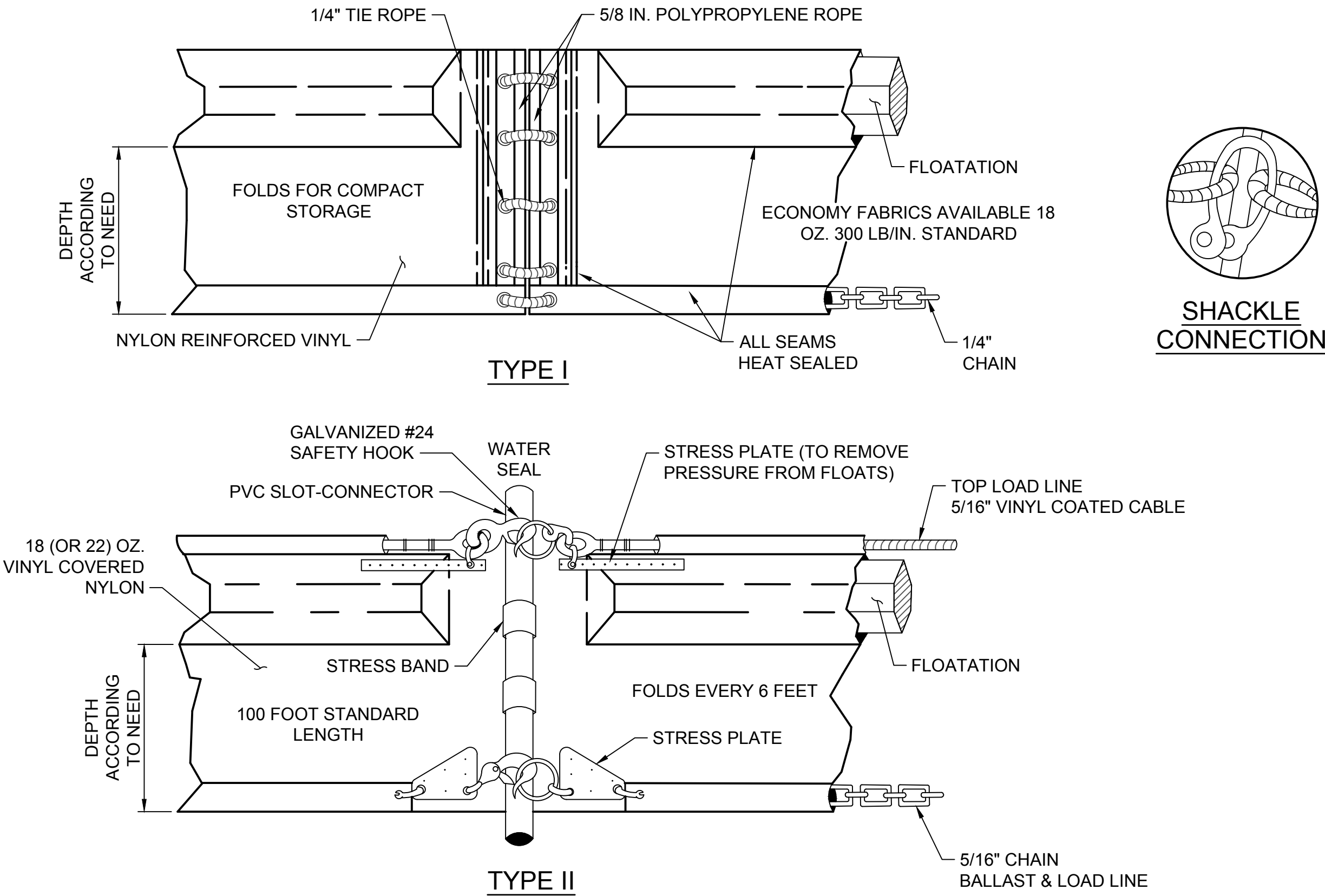


ABBREVIATIONS

AISC	AMERICAN INSTITUTE OF STEEL CONSTRUCTION	MAX	MAXIMUM
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE	MECH	MECHANICAL
APPROX	APPROXIMATE	MHW	MEAN HIGH WATER
ASCE	AMERICAN SOCIETY OF CIVIL ENGINEERS	MHHW	MEAN HIGHER HIGH WATER
ASME	AMERICAN SOCIETY OF MECHANICAL ENGINEERS	MILS	THOUSANDS OF AN INCH
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS	MIN	MINIMUM
AWS	AMERICAN WELDING SOCIETY	MISC	MISCELLANEOUS
B	BASLINE	MLW	MEAN LOW WATER
BKHD	BULKHEAD	MLLW	MEAN LOWER LOW WATER
BLDG	BUILDING	MSL	MEAN SEA LEVEL
B	BEAM OR VESSEL WIDTH	MTL	MEAN TIDE LEVEL
BOTT	BOTTOM	N	NORTH
B.O.C.	BOTTOM OF CONCRETE	NAD	NORTH AMERICAN DATUM
CF	CUBIC FEET	NAVD	NORTH AMERICAN VERTICAL DATUM
€	CENTERLINE	NIC	NOT IN CONTRACT
CLR	CLEAR	NOAA	NUMBER
COMM	COMMUNICATIONS	NOS	NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION
COMP	COMPOSITE	NTS	NATIONAL OCEAN SERVICE
CONC	CONCRETE	O	NOT TO SCALE
CONST	CONSTRUCTION	OC	OUTFALL
CONT	CONTINUOUS	OD	ON CENTER
CON'T	CONTINUED	PI	OUTSIDE DIAMETER
CTS	CENTERS	PT	POINT OF INTERSECTION
CVR	COVER	PL	POINT OF TANGENCY
CY	CUBIC YARDS	PROP	PROPOSED
DBL	DOUBLE	PSF	POUNDS PER SQUARE FOOT
DEG	DEGREE	PSI	POUNDS PER SQUARE INCH
DERM	DIVISION OF ENVIRONMENTAL RESOURCES MANAGEMENT	PVC	POLYVINYL CHLORIDE
		QTY	QUANTITY
		R	RADIUS
		REV	REVISION
		REQD	REQUIRED
DET	DETAIL	RT	RIGHT
DIA	DIAMETER	S	SOUTH
DN	DOWN	SCH	SCHEDULE
DWG	DRAWING	SF	SQUARE FOOT
E	EAST	SHT	SHEET
EA	EACH	SNL	SOLAR NAVIGATION LIGHT
EF	EACH FACE	SPA	SPACES
EL/ELEV	ELEVATION	SQ	SQUARE
EMBED	EMBEDMENT	SS	STAINLESS STEEL
ETC	ET CETERA	STA	STATION
EQ	EQUAL	STD	STANDARD
EW	EACH WAY	STL	STEEL
EXIST	EXISTING	SWM	STORM WATER MANAGEMENT
EXP	EXPANSION	T	TON (2,000 LB)
F	FAHRENHEIT	TBR	TO BE REMOVED
FC	FIELD CONNECTION	THK	THICK
FDEP	FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION	TOS	TYPICAL
		TYP	TOP OF STEEL
FPS	FEET PER SECOND	UFC	UNIFIED FACILITIES CRITERIA
FT	FEET	UHMW	ULTRA HIGH MOLECULAR WEIGHT
GALV	GALVANIZED	UON	UNLESS OTHERWISE NOTED
GMAW	GAS METAL ARC WELDING	U/G	UNDERGROUND
GR	GRADE	VERT	VERTICAL
HORIZ	HORIZONTAL	VLF	VERTICAL LINEAR FEET
IN	INCHES	VPP	VESSEL POWER POINT
INC	INCORPORATED	W	WEST
INFO	INFORMATION	W/	WITH WORK POINT
INV	INVERT ELEVATION	WP	SECONDS OR INCH
JT	JOINT	"	MINUTES OR FEET
KIP	1000 LB	'	SQUARE
KSI	KIPS PER SQUARE INCH	#	NUMBER OR POUNDS
L	ANGLE	%	PERCENT
LB	POUND	&	AND
LF	LINEAR FEET	@	AT
LG	LONG	Ø	DIAMETER
LOA	LENGTH OVERALL	°	DEGREES
LT	LEFT		

TURBIDITY CONTROL MONITORING NOTES

- BEST MANAGEMENT PRACTICES FOR TURBIDITY CONTROL SHALL BE IMPLEMENTED BY THE CONTRACTOR IN ACCORDANCE WITH THE ENVIRONMENTAL PERMIT CONDITIONS.
- FLOATING TURBIDITY CURTAINS SHALL BE DEPLOYED IMMEDIATELY AROUND THE EMBEDMENT ANCHOR INSTALLATION AND BE MAINTAINED TO ENSURE TURBIDITY LEVELS OUTSIDE THE CONSTRUCTION AREA DO NOT DEGRADE AMBIENT WATER QUALITY. CURTAINS SHALL BE MAINTAINED TO AVOID MANATEE ENTRAPMENT.
- TURBIDITY LEVELS IN WATER COLUMN SHALL BE MONITORED IN ACCORDANCE WITH THE PERMITS. IF TURBIDITY LEVES EXCEED AMBIENT WATER QUALITY LEVELS, CONTRACTOR SHALL FOLLOW PROCEDURES OUTLINED IN FDEP PERMIT CONDITIONS.
- CONTRACTOR SHALL COMPILE AND DISTRIBUTE TURBIDITY MONITORING REPORTS TO THE CITY OF MIAMI BEACH, CONSULTANT, AND TO THE AGENCIES, AS REQUIRED IN THE ENVIRONMENTAL PERMITS.



SHACKLE CONNECTION

KEY PLAN (NOT TO SCALE):

P.E. SEAL:

MIAMI BEACH

OFFICE OF CAPITAL IMPROVEMENT PROJECTS  
1700 CONVENTION CENTER DRIVE, MIAMI BEACH, FL 33139

CITY MANAGER: ERIC CARPENTER

DIRECTOR: DAVID A. GOMEZ (INTERIM)

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NO.	DATE	REVISION	APP'D. BY



moffatt & nichol

2937 SW 27TH AVENUE, SUITE 101A  
MIAMI, FL 33133  
EB#4877

ENGINEER OF RECORD:

TIM K. BLANKENSHIP, PE  
FLORIDA LICENSE No. 55910

ENGINEER OF RECORD: TKB

DESIGN ENGINEER: MGC

DRAWN BY: OA

CHECKER: MGC

SCALE: AS NOTED

PROJECT NAME:

MIAMI BEACH MOORING FIELD

TITLE:

GENERAL NOTES (3 OF 3)

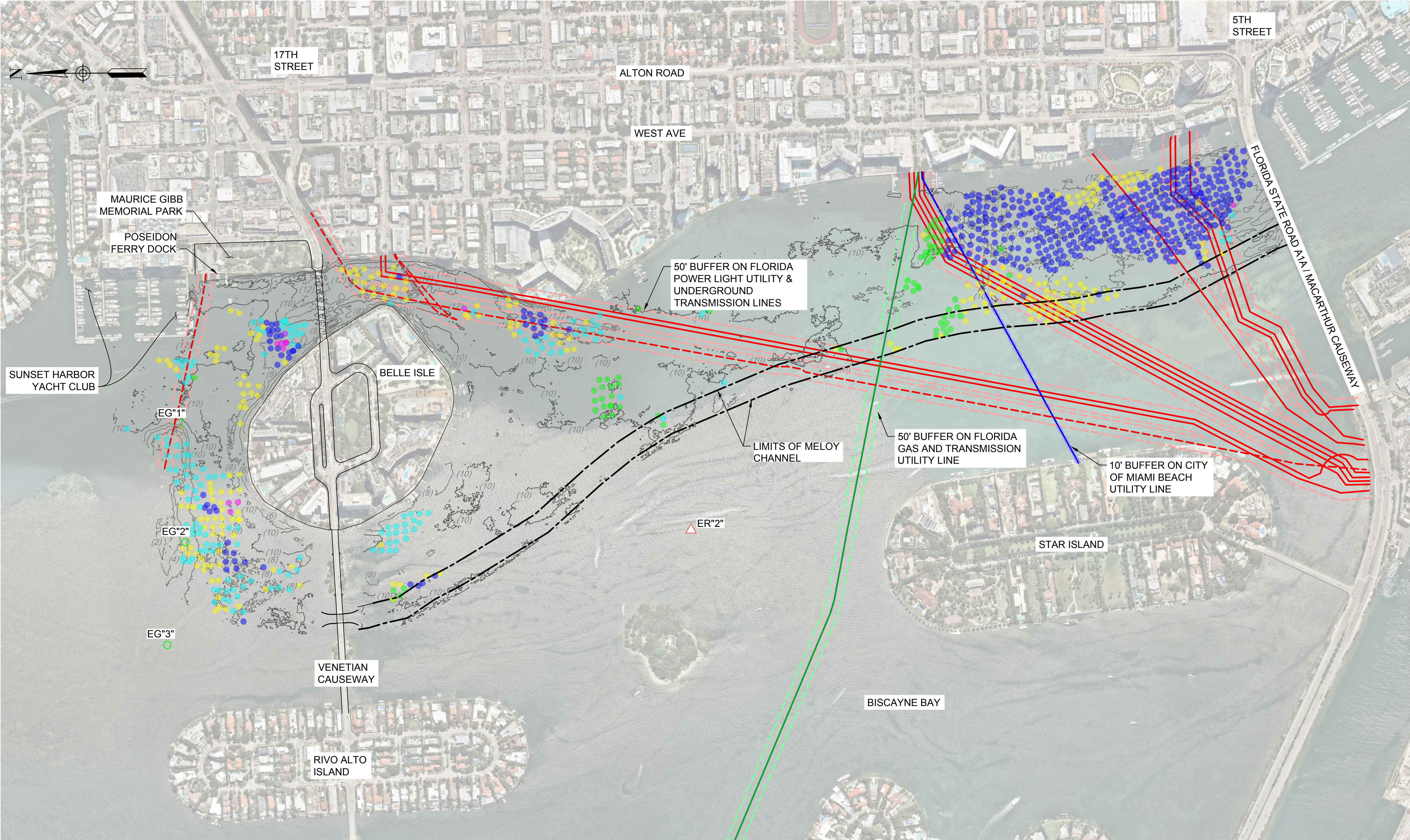
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Survey Reference:

Field Book: \_\_\_\_\_ Page: \_\_\_\_\_ Work Order: 003

Date: 2024-08-13 Sheet: 4 of 11 Drawing: G-004

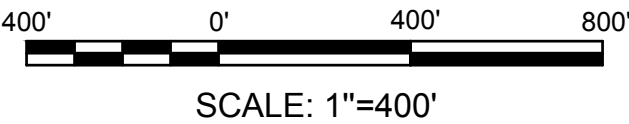
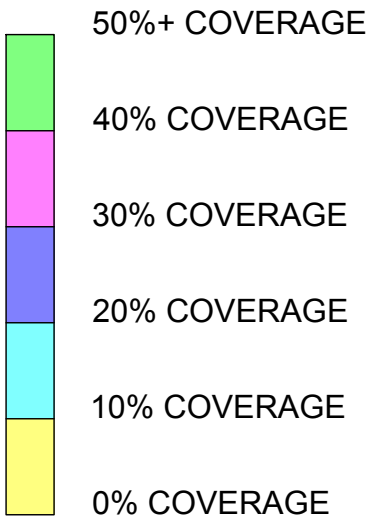




LEGEND

- (14) — EXISTING CONTOUR (FT)
- ==== FLORIDA POWER & LIGHT APPROXIMATE UTILITY LINES & EASEMENTS
- ==== FLORIDA POWER & LIGHT APPROXIMATE UNDERGROUND TRANSMISSION LINES & EASEMENTS
- ==== CITY OF MIAMI BEACH APPROXIMATE UTILITY LINE & EASEMENTS
- ==== FLORIDA GAS TRANSMISSION COMPANY APPROXIMATE UTILITY LINE & EASEMENTS
- LIMITS OF MELOY CHANNEL
- EXISTING PORT SIDE AIDS TO NAVIGATION
- △ EXISTING STARBOARD SIDE AIDS TO NAVIGATION
- EXISTING PORT STARBOARD SIDE AIDS TO NAVIGATION

SEA GRASS COVERAGE DENSITY SCALE



NOTES

- MELOY CHANNEL LIMITS OBTAINED FROM FLORIDA FISH AND WILDLIFE CONSERVATION COMMISSION (FWC), DATED MARCH, 2018 - 30 MPH NAVIGATION ALL YEAR. FEEDBACK FROM CITY OF MIAMI MARINE PATROL INDICATED FWC'S MELOY CHANNEL LIMITS IMMEDIATELY NORTH OF THE VENETIAN CAUSEWAY WERE NOT REPRESENTATIVE OF THE CHANNEL LIMITS ACTIVELY USED WITHIN THIS AREA OF BISCAYNE BAY. THE PROPOSED CHANNEL LIMIT (SOLID LINE) IS BASED ON MARINE PATROL'S FEEDBACK RELATIVE TO THE NAVIGABLE WATERS IN THIS AREA.
- ELEVATIONS ARE IN FEET AND REFERENCED TO MLLW.

KEY PLAN (NOT TO SCALE):

P.E. SEAL:

MIAMI BEACH

OFFICE OF CAPITAL IMPROVEMENT PROJECTS  
1700 CONVENTION CENTER DRIVE, MIAMI BEACH, FL 33139

CITY MANAGER: ERIC CARPENTER  
DIRECTOR: DAVID A. GOMEZ (INTERIM)

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NO.	DATE	REVISION	APP'D. BY

**moffatt & nichol**  
2937 SW 27TH AVENUE, SUITE 101A  
MIAMI, FL 33133  
EB#4877

ENGINEER OF RECORD:  
TIM K. BLANKENSHIP, PE  
FLORIDA LICENSE No. 55910

ENGINEER OF RECORD: TKB  
DESIGN ENGINEER: MGC  
DRAWN BY: OA  
CHECKER: MGC  
SCALE: AS NOTED

PROJECT NAME:

MIAMI BEACH MOORING FIELD

TITLE:

EXISTING CONDITIONS

File Name: 20036502V-101.dwg

Survey Reference:

Field Book: \_\_\_\_\_ Page: \_\_\_\_\_ Work Order: 003

Date: 2024-08-13 Sheet: 5 of 11 Drawing: V-101



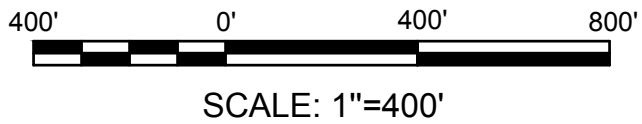


LEGEND

- (14) — EXISTING CONTOUR (FT)
- LIMITS OF MELOY CHANNEL
- EXISTING PORT SIDE AIDS TO NAVIGATION
- △ EXISTING STARBOARD SIDE AIDS TO NAVIGATION
- EXISTING PORT STARBOARD SIDE AIDS TO NAVIGATION
- ⊙ DEBRIS LOCATION

DEBRIS LOCATION POINTS				
POINT #	NORTHING (FT)	EASTING (FT)	LATITUDE (N)	LONGITUDE (W)
90	530698	937362	25.791155	-80.145399
91	530536	937290	25.790710	-80.145618
92	530531	937369	25.790695	-80.145379
93	530401	935466	25.790370	-80.151165
94	530367	935514	25.790277	-80.151020
95	530306	935501	25.790109	-80.151061
96	530117	935604	25.789587	-80.150752
97	530086	935633	25.789501	-80.150664
98	530024	935767	25.789329	-80.150259
99	529972	935801	25.789185	-80.150156
100	529964	935839	25.789163	-80.150039
101	529903	935882	25.788994	-80.149910
102	529621	935974	25.788215	-80.149636
103	529514	936047	25.787921	-80.149417
104	529518	936670	25.787919	-80.147523
105	529511	936671	25.787902	-80.147521
106	529499	936067	25.787880	-80.149356
107	529492	936072	25.787860	-80.149343
108	529495	936681	25.787857	-80.147491
109	529311	936732	25.787349	-80.147340
110	529298	936711	25.787315	-80.147403
111	529239	936627	25.787155	-80.147661
112	529228	936576	25.787125	-80.147814
113	529185	936700	25.787003	-80.147440
114	529094	936692	25.786752	-80.147465
115	529060	936682	25.786661	-80.147495
116	528995	936516	25.786485	-80.148002
117	528947	936699	25.786350	-80.147448

DEBRIS LOCATION POINTS				
POINT #	NORTHING (FT)	EASTING (FT)	LATITUDE (N)	LONGITUDE (W)
118	528943	936666	25.786340	-80.147547
119	528876	936560	25.786155	-80.147871
120	528876	936548	25.786155	-80.147906
121	528836	936612	25.786046	-80.147712
122	528628	936692	25.785471	-80.147476
123	528459	936909	25.785002	-80.146820
124	528111	937046	25.784042	-80.146408
125	528099	937051	25.784010	-80.146394
126	528047	937042	25.783868	-80.146422
127	528026	937041	25.783809	-80.146427
128	528022	937028	25.783799	-80.146464
129	528014	937041	25.783776	-80.146427
130	528011	937024	25.783767	-80.146479
131	527834	937158	25.783279	-80.146073
132	527829	937312	25.783262	-80.145605
133	527804	937318	25.783193	-80.145588
134	527646	937387	25.782759	-80.145381
135	527616	937177	25.782678	-80.146021
136	527480	937195	25.782303	-80.145967
137	527464	937196	25.782259	-80.145964
138	527434	937236	25.782177	-80.145844
139	527182	937446	25.781481	-80.145210
140	526908	937540	25.780725	-80.144932
141	526908	937544	25.780724	-80.144920
142	526860	937551	25.780592	-80.144898
143	526846	937553	25.780554	-80.144894
144	526843	937546	25.780546	-80.144914



NOTES

- MELOY CHANNEL LIMITS OBTAINED FROM FLORIDA FISH AND WILDLIFE CONSERVATION COMMISSION (FWC), DATED MARCH, 2018 - 30 MPH NAVIGATION ALL YEAR. FEEDBACK FROM CITY OF MIAMI MARINE PATROL INDICATED FWC'S MELOY CHANNEL LIMITS IMMEDIATELY NORTH OF THE VENETIAN CAUSEWAY WERE NOT REPRESENTATIVE OF THE CHANNEL LIMITS ACTIVELY USED WITHIN THIS AREA OF BISCAYNE BAY. THE PROPOSED CHANNEL LIMIT (SOLID LINE) IS BASED ON MARINE PATROL'S FEEDBACK RELATIVE TO THE NAVIGABLE WATERS IN THIS AREA.
- ELEVATIONS ARE IN FEET AND REFERENCED TO MLLW.
- DETAILED INFORMATION REGARDING EXISTING DEBRIS FEATURES ARE SUMMARIZED IN THE SONAR CONTACT TABLE PROVIDED BY OLIN HYDROGRAPHIC SOLUTIONS, INC. DATED AUGUST 2023. THE NUMBERING CONVENTION DEPICTED ON THIS SHEET IS CONSISTENT WITH THE NUMBERING IN THE SONAR CONTACT TABLE.
- HORIZONTAL COORDINATES (NORTHING AND EASTING) ARE IN FEET AND REFERENCED TO THE 1983 NORTH AMERICAN DATUM, FLORIDA STATE PLANE (NAD 83 EAST).
- HORIZONTAL COORDINATES (LATITUDE AND LONGITUDE) COORDINATES ARE EXPRESSED IN DECIMAL DEGREES AND REFERENCED TO THE WORLD GEODETIC SYSTEM OF 1984 (WGS 84)

KEY PLAN (NOT TO SCALE):

P.E. SEAL:

MIAMI BEACH

OFFICE OF CAPITAL IMPROVEMENT PROJECTS  
1700 CONVENTION CENTER DRIVE, MIAMI BEACH, FL 33139

CITY MANAGER: ERIC CARPENTER  
DIRECTOR: DAVID A. GOMEZ (INTERIM)

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NO.	DATE	REVISION	APP'D. BY

**moffatt & nichol**  
2937 SW 27TH AVENUE, SUITE 101A  
MIAMI, FL 33133  
EB#4877

ENGINEER OF RECORD:  
TIM K. BLANKENSHIP, PE  
FLORIDA LICENSE No. 55910

ENGINEER OF RECORD: TKB  
DESIGN ENGINEER: MGC  
DRAWN BY: OA  
CHECKER: MGC  
SCALE: AS NOTED

PROJECT NAME:

MIAMI BEACH MOORING FIELD

TITLE:

DEBRIS LOCATION MAP

File Name: 20036502V-102.dwg

Survey Reference:

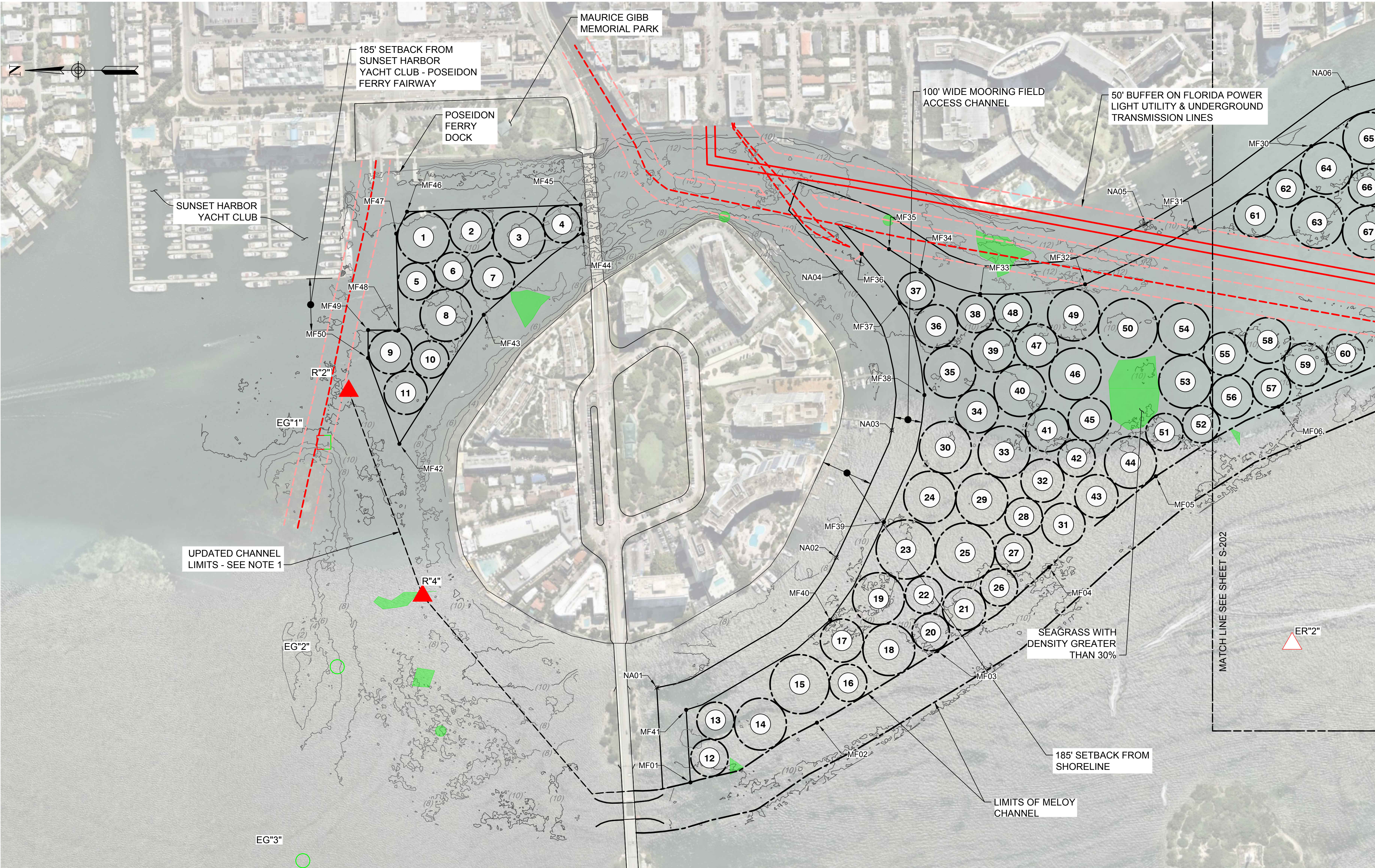
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Date: 2024-08-13 Sheet: 6 of 11 Drawing: V-102









LEGEND

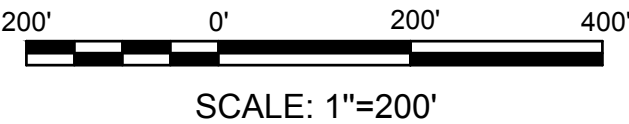
- SEAGRASS WITH DENSITY GREATER THAN 30%
- (14)

EXISTING CONTOUR (FT)
- 1

MOORING #  
LIMITS OF SWING CIRCLE
- FLORIDA POWER & LIGHT APPROXIMATE UTILITY LINES & EASEMENTS
- FLORIDA POWER & LIGHT APPROXIMATE UNDERGROUND TRANSMISSION LINES & EASEMENTS
- CITY OF MIAMI BEACH APPROXIMATE UTILITY LINE & EASEMENTS
- FLORIDA GAS TRANSMISSION COMPANY APPROXIMATE UTILITY LINE & EASEMENTS
- LIMITS OF MELOY CHANNEL
- LIMITS OF UPDATED CHANNEL
- EXISTING PORT SIDE AIDS TO NAVIGATION
- EXISTING STARBOARD SIDE AIDS TO NAVIGATION
- EXISTING PORT STARBOARD SIDE AIDS TO NAVIGATION
- PROPOSED STARBOARD SIDE AIDS TO NAVIGATION

- REGULATORY BUOYS - MOORING FIELD
- REGULATORY BUOYS - NO ANCHORING

PROPOSED AIDS TO NAVIGATION TABLE				
POINT #	NORTHING (FT)	EASTING (FT)	LATITUDE (N)	LONGITUDE (W)
R"2"	531602	936647	25.793651	-80.147557
R"4"	531454	935896	25.793256	-80.149842

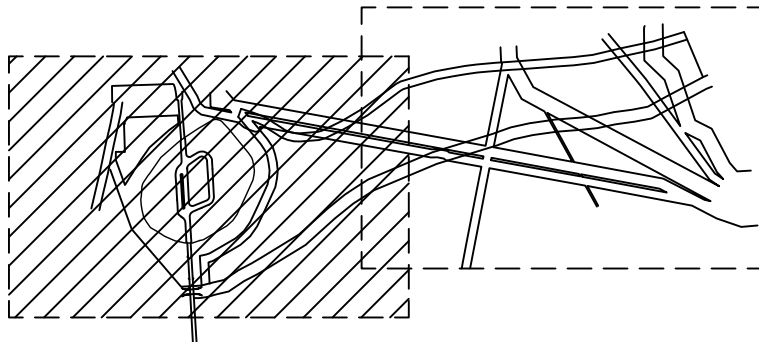


SCALE: 1"=200'

NOTES

1. MELOY CHANNEL LIMITS OBTAINED FROM FLORIDA FISH AND WILDLIFE CONSERVATION COMMISSION (FWC), DATED MARCH, 2018 - 30 MPH NAVIGATION ALL YEAR. FEEDBACK FROM CITY OF MIAMI MARINE PATROL INDICATED FWC'S MELOY CHANNEL LIMITS IMMEDIATELY NORTH OF THE VENETIAN CAUSEWAY WERE NOT REPRESENTATIVE OF THE CHANNEL LIMITS ACTIVELY USED WITHIN THIS AREA OF BISCAYNE BAY. THE PROPOSED CHANNEL LIMIT (SOLID LINE) IS BASED ON MARINE PATROL'S FEEDBACK RELATIVE TO THE NAVIGABLE WATERS IN THIS AREA.
2. ELEVATIONS ARE IN FEET AND REFERENCED TO MLLW.
3. SEE COORDINATES FOR MOORING AND REGULATORY BUOYS IN S-501
4. AS DIRECTED BY THE CITY OF MIAMI BEACH, THE INTERIOR FAIRWAYS WERE LAID OUT IN ACCORDANCE TO THE EXISTING UTILITY LINE EASEMENTS.

KEY PLAN (NOT TO SCALE):



P.E. SEAL:

MIAMI BEACH

OFFICE OF CAPITAL IMPROVEMENT PROJECTS  
1700 CONVENTION CENTER DRIVE, MIAMI BEACH, FL 33139

CITY MANAGER: ERIC CARPENTER  
DIRECTOR: DAVID A. GOMEZ (INTERIM)

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NO.	DATE	REVISION	APP'D. BY

moffatt & nichol  
2937 SW 27TH AVENUE, SUITE 101A  
MIAMI, FL 33133  
EB#4877

ENGINEER OF RECORD:  
TIM K. BLANKENSHIP, PE  
FLORIDA LICENSE No. 55910

ENGINEER OF RECORD: TKB  
DESIGN ENGINEER: MGC  
DRAWN BY: OA  
CHECKER: MGC  
SCALE: AS NOTED

PROJECT NAME:

MIAMI BEACH MOORING FIELD

TITLE:

GENERAL LAYOUT DETAIL (1 OF 2)

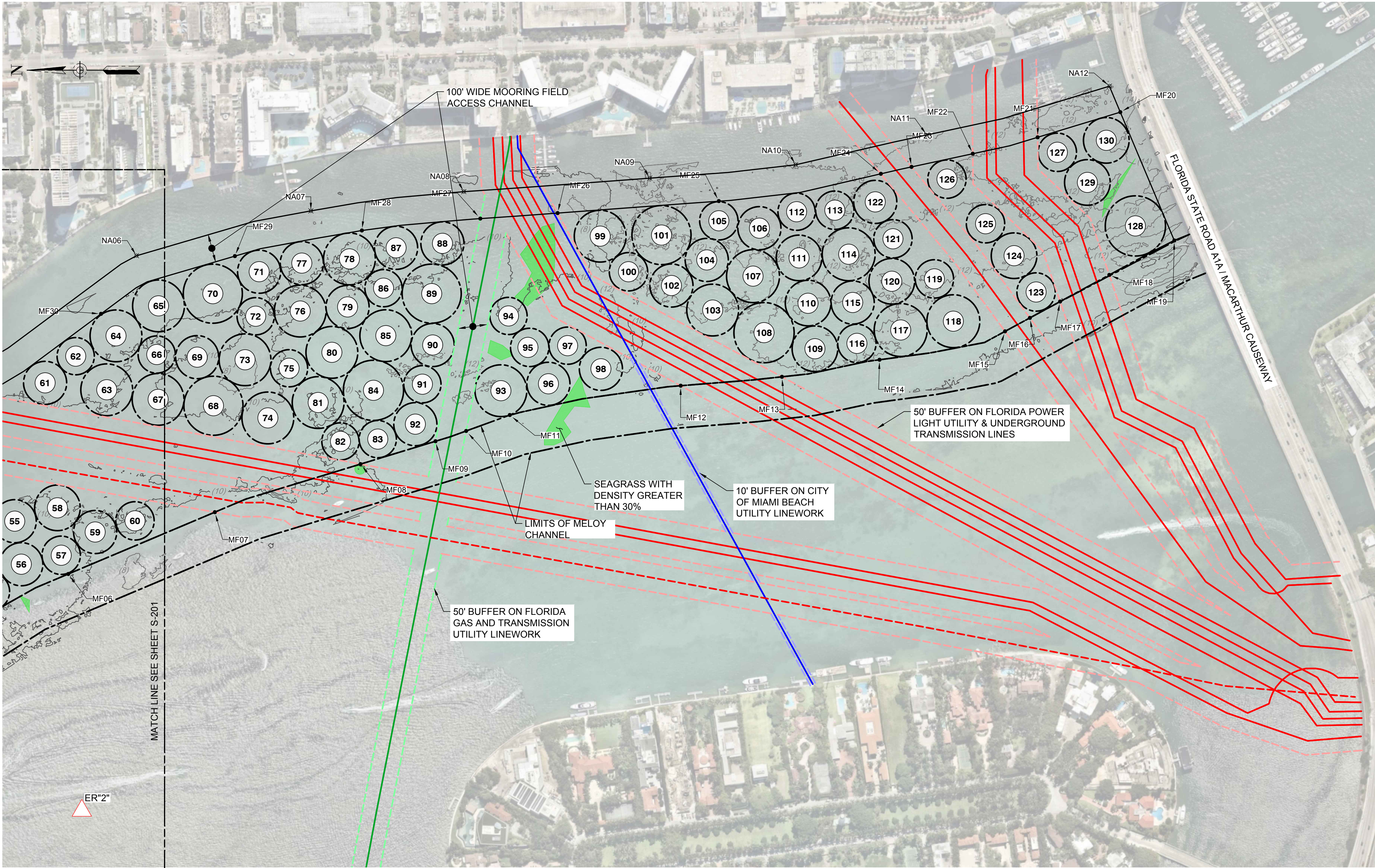
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Survey Reference:

Field Book: \_\_\_\_\_ Page: \_\_\_\_\_ Work Order: 003

Date: 2024-08-13 Sheet: 8 of 11 Drawing: S-201





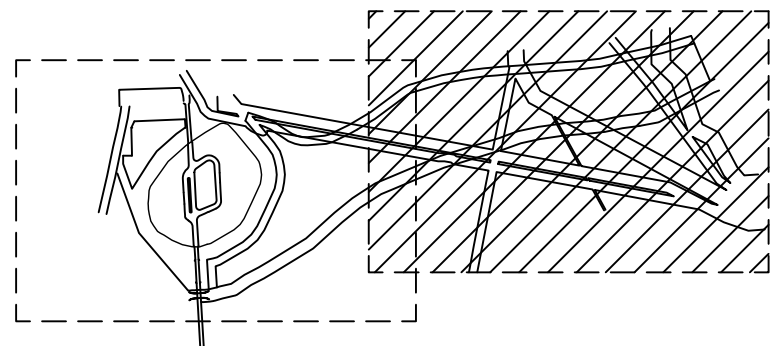
LEGEND

- SEAGRASS WITH DENSITY GREATER THAN 30%
- EXISTING CONTOUR (FT)
- MOORING #
- LIMITS OF SWING CIRCLE
- FLORIDA POWER & LIGHT APPROXIMATE UTILITY LINES & EASEMENTS
- FLORIDA POWER & LIGHT APPROXIMATE UNDERGROUND TRANSMISSION LINES & EASEMENTS
- CITY OF MIAMI BEACH APPROXIMATE UTILITY LINE & EASEMENTS
- FLORIDA GAS TRANSMISSION COMPANY APPROXIMATE UTILITY LINE & EASEMENTS
- LIMITS OF MELOY CHANNEL
- EXISTING STARBOARD SIDE AIDS TO NAVIGATION
- REGULATORY BUOYS - MOORING FIELD
- REGULATORY BUOYS - NO ANCHORING

NOTES

- MELOY CHANNEL LIMITS OBTAINED FROM FLORIDA FISH AND WILDLIFE CONSERVATION COMMISSION (FWC), DATED MARCH, 2018 - 30 MPH NAVIGATION ALL YEAR. FEEDBACK FROM CITY OF MIAMI MARINE PATROL INDICATED FWC'S MELOY CHANNEL LIMITS IMMEDIATELY NORTH OF THE VENETIAN CAUSEWAY WERE NOT REPRESENTATIVE OF THE CHANNEL LIMITS ACTIVELY USED WITHIN THIS AREA OF BISCAYNE BAY. THE PROPOSED CHANNEL LIMIT (SOLID LINE) IS BASED ON MARINE PATROL'S FEEDBACK RELATIVE TO THE NAVIGABLE WATERS IN THIS AREA.
- ELEVATIONS ARE IN FEET AND REFERENCED TO MLLW.
- SEE COORDINATES FOR MOORING AND REGULATORY BUOYS IN S-501
- AS DIRECTED BY THE CITY OF MIAMI BEACH, THE INTERIOR FAIRWAYS WERE LAID OUT IN ACCORDANCE TO THE EXISTING UTILITY LINE EASEMENTS.

KEY PLAN (NOT TO SCALE):



P.E. SEAL:

MIAMI BEACH

OFFICE OF CAPITAL IMPROVEMENT PROJECTS  
1700 CONVENTION CENTER DRIVE, MIAMI BEACH, FL 33139

CITY MANAGER: ERIC CARPENTER  
DIRECTOR: DAVID A. GOMEZ (INTERIM)

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NO.	DATE	REVISION	APP'D. BY

moffatt & nichol  
2937 SW 27TH AVENUE, SUITE 101A  
MIAMI, FL 33133  
EB#4877

ENGINEER OF RECORD:  
TIM K. BLANKENSHIP, PE  
FLORIDA LICENSE No. 55910

ENGINEER OF RECORD: TKB  
DESIGN ENGINEER: MGC  
DRAWN BY: OA  
CHECKER: MGC  
SCALE: AS NOTED

PROJECT NAME:

MIAMI BEACH MOORING FIELD

TITLE:

GENERAL LAYOUT DETAIL (2 OF 2)

File Name: 20036502S-202.dwg

Survey Reference:

Field Book: \_\_\_\_\_ Page: \_\_\_\_\_ Work Order: 003

Date: 2024-08-13 Sheet: 9 of 11 Drawing: S-202



MOORING BUOYS					
POINT #	VESSEL LENGTH (FT)	NORTHING (FT)	EASTING (FT)	LATITUDE (N)	LONGITUDE (W)
1	50	531450	937175	25.793227	-80.145951
2	40	531279	937196	25.792757	-80.145889
3	50	531109	937175	25.792289	-80.145959
4	30	530956	937222	25.791868	-80.145819
5	30	531475	937017	25.793297	-80.146431
6	30	531345	937055	25.792940	-80.146319
7	40	531202	937032	25.792547	-80.146392
8	50	531370	936896	25.793010	-80.146799
9	40	531568	936765	25.793559	-80.147196
10	30	531426	936739	25.793169	-80.147276
11	40	531514	936620	25.793412	-80.147636
12	30	530431	935318	25.790455	-80.151614
13	30	530409	935450	25.790394	-80.151212
14	50	530249	935439	25.789953	-80.151251
15	60	530109	935581	25.789566	-80.150821
16	30	529936	935586	25.789090	-80.150811
17	40	529959	935736	25.789149	-80.150352
18	50	529791	935704	25.788689	-80.150453
19	50	529828	935886	25.788787	-80.149899
20	30	529642	935766	25.788277	-80.150267
21	40	529523	935850	25.787948	-80.150016
22	30	529666	935900	25.788341	-80.149861
23	60	529731	936061	25.788517	-80.149369
24	50	529645	936248	25.788279	-80.148804
25	60	529519	936050	25.787935	-80.149407
26	30	529398	935926	25.787605	-80.149786
27	30	529345	936050	25.787457	-80.149411
28	30	529311	936179	25.787358	-80.149019
29	50	529460	936240	25.787767	-80.148832
30	50	529590	936426	25.788122	-80.148265
31	40	529169	936150	25.786968	-80.149111
32	40	529243	936307	25.787171	-80.148632
33	50	529380	936409	25.787546	-80.148319
34	40	529477	936554	25.787810	-80.147878
35	50	529574	936695	25.788073	-80.147448
36	40	529623	936858	25.788205	-80.146951
37	30	529695	936984	25.788401	-80.146567
38	30	529483	936901	25.787820	-80.146823
39	40	529419	936771	25.787647	-80.147219
40	50	529324	936628	25.787387	-80.147654
41	40	529227	936487	25.787124	-80.148085
42	30	529122	936387	25.786836	-80.148391
43	40	529051	936251	25.786643	-80.148805
44	50	528930	936372	25.786307	-80.148441
45	40	529075	936525	25.786705	-80.147972
46	50	529127	936688	25.786844	-80.147478
47	40	529265	936789	25.787222	-80.147167
48	30	529349	936906	25.787451	-80.146808
49	50	529133	936898	25.786856	-80.146839
50	60	528939	936851	25.786324	-80.146984
51	30	528808	936480	25.785972	-80.148115
52	30	528678	936508	25.785611	-80.148033
53	50	528734	936660	25.785765	-80.147569
54	50	528739	936849	25.785773	-80.146996
55	40	528593	936759	25.785374	-80.147271
56	40	528570	936606	25.785312	-80.147738
57	30	528427	936638	25.784920	-80.147644
58	40	528441	936807	25.784954	-80.147129

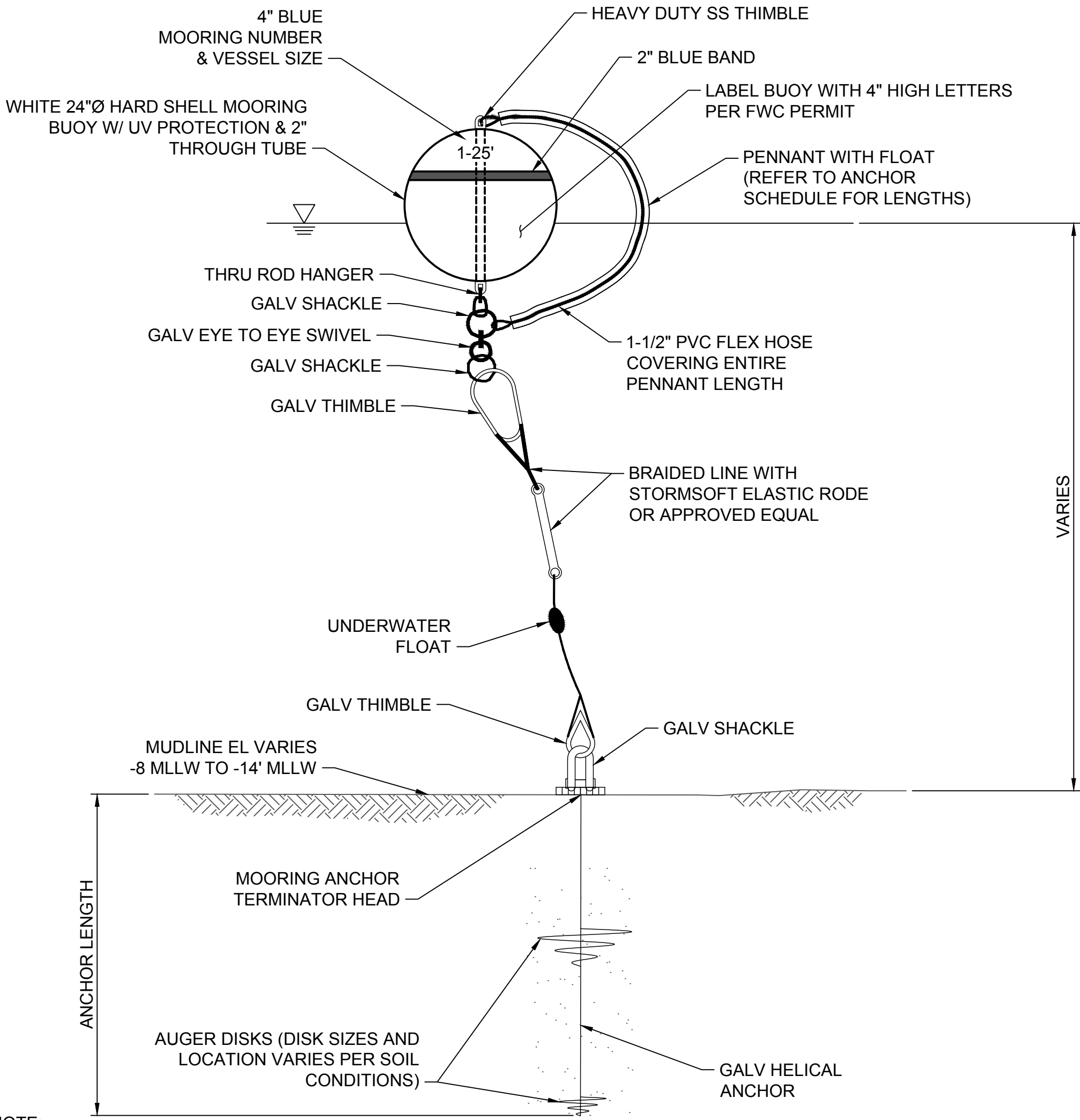
MOORING BUOYS					
POINT #	VESSEL LENGTH (FT)	NORTHING (FT)	EASTING (FT)	LATITUDE (N)	LONGITUDE (W)
59	40	528306	936721	25.784585	-80.147394
60	30	528164	936760	25.784193	-80.147276
61	40	528485	937253	25.785067	-80.145772
62	30	528375	937349	25.784765	-80.145484
63	50	528265	937229	25.784462	-80.145851
64	50	528232	937421	25.784368	-80.145266
65	50	528080	937528	25.783948	-80.144944
66	30	528086	937354	25.783969	-80.145472
67	50	528081	937194	25.783958	-80.145959
68	60	527884	937172	25.783415	-80.146032
69	40	527942	937345	25.783572	-80.145503
70	60	527886	937572	25.783414	-80.144816
71	40	527721	937650	25.782958	-80.144580
72	30	527733	937491	25.782995	-80.145063
73	50	527771	937336	25.783102	-80.145535
74	50	527689	937124	25.782880	-80.146181
75	30	527614	937305	25.782670	-80.145630
76	50	527574	937510	25.782557	-80.145010
77	40	527568	937681	25.782538	-80.144490
78	50	527398	937696	25.782070	-80.144448
79	40	527405	937524	25.782092	-80.144969
80	50	527461	937362	25.782248	-80.145461
81	50	527510	937183	25.782387	-80.146004
82	30	527430	937044	25.782170	-80.146427
83	30	527297	937052	25.781803	-80.146406
84	60	527312	937227	25.781843	-80.145876
85	50	527268	937422	25.781718	-80.145283
86	30	527277	937591	25.781737	-80.144768
87	40	527232	937736	25.781611	-80.144331
88	40	527066	937751	25.781156	-80.144286
89	60	527105	937572	25.781265	-80.144831
90	40	527101	937388	25.781258	-80.145388
91	30	527138	937248	25.781362	-80.145813
92	40	527163	937106	25.781433	-80.146246
93	50	526858	937225	25.780591	-80.145889
94	30	526830	937492	25.780512	-80.145078
95	30	526755	937380	25.780306	-80.145421
96	40	526688	937250	25.780124	-80.145817
97	30	526619	937386	25.779933	-80.145405
98	40	526501	937303	25.779608	-80.145658
99	50	526499	937776	25.779595	-80.144224
100	30	526402	937650	25.779331	-80.144607
101	60	526284	937781	25.779004	-80.144211
102	40	526253	937598	25.778920	-80.144768
103	50	526102	937513	25.778506	-80.145029
104	40	526123	937692	25.778561	-80.144484
105	30	526080	937832	25.778440	-80.144060
106	40	525935	937806	25.778042	-80.144143
107	50	525958	937634	25.778108	-80.144664
108	60	525918	937432	25.778003	-80.145278
109	40	525737	937375	25.777504	-80.145455
110	40	525761	937538	25.777568	-80.144959
111	40	525793	937700	25.777655	-80.144469
112	30	525802	937864	25.777676	-80.143967
113	30	525666	937870	25.777300	-80.143954
114	50	525616	937712	25.777167	-80.144433
115	40	525602	937540	25.777131	-80.144957
116	30	525587	937394	25.777092	-80.145400

MOORING BUOYS					
POINT #	VESSEL LENGTH (FT)	NORTHING (FT)	EASTING (FT)	LATITUDE (N)	LONGITUDE (W)
117	50	525430	937442	25.776661	-80.145258
118	50	525242	937473	25.776143	-80.145166
119	30	525310	937624	25.776327	-80.144706
120	40	525462	937616	25.776745	-80.144729
121	30	525458	937768	25.776731	-80.144268
122	40	525521	937900	25.776903	-80.143866
123	30	524947	937578	25.775329	-80.144855
124	40	525026	937707	25.775543	-80.144460
125	30	525128	937822	25.775821	-80.144111
126	30	525265	937981	25.776197	-80.143624
127	30	524871	938077	25.775111	-80.143341
128	60	524593	937814	25.774350	-80.144145
129	40	524764	937969	25.774818	-80.143670
130	40	524696	938119	25.774630	-80.143214

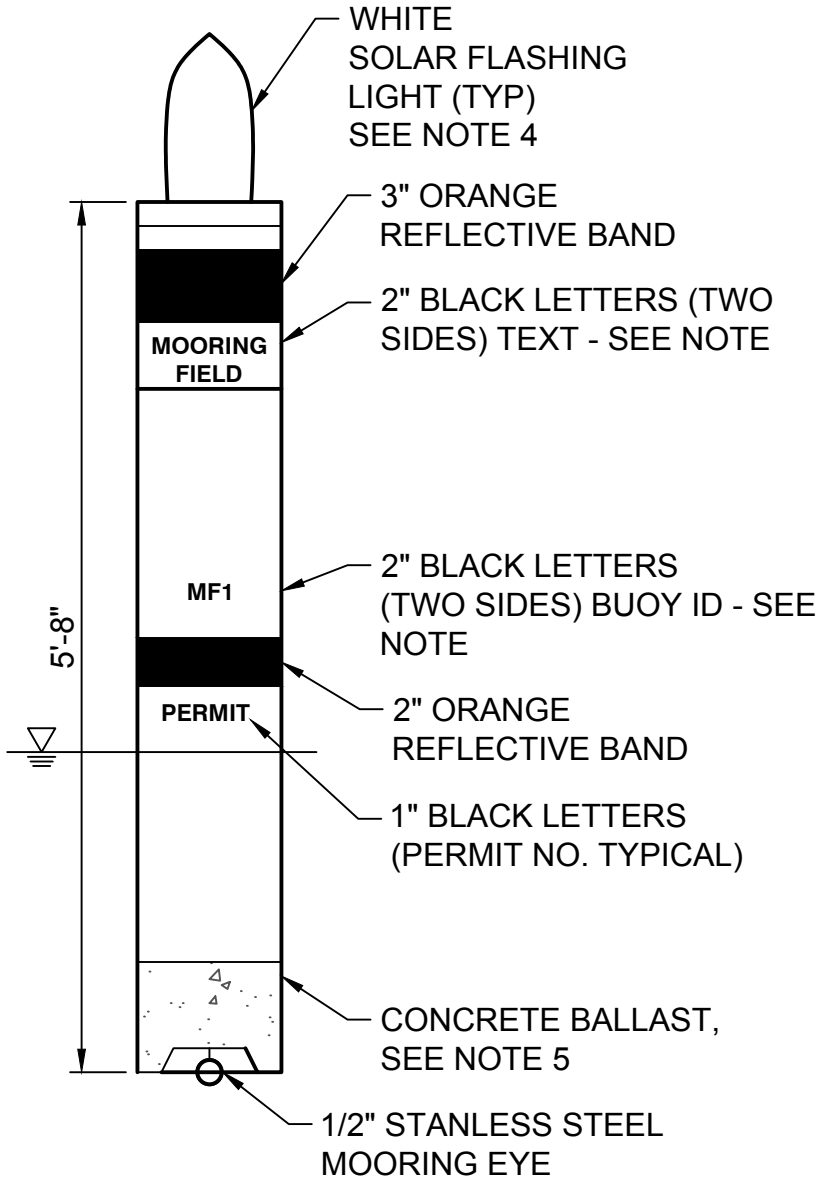
REGULATORY BUOYS - MOORING FIELD				
POINT #	NORTHING (FT)	EASTING (FT)	LATITUDE (N)	LONGITUDE (W)
MF01	530498	935231	25.790643	-80.151878
MF02	530047	935444	25.789399	-80.151240
MF03	529618	935699	25.788212	-80.150472
MF04	529220	935998	25.787112	-80.149571
MF05	528839	936322	25.786060	-80.148593
MF06	528402	936571	25.784852	-80.147848
MF07	527879	936791	25.783408	-80.147187
MF08	527359	936963	25.781974	-80.146676
MF09	527091	937045	25.781237	-80.146433
MF10	526982	937081	25.780935	-80.146323
MF11	526826	937138	25.780505	-80.146153
MF12	526216	937243	25.778825	-80.145847
MF13	525854	937275	25.777830	-80.145758
MF14	525506	937336	25.776871	-80.145580
MF15	525058	937437	25.775637	-80.145280
MF16	524969	937485	25.775392	-80.145136
MF17	524861	937544	25.775094	-80.144961
MF18	524686	937639	25.774609	-80.144675
MF19	524454	937762	25.773968	-80.144306
MF20	524646	938220	25.774490	-80.142910
MF21	524942	938130	25.775304	-80.143177
MF22	525173	938072	25.775942	-80.143350
MF23	525392	938025	25.776544	-80.143489
MF24	525501	938000	25.776846	-80.143562
MF25	526080	937902	25.778439	-80.143847
MF26	526655	937860	25.780023	-80.143965
MF27	526931	937840	25.780782	-80.144020
MF28	527354	937797	25.781946	-80.144141
MF29	527807	937706	25.783195	-80.144410
MF30	528285	937500	25.784513	-80.145027
MF31	528700	937211	25.785660	-80.145895
MF32	529091	937007	25.786741	-80.146508
MF33	529466	936973	25.787771	-80.146605
MF34	529678	937059	25.788354	-80.146338
MF35	529791	937133	25.788662	-80.146112
MF36	529888	937116	25.788931	-80.146161
MF37	529752	936940	25.788560	-80.146699
MF38	529664	936612	25.788324	-80.147697
MF39	529808	936159	25.788728	-80.149070
MF40	530001	935810	25.789263	-80.150127

REGULATORY BUOYS - MOORING FIELD				
POINT #	NORTHING (FT)	EASTING (FT)	LATITUDE (N)	LONGITUDE (W)
MF41	530514	935489	25.790681	-80.151092
MF42	531536	936438	25.793476	-80.148188
MF43	531235	936898	25.792641	-80.146796
MF44	530882	937187	25.791664	-80.145926
MF45	530890	937292	25.791683	-80.145608



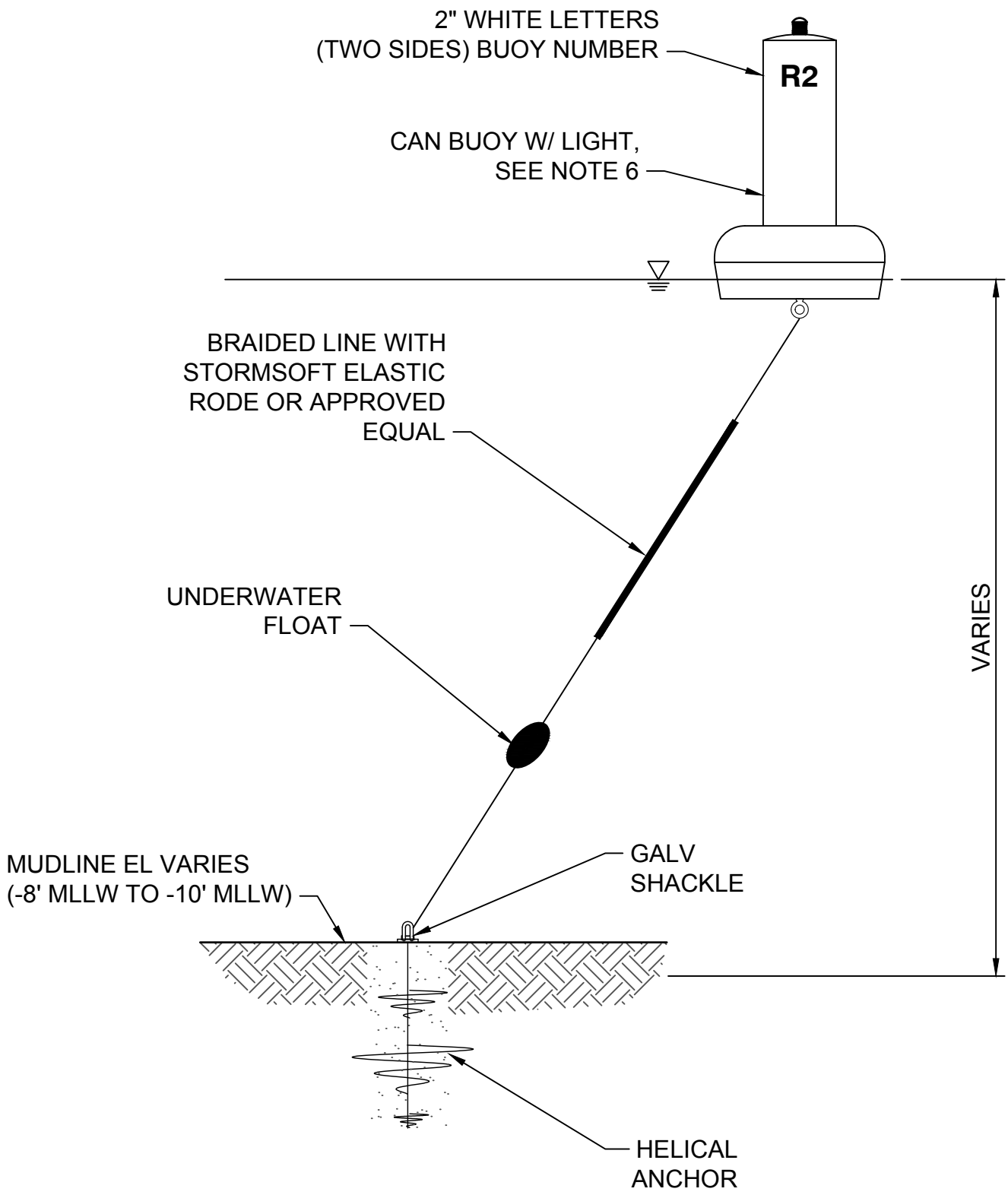


ANCHOR SCHEDULE	
VESSEL LENGTH (FT)	PENNANT LENGTH (FT)
30	13.50
40	16.50
50	19.50
60	22.50



NOTE: SEE BUOY TABLE FOR BUOY ID AND TEXT

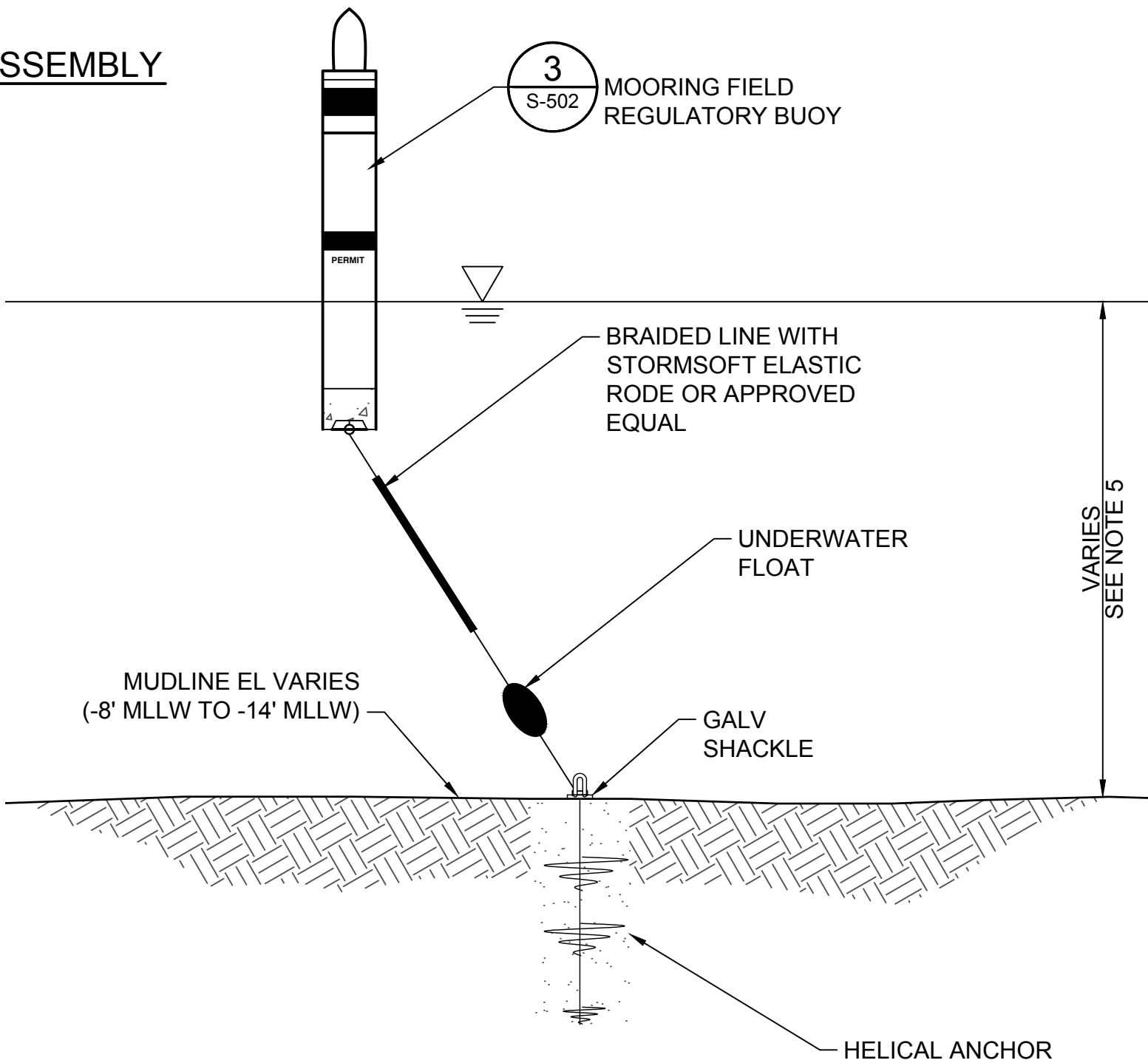
**3**  
S-502 **MOORING FIELD REGULATORY BUOY**  
SCALE: NTS



**4**  
S-502 **CHANNEL MARKER BUOY**  
SCALE: NTS

NOTE:  
REFER TO SHEET G-003 FOR  
MOORING ASSEMBLY AND  
ANCHOR SPECIFICATIONS.

**1**  
S-502 **MOORING ASSEMBLY**  
SCALE: NTS



**2**  
S-502 **DETAIL - REGULATORY BUOY**  
SCALE: NTS

BUOY TABLE			
BUOY ID	BUOY COLOR	BUOY SYMBOL	TEXT
MF1-MF50	YELLOW	N/A	MOORING FIELD
NA01-NA12	YELLOW	N/A	NO ANCHORING
R"2", R"4"	RED	N/A	N/A

#### REGULATORY AND CHANNEL BUOY NOTES

- REGULATORY BUOYS LOCATED IN MORE THAN 4 FEET OF WATER SHALL BE 9"x80" OCEAN SPAR BY ROLYAN, MODEL #B980R OR APPROVED EQUAL, WITH STAINLESS STEEL EYE AND MARKINGS AS REQUIRED.
- DOWNLINE SHALL BE 5/8" STORMSOFT RUBBER SHOCK ABSORBER OR APPROVED EQUAL. LENGTH SHALL BE WATER DEPTH PLUS THREE FEET, BUOY SHACKLE TO BE (MINIMUM) 1/2" STAINLESS STEEL. ANCHOR SHACKLE TO BE (MINIMUM) 5/8" GALV.
- ANCHOR SHALL BE GALV HELICAL ANCHOR, MIN 1 1/2" ROUND SHAFT WITH A MINIMUM DISK OF 6". LENGTH OF ANCHOR SHALL BE MINIMUM 10'. EXTENSIONS TO BE ADDED AS REQUIRED TO ACHIEVE MINIMUM HOLDING CAPACITY OF 500 LBS.
- SOLAR LIGHT SHALL BE ONE MILE AMBER OR WHITE LIGHT AS MANUFACTURED BY ROLYAN (OR APPROVED EQUAL). FLASH PATTERN SHALL BE VARIED FROM BUOY TO BUOY AROUND THE FIELD.
- IN WATER DEPTHS LESS THAN 4' MLLW (IF PRESENT), UTILIZE MODEL B5CPRSW BUOY FROM ROLYAN (OR EQUIVALENT). PROVIDE LABELING AND SOLAR LGHTS AS REFERENCED IN DETAILS THIS SHEET.
- FOR CHANNEL MARKER BUOYS, UTILIZE MODEL B1428NSW (FOR RED) FROM ROLYAN (OR EQUIVALENT). CHANNEL MARKERS ARE NOT LIGHTED, BUT SHALL MEET REQUIREMENTS FOR DAY BEACONS.

KEY PLAN (NOT TO SCALE):

P.E. SEAL:

**MIAMI BEACH**

OFFICE OF CAPITAL IMPROVEMENT PROJECTS  
1700 CONVENTION CENTER DRIVE, MIAMI BEACH, FL 33139

CITY MANAGER: ERIC CARPENTER  
DIRECTOR: DAVID A. GOMEZ (INTERIM)

5			
4			
3			
2			
1			
NO.	DATE	REVISION	APP'D. BY

**moffatt & nichol**  
2937 SW 27TH AVENUE, SUITE 101A  
MIAMI, FL 33133  
EB#4877

ENGINEER OF RECORD:  
TIM K. BLANKENSHIP, PE  
FLORIDA LICENSE No. 55910

ENGINEER OF RECORD: TKB  
DESIGN ENGINEER: MGC  
DRAWN BY: OA  
CHECKER: MGC  
SCALE: AS NOTED

PROJECT NAME:

MIAMI BEACH MOORING FIELD

TITLE:

MOORING FIELD DETAILS

File Name: 20036502S-502.dwg

Survey Reference:

Field Book: \_\_\_\_\_ Page: \_\_\_\_\_ Work Order: 003

Date: 2024-08-13 Sheet: 11 of 11 Drawing: S-502



# Miami Beach Public Mooring Field Management Plan

Revised December 2024



Name of Upland Site: Miami Beach Marina

Harbormaster: City of Miami Beach, Facilities Management

Address: 1833 Bay Road, Miami Beach, FL 33139

Phone: 305-673-7631

Fax: \_\_\_\_\_

E-mail: FranciscoGarcia@miamibeachfl.gov

Latitude: \_\_\_\_\_ Longitude: \_\_\_\_\_

Waterbody: Biscayne Bay

Slow Speed All Year Manatee Zone

FDEP Permit No. TBD

FDEP SSL Lease No. TBD

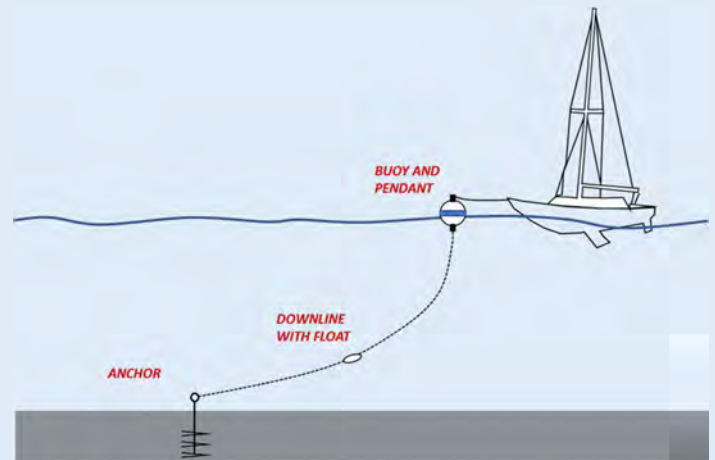
Facilities: 130 Mooring Balls

Dinghy Dock to access upland facility

Pumpout Dock

2 male showers, 2 female showers

2 laundry facilities



## 1.0 INTENT OF MANAGEMENT PLAN

This Management Plan (Plan) provides the framework for operation and use of the Miami Beach Managed Mooring Field (Mooring Field) for up to 130 vessels preempting 4,691,331 square feet (107.7 acres) in Biscayne Bay. The Plan is binding for the life of the permit and associated sovereign submerged lands lease. The provisions of this Plan relates to the entire Mooring Field, associated dinghy docks for access to the upland support facility amenities, sewage pumpout dock or dock for mooring the pumpout vessel, and upland support facility amenities. This Plan applies to all vessels, owners, crew, guests, or any other persons entering the Mooring Field. Failure to comply with these rules and regulations shall constitute a violation of City and County Ordinances and shall be sufficient grounds for expulsion from the Mooring Field and possible legal action. A permanent display board or information kiosk is located at the Miami Beach Marina Office located on the E Dock. This Management Plan details the rules and regulations of the Mooring Field as well as the responsibilities of users of the Mooring Field.

## 2.0 MOORING FIELD RULES AND REGULATIONS

### 2.1 Harbormaster Authority

The Harbormaster shall enforce the provisions of the Sovereign Submerged Lands Lease and all permit conditions granted for the Managed Mooring Field. The Harbormaster shall assign each vessel to a mooring buoy. No vessel shall occupy any buoy without the approval of the Harbormaster. The transfer of vessels from one buoy to another must be authorized by the Harbormaster. Approaching vessels shall raise the Harbormaster on VHF Channel 16 or by phone at 305-673-7071 for assignment to a temporary mooring until all paperwork, including documentation of adequate insurance, has been completed and the Harbormaster assigns that vessel to a mooring buoy for the duration of the stay. Anchoring within the marked boundaries and within 100 feet of the Mooring Field is prohibited unless approved by the Harbormaster. For safety, security, or other management considerations, the Harbormaster may move or relocate any vessel from one buoy to any other buoy at the sole discretion of the Harbormaster. Any violation of these Rules and Regulations may void the Mooring Rental Agreement and result in the expulsion of the vessel from the Mooring Field, as well as the forfeiture of any part or all of the security deposit, if applicable, at the sole discretion of the Harbormaster. The interpretation of these Rules and Regulations is the responsibility of the Harbormaster.

Rev December 2024



MIAMIBEACH



moffatt & nichol

ATTACHMENT 2B

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## **2.2 Operational Vessels Only**

Only vessels in compliance with the United States Coast Guard (USCG) environmental and safety standards and Chapter 327, Florida Statutes, are authorized to moor at the Mooring Field. Vessels will be subject to inspection by the Miami Beach Marine Patrol. Only vessels in good operational condition, capable of maneuvering under their own power and with valid registration or documentation are authorized to moor at the Mooring Field. The determination of whether a vessel is in good operational condition is at the sole discretion of the Harbormaster and/or Marine Patrol. Vessels without integral or functional power for propulsion are prohibited from mooring at the Mooring Field.

## **2.3 Vessel Equipment Requirements**

All vessels should have a dinghy or other small craft as an alternate means of conveyance to enable access to the dinghy dock and Harbormaster's Office. In the absence of a dinghy, the vessel's owner shall inform the Harbormaster at the time of entry into the Mooring Field. The lack of a dinghy shall not be cause to refuse the rental of a mooring. The Harbormaster may allow the use of a Mooring Field dinghy for the vessel's occupants to access the upland property, if such a dinghy is available. It is the sole responsibility of vessel occupants to provide their own conveyance to the upland facility. The City of Miami Beach is under no obligation to own, operate, or maintain a dinghy for the exclusive use of Mooring Field patrons.

## **2.4 Commercial Use of Moorings Prohibited**

Commercial activities and vessels engaged in commercial activities are prohibited in the Mooring Field. However, this does not prohibit commercial vessels from using the Mooring Field or its amenities. No advertising or soliciting shall be authorized on any vessel within the Mooring Field, with the exception of "for sale by owner" signs not to exceed two square feet in size. Each vessel shall be limited to a maximum of two (2) such signs. Use of moorings for brokerage purposes is strictly prohibited.

## **2.5 Mooring of Vessels**

The mooring field will accommodate up to 130 vessels excluding any dinghies that may be attached to parent vessels. All persons arriving by vessel or dinghy must register online through the app or at the Harbormaster's Office within twelve (12) hours of arriving. Vessels shall be moored in designated mooring areas only, as assigned by the Harbormaster. The sole method for securing a vessel to a mooring shall be by securing the bow of the vessel to the mooring buoy pendant. Securing the mooring to the stern of any vessel is prohibited. Additionally, the use of additional anchors to supplement the mooring provided is prohibited. Anchoring within the marked boundaries and within 100 feet of the Mooring Field is prohibited unless approved by the Harbormaster in the event of an emergency. Dinghies shall be kept on board the vessel, or properly secured to vessel, when not in use, and shall not impede or restrict access to fairways or channels. Subleasing of the vessel or reassignment of the rental agreement is prohibited. Rafting or mooring of more than one vessel to any buoy, without prior approval of the Harbormaster, is prohibited.



Rev3 December 2024

### **2.5.1 Mooring Assignment**

Mooring assignments will be at the discretion of the Harbormaster. As mentioned above in Section 2.1, the Harbormaster has the sole discretion to move or relocate any vessel from one mooring to any other mooring.

### **2.5.2 Length of Stay**

The mooring field will be open to the public on a first come, first served basis. The mooring field will accommodate live-aboard vessels. A liveaboard vessel is defined in the Miami Beach Mooring Field Sovereign Submerged Land Lease as a vessel moored at the facility and inhabited by a person or persons for any five (5) consecutive days or a total of ten (10) days within a thirty (30) period. Stays 30 days or longer will qualify for a monthly rental rate and stays less than 30 days will be at a daily rental rate. Mooring of a liveaboard vessel will be limited to ninety (90) days.

### **2.6 Illegal Activities Prohibited**

Any illegal activity within the Mooring Field is grounds for immediate prosecution under the provisions of Florida law. It is the intent of the city to prosecute each violation to the fullest extent as permitted by law. If there is reasonable cause for suspicion of any illegal activity occurring in the Mooring Field, the appropriate authorities will be contacted immediately. The City of Miami Beach has a zero-tolerance policy for drug use or possession. Such use or possession shall be immediately and fully prosecuted as permitted by law.

### **2.7 Waste Management/Marine Pollution**

Discharge of any solid, fluid, human and pet waste overboard within the Mooring Field is prohibited. There shall be absolutely no overboard discharge of any sewage into any area of the Mooring Field or Biscayne Bay. The only discharge permitted is into a sewage pumpout. Sewage pumpout is available at the Miami Beach Marina or may be obtained from a mobile sewage pumpout service.

Upon entering the Mooring Field, vessels shall secure their sewage holding tank to ensure no overboard discharge occurs. All holding tanks shall be emptied at a sewage pumpout prior to mooring within the Mooring Field or, if documentation of advanced pumpout cannot be provided to the Harbormaster, vessels will be required to pumpout using the Mooring Field's pumpout within 24 hours of entering or re-entering the Mooring Field.

All holding tanks shall be emptied at the Mooring Field's pumpout prior to departing the Mooring Field for more than seven (7) days.

All vessels with overnight or liveaboard occupants will be required to have their holding tanks pumped out no less than every seven (7) days without fail and shall provide documentation to the Harbormaster. Violation of this provision shall constitute grounds for immediate expulsion from the Mooring Field and forfeiture of the security deposit, if applicable. Logs to record pump outs and inspections of seals shall be maintained by the Harbormaster and made available for inspection upon reasonable notice.



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## **2.8 Use of Dinghy Dock**

The City will provide a dinghy dock to accommodate Mooring Field customers at no charge on a first come, first served basis. No dinghy shall be left at the dinghy dock for more than twelve (12) continuous hours without prior authorization from the Harbormaster. Tying of dinghies by Mooring Field tenants or other non-Mooring Field vessel owners to the docks, piers and seawalls within the City of Miami Beach is prohibited. Unattended dinghies found tied to the docks, piers or seawalls will be considered abandoned and will be seized and impounded.

## **2.9 Fueling Prohibited**

Any fueling of vessels within the Mooring Field is prohibited.

## **3.0 RESPONSIBILITIES OF RENTERS/LICENSEES/TENANTS**

### **3.1 Use of Vessel Pumpout Facilities**

Vessels moored at the Mooring Field are required to utilize nearby pumpout facilities at the Miami Beach Marina or a pumpout vessel. Those vessels utilizing a Type I or II Marine Sanitation Device are prohibited from discharging within the Mooring Field boundary and will be required to prove the functionality of its system or to seal its tank. Any use of its system must be in strict compliance with USCG and State regulations. All vessels are prohibited from discharging sewage within the Mooring Field boundary or into Biscayne Bay. All liveaboard vessels must provide the Harbormaster with documentation of pumpout a minimum of once every seven days from one of the available facilities. Such documentation will be required on a monthly basis and will be kept on file at the Harbormaster Office.

At their discretion, the Harbormaster may require the placement of trace dye tablets into the holding tank of any vessel moored within the Mooring Field to verify that it meets zero discharge.

### **3.2 Repairs Prohibited**

Boat repairs and the refitting of vessels, including any activities which could result in the discharge of materials into the water or within the Mooring Field, are prohibited. Minor repairs and maintenance work are prohibited, except minor emergency repairs, which may be conducted with the prior authorization of the Harbormaster. The Harbormaster shall be contacted in advance of any proposed work to verify compliance. Boat hull scraping and painting are prohibited in the mooring field, at the dinghy dock and sewage pumpout dock.

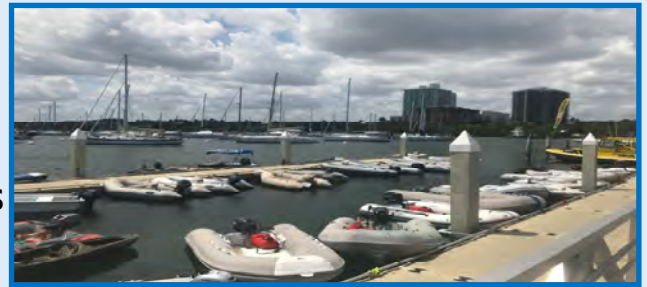
Additionally, only City staff or their contractors shall undertake and accomplish any repairs to docks, piers, moorings, or any other common area, structures or appurtenances. Any unauthorized activity in violation of the above may result in expulsion from the Mooring Field and forfeiture of security deposit, if applicable.

### **3.3 Waste Disposal/Trash Removal**

Discharge of any solid or liquid waste (human or pet) into the waters within the Mooring Field is prohibited. Violators are subject to immediate expulsion from the Mooring Field and the Harbormaster will notify the appropriate authorities for enforcement action.

Garbage and recyclable goods from vessels moored at the Mooring Field must be transported and deposited ashore in Mooring Field receptacles. Vessel owners shall contact the Mooring Field Harbormaster regarding proper disposal of waste oil, rags, bilge socks, absorbents, anti-freeze, used fuel, and batteries. The Mooring Field does not accept any hazardous waste or materials for disposal. Discharge of trash or hazardous waste into the water is prohibited.

Grey water generally includes water from laundry, showers and sinks, but does not include wastewater from kitchen sinks. To minimize discharges, Mooring Field users are urged to use the laundry and showers available at Miami Beach Marina.



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### **3.4 Prohibited Activities**

- Major repairs and refitting of vessels or associated equipment.
- Charcoal, wood, or open flame burners (cooking stoves to be UL approved).
- Commercial activities, advertising, or soliciting, except as provided in section 2.4.
- Overboard discharge of solid, fluids, human and pet waste.
- Fueling of parent vessels and dinghies.
- Disorderly, rowdy, or boisterous conduct; excessive noise that disrupts the quiet enjoyment of the Mooring Field by others. Mooring Field users must comply with City and County noise ordinances.
- Hanging laundry from the vessel in public view.
- Anchoring within mooring field boundaries without prior approval from the Harbormaster.
- Use of motorized personal watercraft other than dinghies.

### **3.5 Manatees & Other Protected Species/Feeding of Wildlife**

Vessel owners and their guests shall familiarize themselves with the publications and warnings available at the Harbormaster's Office regarding safe operation in waters frequented by manatees and must abide by all Federal, State and Local laws and ordinances, rules and regulations governing the operation of watercraft in the presence of manatees. Information on manatee protection and local manatee protection zones, as adopted in Chapter 68C-22 of the Florida Administrative Code (F.A.C.) is available at the Harbormaster's Office. Harassment of Federal or State listed protected species is illegal and will not be tolerated. Information on protected species, such as manatees, dolphins, sea turtles, American crocodile, smalltooth sawfish, giant manta ray and Nassau grouper are available at the Harbormaster's Office or on the Mooring Field information kiosk on display at the Miami Beach Marina. Also available is information on seagrasses, corals and other significant resources in the adjacent waters, including their location, importance, protection and avoidance of impacts. Charts showing navigational ingress and egress from the mooring field and upland support facility are also available at Miami Beach Marina. All vessel owners and guests are prohibited from feeding or leaving food for wildlife, particularly birds or endangered species.

### **3.6 Reporting of Fuel/Oil Spills**

Vessel owners shall contact the Harbormaster's Office and USCG National Response Center Spill Hotline (800-424-8802) when an oil/fuel spill is discovered. Oil absorbent pads and containment booms are located at the Harbormaster's Office and are available for deployment in the event of a spill. The use of detergents to break up oil spills is strictly prohibited.



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### **3.7 Vessel Cleaning**

Cleaning or washing vessels with detergents containing phosphates, chlorine, or petroleum distillates is prohibited within the Mooring Field.

### **3.8 Non-tenant Use of Moorings Prohibited**

Non-tenants are prohibited from mooring within the Mooring Field without prior approval from the Harbormaster, except in cases of emergency or as otherwise provided in this Plan.

### **3.9 Use of Parking Lot**

Public parking facilities are available within the City and locations are available at the following link: [City of Miami Beach Parking Lot and Garage Locations](#).

### **3.10 Use of Upland Laundry, Restrooms and Showers**

Laundry facilities, restrooms and showers designated for use by Mooring Field tenants are provided at the Miami Beach Marina. Tenants are encouraged to use these facilities to minimize discharge of grey water into Biscayne Bay.

### **3.11 Grandfathered Vessels**

Not applicable.

### **3.12 Unauthorized Departure of Vessels**

A vessel owner shall not remove their vessel from the Mooring Field when the vessel has a delinquent dockage balance without prior authorization from the Harbormaster. The City reserves the right to charge delinquent balances to the original method of payment.

### **3.13 Emergency Repairs**

As part of the lease agreement, tenants must grant consent such that in the event of an emergency, the Harbormaster has the authority to have necessary repairs made to the tenant's vessel.

Emergencies include, but are not limited to, tropical storms and hurricanes; breakdown of a bilge, fuel, or sewage pump or any other leak; chafed or broken lines, or any other emergency that may imperil the vessel and possibly lead to sinking, damage to other vessels within the Mooring Field, or damage to the Mooring Field. The cost of these repairs, parts, labor or any other appropriate charges, will be billed to the vessel's owner and must be payable within 24 hours of the owner's return or as provided by the Harbormaster.



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## 4.0 HURRICANES AND TROPICAL STORMS

### 4.1 Evacuation of Vessels for Storm Event

Mooring facilities are generally not safe locations for vessels during tropical storms or hurricanes and leaving vessels in mooring fields during such storms could result in significant damage to the upland properties, nearby vessels and the Mooring Field. The City advises vessel owners to exercise prudent and appropriate judgment when determining whether to remove their vessel from the Mooring Field in the event that a named tropical storm threatens the area. The City requires that all vessels evacuate the Mooring Field at or before the time a tropical storm warning has been declared by governing agencies. Tenants are advised that mooring equipment provided in the Mooring Field may not withstand hurricane or tropical storm winds or tidal surges. All Mooring Field tenants are solely and fully responsible for any and all damages to their vessel, personal property and other persons, vessels, or property caused by their failure and negligence to remove their vessels from the Mooring Field in a timely fashion.

## 5.0 SOVEREIGNTY SUBMERGED LANDS LEASE

This Mooring Field and dinghy dock and sewage pumpout dock are also authorized under Sovereignty Submerged Lands Lease No. \_\_\_\_\_ from the Board of Trustees of the Internal Improvement Trust Fund in accordance with Chapter 18-21, F.A.C.

The lease boundary includes the over-water surface area of the mooring field, encompassing all of the swing areas and square footage between the swing areas including internal fairways.

The lease boundary does not include the preempted area for the dinghy dock and the sewage pumpout access dock that contains a temporary mooring area to access a fixed sewage pumpout and for the mooring of a sewage pumpout vessel as these facilities are part of the Miami Beach Marina lease.

This Management Plan is referenced in the lease.



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