

CITY OF RIVIERA BEACH
Lake Worth Inlet Mooring Fields

SOUTH MOORING FIELD
MANAGEMENT PLAN

Prepared for:
The City of Riviera Beach
200 West Blue Heron Blvd.
Riviera Beach, FL 33404



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City of Riviera Beach

Lake Worth Inlet Mooring Field “South”

Mooring Field Management Plan

1.0 INTENT OF MANAGEMENT PLAN

The Mooring Field Management Plan (Plan) provides the framework for operation and use of the proposed Lake Worth Inlet Managed Mooring Field South location. The City of Riviera Beach will be the sponsor of the Mooring Field with their Municipal Marina functioning as the necessary upland support facility. The requirements, rules, and regulations of this Plan will apply to any vessel owners, crews, and guests while occupying a mooring and / or utilizing the City Marina support facilities.

The Mooring Field is being designed to eliminate and prevent damage to aquatic resources of the State of Florida. Current damages include seagrass anchor and chain damage as documented during this permit process by the applicant, as well as continued sewage release from holding tanks. The vessels currently within the mooring areas are not managed and do not have sufficient means for sewage pump-out. The development of a managed Mooring Field with the installation of engineered / hurricane rated moorings will provide increased conservation of valuable aquatic resources. The moorings shall be engineered to secure a typical vessel 60 feet in length or less up to a Category 3 Hurricane event. The buoys and layout will conform to standards set by the Florida Fish & Wildlife Commission and channel / facility setbacks set in law and rule. The following sections of this Plan outline all aspects for regulatory requirements of the Mooring Field.

Note: This Plan may be modified based on input from the following entities; FDEP, City Council, City Staff, Marina Management (Kings Holdings), and all other permitting agencies.

2.0 MOORING FIELD RULES AND REGULATIONS

2.1 Harbormaster Authority

The Riviera Beach Marina Harbormaster shall enforce the requirements and provisions of the Sovereign Submerged Lands Lease permit conditions issued by the Florida Department of Environmental Protection (FDEP) under Rule 18-21 (Rule), as well as violations of the Rule. The Harbormaster or their designee shall assign each vessel to a mooring. No vessel shall occupy any mooring without the approval of the Harbormaster. Approaching vessels shall raise the Harbormaster on Channel 16 or by phone at 561-842-7806 during working hours for assignment to a temporary mooring until all the registration paperwork has been completed and the vessel has been assigned a permanent mooring for the duration of the stay. For safety, security, or other management considerations, the Harbormaster may request relocation of a vessel from one mooring to any other mooring at their sole discretion. A violation of any rules, requirements, or regulations contained within or authorized by the Plan may void the Mooring Rental Agreement.

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. Only vessels in good operational condition, capable of maneuvering under their own power and with current 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. 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 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 occupants to access the upland property, if such a dinghy is available. It is the sole responsibility of vessel occupants to provide their own conveyance to the upland facilities. The City is under no obligation to own, operate, or maintain a dinghy for the exclusive use of mooring patrons.

2.4 Commercial Use of Moorings Prohibited

Commercial activities and vessels engaged in commercial activities are prohibited in the Mooring Field. However, this does not prohibit commercial vessels from using the Mooring Field or its amenities. No advertising or soliciting shall be authorized on any vessel within the Mooring Field, with the exception of "for sale by owner" signs not to exceed two (2) 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 100 vessels excluding any dinghies that may be attached to parent vessels. All persons landing by vessel or dinghy must register 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 of the Mooring Field is prohibited. Dinghies shall be kept on board the vessel when not in use and shall not impede or restrict access to fairways, channels or other moorings. Subleasing of the vessel or assignment of the rental agreement is prohibited. Rafting or mooring of more than one vessel to any buoy is prohibited.

Any vessel requesting a mooring must contact the existing Harbormaster's office located at the City of Riviera Beach Marina; at 561-842-7806 between the hours of 8:00am and 5:00pm 7 days a week. The Marina / Mooring Field operations is located at the Riviera Beach Marina fuel dock located due west of Peanut Island and next to the USCG Red Marker #42. During off hours or obtaining information concerning the use of a Mooring, additional information is available at info@rivierabeachmarina.com. Vessels wishing to spend the night arriving after normal operating hours shall register online and visit the Harbormaster's prior to 10am the same day or the following morning to finish the registry process. Moorings will be assigned by the Harbormaster based on; vessel size, draft, length of stay and whether it is an occupied vessel due to needs.

2.5.1 Order of Mooring Assignment

All buoys within the Mooring Field will have an identification number that corresponds to the available draft and vessel length for that particular mooring, reservation and registration for particular moorings will be coordinated between the vessel captain / owner and the Harbormaster. There shall be a minimum 1-foot keel clearance to the seafloor for all vessels within the Mooring Field.

2.5.2 Length of Stay

The Mooring Field will be open to the general public on a first come, first serve basis. Rates will be set based on vessel size, length of stay, and time of year. Occupied vessels are defined as having persons aboard that generally have a main place of residence somewhere else or they are a cruising vessel from another state or country. Vessels with no other residence are limited to stays not exceeding six (6) months within a twelve (12) month period.

2.6 Enforcement of FL laws, rules, and lease permit conditions

The City will keep and uphold rules of the mooring fields, permit conditions and leases in good standing with the State and Army Corps.

2.7 Waste Management / Marine Pollution

Discharge of solid, human and pet waste overboard within the Mooring Field is prohibited. Overboard discharge of any sewage is NOT permitted into any area of the Mooring Field except into a pump-out vessel. The City intends to purchase a sewage pump-out vessel that will operate five (5) days a week to service all the vessels within the Mooring Field. It will also utilize the pump-out pendant system for notification to the pump-out vessel that that vessel wishes a pump-out. The Riviera Beach Marina has sewage pump-out connections that all vessels may utilize. All vessels are required to not only use biodegradable soaps for galley and shower use, but also have their holding tank overboard discharge valving inspected to ensure sewer discharge is not possible. The pump-out vessel will also collect garbage in approved bags when pumping out an occupied vessel. Unoccupied vessels shall deposit any garbage in dumpsters located at the Marina as needed. At no time is garbage or trash to be dumped into the Lake Worth Lagoon.

Occupied vessels with Type III marine sanitation devices shall be required to have their holding tanks pumped out on a seven (7) day interval while continuously moored in the Mooring Field. The Harbormaster and pump-out boat shall maintain a pump-out log and procedure, tracking and inspection times, which generally shall not be less than a minimum seven (7) day interval. The pump-out procedure also includes a flag pendant notification system for each vessel requiring a pump-out, using a pump-out vessel and a proposed inspection schedule for Type I or II systems. All slips at the Riviera Beach Marina, including all marginal dockage, maintain sewage pump-out hookups that may be utilized by any vessel within the Mooring Field.

All pertinent information will be available at the time of securing a mooring with the harbormaster and also available for prospective patrons at the upland support facility kiosks. Kiosks will have copies of this management plan and all other pertinent information available with captcha scans to City of Riviera Beach Rules and Regulations for Marina and Mooring Field patrons.

2.8 Use of Dinghy Dock

The Riviera Beach Marina currently maintains dingy docks for tenants of the Mooring Field. Customers of the Mooring Field may use the dingy dock locations at no charge on a first come, first serve basis. Dingy docks are located at the south side of the marina and the southwest corner. No dingy shall be left at the dingy dock for more than 24 continuous hours without prior authorization from the Harbormaster. Docks are always to be kept clear, and repairs to and maintenance of gear and equipment including dinghies and outboards are not permitted on the marina docks or Marina property without proper authorization of the Harbormaster.

2.9 Fueling Prohibited

The fueling of vessels within the Mooring Field is prohibited. Vessel fueling is permitted at authorized public marinas, including the Riviera Beach Marina fuel dock.

3.0 RESPONSIBILITIES OF RENTERS / LICENSEES / TENANTS

3.1 Use of Vessel Pump-out Facilities

Vessels moored at the Mooring Field are required to utilize nearby pump-out facilities (see Section 2.7) or hail the pump-out vessel. Regularly scheduled visits, Monday-Friday will be made by the Riviera Beach

pump-out 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. All liveaboard vessels must provide the Harbormaster with documentation of pump-out once every seven (7) days. Such documentation will be required on a monthly basis and will be kept on file by the Harbormaster.

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 not prohibited. Boat hull scraping and painting are prohibited in the Mooring Field and at the marina, however, regular maintenance and removal of marine growth from below the waterline and running gear is allowed. Additionally, only the City of Riviera Beach Marina staff or their contractors shall undertake and accomplish any repairs to the moorings or tackle. Any unauthorized activity in violation of the above may result in ejection from the Mooring Field and forfeiture of security deposit.

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 ejection 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 designated marina garbage and recycling receptacles. Vessel owners shall contact the 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. To minimize discharges, Mooring Field users are urged to use the laundry and showers available at the upland support facility.

3.4 Prohibited Activities

- Major repairs and / or refitting of vessels or associated equipment
- Swimming or diving within the Mooring Field unless performing vessel maintenance or minor repairs
- Washing or drying of laundry on marina docks or vessel decks and or rigging is prohibited. Also, washing dishes or laundry in the marina restroom sinks and or laundry sink is prohibited
- Cleaning or washing vessels with detergents containing phosphates, chlorine, or petroleum distillates are prohibited within the Mooring Field
- Zero tolerance for disorderly, rowdy, or boisterous conduct. Halyards are to be tied off sufficiently to prevent slapping against the mast in windy conditions. Failure to do so on non-occupied vessels will generate a fee if staff must tie them off on repeat offender vessels.
- Fireworks on vessels within the Mooring Field is prohibited
- No Wake Please. Vessel owners are responsible for damage caused by a vessel's wake
- Fish will be processed and cleaned in designated areas and individuals cleaning them will abide by all disposal rules

3.5 Manatees & Other Protected Species / Feeding of Wildlife

Vessel owners and their guests shall acquaint 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 laws, 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 as advised by the Florida Fish & Wildlife Conservation Commission are available at the Harbormaster's Office or on the Mooring Field information kiosk or display and educational signage. All vessel owners and guests are prohibited from feeding or leaving food for wildlife, particularly birds or endangered and listed species.

3.6 Reporting of Fuel / Oil Spills

Vessel owners shall immediately contact the Harbormaster's Office and USCG National Response Center Spill Hotline (800-424-8802) when an oil / fuel spill is discovered.

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

Parking facilities, except where otherwise indicated, are limited to use by Mooring Field vessel owners and guests. All vehicles must be operable and properly licensed and must display a valid parking permit issued by the Harbormaster. All bicycles must be kept at the bicycle rack provided in the common area when not in use. All vehicles must be removed within twenty-four (24) hours after the vessel vacates the Mooring Field.

3.10 Amenities Use of Upland Laundry, Restrooms and Showers

The Riviera Beach Marina currently provides a wealth of amenities including but not limited to; car parking lots, restrooms, showers, laundry, a restaurant / bar, dingy-dock(s) and pump-out locations in every slip and at marginal locations available to all mariners. Future amenities and upgrades to the current amenities are ongoing, additional permitting of piers and structures are ongoing. It is noted the Riviera Beach Marina is located within a State Dedication.

3.11 Grandfathered Vessels

Any vessel within the boundaries of the Mooring Field at the time of adoption of this Plan by the City will be considered "grandfathered in" and have priority to lease a mooring. However, these vessels must remove their current moorings / anchors, register within 90-day of the initial notice and must be able to abide by all rules and regulations of the Mooring Field. At the end of the 90-day term the vessel must either be registered as a tenant or vacate the Mooring Field. All grandfathered vessels will be required to adhere to the remainder of the rules and regulations within this Plan, regardless of their status.

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 authorization from the Harbormaster.

4.0 HURRICANE & STORM PREPAREDNESS

4.1 Storm Event Planning

The City's Mooring Field is being designed for wind and waves up to a Category 3 Hurricane. The City advises vessel owners to exercise prudent and appropriate judgment on whether to remove their vessel from the Mooring Field in the event that a named storm exceeds the aforementioned design rating. Tenants are advised that all equipment and sails be properly stored prior to the storm. All Mooring Field tenants are solely and totally responsible for any and all damages to their vessel and personal property and other

persons, vessels, or property caused by their failure 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 pump-out dock are also authorized under Sovereignty Submerged Lands Lease No.(s) TBD 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 does not include the preempted area for the dinghy dock and the sewage pump-out access dock as they are within the State dedication lands of the City of Riviera Beach Marina that contains a temporary mooring area to access a fixed sewage pump-out and for the mooring of a sewage pump-out vessel. This Plan shall be referenced in the lease and general permit.

6.0 GENERAL RULES AND REGULATIONS

(a) Excessive noise shall always be kept to a minimum. Discretion in operating engines, generating plants, radios, televisions, power equipment, and other sound producing devices should be used so as not to create a nuisance or disturbance that disrupts the quiet enjoyment and ambience of the Mooring Facility. Amplified music is prohibited before 7:00am and after 9:00pm Sunday through Thursday, and after 11pm on Friday and Saturday. Permit holder must abide by an Ordinance of the City of Riviera Beach covering the items related to the Mooring Field and the City Marina and will be supplied at the time of registration, this Ordinance is currently being developed and will be released in the near future.

(b) The Marina and Mooring Field Facility address, and phone numbers shall not be used for business purposes. Occupied transient vessels may receive personal mail and packages, sent to the marina, while leasing a mooring, but will not be kept for more than 48 hours after departure. Mail received after 48 hours will be returned to sender / not at this address and returned to postal worker. Vessels staying for more than 120 days will be encouraged to secure a post office mailbox or another destination to have their mail sent.

6.1 Registration-Cancellation

a) Registration Policies

- Payment must be on time and in advance. The Mooring Facility expressly prohibits the use of moorings without payment.
- Checkout time is 11:00am, unless other arrangements are made with the Harbormaster.
- Reservation Policies - This application will be given immediate consideration and every effort will be made to accommodate the vessel. Please note, NO RESERVATION IS VALID until payment conformation is received. A confirmed reservation will guarantee a space but does not guarantee a specific mooring buoy. NO REFUNDS ON EARLY DEPARTURES OR LATE ARRIVALS WITH THE EXCEPTION OF ANNUAL CONTRACTS.

b) Fees, registration and cancellation Policies

To be developed by the City and Marina Management

7.0 NAVIGATION

7.1 All vessels ingress and egress to the mooring fields and other destinations, including but not limited to the upland support facility at the City of Riviera Beach Municipal Marina, shall solely utilize the available Federally maintained Intracoastal Waterway channel. The moorings and the perimeter buoy

markers, delineating the boundary of the mooring fields, are entirely setback from the Federal channel and located at a minimum distance of at least 100-ft from the near design edge of the Federal channel. Noting, the setback for the Federal Channel is 100-ft. Vessel moorings are at least 175-ft from the design edge. There are no facilities or appurtenances to the mooring fields located within the setback.

7.2 All mooring fields are delineated with perimeter marker buoys; these buoys are also at least 100-ft from the near design edge of the Federal channel. The perimeter buoys shall be established in accordance with any and all guidelines set forth by FWC, FDEP, FWS, and USACE.

8.0 ENVIRONMENTAL

8.1 The intent of creating the mooring fields was to provide safe mooring for vessels while protecting the environment and resources. As such, there is no dredging required at any location and no dredging is proposed for the installation of moorings. The City of Riviera Beach is the sponsor for the mooring fields and shall operate and maintain the upland support facility and keep in good standing the State lands lease/easements with the FDEP for the life of the mooring fields.