

Miami Beach Public Mooring Field Management Plan

Draft

Name of Upland Site: TBD

Harbormaster: City of Miami Beach, Office of Capital Improvement Projects

Address: 1700 Convention Center Drive, Miami Beach, FL 33139

Phone: 305-673-7071

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E-mail: cipdeptcmb@gmail.com

Latitude: _____ Longitude: _____

Waterbody: Biscayne Bay

Slow Speed All Year Manatee Zone

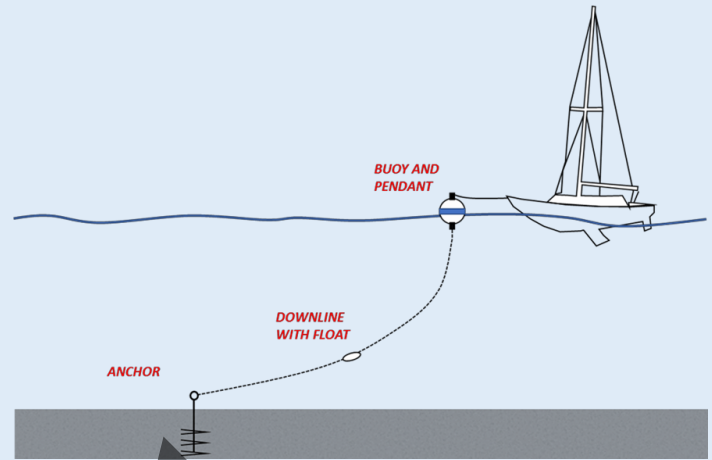
FDEP Permit No. TBD

FDEP SSL Lease No. TBD

Facilities: Up to 150 Mooring Balls

Dinghy Dock to access upland facility

Designated mooring for Pumpout Vessel



1.0 INTENT OF MANAGEMENT PLAN

This Management Plan (Plan) provides the framework for operation and use of the Miami Beach Managed Mooring Field (Mooring Field) for up to 150 vessels preempting 5,446,862 square feet in Biscayne Bay. The Plan is binding for the life of the permit and associated sovereign submerged lands lease. The provisions of this Plan relates to the entire Mooring Field associated dinghy docks for access to the upland support facility amenities, dock for mooring the pumpout vessel, and upland support facility amenities. This Plan applies to all vessels, owners, crew, guests, or any other persons entering the Mooring Field. Failure to comply with these rules and regulations shall constitute a violation of City and County Ordinances and shall be sufficient grounds for removal from the Mooring Field and possible legal action. A permanent sign or information kiosk is located at the dinghy dock locations identified in the attached Mooring Field Plan.

2.0 MOORING FIELD RULES AND REGULATIONS

2.1 Harbormaster Authority

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

2.2 Operational Vessels Only

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

2.3 Vessel Equipment Requirements

All vessels should have a dinghy or other small craft as an alternate means of conveyance to enable access to the dinghy dock and Harbormaster's Office. In the absence of a dinghy, the vessel's owner shall inform the Harbormaster at the time of entry into the Mooring Field. The lack of a dinghy shall not be cause to refuse the rental of a mooring. The Harbormaster may allow the use of a Mooring Field dinghy for the vessel's occupants to access the upland property, if such a dinghy is available.

2.4 Commercial Use of Moorings Prohibited

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

2.5 Mooring of Vessels

The mooring field will accommodate up to 150 vessels excluding any dinghies that may be attached to parent vessels. All persons landing by vessel or dinghy must register online through the app or at the Harbormaster's Office within twelve (12) hours of landing. Vessels shall be moored in designated mooring areas only, as assigned by the Harbormaster. The sole method for securing a vessel to a mooring shall be by securing the bow of the vessel to the mooring buoy pendant. Securing the mooring to the stern of any vessel is prohibited. Additionally, the use of additional anchors to supplement the mooring provided is prohibited. Anchoring within the marked boundaries and within 100 feet of the Mooring Field is prohibited unless approved by the Harbormaster in the event of an emergency. Dinghies shall be kept on board the vessel, or properly secured to vessel, when not in use, and shall not impede or restrict access to fairways or channels. Subleasing of the vessel or reassignment of the rental agreement is prohibited. Rafting or mooring of more than one vessel to any buoy, without prior approval of the Harbormaster, is prohibited.



2.5.1 Mooring Assignment

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

2.5.2 Length of Stay

The mooring field will be open to the general public on a first come, first served basis. The mooring field will accommodate both transient vessels and long-term or liveaboard vessels. Sixty percent of moorings will be reserved strictly for use by transient vessels, which moor for ten or less days. This percentage could be changed at the discretion of the Harbormaster. A liveaboard vessel is defined in the Mooring Field Sovereign Submerged Land Lease. Long-term mooring of vessels will be limited to mooring for (90) days.

2.6 Illegal Activities Prohibited

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

2.7 Waste Management/Marine Pollution

Discharge of solid, any such fluid waste, human and pet waste overboard within the Mooring Field is prohibited. There shall be absolutely no overboard discharge of any sewage into any area of the Mooring Field or Biscayne Bay. The only discharge permitted is into a pumpout vessel.

Upon entering the Mooring Field, vessels shall secure their sewage holding tank to ensure no overboard discharge occurs. All holding tanks shall be emptied at a sewage pumpout prior to mooring within the Mooring Field and prior to all extended departures from the mooring field greater than seven (7) days.

All vessels will have to provide documentation to the Harbormaster of sewage tank pumpout within 24 hours of entering or re-entering the Mooring Field. Any vessel that cannot provide such documentation will be required to pumpout within 24 hours of mooring using the Mooring Field's pumpout vessel.

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



2.8 Use of Dinghy Dock

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

2.9 Fueling Prohibited

Any fueling of vessels within the Mooring Field is prohibited.

3.0 RESPONSIBILITIES OF RENTERS/LICENSEES/TENANTS

3.1 Use of Vessel Pumpout Facilities

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

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

3.2 Repairs Prohibited

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

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

3.3 Waste Disposal/Trash Removal

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

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



3.4 Prohibited Activities

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

3.5 Manatees & Other Protected Species/Feeding of Wildlife

Vessel owners and their guests shall familiarize themselves with the publications and warnings available at the Harbormaster's Office regarding safe operation in waters frequented by manatees and must abide by all Federal, State and Local laws and ordinances, rules and regulations governing the operation of watercraft in the presence of manatees. Harassment of Federal or State listed protected species is illegal and will not be tolerated. Lists of these species, such as manatees, dolphins, American crocodile, sea turtles, smalltooth sawfish, giant manta ray and Nassau grouper are available at the Harbormaster's Office or on the Mooring Field information kiosk or display sign. All vessel owners and guests are prohibited from feeding or leaving food for wildlife, particularly birds or endangered species.

3.6 Reporting of Fuel/Oil Spills

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



3.7 Vessel Cleaning

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

3.8 Non-tenant Use of Moorings Prohibited

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

3.9 Use of Parking Lot

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

3.10 Use of Upland Laundry, Restrooms and Showers

It is the intent of the City to provide laundry facilities, restrooms and showers at an upland support facility.

3.11 Grandfathered Vessels

Not applicable.

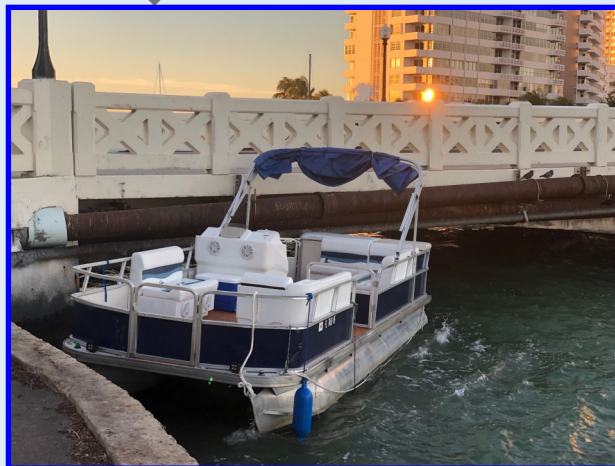
3.12 Unauthorized Departure of Vessels

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

3.13 Emergency Repairs

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

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



4.0 HURRICANES AND TROPICAL STORMS

4.1 Evacuation of Vessels for Storm Event

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

5.0 SOVEREIGNTY SUBMERGED LANDS LEASE

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

The lease boundary includes the over-water surface area of the mooring field, encompassing all of the swing areas and square footage between the swing areas including internal thoroughfares. The lease boundary includes the preempted area for the dinghy dock and the sewage pumpout access dock that contains a temporary mooring area to access a fixed sewage pumpout and for the mooring of a sewage pumpout vessel. This Management Plan is referenced in the lease.

Attachment

Miami Beach Mooring Field Concept Drawing

