



HURRICANE PREPAREDNESS PLAN

Ocean Blue Marina (OBM) offers the following hurricane planning, preparation and action plan packet for all tenants. Knowledge coupled with advance planning and preparation is the best protection for your valuable investment. We have included helpful suggestions, resources, contacts, and time schedules that you will find helpful in the event our area is warned of a severe storm.

Please note that properly preparing for such storms greatly reduces the possibility of damage to your

vessel. Although vessel damage cannot be guaranteed given the changing nature and severity of storms, it can help prevent and/or minimize total loss or major damage to your vessel.

Revised 12/12/2015

WEATHER ADVISORY DEFINITIONS

The following are definitions and information about Hurricanes.

Advisory: Official information issued by tropical cyclone warning centers describing all tropical cyclone watches and warnings in effect along with details concerning tropical cyclone locations, intensity and movement, and precautions that should be taken

Center: Generally speaking, the vertical axis of a tropical cyclone, usually defined by the location of minimum wind or minimum pressure. The cyclone center position can vary with altitude. In advisory products, refers to the center position at the surface.

Direct Hit: A close approach of a tropical cyclone to a particular location. For locations on the left-hand side of a tropical cyclone's track (looking in the direction of motion), a direct hit occurs when the cyclone passes to within a distance equal to the cyclone's radius of maximum wind. For locations on the right-hand side of the track, a direct hit occurs when the cyclone passes to within a distance equal to twice the radius of maximum wind. Compare indirect hit, strike.

Evacuation Order: The most important instruction you will receive. Once issued, an evacuation order is mandatory, under state law, for all persons in the designated area.

Eye: The roughly circular area of comparatively light winds that encompasses the center of a severe tropical cyclone. The eye is either completely or partially surrounded by the eyewall cloud.

Eyewall / Wall Cloud: An organized band or ring of cumulonimbus clouds that surround the eye, or light-wind center of a tropical cyclone. Eyewall and wall cloud are used synonymously.

Gale Warning: A warning of 1-minute sustained surface winds in the range 34 kt (39 mph or 63 km/hr) to 47 kt (54 mph or 87 km/hr) inclusive, either predicted or occurring and not directly associated with tropical cyclones.

High Wind Warning: A high wind warning is defined as 1-minute average surface winds of 35 kt (40 mph or 64 km/hr) or greater lasting for 1 hour or longer, or winds gusting to 50 kt (58 mph or 93 km/hr) or greater regardless of duration that are either expected or observed over land.

Hurricane / Typhoon: A tropical cyclone in which the maximum sustained surface wind (using the U.S. 1-minute average) is 64 kt (74 mph or 119 km/hr) or more. The term hurricane is used for Northern Hemisphere tropical cyclones east of the International Dateline to the Greenwich Meridian. The term typhoon is used for Pacific tropical cyclones north of the Equator west of the International Dateline.

Hurricane Local Statement: A public release prepared by local National Weather Service offices in or near a threatened area giving specific details for its county/parish warning area on (1) weather conditions, (2) evacuation decisions made by local officials, and (3) other precautions necessary to protect life and property.

Hurricane Season: The portion of the year having a relatively high incidence of hurricanes. The hurricane season in the Atlantic, Caribbean, and Gulf of Mexico runs from June 1 to November 30.

Hurricane Warning: An announcement that sustained winds of 64 knots (74 mph or 119 km/hr) or higher are expected somewhere within the specified area in association with a tropical, subtropical, or post-tropical cyclone. Because hurricane preparedness activities become difficult once winds reach tropical storm force, the warning is issued 36 hours in advance of the anticipated onset of tropical-storm-force winds. The warning can remain in effect when dangerously high water or a combination of dangerously high water and waves continue, even though winds may be less than hurricane force.

Hurricane Watch: An announcement that sustained winds of 64 knots (74 mph or 119

km/hr) or higher are possible within the specified area in association with a tropical, subtropical, or post-tropical cyclone. Because hurricane preparedness activities become difficult once winds reach tropical storm force, the hurricane watch is issued 48 hours in advance of the anticipated onset of tropical storm force winds.

Landfall: The intersection of the surface center of a tropical cyclone with a coastline. Because the strongest winds in a tropical cyclone are not located precisely at the center, it is possible for a cyclone's strongest winds to be experienced over land even if landfall does not occur. Similarly, it is possible for a tropical cyclone to make landfall and have its strongest winds remain over the water. Compare direct hit, indirect hit, and strike.

Major Hurricane: A hurricane that is classified as Category 3 or higher.

Minimum Mooring Line Standard: Use only 3-strand twisted or braided nylon (no polypropylene or manila).

Yacht Size <i>(Overall Length)</i>	Primary Line Size <i>(Diameter)</i>	Spring Line Size <i>(Diameter)</i>
Up to 23 ft	3/8"	3/8"
24 ft to 32 ft	1/2"	1/2"
33 ft to 42 ft	5/8"	1/2"
43 ft to 51 ft	3/4"	3/4"
Over 51 ft	1"	1"

Saffir-Simpson Hurricane Wind Scale: The Saffir-Simpson Hurricane Wind Scale is a 1 to 5 categorization based on the hurricane's intensity at the indicated time. The scale provides examples of the type of damage and impacts in the United States associated with winds of the indicated intensity. The following table shows the scale broken down by winds:

Category	Wind Speed (mph)	Damage
1	74 - 95	Very dangerous winds will produce some damage
2	96 - 110	Extremely dangerous winds will cause extensive damage
3	111 - 129	Devastating damage will occur
4	130 - 156	Catastrophic damage will occur

Storm Surge: An abnormal rise in sea level accompanying a hurricane or other intense storm, and whose height is the difference between the observed level of the sea surface and the level that would have occurred in the absence of the cyclone. Storm surge is usually estimated by subtracting the normal or astronomic high tide from the observed storm tide.

Storm Tide: The actual level of sea water resulting from the astronomic tide combined with the storm surge.

Tropical Depression: A tropical cyclone in which the maximum sustained surface wind speed (using the U.S. 1-minute average) is 33 kt (38 mph or 62 km/hr) or less.

Tropical Disturbance: A discrete tropical weather system of apparently organized convection -- generally 100 to 300 nmi in diameter -- originating in the tropics or subtropics, having a nonfrontal migratory character, and maintaining its identity for 24 hours or more. It may or may not be associated with a detectable perturbation of the wind field.

Tropical Storm: A tropical cyclone in which the maximum sustained surface wind speed (using the U.S. 1-minute average) ranges from 34 kt (39 mph or 63 km/hr) to 63 kt (73 mph or 118 km/hr).

Tropical Storm Warning: An announcement that sustained winds of 34 to 63 knots (39 to 73 mph or 63 to 118 km/hr) are expected somewhere within the specified area within 36 hours in association with a tropical, subtropical, or post-tropical cyclone.

Tropical Storm Watch: An announcement that sustained winds of 34 to 63 knots (39 to 73 mph or 63 to 118 km/hr) are possible within the specified area within 48 hours in association with a tropical, subtropical, or post-tropical cyclone.

OCEAN BLUE MARINA ACTION

PLAN

- **Active Watch** (72 hours in advance of the anticipated onset of tropical storm force winds)
 - OBM will be in contact with all vessel OWNERS and assist as needed with evacuation for those whom indicated they will be removing their vessel from the marina.
 - OBM will monitor remaining vessel owners and/or designees as they secure their vessel.
 - OBM fairways are to be kept open for a smooth and orderly flow of vessels from their slips and any additional haul out of vessels to the mainland. Direct trailerable vessels out of the area. Assist vessel owners with untying lines, securing equipment, etc.
 - OBM will handle the safeguarding, evacuation, or relocation of the above, as well as files and irreplaceable data.
 - Notification is made to other personnel/contractors if there is need to relocate any vehicles, equipment, or property.
- **Hurricane Watch** (48 hours in advance of the anticipated onset of tropical storm force winds)
 - 1.) OBM shall contact the E.O.C., and verify contact information.
 - 2.) OBM will begin preparations to secure marina property:
 - a.) All emergency equipment and supplies are to be at fully operational capacity and ready to use. Batteries must be fully charged and life jackets, life rings, lines, radios, flashlights and other safety equipment must be stocked and in full working order.
 - b.) All trash and debris are removed from containers to prepare those containers for receiving additional trash. All trash cans will be removed from docks and secured leaving only main dumpster for use. Emptied dock boxes will be removed from docks and secured. Marina grounds, common areas, and docks are checked for removal of unnecessary equipment and materials.
 - c.) OBM shall ascertain that vessel OWNERS have prepared and properly secured their vessel.

3.) OBM will commence securing storage container, bathhouse, docks, vessels, and other property. Only basic facility accesses will be left open.

- **Hurricane Warning** (36 hours in advance of the anticipated onset of tropical-storm-force winds)

1.) OCB shall alert the boating public of any Hurricane Advisory Update and Warning information.

2.) Emergency equipment and supplies are positioned to be mobilized for fast use. Docks, boat ramp and marina entrance are cleared of movable objects, garbage, and debris. Loose items that cannot be removed are secured, tied down, etc. All electrical lines will be unplugged, removed and stored and power shut off.

3.) Complete securing buildings, docks and boat ramp. Finish safeguarding property from flood areas.

4.) OCB will move vessels requiring special berthing arrangements at this time.

VESSEL OWNER ACTION PLAN

- A. **Precautionary Measures** (Begun at start of every Hurricane season and ongoing throughout it)

1.) Establish your hurricane plan. Let someone know of your plan in case you are not available to secure your vessel in the event of an approaching storm.

2.) Ensure that your vessel is in good working order. All safety and firefighting equipment is updated and ready, replace fuel filters, inspect/charge battery system, top off fuel tanks, purchase extra lines, etc.

3.) Inspect and replace if necessary, all working and spare dock lines and ground tackle. Ensure all extra line is in good conditions and have chafing gear for all working lines (neoprene hoses work well).

4.) Check vessel cleat size to be sure primary/spring lines will fit on one cleat.

5.) Rehearse storm mooring procedures and practice tying your vessel as you would for a Hurricane or severe storm.

6.) Plan your evacuation route.

7.) Update insurance coverage and locate vessel papers.

8.) Photograph your vessel, inside and out, in case of a possible insurance claim.

B. Active Measures (Begun **at least** 72 hours prior to anticipated Hurricane landfall)

“Hurricane-force winds exert tremendous strains on boat’s hardware. Wind force, and the damage it causes, increases exponentially. A doubling of wind speed increases the force on your boat four times. For example, a 20-knot wind exerts a force of 1.3 pounds per square foot; doubling the speed to 40 knots quadruples the pressure to 5.2 pounds per square foot.”

<http://www.cruisingworld.com/how/how-prepare-your-boat-storm>)

1.) **If you will be relocating your vessel from the OCM, this is the time to do it.** Please remember that you are not the only one evacuating and the longer you wait, the more difficult it will be to get where you are going.

2.) Fill / top off fuel and water tanks.

3.) Strip as much as possible from vessel topsides. Store all bimini tops, antennas, dinghies, motors, sails, outriggers, chairs, coolers, flags, etc. Lash sail covers, or remove sails completely.

4.) Remove furling jibs. These can impose a severe threat to surrounding vessels in the event of heavy winds and may be removed by other boat owners if you do not stow them yourself.

5.) Enhance watertight integrity above and below the waterline (i.e. seal windows, doors, hatches – duct tape will work). Shut off sea cocks, cap off or plug unvalved through-hull fittings such as sink drains. Clear cockpit drains.

6.) Remove valuables and electronics from boat.

7.) Pump out the holding tank.

8.) Ensure vessel bilge is free from sludge, debris and/or any obstruction. Once again, check batteries, charging system, and bilge pump/connections are in working order.

9.) Shut off everything except the automatic bilge pump switch.

- 10.) Shut off all lines to fuel, propane, alcohol tanks, etc.
- 11.) Remove shore power and all deck gear; stow or take ashore.
- 12.) Secure storm lines, double line if possible. Strong dock lines and chafe gear properly installed will keep a line from breaking loose. Note: unprotected lines will chafe and sever within minutes under the rigorous conditions of a hurricane.
- 13.) Observe the vessel from the dock to be sure all lines are properly tied and will not slip off pilings. Secure hull side fenders for protection.
- 14.) All items must be removed from docks and **dock boxes emptied.**
- 15.) Dinghies must be removed from the marina.
- 16.) Remove document papers from vessel. These may be needed in the event of a possible insurance claim.
- 17.) **OCM will shut down operations and access to public upon the issuance of a Hurricane Warning or 24 hours prior to landfall (whichever comes first).** At this time, vessels needing to be secured and/or requiring special berthing arrangements within the marina will be secured and marina retains the option to do so, at the owner's expense. All vessel owners should be off of their vessel and evacuated by this time. If a significant storm surge is expected, electrical service to the docks and property will be shut down.
- 18.) There will be no reentry by any OWNER or vessel until property has been cleared by OBM management. Please contact OBM by phone or check website for further information. When returning after a storm, water will probably still cover the entrance roads forcing you to park outside and walk into the marina. Also remember to wear boots or boat shoes for protection and bring water, food, flash lights and a first aid kit.

We urge you to plan for this upcoming hurricane season.

THE BEST DEFENSE IS A GOOD OFFENSE! MAKE YOUR PLANS TODAY!!

IMPORTANT INFORMATION

SHELTERS

Shelters for Category 1 & 2 Storms

Coral Shores High School / MM 89.5 / 89901 Overseas Hwy., Plantation Key, FL, 33070

Pet Friendly (Must Pre-Register Pet(s) & Have Current Vaccinations) / Capacity: 236

Shelters for Category 3+ Storms

NO shelters in Monroe County are open nor would be safe for a Category 3 or above storm. Evacuation becomes mandatory for everyone. Once an evacuation order has been issued, Monroe County residents, seeking public shelter on the mainland, will be informed of the shelter locations. Please note that sheltering options may include, Florida International University, the E. Darwin Fuchs Pavilion at the Miami-Dade County Fair and Exposition (which will allow residents to shelter with their pets), and other facilities within Miami-Dade County, based on their availability on a per storm basis. Information will be disseminated via local media, TV Channel 76 as well as both County and Emergency Management websites.

E. Darwin Fuchs Pavilion / 10901 SW 24th St., Miami-Dade County Fair & Exposition, Inc., Miami, FL 33165

Pet Friendly (Must Pre-Register Pet(s) & Have Current Vaccinations)

SOURCES OF INFORMATION

There are numerous websites that provide valuable information to help track and prepare for tropical storms and hurricanes. Here are some recommendations:

www.nhc.noaa.gov

<http://www.ndbc.noaa.gov/maps/Florida.shtml>

www.accuweather.com

www.crownweather.com/tropical/html

www.weatherunderground.com/tropical

www.hurricanecity.com

www.boatus.com/seaworthy/hurricane

www.hurricanewarning.net

<http://stormcentral.keysnews.com/info.html#chart>

IMPORTANT INFORMATION CONT.

CONTACTS

Monroe County Emergency Hotline

800-955-5504

<http://www.monroecountyem.com/>

Cable TV

Channel

5/Channel 16/Channel 19

Coast Guard

VHF-FM Radio

Channel 16

RCC Miami

(305) 415-6800

FEMA

800-621-3362

<http://www.fema.gov/>

Florida Fish & Wildlife (FWC)

Users: *FWC or #FWC

Cellphone

888-404-3922

Key Largo Fire Rescue Department

Call 9-1-1

Station 25, 220 Reef Drive, Key Largo, FL 33037 (MM 106)

Emergency:

Monroe County Sheriff's Office

Call 9-1-1

Emergency:

305-292-7000

NOAA Weather Radio / Upper Keys

162.55 MHz

Red Cross Florida Keys Chapter

305-294-9526

<http://www.floridakeysredcross.org/>

OCEAN BLUE MARINA

199 Morris Avenue

Key Largo, FL 33037

(305) 451-3414

2015 Florida Statutes

327.59

Marina evacuations

(1) After June 1, 1994, marinas may not adopt, maintain, or enforce policies pertaining to evacuation of vessels which require vessels to be removed from marinas **following the issuance of a hurricane watch or warning**, in order to ensure that protecting the lives and safety of vessel owners is placed before interests of protecting property.

(2) Nothing in this section may be construed to restrict the ability of an owner of a vessel or the owner’s authorized representative to remove a vessel voluntarily from a marina at any time or to restrict a marina owner from dictating the kind of cleats, ropes, fenders, and other measures that must be used on vessels as a condition of use of a marina. **After a tropical storm or hurricane watch has been issued, a marina owner or operator, or an employee or agent of such owner or operator, may take reasonable actions to further secure any vessel within the marina to minimize damage to a vessel and to protect marina property, private property, and the environment and may charge a reasonable fee for such services.**

(3) Notwithstanding any other provisions of this section, in order to minimize damage to a vessel and to protect marina property, private property, and the environment, a marina owner may provide by contract that in the event a vessel owner fails to promptly remove a vessel from a marina after a tropical storm or hurricane watch has been issued, the marina owner, operator, employee, or agent may remove the vessel, if reasonable, from its slip or take whatever reasonable actions are deemed necessary to properly secure a vessel to minimize damage to a vessel and to protect marina property, private property, and the environment and may charge the vessel owner a reasonable fee for any such services rendered. In order to add such a provision to a contract, the marina owner must provide notice to the vessel owner in any such contract in a font size of at least 10 points and in substantially the following form:

NOTICE TO VESSEL OWNER

The undersigned hereby informs you that in the event you fail to remove your vessel from the marina promptly (timeframe to be determined between the marina owner or operator and the vessel owner) after the issuance of a tropical storm or hurricane watch for Key Largo, Florida, under Florida law, the undersigned or his or her employees or agents are authorized to remove your vessel, if reasonable, from its slip or take any and all other reasonable actions deemed appropriate by the undersigned or his or her employees or agents in order to better secure your vessel and to protect marina property, private property, and the environment. You are further notified that you may be charged a reasonable fee for any such action.

(4) A marina owner, operator, employee, or agent shall not be held liable for any damage incurred to a vessel from storms or hurricanes and is held harmless as a result of such actions. Nothing in this section may be construed to provide immunity to a marina operator, employee, or agent for any damage caused by intentional acts or negligence when removing or securing a vessel as permitted under this section.

RELEASE OF LIABILITY AND INDEMNITY: Licensee, on his/her own behalf and on behalf of his/her

executors, agents, heirs, personal representatives, and assigns and each of them, hereby expressly releases and forever discharges the Ocean Blue Marina, LLC, and its agents, employees, officials and legal representatives, in both their official and individual capacities, as well as their successors and assigns (collectively referred to as the "MARINA") from any and all claims, actions, demands and causes of action in law or in equity for any and all liability for loss (including loss of life), or damages to person or property, including, but not limited to, damages caused by Marina's own negligence, fire, theft, vandalism, wind storm, high or low waters, hail, rain, ice, collision or accident, any other Act of God, or the acts of third parties, whether negligent or intentional. Licensee shall be liable to Marina for any personal injury, loss of life, or property damage caused by Licensee or on behalf of Licensee or by Licensee's agents, servants, or invitees. Licensee further agrees to defend, indemnify, and hold Marina harmless from any loss, cost, expense, claim or liability, including attorney's fees and costs of litigation and appeal, for any and all personal injury, loss of life, and property damage related in any way to Licensee's actions or property, regardless of Marina's negligence. This paragraph shall survive the expiration or termination of this agreement.

I have read and understand all facets of the paragraphs above as attested by my signature.

Signature of Marina Agent
Date

Print Name

Phone

Signature of Vessel Owner/Authorized Agent
Date

Print Name

Phone

OCEAN BLUE MARINA

199 Morris Avenue Key Largo, FL 33037

VESSEL OWNER HURRICANE PLAN

DATE

PHONE NUMBER

NAME

EMAIL ADDRESS

YEAR

VESSEL MAKE, MODEL,

ADDRESS

HULL ID#

Once our area is within the forecast cone and prior to a hurricane watch being posted for the Key Largo/South Miami-Dade County area, my intentions are as follows. Please initial your option and sign below.

- _____ I plan to remove my vessel from the marina property.
- _____ I plan to hire a transport company to remove/transport my vessel from the marina property.
- _____ I plan to hire a management company to properly secure my vessel at Ocean Blue Marina for hurricane conditions and I agree to have the necessary insurance on file (coverage according to license agreement) naming the marina as additionally insured. I have reviewed and understand the Florida Statutes relating to hurricane laws as it relates to marinas. I understand I am responsible and liable for any and all damages to other tenant's vessel's and Ocean Blue Marina's property, including, but not limited to damage to fences, dry storage racks, docks, pilings, bulkhead, utility lines, buildings, structures, and any other real or personal property in which MARINA has an interest.

- _____ I plan to leave my vessel at Ocean Blue Marina where I agree to have the necessary insurance on file (coverage according to license agreement) naming the marina as additionally insured. I have reviewed and understand the Florida Statutes relating to hurricane laws as it relates to marinas. I understand I am responsible and liable for any and all damages to other tenant's vessel's and Ocean Blue Marina's property, including, but not limited to damage to fences, dry storage racks, docks, pilings, bulkhead, utility lines, buildings, structures, and any other real or personal property in which MARINA has an interest.

IMPORTANT NOTE: Electrical power will be shut off up to 36 hours prior to the arrival of a named storm. The marina recommends removal of your vessel from marina property and do not assume this is safe harbor.

	Signature of Vessel Owner/Authorized Agent	Print Name
Phone	Date	