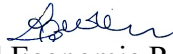


Date: November 18, 2025

To: Honorable Chairman Anthony Rodriguez
and Members, Board of County Commissioners

Agenda Item No. 5(D)

From: Lourdes M. Gomez, Director 
Department of Regulatory and Economic Resources

Resolution No. R-1119-25

Subject: Class I Permit Application by Yachting Promotions, Inc. for a Temporary 350 Slip Docking Facility for an Annual Boat Show including Floating Structures with a Non-Water Dependent Use over Tidal Waters within the Indian Creek Waterway between 4401 to 4775 Collins Avenue, Miami Beach, Miami-Dade County, Florida, for a Period of Ten (10) Years

Recommendation

I have reviewed the attached application for a Class I permit by Yachting Promotions, Inc. and based upon the applicable evaluation factors set forth in Section 24-48.3 of the Code of Miami-Dade County (Code), I recommend that the Board of County Commissioners (Board) approve issuance of a Class I permit for the reasons set forth below.

Pursuant to Ordinance No. 16-73, this quasi-judicial matter may be submitted directly for placement on the Board's meeting agenda by the Director of the Department of Regulatory and Economic Resources.

Scope

The project site is located in the Indian Creek Waterway between 4401 to 4775 Collins Avenue in the City of Miami Beach, Miami-Dade County, Florida in Commission District 5.

Delegation of Authority

This item has no delegation of authority. Upon approval of this item, Section 24-48.2(C)(2) of the Code authorizes the Department to issue the permit, provided that other Code requirements are satisfied, such as submittal of final plans and bonds, and to require additional conditions, limitations, and restrictions if consistent with this Board's approval.

Fiscal Impact/Funding Source

This resolution is a regulatory approval and does not have a fiscal impact.

Track Record/Monitor

The Coastal Resources Section Manager, Rockell Alhale, in the Department of Regulatory and Economic Resources, would be responsible for monitoring the proposed permit.

Background

The subject Class I permit application requests authorization for a temporary 350 slip docking facility for the Yachting Promotions, Inc. annual boat show within the Indian Creek Waterway between 4401 to 4775 Collins Avenue in the City of Miami Beach. The applicant, Yachting Promotions, Inc, has indicated that it plans to relocate its annual boat show from the current permitted location at 1 Herald Plaza, 1635 North Bayshore Drive, and 1737 North Bayshore Drive in the City of Miami, which was most recently issued a permit modification pursuant to Resolution No. R-1053-22. The applicant is not seeking to modify or abandon that prior permit but is instead seeking a separate approval for the properties included

in the subject Class I permit application. The proposed project, which is the subject of this Class I permit application, is required to be reviewed and approved by the Board at a public hearing because the scope of work includes the installation of floating structures with a non-water-dependent use. Although the docking facility has a water-dependent use, the applicant also proposes to install tents and other amenities on the floating docks that would not have a water-dependent use and are prohibited pursuant to Section 24-48.23 of the Code. However, Section 24-48.25 of the Code provides for the applicant to request a variance from the Code to be heard and ruled upon by the Board. Therefore, a variance from the Code, including a Standard Form application and a public hearing, is required.

Pursuant to Section 24-48.19 of the Code, Standard Form Class I permits are valid for a period of three (3) years from the date of permit issuance unless another time period is permitted as set forth in the resolution by the Board. Due to the recurring nature of the proposed project, the applicant has requested that the permit be authorized for a ten (10) year period. Authorization for a ten (10) year period is consistent with the timeframe allowed for extensions of Standard Form Class I permits. If the request is approved, the applicants would be required to obtain administrative modifications to the permit on an annual basis each subsequent year and RER staff would evaluate boat show activities for consistency with the regulatory requirements upon the completion of each annual event. For all of the reasons stated herein, and in the attachments, RER recommends approval of the requested authorization for a permit for a ten (10) year period with conditions as specified below.

Pursuant to Section 24-48.4 of the Code, potential adverse environmental impacts and cumulative adverse environmental impacts for a proposed project must be avoided and minimized. The subject location was previously authorized to host annual boat show events between 1997 and 2017 and no adverse environmental impacts were observed as a result of the previous events. The scope of work associated with the boat show events as proposed in the subject Class I permit application is consistent with the previously permitted events; therefore, staff have determined that the proposed project is not reasonably expected to result in adverse or cumulative adverse environmental impacts. In addition, the project is temporary in nature and the Class I permit would include specific conditions to provide assurance that any unanticipated environmental impacts shall be restored and/or mitigated in accordance with RER requirements, and that a bond shall be posted prior to permit issuance.

The proposed docking facility would include floating docks and ramps to provide for the temporary mooring of up to 350 vessels and would also include floating structures for non-water dependent uses, such as amenities and tents for the exhibitors and attendees. All proposed structures would be installed and removed within a 30 day period and the boat show is proposed to take place over a five (5) day period on an annual basis each February. Although non-water dependent floating structures are prohibited pursuant to Section 24-48.23 of the Code, Section 24-48.25 of the Code provides for the applicant to request a variance from the Code to be ruled upon by the Board. Section 24-48.25 lists consideration factors for such variance requests, including but not limited to: visual or physical access by the general public to Biscayne Bay and its adjacent tidal waters, historical significance, and environmental impact. Due to the limited duration of the event and the measures taken to reduce potential environmental impacts, the variance for the use of non-water dependent floating structures is recommended for approval. In order to ensure that the use of the docking facility and all associated activities would not result in the discharge of pollutants or solid waste into tidal waters, the Class I permit would require the submittal of an operating plan that adequately addresses how the facility and activities would be managed. In addition, the conditions of the Class I permit would require that best management practices be implemented during any construction work or activities associated with the event. In order to mitigate for temporary water-

quality impacts associated with the construction, deconstruction and use of the facility, the applicants have agreed to provide annual contributions to the Biscayne Bay Environmental Enhancement Trust Fund based on the total number of slips each year that would be used for the removal of derelict vessels, structures, or debris located within Biscayne Bay.

The proposed project has also been evaluated for consistency with the Miami-Dade County Manatee Protection Plan (MPP). The Indian Creek Waterway is not located within an area designated as essential habitat for the Florida manatee and the MPP does not include specific limitations for new or expanded marine facilities at this site, other than compliance with existing zoning or environmental regulations. Furthermore, the applicant is proposing to relocate the annual boat show from the current authorized locations at 1 Herald Plaza, 1635 North Bayshore Drive, and 1737 North Bayshore Drive, all sites within essential manatee habitat and not recommended by the MPP for docking facility expansion, to the subject site which is located in an area that historically has not been utilized as heavily by manatees. Additionally, no sea trials are proposed in association with the subject boat show event. Furthermore, the Class I permit would also require that all standard manatee construction conditions be followed during all in water operations.

The proposed project has been designed in accordance with all relevant Miami-Dade County coastal construction criteria and is consistent with all other Miami-Dade County coastal protection provisions. The attached Project Report sets forth the reasons the proposed project is recommended for approval subject to the conditions listed above and additional conditions of the Class I permit, pursuant to the applicable evaluation factors set forth in Section 24-48.3 of the Code. The conditions, limitations, and restrictions set forth in the Project Report attached hereto are incorporated herein by references hereto.

Attachments

- Attachment A: Class I Permit Application
- Attachment B: Owner/Agent Letter, Engineer Letter and Project Sketches
- Attachment C: Names and Addresses of Owners of All Riparian Property within Three Hundred (300) Feet of the Proposed Work
- Attachment D: Zoning Memorandum
- Attachment E: RER Project Report

Attachment A
Class I Permit Application



Class I Permit Application

FOR DEPARTMENTAL USE ONLY

Date Received:

Application Number:

Application Fee:

Application must be filled out in its entirety. Please indicate N/A for non-applicable fields.

1. Applicant Information:

Name: Andrew Doole

Address: 1650 SE 17th Street

Fort Lauderdale Zip Code: 33316

Phone #: 954-325-0321

Fax#: _____

Email: _____

* This should be the applicant's information for contact purposes.

2. Applicant's Authorized Permit Agent:

Agent is allowed to process the application, furnish supplemental information relating to the application and bind the applicant to all requirements of the application.

Name: The Chappell Group, Inc.

Address: 714 East McNab Road

Pompano Beach, FL Zip Code: 33060

Phone #: 954-782-1908

Fax #: _____

Email: tyler@thechappellgroup.com

3. Location where proposed activity exists or will occur (latitude and longitude are only necessary for properties without address or folio #):

Folio #(s): 02-3223-002-0090, 02-3226-001-2180

Latitude: _____ Longitude: _____

Street Address: 4401-4775 Collins Ave

Section: 23 Township: 53 Range: 42

In City or Town: Miami

Near City or Town: _____

Name of waterway at location of the activity: Indian River

4. Describe the proposed activity (check all that apply):

- | | | | | |
|--|---|---|--------------------------------------|--|
| ☐ Seawall | ☒ Dock(s) | ☐ Boatlift | ☐ Dredging | ☐ Mangrove Trimming |
| ☐ New/Replacement Seawall | ☐ Pier(s) | ☒ Mooring Piles | ☐ Maintenance | ☐ Mangrove Removal |
| ☐ Seawall Cap | ☐ Viewing Platform | ☐ Fender Piles | ☐ New | |
| ☐ Batter Piles | | ☐ Davits | ☐ Filling | |
| ☐ King Piles | | | | |
| ☐ Footer/Toe Wall | | | | |
| ☐ Riprap | | | | |

☐ Other: Install temporary floating docks, ramps, pilings and tents for the boat show

Estimated project cost = \$ 150,000

Are you seeking an after-the-fact approval (ATF)? ☐ Yes ☒ No If "Yes", describe the ATF work: _____

5. Proposed Use (check all that apply):

- ☐ Single Family
☐ Multi-Family
☐ Private
☐ Public
☒ Commercial
☐ Industrial
☐ Utility

6. If the proposed work relates to the mooring of vessels provide the following information (please also indicate if the applicant does not have a vessel):

Proposed Vessel Type (s): Varies

Vessel Make/Model (If known): Varies

Draft (s)(range in inches.): _____ Length (s)(range in feet.): _____

Total Number of Slips: 250

7. List all permits or certifications that have been applied for or obtained for the above referenced work:

Issuing Agency

Type of Approval

Identification Number

Application Date

Approval Date

8. Contractor Information (If known):

Name: B&M Marine Construction License # (County/State): CGC052820

Address: 3500 SW 14th Street Deerfield Beach, FL Zip Code: 33442

Phone #: _____ Fax #: _____ E-mail: _____

9. IMPORTANT NOTICE TO APPLICANTS: The written consent of the property owner is required for all applications to be considered complete. Your application **WILL NOT BE PROCESSED** unless the Applicant **and** Owner Consent portion of the application is completed below. You have the obligation to apprise the Department of any changes to information provided in this application.

Application is hereby made for a Miami-Dade County Class I permit to authorize the activities described herein. I agree to or affirm the following:

- I possess the authority to authorize the proposed activities at the subject property, and
- I am familiar with the information, data and plans contained in this application, and
- To the best of my knowledge and belief, the information, data and plans submitted are true, complete and accurate, and
- I will provide any additional information, evidence or data necessary to provide reasonable assurance that the proposed project will comply with the applicable State and County water quality standards both during construction and after the project is completed, and
- I am authorizing the permit agent listed in Section 2 of this application to process the application, furnish supplemental information relating to this application and bind the applicant to all requirements of this application, and
- I agree to provide access and allow entry to the project site to inspectors and authorized representatives of Miami-Dade County for the purpose of making the preliminary analyses of the site and to monitor permitted activities and adherence to all permit conditions.

A. IF APPLICANT IS AN INDIVIDUAL

Signature of Applicant _____ Print Applicant's Name _____ Date _____

B. IF APPLICANT IS OTHER THAN AN INDIVIDUAL OR NATURAL PERSON

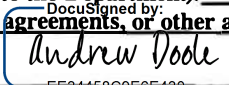
(Examples: Corporation, Partnership, Trust, LLC, LLP, etc.)

Yachting Promotions _____ Inc _____ Florida _____

Print Name of Applicant (Enter the complete name as registered) _____ Type (Corp, LLC, LLP, etc.) _____ State of _____

Registration/Incorporation _____

Under the penalty of perjury, I certify that I have the authority to sign this application on behalf of the Applicant, to bind the Applicant, and if so required to authorize the issuance of a bond on behalf of the Applicant. (If asked, you must provide proof of such authority to the Department). *****Please Note: If additional signatures are required, pursuant to your governing documents, operating agreements, or other applicable agreements or laws, you must attach additional signature pages.*****

 Andrew Doole _____ Vice President _____ 7/2/2024 _____

Signature of Authorized Representative _____ Print Authorized Representative's Name _____ Title _____ Date _____

C. IF APPLICANT IS A JOINT VENTURE Each party must sign below (If more than two members, list on attached page)

Print Name of Applicant (Enter the complete name as registered) _____ Type (Corp, LLC, LLP, etc.) _____ State of _____

Registration/Incorporation _____

Print Name of Applicant (Enter the complete name as registered) _____ Type (Corp, LLC, LLP, etc.) _____ State of _____

Registration/Incorporation _____

Under the penalty of perjury, I certify that I have the authority to sign this application on behalf of the Applicant, to bind the Applicant, and if so required to authorize the issuance of a bond on behalf of the Applicant. (If asked, you must provide proof of such authority to the Department). *****Please Note: If additional signatures are required, pursuant to your governing documents, operating agreements, or other applicable agreements or laws, you must attach additional signature pages.*****

Signature of Authorized Representative _____ Print Authorized Representative's Name _____ Title _____ Date _____

Signature of Authorized Representative _____ Print Authorized Representative's Name _____ Title _____ Date _____

10. WRITTEN CONSENT OF THE PROPERTY OWNER OF THE AREA OF THE PROPOSED WORK

I/We are the fee simple owner(s) of the real property located at 801 & 1095 Biscayne Blvd Miami-Dade County, Florida, otherwise identified in the public records of Miami-Dade County as Folio No. 01-0100-000-0120, 01-4137-073-001

I am aware and familiar with the contents of this application for a Miami-Dade County Class I Permit to perform the work on or adjacent to the subject property, as described in Section 4 of this application. I possess the riparian rights to the area of the proposed work (if applicable) and hereby consent to the work identified in this Class I Permit application.

A. IF THE OWNER(S) IS AN INDIVIDUAL

Signature of Owner	Print Owner's Name	Date
--------------------	--------------------	------

Signature of Owner	Print Owner's Name	Date
--------------------	--------------------	------

B. IF THE OWNER IS OTHER THAN AN INDIVIDUAL OR NATURAL PERSON

(Examples: Corporation, Partnership, Joint Venture, Trust, LLC, LLP, etc.)

Yachting Promotions

Inc

FL

Print Name of Owner (Enter the complete name as registered)

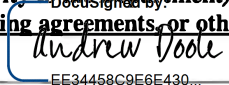
Type (Corp, LLC, LLP, etc.)

State of Registration/Incorporation

1650 SE 17th Street Fort Lauderdale Suite 412, FL 33316

Address of Owner

Under the penalty of perjury, I certify that I have the authority to sign this application on behalf of the Owner, to bind the Owner, and if so required to authorize the issuance of a bond on behalf of the Owner. (If asked, you must provide proof of such authority to the Department). *****Please Note: If additional signatures are required, pursuant to your governing documents, operating agreements, or other applicable agreements or laws, you must attach additional signature pages.*****

	Andrew Doole	Vice President	7/2/2024
Signature of Authorized Representative	Print Authorized Representative's Name	Title	Date

Signature of Authorized Representative	Print Authorized Representative's Name	Title	Date
--	--	-------	------

Please Review Above

Appropriate signature(s) must be included in:

Box 9: either A, B or C

AND

Box 10: either A or B

Attachment B
Owner/Agent Letter, Engineer Letter, and Project Sketches

PERMIT APPLICANT / AUTHORIZED AGENT STATEMENT

Date: 10/02/2025

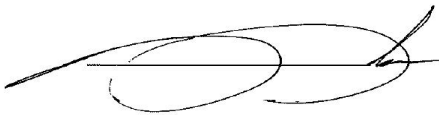
Miami Dade County Department of Regulatory and Economic Resources
Class I Permitting Program
701 NW 1st Court
Miami, FL 33136

Re: Class I Standard Form Permit Application Number CLI-2024-0247

By the attached Class I Standard Form permit application with supporting documents, I, Tyler Chappell, am the permit applicant applicant's authorized agent (circle one) and hereby request permission to perform the work associated with Class I Permit Application CLI-2024-0247. I understand that a Miami-Dade County Class I Standard Form Permit is required to perform this work.

If approval is granted for the proposed work by the Board of County Commissioners, complete and detailed plans and calculations of the proposed work shall be prepared by an engineer licensed in the State of Florida in accordance with the minimum requirements of Chapter 24 of the Code of Miami-Dade County, Florida. Said plans and calculations shall be subject to the review and approval of the Department. The permit applicant will secure the services of an engineer licensed in the State of Florida to conduct inspections throughout the construction period, and said engineer shall prepare all required drawings of record. In the event that the proposed work which is the subject of this Class I Permit application involves the cutting or trimming of a mangrove tree(s), a detailed plan of the proposed cutting or trimming shall be prepared by a licensed landscape architect and submitted to the Department for review and approval, and the permit applicant will secure the services of a licensed landscape architect to supervise the trimming or cutting.

Respectfully submitted,



Andrew Doole, Vice President of Yachting Promotions, Inc.
(Permit Applicants Name), Permit Applicant



Tyler Chappell, President of The Chappell Group, Inc.

(Authorized Agent's Name), Authorized Agent

ENGINEER LETTER OF CERTIFICATION

Date: 9/04/2025

Miami-Dade County Department of Regulatory and Economic Resources
Class I Permitting Program
701 NW 1st Court
Miami, Florida 33136

RE: Class I Permit Application Number CLI-2024-0247

Ladies and Gentlemen:

This letter will certify that I am an engineer licensed in the State of Florida, qualified by education and experience in the area of engineering design and inspection, and that to the best of my knowledge and belief, the proposed work does not violate any laws, rules, or regulations of the State of Florida or any provisions of the Code of Miami-Dade County which may be applicable; that diligence and recognized standard practices of the engineering profession have been exercised in the engineer's design of the proposed work; and in my opinion based upon my knowledge and belief, the following will not occur:

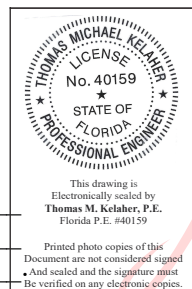
- a. Harmful obstruction or undesirable alteration of the natural flow of the water within the area of the proposed work.
- b. Harmful or increased erosion, shoaling of channels or stagnant areas of water. (Not applicable to class IV permits)
- c. Material injury to adjacent property.
- d. Adverse environmental impacts from changes in water quality or quantity. (Applicable to class IV permits only)

Further, I have been retained by the applicant to provide inspections throughout the construction period and to prepare a set of reproducible record prints of drawings showing changes made during the construction process based upon the marked-up prints, certified surveys, drawings, and other data furnished by the contractor to me.

Sincerely,

Thomas Kelaher P.E.

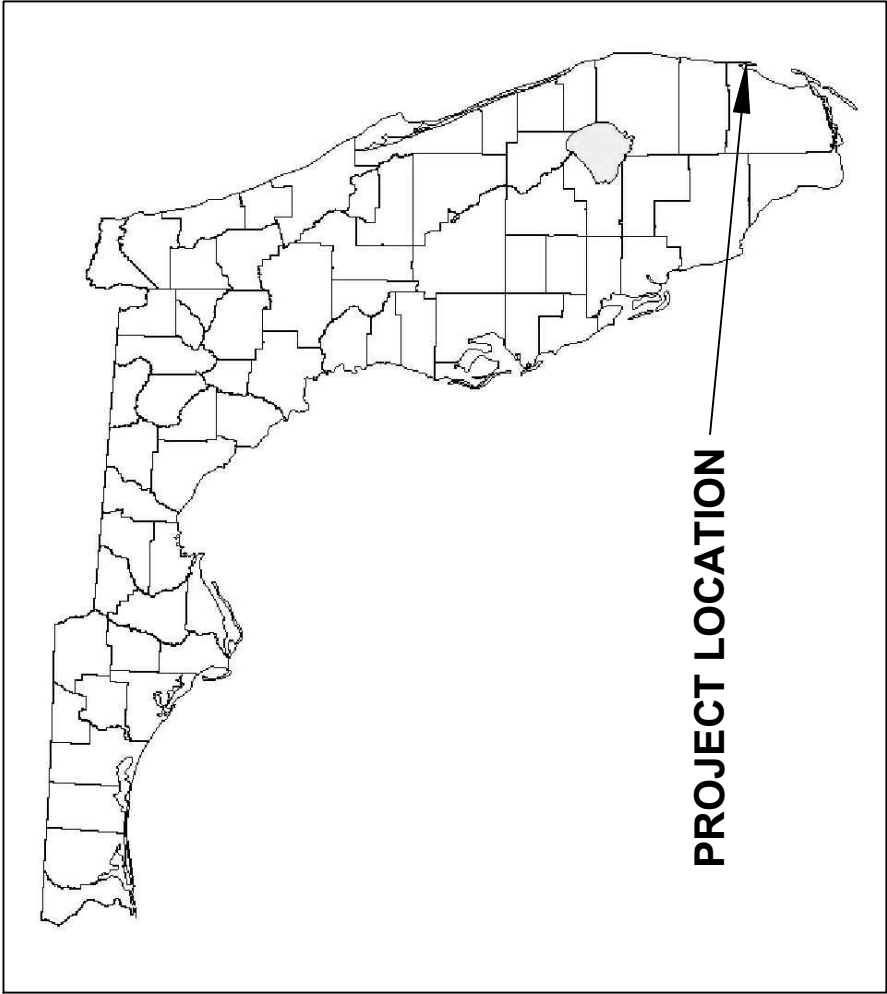
P.E. # _____



Digitally signed
by Thomas
Kelaher

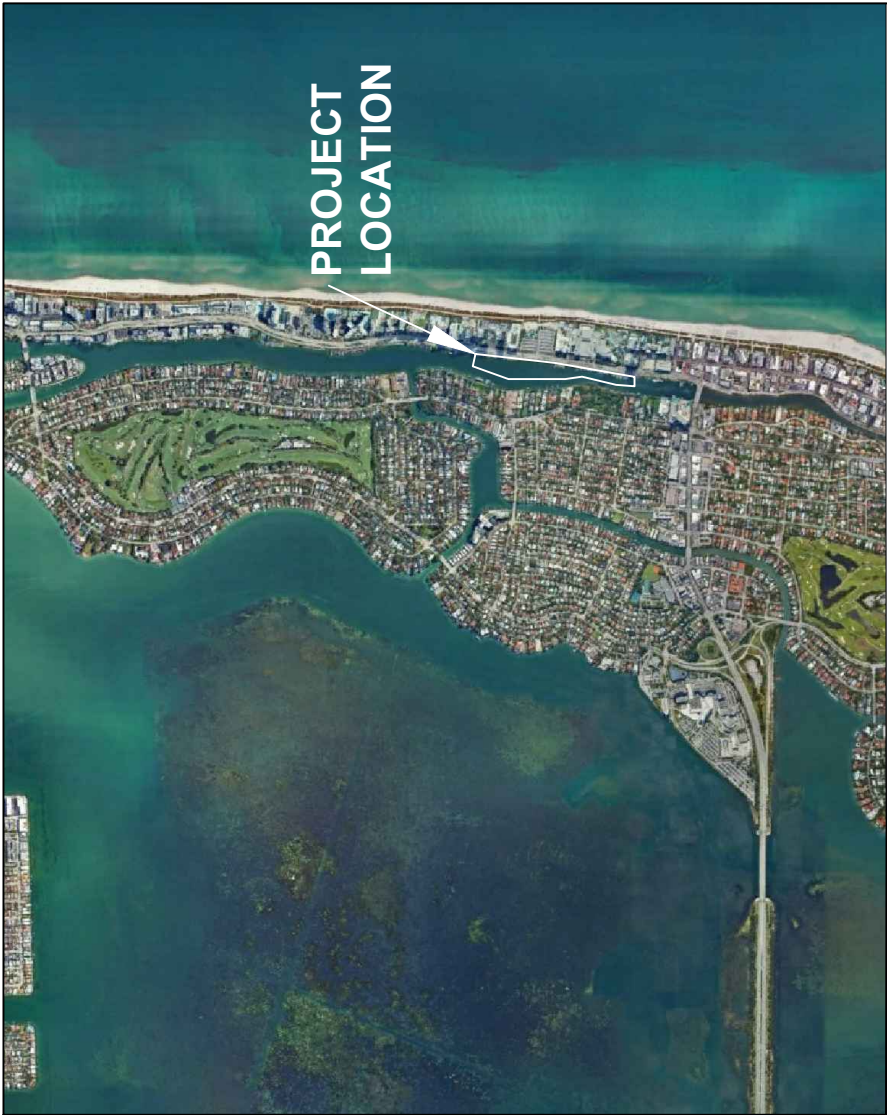
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MIAMI INTERNATIONAL BOAT SHOW INDIAN CREEK 2026 PLAN SET



LOCATION MAP (n.t.s.)

DRAWING INDEX	
SHEET 1:	COVER SHEET
SHEET 2:	PROPOSED OVERALL WITH LEASE
SHEET 3:	PROPOSED OVERALL
SHEET 4:	CONVERSION CHART
SHEET 5-6:	SECTIONS
SHEET 7:	DETAILS



VICINITY AERIAL (n.t.s.)

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fax. 954.782.1108

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- Mitigation Design & Monitoring
- T&E Species Surveys
- Tree Surveys & Appraisals

MIAMI INTERNATIONAL BOAT SHOW

PREPARED FOR:
YACHTING PROMOTIONS, INC.

COVER

Date:	Sheet :	of :
10/02/2025	1	7
Proj No.:	09-0039.002	

NORTH

SCALE

1" = 140'



LEGEND

(9)		= 10'x10' TEMPORARY FLOATING DOCK
(0)		= TEMPORARY TRIANGLE FLOATING DOCK (various sizes)
(348)		= 10'x40' TEMPORARY FLOATING DOCK
(6)		= 5'x20' TEMPORARY FLOATING DOCK
(170)		= 10'x20' TEMPORARY FLOATING DOCK
(12)		= 4' X 22' DOCK RAMP

(110)		= Wt2x48 STEEL 1\"/>
(0)		= FIRE EXTINGUISHER (Dry Chemical - Class 2-A 40BC)
(350)		= EXHIBITOR BOAT / TEMPORARY SLIPS
(80)		= TENTS

**PROPOSED
FLOATING DOCKS**
(144,100 ft²)

**SUBMERGED
POWERLINE**

NOTE: 1. BATHYMETRY SURVEY IS PROVIDED BY TERRAQUATIC INC. CONTOUR RELATIVE TO NAVD88.
2. TENT SIZE AND LOCATION MAY VARY. DRAWING SHOWS TYPICAL LOCATION WITHIN BOUNDARY OF LEASE AREA.

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MIAMI INTERNATIONAL BOAT SHOW

PREPARED FOR:
YACHTING PROMOTIONS, INC.

PROPOSED CONDITIONS WITH EXISTING LEASE FOOTPRINT

Date:
10/02/2025

Proj No.:
09-0039.002

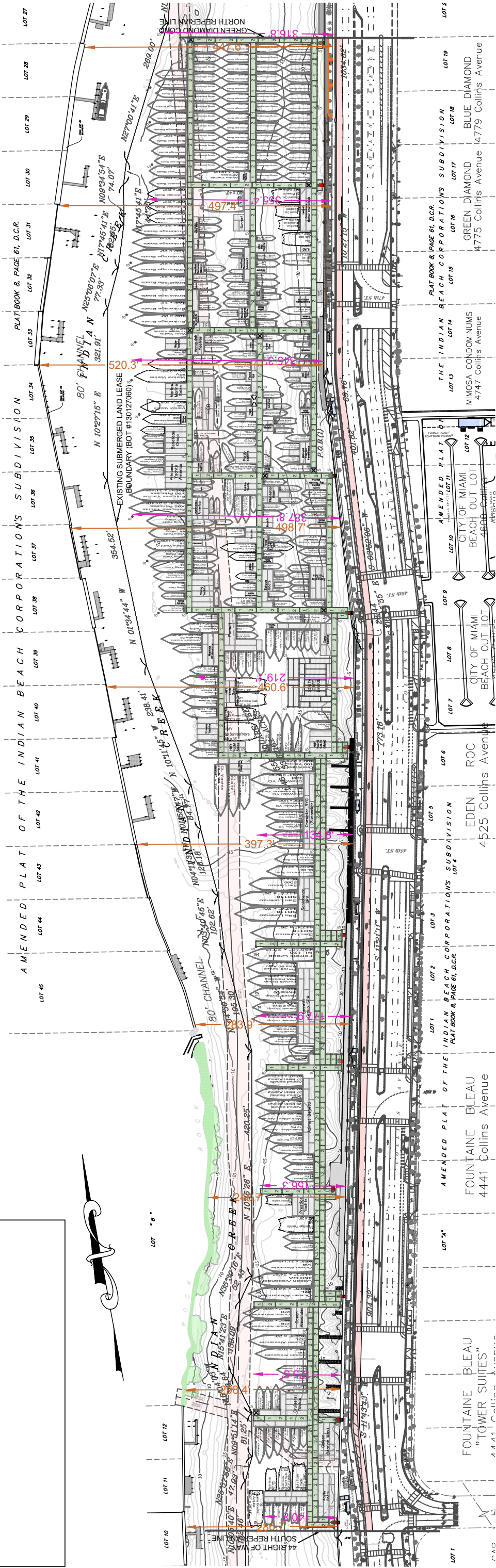
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NORTH

SCALE

1" = 140'



LEGEND

(9)		= 10'x10' TEMPORARY FLOATING DOCK
(0)		= TEMPORARY TRIANGLE FLOATING DOCK (various sizes)
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(170)		= 10'x20' TEMPORARY FLOATING DOCK
(12)		= 4' X 22' DOCK RAMP

(110)		= W12x48 STEEL T" BEAM (PILING)
(0)		= FIRE EXTINGUISHER (Dry Chemical - Class 2-A 40BC)
(350)		= EXHIBITOR BOAT / TEMPORARY SLIPS
(80)		= TENTS

PROPOSED
FLOATING DOCKS
(144,100 ft²)

SUBMERGED
POWERLINE

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MIAMI INTERNATIONAL BOAT SHOW

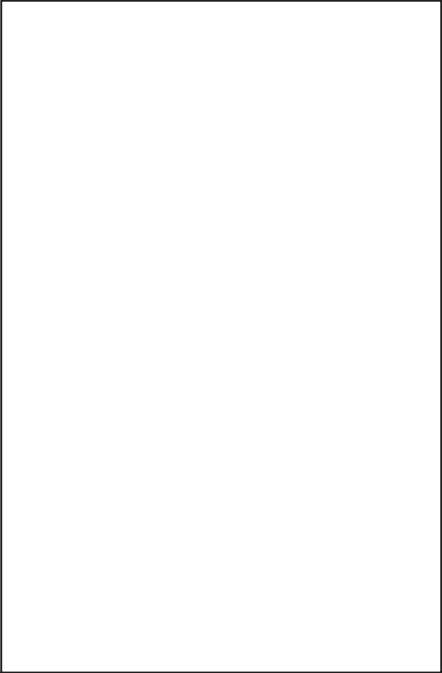
PREPARED FOR:

YACHTING PROMOTIONS, INC.

PROPOSED CONDITIONS

Date: 10/02/2025
Proj No.: 09-0039.002

Sheet: 3 of: 7



CONVERSION CHART FOR BATHYMETRY CONTOURS	
NAVD88 (ft)	MLW (ft)
0.00	-2.21
-1.00	-3.21
-2.00	-4.21
-3.00	-5.21
-4.00	-6.21
-5.00	-7.21
-6.00	-8.21
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-14.00	-16.21
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-16.00	-18.21
-17.00	-19.21
-18.00	-20.21
-19.00	-21.21
-20.00	-22.21

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MIAMI INTERNATIONAL BOAT SHOW

PREPARED FOR:
YACHTING PROMOTIONS, INC.

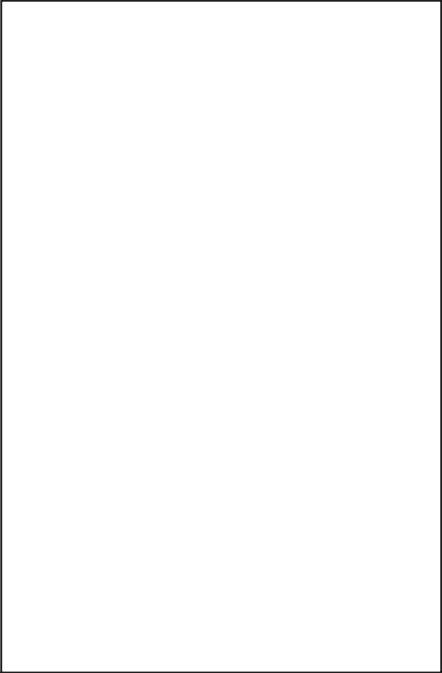
CONVERSION CHART

Date:
10/02/2025

Proj No.:
09-0039.002

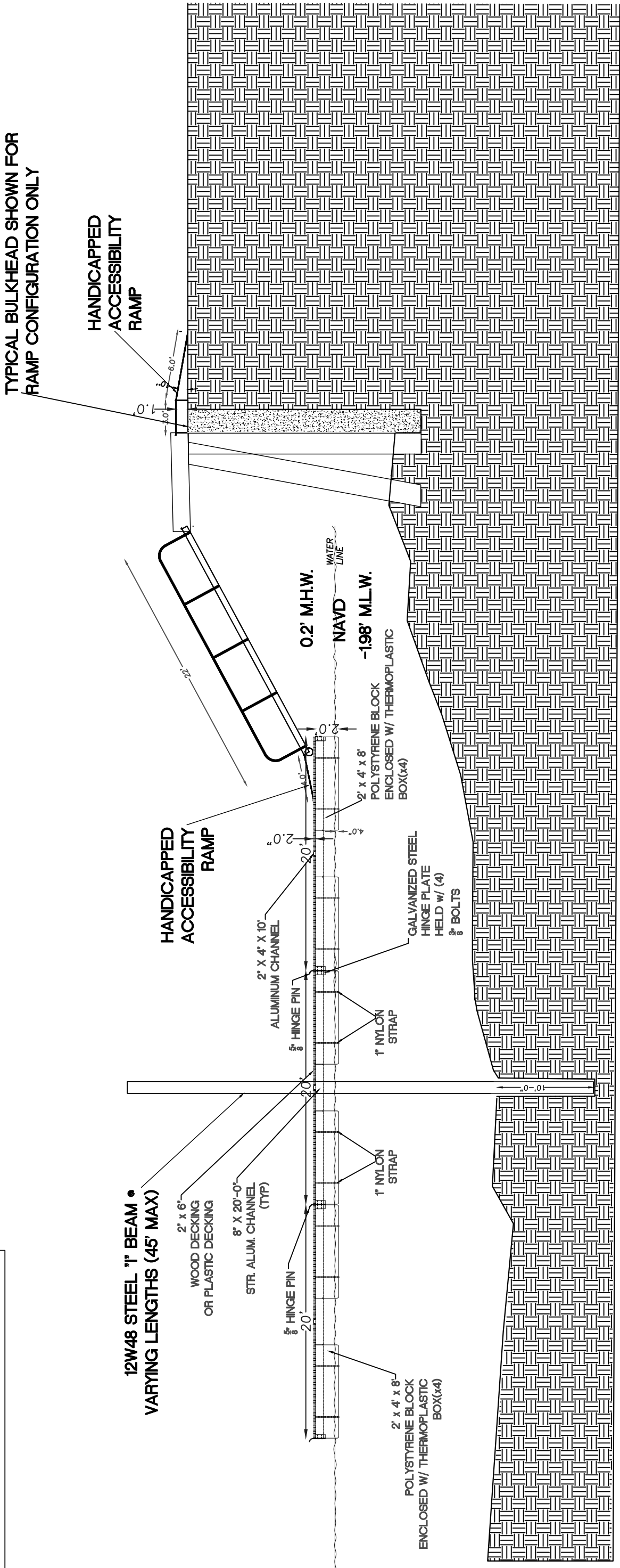
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PROPOSED CONDITIONS SECTION (TYP.)

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MIAMI INTERNATIONAL BOAT SHOW

PREPARED FOR:
YACHTING PROMOTIONS, INC.

SECTION

Date:
10/02/2025

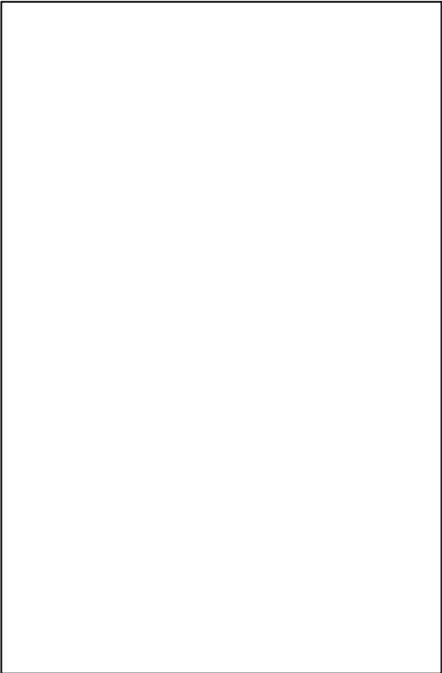
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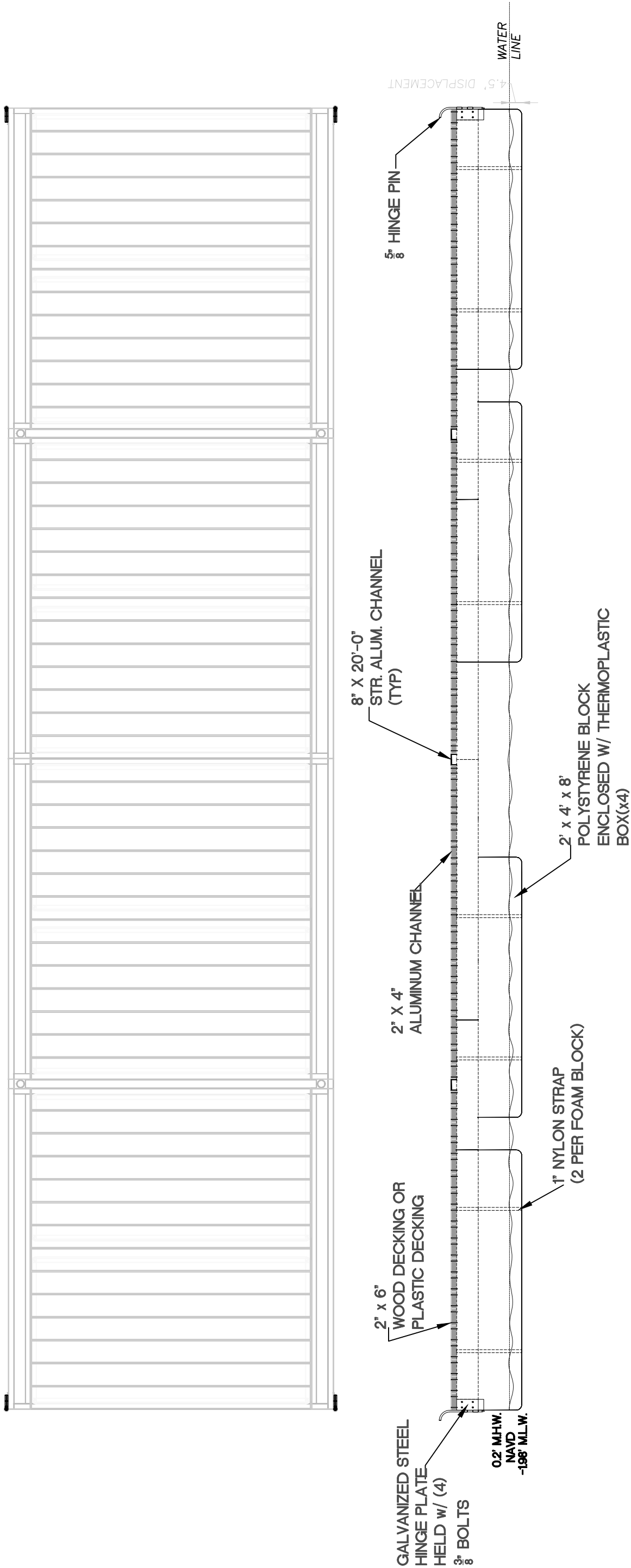
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09-0039.002



10' x 40' TEMPORARY FLOATING DOCK
(SECTION THROUGH 40' DIMENSION)



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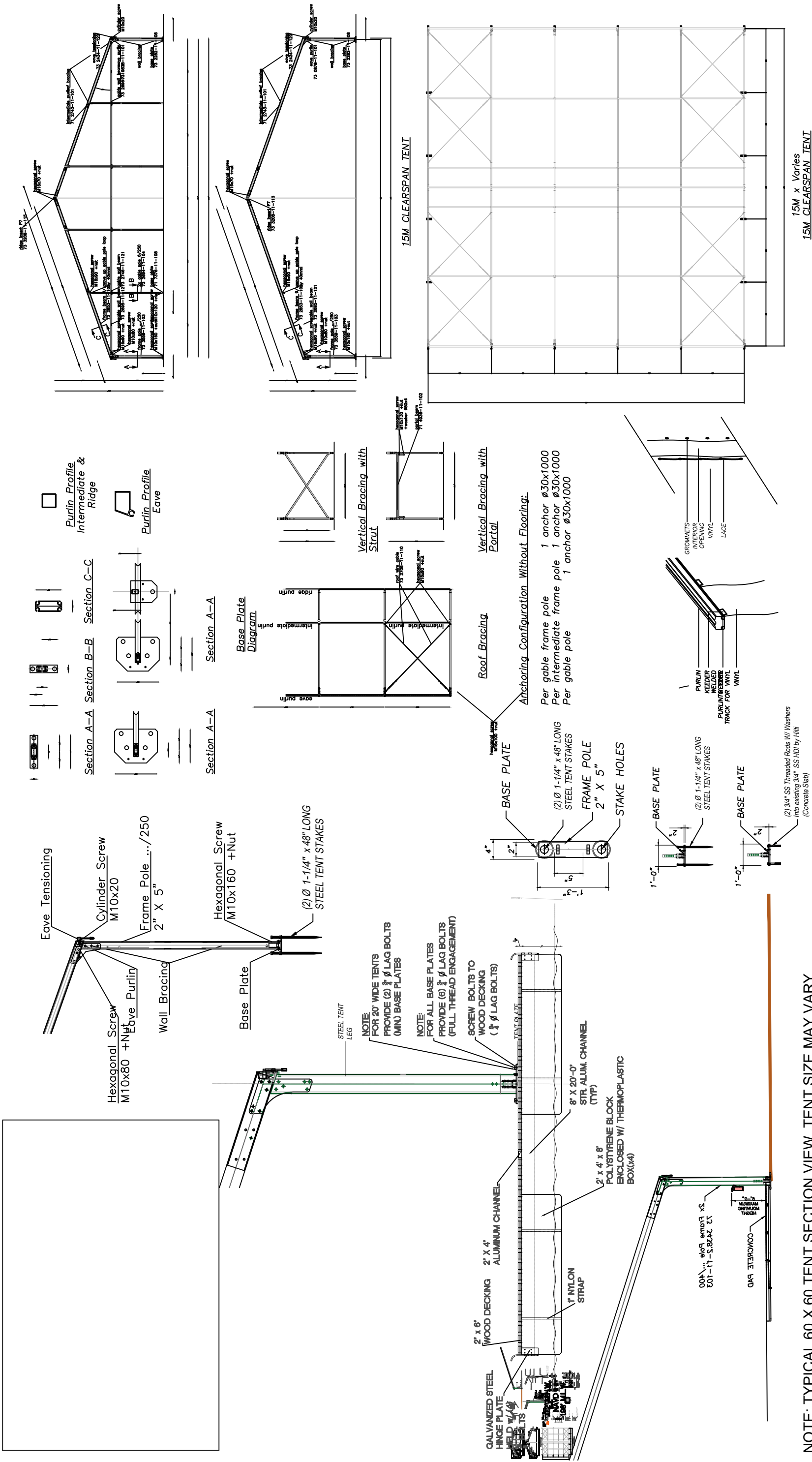
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MIAMI INTERNATIONAL BOAT SHOW

PREPARED FOR:
YACHTING PROMOTIONS, INC.

10'X40' DOCK SECTION

Date: 10/02/2025	Sheet : 6	of : 7
Proj No.: 09-0039.002		



NOTE: TYPICAL 60 X 60 TENT SECTION VIEW. TENT SIZE MAY VARY.

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MIAMI INTERNATIONAL BOAT SHOW

PREPARED FOR:
YACHTING PROMOTIONS, INC.

TENT SECTION

Date: 10/02/2025
Proj No.: 09-0039.002

Sheet: 7

of: 7

Attachment C

Names and Addresses of Owners of All Riparian or Wetland Property within Three Hundred (300) Feet of the Proposed Work

PARCELNO	OWN_NAME	OWN_ADDR1	OWN_CITY	OWN_STAT	OWN_ZIPCD	PHY_ADDR1	PHY_CITY	PHY_ZIPCD
02-3223-002-0130	Miami Beach Resport Owner, LLC	404 5th Ave	New York	NY	10018	4833 Collins Ave	Miami Beach	33140
02-3223-002-0120	Blue Diamond & Green Diamond Master Association, Inc.	4779 Collins Ave	Miami Beach	FL	33140	4815 Collins Ave	Miami Beach	33140
02-3223-002-0090	Blue Diamond	4779 Collins Ave	Miami Beach	FL	33140	4775 Collins Ave	Miami Beach	33140
02-3223-015-0001	Mimosa Condominium Association, Inc.	4747 Collins Ave	Miami Beach	FL	33140	4747 Collins Ave	Miami Beach	33140
02-3223-002-0060	City of Miami Beach	1700 Convention Center Dr	Miami Beach	FL	33139	4621 Collins Ave	Miami Beach	33140
02-3223-002-0040	Eden Roc LLLP	4525 Collins Ave	Miami Beach	FL	33140	4525 Collins Ave	Miami Beach	33140
02-3223-002-0330	Fontainebleau Florida Hotel LLC	4441 Collins Ave	Miami Beach	FL	33140	4441 Collins Ave	Miami Beach	33140
02-3226-001-2180	Fontainebleau Florida Hotel LLC	4441 Collins Ave	Miami Beach	FL	33141	4401 Collins Ave	Miami Beach	33140
02-3226-001-2190	FB Convention LLC	19950 W Country Club Dr 10 FL	Aventura	FL	33180	4370 Collins Ave	Miami Beach	33140
02-3226-001-2221	Salomon Turner TRS	1425 Brickell Ave 48	Miami	FL	33131	4360 Collins Ave	Miami Beach	33140
02-3226-001-2230	Charles Garage LLC	4333 Collins Ave	Miami Beach	FL	33140	4332 Collins Ave	Miami Beach	33140
02-3223-003-0070	City of Miami Beach	1700 Convention Center Dr	Miami Beach	FL	33139	4285 Pine Tree Dr	Miami Beach	33140
02-3223-003-0080	EIA 4333 Pine Tree LLC	12000 Brickell Ave	Miami	FL	33131	4333 Pine Tree Dr	Miami Beach	33140
02-3223-003-0090	Alyssa Baumgarten	4385 Pine Tree Dr	Miami Beach	FL	33140	4385 Pine Tree Dr	Miami Beach	33140
02-3223-003-0100	ONJ HOLDINGS LLC	4395 Pine Tree Dr	Miami Beach	FL	33140	4395 Pine Tree Dr	Miami Beach	33140
02-3223-003-0110	Ellen Rose TRS	4403 Pine Tree Dr	Miami Beach	FL	33140	4403 Pine Tree Dr	Miami Beach	33140
02-3223-003-0120	Babba Joshua Yesharim	4411 Pine Tree Dr	Miami Beach	FL	33140	4411 Pine Tree Dr	Miami Beach	33140
02-3223-002-0020	City of Miami Beach	1700 Convention Center Dr	Miami Beach	FL	33139	4493 Pine Tree Dr	Miami Beach	33140
02-3223-002-0320	Pine Tree Drive LLC	282 Main Stree Site B	New York	NY	11050	4521 Pine Tree Dr	Miami Beach	33140
02-3223-002-0310	4525 Pine Tree LLC	4300 E 5 Ave	Columbus	OH	43219	4525 Pine Tree Dr	Miami Beach	33140
02-3223-002-0300	Miami Hills LLC	444 10 St	Brooklyn	NY	11215	4539 Pine Tree Dr	Miami Beach	33140
02-3223-002-0280	Thomas A Jermoluk TRS	1001 Brickell Bay Dr #1400	Miami	FL	33131	4549 Pine Tree Dr	Miami Beach	33140
02-3223-002-0275	Joseph Schottenstein	4300 E Fifth Ave	Columbus	OH	43219	4555 Pine Tree Dr	Miami Beach	33140
02-3223-002-0270	The Lefrak Trust Company TRS	111 Town Square Pl STE 300	Jersey City	NJ	7310	4567 Pine Tree Dr	Miami Beach	33140
02-3223-002-0260	Khaled M Khaled	4046 N Goldenrod Rd 256	Winter Park	FL	32792	4609 Pine Tree Dr	Miami Beach	33140
02-3223-002-0250	Elanna Rosenbaum	4625 Pine Tree Dr	Miami Beach	FL	33140	4625 Pine Tree Dr	Miami Beach	33140
02-3223-002-0242	4647 PTD LLC	4647 Pine Tree Dr	Miami Beach	FL	33140	4647 Pine Tree Dr	Miami Beach	33140
02-3223-002-0241	4701 Pine Tree Drive LLC TRS	4701 Pine Tree Dr	Miami Beach	FL	33140	4701 Pine Tree Dr	Miami Beach	33140
02-3223-002-0240	Franz Buerstedde	4721 Pine Tree Dr	Miami Beach	FL	33140	4721 Pine Tree Dr	Miami Beach	33140
02-3223-002-0230	Pine Tree Property Holdings LLC	201 Alhambra Cir 11FL	Coral Gables	FL	33134	4731 Pine Tree Dr	Miami Beach	33140
02-3223-002-0220	James RWieger	4745 Pine Tree Dr	Miami Beach	FL	33140	4745 Pine Tree Dr	Miami Beach	33140
02-3223-002-0210	Brian Holland & W Andrea	4765 Pine Tree Dr	Miami Beach	FL	33140	4765 Pine Tree Dr	Miami Beach	33140
02-3223-002-0200	Michael J Saylor TRS	4821 Pine Tree Dr	Miami Beach	FL	33140	4777 Pine Tree Dr	Miami Beach	33140
02-3223-002-0190	Michael J Saylor TRS	4821 Pine Tree Dr	Miami Beach	FL	33140	4821 Pine Tree Dr	Miami Beach	33140
02-3223-002-0180	Andres M Gonzalez & W Miriam	4839 Pine Tree Dr	Miami Beach	FL	33140	4839 Pine Tree Dr	Miami Beach	33140
02-3223-002-0170	Villa Pink Flamingo LLC TRS	4855 Pine Tree Dr	Miami Beach	FL	33140	4855 Pine Tree Dr	Miami Beach	33140
02-3223-002-0160	Hillel Meyers & W Judith	4875 Pine Tree Dr	Miami Beach	FL	33140	4875 Pine Tree Dr	Miami Beach	33140

Attachment D
Zoning Memorandum

Memorandum



Date: October 31, 2025

To: Rockell Alhale, Manager
Coastal Resources Section
Department of Regulatory and Economic Resources

A handwritten signature in blue ink that reads "R. Alhale".

From: Lindsay Elam, ERPS
Coastal Resources Section
Department of Regulatory and Economic Resources

A handwritten signature in blue ink that reads "Lindsay Elam".

Subject: Class I Permit Application and Request for a Variance by Yachting Promotions, Inc. for the installation of a temporary 350 slip docking facility for an annual boat show including floating structures with a non-water dependent use over tidal waters within the Indian Creek Waterway between 4401 to 4775 Collins Avenue, Miami Beach, Miami-Dade County, Florida, for a period of ten (10) years

Pursuant to Section 24-48.2(II)(B)(7), of the Code of Miami-Dade County, Florida, a substantiating letter shall be submitted by the applicant stating that the proposed project does not violate any zoning laws. Said letter will be submitted after approval by the Miami-Dade County Board of County Commissioners and prior to issuance of the Class I permit.

Attachment E
RER Project Report

CLASS I PERMIT APPLICATION NO. CLI-2024-0247

Class I Permit Application by Yachting Promotions, Inc. for a Temporary 350 Slip Docking Facility for an Annual Boat Show including Floating Structures with a Non-Water Dependent Use over Tidal Waters within the Indian Creek Waterway between 4401 to 4775 Collins Avenue, Miami Beach, Miami-Dade County, Florida, for a Period of Ten (10) Years

DATE: January 2, 2025

Staff's recommendation of approval for the above-referenced permit application is based on the applicable evaluation factors under Section 24-48.3 of the Code of Miami-Dade County, Florida (Code). The following is a summary of the proposed project and staff's opinion to its conformance with respect to each applicable evaluation factor:

1. **Potential Adverse Environmental Impact** –Pursuant to Section 24-48.4 of the Code, potential adverse environmental impacts and cumulative adverse environmental impacts for a proposed project must be avoided and minimized. The subject boat show had taken place in this location on an annual basis since 1997 until 2017 and did not result in adverse environmental impacts. The scope of work associated with the boat show events as proposed in the subject Class I permit application is consistent with the previously permitted events; therefore, staff have determined that the proposed project is not reasonably expected to result in adverse or cumulative adverse environmental impacts. In addition, the project is temporary in nature and the Class I permit would include specific conditions to provide assurance that any unanticipated environmental impacts shall be restored and/or mitigated in accordance with RER requirements, and that a bond shall be posted prior to permit issuance.

The proposed docking facility will include floating docks and ramps to provide for the temporary mooring of up to 350 vessels and will also include floating structures for non-water dependent uses, such as amenities and tents for the exhibitors and attendees. All proposed structures will be installed and removed within a 30 day period and the boat show is proposed to take place over a five (5) day period on an annual basis each February. Due to the temporary nature of the project, long-term shading impacts to seagrasses are not anticipated. Although non-water dependent floating structures are prohibited pursuant to Section 24-48.23 of the Code, Section 24-48.25 of the Code provides for the applicant to request a variance from the Code to be ruled upon by the Board. Section 24-48.25 lists consideration factors for such variance requests, including but not limited to: visual or physical access by the general public to Biscayne Bay and its adjacent tidal waters, historical significance, and environmental impact. Due to the limited duration of the event and the measures taken to reduce potential environmental impacts, the variance for the use of non-water dependent floating structures is recommended for approval.

In order to ensure that the use of the docking facility and all associated activities will not result in the discharge of pollutants or solid waste into tidal waters, the Class I permit will require the submittal of an operating plan that adequately addresses how the facility and activities will be managed. In addition, the conditions of the Class I permit will require that best management practices be implemented during any construction work or activities associated with the event. In order to mitigate for temporary water-quality impacts associated with the construction, deconstruction and use of the facility, the applicants have agreed to provide annual contributions to the Biscayne Bay Environmental Enhancement Trust Fund based on the total number of slips each year.

The proposed project has also been evaluated for consistency with the Miami-Dade County Manatee Protection Plan (MPP). The Indian Creek Waterway is not located within an area designated as essential habitat for the Florida manatee and the MPP does not include specific limitations for new or expanded marine facilities at this site, other than compliance with existing zoning or environmental

regulations. Furthermore, the applicant is proposing to relocate the annual boat show from the current authorized locations at 1 Herald Plaza, 1635 North Bayshore Drive, and 1737 North Bayshore Drive, all sites within essential manatee habitat and not recommended by the MPP for docking facility expansion, to the subject site which is located in an area that historically has not been utilized as heavily by manatees. Additionally, no sea trials are proposed in association with the subject boat show event. Furthermore, the Class I permit will also require that all standard manatee construction conditions be followed during all in water operations.

2. **Potential Cumulative Adverse Environmental Impact** – The proposed project is not reasonably expected to result in cumulative adverse environmental impacts as set forth in Number 1 above.
3. **Hydrology** - The proposed project is not reasonably expected to adversely affect surface water drainage or retention of stormwater.
4. **Water Quality** –The proposed project is not reasonably expected to adversely affect water quality. The proposed project may result in temporary minor water quality impacts typically associated with the construction, operation, and demolition of a temporary docking facility. To mitigate for these impacts during the life of the permit, the applicant has agreed to provide annual contributions to the Biscayne Bay Environmental Enhancement Trust Fund that will be used for the creation or enhancement of marine habitat within Biscayne Bay that would be used for the removal of derelict vessels, structures, or debris located within Biscayne Bay.
5. **Wellfields** – The proposed project is not reasonably expected to adversely affect wellfields.
6. **Water Supply** – The proposed project is not reasonably expected to adversely affect water supply.
7. **Aquifer Recharge** – The proposed project is not reasonably expected to adversely affect aquifer recharge.
8. **Aesthetics** – The proposed project is not reasonably expected to adversely affect aesthetics. The boat show is temporary in nature. The temporary vessels, structures, and equipment associated with the boat show will be installed and removed within a 30 day period.
9. **Navigation** – The proposed project will temporarily affect navigation within the project area during the 30 day period between the start of installation of the facility and the completion of removal of all structures and associated equipment. However, the applicant has to maintain access to the existing navigational channel and significant impacts to navigation are not reasonably expected to occur, provided that all structures are lit in accordance with applicable laws, and all vessels follow safe boating practices as required by all applicable laws.
10. **Public Health** - The proposed project is not reasonably expected to adversely affect public health.

11. **Historic Values** - The proposed project is not reasonably expected to adversely affect historic values.
12. **Archaeological Values** - The proposed project is not reasonably expected to adversely affect archaeological values.
13. **Air Quality** – The proposed project is not reasonably expected to adversely affect air quality.
14. **Marine and Wildlife Habitats** –The proposed project is not reasonably expected to adversely affect marine and wildlife habitats, as set forth in Number 1 above.
15. **Wetland Soils Suitable for Habitat** – The proposed project is not reasonably expected to adversely affect wetland soils suitable for habitat.
16. **Floral Values** – The proposed project is not reasonably expected to adversely affect floral values, as set forth in Number 1 above.
17. **Fauna Values** - The proposed project is not reasonably expected to adversely affect marine fauna, as set forth in Number 1 above.
18. **Rare, Threatened and Endangered Species** –The proposed project is not reasonably expected to adversely affect rare, threatened, and endangered species as set forth in Number 1 above.
19. **Natural Flood Damage Protection** - The proposed project is not reasonably expected to adversely affect surface water drainage or retention of stormwater.
20. **Wetland Values** – The proposed project is not reasonably expected to adversely affect wetland values.
21. **Land Use Classification** – Pursuant to Section 24-48.2(II)(B)(7) of the Code of Miami-Dade County, Florida, a substantiating letter stating that the proposed project does not violate any zoning laws, or a plan approval, would be submitted prior to permit issuance. Said letter or plan approval would be submitted after the approval by the Board of County Commissioners and prior to the issuance of a Class I permit.
22. **Recreation** - The proposed project does not conflict with the recreation element of the Miami-Dade County Comprehensive Development Master Plan.
23. **Other Environmental Values Affecting the Public Interest** – The proposed project is not reasonably expected to adversely affect other environmental values affecting the public interest. The submerged lands on which the project would occur are owned by the State of Florida. Approval has been granted by the Board of Trustees of Internal Improvement Trust Fund of the State of Florida for the use of sovereign submerged lands to exclusively construct and operate a temporary commercial docking facility in conjunction with the boat show. Class I permit conditions shall require the applicant to provide authorization from the State of Florida for the use of the sovereign submerged lands prior to

RER issuing permit modifications for subsequent boat shows.

24. **Conformance with Standard Construction Procedures and Practices and Design and Performance Standards** – The proposed project complies with the standard construction procedures and practices and design and performance standards of the applicable portions of the Code of Miami-Dade County and the Miami-Dade County Public Works Manual.
25. **Comprehensive Environmental Impact Statement (CEIS)** - In the opinion of the Director, the proposed project is not reasonably expected to result in significant adverse environmental impacts or cumulative adverse environmental impacts. Therefore, a CEIS was not required by RER to evaluate the project.
26. **Conformance with All Applicable Federal, State and Local Laws and Regulations** - The proposed project is in conformance with applicable State, Federal and local laws and regulations:
- a) Chapter 24 of the Code of Miami-Dade County
 - b) United States Clean Water Act (U.S. Army Corps of Engineers permit is required)
 - c) Florida Department of Environmental Protection Submerged Lands Lease
27. **Conformance with the Miami-Dade County Comprehensive Development Master Plan (CDMP)** - In the opinion of the Director, the proposed project is in conformance with all relevant Objectives in the CDMP and therefore is consistent with the goals and objectives of Policy 3A of the Land Use Element. The following is a summary of the proposed project as it relates to the CDMP:

LAND USE ELEMENT I:

Objective 3/Policies 3A, 3B, 3C - Protection of natural resources and systems. – The proposed project is consistent with the Conservation and Coastal Management elements of the CDMP, and will be compatible with the surrounding land uses in Biscayne Bay, provided that the boat show event operates in accordance with the conditions of the Class I permit as set forth in Number 1 above. The proposed project does not involve development in the Big Cypress area of Critical State Concern or the East Everglades.

TRANSPORTATION ELEMENT II

Aviation Subelement/Objective AV-5A - Aviation System Expansion - There is no aviation element to the proposed project.

Port of Miami River Subelement/Objective 3 - Minimization of impacts to estuarine water quality and marine resources. The project is not located within the Miami River.

CONSERVATION, AQUIFER RECHARGES AND DRAINAGE ELEMENT IV:

Objective 3/Policies 3A, 3B, 3D - Wellfield protection area protection. - The proposed project is not located within a wellfield protection area.

Objective 3/Policy 3E - Limestone mining within the area bounded by the Florida Turnpike, the Miami-Dade/ Broward Levee, N.W. 12 Street and Okeechobee Road. - The proposed project is not located within this area.

Objective 4/Policies 4A, 4B, 4C - Water storage, aquifer recharge potential and maintenance of natural surface water drainage. - The proposed project is not reasonably expected to adversely affect water storage, aquifer recharge potential or natural surface water drainage.

Objective 5/Policies 5A, 5B, 5F - Flood protection and cut and fill criteria – The proposed project would not compromise flood protection.

Objective 6/Policy 6A - Areas of highest suitability for mineral extraction. - The proposed project is not located in an area proposed or suitable for mineral extraction.

Objective 6/Policy 6B - Guidelines for rock quarries for the re-establishment of native flora and fauna.
– The proposed project is not located in a rock quarry.

Objective 7/Policy 7A, 7C, 7D, 7J - Wetland protection and restoration. – The proposed project is not located within a wetland.

Objective 9/Policies 9A, 9B, 9C - Protection of habitat critical to Federal or State-designated threatened or endangered species. – The proposed project is not reasonably expected to adversely affect habitat critical to Federal or State-designated threatened or endangered species as set forth in Number 1 above.

COASTAL MANAGEMENT ELEMENT VII:

Objective 1/Policy 1A – Mangrove wetlands within Mangrove Protection Areas –. The proposed project is not located within a designated “Mangrove Protection Area.”

Objective 1/ Policy 1B - Natural surface flow into and through coastal wetlands. – The proposed project is not located within coastal wetlands.

Objective 1/ Policy 1C - Elevated boardwalk access through mangroves. – The proposed project does not involve the construction of an elevated walkway through mangroves.

Objective 1/Policy 1D - Protection and maintenance of mangrove forests and related natural vegetational communities. - The proposed project is not located within a mangrove forest or related natural vegetational community.

Objective 1/Policy 1E - Mitigation for the degradation and destruction of coastal wetlands. Monitoring

and maintenance of mitigation areas. – The proposed project is not located within coastal wetlands.

Objective 1/Policy 1G - Prohibition on dredging or filling of grass/algal flats, hard bottom or other viable benthic communities, except as provided for in Chapter 24 of the Code of Miami-Dade County, Florida. - The proposed project does not involve dredging or filling of grass/algal flats, hard bottom or other viable benthic communities.

Objective 2/Policies 2A, 2B - Beach restoration and renourishment objectives. - The proposed project does not involve beach restoration or renourishment.

Objective 3/Policies 3E, 3F - Location of new cut and spoil areas for proper stabilization and minimization of damages. - The proposed project does not involve the development or identification of new cut or spoil areas.

Objective 4/Policy 4A, 4C, 4E, 4F – Protection of endangered or threatened animal species. –
The proposed project is not reasonably expected to result in impacts to endangered or threatened species, provided that the boat show event operates in accordance with the conditions of the Class I permit as set forth in Number 1 above.

Objective 5/Policy 5B - Existing and new areas for water-dependent uses. -
The project site is appropriate for and environmentally compatible with the proposed activities provided that the boat show event operates in accordance with the conditions of the Class I permit as set forth in Number 1 above.

Objective 5/Policy 5D - Consistency with Chapter 33D, Miami-Dade County Code. (shoreline access, environmental compatibility of shoreline development) – The proposed project is not required to comply with the provisions stated in Chapter 33 D of the Miami-Dade Code of Ordinance, pertinent to the Shoreline Development Review Committee under the Shoreline Ordinance.

Objective 5/Policy 5F - The siting of water dependent facilities. - The proposed project is consistent with the criteria used to determine appropriateness of the project site provided that the boat show event operates in accordance with the conditions of the Class I permit as set forth in Number 1 above.

28. **Conformance with Chapter 33B, Code of Miami-Dade County** (East Everglades Zoning Overlay Ordinance) – The proposed project is not located within the East Everglades Area.

29. **Conformance with Miami-Dade County Ordinance 81-19** (Biscayne Bay Management Plan Sections 33D-1 through 33D-4 of the Code of Miami-Dade County) - The proposed project is in conformance with the Biscayne Bay Management Plan in that although the applicant proposes to install tents and other amenities on the floating docks that would not have a water-dependent use, the docking facility is water-dependent.

30. **Conformance with the Miami-Dade County Manatee Protection Plan (MPP)** - The proposed project has also been evaluated for consistency with the Miami-Dade County Manatee Protection Plan

(MPP). The Indian Creek Waterway is not located within an area designated as essential habitat for the Florida manatee and the MPP does not include specific limitations for new or expanded marine facilities at this site, other than compliance with existing zoning or environmental regulations. The Class I permit will also require that all standard manatee construction conditions be followed during all in water operations.

31. **Consistency with Miami-Dade County Criteria for Lake Excavation** – The proposed project does not involve lake excavation.
32. **Zoning Recommendation** – Pursuant to Section 24-48.2(II)(B)(7) of the Code of Miami-Dade County, Florida, a substantiating letter stating that the proposed project does not violate any zoning laws, or a plan approval, would be submitted prior to permit issuance. Said letter or plan approval would be submitted after the approval by the Board of County Commissioners and prior to the issuance of a Class I permit.
33. **Coastal Resources Management Line** - A coastal resources management line was not required for the proposed project, pursuant to Section 24-48.2(II)(B)(10)(b) of the Code of Miami-Dade County.
34. **Maximum Protection of a Wetland's Hydrological and Biological Functions** – The proposed project is not located within a wetland.
35. **Class I Permit Applications Proposing to Exceed the Boundaries Described in Section D-5.03(2)(a) of the Miami-Dade County Public Works Manual** – Not applicable.

The proposed project was also evaluated for compliance with the standards contained in Sections 24-48.3(2), (3), and (4) of the Code of Miami-Dade County, Florida. The following is a summary of how the standards relate to the proposed project:

24-48.3 (2) Dredging and Filling for Class I Permit – Not applicable.

24-48.3 (3) Minimum Water Depth Required for Boat Slips Created by the Construction or Placement of Fixed or Floating Docks and Piers, Piles and Other Structures Requiring a Permit Under Article IV, Division 1 of Chapter 24 of the Code of Miami-Dade County – The proposed project complies with the water depth criteria.

24-48.3 (4) Clean Fill in Wetlands – Not applicable.

The project was also evaluated based upon the applicable factors set forth in Section 24-48.25 of the Code.

36. **Visual or physical access by the general public to Biscayne Bay and its adjacent tidal waters** – The proposed project will temporarily affect navigation within the project area during the 30 day period between the start of installation of the facility and the completion of removal of all structures and associated equipment. However, the applicant has to maintain access to the existing navigational channel and significant impacts to navigation are not reasonably expected to occur,

provided that all structures are lit in accordance with applicable laws, and all vessels follow safe boating practices as required by all applicable laws.

37. **Historical significance** – The proposed project is not historically significant.
38. **Need for covered vessel repair facilities** - Not applicable.
39. **Environmental impact or cumulative environmental impact** – The proposed project is not reasonably expected to result in adverse environmental impacts as set forth in Number 1 above.
40. **Navigation** – The proposed project will temporarily affect navigation within the project area during the 30 day period between the start of installation of the facility and the completion of removal of all structures and associated equipment. However, the applicant has to maintain access to the existing navigational channel and significant impacts to navigation are not reasonably expected to occur, provided that all structures are lit in accordance with applicable laws, and all vessels follow safe boating practices as required by all applicable laws.
41. **Public safety** – The proposed project is not reasonably expected to adversely affect public safety.
42. **Aesthetics**- The proposed project is not reasonably expected to adversely affect aesthetics. The boat show is temporary in nature. The temporary vessels, structures, and equipment associated with the boat show will be installed and removed within a 30 day period.
43. **Biscayne Bay Management Plan** – The proposed project is consistent with the recommendations of the Biscayne Bay Management Plan in that although the applicant proposes to install tents and other amenities on the floating docks that would not have a water-dependent use, the docking facility is water-dependent.
44. **Biscayne Bay Aquatic Preserve Act** – The proposed project is consistent with the recommendations of the Biscayne Bay Aquatic Preserve Act in that although the applicant proposes to install tents and other amenities on some of the floating docks that would not have a water-dependent use, the docking facility is water-dependent.
45. **Rules of the Biscayne Bay Aquatic Preserve** - The proposed project is consistent with the rules of the Biscayne Bay Aquatic Preserve in that although the applicant proposes to install tents and other amenities on some of the floating docks that would not have a water-dependent use, the docking facility is water-dependent.

BASED ON THE FOREGOING, IT IS RECOMMENDED THAT A CLASS I PERMIT BE APPROVED.



Rockell Alhale, Manager
Coastal Resources Section



Lindsay Elam, ERPS
Coastal Resources Section



MEMORANDUM

(Revised)

TO: Honorable Chairman Anthony Rodriguez
and Members, Board of County Commissioners

DATE: November 18, 2025

FROM: 
Glen Bonzon-Keenan
County Attorney

SUBJECT: Agenda Item No. 5(D)

Please note any items checked.

- ☐ "3-Day Rule" for committees applicable if raised
- ☐ 6 weeks required between first reading and public hearing
- ☐ 4 weeks notification to municipal officials required prior to public hearing
- ☐ Decreases revenues or increases expenditures without balancing budget
- ☐ Budget required
- ☐ Statement of fiscal impact required
- ☐ Statement of social equity required
- ☐ Ordinance creating a new board requires detailed County Mayor's report for public hearing
- ☒ No committee review
- ☐ Applicable legislation requires more than a majority vote (i.e., 2/3's present ____, 2/3 membership ____, 3/5's ____, unanimous ____, majority plus one ____, CDMP 7 vote requirement per 2-116.1(3)(h) or (4)(c) ____, CDMP 2/3 vote requirement per 2-116.1(3) (h) or (4)(c) ____, CDMP 9 vote requirement per 2-116.1(4)(c) (2) ____) to approve
- ☐ Current information regarding funding source, index code and available balance, and available capacity (if debt is contemplated) required

Approved _____ Mayor
Veto _____
Override _____

Agenda Item No. 5(D)
11-18-25

RESOLUTION NO. R-1119-25

RESOLUTION TAKING ACTION ON CLASS I PERMIT APPLICATION AND REQUEST FOR VARIANCE BY YACHTING PROMOTIONS, INC. FOR A TEMPORARY 350 SLIP DOCKING FACILITY FOR AN ANNUAL BOAT SHOW, INCLUDING FLOATING STRUCTURES WITH A NON-WATER DEPENDENT USE, OVER TIDAL WATERS WITHIN THE INDIAN CREEK WATERWAY FROM 4401 TO 4775 COLLINS AVENUE, MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA, FOR A PERIOD OF TEN YEARS

WHEREAS, this Board desires to accomplish the purposes outlined in the accompanying memorandum, a copy of which is incorporated herein by reference,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that this Board, having considered all the applicable factors contained within sections 24-48.3 and 24-48.25 of the Code of Miami-Dade County, Florida, hereby approves the Class I permit application and request for variance by Yachting Promotions, Inc. for a temporary 350 slip docking facility for an annual boat show, including floating structures with a non-water dependent use, over tidal waters within the Indian Creek Waterway from 4401 to 4775 Collins Avenue, Miami Beach, Miami-Dade County, Florida, for a period of ten years, subject to the conditions set forth in the memorandum from the Miami-Dade County Department of Regulatory and Economic Resources, a copy of which is attached hereto and made a part hereof. The issuance of this approval does not relieve the applicant from obtaining all applicable federal, State, and local permits.

The foregoing resolution was offered by Commissioner **Kionne L. McGhee**, who moved its adoption. The motion was seconded by Commissioner **Oliver G. Gilbert, III** and upon being put to a vote, the vote was as follows:

Anthony Rodriguez, Chairman	aye		
Kionne L. McGhee, Vice Chairman	aye		
Marleine Bastien	aye	Juan Carlos Bermudez	aye
Sen. René García	aye	Oliver G. Gilbert, III	aye
Roberto J. Gonzalez	aye	Keon Hardemon	aye
Danielle Cohen Higgins	aye	Natalie Milian Orbis	aye
Raquel A. Regalado	aye	Micky Steinberg	aye
District 5 - Vacant			

The Chairperson thereupon declared this resolution duly passed and adopted this 18th day of November, 2025. This resolution shall become effective upon the earlier of (1) 10 days after the date of its adoption unless vetoed by the County Mayor, and if vetoed, shall become effective only upon an override by this Board, or (2) approval by the County Mayor of this resolution and the filing of this approval with the Clerk of the Board.



MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF
COUNTY COMMISSIONERS

JUAN FERNANDEZ-BARQUIN, CLERK

By: Basia Pruna
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

CJW

Christopher J. Wahl