

**NOTICE OF SHORELINE TASK FORCE REGULAR MEETING
CITY OF SOUTH PADRE ISLAND**

TUESDAY, MARCH 23, 2021

3:00 PM AT THE MUNICIPAL COMPLEX

2ND FLOOR COUNCIL CHAMBERS

4601 PADRE BOULEVARD SOUTH PADRE ISLAND, TX 78597

1. Call to Order

2. Pledge of Allegiance

3. Public Comments and Announcements

This is an opportunity for citizens to speak to the Shoreline Task Force relating to agenda or non-agenda items. Speakers are required to address the board at the podium and give their name before addressing their concerns. [Note: State law will not permit the Shoreline Task Force to discuss, debate or consider items that are not on the agenda. Citizen comments may be referred to City Staff or may be placed on the agenda of a future Shoreline Task Force meeting]

4. Regular Agenda

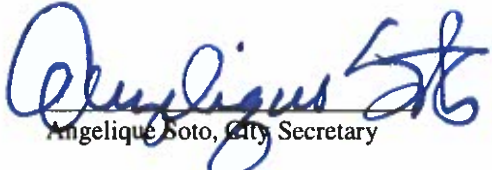
- 4.1. Discussion and action to approve the minutes from the regular meeting on February 9, 2021. (Boburka)
- 4.2. Discussion and action to approve the minutes from the regular meeting on February 23, 2021. (Boburka)
- 4.3. Discussion and action to recommend to City Council the approval of a Beach and Dune Permit for construction of a dune walkover at 5550 Gulf Boulevard. (Boburka, Hughston)
- 4.4. Discussion and action to recommend to City Council the approval of the Beach and Dune Permit for construction of a single family home and dune walkover at 8354 Breakers Boulevard. (Boburka)
- 4.5. Discussion and action to recommend to City Council the approval of the Beach and Dune Permit for construction of a private dune path at 4000 Gulf Boulevard. (Boburka, Hughston)

5. Adjourn

NOTE:

One or more members of the City of South Padre Island City Council may attend this meeting; if so, this statement satisfies the requirements of the OPEN MEETINGS ACT.

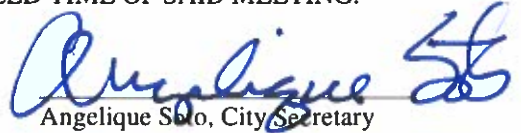
DATED MARCH 19, 2021


Angelique Soto, City Secretary

Agenda: MARCH 23, 2021



I, THE UNDERSIGNED AUTHORITY, DO HEREBY CERTIFY THAT THE ABOVE NOTICE OF MEETING OF THE SHORELINE TASK FORCE OF THE CITY OF SOUTH PADRE ISLAND, TEXAS IS A TRUE AND CORRECT COPY OF SAID NOTICE AND THAT I POSTED A TRUE AND CORRECT COPY OF SAID NOTICE ON THE BULLETIN BOARD AT CITY HALL/MUNICIPAL BUILDING ON **MARCH 19, 2021**, AT/OR BEFORE 3:00 PM AND REMAINED SO POSTED CONTINUOUSLY FOR AT LEAST 72 HOURS PRECEDING THE SCHEDULED TIME OF SAID MEETING.


Angelique Solo, City Secretary

THIS FACILITY IS WHEELCHAIR ACCESSIBLE, AND ACCESSIBLE PARKING SPACES ARE AVAILABLE. REQUESTS FOR ACCOMMODATIONS OR INTERPRETIVE SERVICES MUST BE MADE 48 HOURS PRIOR TO THIS MEETING. PLEASE CONTACT PUBLIC WORKS DIRECTOR, CARLOS SANCHEZ AT (956)761-8103.



**CITY OF SOUTH PADRE ISLAND
SHORELINE TASK FORCE
AGENDA REQUEST FORM**

MEETING DATE: March 23, 2021

NAME & TITLE: Kristina Boburka, Shoreline Director

DEPARTMENT: Shoreline Department

ITEM

Discussion and action to approve the minutes from the regular meeting on February 9, 2021. (Boburka)

ITEM BACKGROUND

Regular meeting minutes from the meeting on February 9, 2021.

BUDGET/FINANCIAL SUMMARY

N/A

COMPREHENSIVE PLAN GOAL

N/A

LEGAL REVIEW

Sent to Legal:

Approved by Legal:

RECOMMENDATIONS/COMMENTS:

**MINUTES OF REGULAR MEETING
CITY OF SOUTH PADRE ISLAND
SHORELINE TASK FORCE**

Tuesday, February 9th, 2021

I. CALL TO ORDER.

The Shoreline Task Force of the City of South Padre Island, Texas, held a regular meeting on Tuesday, February 9th, 2021, at the Municipal Complex Building, 2nd Floor, 4601 Padre Boulevard, South Padre Island, Texas. Chairman Virginia Guillot called the meeting to order at 3:05 p.m. A quorum was present with Task Force Chairman Virginia Guillot, Task Force Members Stormy Wall, Abbie Mahan, Robert Nixon, Nancy Gray, and Michael Sularz. Task Force Members with an excused absence Norma Trevino.

City Council members present include: Lydia Caballero and Ken Medders. City staff members present were: City Manager Randy Smith, Shoreline Director Kristina Boburka and Shoreline Grants and Special Projects Administrator Erika Hughston.

II. PLEDGE OF ALLEGIANCE.

Chairman Virginia Guillot led the Pledge of Allegiance.

III. PUBLIC COMMENTS AND ANNOUNCEMENTS:

City Council Member Lydia Caballero stated she was excited to work alongside the Shoreline Task Force and Shoreline Department on current and future projects. Resident Carol Bolstad requested that attention be brought to flood lights along Gulf Blvd to diminish light impact.

IV. REGULAR AGENDA

I. DISCUSSION AND ACTION TO APPROVE THE MINUTES FROM THE REGULAR MEETING ON JANUARY, 26TH 2021. (BOBURKA)

Task Force Member Mahan made a motion, seconded by Task Force Member Sularz, to approve the January 26th, 2021 meeting minutes. Task Force Member Nixon abstained. Motion carried.

II. COMMITTEE MEMBER INTRODUCTIONS AND COMMITTEE OVERVIEW. (BOBURKA)

Shoreline Director Boburka welcomed the new selection of Shoreline Task Force Member Nancy Gray. Task Force Members gave introductions at this time. Director Boburka gave a brief presentation on the roles and duties of the committee.

V. ADJOURNMENT.

There being no further business, Chairman Guillot adjourned the meeting at 3:16 p.m.

Erika Hughston, SGSPA

Virginia Guillot, Chairman

**CITY OF SOUTH PADRE ISLAND
SHORELINE TASK FORCE
AGENDA REQUEST FORM**

MEETING DATE: March 23, 2021

NAME & TITLE: Kristina Boburka, Shoreline Director

DEPARTMENT: Shoreline Department

ITEM

Discussion and action to approve the minutes from the regular meeting on February 23, 2021. (Boburka)

ITEM BACKGROUND

Approval of the meeting minutes from the regular meeting on February 23, 2021.

BUDGET/FINANCIAL SUMMARY

N/A

COMPREHENSIVE PLAN GOAL

N/A

LEGAL REVIEW

Sent to Legal:

Approved by Legal:

RECOMMENDATIONS/COMMENTS:

**MINUTES OF REGULAR MEETING
CITY OF SOUTH PADRE ISLAND
SHORELINE TASK FORCE**

Tuesday, February 23rd, 2021

I. CALL TO ORDER.

The Shoreline Task Force of the City of South Padre Island, Texas, held a regular meeting on Tuesday, February 23rd, 2021, at the Municipal Complex Building, 2nd Floor, 4601 Padre Boulevard, South Padre Island, Texas. Chairman Virginia Guillot called the meeting to order at 3:05 p.m. A quorum was present with Task Force Chairman Virginia Guillot, Task Force Members Stormy Wall, Abbie Mahan, Robert Nixon, Nancy Gray, and Michael Sularz. Task Force Members with an excused absence Norma Trevino.

City Council members present include: Ken Medders. City staff members present were: City Manager Randy Smith, Shoreline Director Kristina Boburka and Shoreline Grants and Special Projects Administrator Erika Hughston.

II. PLEDGE OF ALLEGIANCE.

Chairman Virginia Guillot led the Pledge of Allegiance.

III. PUBLIC COMMENTS AND ANNOUNCEMENTS:

No public comments were given at this time.

IV. REGULAR AGENDA

I. UPDATE, DISCUSSION, AND ACTION TO RECOMMEND TO CITY COUNCIL THE PRELIMINARY PLAN FOR WHITECAP CIRCLE BEACH ACCESS DEVELOPMENT THROUGH THE COASTAL MANAGEMENT PROGRAM (CMP)'S CYCLE 25. (BOBURKA, HUGHSTON)

Head Engineer, Rolando Rubiano, gave a preliminary design presentation to the Shoreline Task Force. Designs included a parking lot with ADA parking; public restrooms; ADA wooden walkover; rinse stations; and an ADA sidewalk. Task Force Member Nixon made a motion to bring the preliminary designs and presentation for City Council to review. The motion was seconded by Task Force Member Gray. Motion carried unanimously.

V. ADJOURNMENT.

There being no further business, Chairman Guillot adjourned the meeting at 4:03 p.m.

Erika Hughston, SGSPA

Virginia Guillot, Chairman

**CITY OF SOUTH PADRE ISLAND
SHORELINE TASK FORCE
AGENDA REQUEST FORM**

MEETING DATE: March 23, 2021

NAME & TITLE: Kristina Boburka, Shoreline Director

DEPARTMENT: Shoreline Department

ITEM

Discussion and action to recommend to City Council the approval of a Beach and Dune Permit for construction of a dune walkover at 5550 Gulf Boulevard. (Boburka, Hughston)

ITEM BACKGROUND

The applicant would like to construct a private dune walkover to allow for a continuous dune line in front of their property.

Their full permit application with the Texas General Land Office's comment letter is attached. Staff recommends approval.

BUDGET/FINANCIAL SUMMARY

N/A

COMPREHENSIVE PLAN GOAL

LEGAL REVIEW

Sent to Legal:

Approved by Legal:

RECOMMENDATIONS/COMMENTS:



TEXAS GENERAL LAND OFFICE
GEORGE P. BUSH, COMMISSIONER

March 8, 2021

Via Electronic Mail

Kristina Boburka
Director, Shoreline Management Department
City of South Padre Island
321 Padre Blvd.
South Padre Island, Texas 78597

Beachfront Construction Certificate & Dune Protection Permit in the City of South Padre Island

Site Address: 5550 Gulf Blvd. South Padre Island

Legal Description: Florence Condos, Fiesta Isles, Lot 1 & S50' L2 BLK 178, Padre Beach Sec XI,
Lots 14 & 18 Block 176

Lot Applicant: Florence HOA c/o Chris Breedlove

GLO ID No.: BDSPI-21-0083

Dear Ms. Boburka:

The General Land Office (GLO) has reviewed the application materials submitted for a dune protection permit and beachfront construction certificate for the above-referenced location. The applicant proposes to construct a dune walkover and a deck with a shower in an area with no dunes, seaward of the Historic Building Line (HBL). According to the Bureau of Economic Geology, the area is eroding at a rate of two to three feet per year.

Based on the materials forwarded to our office for review, we have the following comments:

- The seaward terminus of the dune walkover must be restricted to the greatest extent possible to the most landward point of the public beach and must not interfere with or otherwise restrict public use of the beach at normal high tides.¹
- The City must require the applicant to relocate the walkover to follow any landward migration of the public beach or seaward migration of dunes.² After a major storm or any other event, the City shall require permittees to shorten any dune walkovers to the appropriate length. This requirement shall be contained as a condition in any permit and certificate issued authorizing construction of walkovers.³
- The deck of the walkover must be of sufficient elevation to allow for the growth of dune vegetation and the migration of dunes to the greatest extent practicable.⁴ Since there are currently no dunes in

¹ 31 Tex. Admin. Code § 15.7(g)(2).

² 31 Tex. Admin. Code § 15.7(g)(4).

³ 31 Tex. Admin. Code § 15.7(g)(4)(A).

⁴ 31 Tex. Admin. Code § 15.7(g)(3).

the area where the walkover will be constructed, the applicant should account for the success of the current dune restoration efforts and ensure the walkover is constructed at a high enough elevation to accommodate future dune growth underneath.

- Concrete may not be used to stabilize the base of the pilings for the dune walkover.⁵
- The proposed dune walkover should be constructed to allow rain and sand to pass through the decking. The GLO recommends placing the slats that form the deck of the walkover at least ½-inch apart.
- Construction of the proposed dune walkover should conform to the GLO's guidelines provided in the Dune Protection and Improvement Manual for the Texas Gulf Coast, and can be found on the GLO website at: <http://www.glo.texas.gov/coast/coastal-management/forms/files/dune-protection-manual-gpb.pdf>
- The proposed construction activities must minimize impacts on natural hydrology and not cause erosion of adjacent properties, critical dune areas, or the public beach.⁶

If you have any questions, please contact me by phone at (512) 463-0413 or by email at natalie.bell@glo.texas.gov.

Sincerely,



Natalie Bell
Manager, Beach Access & Dune Protection Program
Coastal Resources Division
Texas General Land Office

⁵ 31 Tex. Admin. Code § 15.6(f)(3).

⁶ 31 Tex. Admin. Code § 15.6(g).

MEMORANDUM

TO: Natalie Bell, General Land Office

FROM: Kristina Boburka, Shoreline Director

DATE: March 2, 2021

RE: Preliminary determination on proposed walkover at 5550 Gulf Boulevard, South Padre Island, TX 78597 (Florence 1)

The enclosed application materials present plans for the construction of a 50 foot wooden walkover located east of the Dune Protection Line and the Historic Building Line. According to the City's Dune Protection, Beach Renourishment, and Beach Access Plan, walkover construction must remain in compliance with local and state guidelines. The location of the proposed activity on the property will not damage any dune vegetation or affect the dunes' topography or hydrology. The property will add in the walkover during their current dune restoration efforts permit BDSPI-20-0377, to sustain low impact techniques. The walkover will not exceed the line of vegetation nor impact public access. The proposed activity is consistent with the City's Beach Access and Use Plan and state regulation.

With consideration given to conformance with TAC regulations, our preliminary determination is that:

1. The proposed activity will not reduce the size of the public beach, nor will it impair public access to the beach. [TAC 15.5 (b)(1,2)]
2. The proposed activity does not appear to involve encroachment or construction upon the public beach. [TAC 15.5 (c)(1)]
3. The proposed activity will not impede public access to the beach in any manner. [TAC 15.5 (d)(1)]

With consideration given to the City's *Dune Protection, Beach Renourishment, and Beach Access Plan* [B&D Ord. Section 22-10]:

1. The proposed activity will not result in increased flood damage to the subject property or adjacent properties.
2. The proposed activity will not result in run-off or drainage patterns that aggravate erosion on and off the site.
3. The proposed activity will cause no changes to the existing dune hydrology east of the Historic Building Line.
4. The proposed activity will not result in adverse effects on dune complexes of vegetation.
5. The proposed activity will not significantly increase the potential for washover or blowouts.



Kristina Boburka
Shoreline Director

Preliminary Determination



Beach & Dune Application

City of South Padre Island
4601 Padre Blvd.
South Padre Island, TX 78597
Phone: (956) 761-3044
Fax: (956) 761-3898

Site for Proposed Work

Legal Description: Florence Condos, Fiesta Isles, Lot 1 & S 50' L2 BLK 17B, Padre Beach Sec XI Lots 14 & 18 Block 17B

Physical Address: 5550 Gulf Blvd., South padre Island, Tx 78597

Property Owner Information

Name: Florence HOA c/o Chris Breedlove

Mailing Address: 2111 Gulf Blvd. Ste. A

City: South Padre Island State: Tx

Zip: 78597 Country: USA

Phone Number: 956-761-5633

Fax Number: 956-761-2989

E-Mail Address: Chaconrealtyllc@aol.com

Applicant / Agent for Owner

Name: Carlos Chacon, Chacon Realty, LLC- property manager

Mailing Address: 2111 Gulf Blvd. Ste. A

City: South Padre Island State: Tx

Zip: 78597 Country: USA

Phone Number: 956-761-5633

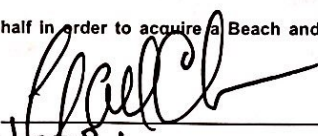
Fax Number: 956-761-2989

E-Mail Address: Chaconrealtyllc@aol.com

I / We, owners of the above-mentioned property, authorize the applicant stated above, to act in my behalf in order to acquire a Beach and Dune permit for the construction proposed below. (owner initials here _____)

Owner(s) Signature(s): _____

Date: _____

Applicant Signature: 

Date: 3/2/2021

Project Description

Describe with as much as detail as possible, the construction proposed. If more room is needed, please include an additional page. Include the number of habitable units, amenities, swimming pools, fences, kinds of fences, whether footings and/or retaining walls will be installed, and locations of proposed landscaping and parking.

Installation of a beach access from the condominium to the gulf. Construction will consist of driven wood pilings supporting 2x beams, supporting 2x6 decking. Handrails will consist of wood framing and meet minimum height requirements. Also, installation of a deck for a shower which will be located at the beginning of the ramp. Walkover will extend from the retaining wall to the line of vegetation approximately 50 feet.

Total Square Footage of Footprint of Habitable Structure: zero, non habitable structure

Total Area of Impervious Surface (i.e. retaining walls, walkways, drives, patios, etc.): 660 sq. ft.

Percentage Impervious Surface [(impervious surface / habitable footprint) * 100]: 0

Please Note: the percentage of impervious surface cannot exceed 5% in an eroding area.

Approximate Duration of Construction: 1 month

Form Number: EPW0001
Last Updated: 11/07/12

Financial Plan for the Removal of All Hard Structures

All properties which are allowed to build retaining walls on their property are allowed to do so with the condition that a financial plan for the removal of the retaining wall is submitted to the Public Works Department of the City of South Padre Island. Removal of the retaining wall at the owner's expense may be required if/once the retaining wall comes into regular contact with wave action for twenty (20) out of thirty (30) consecutive days. The City accepts the submission of a Retaining Wall Covenant, or other financial guarantee, insuring the removal of the retaining wall if the required conditions are met.

Type of Plan Submitted: _____ Date Submitted: _____

Drainage

Describe the impact that the proposed construction will have on the natural drainage pattern on the site and adjacent lots.

- ☐ No change in the drainage on site.
- ☐ The proposed construction will change the grading and the drainage on the subject property. (An explanation will be required detailing where the water will drain.)

Explanation / Other Information: _____

Impacts to Beach / Dune System

Answer each question as completely as possible in narrative form.

1. What damage will this proposed construction have on the dune vegetation located at the project site?

- ☐ No damage to dune vegetation whatsoever.
- ☐ The proposed construction will impact _____% of the dune vegetation site. (An explanation of the "impact" will be required.)
- ☐ The proposed construction will require the removal and relocation of _____% of the dune vegetation on site. (The submission of a mitigation plan will be required.)

Explanation / Other Information: _____

2. How will the proposed construction alter the dune size/shape at the project site?

- ☐ No change to dune size/shape whatsoever.
- ☐ The proposed construction will change _____% of the size/shape of dunes on site. (Details will be required.)
- ☐ The proposed construction will require the removal and relocation of _____% of the dunes on site. (The submission of a mitigation plan will be required.)

Explanation / Other Information: _____

3. How will the proposed construction change the hydrology of the dunes at the project site?

- ☐ No change to dune hydrology whatsoever.
- ☐ The proposed construction will impact dune hydrology on site. (Details will be required.)

Explanation / Other Information: _____

4. Describe alternatives to the proposed construction or method of construction which will cause fewer or no adverse effects on dunes and dune vegetation.

5. Describe alternatives to the proposed construction or method of construction which will cause fewer or no adverse impairment to beach access.

Mitigation Plan

Describe the methods which you will use to avoid, minimize, mitigate and/or compensate for any adverse effects on dunes or dune vegetation.

Explanation / Other Information: _____

Financial Plan for Dune Mitigation:

If required by the City Council, a financial guarantee (irrevocable letter of credit or a performance bond, etc.) may be necessary to insure the mitigation of dunes/dune vegetation takes place as proposed and required of the applicant.

Type of Plan Submitted: _____ Date of Submission: _____

Checklist of Additional Required Application Information

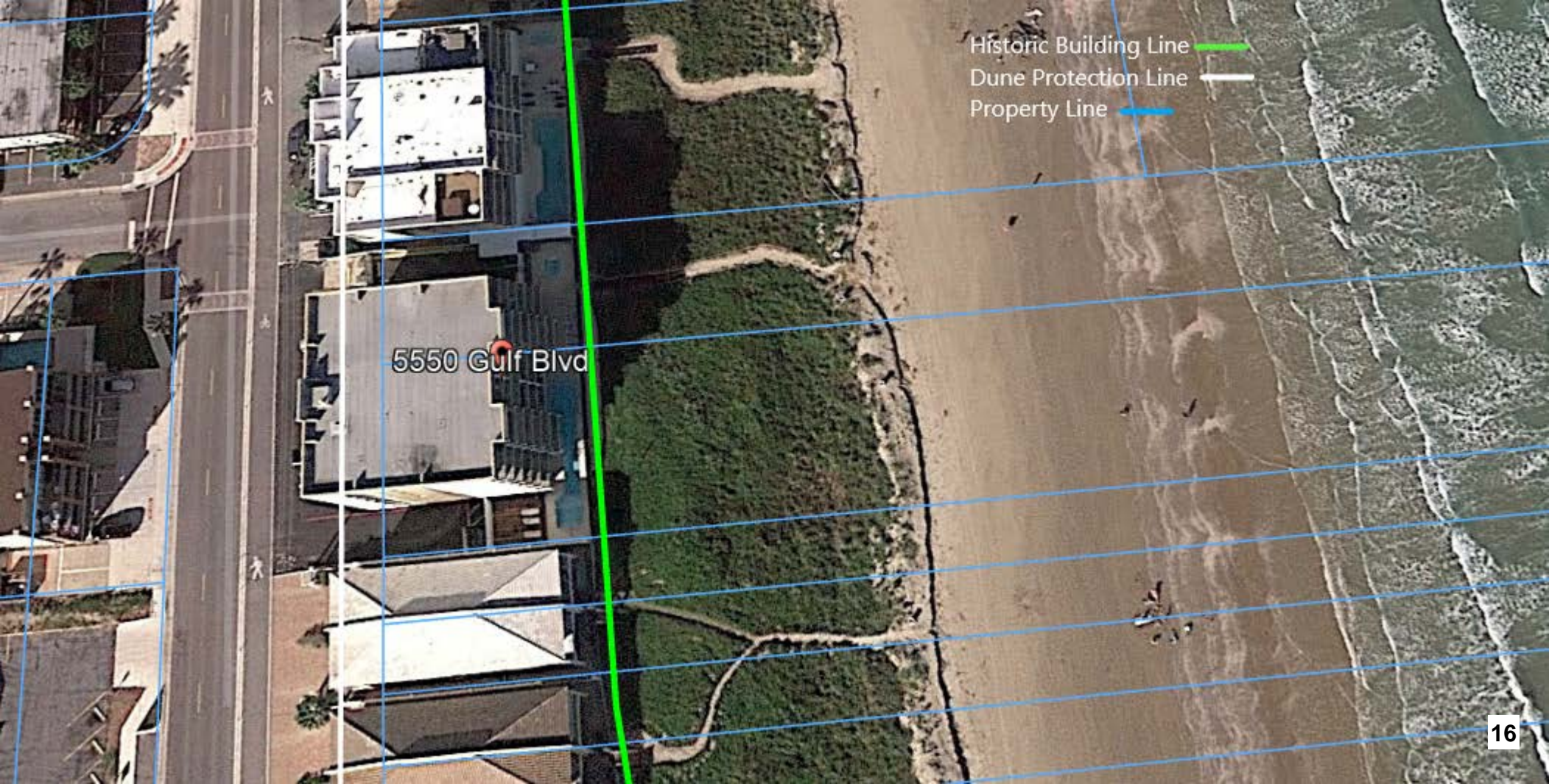
An accurate map, plat or site plan showing:

- ☐ 1. Legal description of the property (lot, block, subdivision) and the immediately adjoining property.
- ☐ 2. Location of all existing structures - including the habitable and inhabitable structures, swimming pools, decks, fences, parking areas, landscape areas, etc.
- ☐ 3. Location of the Historical Building Line on the subject property and the extension of the line on the properties immediately adjoining the subject property to the north and to the south.
- ☐ 4. Location and elevation of existing retaining walls - both on the subject property and those properties immediately adjoining the subject property to the north and to the south.
- ☐ 5. Location of proposed structure(s) - if proposing the construction of a retaining wall, please also include the proposed elevation of the retaining wall.
- ☐ 6. Location of proposed driveways, parking areas (showing the # of proposed parking spaces) and landscape areas.
- ☐ 7. Location of all existing and proposed beach access paths and/or dune walkovers.
- ☐ 8. Location and extent of any man-made vegetated mounds, restored dunes, fill activities, or any other pre-existing human modifications on the tract.
- ☐ 9. Topographical survey of the site identifying all elevations, existing contours of the project area (including dunes and scales) and the proposed contours of the final grade.

Other required application information:

- ☐ 1. A grading and layout plan showing proposed contours for the final grade.
- ☐ 2. The floor plan(s) and elevation(s) of the structure proposed to be constructed or expanded.
- ☐ 3. Photographs of the site which clearly show the current location of the vegetation line & existing dunes on the tract within the last 6 months.
- ☐ 4. Copy of the Flood Rate Map showing the location of the subject property (<https://msc.fema.gov/portal/home>)
- ☐ 5. Copy of the Historical Erosion Rate Map as determined by the University of Texas at Austin, Bureau of Economic Geology (<https://coastal.beg.utexas.edu/shorelinechange2012>)
- ☐ 6. Application Fee of \$180 for Staff Approved applications and \$300 for City Council Approved applications.

Your application is not complete unless all information requested above is submitted.



5550 Gulf Blvd

Historic Building Line
Dune Protection Line
Property Line



PROJ. NO.: 20283		<p>The Florence Condominiums Council of Co-Owners SPI, Texas</p>	Site Plan
	 SOLORIO	<p>Solorio, Inc. Structural Engineering F-1616 108 W 18th Street Mission, TX 78572 (956) 631-1500 www.solorio.com</p>	<div>Revision</div>
		S102	

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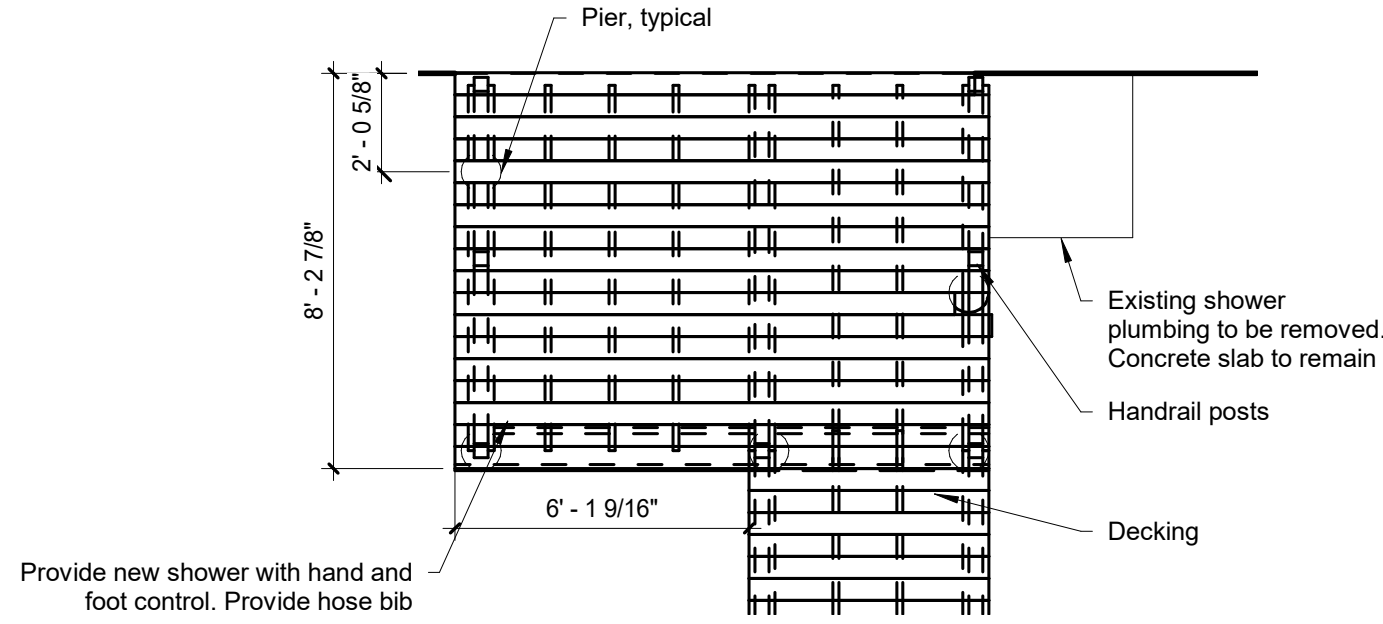
GENERAL NOTES

1. THIS CONTRACT STRUCTURAL DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE, UNLESS OTHERWISE INDICATED, THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE, WORKMEN, AND OTHER PERSONS DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO, BRACING, SHORING FOR EARTH BANKS, FORMS, SCAFFOLDING, PLANKING SAFETY NETS, SUPPORT AND BRACING FOR CRANES, POLES, ETC. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND HE SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES. OBSERVATION VISITS TO THE SITE BY THE ARCHITECT OR THE ENGINEER DO NOT INCLUDE INSPECTION OF THE ABOVE AND BELOW ITEMS.
2. ALL CONSTRUCTION AND QUALITY OF MATERIALS SHALL COMPLY WITH THE GOVERNING BUILDING CODES AND REGULATIONS.
3. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, TOLERANCES AND CONDITIONS AT THE JOB SITE BEFORE COMMENCEMENT OF WORK AND SHALL IMMEDIATELY REPORT ANY DISCREPANCIES OR OMISSIONS TO THE ARCHITECT AND ENGINEER IN WRITING. ANY OMISSION OR CONFLICT BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND/OR SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH ANY WORK SO INVOLVED.
4. IN CASE OF CONFLICT, NOTES AND DETAILS ON THE BALANCE OF THE DRAWINGS TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS. DRAWINGS TAKE PRECEDENCE OVER SPECIFICATIONS.
5. WHERE CONSTRUCTION DETAILS ARE NOT SPECIFICALLY SHOWN OR NOTED FOR ANY PART OF THE WORK, SUCH DETAILS SHALL BE CONSTRUCTED IN ACCORDANCE WITH DETAILS SHOWN FOR SIMILAR CONDITIONS AND MATERIALS. WHERE SUFFICIENTLY SIMILAR WORK IS NOT SHOWN, THE ENGINEER SHALL BE CONSULTED FOR CLARIFICATION.
6. EACH SUBCONTRACTOR IS CONSIDERED AN EXPERT IN HIS RESPECTIVE FIELD AND SHALL PRIOR TO THE SUBMISSION OF A BID OR PERFORMANCE OF WORK, NOTIFY THE GENERAL CONTRACTOR, ARCHITECT, ENGINEER OR OWNER, IN WRITING OF ANY WORK CALLED OUT ON THE DRAWINGS IN HIS TRADE THAT CANNOT BE GUARANTEED OR PERFORMED AS INDICATED.
7. THE CONTRACTOR SHALL COORDINATE ALL MECHANICAL AND ELECTRICAL EQUIPMENT, AS TO WEIGHTS AND EXACT LOCATIONS, WITH STRUCTURAL SUPPORTS. IN THE EVENT THAT THE PURCHASED EQUIPMENT DEVIATES IN WEIGHT AND LOCATION FROM THOSE INDICATED ON THE PLANS, THE ARCHITECT AND ENGINEER MUST BE NOTIFIED AND APPROVAL OBTAINED PRIOR TO INSTALLATION.
8. THIS STRUCTURE IS DESIGNED AS A STABLE UNIT AFTER ALL COMPONENTS ARE IN PLACE. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE TEMPORARY BRACING AS REQUIRED TO INSURE THE VERTICAL AND LATERAL STABILITY OF THE ENTIRE STRUCTURE, OR ANY PORTION THEREOF, DURING CONSTRUCTION.
9. NEITHER THE OWNER NOR THE ARCHITECT NOR THE ENGINEER WILL ENFORCE SAFETY MEASURES OR REGULATIONS. THE CONTRACTOR SHALL DESIGN, CONSTRUCT AND MAINTAIN ALL SAFETY DEVICES, INCLUDING SHORING AND BRACING, AND SHALL BE SOLELY RESPONSIBLE FOR CONFORMING TO ALL LOCAL, STATE AND FEDERAL SAFETY AND HEALTH STANDARDS, LAWS AND REGULATIONS.
10. TRADE NAMES AND MANUFACTURERS REFERRED TO ARE FOR QUALITY STANDARDS ONLY. SUBSTITUTIONS WILL BE PERMITTED AS APPROVED BY THE ENGINEER.
11. ANY OPTIONS OR APPROVED SUBSTITUTIONS ARE FOR CONTRACTORS CONVENIENCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CHANGES, ADDITIONAL COSTS (INCLUDING REDESIGN BY THE ENGINEER), AND COORDINATION WITH ALL ITEMS THAT THE SUBSTITUTIONS MAY IMPACT.
12. THE ARCHITECT AND ENGINEER ARE TO BE NOTIFIED IN WRITING WHEN CONSTRUCTION AT THE SITE BEGINS.
13. ANY QUESTIONS RELATED TO INTERPRETATION OR INTENT OF THESE DRAWINGS SHALL BE REFERRED TO THE ENGINEER.
14. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO LOCATE AND NOTE ANY EXISTING UNDERGROUND OR CONCEALED CONDUIT, PLUMBING, OR OTHER UTILITIES PRIOR TO BEGINNING ANY WORK.
15. PIPES, DUCTS, SLEEVES, CHASES, ETC. SHALL NOT BE PLACED IN BEAMS OR WALLS UNLESS SPECIFICALLY SHOWN OR NOTED. NOR SHALL ANY STRUCTURAL MEMBER BE CUT FOR PIPES, DUCTS, ETC. UNLESS NOTED. CONTRACTOR SHALL OBTAIN PRIOR APPROVAL FOR INSTALLATION OF ANY ADDITIONAL PIPES, DUCTS, ETC.

Framing Notes

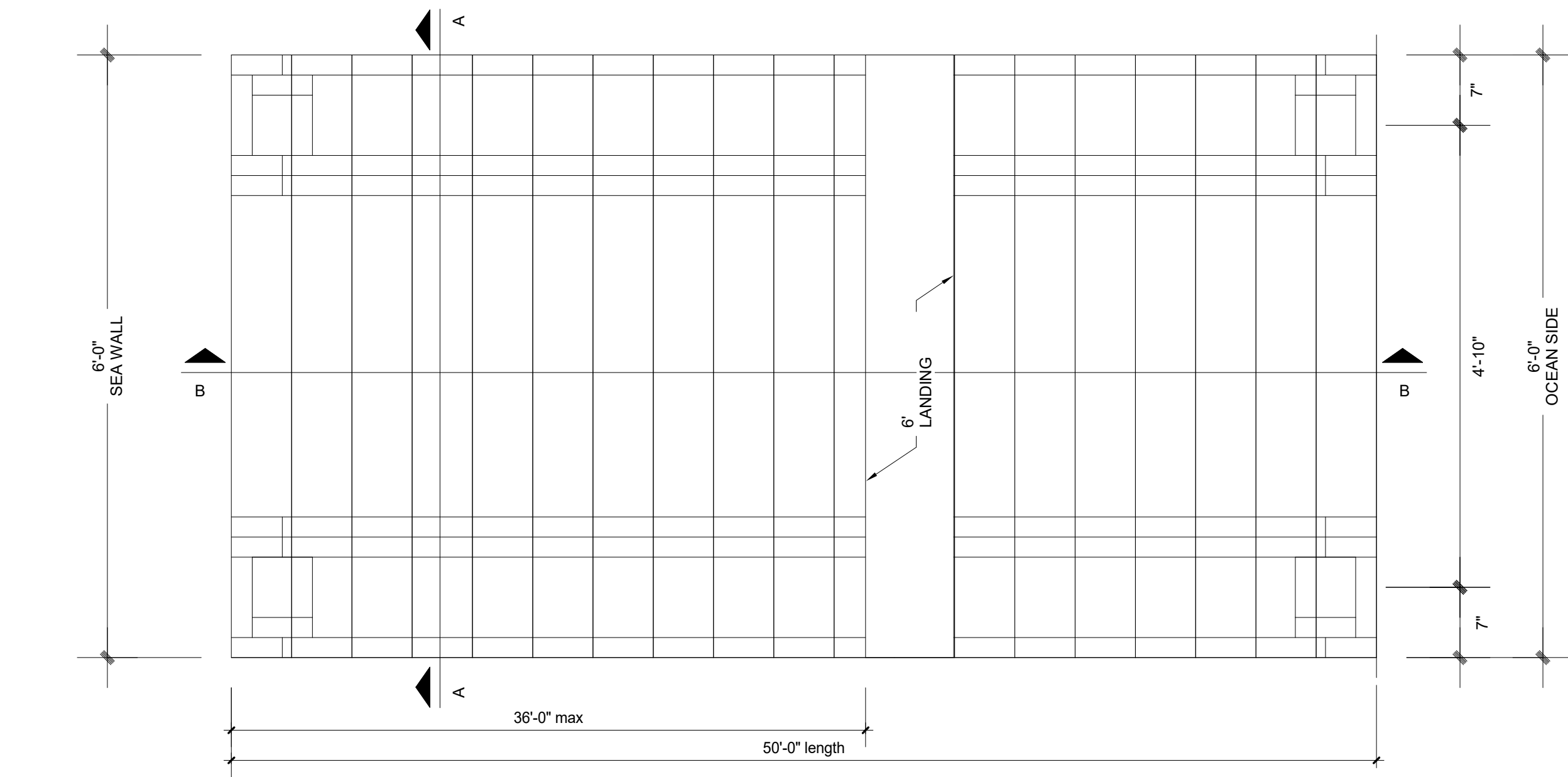
1. ALL WORK TO BE PERFORMED IN ACCORDANCE WITH CONTRACT DOCUMENTS, DRAWINGS AND SPECIFICATIONS.

STRUCTURAL DESIGN LOAD: ASCE 7-10
LIVE LOAD: 100 PSF
DEAD LOAD: WEIGHT OF MATERIAL 10 PSF MIN.
2. ALL LUMBER: PRESSURE TREATED LUMBER 0.6 CCA.
3. ALL POSTS IN SAND TO BE H2.5 SALT WATER TREATED.
4. THE WALK OVER CONSTRUCTION WILL MEET THE REQUIRED CODES FOR 2018 IBC AND 2012 TAS TOWN OF SOUTH PADRE ISLAND.
5. SLOPED WALKWAYS TO MEET ADA MAX 1:12 SLOPE.
6. HANDRAIL REQUIRED AT 1:12 SLOPED RAMP AT END OF BOARDWALK, END OF HANDRAIL TO BE CURVED INTO LAST POST.
7. BRACING ONLY NECESSARY FOR EXPOSED POST HEIGHT ABOVE 4'.
8. PRESERVATIVE RATING OF CCA 0.6 LB/C.U. F.T. FOR ALL LUMBER ON THE BOARD WALK WITH THE EXCEPTION OF THE POST TO BE CCA 0.25.
9. WALK OVER CONSTRUCTION WILL MEET THE CITY OF SOUTH PADRE ISLAND BUILDING CODES.
10. CONTRACTOR TO INSTALL PIERS BY WATER JETTING. ALL PIERS WILL BE FOUNDED 10' BELOW GRADE.
11. MARKINGS ON PIERS WILL BE VISIBLE.
12. 5'X6' LANDING AT 36' IN MID SECTION ALONG RAMP TO COMPLY WITH TAS 405 RAMPS.



Shower and Ramp Plan
1/4" = 1'-0"

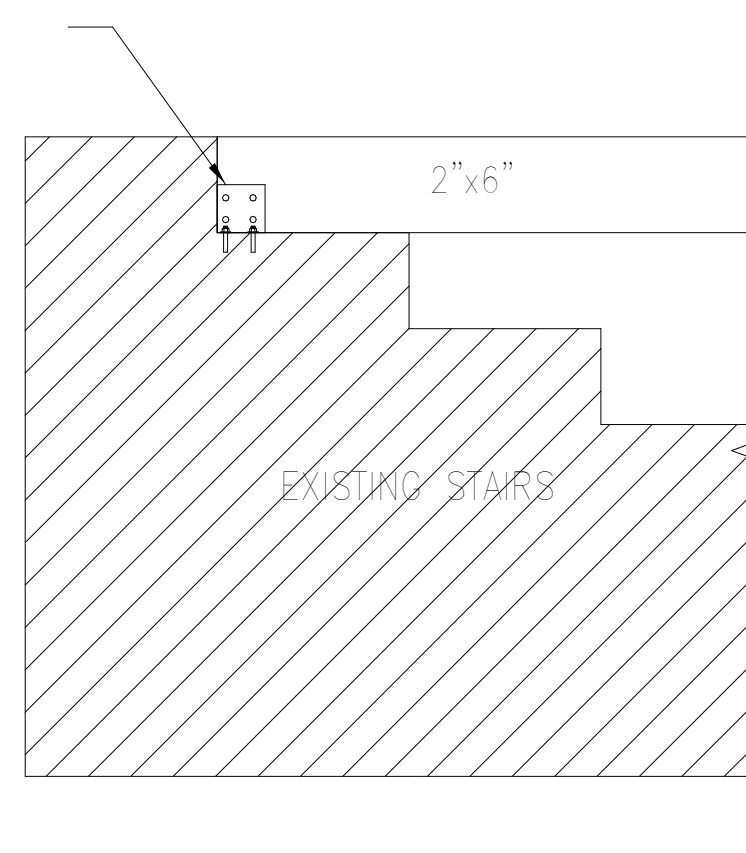
5
S101



Typical Ramp Layout
1" = 1'-0"

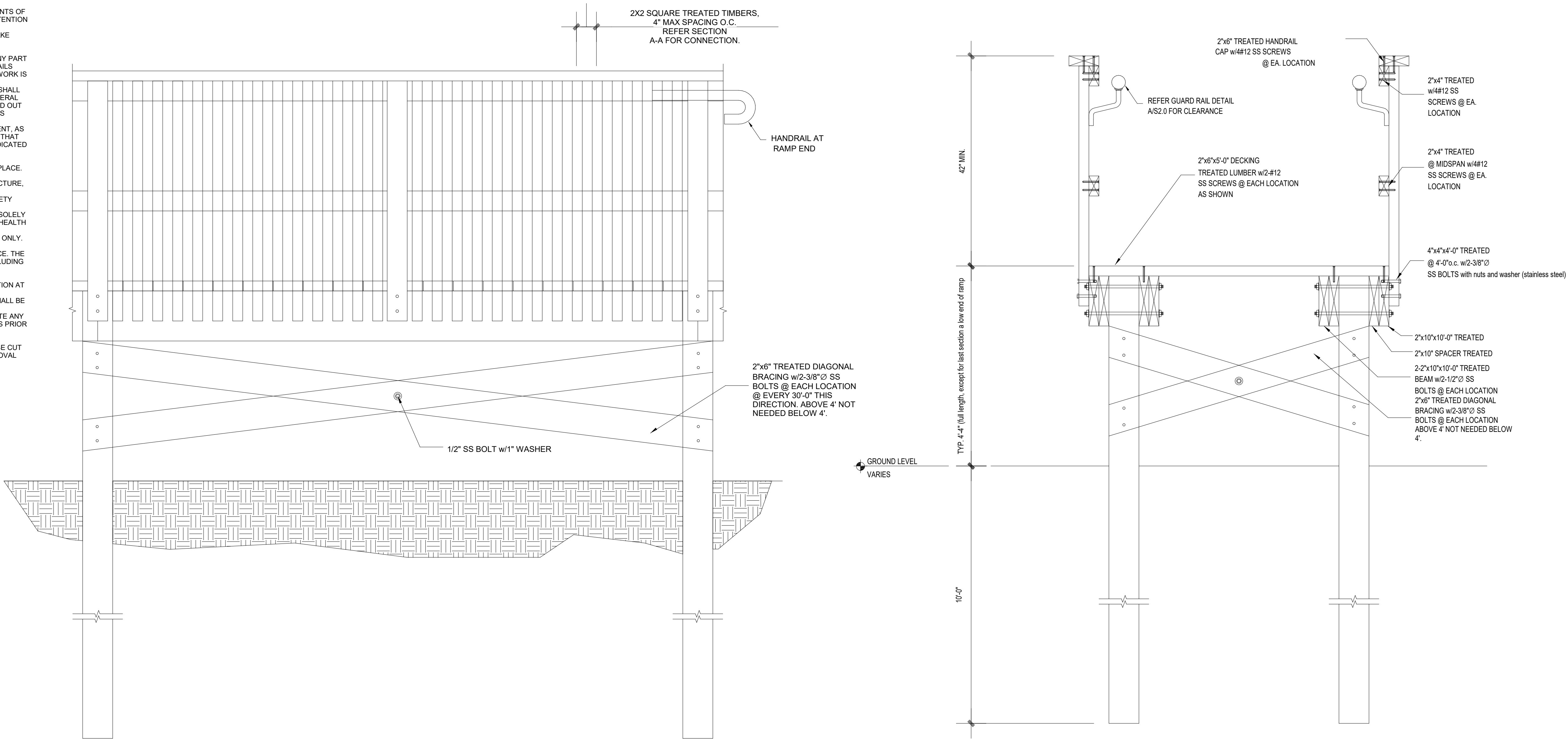
2
S101

SIMPSON
STRONG TIE
HGAM10



Ramp to Existing Stairs
1" = 1'-0"

1
S101



Typical Ramp Section B
1" = 1'-0"

4
S101

Typical Ramp Section A
1" = 1'-0"

3
S101

Beach Access Ramp
The Florence Condominiums Council of
Co-Owners
SPL, Texas

PROJECT NUMBER
20283

DATE
3/1/2021

APPR.

DATE

DESCRIPTION

MARK

Plans

S H E E T

S101



Document issued for:
Construction Documents



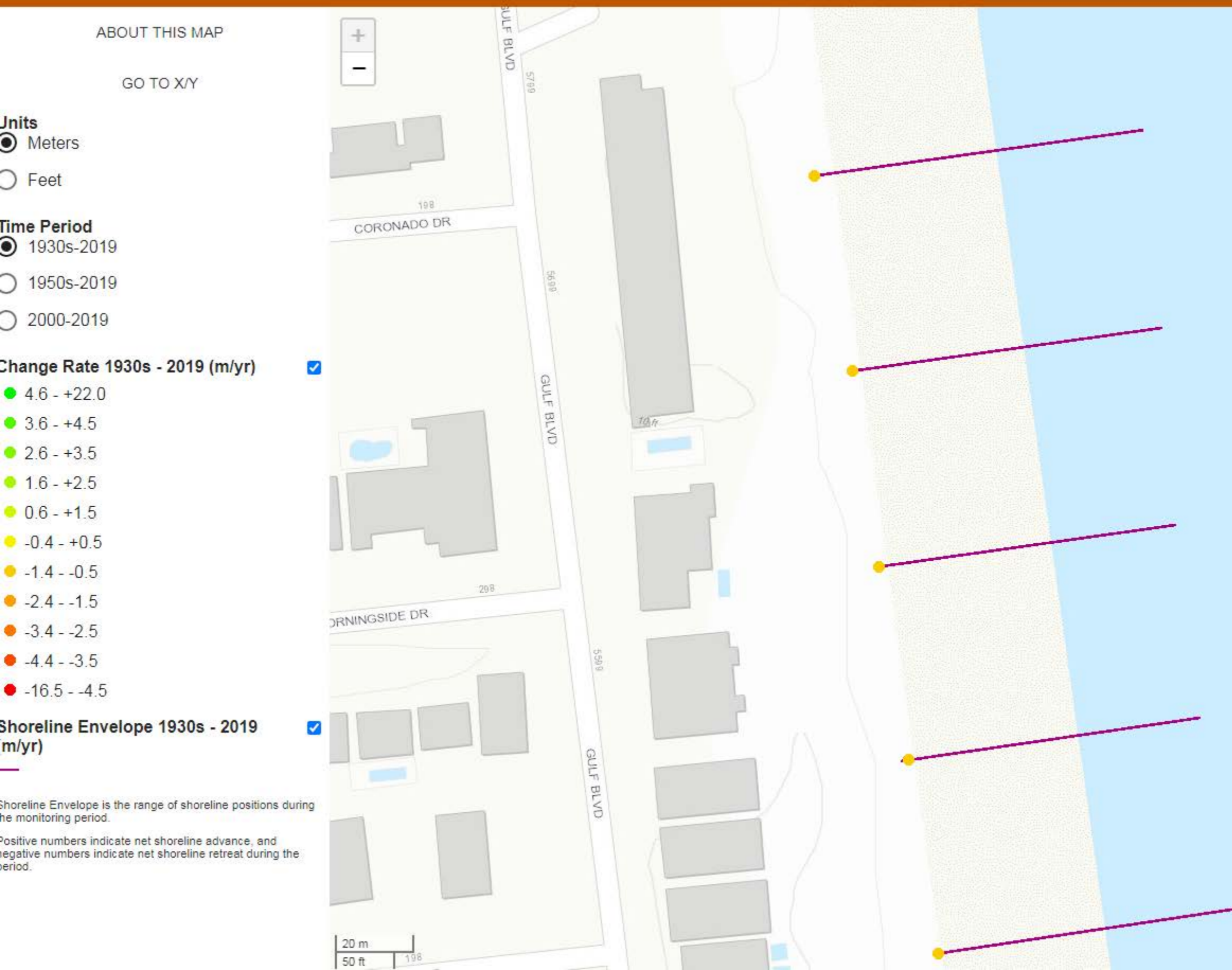








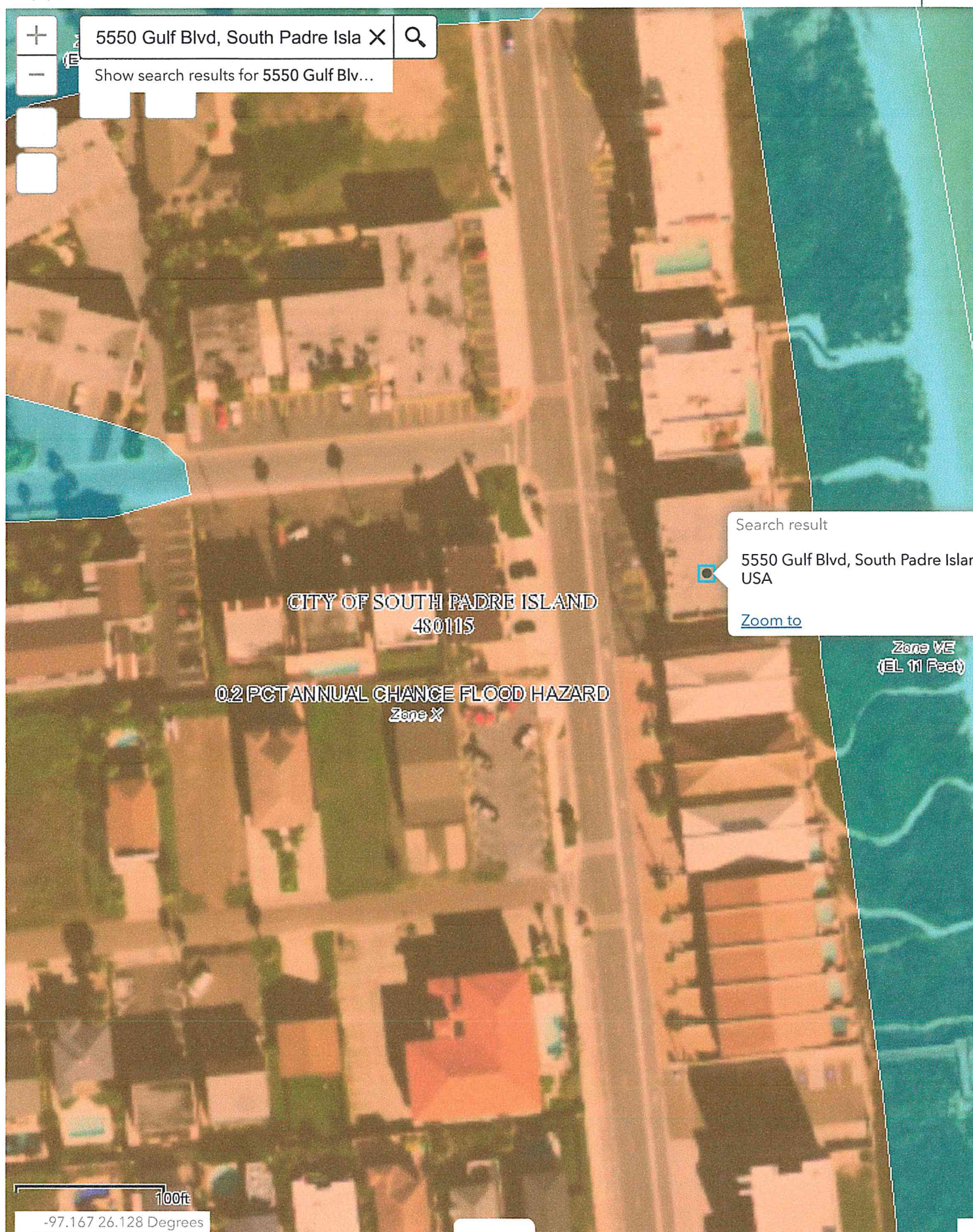






FEMA's National Flood Hazard Layer (NFHL) Viewer

with Web App



**CITY OF SOUTH PADRE ISLAND
SHORELINE TASK FORCE
AGENDA REQUEST FORM**

MEETING DATE: March 23, 2021

NAME & TITLE: Kristina Boburka, Shoreline Director

DEPARTMENT: Shoreline Department

ITEM

Discussion and action to recommend to City Council the approval of the Beach and Dune Permit for construction of a single family home and dune walkover at 8354 Breakers Boulevard. (Boburka)

ITEM BACKGROUND

The applicant proposes to construct a single family home west of the building setback line and a 20 foot walkover east of the setback line. Mitigation is proposed on site at a 1:1 ratio.

The application materials do not include the construction of an at grade path from the terminus of the walkover to the line of vegetation. A condition will be listed in the permit that if the applicant eventually wants to create a path from the walkover to the public beach, a separate permit will be required to account for those damages.

Staff recommends approval pending the GLO comment letter.

BUDGET/FINANCIAL SUMMARY

N/A

COMPREHENSIVE PLAN GOAL

LEGAL REVIEW

Sent to Legal:

Approved by Legal:

RECOMMENDATIONS/COMMENTS:

MEMORANDUM

TO: Natalie Bell, General Land Office
FROM: Kristina Boburka, Shoreline Director
DATE: February 22, 2021
RE: 8354 Breakers Boulevard, Lot 11, Block 2, Shores Subdivision, Phase One, Section One

The enclosed application materials presents plans to build a 1,641.50 square feet single family home. The applicant has provided a signed permit application and associated exhibits, which include the floor and mitigation plan. The proposed activity is consistent with the City's Beach Access and Use Plan as well as state regulations and The Shores Master Plan.

With consideration given to conformance with TAC regulations our preliminary determination is that:

1. The proposed activity will not reduce the size of the public beach, nor will it impair public access to the beach. [TAC 15.5 (b)(1,2)]
2. The proposed activity does not appear to involve construction upon the public beach. [TAC 15.5 (c)(1)]
3. The proposed activity will not encroach upon the public beach. [TAC 15.5 (c)(1)]
4. The proposed activity will not close any existing public beach accesses within the area, nor will the construction close or prevent the use of any existing public beach parking spaces. [TAC 15.5 (d)(1)]

With consideration given to the City's *Dune Protection and Beach Renourishment and Access Plan* [B&D Ord. Section 22-10]:

1. The proposed activity will not result in the potential for increased flood damage to the subject property or adjacent properties.
2. The proposed activity will not result in run-off or drainage patterns that aggravate erosion on and off the site.
3. The proposed activity will cause no permanent changes to the existing dune hydrology east of the Building Setback Line.
4. The proposed activity will result in adverse effects on dune vegetation. These effects will be mitigated through the actions outlined in the attached application.
5. The proposed activity will not significantly increase the potential for washover or blowouts.



Kristina Boburka
Shoreline Director



Beach & Dune Application

City of South Padre Island
4601 Padre Blvd.
South Padre Island, TX 78597
Phone: (956) 761-3044
Fax: (956) 761-3898

Site for Proposed Work

Legal Description: _____ Physical Address: _____

Property Owner Information

Name: _____
Mailing Address: _____
City: _____ State: _____
Zip: _____ Country: _____
Phone Number: _____
Fax Number: _____
E-Mail Address: _____ ddiyco@gmail.com

Applicant / Agent for Owner

Name: _____
Mailing Address: _____
City: _____ State: _____
Zip: _____ Country: _____
Phone Number: _____
Fax Number: _____
E-Mail Address: _____ daniel@buildatspi.com

I / We, owners of the above-mentioned property, authorize the applicant stated above, to act in my behalf in order to acquire a Beach and Dune permit for the construction proposed below. (owner initials here _____)

Owner(s) Signature(s): 
Date: 2021-02-14

Applicant Signature: Daniel de la Cruz
Date: _____

Project Description

Describe with as much as detail as possible, the construction proposed. If more room is needed, please include an additional page. Include the number of habitable units, amenities, swimming pools, fences, kinds of fences, whether footings and/or retaining walls will be installed, and locations of proposed landscaping and parking.

Total Square Footage of Footprint of Habitable Structure: _____

Total Area of Impervious Surface (i.e. retaining walls, walkways, drives, patios, etc.): 0 sq. ft of impervious surface outside of structure

Percentage Impervious Surface [(impervious surface / habitable footprint) * 100]: 0%

Please Note: the percentage of impervious surface cannot exceed 5% in an eroding area.

Approximate Duration of Construction: _____

Financial Plan for the Removal of All Hard Structures

All properties which are allowed to build retaining walls on their property are allowed to do so with the condition that a financial plan for the removal of the retaining wall is submitted to the Public Works Department of the City of South Padre Island. Removal of the retaining wall at the owner's expense may be required if/once the retaining wall comes into regular contact with wave action for twenty (20) out of thirty (30) consecutive days. The City accepts the submission of a Retaining Wall Covenant, or other financial guarantee, insuring the removal of the retaining wall if the required conditions are met.

Type of Plan Submitted: _____ Date Submitted: _____

Drainage

Describe the impact that the proposed construction will have on the natural drainage pattern on the site and adjacent lots.

- ☐ No change in the drainage on site.
- ☐ The proposed construction will change the grading and the drainage on the subject property. (An explanation will be required detailing where the water will drain.)

Explanation / Other Information: _____

Impacts to Beach / Dune System

Answer each question as completely as possible in narrative form.

1. What damage will this proposed construction have on the dune vegetation located at the project site?

- ☐ No damage to dune vegetation whatsoever.
- ☐ The proposed construction will impact _____% of the dune vegetation site. (An explanation of the "impact" will be required.)
- ☐ The proposed construction will require the removal and relocation of 100% of the dune vegetation on site. (The submission of a mitigation plan will be required.)

Explanation / Other Information: _____

2. How will the proposed construction alter the dune size/shape at the project site?

- ☐ No change to dune size/shape whatsoever.
- ☐ The proposed construction will change _____% of the size/shape of dunes on site. (Details will be required.)
- ☐ The proposed construction will require the removal and relocation of 100% of the dunes on site. (The submission of a mitigation plan will be required.)

Explanation / Other Information: See Exhibit C- Sand and vegetation mitigation plan

3. How will the proposed construction change the hydrology of the dunes at the project site?

- ☐ No change to dune hydrology whatsoever.
- ☐ The proposed construction will impact dune hydrology on site. (Details will be required.)

Explanation / Other Information: _____

4. Describe alternatives to the proposed construction or method of construction which will cause fewer or no adverse effects on dunes and dune vegetation.

5. Describe alternatives to the proposed construction or method of construction which will cause fewer or no adverse impairment to beach access.

Mitigation Plan

Describe the methods which you will use to avoid, minimize, mitigate and/or compensate for any adverse effects on dunes or dune vegetation.

Explanation / Other Information: _____

Financial Plan for Dune Mitigation:

If required by the City Council, a financial guarantee (irrevocable letter of credit or a performance bond, etc.) may be necessary to insure the mitigation of dunes/dune vegetation takes place as proposed and required of the applicant.

Type of Plan Submitted: _____ Date of Submission: _____

Checklist of Additional Required Application Information

An accurate map, plat or site plan showing:

- ☐ 1. Legal description of the property (lot, block, subdivision) and the immediately adjoining property.
- ☐ 2. Location of all existing structures - including the habitable and inhabitable structures, swimming pools, decks, fences, parking areas, landscape areas, etc.
- ☐ 3. Location of the Historical Building Line on the subject property and the extension of the line on the properties immediately adjoining the subject property to the north and to the south.
- ☐ 4. Location and elevation of existing retaining walls - both on the subject property and those properties immediately adjoining the subject property to the north and to the south.
- ☐ 5. Location of proposed structure(s) - if proposing the construction of a retaining wall, please also include the proposed elevation of the retaining wall.
- ☐ 6. Location of proposed driveways, parking areas (showing the # of proposed parking spaces) and landscape areas.
- ☐ 7. Location of all existing and proposed beach access paths and/or dune walkovers.
- ☐ 8. Location and extent of any man-made vegetated mounds, restored dunes, fill activities, or any other pre-existing human modifications on the tract.
- ☐ 9. Topographical survey of the site identifying all elevations, existing contours of the project area (including dunes and scales) and the proposed contours of the final grade.

Other required application information:

- ☐ 1. A grading and layout plan showing proposed contours for the final grade.
- ☐ 2. The floor plan(s) and elevation(s) of the structure proposed to be constructed or expanded.
- ☐ 3. Photographs of the site which clearly show the current location of the vegetation line & existing dunes on the tract within the last 6 months.
- ☐ 4. Copy of the Flood Rate Map showing the location of the subject property. (FEMA.GOV - Map Search)
- ☐ 5. Copy of the Historical Erosion Rate Map as determined by the University of Texas at Austin, Bureau of Economic Geology. (beg.utexas.edu)
- ☐ 6. Application Fee of \$180 for Staff Approved applications and \$300 for City Council Approved applications.

Your application is not complete unless all information requested above is submitted.

Application submissions require only three (3) copies of the complete information plus a digital copy.

The Aruba

Zolezzi Beach House



CONTRACTOR:
IF THERE ARE ANY DICREPANCIES WHATSOEVER IN THESE ARCHITECTURAL (or STRUCTURAL) DRAWINGS (or any discrepancies with the architectural coordination with the Structural Drawings) During Bidding or CONSTRUCTION, PLEASE CONTACT ARCHITECT and Structural Engineer IMMEDIATELY IN WRITING AND BY TELEPHONE CALL.

SHOULD YOU HAVE ANY QUESTIONS WHATSOEVER WHILE PROVIDING BIDDING SERVICES, PLEASE CONTACT ARCHITECT AND STRUCTURAL ENGINEER.

NOTE:
THESE CONSTRUCTION DOCUMENTS ARE ONLY ARCHITECTURAL AND STRUCTURAL DOCUMENTS. LANDSCAPE, MECHANICAL (INCLUDING THE INSULATION AND HVAC DESIGN), ELECTRICAL AND PLUMBING ENGINEERING ARE THE RESPONSIBILITY OF THE OWNER.
The HVAC and Insulation is a Design Build Item-they must be designed together so that the system is properly sized to operate at highest efficiency.

L LANDRY ARCHITECTURE LLC
1618 St. Charles Ave.
New Orleans LA 70130
tel. 504.528.9611
fax. 504.528.9613
www.landryarch.com

Mendoza Engineering, PLLC
6316 N. 10th Street, Suite 101, Bldg. A
McAllen TX 78504
tel: 956.631.4906

Block 2, Lot 11
The Shores
South Padre Texas

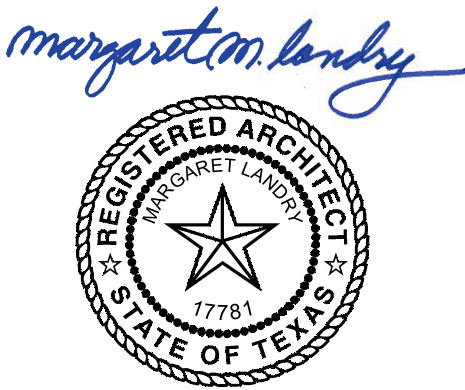
November 23, 2020

INDEX OF DRAWINGS

Architectural

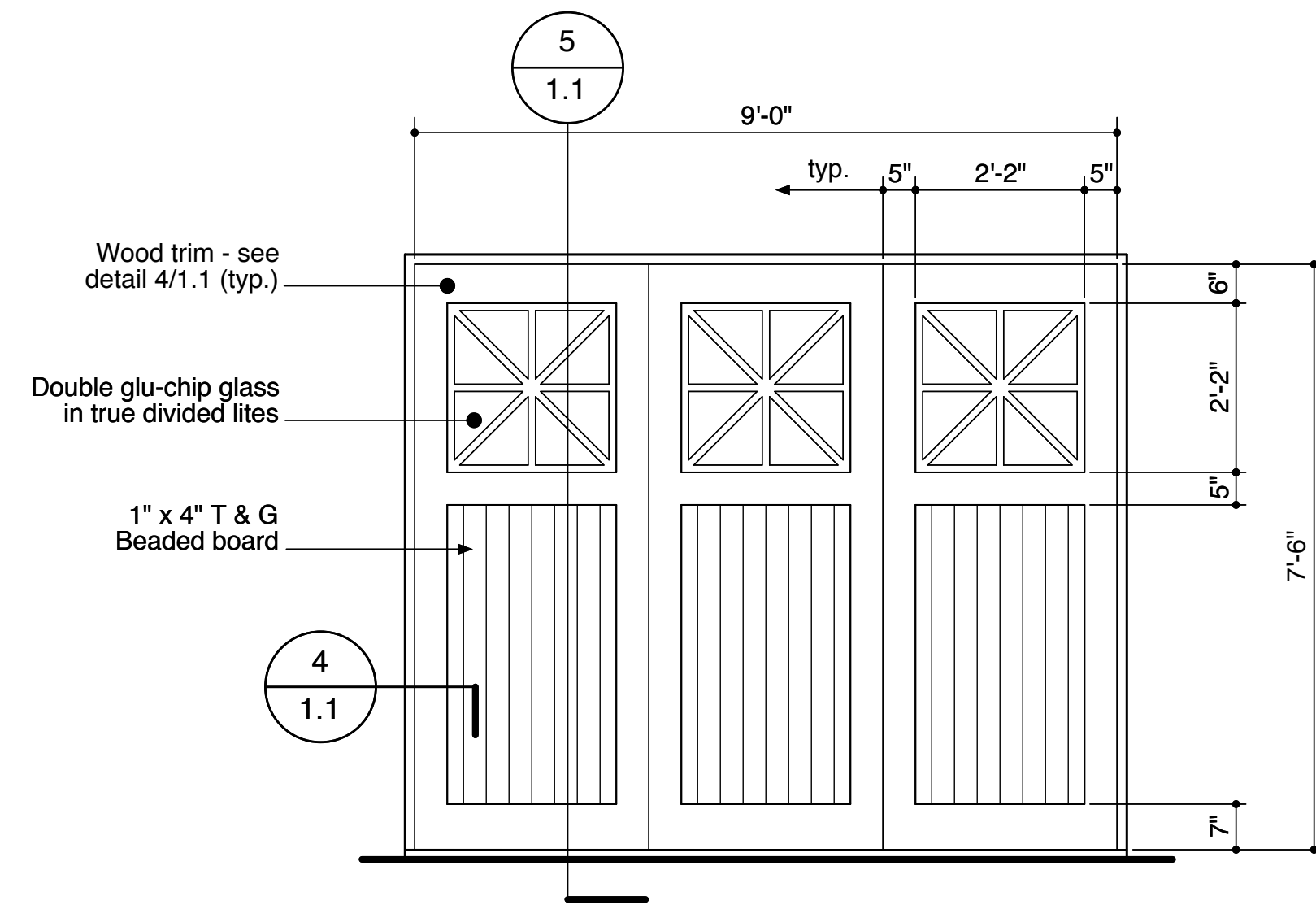
- 1.1 Site Plan, Details
- 2.1 Floor Plans
- 3.1 Door, Window & Finish Schedules
- 4.1 Exterior Elevations & Details
- 4.2 Exterior Elevations & Details
- 5.1 Wall Sections & Details
- 6.1 Interior Elevations & Details
- 6.2 Interior Elevations & Details
- 7.1 Interior Door Details
- 7.2 Tiltco Aluminum Window Details
- 7.3 Tiltco Aluminum Door Details
- 8.1 Stair Plan, Section and Details
- 9.1 Reflected Ceiling Plan
- SP.1 Specifications

- Structural
- S.1 General Notes and Foundation
 - S.2 Foundation Plan and 2nd Floor Framing Plan
 - S.3 3rd Floor and Roof Framing Plans
 - S.4 Roof and Floor Framing Details

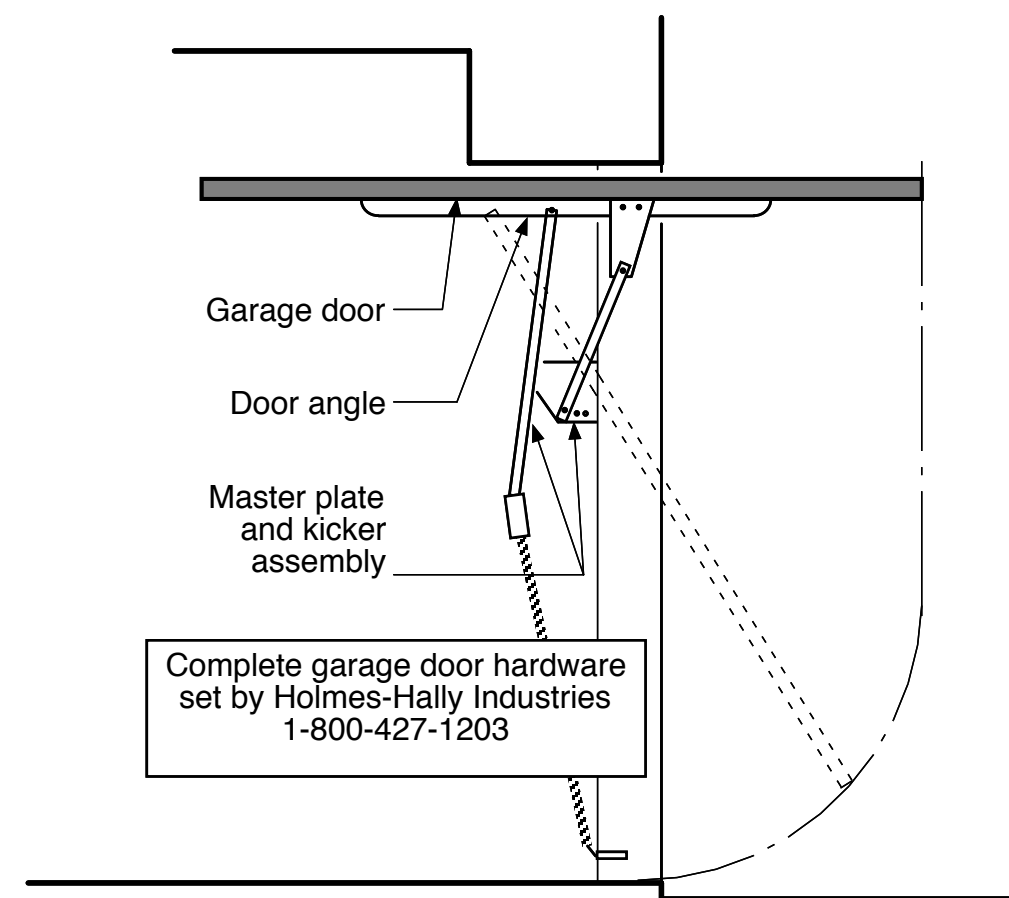


Permit Set 11.23.20

Should you have any questions or comments, please contact Peggy Landry by email @ peggy@landryarch.com

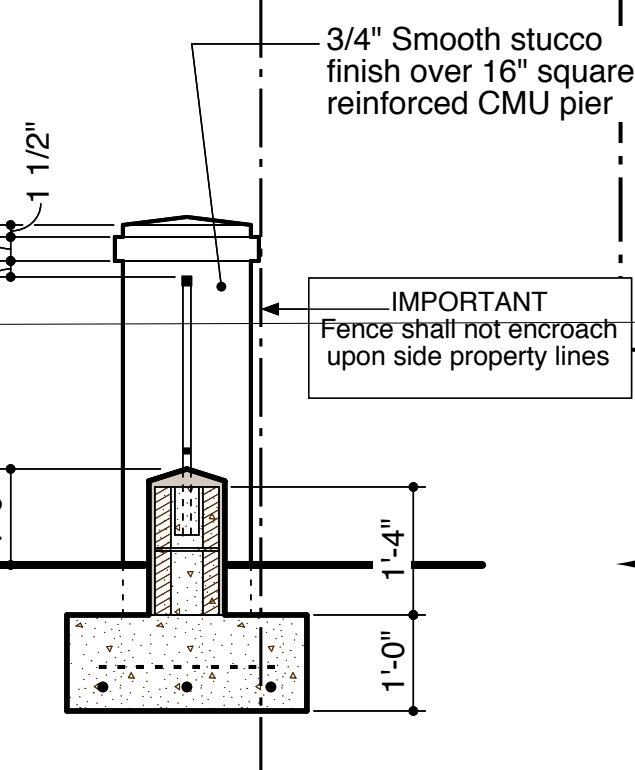


7 Garage Door Detail
1.1 Scale: 1/2" = 1' - 0"



4 Jamb at Garage Door
1.1 Scale: 3" = 1'-0"

5 Section at Garage Door
1.1 Scale: 1/2" = 1'-0"

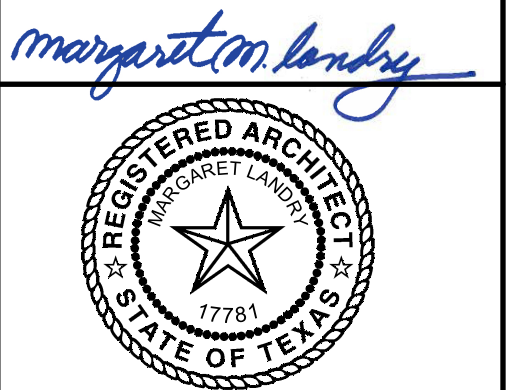


2 Fence & Gate Details
 1.1 Scale: 1/2" = 1' - 0"



Site Plan

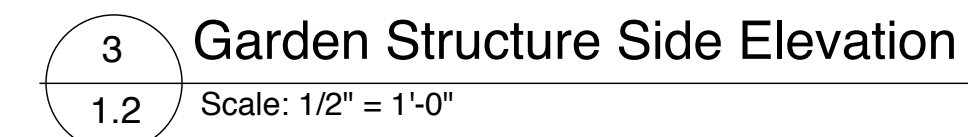
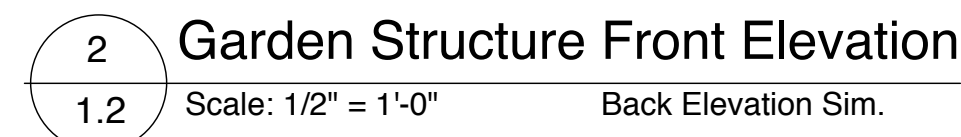
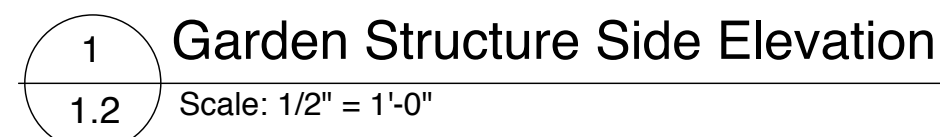
ZOLEZZI BEACH HOUSE
Block 2 Lot 11
- THE SHORES -
South Padre Island, Texas



Margaret M. Landry,
Architect
TX ARCH #17781

PROJECT NUMBER:	2025
DRAWN BY:	M.M.L.
CHECKED BY:	M.M.L.
DATE:	11.23.20.
REVISIONS:	

1.1

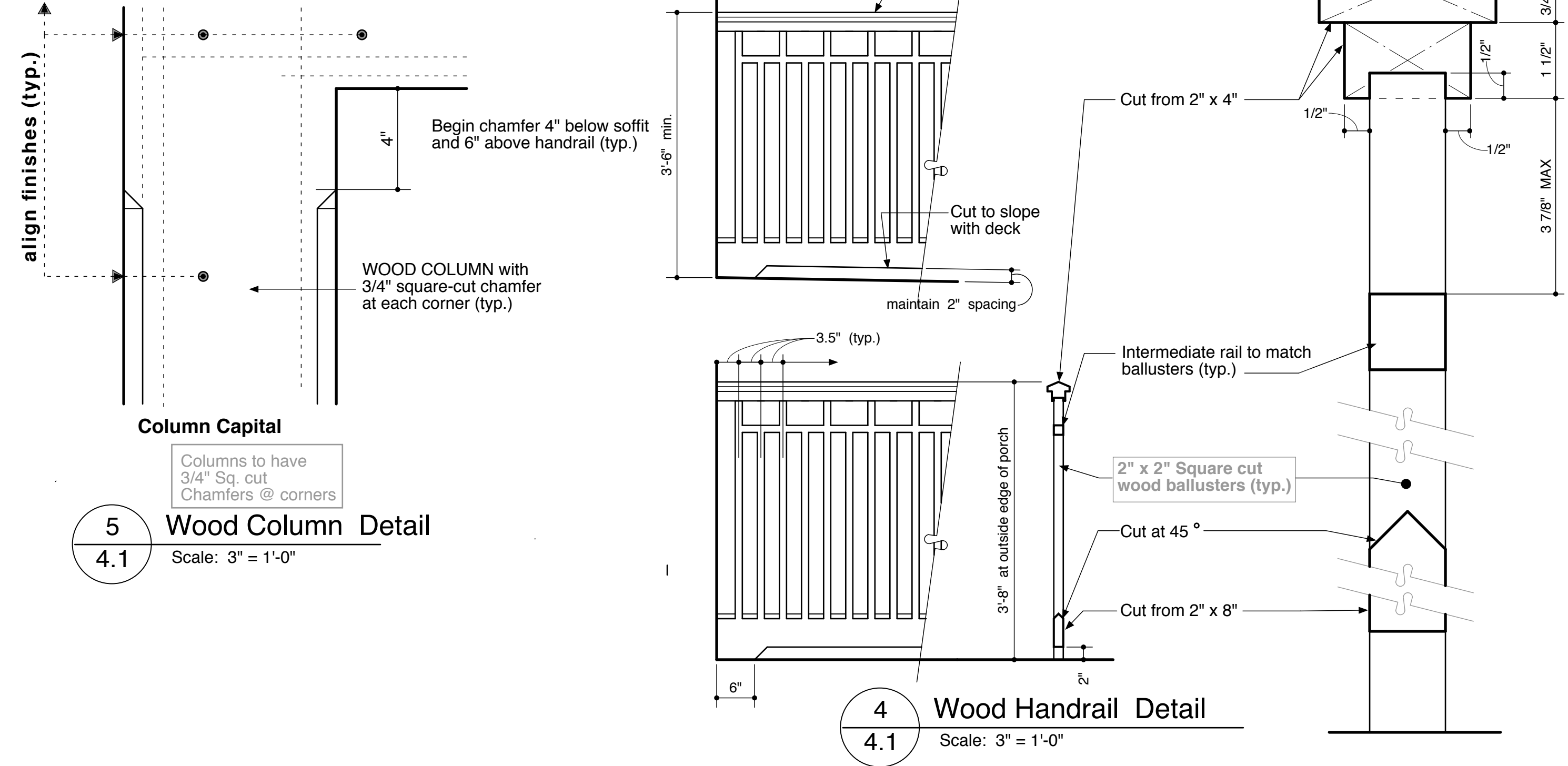


2 Garden Structure Front Elevation
1.2 Scale: 1/2" = 1'-0" Back Elevation Sim.



Short section through walkover (C)

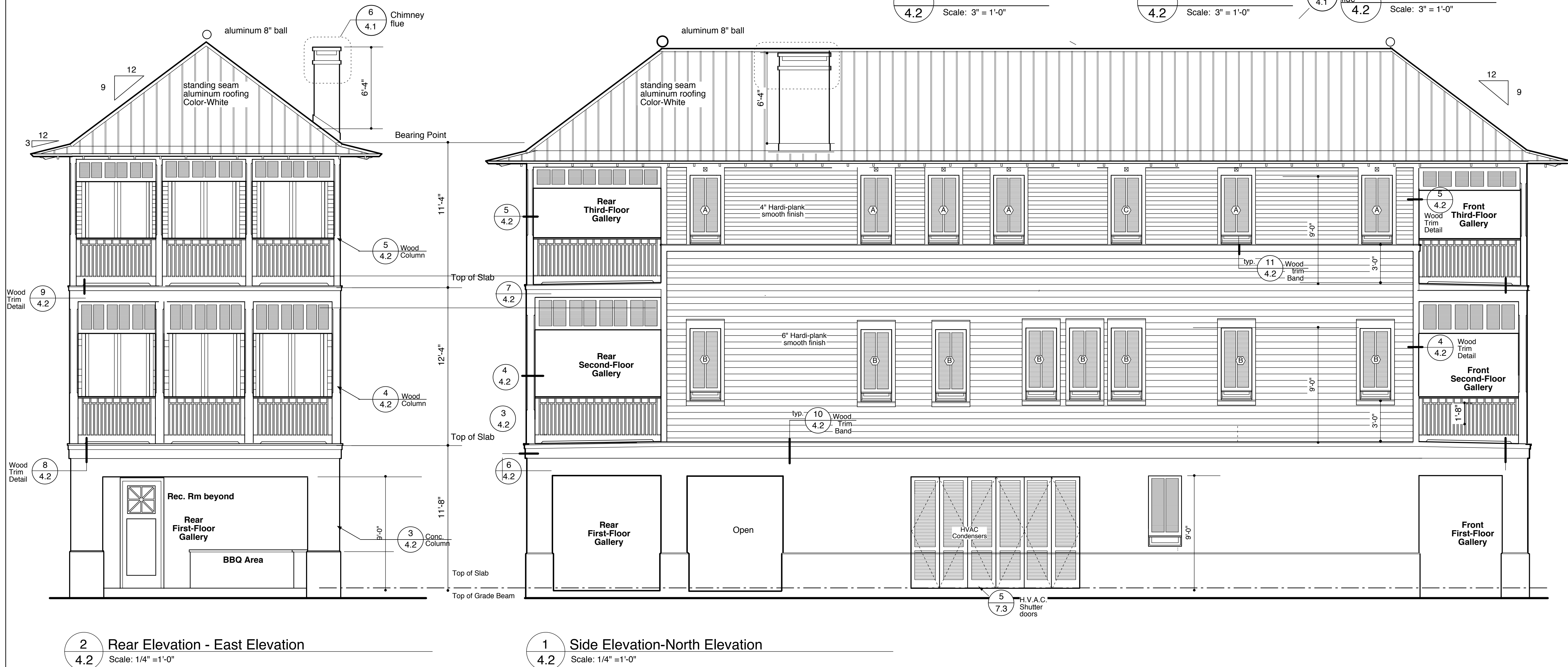




5 Wood Column Detail
4.1 Scale: 3" = 1'-0"



2 Side Elevation-South Elevation
4.1 Scale: 1/4" = 1'-0"



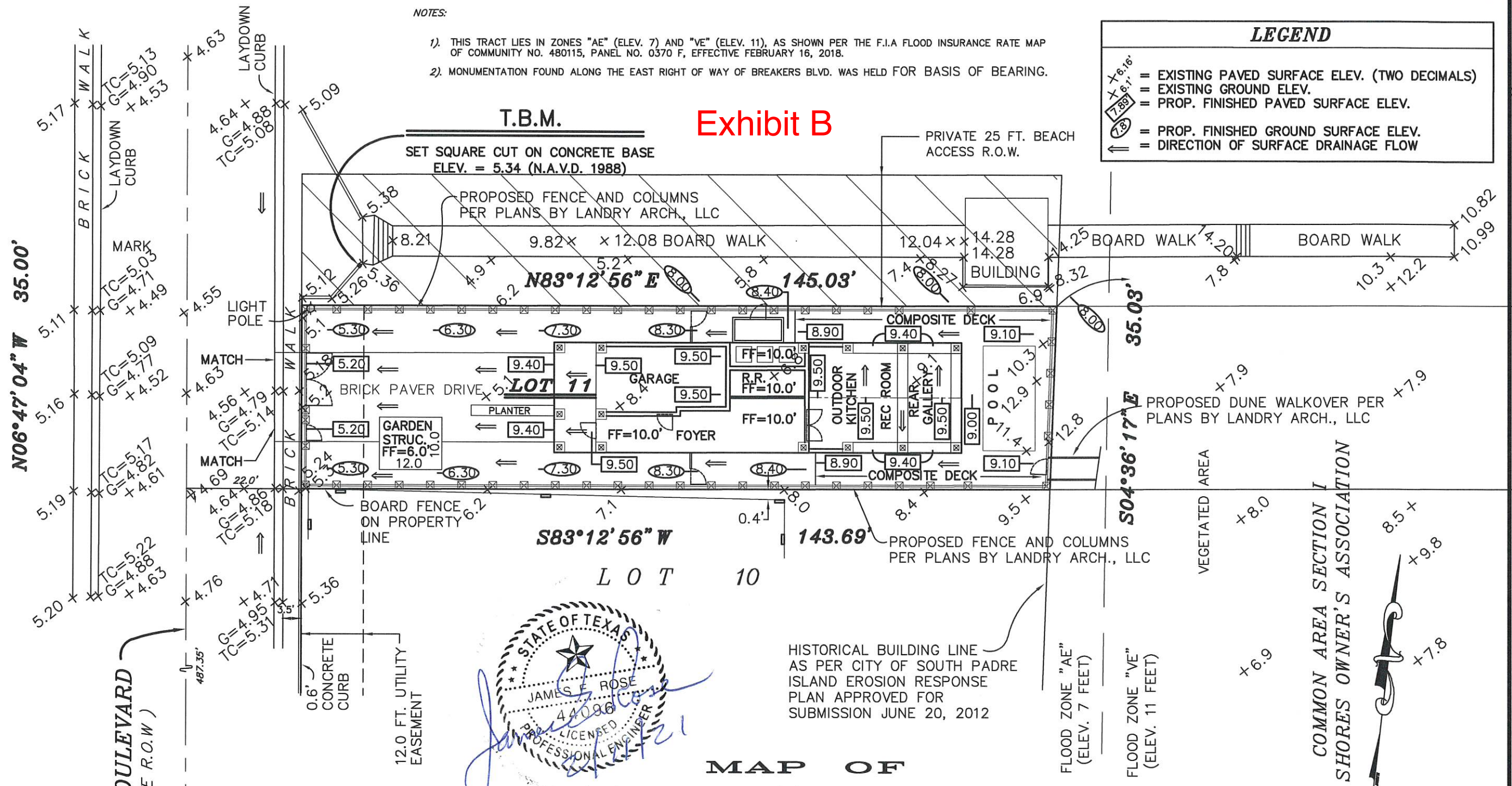
NOTES:

- 1). THIS TRACT LIES IN ZONES "AE" (ELEV. 7) AND "VE" (ELEV. 11), AS SHOWN PER THE F.I.A FLOOD INSURANCE RATE MAP OF COMMUNITY NO. 480115, PANEL NO. 0370 F, EFFECTIVE FEBRUARY 16, 2018.
- 2). MONUMENTATION FOUND ALONG THE EAST RIGHT OF WAY OF BREAKERS BLVD. WAS HELD FOR BASIS OF BEARING.

LEGEND

- EXISTING PAVED SURFACE ELEV. (TWO DECIMALS)
- EXISTING GROUND ELEV.
- PROP. FINISHED PAVED SURFACE ELEV.
- PROP. FINISHED GROUND SURFACE ELEV.
- DIRECTION OF SURFACE DRAINAGE FLOW

Exhibit B



MAP OF

LOT ELEVEN (11), BLOCK TWO (2), THE SHORES SUBDIVISION PHASE ONE, MERIDIAN OF THE SHORES SECTION ONE, CAMERON COUNTY, TEXAS ACCORDING TO THE AMENDED MAP OR SUBDIVISION SECTION I PLAT THEREOF RECORDED IN CABINET I, PAGE 1674B, MAP RECORDS, CAMERON

COUNTY, TEXAS

SCALE: 1" = 20'

SURVEYED FOR:

GRIT CONSTRUCTION, LLC

JANUARY 24, 2021

CONTRACTOR TO VERIFY
ALL DIMENSIONS BEFORE
COMMENCING ANY WORK

Mejia & Rose, Incorporated

Engineering Surveying

T.B.P.L.S Reg. No. 10023900

T.B.P.E. Reg. No. F-002670

1643 West Price Road (956) 544-3022

P.O. Box 3761 Brownsville, Texas 78520

Fax (956) 544-3068

email: mandrinc@engmail.com

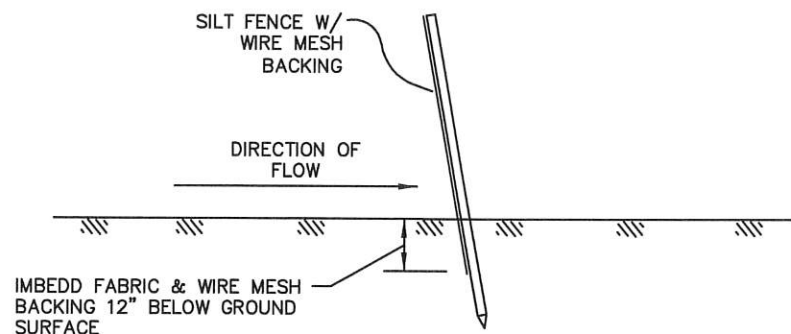
G.F. NO. N/A

JOB NO. 21304

S.TROWBRIDGE

CONTRACTOR'S RESPONSIBILITY FOR PREPARATION AND IMPLEMENTATION OF STORMWATER POLLUTION PREVENTION PLAN

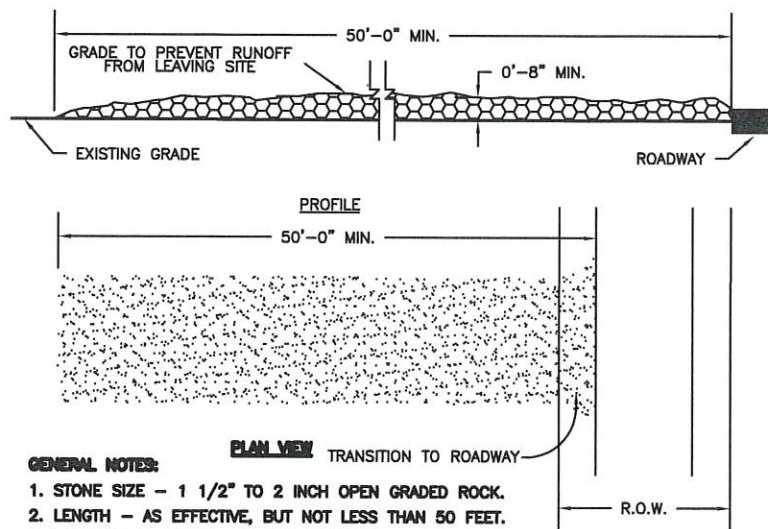
- IT IS THE INTENT OF THE INFORMATION PROVIDED WITHIN THESE SPECIFICATIONS TO BE USED BY THE CONTRACTOR AS THE GENERAL GUIDELINES OF THE STORM WATER POLLUTION PREVENTION PLAN FOR THIS PROJECT TO ESTABLISH A MINIMUM BASIS OF COMPLIANCE WITH THE FEDERAL REGULATIONS.
- THE CONTRACTOR'S STORM WATER POLLUTION PREVENTION PLAN SHOULD ADDRESS THREE GOALS:
 - DIVERSION OF UPSLOPE WATER AROUND DISTURBED AREAS OF THE SITE;
 - LIMITS THE EXPOSURE OF DISTURBED AREAS TO THE SHORTEST DURATION POSSIBLE; AND
 - REMOVAL OF SEDIMENT FROM STORM WATER BEFORE IT LEAVES THE SITE.
- IF AREA OF THE PROJECT REQUIRES, THE CONTRACTOR SHALL PREPARE AND FILE TO THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY STORM WATER & GENERAL PERMITS TEAM (TCEQ) NOTICE OF INTENT (NOI) FORMS BEFORE (SEVEN DAYS IF BY MAIL-24 HOURS IF ON LINE) BEGINNING ANY CONSTRUCTION.
- THE CONTRACTOR SHALL MAKE THE STORM WATER POLLUTION PREVENTION PLAN AVAILABLE, UPON REQUEST, TO TCEQ.
- THE CONTRACTOR MUST AMEND PLANS WHENEVER THERE IS A CHANGE IN DESIGN, CONSTRUCTION, OPERATION, OR MAINTENANCE OF THE PLAN, OR WHEN THE EXISTING PLAN PROVE INEFFECTIVE. MODIFICATIONS INCLUDING DESIGN AND ALL ADDITIONAL MATERIALS AND WORK, SHALL BE ACCOMPLISHED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER.
- STABILIZATION MEASURES ARE TO BE INSPECTED AT A MINIMUM OF ONCE EVERY 14 DAYS AND WITHIN 24 HOURS AFTER ANY STORM EVENT GREATER THAN 0.5 INCHES. REPAIRS AND INADEQUACIES REVEALED BY THE INSPECTION MUST BE REMEDIED WITHIN 7 CALENDAR DAYS.
- ALL INSPECTION REPORTS SUMMARIZING INSPECTION ACTIVITIES, REMEDIAL ACTION TAKEN, AND ACTUAL IMPLEMENTATION OF THE STORM WATER POLLUTION PREVENTION PLAN SHALL BE RETAINED AND MADE PART OF THE PLAN.
- ALL CONTRACTORS AND SUBCONTRACTORS IDENTIFIED IN THE PLAN MUST CERTIFY AS TO AN UNDERSTANDING OF THE TCEQ GENERAL PERMIT BEFORE CONDUCTING ANY ACTIVITY IDENTIFIED IN THE STORM WATER POLLUTION PREVENTION PLAN.
- THE CONTRACTOR SHALL ADOPT APPROPRIATE CONSTRUCTION SITE MANAGEMENT PRACTICES TO PREVENT THE DISCHARGE OF OILS, GREASE, PAINTS, GASOLINE, AND OTHER POLLUTANTS TO STORM WATER. APPROPRIATE PRACTICES CAN INCLUDE:
 - DESIGNATED AREAS FOR EQUIPMENT MAINTENANCE AND REPAIR;
 - REGULAR COLLECTION OF WASTE;
 - CONVENIENTLY LOCATED WATER RECEPTACLES; AND
 - DESIGNATING AND CONTROLLING EQUIPMENT WASH-DOWN.
- THE CONTRACTOR SHALL AMEND OR MODIFY THIS PLAN AS REQUIRED BY CONSTRUCTION MEANS, METHODS AND SEQUENCE. MODIFICATIONS SHALL NOT COMPROMISE THE INTENT OF THE REQUIREMENTS OF THE LAW OR THE PLANS. MODIFICATIONS SHALL NOT BE BASIS FOR ADDITIONAL COST TO THE OWNER.
- THE CONTRACTOR SHALL CONSTRUCT A STABILIZED CONSTRUCTION ENTRANCE AT ALL TRAFFIC ENTRANCE/EXIT POINTS PRIOR TO EXITING ONTO AND PAVED ROADWAYS. (SEE DETAIL 1.)
- THE CONTRACTOR SHALL PROTECT ALL POTENTIAL POINTS OF DISCHARGE OF RUNOFF (INLETS, GUTTERS, SWALES AND UNVEGETATED RESACA BANK AREAS) WITH SILT FENCING HAY BALES, GRAVEL FILLED BAGS AS SHOWN ON DETAILS 2, 3, AND 4 OR EQUIVALENT MEANS APPROVED BY ENGINEER.
- FINAL STABILIZATION SHALL BE ACCOMPLISHED BY INSTALLING A 2 FEET WIDE STRIP OF SOD BEHIND CURB OR SIDEWALK AS SHOWN IN DETAIL NO. 5. CONTRACTOR SHALL WATER THE SOD IMMEDIATELY AFTER INSTALLATION AND 3 TIMES PER WEEK FOR 2 WEEKS AFTER INSTALLATION.
- THERE ARE NO TEMPORARY SOIL STOCKPILES SITUATED ON THIS LOT. ANY STORAGE PILES WILL REQUIRE EROSION CONTROL.
- SCHEDULE OF THE ANTICIPATED STARTING DATE IS MARCH 2020, SCHEDULE OF THE ANTICIPATED COMPLETION DATE IS SEPTEMBER 2020. CONTRACTOR SHALL PRODUCE SCHEDULE OF ANTICIPATED STAGES OF BUILD THROUGH TO COMPLETION IF REQUESTED.
- THE CONTRACTOR IS RESPONSIBLE FOR THE MAINTENANCE OF EROSION CONTROLS AFTER CONSTRUCTION.
- IF DEWATERING IS REQUIRED SUCH WATER SHALL BE PUMPED IN TO A PROPERLY FENCED SETTLING BASIN BEFORE RELEASE TO CITY DRAINAGE SYSTEM.
- WASTE AND OTHER CONSTRUCTION DEBRIS ARE TO BE COLLECTED DAILY AND PROPERLY DISPOSED OF AT CONTRACTOR'S EXPENSE.
- ALL DISTURBED GROUND LEFT INACTIVE FOR 7 DAYS SHALL BE STABILIZED.



2 SILT FENCE INSTALLATION

N.T.S.
TO BE INSTALLED WHEREVER THERE IS POTENTIAL FOR RUNOFF TO LEAVE SITE OR ENTER DRAINAGE SYSTEM.

LEGEND	
	24" HIGH SILT FENCE



GENERAL NOTES:

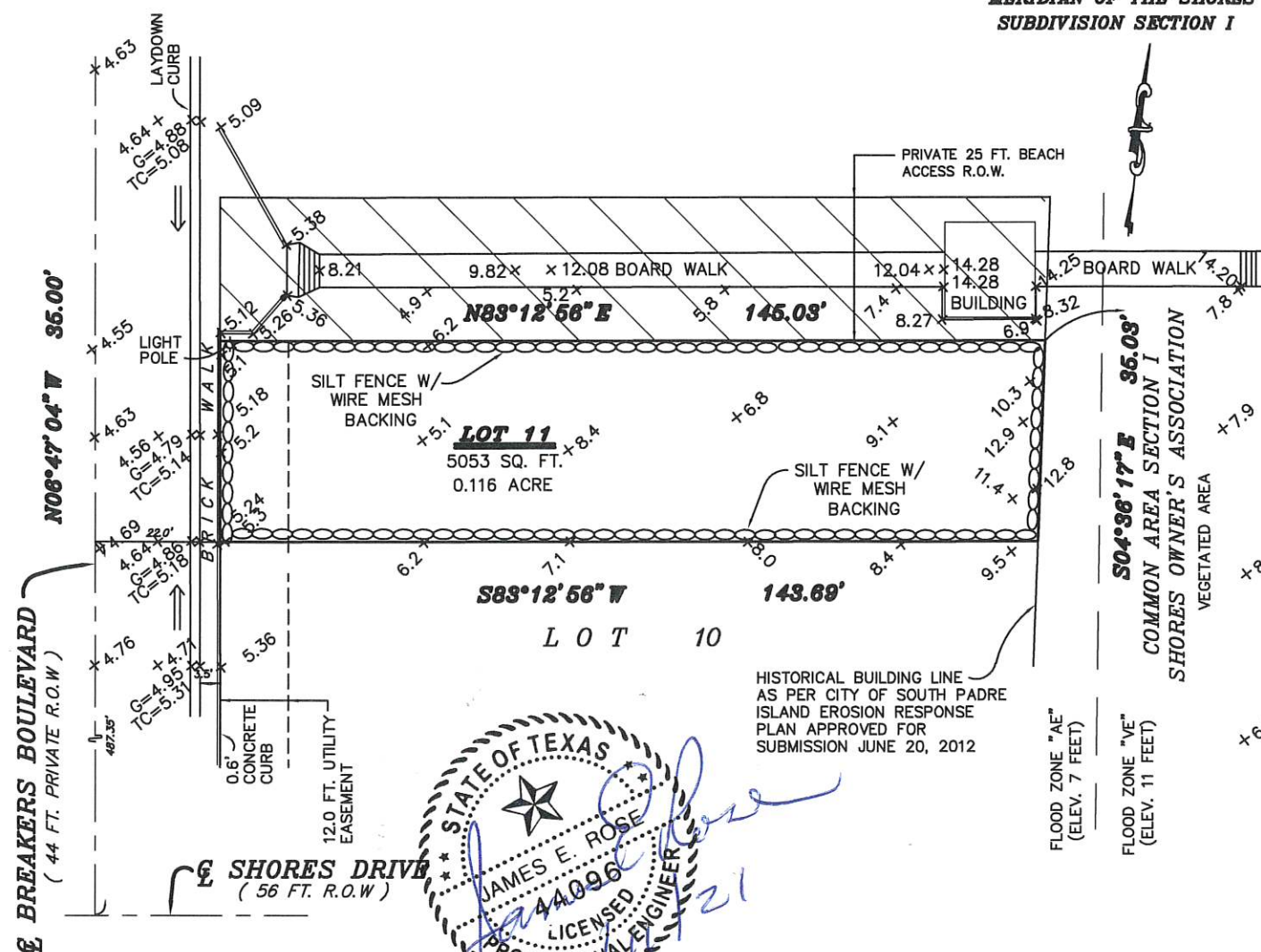
- STONE SIZE - 1 1/2" TO 2 INCH OPEN GRADED ROCK.
- LENGTH - AS EFFECTIVE, BUT NOT LESS THAN 50 FEET.
- THICKNESS - NOT LESS THAN 8 INCHES.
- WIDTH - NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS.
- WASHING - WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC ROADWAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED TRAP OR SEDIMENT BASIN. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH, OR WATERCOURSE USING APPROVED METHODS.
- MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADWAYS. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED WASHED, OR TRACKED ONTO PUBLIC ROADWAY MUST BE REMOVED IMMEDIATELY.
- DRAINAGE - ENTRANCE MUST BE PROPERLY GRADED OR INCORPORATE A DRAINAGE SWALE TO PREVENT RUNOFF FROM LEAVING THE CONSTRUCTION SITE.

1 STABILIZED CONSTRUCTION ENTRANCE DETAIL

N.T.S.
MAY NOT BE NECESSARY IF EXISTING PAVED ENTRANCES ARE USED SUBJECT TO NOTES NO. 5 AND NO. 6

* NOTE: THE TOTAL AREA OF THIS PROJECT IS LESS THAN 6 ACRES THEREFORE, THE FILING OF NOTICE OF INTENT (NOI) AND NOTICE OF TERMINATION (NOT) IS NOT REQUIRED.
ALL OTHER REQUIREMENTS SHALL APPLY.

LEGEND	
	EXISTING PAVED SURFACE ELEV. (TWO DECIMALS)
	EXISTING GROUND ELEV.
	PROP. FINISHED CONC. SURFACE ELEV.
	PROP. FINISHED GROUND SURFACE ELEV.
	DIRECTION OF SURFACE DRAINAGE FLOW



PRE-DEVELOPMENT AND POST-DEVELOPMENT PEAK RUNOFF CALCULATIONS BASED ON RATIONAL METHOD Q-CIA.
TOTAL WATERSHED SIZE: LOT 11 IS 5053 SQ. FT. WITH A PREDEVELOPMENT RUNOFF COEFFICIENT C=0.20

CALCULATION PRE-DEVELOPMENT RUNOFF RATE
Q=CIA
TC=15 MINUTES FOR A 5 YEAR STORM
I=5.2 IN./HR. FOR 5 YEAR STORM
A=0.116 ACRE
C=0.2
Q=0.12 (5.2)(0.116)=0.12 CFS

	AREA	"C"	"CA"
HOUSE/PAVEMENT	3535 SQ. FT.	0.9	3182
GRASS	1518 SQ. FT.	0.2	304
TOTAL	5053 SQ. FT.		3486

(POST DEV.) (CA) (A) (I)
AVERAGE "C" = 3486/5053=0.69
POST-DEVELOPMENT RUNOFF COEFFICIENT C=0.69

TC=15 MINUTES FOR A 5 YEAR STORM
I=5.2 IN./HR.
A=0.116 ACRE
C=0.69
Q=0.42 CFS
INCREASE IN PEAK RUNOFF RATE = 0.30 CFS

STORMWATER FACILITIES SHALL COMPLY WITH TxDOT HYDRAULIC DESIGN MANUAL.

THIS LOT WILL DRAIN TO THE EAST EDGE OF BREAKERS BLVD. (FRONT OF LOT) WHERE IT WILL JOIN THE SHORES STORM DRAINAGE SYSTEM.

STORM WATER PREVENTION PLAN REQUIREMENTS

LOT ELEVEN (11), BLOCK TWO (2), THE SHORES SUBDIVISION PHASE ONE, SECTION ONE, CAMERON COUNTY, TEXAS ACCORDING TO THE AMENDED MAP OR PLAT THEREOF RECORDED IN CABINET I, PAGE 1674B, MAP RECORDS, CAMERON COUNTY, TEXAS

SCALE: 1" = 30'
PREPARED FOR:

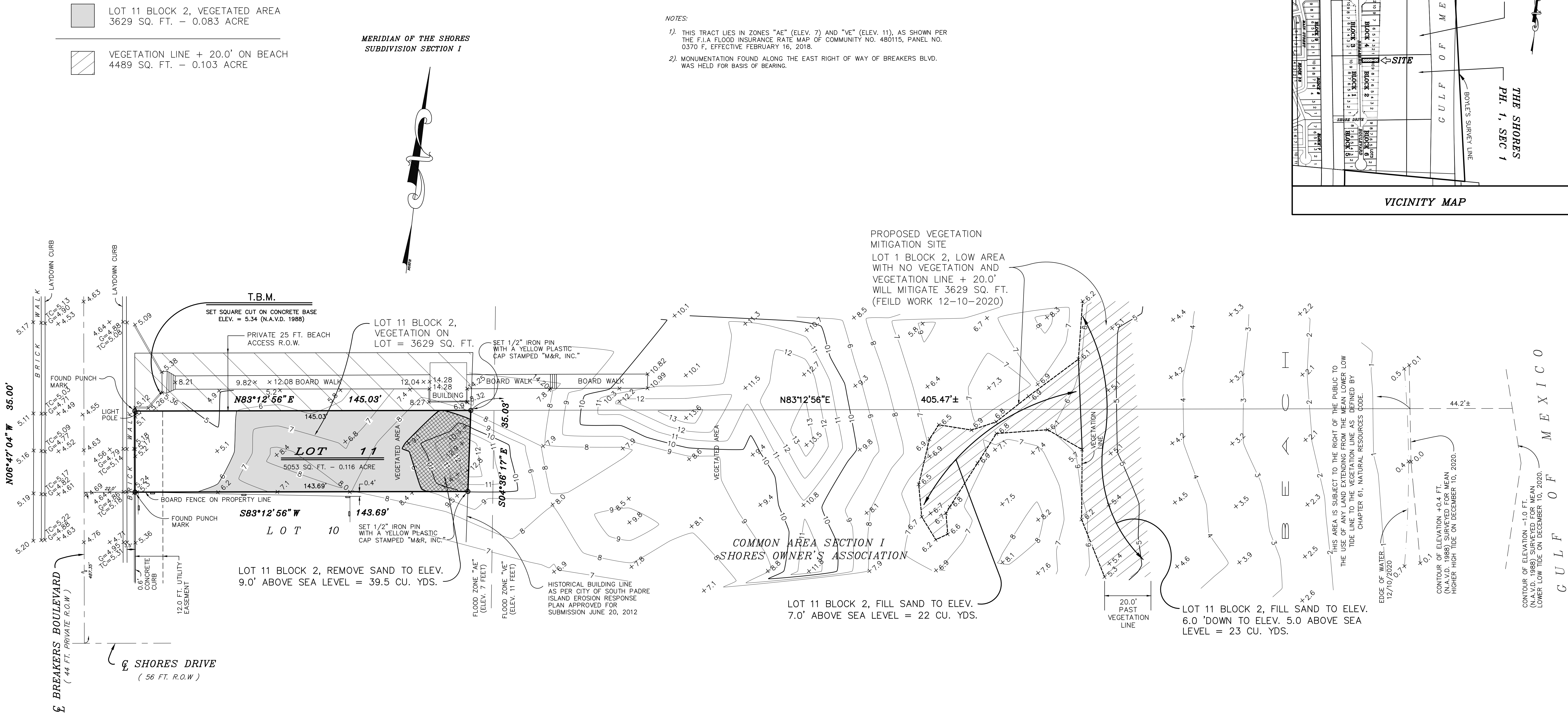
GRIT CONSTRUCTION, LLC

JANUARY 24, 2021

Mejia & Rose, Incorporated

Engineering Surveying
T.B.P.L.S Reg. No. 10023900
T.B.P.E. Reg. No. F-002670
1643 West Price Road (956) 544-3022
P.O. Box 3761 Brownsville, Texas 78520
Fax (956) 544-3068
email: mandrinc@engmail.com
G.F. NO. N/A JOB NO. 21304

Exhibit C



MAP OF
MITIGATION OF SAND AND
VEGETATION ON

LOT ELEVEN (11), BLOCK TWO (2), THE SHORES SUBDIVISION PHASE ONE, SECTION ONE, CAMERON COUNTY, TEXAS ACCORDING TO THE AMENDED MAP OR PLAT THEREOF RECORDED IN CABINET I, PAGE 1674B, MAP RECORDS, CAMERON COUNTY, TEXAS, AND THE AREA BETWEEN THE EAST BOUNDARY OF SAID LOT 11 AND THE CONTOUR OF THE MEAN LOWER LOW TIDE.

SCALE: 1" = 20'

PREPARED FOR:

GRIT CONSTRUCTION, LLC

JANUARY 24, 2021

Mejia & Rose, Incorporated

Engineering

Surveying

T.B.P.E. Reg. No. F-002670

T.B.P.L.S. Reg. No. 10023900

1643 West Price Road (956) 544-3022

P.O. Box 3761 Brownsville, Texas 78520

Fax (956) 544-3068

email: mandrinc@gmail.com

G.F. NO. N/A

JOB NO. 21304
S.TROWBRIDGE



Proposed structure location
8354 Breakers Blvd







National Flood Hazard Layer FIRMMette



97°10'35"W 26°9'14"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
OTHER FEATURES		Levee, Dike, or Floodwall
		Cross Sections with 1% Annual Chance Water Surface Elevation
OTHER FEATURES		Coastal Transect
		Base Flood Elevation Line (BFE)
OTHER FEATURES		Limit of Study
		Jurisdiction Boundary
OTHER FEATURES		Coastal Transect Baseline
		Profile Baseline
OTHER FEATURES		Hydrographic Feature
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **2/18/2021 at 2:28 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

ABOUT THIS MAP

GO TO X/Y

Units

☒ Meters

☐ Feet

Time Period

☒ 1930s-2019

☐ 1950s-2019

☐ 2000-2019

Change Rate 1930s - 2019 (m/yr)

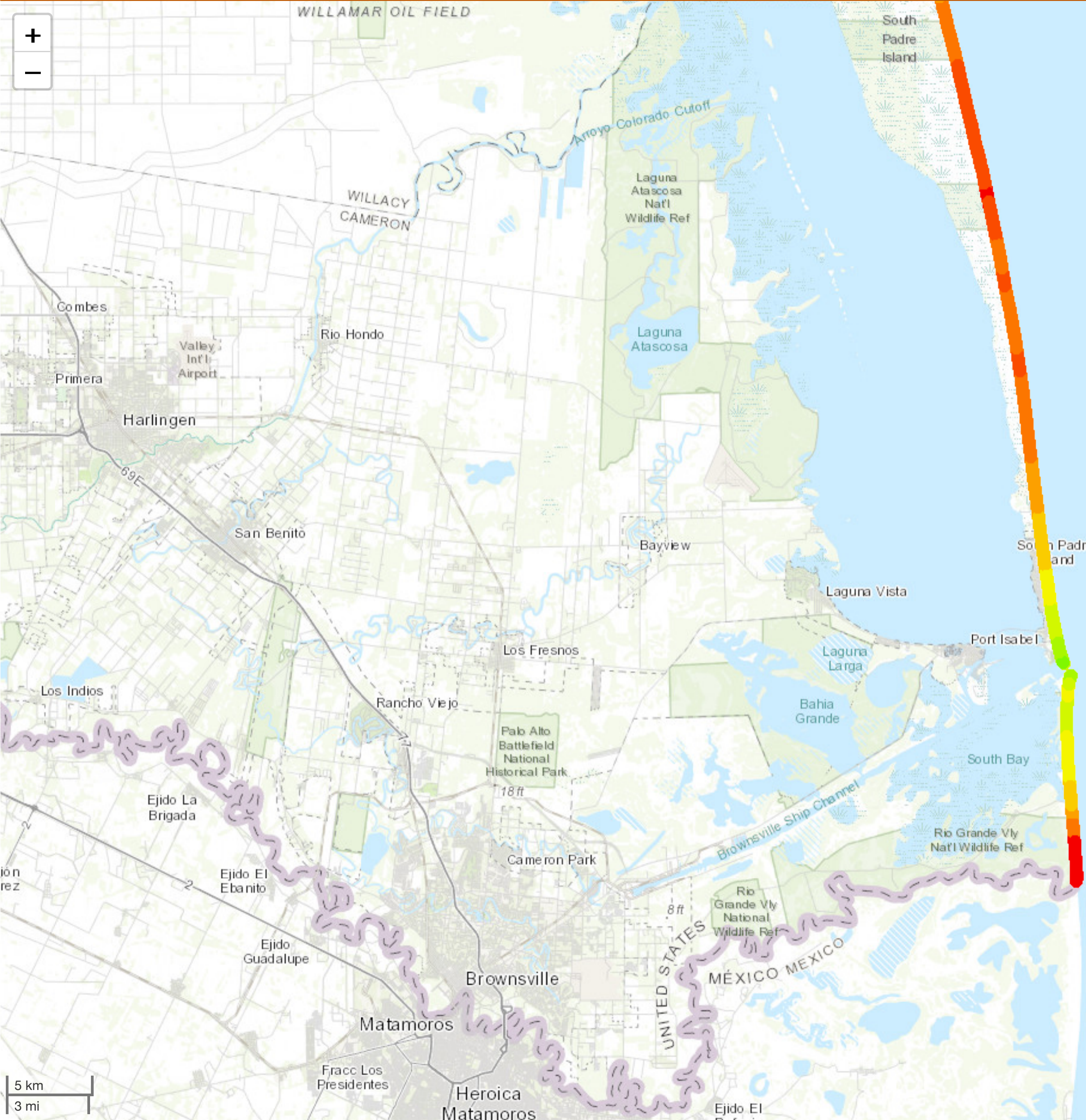
- ☒
- 4.6 - +22.0
- 3.6 - +4.5
- 2.6 - +3.5
- 1.6 - +2.5
- 0.6 - +1.5
- 0.4 - +0.5
- 1.4 - -0.5
- 2.4 - -1.5
- 3.4 - -2.5
- 4.4 - -3.5
- 16.5 - -4.5

Shoreline Envelope 1930s - 2019 (m/yr)

☒

Shoreline Envelope is the range of shoreline positions during the monitoring period.

Positive numbers indicate net shoreline advance, and negative numbers indicate net shoreline retreat during the period.



Grit Construction LLC
PO Box 3008
South Padre Island, Texas 78597
Daniel@buildatspi.com
956-533-1881

Padre Shores LTD

8605 Padre Blvd

South Padre Island, TX 78597

Greetings,

Grit Construction LLC would like to make you aware of construction and mitigation that will be taking place within the Dune Protected Area within the vicinity of your property. The Grit Construction LLC will be building a single-family home south of your property on 8354 Breakers Blvd at the Shores of South Padre Island. There will be mitigation required for this project. The Grit Construction LLC intends on placing material and planting vegetation within the surrounding dune system of 8354 Breakers Blvd.

Thank you

Daniel de la Cruz Date

Grit Construction LLC

Grit Construction LLC
PO Box 3008
South Padre Island, Texas 78597
Daniel@buildatspi.com
956-533-1881

R&T Garcia Family LTD PRTNSHP

3901 Sundown DR

McAllen, TX 78503-1368

Greetings,

Grit Construction LLC would like to make you aware of construction and mitigation that will be taking place within the Dune Protected Area within the vicinity of your property. The Grit Construction LLC will be building a single-family home south of your property on 8354 Breakers Blvd at the Shores of South Padre Island. There will be mitigation required for this project. The Grit Construction LLC intends on placing material and planting vegetation within the surrounding dune system of 8354 Breakers Blvd.

Thank you

Daniel de la Cruz Date

Grit Construction LLC

**CITY OF SOUTH PADRE ISLAND
SHORELINE TASK FORCE
AGENDA REQUEST FORM**

MEETING DATE: March 23, 2021

NAME & TITLE: Kristina Boburka, Shoreline Director

DEPARTMENT: Shoreline Department

ITEM

Discussion and action to recommend to City Council the approval of the Beach and Dune Permit for construction of a private dune path at 4000 Gulf Boulevard. (Boburka, Hughston)

ITEM BACKGROUND

The applicant proposes to create an at-grade path from their property to the public beach. Mitigation will occur at a 1:1 ratio.

Staff recommends approval pending the GLO comment letter.

BUDGET/FINANCIAL SUMMARY

N/A

COMPREHENSIVE PLAN GOAL

LEGAL REVIEW

Sent to Legal:

Approved by Legal:

RECOMMENDATIONS/COMMENTS:

MEMORANDUM

TO: Natalie Bell, General Land Office

FROM: Kristina Boburka, Shoreline Director

DATE: March 12, 2021

RE: Preliminary determination on proposed Beach Access Path at 4000 Gulf Blvd, South Padre Island, TX 78597

The enclosed application materials present plans to create a beach access path that is located at the midpoint of Gulf Boulevard. There is no access currently only a stair path leading down to dune vegetation. This project will allow for the creation of a path for household members to access the beach. The path will be 265 feet in length and 3.75 feet wide and will begin at the existing stairs.

With consideration given to conformance with TAC regulations our preliminary determination is that:

1. The proposed activity will not reduce the size of the public beach. [TAC 15.5 (b)(1)]
2. The proposed activity does not appear to involve construction upon the public beach. [TAC 15.5 (c)(1)]
3. The proposed activity will not encroach upon the public beach. [TAC 15.5 (c)(1)]

With consideration given to the City's *Dune Protection and Beach Renourishment and Access Plan* [B&D Ord. Section 22-10]:

1. The proposed activity will not result in the potential for increased flood damage to the subject property or adjacent properties.
2. The proposed activity will not result in run-off or drainage patterns that aggravate erosion on and off the site.
3. The proposed activity will cause no changes to the existing dune hydrology east of the Historic Building Line.
4. The proposed activity will result in no adverse effects on dune complexes of vegetation.
5. The proposed activity will not significantly increase the potential for washover or blowouts.



Kristina Boburka
Shoreline Director



Beach & Dune Application

City of South Padre Island
4801 Padre Blvd.
South Padre Island, TX 78597
Phone: (956) 761-3044
Fax: (956) 761-3898

Site for Proposed Work

Legal Description: SO PADRE IS - PADRE BEACH SECTION VIII LOT 5 BLK 106 Physical Address: 4000 PADRE BLVD. SOUTH PADRE ISLAND, TX 78597

Property Owner Information

Name: GORGES, MATT, PATRICIA & MICHAEL
Mailing Address: 1275 N Stuart Place Rd
City: Harlingen State: Texas
Zip: 78562-4290 Country: United States
Phone Number: 956-357-3157
Fax Number: _____
E-Mail Address: michael@gorgesinvestments.com

Applicant / Agent for Owner

Name: THOREN THORBJORNSEN
Mailing Address: 6809 Padre Blvd. PO BOX 40000
City: South Padre Island State: Texas
Zip: 78597 Country: United States
Phone Number: 703-434-1444
Fax Number: _____
E-Mail Address: tesbs.thorbjornsen@gmail.com

I / We, owners of the above-mentioned property, authorize the applicant stated above, to act in my behalf in order to acquire a Beach and Dune permit for the construction proposed below. (owner initials here _____)

Owner(s) Signature(s): Michael Gorges
Date: 3-8-21

Applicant Signature: [Signature]
Date: 3/8/21

Project Description

Describe with as much as detail as possible, the construction proposed. If more room is needed, please include an additional page. Include the number of habitable units, amenities, swimming pools, fences, kinds of fences, whether footings and/or retaining walls will be installed, and locations of proposed landscaping and parking.

Construct a 285 X 3.75 foot footprint from the bulkhead stairs of 4000 Gulf Blvd east towards the Gulf of Mexico by removing approximately 993.75 square feet of dune vegetation.

The impacted dune vegetation will be transplanted into a mitigation area 20X50 feet (~1000 sf) to mitigate the loss of dune vegetation from the footprint construction.

Additional dune vegetation will supplement the mitigation site in accordance with Texas GLO guidelines to create a vegetative area equivalent to the area of the footprint.

An existing irrigation line at the bulkhead of 4000 Gulf will be extended to the mitigation site for watering by burying the irrigation line along the cleared footprint and installing two

pop up sprinklers and a temporary faucet at the mitigation site.

Total Square Footage of Footprint of Habitable Structure: 993.75 sf

Total Area of Impervious Surface (i.e. retaining walls, walkways, drives, patios, etc.): NA

Percentage Impervious Surface [(impervious surface / habitable footprint) * 100]: NA

Please Note: the percentage of impervious surface cannot exceed 5% in an eroding area.

Approximate Duration of Construction: Three weeks

Financial Plan for the Removal of All Hard Structures

All properties which are allowed to build retaining walls on their property are allowed to do so with the condition that a financial plan for the removal of the retaining wall is submitted to the Public Works Department of the City of South Padre Island. Removal of the retaining wall at the owner's expense may be required if/once the retaining wall comes into regular contact with wave action for twenty (20) out of thirty (30) consecutive days. The City accepts the submission of a Retaining Wall Covenant, or other financial guarantee, insuring the removal of the retaining wall if the required conditions are met.

Type of Plan Submitted: NA Date Submitted: _____

Drainage

Describe the impact that the proposed construction will have on the natural drainage pattern on the site and adjacent lots.

- ☒ No change in the drainage on site.
- ☐ The proposed construction will change the grading and the drainage on the subject property. (An explanation will be required detailing where the water will drain.)

Explanation / Other Information: _____

Impacts to Beach / Dune System

Answer each question as completely as possible in narrative form.

1. What damage will this proposed construction have on the dune vegetation located at the project site?

- ☐ No damage to dune vegetation whatsoever.
- ☐ The proposed construction will impact _____ % of the dune vegetation site. (An explanation of the "impact" will be required.)
- ☒ The proposed construction will require the removal and relocation of _____ % of the dune vegetation on site. (The submission of a mitigation plan will be required.)

Explanation / Other Information: The footpath requires the removal of 7.5% of the dune vegetation from the dune area in front of 4000 Gulf to be mitigated in an equivalent area at the foot of the dune.

2. How will the proposed construction alter the dune size/shape at the project site?

- ☒ No change to dune size/shape whatsoever.
- ☐ The proposed construction will change _____ % of the size/shape of dunes on site. (Details will be required.)
- ☐ The proposed construction will require the removal and relocation of _____ % of the dunes on site. (The submission of a mitigation plan will be required.)

Explanation / Other Information: _____

3. How will the proposed construction change the hydrology of the dunes at the project site?

- ☐ No change to dune hydrology whatsoever.
- ☒ The proposed construction will impact dune hydrology on site. (Details will be required.)

Explanation / Other Information: This project will create a low lying unvegetated path which might experience flooding in storm/tidal surge events.

4. Describe alternatives to the proposed construction or method of construction which will cause fewer or no adverse effects on dunes and dune vegetation.

Other methods of construction cause greater impacts on dune vegetation.

The relocation of dune vegetation will help with low impact construction.

5. Describe alternatives to the proposed construction or method of construction which will cause fewer or no adverse impairment to beach access.

The proposed footpath has the least impact on dune vegetation compared to other dune access methods like walkovers or mobi mats.

Describe the methods which you will use to avoid, minimize, mitigate and/or compensate for any adverse effects on dunes or dune vegetation.

Explanation / Other Information: A mitigation area of approximately 1000 sf equivalent to the area disturbed by the footpath construction will be restored with dune vegetation at the toe of the dune in front of 4000 Gulf which currently has little to no vegetation. Dune vegetation from the footpath will be transplanted to the migration site and supplemented as needed with dune vegetation (ex. bitter panicum, sea oats, etc.) from the Native Plant Center and other sources in accordance with Texas GLO Dune Protection Manual

Financial Plan for Dune Mitigation:

If required by the City Council, a financial guarantee (irrevocable letter of credit or a performance bond, etc.) may be necessary to insure the mitigation of dunes/dune vegetation takes place as proposed and required of the applicant.

Type of Plan Submitted: _____ Date of Submission: _____

Checklist of Additional Required Application Information

An accurate map, plat or site plan showing:

- ☒ 1. Legal description of the property (lot, block, subdivision) and the immediately adjoining property.
- ☒ 2. Location of all existing structures - including the habitable and inhabitable structures, swimming pools, decks, fences, parking areas, landscape areas, etc.
- ☒ 3. Location of the Historical Building Line on the subject property and the extension of the line on the properties immediately adjoining the subject property to the north and to the south.
- ☐ 4. Location and elevation of existing retaining walls - both on the subject property and those properties immediately adjoining the subject property to the north and to the south.
- ☐ 5. Location of proposed structure(s) - if proposing the construction of a retaining wall, please also include the proposed elevation of the retaining wall.
- ☐ 6. Location of proposed driveways, parking areas (showing the # of proposed parking spaces) and landscape areas.
- ☒ 7. Location of all existing and proposed beach access paths and/or dune walkovers.
- ☐ 8. Location and extent of any man-made vegetated mounds, restored dunes, fill activities, or any other pre-existing human modifications on the tract.
- ☐ 9. Topographical survey of the site identifying all elevations, existing contours of the project area (including dunes and scales) and the proposed contours of the final grade.

Other required application information:

- ☐ 1. A grading and layout plan showing proposed contours for the final grade.
- ☐ 2. The floor plan(s) and elevation(s) of the structure proposed to be constructed or expanded.
- ☒ 3. Photographs of the site which clearly show the current location of the vegetation line & existing dunes on the tract within the last 6 months.
- ☒ 4. Copy of the Flood Rate Map showing the location of the subject property. (FEMA.GOV - Map Search)
- ☒ 5. Copy of the Historical Erosion Rate Map as determined by the University of Texas at Austin, Bureau of Economic Geology. (beg.utexas.edu)
- ☒ 6. Application Fee of \$180 for Staff Approved applications and \$300 for City Council Approved applications.

Your application is not complete unless all information requested above is submitted.

Application submissions require only three (3) copies of the complete information plus a digital copy.

Property Lines



Mitigation Area (Green)



Footpath (Yellow) & Mitigation Site (White)



4000 Gulf Step Landing (~4'X6')



Building Line



Existing Paths & Walkovers



4000 Gulf Blvd Mitigation Site: 20'X50' (~1000 sf)

Facing South



Facing North



4000 Gulf Blvd Proposed Footpath: 3.75'X265' (Dune Vegetation Displacement 993.75 sf)

Facing East from porch



Facing West

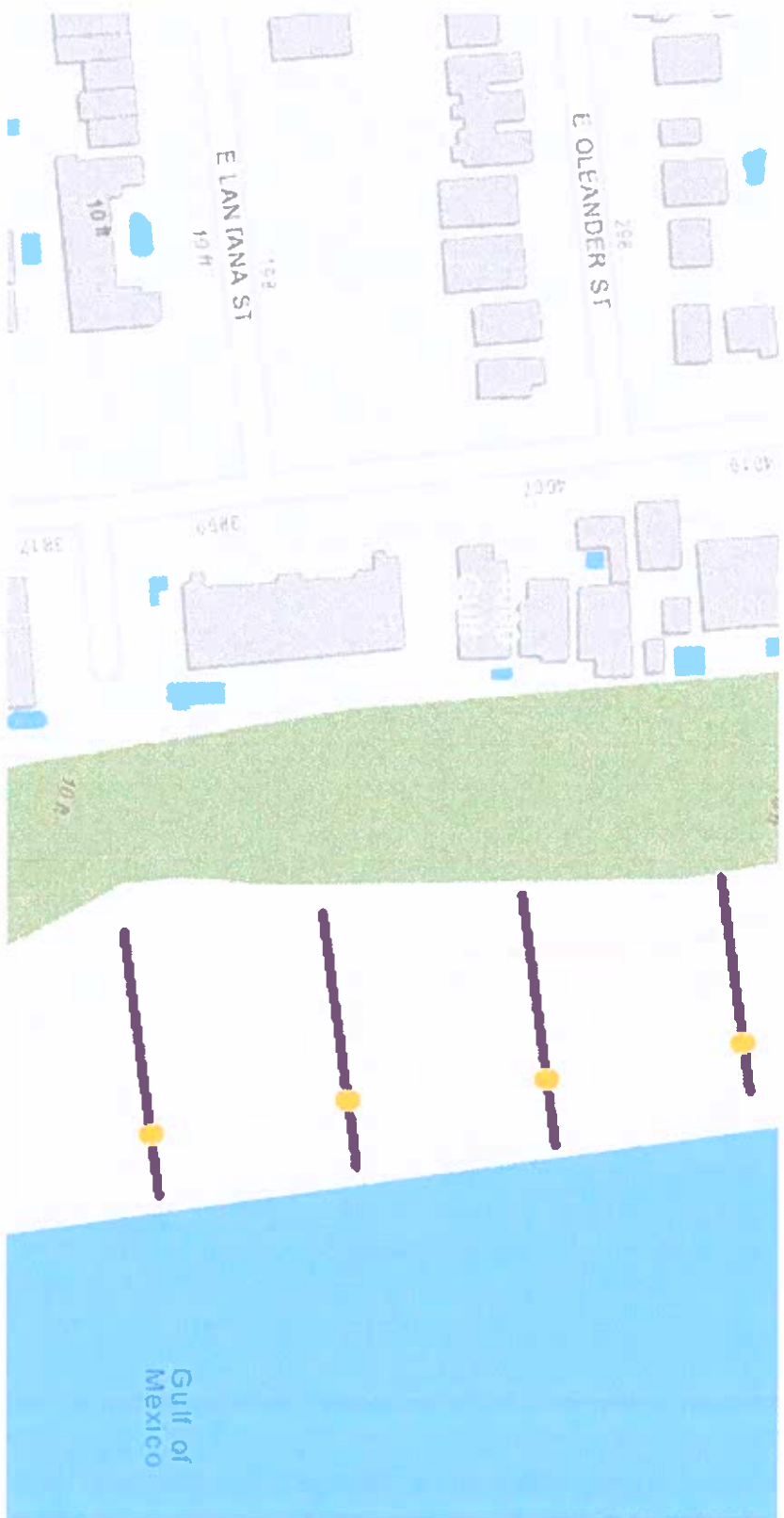


West from Mitigation Site



Flood Rate Map



Erosion Map

Matt & Patricia Gorges
4000 Gulf Boulevard
South Padre Island, TX 78597

March 8, 2021

The Seville Condominiums
Condominium Manager
122 E Lantana St
South Padre Island, TX 78597

JCJJI LTD
4004 Gulf Blvd
c/o PO Box 1986
McAllen, TX 78505-1986

Dear Neighbors:

We are preparing to construct a sand foot path from the back of our steps to the beach. The project will not include construction of a walkover or mobi mat, but will require the removal of approximately 1000 square feet of dune vegetation.

As part of the project, we will mitigate the removal of dune vegetation in the pathway by enhancing dune vegetation in a 1000 square foot area (20'X50') along the beach edge toe of our dune line with 1,000 dune plants (primarily native bitter panicum).

Dune plants removed from the foot path will be preserved and used in the mitigation area. Additional dune plants will be provided by the Native Plant Center on South Padre Island and other sources to augment the mitigation site as needed. We expect the project to begin as soon as a permit has been approved by the South Padre Island Shoreline Task Force hopefully mid-March and be completed this spring in approximately 30 days. Plantings and plant maintenance will continue through the summer.

Please contact me or the Native Plant Center teebs.thorbjornsen@gmail.com (703-434-1444) if you have any questions. The entire project will be conducted with assistance from the Native Plant Center on South Padre Island and in compliance with the SPI Shoreline Department and Texas General Land Office coastal dune protection guidelines.

Sincerely,



Michael Gorges
956-357-3157