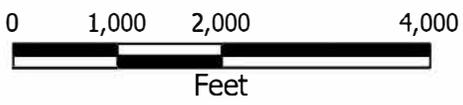


 Subject Parcel



Miami Ventures Marina LLLP and Yachting Promotions, Inc.
 Lease No. 130009916
 Miami-Dade County, Florida

File Location: \\FLDEP\F\SURVEY\Biscayne Bay
 Date Saved: 8/14/2025 2:59 PM
 Map Created By: B. Smith



 Subject Parcel

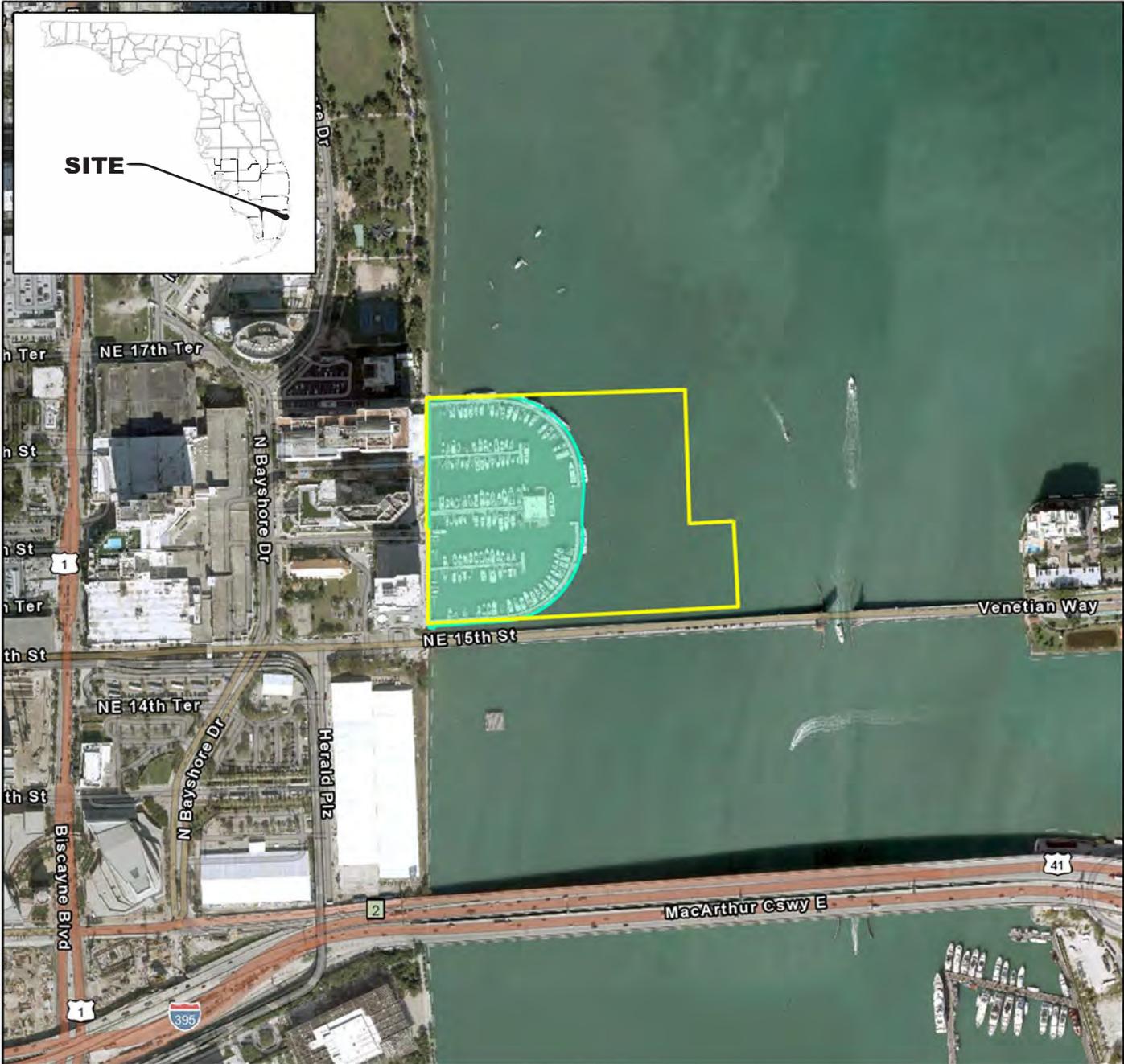


Miami Ventures Marina LLLP and Yachting Promotions, Inc.

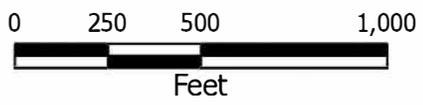
Lease No. 130009916

Miami-Dade County, Florida

File Location: \\FLDEP\F\SURVEY\Biscayne Bay
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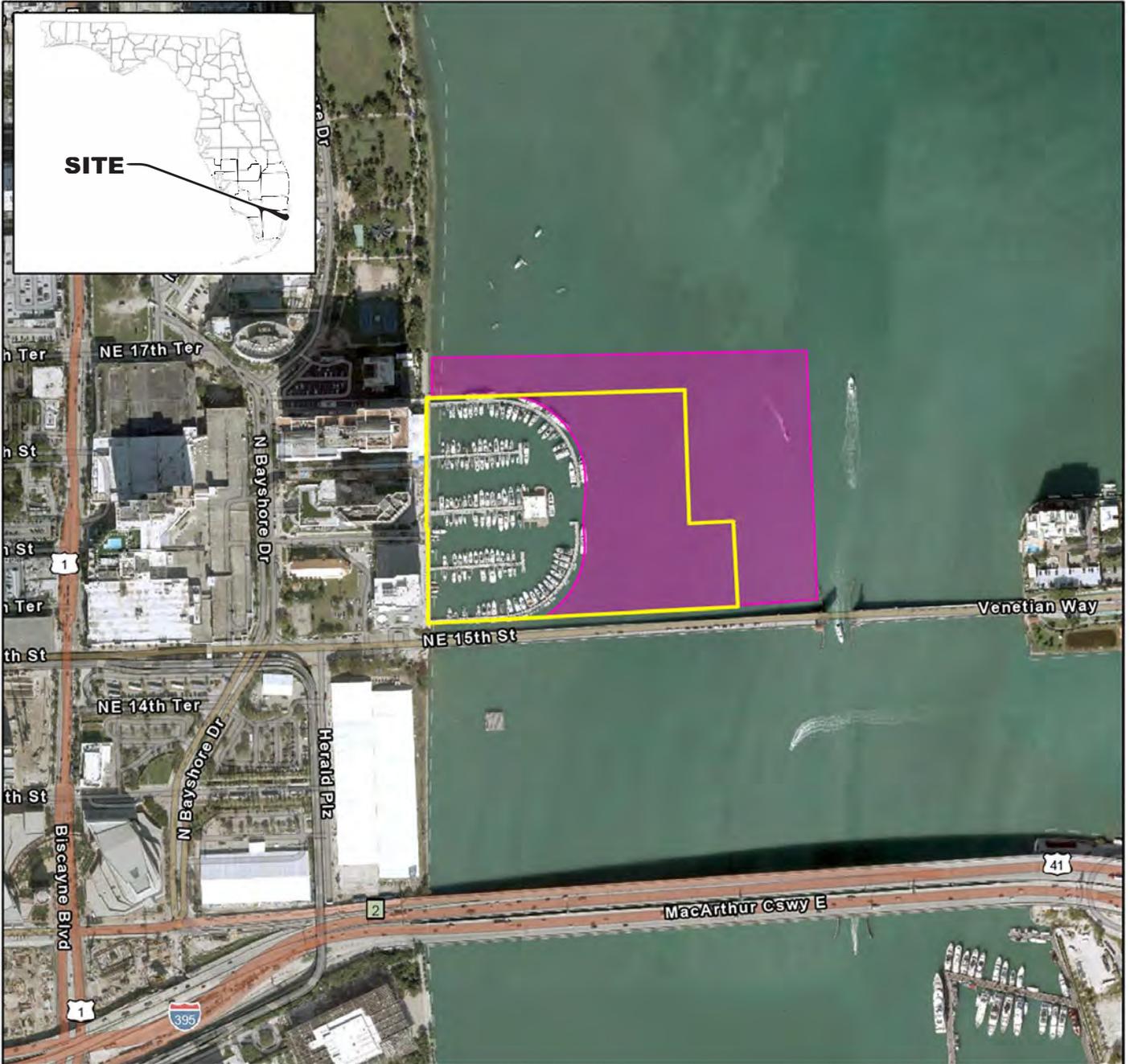


-  Subject Parcel
-  Current Lease Area

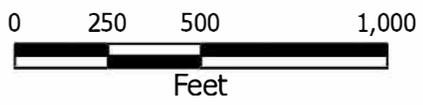


Miami Ventures Marina LLLP
 Lease No. 130009916
 Miami-Dade County, Florida

File Location: \\FLDEP\F\SURVEY\Biscayne Bay
 Date Saved: 8/14/2025 2:59 PM
 Map Created By: B. Smith



- Subject Parcel
- Current Lease Area



Yachting Promotions, Inc.
 Lease No. 130354426
 Miami-Dade County, Florida

File Location: \\FLDEP\F\SURVEY\Biscayne Bay
 Date Saved: 8/14/2025 2:59 PM
 Map Created By: B. Smith

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): 691,684
 - Miami Marina Ventures LLLP: 691,684
 - Yachting Promotions, Inc.: 691,684Number of mooring slips: 222 existing, 215 proposed, 215 total
Vessels: Private vessels ranging from 30 to 120 feet in length with a maximum draft of 7feet
3. Liveaboards: Are not authorized in the Department’s environmental resource permit and will not be authorized in the leases.
4. Sewage Pumpout Facilities: Are authorized in the Department’s environmental resource permit as well as in the sovereignty submerged lands lease. Pumpout facilities will be provided; one per every 2 slips for a total of 105.
5. Fueling Facilities: Are authorized in the Department’s environmental resource permit as well as in the sovereignty submerged lands lease. Three fueling locations are provided in the center dock within the marina.

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 November 6, 2024, 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 boats, inclusive of all mooring and upland storage, shall be limited to 215.
 - c. To prevent manatee entrapment, a minimum of three feet of clearance shall be maintained under all breakwater structures.
 - d. The Permittee and all marine facility operations shall adhere to the “Venetian Marina & Yacht Club Facilities Operation & Management Plan” dated October 2024.

- e. Signs designating the use of two slips for marine research and/or law enforcement vessels only shall be installed no later than 60 days after construction commencement and maintained for the life of the facility. Signs shall be replaced by the Permittee in accordance with FWC guidance if outdated, damaged, or faded.
 - f. The Permittee shall install permanent manatee educational signs, which shall be maintained for the life of the facility, no later than 60 days after construction commencement. The number and types of signs, as well as the on-site locations shall be approved by the FWC and the Miami-Dade County Department of Regulatory and Economic Resources (RER) prior to installation. The FWC can be contacted at ImperiledSpecies@MyFWC.com and RER can be contacted at: Miami-Dade County Department of Regulatory and Economic Resources, 701 N.W. 1st Court, 6th floor, Miami, FL 33136. A proposal for sign approval shall be submitted in accordance with information provided at <https://myfwc.com/wildlifehabitats/wildlife/manatee/education-for-marinas/>. Signs shall be replaced in accordance with FWC guidance by the Permittee if outdated, damaged, or faded.
4. Department of State, Division of Historical Resources (DHR): DHR was notified, 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 setback on the northern end through a signed setback waiver but does not meet setback requirements on the southern end. A setback waiver is being requested pursuant to Rule 18-21.004(3)(d), F.A.C.
 6. Noticing: The sovereignty submerged lands lease modification was noticed to 14 property owners within a 500-foot radius of the proposed project, and other interested parties, on August 5, 2025, pursuant to section 253.155, F.S. The 14 property owners within the 500-foot radius consist of condominiums, apartments, churches, non-profits, and governmental entities. The Department did not receive any objections by the end of the comment period on August 28, 2025; however, one objection was received after the end comment period.

The objection raised concerns about environmental resource impacts and consistency with rule. To address these concerns, the response generally provided the following information:

Resources: The proposed project has been revised to reduce environmental impacts by avoiding seagrass beds, removing non-essential structures, and elevating the dock. To offset habitat impacts, the Applicant proposes restoring a 4.17-acre dredge hole in Biscayne Bay with seagrass planting to enhance submerged aquatic resources.

Consistency with rule: To demonstrate that the proposal is clearly within the public interest the Applicant has proposed to donate \$150,000 to the Aquatic Preserve Society, and has cited decreased participation in boat shows, insurance and safety risks, navigational issues, and design flaws to demonstrate that the proposed project satisfies the extreme hardship criteria.

7. If approved, the special events sovereignty submerged lands lease for Yachting Promotions, Inc., associated with the Miami International Boat Show, shall be modified. The lease will be limited to the same area as the Miami Marina Ventures LLLP's sovereignty submerged lands lease and will no longer permit the construction of temporary floating docks.

Public Interest and Extreme Hardship 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:

1. The Applicant has proposed to contribute \$150,000 to the Aquatic Preserve Society with funds dedicated to the Biscayne Bay Aquatic Preserve.

The Applicant has also proposed the following activities to enhance environmental education, public access, and safety.

Educational and Safety Enhancements:

- Partnership with Mote Marine Laboratory: The marina will serve as a hub for marine education, providing educational materials, and hosting classes in partnership with Mote Marine Laboratory and Aquarium.
- Promoting Boater and Angler Safety: The marina store will offer displays and classes on boater safety. Additionally, a public access area will be dedicated to providing free education for first-time anglers.
- Public Access to Data and Services: A weather data station with publicly accessible information will be installed. The marina will also provide a public-use pump-out station.

Environmental and Research Contributions:

- Financial Support: The Applicant will contribute to environmental causes through five annual payments of \$20,000 to the Biscayne Bay Environmental Enhancement Trust Fund. An additional \$0.50 will be donated to the Fish and Wildlife Foundation of Florida and Mote Marine Laboratory for each transient guest in perpetuity.
- Dedicated Resources: Two slips will be provided at no cost for marine research or law enforcement use.
- Navigation Safety: Channel markers on the outer dock will be fitted with reflective material to improve safety.

For extreme hardship, the Applicant submits the following to demonstrate that the proposed project satisfies the criteria set forth in Rule 18-18.006(4)(b), F.A.C., which is required for further use of sovereignty submerged lands within the Biscayne Bay Aquatic Preserve.

1. **Decreased Participation:** Exhibitor and participant numbers have declined due to the marina's outdated design and poor condition. The facility cannot accommodate larger, more in-demand vessels, leading to dissatisfaction.
2. **Insurance and Safety Risks:** The marina's lack of hurricane rating and its current state of disrepair prevent it from being fully insured. The annual installation of temporary structures for the boat show also poses inherent marine construction safety risks.
3. **Navigation and Design Flaws:** The current half-moon dock design creates navigational blind spots, and the overall disrepair of the structures makes the facility unsafe for users.
4. **Unique Accommodations:** This site is the only one capable of accommodating the required number of larger vessels. It is uniquely suited for this purpose due to its lack of constraints from local ordinances, draw bridges, and the Intracoastal Waterway.
5. **Optimizing the Boat Show Experience:** The current facility is not conducive to showcasing larger vessels in the water, a critical component of the event. The Miami International Boat Show is also the only show that offers Sea Trials, making the need for a suitable marine environment even more essential.

The decline in exhibitor and vessel participation is directly linked to the outdated design and safety concerns of the current facility, highlighting the urgent need for improvements to maintain the show's viability and success. Therefore, the Department is of the opinion that the proposal is clearly within the public interest and satisfies the extreme hardship criteria required for proprietary authorizations to use sovereignty submerged lands pursuant section 373.414(1)(a), F.S., and Rule 18-18.006(4)(b), F.A.C.

EXISTING FACILITIES

Miami Marina Ventures LLLP

A docking facility has been in existence at the property since at least 1961. In 1980, construction began to expand the facility, with aerial imagery from 1984 showing the marina in its current configuration. The docking facility has also been utilized for the annual Miami International Boat Show since November 30, 2018.

On August 29, 2000, the Department issued Permit No. 13-0165663-001-EE for the maintenance dredging of a 64,861 square foot area to a depth of -4.97 National Geodetic Vertical Datum. On January 23, 2002, this was followed by Permit No. 13-0165663-002-EE for the maintenance dredging of an access channel to a depth of -7 feed at mean low water.

On December 20, 2004, an application (13-0165663-003-EE) was submitted requesting the lease term to be extended for a 25-year term. A site inspection was performed by Department staff on January 19, 2005, which documented non-water dependent structures (tables and chairs) on the docks and vessels moored outside the lease boundaries. These areas of noncompliance were confirmed as resolved by a follow-up inspection on June 6, 2005. The Applicant later withdrew this application on September 14, 2005.

A lease renewal compliance inspection was conducted on November 7, 2006. This inspection revealed three violations: violation of water quality standards due to a failure to use best management practices during dredging, failure to submit a "commencement of construction" notice and mooring a vessel outside the lease boundaries. A warning letter was sent on November 27, 2006, and the non-compliance was resolved on January 25, 2007 with a consent order that pursued payment of a \$4,500 civil penalty and the removal of spoil material.

On May 15, 2015, the Department approved a lease modification (Application No. 13-0165663-004) that updated the number of authorized slips to 222.

On February 28, 2017, the Department initially authorized a floating boat wash system under a de-minimis exemption; however, this was superseded on March 17, 2017, when the Department determined the activity was not exempt. The Department was again unable to verify an exemption for the system on December 13, 2017. A permit for the system's construction was ultimately granted on January 23, 2018.

On November 10, 2021, the lease was modified to reflect a change in ownership to Miami Marina Ventures LLLP.

Yachting Promotions, Inc.

From 1993 to 2018, the Miami Yacht Show was held in the Biscayne Bay Aquatic Preserve on Indian Creek, Miami Beach. During this 26-year period, the Board of Trustees authorized Yachting Promotions, Inc. to use 1,464,556 square feet of sovereignty submerged land, under Lease No. 130127050, for this purpose.

In 2018, citing insufficient display space, difficult public access, and community impacts, Yachting Promotions, Inc. sought and received approval from the Board of Trustees on November 30, 2018, to relocate the show to Downtown Miami. The new temporary docking facility, approved for Biscayne Bay, was north of the area leased by Miramar Marina Corporation (now Miami Marina Ventures LLLP), with a portion of the event taking place within Miramar Marina Corporation's 358,682 square foot lease area.

The new facility could display 634 vessels ranging from 20 to 200 feet in length, with drafts up to 10 feet. The show was approved to run for five days, and the total preemption time for installation, the event, and removal of all structures was not to exceed 45 days.

Both Applicants are in compliances with their leases.

SPECIAL APPROVAL CONDITIONS

The Applicant's Public Interest required by section 373.414(1)(a), F.S., shall be:

A cash contribution to the Aquatic Preserve Society in the amount of \$150,000 with funds dedicated to the Biscayne Bay Aquatic Preserve. The Applicant shall provide proof to the

Department of Environmental Protection’s Southeast District Office that the \$150,000 has been paid to the Aquatic Preserve Society prior to the Applicant’s receipt of a fully executed lease.

SPECIAL LEASE CONDITIONS

1. A minimum of ninety percent (90%) of the wet slips at the docking facility shall be made available for rent to the general public on a "first come, first served" basis, as defined in Rule 18- 21.003, Florida Administrative Code, with no longer than one-year rental terms and with no automatic renewal rights or conditions. To help ensure compliance with and to assist in providing public awareness of this requirement, the Lessee shall erect permanent signs at the waterward entrance to the docking facility that are clearly visible to passing boaters and at the upland entrance to the docking facility that are clearly visible to the general public. The signs shall contain language clearly indicating that a minimum of ninety percent (90%) of the wet slips at the docking facility are available for rent to the general public. Any dockage rate sheet publications and dockage advertising for the docking facility shall clearly state that a minimum of ninety percent (90%) of the wet slips at the docking facility are open to the general public on a "first come, first served" basis.
2. The Lessee shall provide and make available to all vessels utilizing the docking facility operational and well-maintained sewage pumpout facilities acceptable to the State of Florida Department of Environmental Protection or local government, whichever entity applies the more stringent criteria. The sewage pumpout facility shall be in working order prior to any slip occupancy and be maintained in accordance with the requirements of this condition for the life of the docking facility.
3. During the term of this lease and all subsequent renewal terms, Lessee shall maintain permanent manatee educational signs that provide information on the mannerisms of manatees and the potential threat to this endangered species from boat operation and shall be required to replace the signs in the event they become faded, damaged or outdated. Lessee shall ensure that the view of the signs is not obstructed by vegetation or structures. The number, type, and procedure for installation of these signs shall be in accordance with the handout, "Manatee Educational Signs," which can be obtained from the Florida Fish and Wildlife Conservation Commission, Imperiled Species Management Section, 620 S. Meridian Street - 6A, Tallahassee, Florida 32399-1600 (Phone 850/922-4330).

USE OF DOCKING FACILITY TO HOST MIAMI INTERNATIONAL BOAT SHOW

1. SLC 31. The leased area shall be used to host the annual Miami International Boat Show, including any successors in interest, affiliates, or ancillary trade events, (hereinafter collectively referred to as “MIBS”) which is held in several locations in downtown Miami for both in-water and land-based exhibition of vessels.

MIBS shall occupy, and Lessees shall make available, at least 75% of the authorized 215 slips at the docking facility for a minimum of 14 consecutive days on an annual basis for the purpose of vessel exhibition. Additionally, a minimum of five slips at the docking facility shall be made available for use by the MIBS exhibitors for vessel exhibition on a year round basis.

2. SLC32. If the MIBS fails to occupy the leased area for 15 consecutive months or Lessees otherwise fails to comply with SC31, Lessees shall do one of the following within 180 days from the end of the 15th consecutive month:

(a) Contribute \$1,000,000 to the Aquatic Preserve Society with said funds directed to the Biscayne Bay Aquatic Preserve;

OR

(b) Subject to the Board’s discretion, obtain a determination by the Board of Trustees that a new “extreme hardship” exists pursuant to Section 258.397(3)(a), Florida Statutes, and 18-18.006, Florida Administrative Code, without the presences of the MIBS, and justifying a lease modification. This new “extreme hardship” cannot include the cost of removal or reconfiguration of the marina. This provision shall in no way be construed as a guarantee that the Board will consider this new extreme hardship request.

If Lessees fail to timely comply with subparagraph SC32. (1) or (2), the Lessees shall, within 90 days, submit an application to modify this lease to reduce the preempted area through the removal of docking structures such that the preemption of sovereignty lands shall not exceed the marina’s originally authorized 358,682 square feet of preemption as specified in the BOT lease executed on May 14, 2015. Within 180 days of approval of the modified lease, the Lessees shall complete removal of the docking structures as approved in the modified lease. The Lessees shall be responsible for obtaining all necessary permits and authorizations to remove the docking structures as approved in the modified lease.

No party shall be liable or responsible to the other party, nor be deemed to have defaulted under or breached SC31 or SC32, for any failure or delay in fulfilling or performing any term of SC31 or SC32 when such failure or delay is caused by or results from events beyond the reasonable control of the affected party (an “Event of Force Majeure”). An Event of Force Majeure shall include, but is limited to the following: acts of God, such as hurricanes, floods, or other natural disasters; Government actions, such as quarantines, or travel bans; Civil unrest, such as strikes, riots, or similar public unrest; terrorists attacks; war, epidemics or pandemics.

If the force majeure affects the performance of SC31 or SC32, the party that is subject to the for majeure shall promptly notify the other party and submit to the other party a sufficient and valid proof of force majeure within a reasonable period after the end of the force majeure.

FEE CALCULATION: Marina Preemption

CONSIDERATION DUE: \$107,724.01

(1) Lease Fee: 691,684 sq. ft. x \$.0.2162 =	\$149,542.08
30% First-Come, First-Served Discount ($\$149,542.08 \times .30 = \$44,862.62$)	-\$44,862.62
10% Clean Marina Discount ($\$149,542.08 \times .10 = \$14,954.21$)	-\$14,954.21
(2) 25 Percent Surcharge Payment for the New Lease Area ($333,002 \text{ sq. ft.} \times \$0.2162 = \$71,995.03 \times 0.25 = \$17,998.76$)	+\$17,998.76

CONSIDERATION DUE: \$107,724.01

FEE CALCULATION: Special Event Preemption

CONSIDERATION DUE: \$18,436.69

(1) Lease Fee: 691,684 sq. ft. x \$.0.2162 / 365 days x 45 days =	\$18,436.69
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CONSIDERATION DUE: \$18,436.69

TOTAL CONSIDERATION DUE: \$126,160.70

The above amounts will be prorated in accordance with the number of preemption days in each year of the lease.



FLORIDA DEPARTMENT OF Environmental Protection

Ron DeSantis
Governor

Jay Collins
Lt. 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:
Miami Marina Ventures LLLP
c/o Victor Ballestas
150 SE 2nd Avenue, Suite 800
Miami, FL 33131

PROJECT NAME: Venetian Marina & Yacht Club
File No: 13-0165663-008-EI
Lease No: 130009916 and 130354426
County: Miami-Dade

Yachting Promotions, Inc.
c/o Andrew Doole
1650 SE 7th Street, Suite 412
Fort Lauderdale, FL 33316

CONSOLIDATED NOTICE OF INTENT TO ISSUE ENVIRONMENTAL REOUSOURCE 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 leases to use sovereignty submerged lands for the proposed activities, 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 applicants, Miami Marina Ventures LLLP & Yachting Promotions, Inc., applied on June 6, 2023 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 conduct the following activity: The reconfiguration of the existing docking facility resulting in 95,584 square feet of concrete dock structure to facilitate the mooring of 215 slips. Breakwaters shall be installed attached to the outermost structure.

The activity includes consideration of Miami Marina Ventures LLLP's application for a 13-year sovereignty submerged land lease containing 691,684 square feet, more or less for a commercial marina, which requires payment of \$107,724.01, representing (1) \$149,542.08 as the initial annual lease fee computed at the base rate of \$0.2162 per square foot for the total of 691,684 square feet, plus \$17,998.76 as the initial 25 percent surcharge payment on the additional 333,002 square feet of preemption; (2) less \$44,862.62 as the 30 percent discount, because 90 percent of the slips are open to the public for rent on a first-come, first-served basis; and (3) less \$14,954.21 as the 10 percent discount for participation in the Clean Marina Program per Rule 18-21.011(1)(b)13.a., F.A.C.

The activity also includes consideration of Yachting Promotion, Inc.'s application for a 10-year sovereignty submerged land lease containing 691,684 square feet, more or less for a special event, which requires payment of \$18,436.69, representing the initial prorated annual lease fee computed at the base rate of \$0.2162 per square foot, pursuant to section 253.0345(1)(b), F.S.

The activity is located at 1635 N Bayshore Drive, Miami, in Biscayne Bay within the Biscayne Bay Aquatic Preserve and Outstanding Florida Waters, Class III waters.

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.

These activities also require proprietary authorizations, as they are 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., Sections 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

As early as 1961 a dock existed at the subject property with construction appearing to commence in 1980 on an expansion to the facility – aerial imagery from 1984 appear to show the marina in its current configuration.

The Department's first recorded agency action at the site was on August 29, 2000, when application no. 13-0165663-001-EE was issued for the maintenance dredging of a 64,861 square foot area to a depth of -4.97 NGVD.

On January 23, 2002, the Department issued application no. 13-0165663-002-EE for the maintenance dredging of an access channel to a depth of -7 feet at mean low water.

On September 14, 2005, the applicant withdrew from the Department's consideration an application (13-0165663-003-EE) to extend the existing lease term by 25-years.

On May 15, 2015, the BOT approved a modification (application no. 13-0165663-004) to the lease that updated the total slips authorized at the facility to 222. This number was based off prior Department inspection of the lease area and no other changes were made.

On February 28, 2017, the Department authorized under a de-minimis exemption the installation of one fully-contained floating mechanical boat wash system within an existing slip. However, on March 17, 2007, the Department superseded this authorization to instead state that the activity as proposed was not exempt. Both these activities were reviewed under application no. 13-0165663-005-EE

On December 13, 2017, under application no. 13-0165663-006-EE the Department again was unable to verify that the installation of a boat wash system was exempt.

On January 23, 2018, the Department granted a permit under application no. 13-0165663-007-EI for the construction of a floating boat wash system contained within two existing slips.

On November 10, 2021, the lease was modified to reflect a change in ownership to Miami Marina Ventures LLLP.

Conditions for Issuance of Individual and Conceptual Approval Permits – Section 62-330.301, F.A.C –

- I. An applicant must provide reasonable assurance that the construction, alteration, operation, maintenance, removal, or abandonment of the 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, 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 marina expansion. Part III, A.H. Vol. II

Will not cause adverse impacts to existing surface water storage and conveyance capabilities;
No adverse impacts as it related to surface water storage or conveyance are proposed with this project., 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, 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;
Yes 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

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

*Within the footprint of the existing marina the Department verified the presence of paddle grass (*Halophila decipiens*) while those areas where the applicant has proposed to expand into contain paddle grass along with turtle grass (*Thalassia testudinum*), shoal grass (*Halodule wrightii*), and star grass (*Halophila engelmannii*).*

In order to reduce impacts to these resources the applicant had redesigned portions of the marina to avoid the placement of structures or mooring over the locations verified to have the most diverse seagrass beds while also elevating the dock structure to 5 feet above the mean high waterline.

While 252,506 square feet of submerged resources will still be impacted, with considerations to the size and nature of the proposal the applicant has demonstrated that practical design modifications to reduce impacts have been made.10.2.1.1, A.H. Vol. I

III. 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.

The following conditions have been provided by the Florida Fish and Wildlife Conservation Commission;

- A. The Standard Manatee Conditions for In-water Work (2011) shall be followed for all in-water activity.
- B. The total number of boats, inclusive of all mooring and upland storage, shall be limited to 212.
- C. To prevent manatee entrapment, a minimum of three (3) feet of clearance shall be maintained under all breakwater structures.
- D. The Permittee and all marine facility operations shall adhere to the “Venetian Marina & Yacht Club Facilities Operation & Management Plan” dated October 2024.
- E. Signs designating the use of two (2) slips for marine research and/or law enforcement vessels only shall be installed no later than 60 days after construction commencement and maintained for the life of the facility. Signs shall be replaced by the Permittee in accordance with FWC guidance if outdated, damaged, or faded.
- F. The Permittee shall install permanent manatee educational signs, which shall be maintained for the life of the facility, no later than 60 days after construction commencement. The number and types of signs, as well as the on-site locations shall be approved by the FWC and the Miami-Dade County Department of Regulatory and Economic Resources (RER) prior to installation. The FWC can be contacted at ImperiledSpecies@MyFWC.com and RER can be contacted at: Miami-Dade County Department of Regulatory and Economic Resources, 701 N.W. 1st Court, 6th floor, Miami, FL 33136. A proposal for sign approval shall be submitted in accordance with information provided at <https://myfwc.com/wildlifehabitats/wildlife/manatee/education-for-marinas/>. Signs shall be replaced in accordance with FWC guidance by the Permittee if outdated, damaged, or faded.

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

Best management practices for erosion and turbidity control shall be implemented and maintained at all times during the project to ensure the turbidity levels do not exceed the state water quality standard in Class III waters. Prior to the start of work, turbidity curtains will be deployed to isolate the proposed activity from ambient waters.

V. 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;

This proposed activity will not adversely affect public health, safety or welfare of 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 will adversely affect the conservation of fish and wildlife and their habitats. In addition, a \$150,000.00 contribution, among other items, to the Aquatic Preserve Society with said funds to be directed to the Biscayne Bay Aquatic Preserve has been proposed by the applicant in order to demonstrate the application is within the public's interest. 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. 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. 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

VI. 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. 11.0, A.H. Vol. I

VII. Class II Waters; Waters Approved for Shellfish Harvesting – 10.2.5 A.H. Vol. I –
(N/A)

VIII. Vertical Seawalls – 10.2.6 A.H. Vol. I –
(N/A)

IX. 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.

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. However, secondary impacts to submerged resources (156,922 sq. ft.) are expected to occur but have been minimized as stated above; these impacts have been proposed to be mitigated for and therefore, no adverse secondary impacts will go unmitigated for pursuant to Section 10.2.7(d), ERP A.H. Volume I.

X. **Cumulative Impacts**– 10.2.8 A.H. Vol. I –
Mitigation for the anticipated impacts will be mitigated for within the same drainage basin within Biscayne Bay; therefore, the project will not cause any unacceptable cumulative impacts upon wetlands and other surface waters.

XI. **Mitigation** – 10.3 A.H. Vol. I –

In order to mitigate for adverse impacts to 252,506 sq. ft. of submerged resources the applicant shall fill a 4.17 acre dredge whole up to a final elevation of -5 feet at mean low water, matching surrounding elevations where seagrasses currently grow. In addition, supplemental seagrass plantings will be made within the mitigation area in order to achieve a target density of 25% – matching the surrounding sites.

B. **Specific Regulatory Basis for Issuance**

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 leases, the applicants have met all applicable requirements for proprietary authorizations to use sovereignty submerged lands, pursuant to Article X, Section 11 of the Florida Constitution,

Chapter(s) 253 and 258, F.S., associated Rule(s) 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 the leases on sovereignty submerged lands 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 will be executed. The actual terms of the lease 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 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

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:

Sirena Davila, Norva Blandin MSEM, John Tracey, Rachael Griffin, Griffin Alexander
Lisa Spadafina, Miami-Dade County RER, spadaL2@miamidade.gov

Tyler Chappell, The Chappell Group, Inc., tyler@thechappellgroup.com
Dana Hamilton, The Chappell Group, Inc., dana@thechappellgroup.com
Michael Belkin, Intergra, mbelkin@integrfl.com

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
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FLORIDA DEPARTMENT OF Environmental Protection

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

Ron DeSantis
Governor

Jay Collins
Lt. Governor

Alexis A. Lambert
Secretary

Project Name: Venetian Marina & Yacht Club

Permittee/Authorized Entity:

Miami Marina Ventures LLLP
c/o Victor Ballestas
150 SE 2nd Avenue, Suite 800
Miami, FL 33131

Yachting Promotions, Inc.
c/o Andrew Doole
1650 SE 7th Street, Suite 412
Fort Lauderdale, FL 33316

Email: tyler@thechappellgroup.com

Authorized Agent:

The Chappell Group, Inc.
c/o Tyler Chappell

Email: tyler@thechappellgroup.com

Environmental Resource Permit - Granted

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

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

Permit No.: 13-165663-008-EI
Lease File No.: 130009916 and 130354426

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.: 13-165663-008-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, adjacent to 1635 N Bayshore Drive, Miami (Section 31, Township 53 South, Range 42 East), in Miami-Dade County (Latitude N 25°47'27.2644", Longitude W 80°11'3.7479").

PROJECT DESCRIPTION

This permit authorizes the expansion of an existing 222-slip commercial marina, which will operate in conjunction with the 'Miami International Boat Show', continuing to serve as one of its locations. In-water work consists of the following: (1) the removal of the existing dock structures, including the over-water harbor master's office, (2) the construction of 95,584 square feet of new concrete dock structures that will facilitate the mooring of 215 slips, (3) the installation of sixty-eight boatlifts; and (4) the installation of a breakwater along the outermost docks.

This permit authorizes 252,506 square feet of impacts to submerged resources (seagrass). To offset unavoidable impacts that will occur from these authorized activities, the permittee shall implement the activities and procedures in the attached documents titled "Venetian Marina Mitigation Plan" and "Venetian Marina Seagrass Mitigation Plan" which can be summarized as follows: (1) the filling of a 4.17 acre dredge hole with clean concrete rubble and limestone rock, including clean sand to match the surrounding elevations of (5 feet at mean low water; and (2) the installation of planting units consisting of native seagrasses and bio-degradable mesh to enhance recruitment and restoration.

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.

In order to satisfy public interest requirements, the permittee is required to make a one-time donation of \$150,000.00 to the Aquatic Preserve Society which shall be dedicated to the Biscayne Bay Aquatic Preserve.

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 activities are located on sovereignty submerged lands owned by the State of Florida. They therefore also require 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 lease modifications for the described activities.

The final documents required to execute the leases will be sent to the lessees by the Department's Division of State Lands for execution. The Department intends to issue the leases, upon satisfactory execution of those documents, including payment of required fees and compliance with the conditions in the previously issued Consolidated Intent to Issue. **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 General Conditions for Sovereignty Submerged Lands Authorization**
- **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 9); the Marina Management Plan (sheets 10 through 19); the Mitigation Plan (sheets the Standard Manatee Conditions for In-Water Work, 2011; 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 selecting 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 Assurance Program, by email SED_Compliance@FloridaDEP.gov, or by phone (561) 681-6600, to schedule the pre-construction conference.

SPECIFIC CONDITIONS – CONSTRUCTION ACTIVITIES

(4) 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.

(5) 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.

(6) If the project results in unauthorized adverse impacts to submerged resources, the permittee shall modify this permit to provide the Department with an appropriate mitigation plan to offset the unauthorized impacts.

SPECIFIC CONDITIONS – OPERATION AND MAINTENANCE ACTIVITIES

(7) The permittee shall notify the Department 30 days prior to the commencement of each boat show event occurring at the facility.

(8) No more than two hundred and fifteen (215) vessels are authorized to moor at the facility.

(9) The installation of temporary and/or floating dock structures is prohibited without prior authorization from the Department and the Board, including any structures for the Miami International Boat Show which uses this marina as one of its locations.

(10) The docking facility shall be limited to water dependent activities as defined in Chapter 18-21, F.A.C., and the dock shall accommodate the mooring of two-hundred and fifteen (215) vessels in the location depicted in the attached permit sketches.

(11) The docking facility shall be limited to vessels with drafts that provide a minimum of one (1) foot clearance between the deepest draft of the vessel (with the motor in the down position) and the submerged bottom at mean low water while mooring at the docking facility so as to preclude bottom scouring or prop dredging.

(12) The slips shall not be occupied by liveaboard vessels. A liveaboard vessel shall be defined as a vessel docked at the facility that is inhabited by a person or persons for any five consecutive days or a total of ten days within a 30-day period.

(13) Fueling facilities are authorized at this marina and shall be located at the terminus of the central dock tree as shown on the attached plans.

(14) Sewage pumpouts are authorized at this marina as detailed in the Venetian Marina & Yacht Club Facilities Operation & Management Plan.

(15) The following activities are prohibited at this docking facility:

- a. Overboard or through hull discharges of trash, human or animal waste, gray water, or fuel shall not occur at the docking facility.

- b. Fish cleaning stations and boat repair stations shall not be provided at the docking facility. Fueling stations shall only be authorized at locations shown in the attached construction drawings.
- c. Boat maintenance or repair activities requiring removal of a vessel from the water, or removal of major portions of the vessel, including the engine, for purposes of routine repair or maintenance on site, shall be prohibited for the life of the facility, except where removal is necessitated by emergency conditions which have resulted in or can result in the sinking of a vessel. Specifically prohibited shall be hull cleaning, hull painting, and discharges or release of oils or greases associated with engine and hydraulic repairs, and related metal-based bottom paints associated with hull scraping, cleaning, and painting. Minor repairs and boat maintenance that will not cause or contribute to the release of water pollutants and which are performed by owners or qualified marine mechanics are allowed.

(16) The attached ‘Venetian Marina & Yacht Club Facilities Operation & Management Plan’ shall be followed in addition to the specific permit conditions. Any proposed changes to the ‘Marina Operation & Management Plan’ shall be approved by the Florida Department of Environmental Protection before implementation.

SPECIFIC CONDITIONS –PUBLIC INTEREST

(17) Prior to the commencement of activities authorized by this permit the permittee shall submit proof of the cash contribution to the Aquatic Preserve Society in the amount of \$150,000.00 with funds specifically dedicated to the Biscayne Bay Aquatic Preserve. The Lessee shall provide proof to the Department of Environmental Protection’s Southeast District Office that the \$150,000.00 has been paid to the Aquatic Preserve Society prior to the Lessee’s receipt of a fully executed lease.

SPECIFIC CONDITIONS – MITIGATION

(18) The mitigation plan for the activities authorized under this permit shall be implemented as described in the attached document titled “Venetian Marina & Yacht Club Project Mitigation Plan”.

(19) Prior to the commencement of work authorized by this permit, the permittee must implement the mitigation plan as described in the attached document titled “Venetian Marina & Yacht Club Project Mitigation Plan” and receive Department approval of a time-zero monitoring report.

(20) The Department’s approval of the mitigation plan pursuant to this permit does not constitute a finding by the Department that the mitigation will meet the required success criteria. The permittee acknowledges its obligation to meet the intent of the permit regarding the mitigation objective until the mitigation is determined by the Department to be successful.

(21) A “Time Zero” Monitoring Report shall be submitted within 30 days of completion of implementation of the mitigation area(s) and shall include the following:

- a. GPS location of the area(s) planted.

- b. Color photographs to provide an accurate representation of the mitigation area(s). The photographs shall be taken from fixed referenced points and directions which are shown on a scaled plan view.
- c. Baseline coverage of the mitigation areas utilizing the Braun-Blanquet method.

(22) Subsequent Mitigation Monitoring Reports shall be submitted annually for a minimum of five years and shall include the following information (Data shall be submitted in tabular form; subsample number and size shall be determined by a statistically valid method):

- a. Color photographic prints taken from the reference points established in the Time Zero Monitoring Report.
- b. Detailed description of statistical methods used which must include the following:
 - i. Subsample method and map of sampling locations.
 - ii. Method used to determine the percent cover of impacted seagrass habitat.
 - iii. Statistical analysis used.
- c. Total percent cover by recruited seagrasses.
- d. Seagrass species composition with estimates of the contribution of each species to percent cover.
- e. Photocopy of the field notes depicting the raw data collected.

(23) The mitigation may be deemed successful when the following criteria has been continuously met for a period of at least two (2) years:

- a. Naturally recruited seagrass species have achieved a minimum cover of 25% density.

(24) The responsibility to assess if the mitigation is meeting the permit-specified success criteria shall not fall solely on the Department. In the event the permittee becomes aware mitigation is not meeting the success criteria (based on either site observations or review of monitoring reports), the permittee, no later than 6 months before the permit construction phase expiration date, shall be responsible for submitting an alternative mitigation plan to the Department for review and approval. The permittee shall implement the alternative restoration plan no later than 60 days after receiving Department approval.

SPECIFIC CONDITIONS – MONITORING/REPORTING REQUIREMENTS

(25) Turbidity levels outside the construction area shall not exceed 0 NTUs 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.

(26) 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.)

(27) During in-water construction, 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 SED_Compliance@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 – MANATEE CONDITIONS

(28) The Standard Manatee Conditions for In-water Work (2011) shall be followed for all in-water activity.

(29) The total number of boats, inclusive of all mooring and upland storage, shall be limited to 215.

(30) To prevent manatee entrapment, a minimum of three (3) feet of clearance shall be maintained under all breakwater structures.

(31) The Permittee and all marine facility operations shall adhere to the “Venetian Marina & Yacht Club Facilities Operation & Management Plan” dated August 2025.

(32) Signs designating the use of two (2) slips for marine research and/or law enforcement vessels only shall be installed no later than 60 days after construction commencement and maintained for the life of the facility. Signs shall be replaced by the Permittee in accordance with FWC guidance if outdated, damaged, or faded.

(33) The Permittee shall install permanent manatee educational signs, which shall be maintained for the life of the facility, no later than 60 days after construction commencement. The number and types of signs, as well as the on-site locations shall be approved by the FWC and the Miami-Dade County Department of Regulatory and Economic Resources (RER) prior to installation. The FWC can be contacted at ImperiledSpecies@MyFWC.com and RER can be contacted at: Miami-Dade County Department of Regulatory and Economic Resources, 701 N.W. 1st Court, 6th floor, Miami, FL 33136. A proposal for sign approval shall be submitted in accordance with information provided at <https://myfwc.com/wildlifehabitats/wildlife/manatee/education-for-marinas/>. Signs shall be replaced in accordance with FWC guidance by the Permittee if outdated, damaged, or faded.

SPECIFIC CONDITIONS – LISTED SPECIES

(34) 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.

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

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

Project Name: Venetian Marina & Yacht Club

Permit No.: 13-165663-008-EI

Page 13 of 15

(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
Tyler Chappell, The Chappell Group, Inc., tyler@thechappellgroup.com
Dana Hamilton, The Chappell Group, Inc., dana@thechappellgroup.com
Michael Belkin, Intergra, mbelkin@integrabl.com

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.

<hr/>	<hr/>
Clerk	Date

Attachments:

- Project Drawings and Design Specs., 9 pages
- Standard Manatee Conditions for In-Water Work, 2011
- Mitigation Plan, 10 pages
- Venetian Marina & Yacht Club Facilities Operation & Management Plan, 10 pages
- 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>

DRAFT

CONTROL POINT ASSOCIATES, FL, LLC.
LB #8137

TRADITIONAL METHODS | MODERN APPROACHES
1901 W. CYPRESS CREEK ROAD #501, FORT LAUDERDALE, FLORIDA 33309
PHONE: (954) 763-7611 * EMAIL: DDONAHOE@CPASURVEY.COM

SOVEREIGN SUBMERGED LAND SURVEY
A PORTION OF BISCAYNE BAY
IN SECTION 31-TOWNSHIP 53S-RANGE 42E
CITY OF MIAMI, MIAMI-DADE COUNTY, FLORIDA
SHEET 1 OF 3 SHEETS

LOCATION MAP
NOT TO SCALE



CERTIFIED TO:
THE BOARD OF TRUSTEES OF
THE INTERNAL IMPROVEMENT
TRUST FUND OF THE STATE
OF FLORIDA (TIIF).

FIELD BOOK NO. GPS

DRAWN BY: RDR & JMM, jr.

JOB ORDER NO. 15-250317-00

CHECKED BY: _____

CONTROL POINT ASSOCIATES, FL, LLC.
LB #8137

TRADITIONAL METHODS | MODERN APPROACHES
1901 W. CYPRESS CREEK ROAD #501, FORT LAUDERDALE, FLORIDA 33309
PHONE: (954) 763-7611 * EMAIL: DDONAHOE@CPASURVEY.COM

FDEP
BSM Reviewed
By: SEN
Date: 7/1/25

SOVEREIGN SUBMERGED LAND SURVEY
A PORTION OF BISCAYNE BAY
IN SECTION 31-TOWNSHIP 53S-RANGE 42E
CITY OF MIAMI, MIAMI-DADE COUNTY, FLORIDA
SHEET 2 OF 3 SHEETS

LEGAL DESCRIPTION

THAT PART OF THE SOVEREIGN SUBMERGED LANDS OF THE STATE OF FLORIDA THAT LIE WITHIN THE FOLLOWING DESCRIBED AREA IN BISCAYNE BAY, SECTION 31, TOWNSHIP 53 SOUTH, RANGE 42 EAST, MIAMI-DADE COUNTY, FLORIDA, LYING EASTERLY AND ADJACENT TO THE FOLLOWING LANDS: TRACT "A", PLAZA VENETIA PHASE 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 107, PAGE 91, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, N.E. 16TH STREET AS SHOWN ON SAID PLAT AND TRACT "B", OMINI INTERNATIONAL, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 102, PAGE 3, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, INCLUDING A PORTION OF THAT CERTAIN SOVEREIGN SUBMERGED LAND LEASE, RECORDED IN OFFICIAL RECORDS BOOK 16227, PAGE 623, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, ALL MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID TRACT "A", PLAZA VENETIA PHASE 1; THENCE NORTH 00°02'38" EAST, ON THE MEAN HIGH WATER LINE, (ELEVATION= 0.2' NAVD 88) AND ON THE CITY OF MIAMI BULKHEAD LINE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 74, PAGE 3, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, SAME BEING THE EAST LINE OF SAID TRACT "A", A DISTANCE OF 14.38 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00°02'38" EAST, ON SAID MEAN HIGH WATER LINE, THE CITY OF MIAMI BULKHEAD LINE AND THE EAST LINE OF SAID TRACT "A" AND NORTHERLY EXTENSION THEREOF, A DISTANCE OF 315.11 FEET TO THE SOUTHEAST CORNER OF SAID TRACT "B"; THENCE SOUTH 88°11'03" WEST, ON THE SOUTH LINE OF SAID TRACT "B" A DISTANCE OF 5.60 FEET; THENCE NORTH 00°02'38" EAST, ON A LINE 5.60 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID TRACT "B", A DISTANCE OF 438.35 TO A POINT ON THE NORTH LINE OF SAID TRACT "B", 5.60 FEET WEST OF THE NORTHEAST CORNER OF SAID TRACT "B"; THENCE NORTH 88°12'40" EAST, ON THE NORTH LINE OF SAID TRACT "B" AND EASTERLY EXTENSION THEREOF, DEPARTING THE MEAN HIGH WATER LINE AT SAID BULKHEAD LINE, A DISTANCE OF 862.52 FEET; THENCE SOUTH 01°56'04" EAST, A DISTANCE OF 446.27 FEET; THENCE NORTH 86°55'28" EAST, A DISTANCE OF 147.44 FEET; THENCE SOUTH 03°04'32" EAST, A DISTANCE OF 286.41 FEET; THENCE SOUTH 86°53'46" WEST, A DISTANCE OF 1036.25 FEET TO THE POINT OF BEGINNING.

SAID SOVEREIGN SUBMERGED LANDS SITUATE, LYING AND BEING IN THE CITY OF MIAMI, MIAMI-DADE COUNTY, FLORIDA, AND CONTAINING 691,677 SQUARE FEET OR 15.8787 ACRES MORE OR LESS.

NOTES:

- 1) THIS SURVEY REFLECTS ALL EASEMENTS AND RIGHTS-OF-WAY, AS SHOWN ON ABOVE REFERENCED RECORD PLAT(S). THE SUBJECT PROPERTY WAS NOT ABSTRACTED FOR OTHER EASEMENTS ROAD RESERVATIONS OR RIGHTS-OF-WAY OF RECORD BY CONTROL POINT ASSOCIATES FL, LLC.
- 2) THIS DRAWING IS NOT VALID UNLESS SEALED WITH AN APPROPRIATE SURVEYOR'S SEAL.
- 3) THIS IS A FIELD SURVEY
- 4) THIS PROPERTY HAS 768 LINEAR FEET OF SHORELINE ON BISCAYNE BAY.
- 5) THE MEAN HIGH WATER LINE ELEVATION 0.20 PER F.D.E.P. TIDAL INTERPOLATION POINT 14, MIAMI, FLORIDA, AS REFERENCED ON THE LABINS WEBSITE.
- 6) LEGAL DESCRIPTION PREPARED BY CONTROL POINT ASSOCIATES FL, LLC
- 7) THERE IS NO VISIBLE SHORELINE VEGETATION WITHIN THE LEASE AREA. REFERENCE BENCH MARK: MIAMI DADE COUNTY ENGINEERING DEPARTMENT, BENCH MARK # U-739) ELEVATION = 7.250 (NAVD88).
- 8) BEARING SHOWN ASSUME THE EAST LINE OF TRACT "B" OMINI INTERNATIONAL (102/3 D.C.R.) AS NORTH 00°02'38" EAST.
- 9) THE ELEVATIONS SHOWN HEREON REFER TO NORTH AMERICAN VERTICAL DATUM (NAVD88) ARE EXPRESSED IN FEET AND ARE INDICATED THUS: ELEV.=11.89
- 10) THIS SOVEREIGN SUBMERGED LAND LEASE LIES WITHIN AN AQUATIC PRESERVE. THE MAJORITY OF LANDS WITHIN 1000' TO THE NORTH IS NATURAL SHORELINE & THE MAJORITY OF LANDS WITHIN 1000' TO THE SOUTH IS SEAWALL/BULKHEAD.

CERTIFIED TO:
THE BOARD OF TRUSTEES OF
THE INTERNAL IMPROVEMENT
TRUST FUND OF THE STATE
OF FLORIDA (TIIF).

James M
McLaughlin Jr

Digitally signed by James M McLaughlin Jr
DN: cn=JAMES MCLAUGHLIN JR, o=CPA, ou=MIAMI-DADE COUNTY, email=jmclaughlin@cpa.com, c=US
Reason: I am the author of this document
Date: 2025.06.30 09:34:06-0400
Font PDF Embedder Version: 2025.1.0

CONTROL POINT ASSOCIATES FL, LLC.

JAMES M. MCLAUGHLIN, JR.
REGISTERED LAND SURVEYOR NO. LS4497
STATE OF FLORIDA.

CERTIFICATION:

WE HEREBY CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE, AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.05 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

DATED AT FORT LAUDERDALE, FLORIDA, THIS 4th DAY OF JUNE, 2025.
GENERAL REVISIONS MADE THIS 30TH DAY OF JUNE, 2025.

FIELD BOOK NO. GPS

DRAWN BY: RDR & JMM, jr.

JOB ORDER NO. 15-250317-00

CHECKED BY: _____

VENETIAN MARINA & YACHT CLUB

CITY OF MIAMI

PLAN SET



LOCATION MAP (N.T.S.)

DRAWING INDEX

- SHEET 1: COVER
- SHEET 2: EXISTING CONDITIONS
- SHEET 3-4: PROPOSED CONDITIONS
- SHEET 5-7: SECTIONS
- SHEET 8: LONGITUDINAL SECTION
- SHEET 9: DETAILS



VICINITY AERIAL (N.T.S.)

THIS DRAWING AND ALL APPURTENANT MATTER CONTAINS INFORMATION PROPRIETARY TO THE CHAPPELL GROUP, INC. AND IS LOANED SUBJECT TO RETURN UPON DEMAND AND MUST NOT BE REPRODUCED, COPIED, LOANED, REVEALED, NOR LISTED FOR ANY PURPOSE OTHER THAN THAT FOR WHICH IT IS SPECIFICALLY FURNISHED WITHOUT EXPRESSED WRITTEN CONSENT OF THE CHAPPELL GROUP, INC.
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THE Chappell GROUP INC.
 714 East McNab Road
 Pompano Beach, Florida 33060
 tel. 954.782.1908
 fax. 954.782.1108
www.thechappellgroup.com

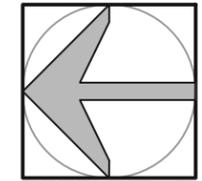
- Environmental Consultants
- Marina & Wetland Permitting
- Mitigation Design & Monitoring
- T&E Species Surveys
- Tree Surveys/Appraisals

VENETIAN MARINA & YACHT CLUB

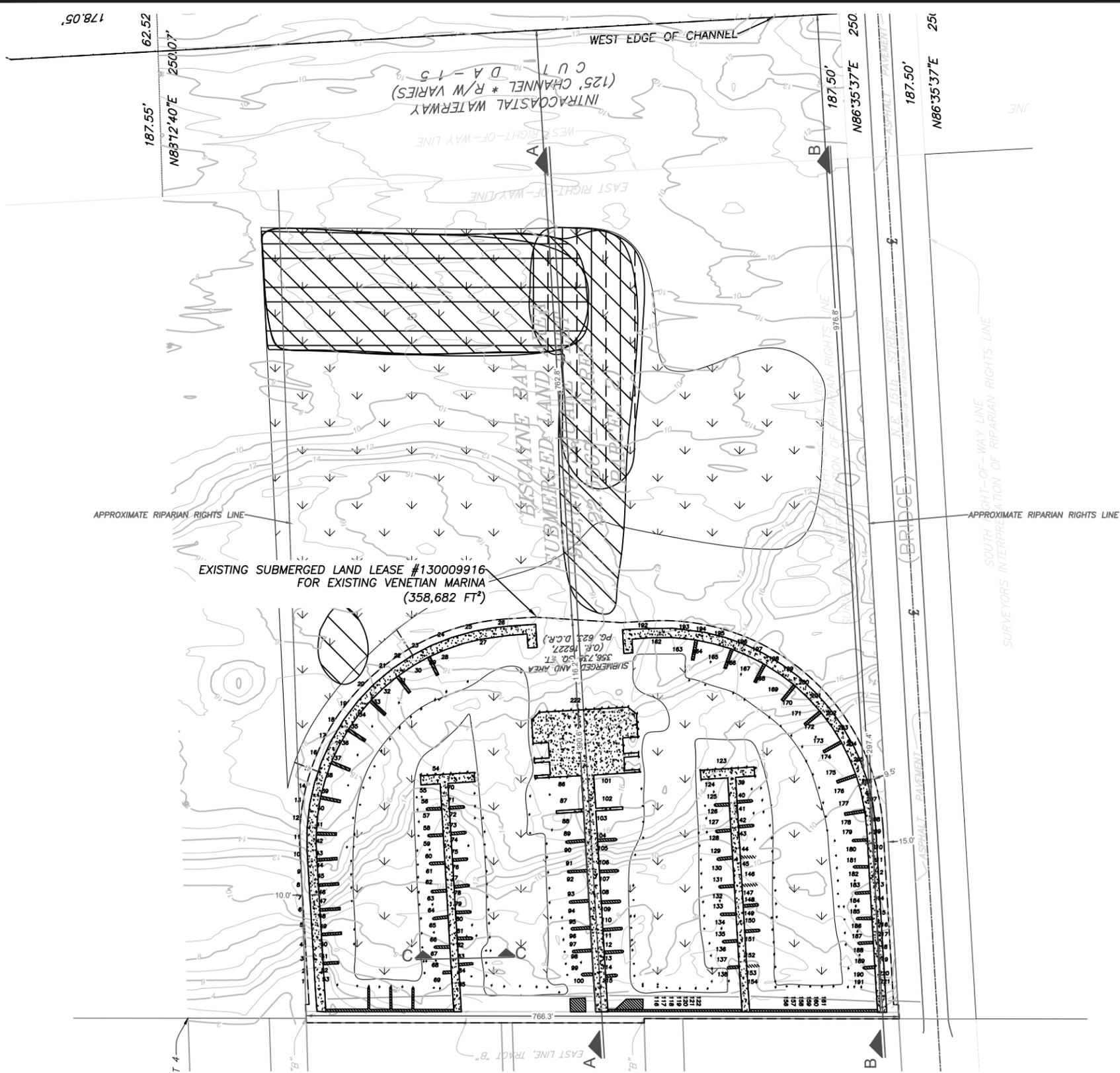
PREPARED FOR:
 MIAMI MARINA VENTURES, LLLP

COVER		
Date: 8/13/2025	Sheet : 1	of : 9
Proj No.: 21-0119.001		

NORTH



SCALE
1" = 160'



LEGEND

-  EXISTING SUBMERGED LAND LEASE No. 130009916 (±358,682 SQ. FT.; 222 WET SLIPS)
-  EXISTING CONCRETE FINGER PIERS TO BE REMOVED (±39,277 SQ. FT.)
-  EXISTING WOOD FINGER PIERS TO BE REMOVED (±7,224 SQ. FT.)
-  EXISTING PADDLE GRASS (*Halophila decipiens*; ±414,462 SQ. FT.)
-  EXISTING TURTLE GRASS (*Thalassia testudinum*; ±105,584 SQ. FT.)
-  EXISTING SHOAL GRASS (*Halodule wrightii*; ±62,998 SQ. FT.)
-  EXISTING STAR GRASS (*Halophila engelmannii*; ±37,877 SQ. FT.)

M.H.W. = 0.2' NAVD88 M.L.W. = (-)1.98' NAVD88

NOTES: SURVEY INFORMATION PROVIDED BY MCLAUGHLIN ENGINEERING COMPANY.

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THE Chappell GROUP INC.

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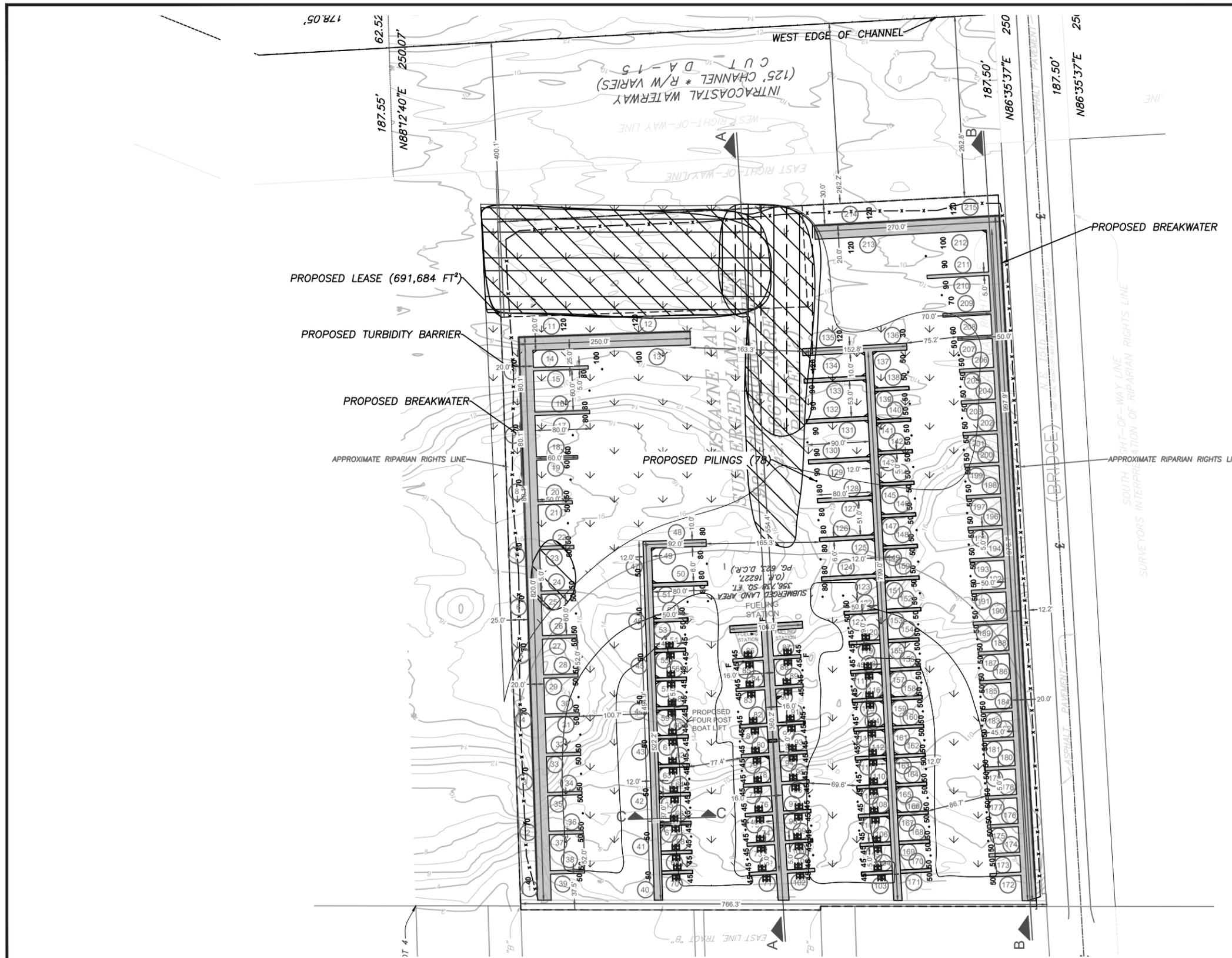
- Environmental Consultants
- Marina & Wetland Permitting
- Mitigation Design & Monitoring
- T&E Species Surveys
- Tree Surveys/Appraisals

VENETIAN MARINA & YACHT CLUB

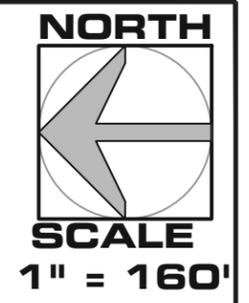
PREPARED FOR:
MIAMI MARINA VENTURES, LLLP

EXISTING CONDITIONS

Date: 8/13/2025	Sheet :	of :
Proj No.: 21-0119.001	2	9



PROPOSED SLIP TABLE	
SLIP LENGTH	COUNT
30'	1
45'	68
50'	103
60'	3
70'	10
80'	13
90'	7
100'	3
120'	7
TOTAL	215 SLIPS



LEGEND

- PROPOSED SUBMERGED LAND LEASE (±691,684 ft²)
- PROPOSED FIXED CONCRETE DOCKS (±95,584 ft²)
- EXISTING PADDLE GRASS (*Halophila decipiens*; ±414,462 SQ. FT.)
- EXISTING TURTLE GRASS (*Thalassia testudinum*; ±105,584 SQ. FT.)
- EXISTING SHOAL GRASS (*Halodule wrightii*; ±62,998 SQ. FT.)
- EXISTING STAR GRASS (*Halophila engelmannii*; ±37,877 SQ. FT.)

M.H.W. = 0.2' NAVD88 M.L.W. = (-)1.98' NAVD88

NOTES: SURVEY INFORMATION PROVIDED BY MCLAUGHLIN ENGINEERING COMPANY. PROPOSED MARINA LAYOUT PROVIDED BY TURRELL, HALL & ASSOCIATES, INC. APPROXIMATELY 26,971 ft² OF PROPOSED FIXED DOCKS LOCATED OVER SEAGRASS. SLIPS 69 AND 94 TO BE DEDICATED FOR THE USE OF RESEARCH AND/OR LAW ENFORCEMENT.

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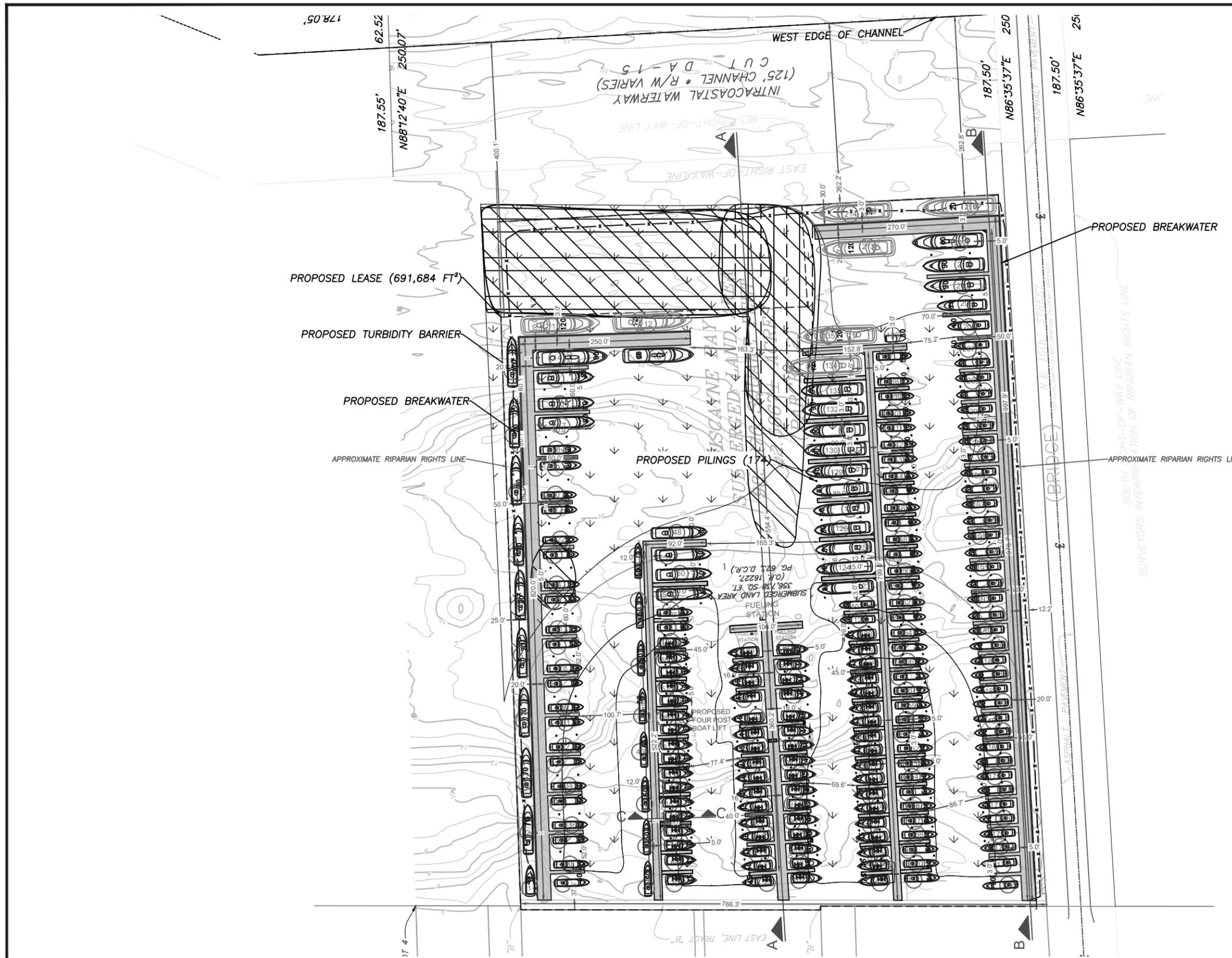
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VENETIAN MARINA & YACHT CLUB

PREPARED FOR:
MIAMI MARINA VENTURES, LLLP

PROPOSED CONDITIONS		
Date: 8/13/2025	Sheet :	of :
Proj No.: 21-0119.001	3	9



PROPOSED SLIP TABLE	
SLIP LENGTH	COUNT
30'	1
45'	68
50'	103
60'	3
70'	10
80'	13
90'	7
100'	3
120'	7
TOTAL	215 SLIPS



LEGEND

- PROPOSED SUBMERGED LAND LEASE (±691,684 ft²)
- PROPOSED FIXED CONCRETE DOCKS (±95,584 ft²)
- EXISTING PADDLE GRASS (*Halophila decipiens*; ±414,462 SQ. FT.)
- EXISTING TURTLE GRASS (*Thalassia testudinum*; ±105,584 SQ. FT.)
- EXISTING SHOAL GRASS (*Halodule wrightii*; ±62,998 SQ. FT.)
- EXISTING STAR GRASS (*Halophila engelmannii*; ±37,877 SQ. FT.)

M.H.W. = 0.2' NAVD88 M.L.W. = (-)1.98' NAVD88

NOTES: SURVEY INFORMATION PROVIDED BY MCLAUGHLIN ENGINEERING COMPANY. PROPOSED MARINA LAYOUT PROVIDED BY TURRELL, HALL & ASSOCIATES, INC. APPROXIMATELY 156,922 ft² OF PROPOSED SECONDARY IMPACTS FROM VESSEL SHADING. SLIPS 69 AND 94 TO BE DEDICATED FOR THE USE OF RESEARCH AND/OR LAW ENFORCEMENT.

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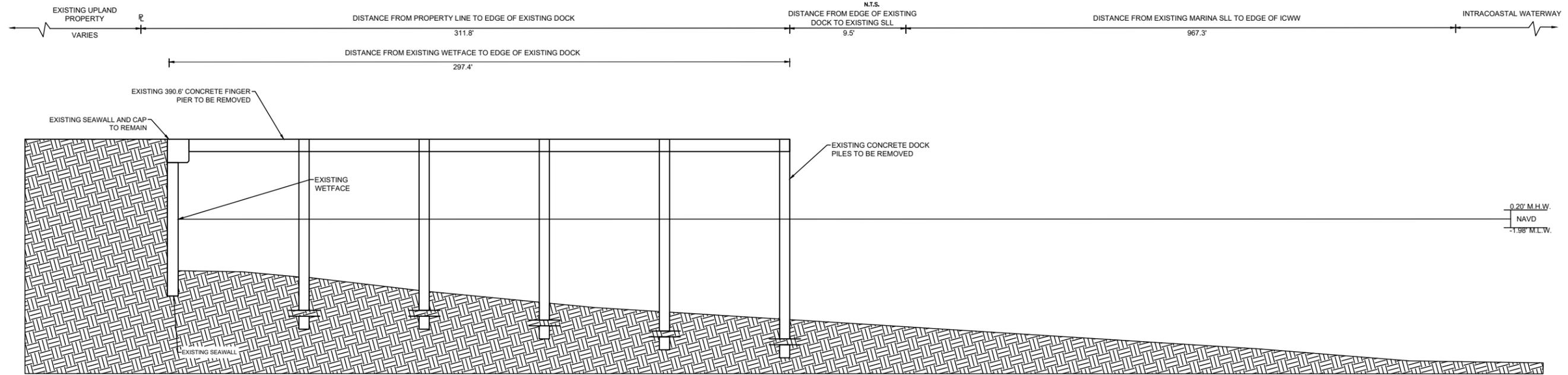
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VENETIAN MARINA & YACHT CLUB

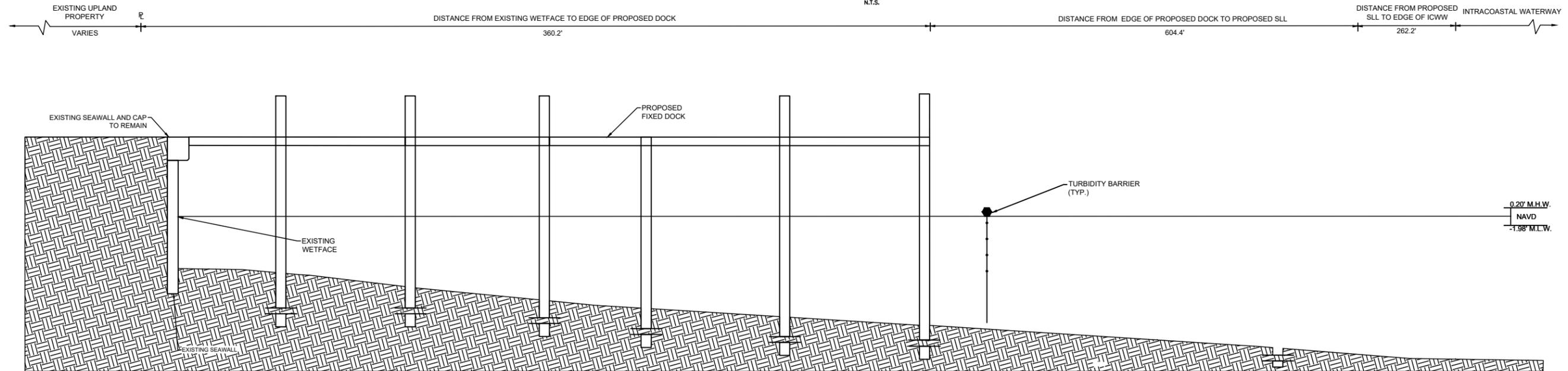
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PROPOSED CONDITIONS - SECONDARY IMPACTS		
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EXISTING CONDITIONS A-A (TYP.)



PROPOSED CONDITIONS A-A (TYP.)



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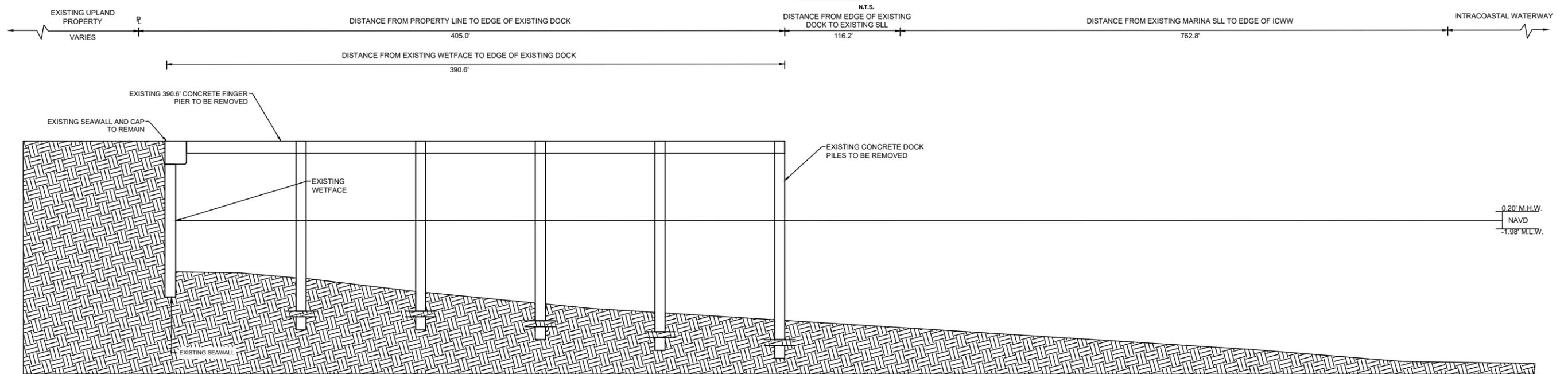
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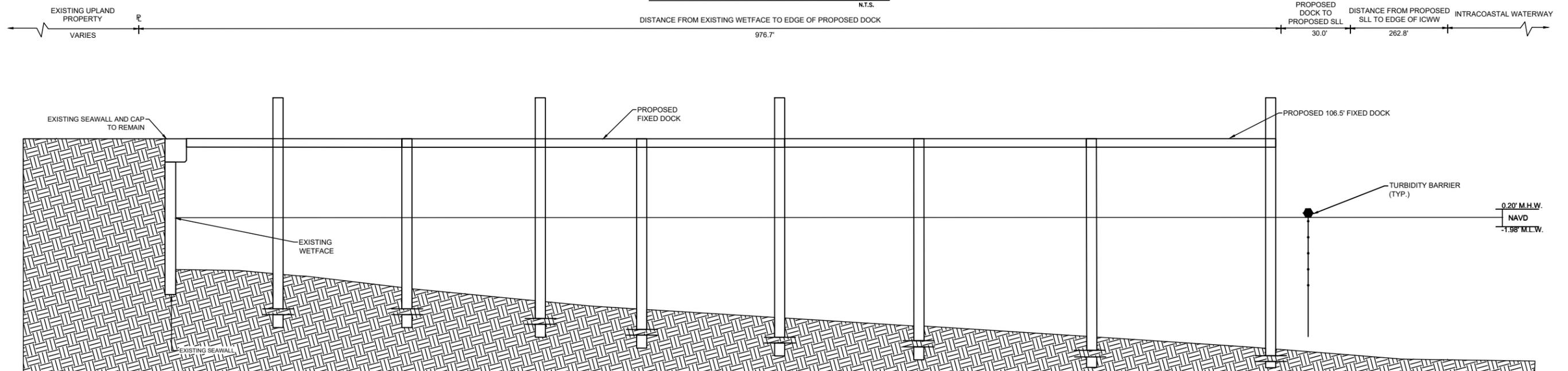
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SECTION A		
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Proj No.: 21-0119.001	5	9

EXISTING CONDITIONS B-B (TYP.)



PROPOSED CONDITIONS B-B (TYP.)



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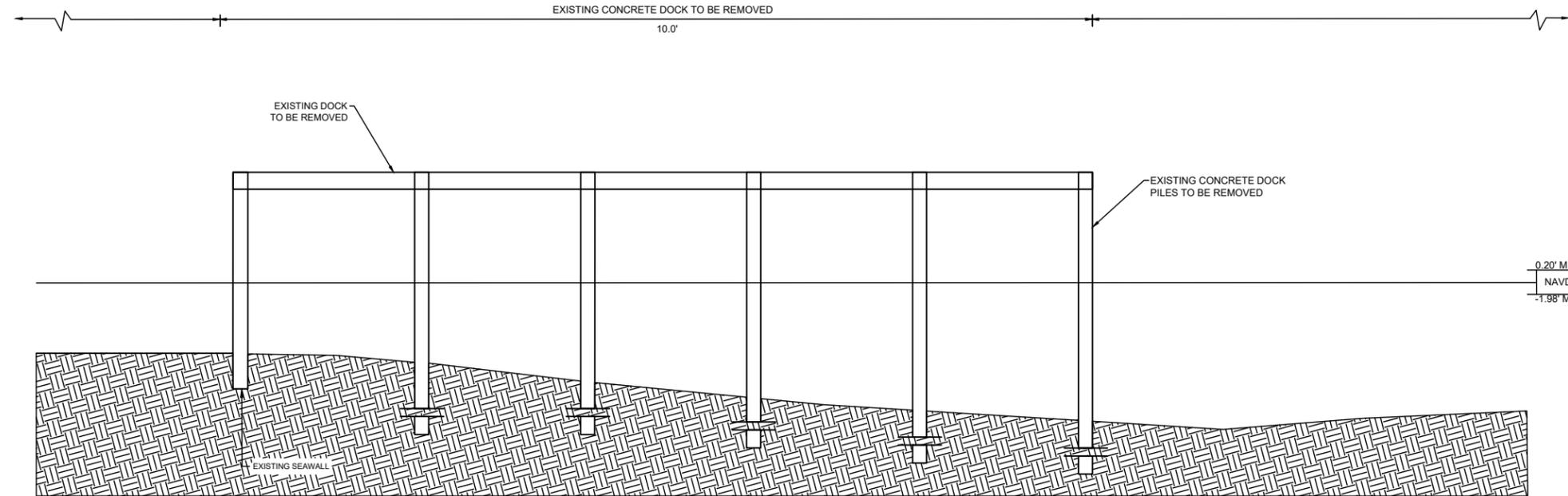
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SECTION B		
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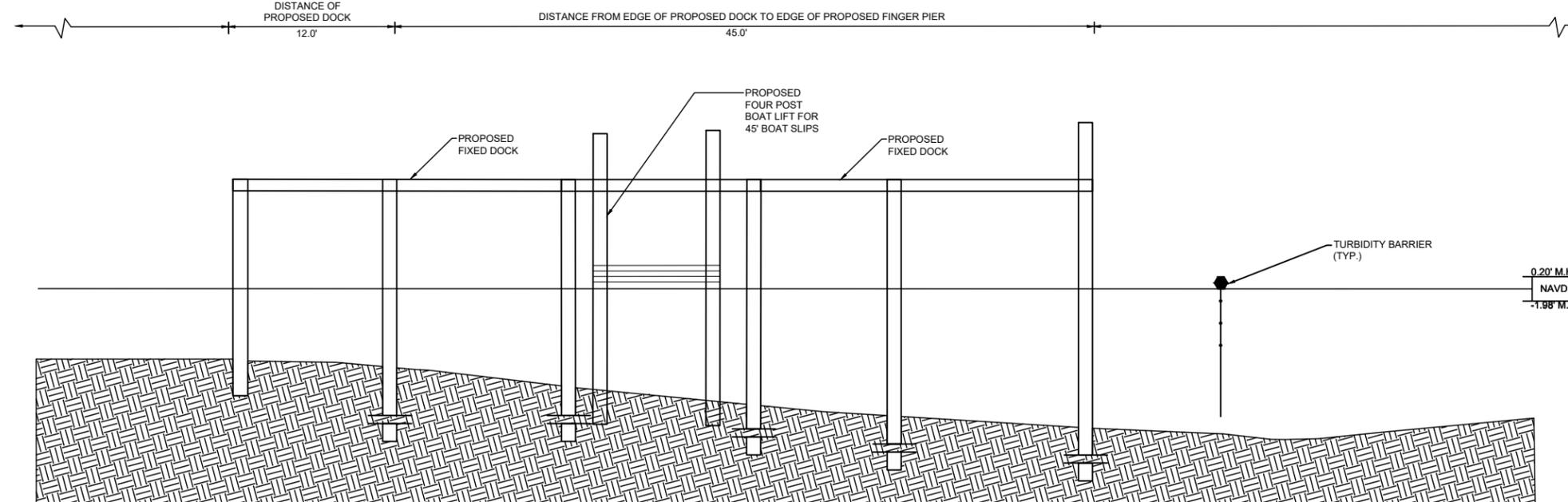
EXISTING CONDITIONS C-C (TYP.)

N.T.S.



PROPOSED CONDITIONS C-C (TYP.)

N.T.S.



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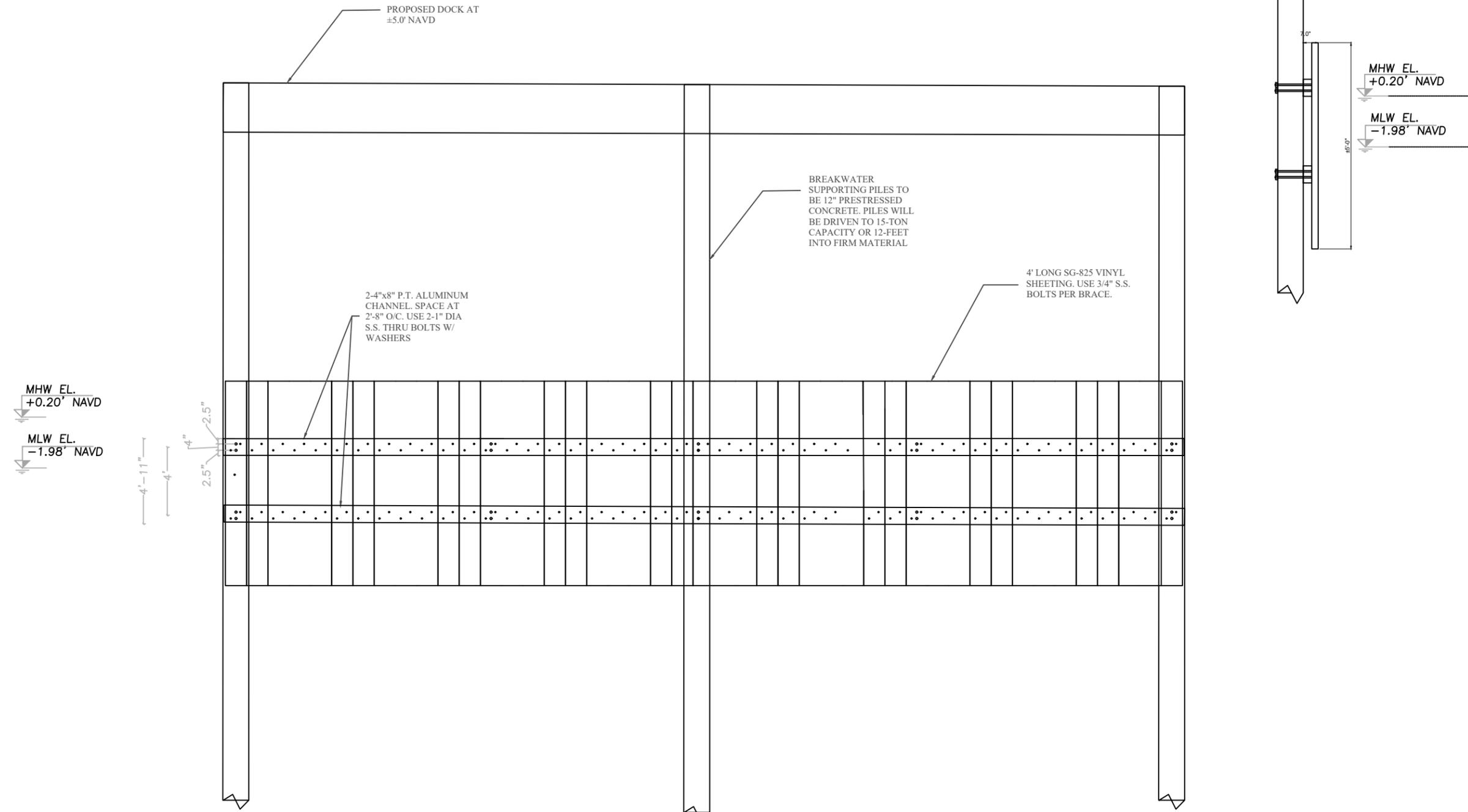
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SECTION C

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LONGITUDINAL SECTION OF DOCK AND WAVE BREAK



NOTE: PROPOSED WAVEBREAK TO EXTEND TO 4' FROM THE EXISTING SUBSTRATE. THE EXISTING AND PROPOSED CREST ELEVATION IS 1.5 FEET FROM THE BOTTOM OF THE CAP (0.5' NAVD), AND THE TOE ELEVATION IS -3.5' NAVD. THE ALUMINUM CHANNELS ARE SPACED AT 2'-8" ON CENTER, WHILE THE 4' DIMENSION REFERS TO THE LENGTH OF THE VINYL SHEETING PANELS, NOT THE SPACING BETWEEN CHANNELS.

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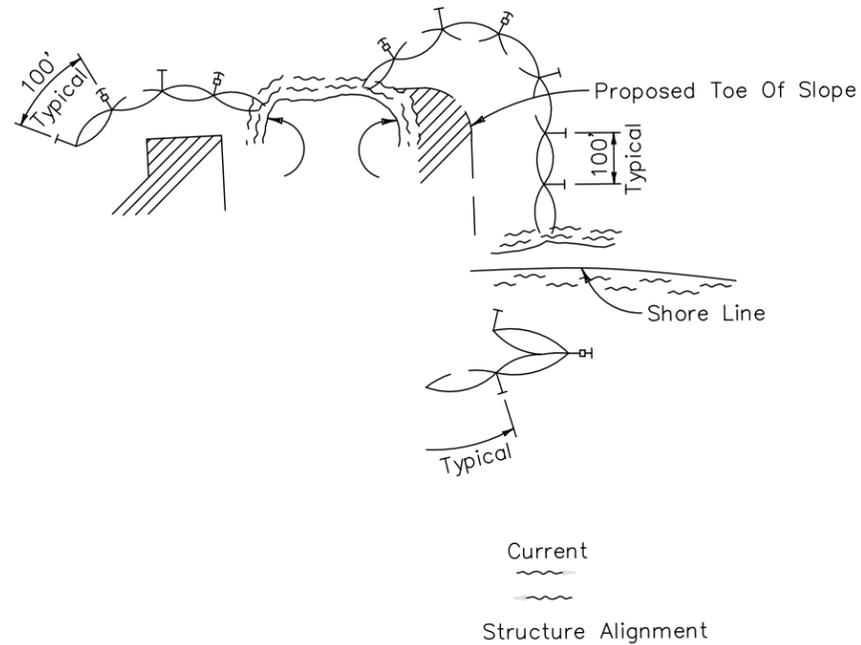
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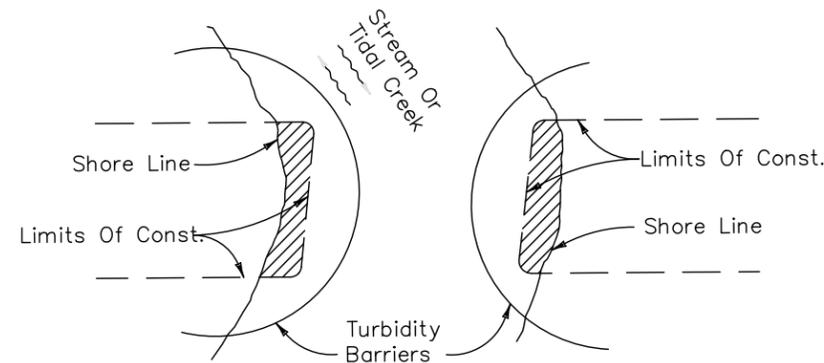
LONGITUDINAL SECTION		
Date: 8/13/2025	Sheet : 8	of : 9
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CONSTRUCTION BARGE (TYP.)



LEGEND

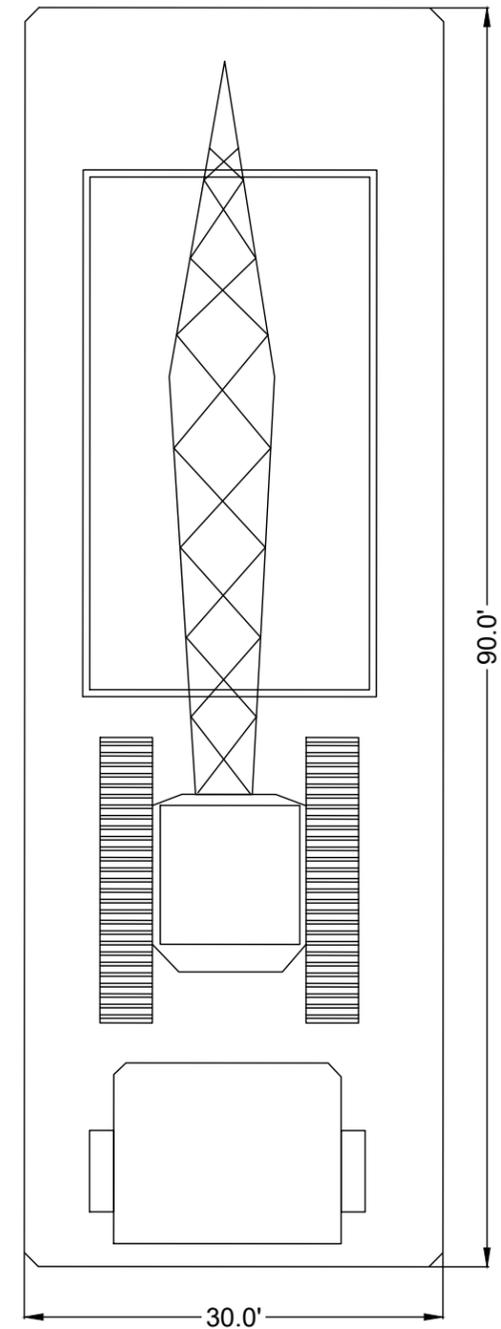
- Pile Locations
- ▨ Dredge Or Fill Area
- Mooring Buoy w/Anchor
- Anchor
- ⊖ Barrier Movement Due To Current Action



Note:
Turbidity barriers for flowing streams and tidal creeks may be either floating, or staked types or any combinations of types that will suit site conditions and meet erosion control and water quality requirements. The barrier type(s) will be at the Contractors option unless otherwise specified in the plans, however payment will be under the pay item(s) established in the plans for Floating Turbidity Barrier and/or Staked Turbidity Barrier. Posts in staked turbidity barriers to be installed in vertical position unless otherwise directed by the Engineer.

1. Turbidity barriers are to be used in all permanent bodies of water regardless of water depth.
2. Number and spacing of anchors dependent on current velocities.
3. Deployment of barrier around pile locations may vary to accommodate construction operations.
4. Navigation may require segmenting barrier during construction operations.
5. For additional information see Section 104 of the Standard Specifications.

TURBIDITY BARRIER APPLICATIONS



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VENETIAN MARINA & YACHT CLUB

PREPARED FOR:
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DETAILS

Date: 8/13/2025	Sheet : 9	of : 9
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**Venetian Marina & Yacht Club
Seagrass Planting Plan
TCG Project No. 21-0119.001**

Location

The proposed mitigation project is located within the Biscayne Bay Aquatic Preserve in Miami-Dade County. The mitigation site is 4.17 acres of a dredge hole with a depth of (-)20 MLW and centered at approximately 25°48'53.19" N, 80°09'17.60" W. The project site is north of Julia Tuttle Causeway, west of Miami Beach, east of Biscayne Isle, and south of NE 79th street bridge.

Purpose and Background

The purpose of this project is to mitigate 4.17 acres of seagrass impacts from the proposed expansion of Venetian Marina & Yacht Club. The proposed marina expansion location has a benthic community composed of silt, sand, macroalgae, and rock rubble. In addition, paddle grass (*Halophila decipiens*), shoal grass (*Halodule wrightii*), turtle grass (*Thalassia testudium*) and star grass (*Halophila engelmannii*) were observed within project footprint. The proposed project will result in approximately 28,215 ft² of the proposed docks located within the observed seagrass footprint.

In May of 2012, Florida Department of Environmental Protection (FDEP) issued an Environmental Resource Permit (ERP) and sovereign submerged lands authorization for a federal channel expansion, file number 0305721-001-EI. The permit authorized the deepening and widening within Miami Harbor channels and the Port of Miami. Seagrass mitigation was required for this permit and was located north of Julia Tuttle Causeway within the Biscayne Bay Aquatic Preserve and consisted of filling 16.6 acres of a dredge hole to achieve a final elevation of (-)4 MLW.

The Venetian Marina & Yacht Club dredge hole mitigation location is adjacent to the federal channel expansion mitigation site that was authorized in 2012. In April of 2025, a team of biologists conducted a site visit to locate existing seagrass and analyze the percent coverage and habitat structure of the previous mitigation site. It was determined that the 2012 federal mitigation site has a current depth of approximately (-)5 MLW. These areas have seagrass present throughout the site with 1-25% coverage of paddle grass (*Halophila decipiens*), turtle grass (*Thalassia testudium*), and manatee grass (*Syringodium filiforme*) and 1-50% coverage of shoal grass (*Halodule wrightii*).

Project Description

A pre-construction survey will occur to document the existing conditions of the dredge hole. Prior to commencement of in-water work, weighted turbidity curtains will be deployed

to encompass the dredge fill work footprint during activities in order to minimize potential for turbidity impacts surrounding the project footprint. Once the pre-construction survey is complete and turbidity currents are installed, the filling of the dredge hole will commence. The dredge hole fill will be filled with clean concrete rubble and limestone rock and dredge material from upland projects within the area. The dredge hole will be filled to an elevation of (-)7 MLW and then capped with a layer of clean sand containing 15% or less of fine material. The cap will be at least two (2) feet thick and achieve a final elevation of (-)5 MLW plus a construction tolerance of ± 0.5 feet.

Fertilizer spikes and planting units will be installed in between the sediment tubes and fastened using biodegradable mesh, such as jute or coir. The fertilizer spikes will be protected by sediment tubes anchored with 1.5"-2" diameter perforated PVC or HDPE pipes, capped and coated with non-toxic marine-grade paint. Tubes will be filled with clean sand or shell hash and tied with natural fiber twine or biodegradable zip ties. Seagrass planting shall be planted with 10-meter x 10-meter plots of a native species compatible with the surrounding seagrass beds at a spacing of one (1) planting unit (PU) per meter (Figure 1). The PU's consist of vegetative fragments, which include shoots and rhizomes. Slow-release fertilizer spikes rated for aquatic environments will be inserted adjacent to each PU. The seagrass plot layout will alternate between planted and unplanted areas of equal size and spacing to maximize vegetative recruitment through rhizome expansion.

Bathymetry will be confirmed, and installation locations will be recorded via handheld GPS device. Barges with an estimated 2.5' draft will operate only in areas of suitable depth (3.5' minimum) to maintain a minimum of 1' clearance between the barge and the existing substrate in the work area(s), thus minimizing the potential of impacts to existing seagrass. Barges will come from the existing channel adjacent to Julia Tuttle Causeway to avoid potential impacts.

Monitoring

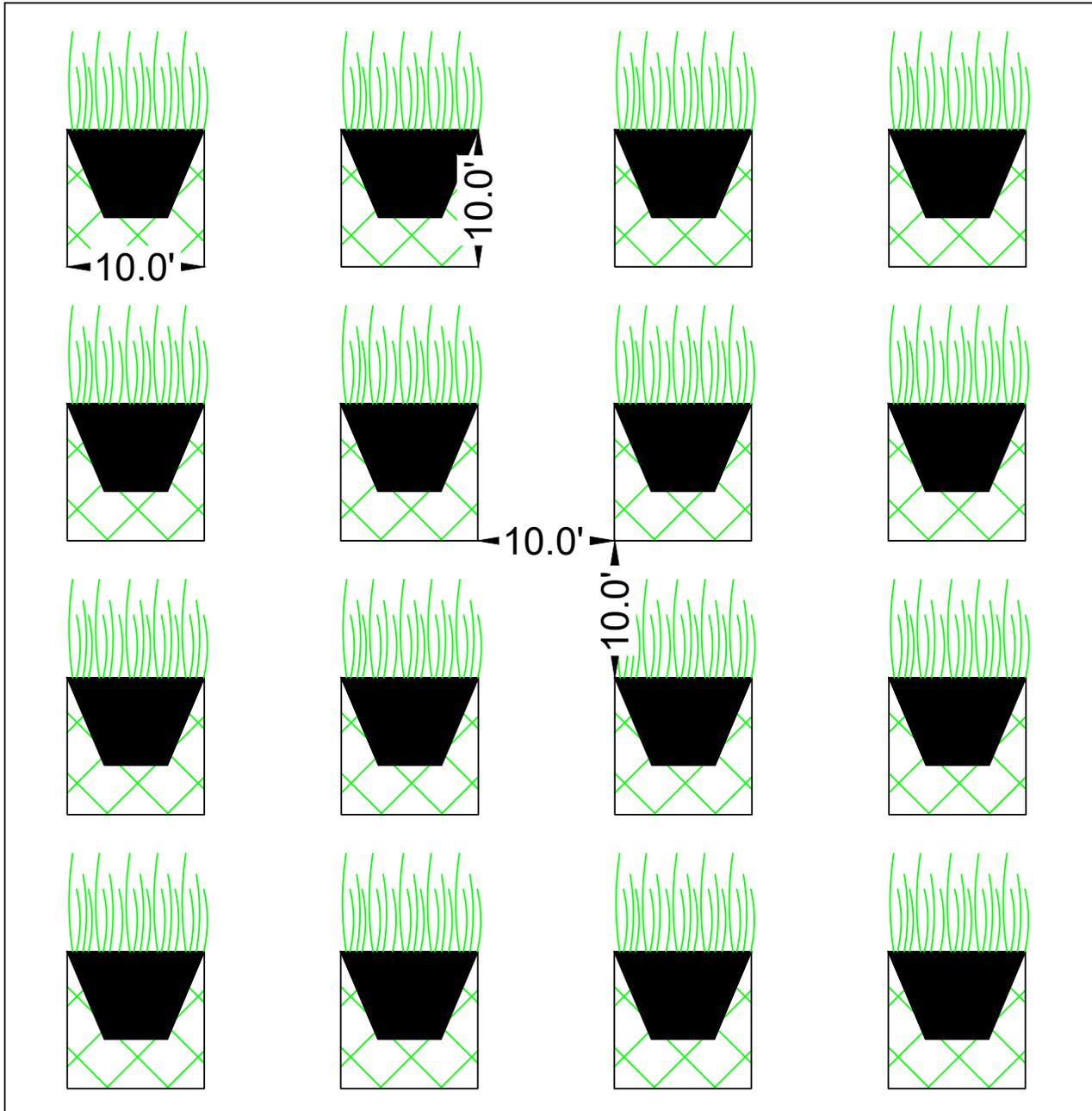
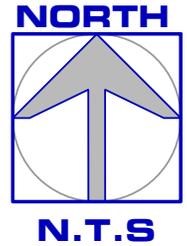
The success of the mitigation project will be quantified and documented with a time-zero monitoring event and subsequent monitoring events for five (5) years. The initial time-zero monitoring visit will occur within thirty (30) days of the completion of construction. During the time zero inspection, baseline conditions of seagrass coverage will be collected using random 1m² quadrat samples in the vicinity of the mitigation site and within the target habitat assemblage. Data collected within the background/baseline quadrats will be used to identify the target seagrass coverage. The monitoring events will document the survival, health, and coverage density of all seagrass species present and the planted seagrass species. Each monitoring event will be documented through photographs and exhibits will reflect the data collected from the respective events.

Reporting

A time-zero report after completion of the project followed by seven (7) monitoring reports will be provided thirty (30) days after the completion of the monitoring events. Semi-annual reporting will occur for the first two (2) years and annual monitoring will be conducted for an additional three (3) years thereafter. Semi-annual monitoring will occur in April and August, which is consistent with the seagrass growing season and a total of eight (8) reports will be submitted to the FDEP.

PLANTING AREA

NOTE: DISTANCES ARE IN METERS (M)



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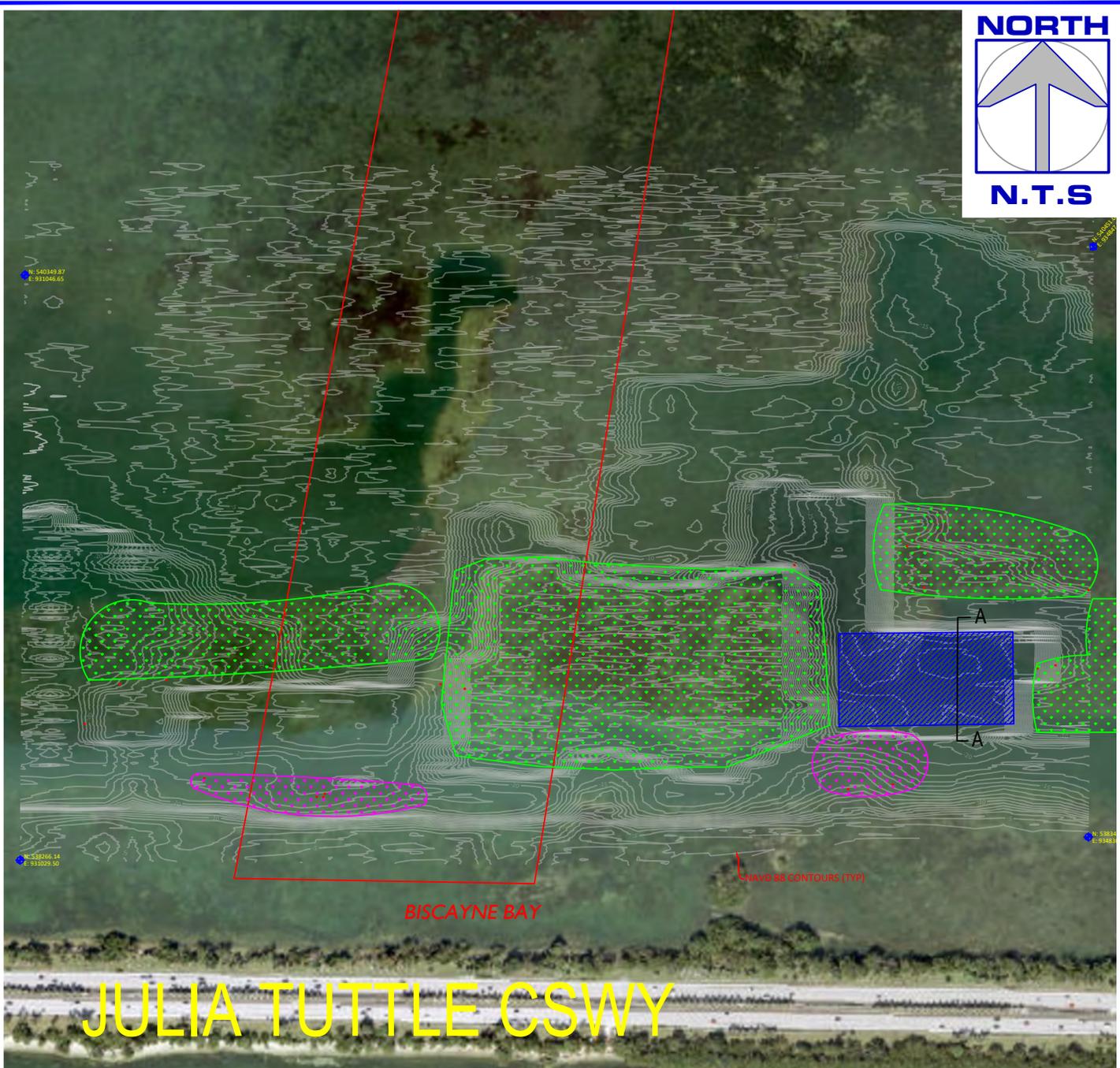
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PLANTING AREA

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BISCAYNE BAY

WATER LEVEL CONTOURS (TYP)

JULIA TUTTLE CSWY

LEGEND:

- STATE OF FLORIDA PUBLIC LAND PARCEL (±130.91 AC)
- PROPOSED MITIGATION SITE (±4.17 AC)
- SEAGRASS PRESENT:
 Turtle grass (*Thalassia testudinum*) ±1-10%
 Paddle grass (*Halophila decipiens*) ±1-25%
 Manatee grass (*Syringodium filiforme*) ±1-25%
 Shoal grass (*Halodule wrightii*) ±1-50%
- SEAGRASS PRESENT:
 Paddle grass (*Halophila decipiens*) ±1-10%
 Manatee grass (*Syringodium filiforme*) ±1-20%
- REFERENCE POINT

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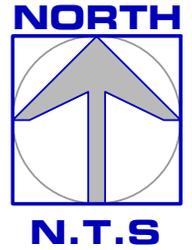
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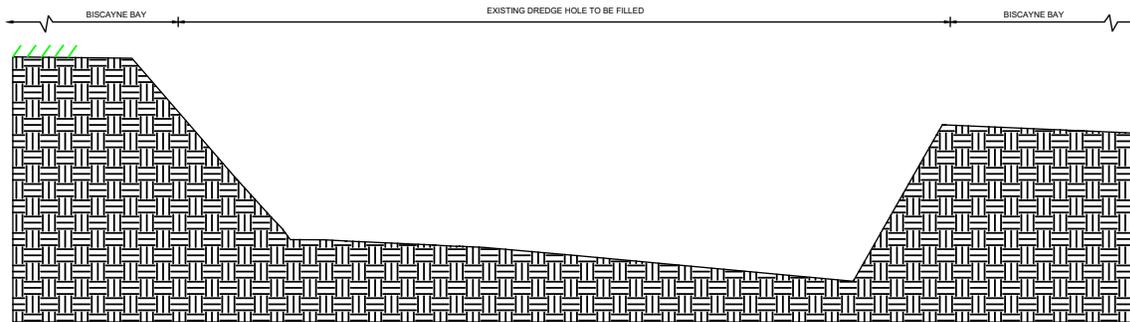
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PROPOSED MITIGATION - DREDGE FILL		
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Proj No.: 21-0119.001		

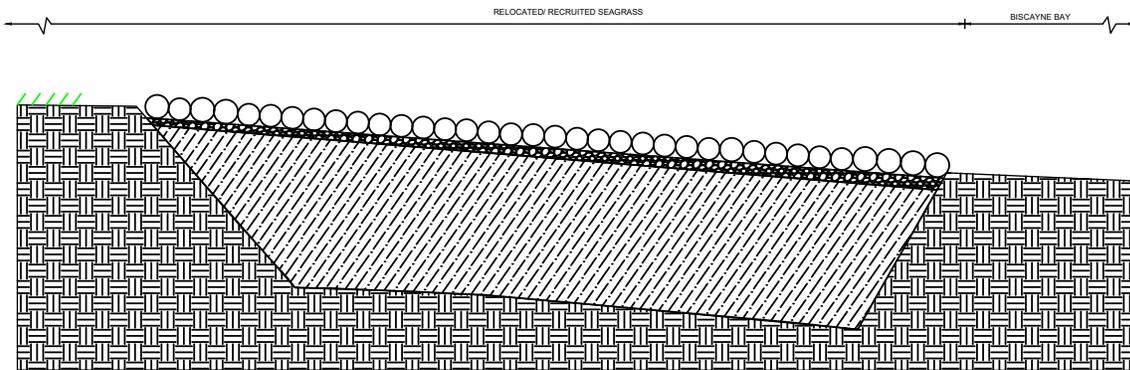
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EXISTING CONDITIONS A-A (TYP.)
N.T.S.



PROPOSED CONDITIONS A-A (TYP.)
N.T.S.



LEGEND:

-  EXISTING SUBSTRATE
-  PROPOSED CRUSHED CONCRETE FILL
-  PROPOSED 1 FT. PEA GRAVEL LAYER
-  PROPOSED SAND FILLED SEDIMENT TUBES

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SECTION		
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