



Harbor Management Plan Workshop

Prepared for: Residents of St. Augustine.

**Prepared by: Department of General Services,
City of St. Augustine.**

**January 16, 2008
5:00 PM to 7:00 PM**

Agenda

- Purpose of workshop
- Established mooring field goals
- Issues raised at the October 17, 2007 Workshop with Recommendations
- Questions/Input

Purpose

The purpose of this workshop is twofold:

1. To present to the community recommended solutions to the issues raised at the October 17, 2007 workshop.
2. To gather additional input from the community in order to identify additional procedures the City can evaluate/incorporate in the Harbor Management Plan.

Goals and Objectives

(Derived from the August 2005 Public workshop)

1. Encourage boating and increase public accessibility to the “water”.
2. Promote responsible boat ownership and minimize any negative impact for waterfront residents.
3. Manage the proliferation of anchored boats in the harbor.
4. Require live-a-boards (equipped with holding tanks and portable waste systems) to pump-out their vessels to eliminate waste discharge in the harbor.
5. Minimize any socio-economic impacts.
6. Address and formulate a plan that expedites the removal of derelict boats.

Issue #1

Issue: Density of moorings proposed in Salt Run and in the Harbor is too high. Consideration should be given to reducing the total number of proposed moorings in Salt Run and harbor area. This would minimize the impact on recreational boat use in Salt Run and reduce the extra stress placed on the bathroom and laundry facilities at the marina.

Recommended Changes: Reduce the number of total moorings 39% (369 to 227).

Possible Mooring Field Locations October 17, 2007



- Legend**
- Centerline
 - Proposed Channel
 - Wrecks
 - Cables
 - Debris
 - Mooring
 - Pilings
 - Pilings 1.6 feet high
 - Pipeline
 - Rocks
 - Scour
 - Shoal
 - Spud
- St Augustine Lighthouse Park**
- Proposed Dock
 - Existing Fixed Pier
 - Existing Boat Ramp
 - 50R PB Less Than 30 Feet
 - 60R PB Between 40 and 30 Feet
 - 50R SB 30 Feet
 - 60R SB 40 Feet
 - 75R SB 50 Feet
 - 90R SB 60 Feet
 - Mooring Field Boundaries
 - Unregulated Mooring Limits

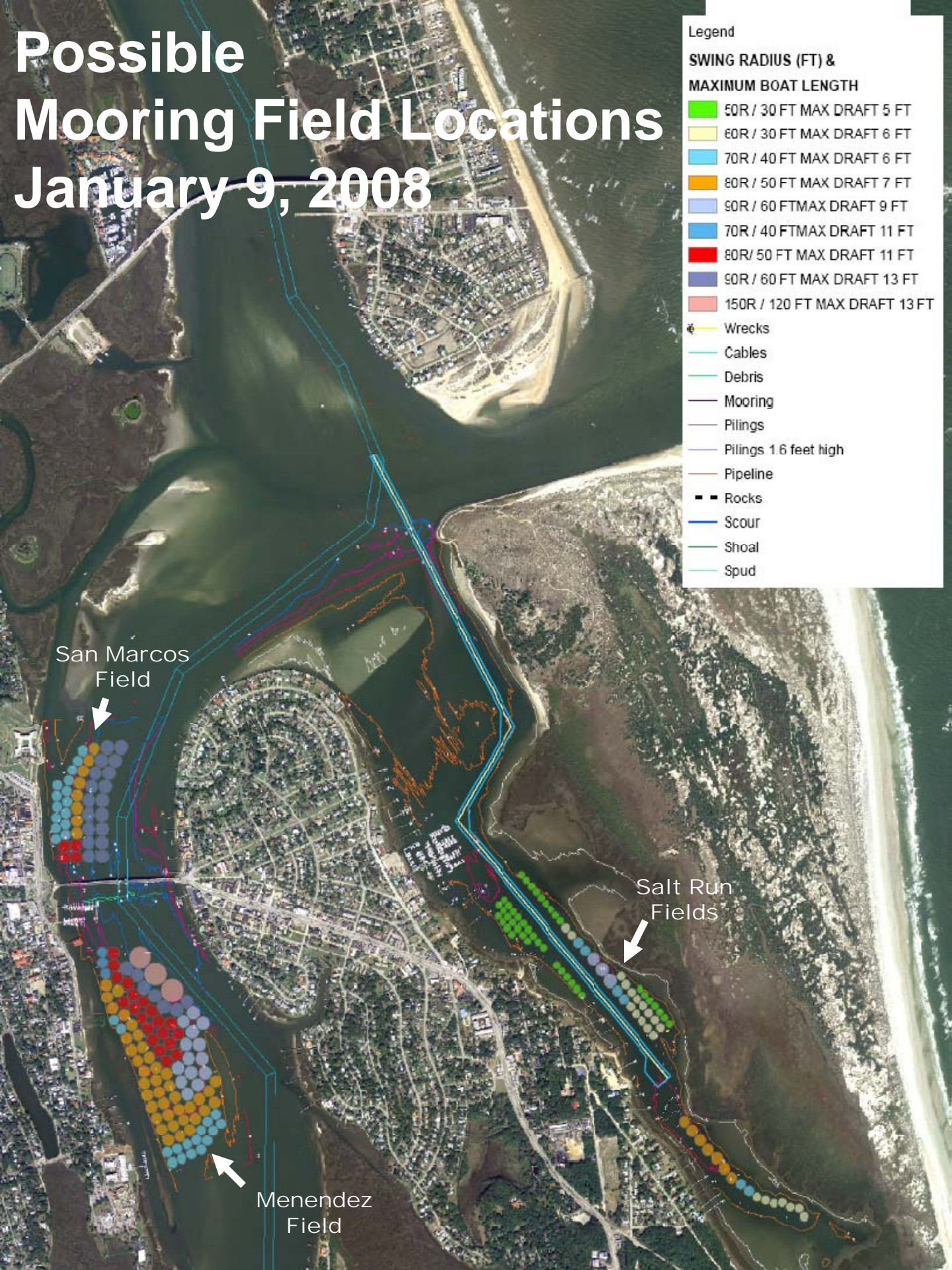
Possible Mooring Field Locations January 9, 2008

Legend

SWING RADIUS (FT) & MAXIMUM BOAT LENGTH

- 50R / 30 FT MAX DRAFT 5 FT
- 60R / 30 FT MAX DRAFT 6 FT
- 70R / 40 FT MAX DRAFT 6 FT
- 80R / 50 FT MAX DRAFT 7 FT
- 90R / 60 FT MAX DRAFT 9 FT
- 70R / 40 FT MAX DRAFT 11 FT
- 80R / 50 FT MAX DRAFT 11 FT
- 90R / 60 FT MAX DRAFT 13 FT
- 150R / 120 FT MAX DRAFT 13 FT

Wrecks
Cables
Debris
Mooring
Pilings
Pilings 1.6 feet high
Pipeline
Rocks
Scour
Shoal
Spud



San Marcos Field

Salt Run Fields

Menendez Field

Issue #1

(Continued)

<u>Location</u>	<u>Original Proposal</u>	<u>Revised</u>	<u>Change</u>
Menendez	202	102	-100
San Marcos	43	45	+2
Salt Run	124	80	-44
Grand Total	<u>369</u>	<u>227</u>	<u>-142</u>

Issue #2

Issue: The public wanted to make sure that fees were kept affordable with a resident fee structure included.

Recommended Changes: City Residents will pay a lower mooring rate than non-City residents. In addition, City residents will be able to sign up for moorings before the mooring fields are open to the general public.

Issue #2

(Continued)

City resident is defined as anyone residing within the City limits for any portion of the year that can provide a current driver's license or valid identification, a current motor vehicle registration, a current boat registration and two of the following proofs of residency:

- Proof of ownership of their residentially utilized property ownership within the City limits; or
- Current lease for their residentially utilized property within the City limits; or
- Voter registration demonstrating their residency within the City limits; or
- A utility bill for their residentially utilized property within the City limits.

Issue #3

Issue: Some waterfront residents believe it is their right to install private moorings.

“Rumors are running rampant” that residents with private moorings will be grandfathered in. The public was informed at the October 17, 2007 workshop that there was no grandfather clause in the plan. A recommendation was made that the City permit an area for those boat owners with private moorings to move to. They would pay some type of property tax for the use of the city’s bottom land.

Recommended Change:

- The City Commission reaffirmed that they will not “grandfather” residents with private moorings (Monday, October 22, 2007 Commission Meeting).
- Will advertise that private moorings will be removed at the owners expense and private moorings will not be allowed on City bottom lands.

Issue #3

(Continued)

In addition the following was added to the plan:

Placement of moorings:

- a. No vessel shall moor or anchor within 100 feet from designated channels.
- b. No vessel, so moored or anchored shall be closer than 100 feet from the shoreline and 50 feet from existing docks.
- c. No vessel will anchor closer than 50 feet from permitted mooring fields.

Issue #3

(Continued)

In addition the following was added to the plan: Continued

- e. The Harbormaster shall keep a detailed record of each mooring to include: its GPS location and the Renter's name, telephone number, home and business addresses, date mooring was set, and name, length and type of boat to be attached thereto.

- f. Mooring ID: Mooring fields shall be named and the mooring balls shall be color coded and numbered per federal regulations. Numerals shall appear on no fewer than two locations on the mooring ball.

Issue #4

Issue: Insurance requirements on moored boats (before and during storms) needs to be examined more closely. Also concern was raised about mixing in one mooring field those boats with insurance and boats without insurance.

Recommended Changes: For boats moored 3 or more months, in a calendar year....

- Must have a minimum of \$500,000 liability limit.
- The City of St. Augustine will be added as an additional insured on the boat owner's certificate of insurance.
- The certificate must include both pollution liability and evidence of salvage coverage.
- The certificate must also confirm that there is no named or numbered storm exclusion.

Issue #5

Issue: The City will need to determine at what spot on the mooring tether is liability transferred from the City to the boat owner. In addition, liability issues on part of the city are not well defined. The City has to assume responsibility for its marine property, including the moorings themselves.

Recommendation: The City Attorney's office is researching the law on this issue and will establish the policy as the issue is clarified.

Issue #6

Issue: Pump out regulations (every 3 days for each moored vessel) are invasive to privacy. Three day limits are impractical because a boater's routine or use habits with the boat may change from day to day, week to week, or month to month. Boat may remain untouched for long periods and will not be able to comply. No dumping rules (holding tanks and trash) as written are sufficient without applying dates.

Recommendation: All vessels with *live-a-board* occupants shall be required to have their tanks pumped at the approved pump-out stations or mobile pump-out units not less than every *five (5) days* without fail, unless an *alternative pump out schedule* for the vessel is approved by the Harbormaster . This alternative pump out schedule shall be accepted at the discretion of the Harbormaster, shall become a part of the Mooring Rental Agreement as a written addendum with copies to the Renter and Harbormaster, and shall be *based on holding tank capacity and vessel usage*.

Issue #7

Issue: Residents should be given priority when it comes to selecting a mooring location or being “bumped ahead” on a waiting list.

Recommended Changes: Residents will be able to sign up for moorings before the mooring fields are open to the general public for rental. Once a waiting list has been established, it will not be changed or altered in favor of a City resident.

Issue #8

Issue: Recommended that the plan also cover the maintenance of mooring balls and a GPS listing of each mooring ball installed. This maintenance record along with the GPS coordinate can be shared a with perspective renter if requested.

Recommended Changes:

- The Harbormaster will maintain a list of all moorings owned by the City.
- This list will include the GPS coordinate of each mooring and a maintenance history of each mooring.
- The Harbormaster will ensure that each mooring is inspected by a certified company once every three years.
- The Harbormaster will ensure that repairs to moorings are made as quickly as possible and recorded.

Issue #9

Issue: Need to permit, as a safety area, those locations where anchoring is not allowed. 100 feet from shoreline, 100 feet from designated channels, 50 feet from existing docks, 50 feet from permitted mooring fields)

Recommendation: Will request the state to permit the following areas as a safety area:

- 100 feet from shoreline
- 100 feet from designated channels
- 50 feet from existing docks
- 50 feet from permitted mooring fields

Issue #10

Issue: Need to add to the plan that no dinghies will be allowed to attach onto the seawall.

Recommended Changes: Tying up boats along the sea wall.

- A. No person shall tie-up a boat along the sea wall.

- B. All boats tied up along the sea wall in violation of this section shall be removed at the direction of the Harbormaster. Those boats not having sufficient crew to move them shall be moved by the Harbormaster and the expense thereof shall be paid by the owner of the boat so moved.

Issue #11

Issue: Need to coordinate with Cultural Resources before mooring fields are installed to eliminate the possible disturbance of anything with historical significance.

Recommendation: Cultural Survey for Salt Run will be conducted in conjunction with the Dredging of the boat ramp.

Will conduct a cultural survey for North and South of the Bridge of Lions as required.

Issue #12

Issue: There are no locations for Mega-size yachts (100 plus feet) to moor.

Recommendation: Added 3 mega-yacht moorings South of the Bridge of Lions.

Issue #13

Issue: Moorings for larger vessels (60 plus feet) need to be made available in Salt Run.

Recommendation: Added moorings in Salt run to accommodate three (3) 60 foot boats and seven (7) 50 foot boats.

Issue #14

Issue: We need to improve upon the “Storm” section in the current draft plan.

Recommended Changes: In the event of a tropical storm or hurricane watch or warning, all vessels at the City of St. Augustine:

- Should be properly secured for foul weather by the Renter.
- It shall be the Renter’s responsibility to be aware of such warnings and to make arrangements for the proper securing of the vessel or removal to another location.
- It is agreed that the City of St. Augustine shall not be held liable for any consequences in its attempt to protect life and property in the event of a tropical storm or hurricane.
- In the event it becomes necessary, for safety purposes, to move an unattended Renter’s vessel, and time permits, the Harbormaster is authorized to move the vessel at the Renter’s expense.

Issue #14

(Continued)

Recommended Changes: Hurricane season generally lasts between June through November. Beside high winds, you can expect higher than normal tidal conditions, rough seas and tidal surges in excess of ten feet. Plan well ahead of the storm and be prepared. Get your boat out of the water if at all possible and place well away from areas of storm surges and high water. Make storm plans with your boat hauler, or a marina in the event of a storm. If you are unable to have your boat hauled or move to a more sheltered location, you should double up on your pennant with additional lines, increase your moorings scope, place storm anchors, etc. Remember the County/City boat Ramps will be extremely busy. If you can't haul your vessel You should remove the following from your boat:

- All sails, roller furling, etc.
- Antennas and electronics
- All removable equipment (rafts, deck chairs, boxes, etc.)
- Ship's papers and all valuables
- Portable fuel tanks (gasoline and propane)
- Pump bilges dry and remove fresh water from holding tanks.
- Batteries should be fully charged, pump switches and intake aren't jammed and work freely.
- Check and add chafing gear.
- Secure all hatches, windows, port holes, and sea cocks.
- Shut-off fuel lines to engine and cooking appliances.

Issue #15

Issue: Plan says that Harbormaster will check for Florida registration. Update to include out-of-state boaters.

Recommended Changes: Before entering the mooring field, the Harbormaster or his/her representative shall check the following items to ensure the vessel is in compliance with federal, state, local, ACOE, USCG, and FWC regulations:

- a. In accordance with federal and state laws, vessels shall have a ***current state registration***.
- b. All vessels shall have a current USCG safety inspection.
- c. In accordance with Coast Guard regulations, vessels will have an appropriate functioning marine sanitation device.
- d. Vessels staying 3 or more months, in a calendar year, will have the appropriate insurance.

Issue #16

Issue: Look at adding a Harbormaster position rather than adding to the duties of the Dockmaster.

Recommendation: The Dockmaster position will be changed from the current organization to Harbormaster. The Harbormaster will be responsible for all marina and all harbor activities.

Additional marina positions will be added to better absorb the added responsibilities of operating the mooring fields.

Issue #17

Issue: Definitions of terms not included.

Recommended Changes: Definitions have added to the plan.

Issue #18

Issue: Redress of grievances is insufficient.

Recommended Changes: Rules and Regulations

Governing the Mooring Rental Agreement: “Said Mooring Rental Agreements shall begin on the date of vessel mooring at the City of St. Augustine by the Renter. Daily, weekly, monthly and annual rental Agreements shall continue until terminated by Renter, unless sooner terminated by the City in accordance with one of the following:

- a) By destruction of the facilities by fire, storm, or otherwise.
- b) By default in the payment of the rent hereunder prescribed.
- c) Violating rules and regulations outlined in this Plan.

“Boat Captains may appeal this termination by writing the Director of General Services.”

Issue #19

Issue: What is the “waiting list protocol”? No waiting list provision established.

Recommended Changes: For mooring areas where no additional space is available, individual applicants for mooring space shall be placed on a waiting list at the office of the Harbormaster.

- Entries shall be kept in chronological order according to the date the application is received.
- The waiting list shall be renewable at the end of each calendar year.
- It shall be the responsibility of the applicant to notify the Harbormaster, in writing, between January 1st and March 15th of each year of his/her desire to remain on the waiting list.
- When a mooring space becomes available, the Harbormaster shall attempt to contact and assign the mooring space to the first individual on the waiting list with a vessel appropriate for that particular location. If that individual fails to execute the Rental Agreement within 7 days they will be placed on the bottom of the list.
- The waiting lists shall consist of the existing waiting lists plus all new applicants.

Misc Changes

Vessel Relocation: In the event it becomes necessary to move a boat or vessel, for safety purposes, and the Renter is not immediately available, the Harbormaster is authorized to tow the vessel at the Renter's expense. This authority will only be used as a last resort when there is no other practicable alternative available.

Temporary Leave of Moorage: Renters leaving the City of St. Augustine mooring fields for more than twenty-four (24) hours shall notify the Harbormaster of the departure and return dates. The Harbormaster reserves the right to rent vacant moorings on a temporary basis for transient boats or vessels. Such boats or vessels shall be required to vacate the mooring within 24 hours in the event the mooring Renter returns prior to the scheduled return date. All proceeds from said rental shall be retained by the City.