

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

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.

NOTICE IS HEREBY GIVEN THAT THE SHORELINE TASK FORCE OF THE CITY OF SOUTH PADRE ISLAND, TEXAS, WILL HOLD A REGULAR MEETING ON:

**MONDAY, JANUARY 23, 2017
3:00 P.M. AT THE MUNICIPAL BUILDING,
CITY COUNCIL CHAMBERS, 2ND FLOOR
4601 PADRE BOULEVARD, SOUTH PADRE ISLAND, TEXAS**

1. Call to Order.
2. Pledge of Allegiance.
3. Election of Chairman and Vice-Chairman. (Hill)
4. **Public Comments and Announcements:** *This is an opportunity for citizens to speak to Task Force relating to agenda or non-agenda items. Speakers are required to address the Task Force 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]*
5. Approval of the December 12, 2016 regular meeting minutes.
6. Discussion on 6004 Gulf Blvd sidewalk completion
7. Discussion and Possible action to recommend to City Council the award of the Causeway Boardwalk Repair bid. (Hill)
8. Discussion and Possible Action to send Pearl Walkover Mitigation Plan to the GLO for review and recommendation (Hill)
9. Discussion on CMP funded Walkovers: Ocean, Moonlight, and Seaside. (Hill)
10. Discussion and possible action regarding the mitigation plan as proposed by Las Costas for the realignment of the Gulf Circle Beach Access Path. (Hill)
11. Discussion and possible action on our partnership with the University of Texas Rio Grande Valley via the Student Internship program. (Hill)
12. Adjournment.

DATED THIS THE 23RD DAY OF JANUARY 2017



Susan Hill, City Secretary

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 JANUARY 20, 2017 AT/OR BEFORE 5:00 P.M. AND REMAINED SO POSTED CONTINUOUSLY FOR AT LEAST 72 HOURS PRECEDING THE SCHEDULED TIME OF AID MEETING.





Susan Hill, 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 BUILDING OFFICIAL, JAY MITCHIM; ADA DESIGNATED RESPONSIBLE PARTY AT (956) 761-1025.

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

MONDAY, DECEMBER 12, 2016

I. Call to Order.

The Shoreline Task Force of the City of South Padre Island, Texas held a regular meeting on Monday, November 14, 2016, at the Municipal Complex Building, 2nd Floor, 4601 Padre Boulevard, South Padre Island Texas. Chairman Troy Giles called the meeting to order at 3:00 p.m. A quorum was present: Task Force Member Virginia Guillot, Norma Trevino, Charles Brommer, Neil Rasmussen, Robert Nixon, and Ron Pitcock.

City staff members present were: City Manager Susan Guthrie, Assistant City Manager Darla Jones, Shoreline Management Director Brandon Hill, and Administrative Assistant Marta Martinez.

II. Pledge of Allegiance.

Chairman Giles led the Pledge of Allegiance.

III. Public Comments and Announcements

Public comments were given at this time.

IV. Approval of the December 2, 2016 regular meeting minutes.

Task Force Member Mr. Nixon made a motion, seconded by Mr. Rasmussen to approve as submitted. Motion passed unanimously.

V. Discussion and possible action to submit a beach-dune application for a multiuse sidewalk to connect the current terminus near Gulf and E. Sunset and the beach access adjacent to Parkshores Condominiums. (Hill)

Motion to approve the application made by Mr. Nixon, second by Mr. Brommer. Motion passed unanimously.

VI. Adjournment.

There being no further business, Mr. Giles adjourned the meeting at 3:10 p.m.

Marta Martinez, Secretary

Troy Giles, Chairman

**SHORELINE TASK FORCE
AGENDA REQUEST FORM**

MEETING DATE: January 23, 2017

ITEM: 6

TO: Shoreline Task Force

FROM: Brandon Hill, Shoreline Management Director

ITEM DESCRIPTION:

Discussion on 6004 Gulf Blvd sidewalk completion. .

DISCUSSION:

See attachment







PARKSHORE



**SHORELINE TASK FORCE
AGENDA REQUEST FORM**

MEETING DATE: January 23, 2017

ITEM: 7

TO: Shoreline Task Force

FROM: Brandon Hill, Shoreline Management Director

ITEM DESCRIPTION:

Discussion and Possible action to recommend to City Council the award of the Causeway Boardwalk Repair bid.

DISCUSSION:

See attachment



January 17, 2017

Mr. Brandon Hill
Shoreline Management Director
City of South Padre Island Shoreline Management
4601 Padre Blvd
South Padre Island, Texas 78597

Re: **Queen Isabella Causeway Boardwalk Repairs**

Dear Mr. Hill:

Enclosed please find attached Bid Summary for the above referenced project. Two general contractors submitted bids to the City of South Padre on 01/06/17. Their information is attached herewith. The bidders' list with their total bid is given below:

Bid Breakdown "A" (This bid consists of repairing the damaged piles with a fiberglass jacketing system)

	Total Option 1 Bid:(Base Bid + Add Alt. 1)
Epoxy Design Systems, Inc.	\$ 99,512.00
Bryant Industrial Services	\$ 61,600.00
	Total Option 2 Bid: (Base Bid + Add Alt.1 + Add Alt. 2)
Epoxy Design Systems, Inc.	\$ 233,787.00
Bryant Industrial Services	\$ 153,850.00
	Total Option 3 Bid: (Base Bid + Add Alt. 1 Add Alt. 2 + Add Alt.3)
Epoxy Design Systems, Inc.	\$ 598,937.00
Bryant Industrial Services	\$ 328,250.00
	Total Option 4 Bid: (Base Bid + All Additives)
Epoxy Design Systems, Inc.	\$ 619,937.00
Bryant Industrial Services	\$ 363,250.00
	Total Option 5 Bid: (Base Bid)
Epoxy Design Systems, Inc.	\$ 30,512.00
Bryant Industrial Services	\$ 14,600.00

Mr. Brandon Hill
Re: **Queen Isabella Causeway Boardwalk Repairs**
Page 2 of 2

Bid Breakdown “B” (This bid consist of installing new piles adjacent to the deteriorated piles)

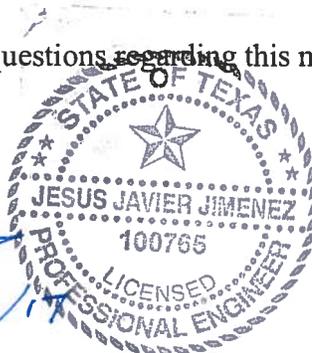
	Total Option 1 Bid: (Base Bid + Add Alt. 1)
Epoxy Design Systems, Inc.	NO BID PROVIDED
Bryant Industrial Services	\$ 59,800.00
	Total Option 2 Bid: (Base Bid + Add Alt.1 + Add Alt. 2)
Epoxy Design Systems, Inc.	NO BID PROVIDED
Bryant Industrial Services	\$ 152,050.00
	Total Option 3 Bid: (Base Bid + Add Alt. 1 Add Alt. 2 + Add Alt.3)
Epoxy Design Systems, Inc.	NO BID PROVIDED
Bryant Industrial Services	\$ 326,450.00
	Total Option 4 Bid: (Base Bid + All Additives)
Epoxy Design Systems, Inc.	NO BID PROVIDED
Bryant Industrial Services	\$ 361,450.00
	Total Option 5 Bid: (Base Bid)
Epoxy Design Systems, Inc.	NO BID PROVIDED
Bryant Industrial Services	\$ 14,800.00

Bryant Industrial Services submitted the lowest bid meeting all the requirements of the specifications. The Engineer’s recommendation is to award the contract to Bryant Industrial Services. It is also recommended that **“Bid Breakdown A” Option 1 Bid (Base Bid + Add Alt. 1) for \$61,600.00** be awarded in lieu of “Bid Breakdown B” Option 1 (Base Bid + Add Alt. 1) for \$59,800.00. “Bid Breakdown A” provides a longer lasting, less intrusive construction alternative, which can also withstand exposure to salt water and the marine environment.

Please let me know if you have any questions regarding this matter.

Sincerely,
I.C.E.


Jesus J. Jimenez, P.E., CFM, MSCE
Project Manager



Bid Tab

Meeting Date: 01-06-2017											
Meeting Subject: Bid Opening - City of South Padre Queen Isabella Causeway Boardwalk Repairs											
Client Name: City of South Padre											
Meeting Location:							1	2	3	4	5
Company	Base Bid	Add. Alt. 1	Add. Alt. 2	Add. Alt. 3	Add. Alt. 4	Cost per LF for the FX70 Jacket intalled	Base Bid + Add Alt. 1	Base Bid + Add Alt.1 + Add Alt. 2	Base Bid + Add Alt. 1 Add Alt. 2 + Add Alt.3	Total Amount (Base + All Additives)	Base Bid
BID BRREAKDOWN "A"											
Epoxy Design Systems, Inc.	\$ 30,512.00	\$ 69,000.00	\$ 134,275.00	\$ 365,150.00	\$ 21,000.00	\$ 525.00	\$ 99,512.00	\$ 233,787.00	\$ 598,937.00	\$ 619,937.00	\$ 30,512.00
Bryant Industrial Services	\$ 14,600.00	\$ 47,000.00	\$ 92,250.00	\$ 174,400.00	\$ 35,000.00	N/A	\$ 61,600.00	\$ 153,850.00	\$ 328,250.00	\$ 363,250.00	\$ 14,600.00
BID BRREAKDOWN "B"											
Bryant Industrial Services	\$ 14,800.00	\$ 45,000.00	\$ 92,250.00	\$ 174,400.00	\$ 35,000.00	N/A	\$ 59,800.00	\$ 152,050.00	\$ 326,450.00	\$ 361,450.00	\$ 14,800.00
PREPARED BY:											
COPIES TO:											
<input checked="" type="checkbox"/> Client <input type="checkbox"/> Participants <input type="checkbox"/> Job File <input checked="" type="checkbox"/> ICE											
Reviewed By: Jesus J. Jimenez, PE											

**SHORELINE TASK FORCE
AGENDA REQUEST FORM**

MEETING DATE: January 23, 2017

ITEM: 8

TO: Shoreline Task Force

FROM: Brandon Hill, Shoreline Management Director

ITEM DESCRIPTION:

Discussion and Possible Action to send Pearl Walkover Mitigation Plan to the GLO for review and recommendation.

DISCUSSION:

See attachment

MEMORANDUM

TO: Shoreline Task Force
Natalie Bell, General Land Office
Carly Vaughn, General Land Office

FROM: Brandon N. Hill, Director of Shoreline Management

DATE: December 22, 2016

RE: Preliminary determination on the Pearl walkover

The enclosed materials present plans for the mitigation of dune sands and vegetation incurred during the construction of the Pearl public beach access walkover. The Shoreline Management Department believes the calculations presented here for dune sands and vegetation displaced by the City's efforts are sound, and the plans for mitigating these side effects will help to rectify any biophysical problems caused by the walkover's construction.

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)]
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 result in minimal run-off or drainage patterns that will aggravate erosion on and off the site.
3. The proposed activity will cause minimal changes to the existing dune hydrology east of the Historic Building Line.
4. The proposed activity will result in minimal adverse effects on dune complexes of vegetation.
5. The proposed activity will not significantly increase the potential for washover or blowouts.



Brandon N. Hill

Project Mitigation Overview

The Pearl Walkover extends roughly 300 ft. from the HBL (seawall) to the LOV. The construction of this walkover involved the displacement of roughly 5000 ft² of vegetation-covered dune and 5640 ft³ of dune sands. Since construction at the site ceased, wind-blown sand has filled in much of the space between the ground and walkover surface (designed to be 3') and vegetation has grown in along the edges of the walkover so that not much space is left for use as mitigation for displaced sand and grasses.

The 5640 ft³ of disturbed sand remained on the property and has since become vegetated. After seeing this site Natalie Bell and Angie Sunlin remarked that bringing in additional sediment would not be necessary. The City has met with property owner Mark Langsdale and established a shared desire to propagate a strong stand of dune vegetation on the property. The two areas targeted for planting are the emerging dune just south of the walkover and the windblown sand area between the Pearl's property walkover and their retaining wall. These two locations are prime for dune vegetation to become established in.

This is a benchmark for the city moving forward. We hope to allow heavily maintained areas of the shoreline to return to natural state. Due to the importance of the success of this planting the city has chosen to employ Steve Mercer of Coastal Transplants to perform the work. City staff will irrigate the surface repeatedly before the planting takes place. Mr. Mercer will be planting a total of 5000 ft² of sea oats and bitter panicum with one culm planted on center 1' apart. This spacing and density has been used repeatedly in USACE studies and shown to be more cost effective than placing two or three culms at one, in which case culms often compete against one another and mortality rates are higher. The planting will be scheduled for March and ought to take a total of three days to complete. The plants will be watered again at seven days after planting has concluded. The areas will be roped off utilizing PVC posts and marine grade rope. This will discourage foot traffic over the sensitive areas. Keep off the Dune signs will also be posted to ensure the clear intent of the plantings. The areas selected for planting can be seen in the attached photograph. Due to some technical issues a properly formatted map was not obtainable at this time. The green polygons represent the areas that have been identified targets for planting. While this aerial does not show the current vegetation on the lot these polygons reflect where there is a need. As you can see in the table there is well over 6,000 ft² that has been observed. The city will be prioritizing the two largest polygons as those have the greatest need for vegetative stabilization.

Deliverables:

The city shall provide the plants and professional company which will handle this project

The city will protect and monitor the health of the plots

The city will provide before, during and after photographs of the planting areas.

The city will provide the GLO with a final report once the project is completed.



Dune excavated areas

January 2016

Areas shown in red were excavated to make room for the Pearl public beach access walkover

-square footage of vegetation displaced = 5000 ft²

-cubic footage of sand displaced = 5640 ft³

Calculating Volume

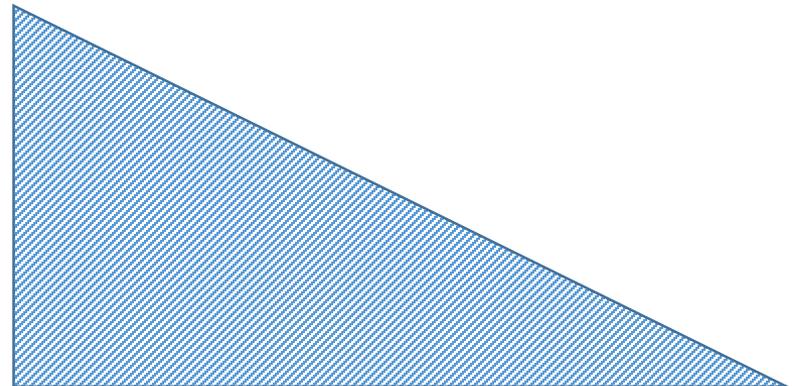
Calculating the volume of sand displaced by this project proved difficult, as the ground surface has clearly shifted significantly since construction and site conditions are not accurately reflected from the construction drawings.

Using the original surveys, we constructed a basic model of the topography prior to walkover construction. We then used the drawings to calculate the vertical amount of material removed through this project. This number varied from zero to nine feet.

The area removed in walkover construction, when viewed as a cross section, is roughly triangular. The difference in elevation between the pre- and post-construction conditions represents the height of the triangle.

Graded to 2:1 slope

removed during construction



Calculating Volume

Calculating the volume of sand displaced by this project proved difficult, as the ground surface has clearly shifted significantly since construction and site conditions are not accurately reflected from the construction drawings.

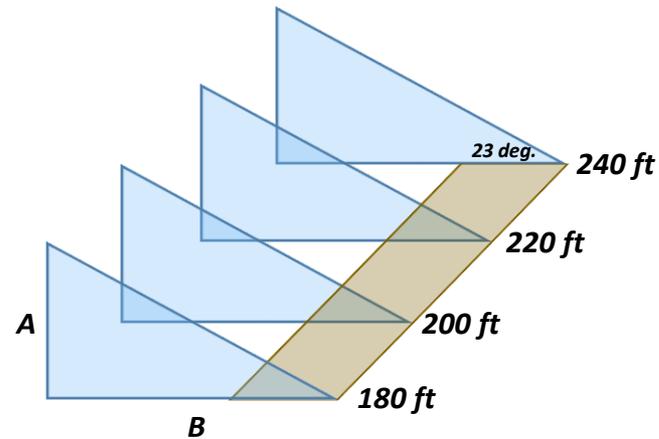
Using the original surveys, we constructed a basic model of the topography prior to walkover construction. We then used the drawings to calculate the vertical amount of material removed through this project. This number varied from zero to nine feet.

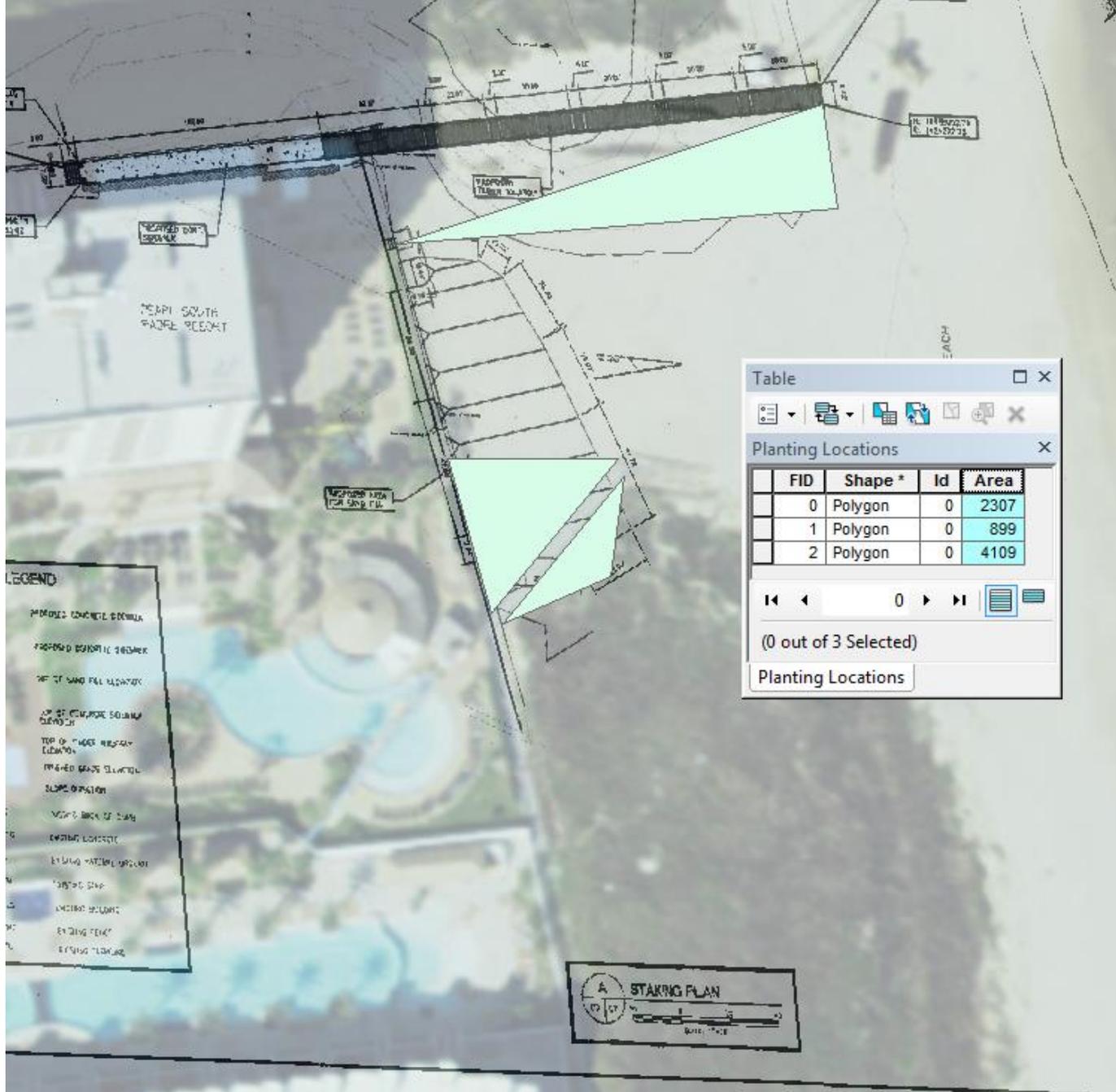
The area removed in walkover construction, when viewed as a cross section, is roughly triangular. The difference in elevation between the pre- and post-construction conditions represents the height of the triangle.

The sand was sloped at 26 degrees, according to blueprints. This means if the vertical distance removed was six feet, the horizontal distance scraped down would be twelve feet.

With measurements of the length (**B**) and height (**A**) of the irregular triangular prism representing the displaced sand, we can calculate the volume.

<u>L (ft)</u>	<u>E₁ (ft)</u>	<u>E₂ (ft)</u>	<u>A</u>	<u>B</u>	<u>Vol.</u>
180	10	15	5	10	500
200	16	15	1	2	20
220	20	15	5	10	500
240	22	13	9	18	1620
260	20	12	8	16	1280
280	16	11	5	10	500
300	13	9	4	8	320
320	14	8	6	12	720
340	12	9	3	6	180
360	9	9	0	0	0
TOTAL VOLUME					5640





- LEGEND**
- PROPOSED CONCRETE DRIVEWAY
 - PROPOSED ASPHALT DRIVEWAY
 - TOP OF SAND FILL ELEVATION
 - TOP OF CONCRETE DRIVEWAY ELEVATION
 - TOP OF ASPHALT DRIVEWAY ELEVATION
 - PROPOSED GRADE ELEVATION
 - SLOPE INDICATION
 - VEGETATION
 - EXISTING LOTLINE
 - EXISTING WATER FEATURE
 - EXISTING DRIVE
 - EXISTING WALKWAY
 - EXISTING FENCE
 - EXISTING FLOOR

Table

Planting Locations

FID	Shape *	Id	Area
0	Polygon	0	2307
1	Polygon	0	899
2	Polygon	0	4109

(0 out of 3 Selected)

Planting Locations



**SHORELINE TASK FORCE
AGENDA REQUEST FORM**

MEETING DATE: January 23, 2017

ITEM: 9

TO: Shoreline Task Force

FROM: Brandon Hill, Shoreline Management Director

ITEM DESCRIPTION:

Discussion on CMP funded Walkovers: Ocean, Moonlight, and Seaside..

DISCUSSION:

See attachment

CITY OF SOUTH PADRE ISLAND MOONLIGHT CIRCLE BEACH ACCESS IMPROVEMENTS BEACH ACCESS POINT #13

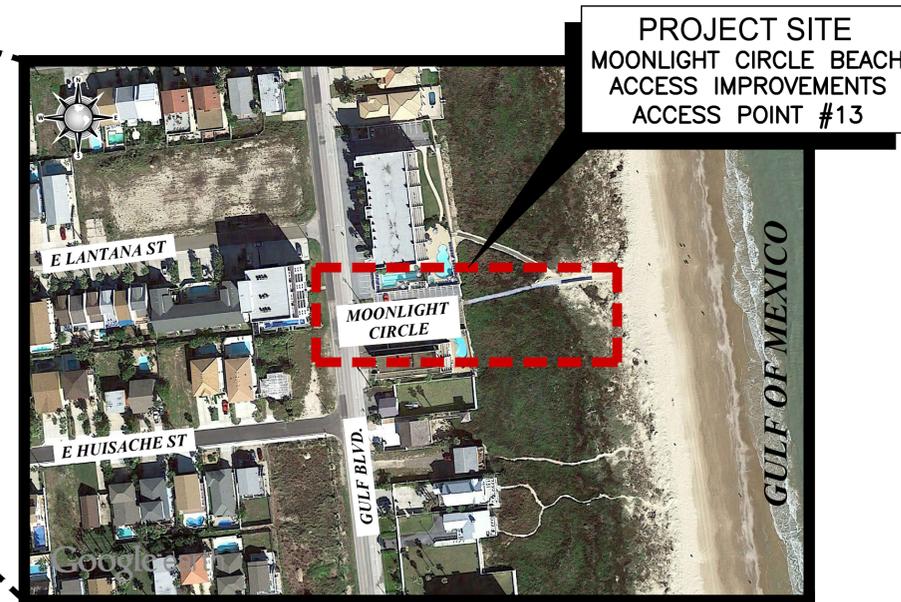
SHEET INDEX

SHEET	DRAWING NO.	TITLE
1	T1	TITLE SHEET/LOCATION MAP
CIVIL		
2	C1	GENERAL NOTES
3	C2	ESTIMATED QUANTITIES AND LEGEND
4	C3	EXISTING TOPOGRAPHY & CONTROL DATA
5	C4	DEMOLITION AND SWPP PLAN
6	C5	OVERALL SITE IMPROVEMENTS PLAN
7	C6	STAKING PLAN
8	C7	GRADING PLAN
9	C8	UTILITY IMPROVEMENT PLAN
10	C9	CONCRETE SIDEWALK DETAILS
11	C10	PAVEMENT DETAILS
12	C11	LAGUNA MADRE WATER DISTRICT UTILITY DETAILS
STRUCTURAL		
13	S1	STRUCTURAL NOTES
14	S2	TIMBER WALKOVER PLAN AND PROFILE
15	S3	FRAMING DETAILS
16	S4	MISCELLANEOUS STRUCTURAL DETAILS



LOCATION MAP

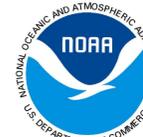
NOT TO SCALE



VICINITY MAP

NOT TO SCALE

TEXAS DEPARTMENT OF LICENSING AND REGULATION	
ARCHITECTURAL BARRIERS PROJECT REGISTRATION NUMBER: EAB#: B6806872	
TEXAS ACCESSIBILITY SOLUTIONS	JUSTIN K. WALTON RAS#00001329 (940) 368-1989

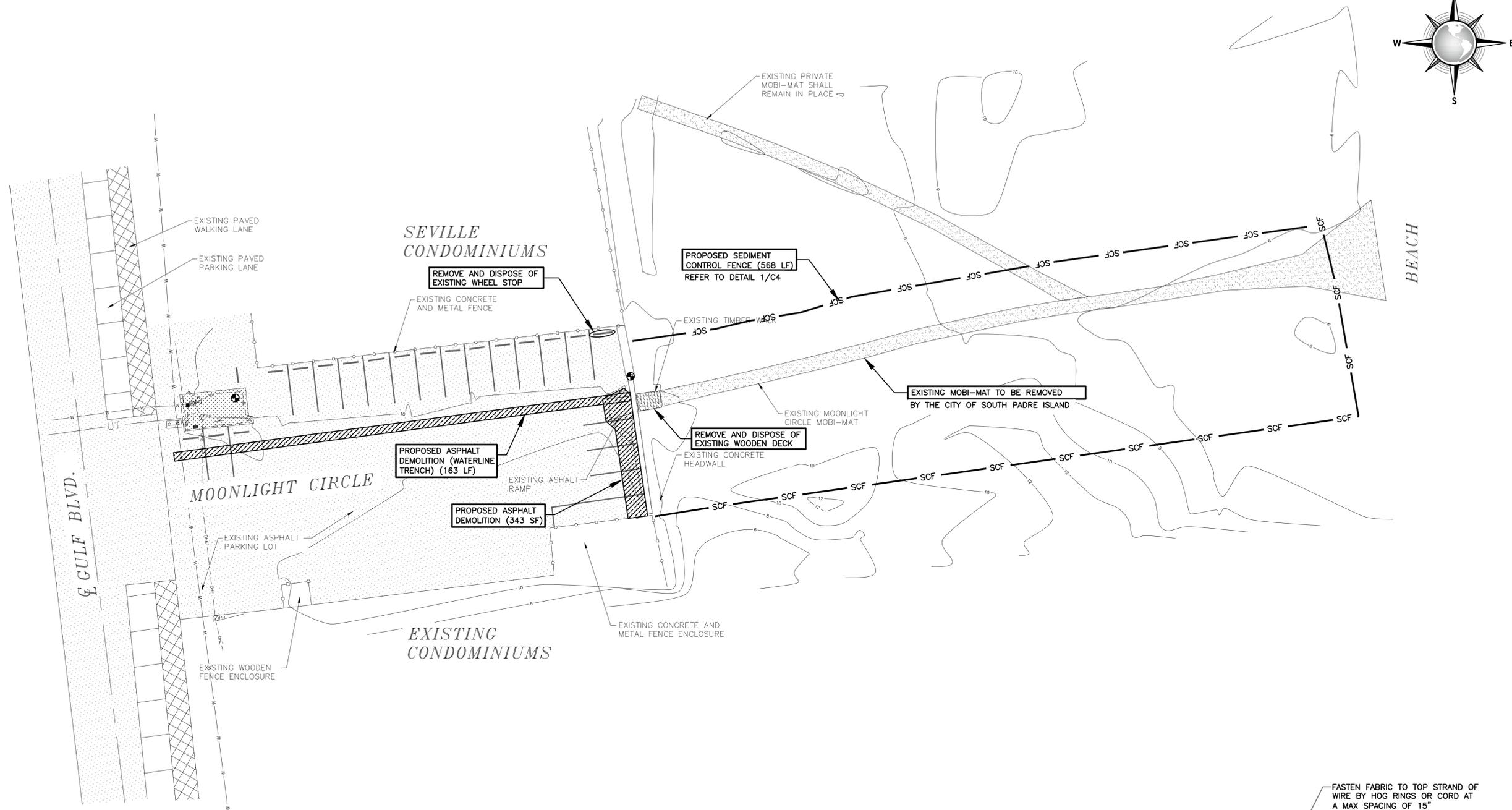


THIS PROJECT IS FUNDED, IN PART, BY A TEXAS COASTAL MANAGEMENT PROGRAM GRANT APPROVED BY THE TEXAS LAND COMMISSIONER PURSUANT TO NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION AWARD NO. NA14NOS4190139.



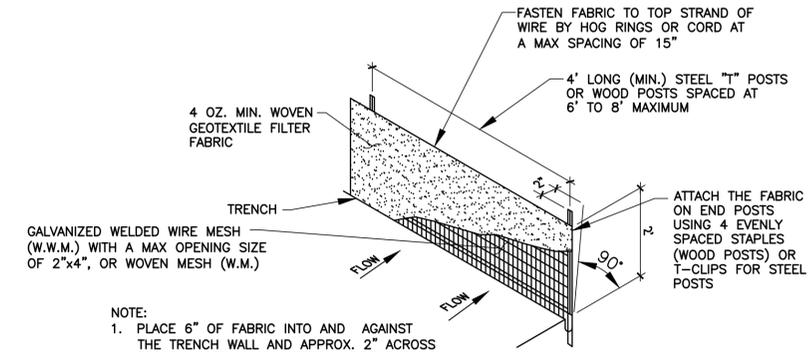
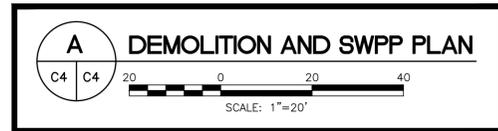
CONSULTANT'S SHEET PROJECT NO. 15450-03	
c:\Users\JCE\Desktop\00000001.jpg	
	
INTERNATIONAL CONSULTING ENGINEERS 555 N. CARANAHUA ST. STE. 860 CORPUS CHRISTI, TX 78401 PHONE: 361.926.5805 FAX: 361.926.5806 I.B.P.E. FIRM REGISTRATION #F-10837	
REVISION NO.	DATE
BY	DESCRIPTION
11-21-16	11-21-16
JL, CM	ADDED GENERAL NOTES AS PER G.L.O. COMMENTS
CITY OF SOUTH PADRE ISLAND MOONLIGHT CIRCLE BEACH ACCESS IMPROVEMENTS BEACH ACCESS #13	
TITLE SHEET/LOCATION MAP	
DRAWING NO. T1	
SHEET 1 of 16	

FILE NAME: F:\2015\City of South Padre Island\Moonlight Circle Access Improvements\Drawings\Civil\05-C4-DEMOLITION AND SWPP PLAN.dwg LAYOUT NAME: layout1 PLOTTED: Thursday, January 05, 2017 4:38pm USER: CMontalvo



GENERAL NOTES:

1. CONTRACTOR SHALL COORDINATE ALL EXCAVATION WITH OTHER RELATED WORK SUCH AS NEW CONCRETE SIDEWALK, TIMBER RAMPS AND WALKWAYS, THAT SHOW EXTENT OF NEW CONSTRUCTION.
2. CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION. THE LOCATION OF EXISTING UNDERGROUND UTILITIES NOT SHOWN MUST BE FIELD VERIFIED.
3. CONTRACTOR SHALL BACKFILL ALL VOIDS LEFT BY DEMOLITION AND COMPACT IN A MANNER SUITABLE TO FINAL IMPROVEMENTS.
4. ALL DEMOLISHED MATERIAL SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE PROMPTLY REMOVED FROM THE SITE UNLESS NOTED OTHERWISE ON THE DRAWINGS.
5. ANY DAMAGE TO EXISTING PAVEMENT, DRAINAGE, PRIVATE UTILITY, OR OTHER STRUCTURES SHALL BE REPAIRED TO PRE-CONSTRUCTION CONDITION AT CONTRACTOR'S EXPENSE.
6. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THE SAFETY OF THE PEDESTRIANS AND ALL VEHICULAR TRAFFIC FROM CONSTRUCTION RELATED ACTIVITIES DURING THE COURSE OF THIS PROJECT. A FENCE SHALL BE PROVIDED WHICH COMPLETELY ENCLOSES THE WORK SITE 24 HOURS A DAY.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION AND SAFETY OF THE WORK, WORKERS, SUBCONTRACTORS, MATERIALS, AND EQUIPMENT.

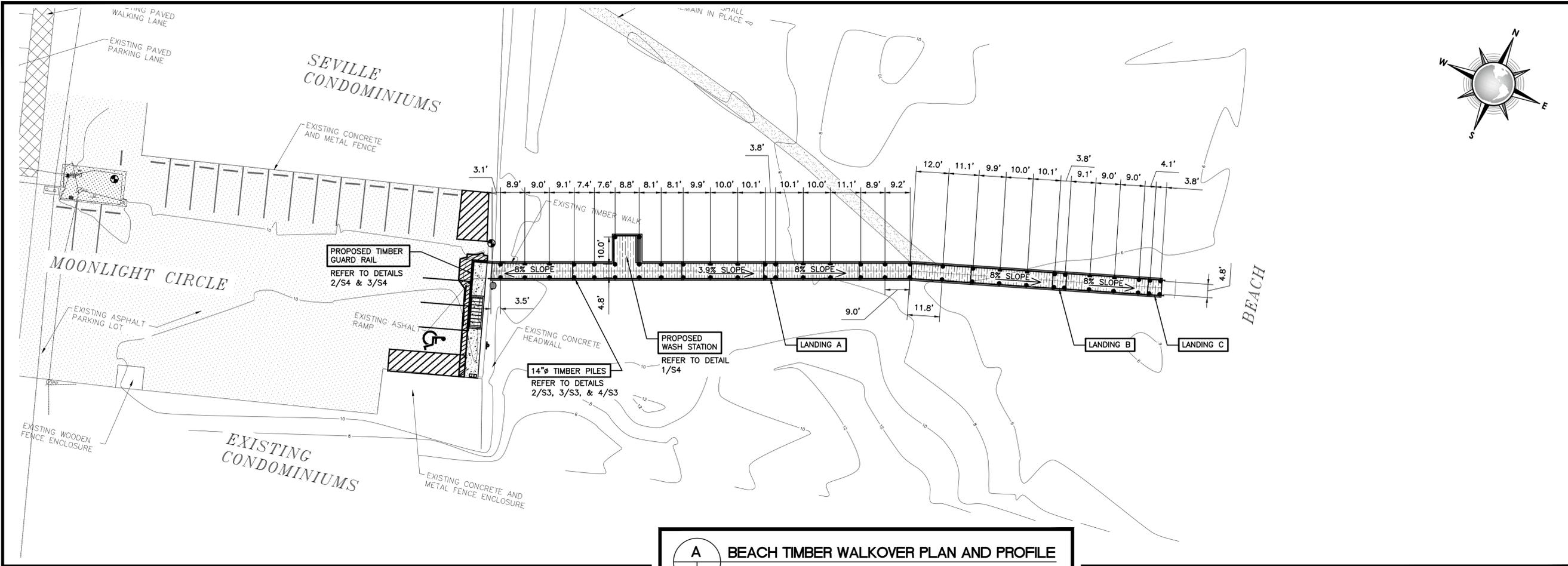


- NOTE:
1. PLACE 6" OF FABRIC INTO AND AGAINST THE TRENCH WALL AND APPROX. 2" ACROSS TRENCH BOTTOM IN UPSTREAM DIRECTION. MINIMUM TRENCH SIZE SHALL BE 6" SQUARE. BACKFILL AND HAND TAMP.
 2. CONNECT THE ENDS OF SUCCESSIVE REINFORCEMENT SHEETS OR ROLLS A MIN. OF 6 TIMES WITH HOG RINGS.

1
C4 C4
TEMPORARY SEDIMENT CONTROL BARRIER DETAIL
SCALE: N.T.S.

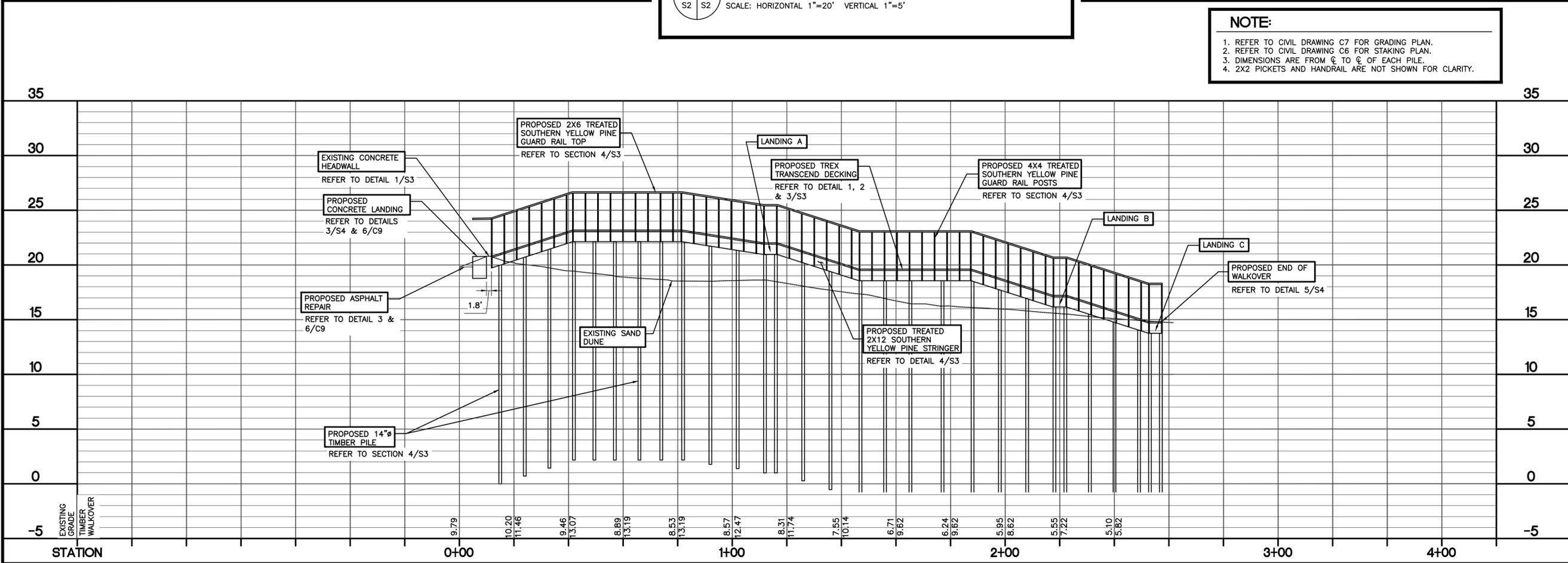
CONSULTANT'S SHEET PROJECT NO. 15450-03	
c:\Users\jce\Desktop\00000001.dwg	
DESCRIPTION	BY
REVISION NO.	DATE
CITY OF SOUTH PADRE ISLAND MOONLIGHT CIRCLE BEACH ACCESS IMPROVEMENTS BEACH ACCESS #13	
DEMOLITION AND SWPP PLAN	
ADDED GENERAL NOTES AS PER G.L.O. COMMENTS	DESCRIPTION
11-21-16	DATE
JJ, CM	BY
DRAWING NO. C4	
SHEET 5 of 16	

FILE NAME: F:\2015\City of South Padre Island\Moonlight Circle Access Improvements\Drawings\Structural\14-S2-WALKOVER PLAN AND PROFILE.dwg LAYOUT NAME: PLAN AND PROFILE PLOTTED: Thursday, January 05, 2017 4:33pm USER: Clemente



A BEACH TIMBER WALKOVER PLAN AND PROFILE
 S2 S2 SCALE: HORIZONTAL 1"=20' VERTICAL 1"=5'

NOTE:
 1. REFER TO CIVIL DRAWING C7 FOR GRADING PLAN.
 2. REFER TO CIVIL DRAWING C6 FOR STAKING PLAN.
 3. DIMENSIONS ARE FROM ϕ TO ϕ OF EACH PILE.
 4. 2X2 PICKETS AND HANDRAIL ARE NOT SHOWN FOR CLARITY.



CONSULTANT'S SHEET PROJECT NO. 15450-03	
C:\Users\ICE\Desktop\0000001\IPR	
 INTERNATIONAL CONSULTING ENGINEERS 555 N. CARANAHUA ST. STE. 860 CORPUS CHRISTI, TX 78401 PHONE: 361.926.5805 FAX: 361.926.5806 I.B.P.E. FIRM REGISTRATION #F-10837	
REVISION NO.	DESCRIPTION
BY	DATE
DATE	BY
REVISION NO.	DESCRIPTION
BY	DATE
DATE	BY
ADDED GENERAL NOTES AS PER G.L.O. COMMENTS	DESCRIPTION
11-21-16	JJ, CM
11-21-16	JJ, CM
CITY OF SOUTH PADRE ISLAND MOONLIGHT CIRCLE BEACH ACCESS IMPROVEMENTS BEACH ACCESS #13	TIMBER WALKOVER PLAN AND PROFILE
DRAWING NO. S2	
SHEET 14 of 16	

**SHORELINE TASK FORCE
AGENDA REQUEST FORM**

MEETING DATE: January 23, 2017

ITEM: 10

TO: Shoreline Task Force

FROM: Brandon Hill, Shoreline Management Director

ITEM DESCRIPTION:

Discussion and possible action regarding the mitigation plan as proposed by Las Costas for the realignment of the Gulf Circle Beach Access Path.

DISCUSSION:

See attachment

MEMORANDUM

TO: Shoreline Task Force
Natalie Bell, General Land Office

FROM: Patrick Barrineau, Director of Shoreline Management

DATE: August 22, 2016

RE: Preliminary determination on the mitigation proposal for noncompliance in the design and construction of a private dune walkover at Las Costas condominiums

The preliminary determination of this mitigation, designed to rectify violations in design and construction of a dune walkover, is that the proposed activities appear to be consistent with the Texas Administrative Code and the City's Beach & Dune Regulations.

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. The landing of the walkover will approach the end of the vegetation line, however there will be no or minimal impacts to 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 involves the placement of dune material and vegetation in an abandoned walkway, but the proposed mitigation 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 dune protection, our preliminary determination is that the application conforms to the requirements of the City's *Dune Protection and Beach Renourishment and Access Plan*, in that [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. In fact, it will more than likely improve flood protection.
2. The proposed activity will not result in run-off or drainage patterns that aggravate erosion on and off the site. Rather, these efforts should reduce aeolian and wave- and surge-driven erosion.
3. It is expected that there will be some changes to the existing dune hydrology east of the Historic Building Line. However, as the primary change will be the addition of vegetation and sand displaced by the walkover's original construction, these changes will most likely be positive and no induce any sort of negative feedback.

MEMORANDUM

4. The proposed activity will result in minimal adverse effects on dune complexes of vegetation. This mitigation will result in the placement of 3500 native dune plants, 50 CY of beach quality sand, and a mobile access mat on the adjacent Gulf Circle public beach access walkway. The plant species used in this mitigation were determined by local vegetation experts to minimize any disturbance to the vegetation communities.
5. The proposed activity will not significantly increase the potential for washover or blowouts. The City's eventual redesign of the Gulf Circle public beach access walkway, enabled by the proposed activity, will allow for the installation of a new mobile access mat at a higher elevation than that currently observed at this access. Additionally, the 3500 plants and 50 CY of beach-quality sand will result in a net addition of vegetation and sand to the system. As a result, the beach-dune system's ability to protect against storm-driven erosion will be enhanced.



Patrick Barrineau



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: Lot 5, Blk 11 Amended Padre Bch. Sec 1 Cameron County, Tx Physical Address: 1900 Gulf Blvd

Property Owner Information

Name: Las Costas
 Mailing Address: 4800 Padre Blvd
 City: SPI State: Texas
 Zip: 78597 Country: United States
 Phone Number: 956 761 6961
 Fax Number: _____
 E-Mail Address: _____

Applicant / Agent for Owner

Name: Peter A. Ravella Consulting, LLC
 Mailing Address: 4107 Wildwood Rd.
 City: Austin State: Texas
 Zip: 78722 Country: United States
 Phone Number: 512-784-3565
 Fax Number: _____
 E-Mail Address: peterravella@mac.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: Peter Ravella
 Date: 5/15/2016

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.

Please see attachment for project description. This permit (1) authorizes the as-built Las Costas walkover with two changes (a) removal of walkover "wings" and (b) installation of sufficient mobi-mat to reach the LOV; (2) Requires the applicant to undertake the following mitigation actions upon city re-alignment of the existing Gulf Circle pathway:
 (a) provide 50 cu yards of beach quality sand to be placed in the existing Gulf Circle pathway upon realignment; (b) restore the dune vegetation in the existing Gulf Circle pathway by installation of 3,500 plants; (c) purchase and provide to the city sufficient mobi-mat for the realigned public pathway to reach the LOV; and (d) purchase and provide to a new mobi-chair. The Applicant will coordinate and cooperate with the city on the mitigation actions when the city moves forward with the realignment of the Gulf Circle pathway. The realignment and mitigation will occur within 6 months of permit issuance.

Total Square Footage of Footprint of Habitable Structure: n/a
 Total Area of Impervious Surface (i.e. retaining walls, walkways, drives, patios, etc.): n/a
 Percentage Impervious Surface [(impervious surface / habitable footprint)* 100]: n/a

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

Approximate Duration of Construction: 10 Days for removal of walkover wings immediately upon approval and mitigation action s(10 days) to occur within 6 months

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: n/a 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: By shading existing vegetation, the as-built walkover impacted 651 square feet of dune vegetation along 84 feet of the 220 foot length of the 7.75' wide walkover. The Applicant will compensate for this loss by installing 3,500 native dune plants in the Gulf Circle pathway at the time it is realigned by the city.

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: The as built Walkover indirectly impacted dune volume by failing to provide sufficient clearance above the dune. The Applicant will provide 50 cu.yds of beach quality sand for the current public pathway and purchase and provide mobs-mat for the new Gulf Circle pathway at the time it is realigned by the city.

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.

The location of the as-built walkover was selected to avoid interference with the Gulf Circle public pathway. Consistent with SPI practice, the walkover height and width was select ensure ADA access for the elderly Las Costas Condo residents. Walkover widths of 6-8 ft are permitted for multi-unit buildings. The walkover "wings" will be removed.

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

The current location of these-built walkover does not impact the adjacent beach access pathway from Gulf Circle in any instance. As part of the resolution of the permit issues, the city intends to reassign the Gulf Cir. pathway and the applicant will (1) provide mobs-mat for the new pathway, restore the dune volume and vegetation in the old pathway.

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: The current location allows for the walkover was constructed with minimal impact to the dune system. Due to low walkover clearance over the dune, the Applicant will, as mitigation, provide 50 cu yds of beach quality sand and 3,500 dune plants to restore the current Gulf Circle pathway when the city realigns the pathway. This mitigation of volume and plants will occur within 6 months of the permit. The applicant will also going to buy the one Mobi-chair.

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.

Corrective Action/Mitigation Plan
Dune Walkover
Las Costas Condominium, 1900 Gulf Blvd, SPI, Texas

Project Description:

To accommodate property owners and guests with special needs a 219 linear foot ADA walkover at width of 7'8" was installed. The structure was built under the beach dune permit dated 1/21/16 and building permit number 20160141. Jaime Ortiz of Ortiz Construction who was the applicant for the permit also constructed the walkover. Unfortunately the contractor chose to construct the walkover different from what was originally permitted including the location. The property owners understand this was inconsistent with the original permit and wishes to rectify the situation with the proposed mitigation and public access improvements to the adjacent Gulf Circle access point. Changes to existing structure include removing the "wing area extensions" that extend wider than the 7'8" width and the installation of additional mobi-mat to reach the existing line of vegetation. The property owner also wishes to realign the Gulf Circle access walkway with the assistance of the City. The property owner will purchase and donate the necessary mobi-mat to realign the path as shown in the mitigation map. The property owner will also bring in 50 cubic yards of beach quality sand to raise the existing pathway and vegetate the area using plants transplanted from the new public access route and install an additional 3,500 plugs of bitter panicum and sea oats. The installation of the mobi-mat at both sites will further protect the dune system from pedestrian traffic which will eventually lead to future erosion caused by aeolian transport and pedestrian trampling leading to weak points in the City's continuous dune line.

Corrective Action/Mitigation Plan
Dune Walkover
Las Costas Condominium, 1900 Gulf Blvd, SPI, Texas

Impacts to Beach/Dune System:

1. The construction of the walkover, as built -- directly impacted 0% of the dune vegetation site. Indirectly, the walkover clearance above grade was less than 3 feet for a portion of the length, as specified in the Table below. The Applicant proposes, as a corrective action, to mitigate this vegetation impact by transplanting the vegetation from the realignment of the Gulf Circle pathway and the professional installation of 3,500 plugs consisting of sea oats and bitter panicum.

Dune Vegetation Indirect Impact			
	LF	Width	Sq Ft
Length of impact	84'	7.75'	651

2. The construction of the walkover, as built, directly impacted 0% of the size/shape of dunes on site. Indirectly, the walkover clearance above grade was less than 3 feet for a portion of the length, as specified in the Table below. The Applicant proposes, as a corrective action, to mitigate this dune impact by importing 50 cubic yards of new beach quality sand to the site for placement in the Gulf Circle pathway. Sand source will be approved by City and GLO prior to installation.

Dune Volume Indirect Impact				
	LF of Walkover	Depth Impacted	Width	Cubic Yards
Impact A	24'	3'	7.75'	20.6
Impact B	60'	1.5'	7.75'	25.8
Total Cubic Yardage of required mitigation				46.3

Corrective Action/Mitigation Plan
Dune Walkover
Las Costas Condominium, 1900 Gulf Blvd, SPI, Texas

Mitigation Plan:

The property owner proposes the following actions to improve both the public's access and protect the dune system as mitigation for the indirect impact to 651 SQFT of vegetation and 46.3 CY of sand.

- Realign the adjacent public access pathway at Gulf Circle maintaining the dune contour and elevation to the extent consistent with surrounding dune system
- Purchase and donate the necessary mobi-mat for the realigned Gulf Circle pathway to provide improved public access to the line of vegetation.
- Provide 50 cubic yards of beach quality sand, to be approved by City and GLO, to raise the elevation of the existing Gulf Circle pathway.
- Purchase and professional installation of an additional 3,500 plugs of bitter panicum and sea oats.
 - While the indirectly impacted area equals 651 sqft. The applicant proposes to mitigate above and beyond even the entire walkover square footage of 1698.
- The installation of the mobi-mat at both sites will further protect the dune system from pedestrian traffic which will eventually lead to future erosion caused by aeolian transport and pedestrian trampling leading to weak points in the City's continuous dune line.

Time Limit:

Mitigation will occur in conjunction with the City's realignment of Gulf Circle pathway but will be completed no later than 6 months from date of issuance.

Mitigation
1900 Gulf Blvd

- Legend**
- Gulf Circle
 - Mitigation Area
 - Mobi-Mat

Provide approximately 130' of mobi-mat for public access improvement



- Import 50 CY's of beach quality sand
- Transplant plant material from public access realignment
- Professional installation of 3,500 dune plants



Gulf Circle

Las Costas Walkover Impact Mitigation Plan

This two-part Walkover Impact Mitigation Plan set forth below compensates for dune volume and dune plant impacts resulting from construction of the as-built Las Costas walkover. Except for actual realignment of the Gulf Circle pathway, all mitigation actions will be the responsibility of Las Costas Condominium using Shelby Bessette, a qualified dune restoration specialist.

Part 1: Mitigation of Las Costas Walkover Vegetation and Dune Volume Impacts; Mitigation site to be Existing Gulf Circle Public Pathway, upon realignment by the City

- Fill existing pathway with 50 CY of beach grade sand and contour the new sand to conform to shape and elevation of adjacent dune. Dune shape (50 cu.yds.) to be inspected and approved by city prior to planting.
- Prep existing pathway for planting -- Las Costas condo will provide water to soak new sand dune area prior to planting
- Upon realignment of pathway, Las Costas will install 3,500 plants in existing pathway (Bitter Panicum & Sea Oats) at two plants per hole; one foot on center over 1,530 sq ft pathway area
- Irrigation of Dune Plant Mitigation Area -- Las Costas will irrigate plants, as needed, over a period of 14 days. Survival rate is guaranteed to be 75% based on inspection by the City. Las Costas will replant, as necessary, after six-month City inspection.



Figure 1: Existing Gulf Circle Public Pathway looking SE from Las Costas Walkover. Pathway is 153 in length with an average width of 10ft. (Path area is approximately 1,530 sq ft)



Figure 2: Existing Gulf Circle Public Pathway looking SW from Las Costas walkover. Average width 10ft, length of 153 ft bare sand until reaching MobiMat.



Figure 3 & 4: Example of planting equipment and holes one foot on center.



Figure 5 - Example installation of dune plants by Shelby Bessette

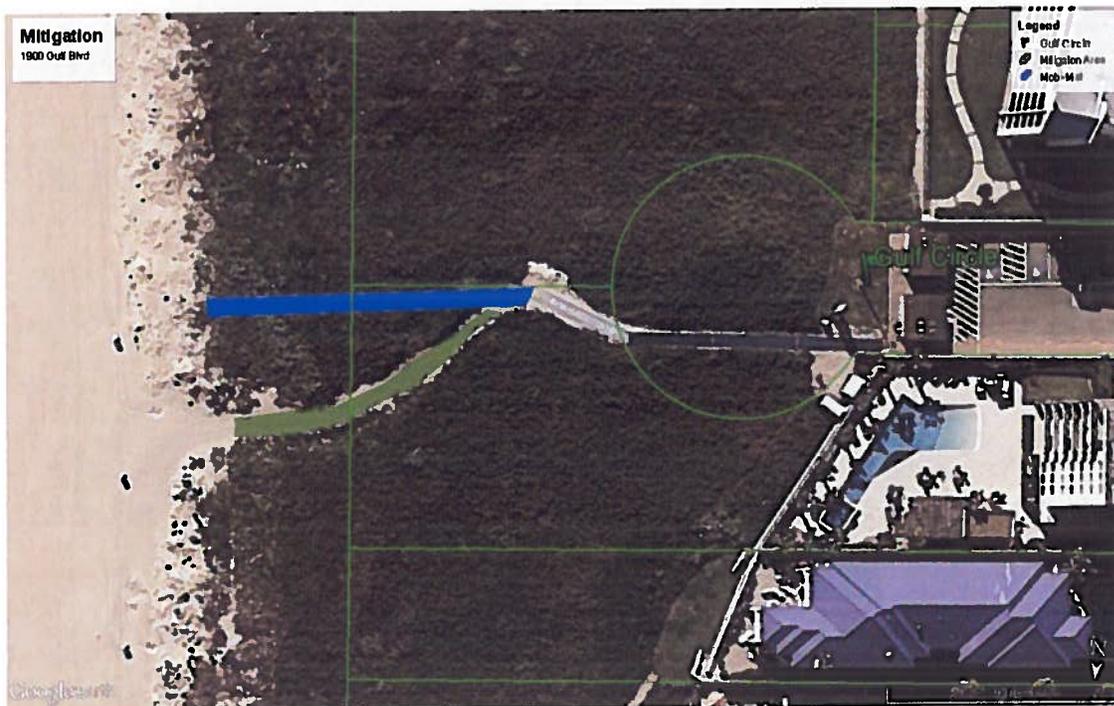


Figure 6: Mitigation Map. Green area shows the current location of the existing Gulf Circle Public pathway. The blue area shows the approximate location of the realigned pathway. Realignment to be undertaken by the city. Las Costas will (1) purchase and provide Mobimat for the realigned pathway (2) relocate all plants in the new alignment to a location specified by the city. Dune volume in the realignment pathway to be maintained, though some reshaping is likely to be required.

Part 2: Realignment of Gulf Circle Access Pathway and Relocation of Dune Plants

- Upon realignment of pathway, dune plants in the new path location will be relocated/transplanted by Las Costas to a new location selected by the City. As specified by the city, relocated plants may be used to fill existing pathway, patch foredunes, or installed at a location otherwise selected by the City.
- New pathway alignment to be selected and realignment to be undertaken by the city.
- Las Costas to provide Mobimat for the realigned pathway of sufficient length to reach the LOV, as determined by the city
- Dune contour and elevation along the new pathway alignment to be maintained to reduce storm surge risk through the realigned pathway.
- Pathway realignment, plant relocation, and Mobimat installation to be completed within six months of permit issuance at a time determined by the city.



Figure 6: End of Las Costas walkover, looking South toward beach entry point of Gulf Circle public pathway.



Figure 7: Fore-dune complex adjacent to Las Costas walkover (facing north). Applicant will install new mobi-mat at the terminus of the Las Costas Walkover to the LOV, as determined by the city.

Figures 8 - 11: Looking south from the Las Costas Walkover, photo sequence shows the Gulf Circle public pathway from the beach landward to the connecting Mobimat.





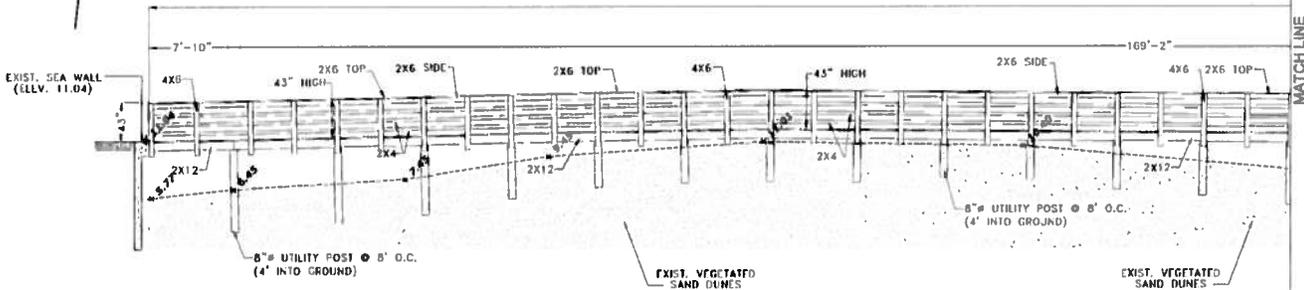




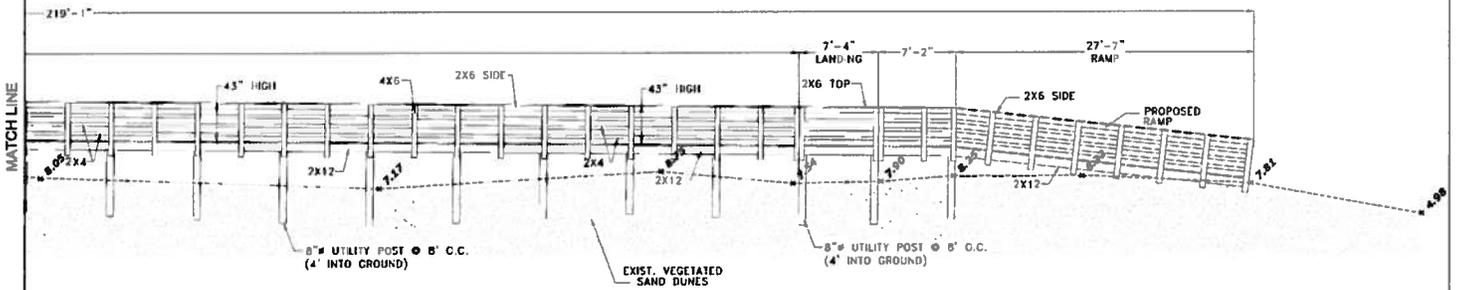
MOHTEMYR & HANSEN
GARCIA VELA PRANCO & ASSOCIATES
ARCHITECTS & ENGINEERS P.C.
REGISTERED PROFESSIONAL ARCHITECTS
REGISTERED PROFESSIONAL ENGINEERS



MOHTEMYR & HANSEN
GARCIA VELA PRANCO & ASSOCIATES
ARCHITECTS & ENGINEERS P.C.
6421 Ponderosa Lane, Houston, TX 77036
Office (281) 548-0071 Fax (281) 541-0000
www.mohteymyr.com www.gvpac.com
Designed by: J.G. Han
Checked by: J.G. Han
Approved by: M.J. Montemeyer
Project No. 101-01000
Date: 11/05/18
Sheet: 2 of 2



1 ENLARGED SOUTH ELEVATION (AS BUILT)
SCALE: 1/4"=1'-0"



2 ENLARGED SOUTH ELEVATION (AS BUILT)
SCALE: 1/4"=1'-0"

Erosion Rate Map

1900 Gun Blvd

Legend

3.87

4.07

Google earth

100 ft





TEXAS GENERAL LAND OFFICE
GEORGE P. BUSH, COMMISSIONER

June 22, 2016

Certified Mail - Return Receipt Requested

7015 0640 0006 8509 4632

Seal International Enterprises, Inc.
1900 Gulf Blvd. Unit 1
South Padre Island, TX 78597-6720

Re: Notice of Noncompliance, Lot 5, Block 11, Amended Padre Beach Section 1 (Las Costas Condominiums)

On March 28, 2016, the Texas General Land Office (GLO) received information regarding the above-mentioned property of activities not in compliance with the Texas Natural Resources Code § 63.091, 31 Texas Administrative Code (TAC) Chapter 15 and the South Padre Island Dune Protection and Beach Access Plan (Plan). The GLO received information that a dune walkover was constructed in a manner that adversely effected dunes and dune vegetation and outside the scope of an issued beachfront construction certificate and dune protection permit from the City of South Padre Island and GLO comments identified in BDSPI-15-0389. You are required contact the GLO immediately to develop a compliance plan. The attached summary of findings describes the violations and cites which applicable requirements have been violated.

This Notice of Noncompliance is intended to provide you the opportunity to bring the above site into compliance. You are encouraged to immediately begin taking actions to address these violations. Please contact Natalie Bell, Beach Access and Dune Protection Team Leader, at (512) 463-0413 to request an enforcement review meeting so that you may obtain the information and authorizations necessary to come into compliance with the requirements of the Dune Protection Act, Beach/Dune Rules, and the City's Plan.

If the site is not brought into compliance or a complete permit application isn't submitted to City of South Padre Island in order to achieve compliance within 60 days after this notice is served, the Land Commissioner may begin enforcement proceedings authorized by the Texas Natural Resource Code § 63.181 and 63.1811. Under these sections, the Land Commissioner may assess administrative penalties in the amount of \$50 to \$2,000 per day for each day the violation occurs or continues.

The GLO recognizes that the great majority of Texas coastal property owners want to ensure consistency with the local Beach Access and Dune Protection Plan, as well as the state rules and statutes. We dedicate considerable resources toward making voluntary compliance achievable. Where compliance has not been met, however, it is our duty to enforce the state's laws, regulations and local government provisions.

Sincerely,

Angela Sunley
Director of Resource Management
Coastal Resources Division
Texas General Land Office

cc: Victor & Cheri Vaughn
Sergio Gutierrez
Francisco Montemayor
Ricardo Romero Garcia
Roberto Boesch
Alberto Trevino Villarreal
Victor Califa

SUMMARY OF FINDINGS

DATE/TIME OF SITE VISIT: March 23-24, 2016; City of South Padre Island staff notified the GLO of the site visit on March 28, 2016 at approximately 12:00 PM

LOCATION: Lot 5, Block 11, Amended Padre Beach Section 1 (Las Costas Condominiums)

PROPERTY ADDRESS 1900 Gulf Boulevard, South Padre Island

OWNER: Seal International Enterprises, Inc. (As identified by the Cameron County Appraisal District)

OBSERVATIONS OF SITE: Photos received demonstrate a walkover that was built outside the scope of an issued beachfront construction certificate and dune protection permit. The walkover is several feet longer and 3 feet wider than outlined in the permit, a 5-foot by 8-foot extension was added to either side of the walkover, construction did not clear the top of dunes in some locations, and the walkover was constructed in a different area than outlined in the permit. Dunes and dune vegetation were adversely affected by placement of the walkover in several areas.

NATURE OF NONCOMPLAINE: The applicant, Ortiz Construction, was issued a beachfront construction certificate and dune protection permit to construct a dune walkover without adversely affecting dunes and dune vegetation. Construction and placement of the walkover adversely impacted dunes and dune vegetation, does not allow for the migration of dunes, does not allow sunlight to reach dune vegetation below, and was not constructed in accordance with the dune walkover construction requirements outlined in the permit. The construction is in violation of Texas Natural Resources Code § 63.091 and 31 Texas Administrative Code §§ 15.3(s)(1) and 15.4(d)(3-4) and 15.7(g)(1) and (3).

ACTION(s) REQUIRED: Contact the GLO and the City of South Padre Island to develop a compliance plan, and to obtain a new Beachfront Construction Certificate and Dune Protection Permit from the City of South Padre Island to implement the compliance plan.

DOCUMENTATION: Photographs provided to the GLO by Dr. Sungman Kim – Director of Development, City of South Padre Island. Photographs were taken on March 24, 2016.

22 June 2016

To Whom It May Concern:

The City of South Padre Island and the property owners responsible for the Las Costas walkover issues have reached a settlement where the owners can mitigate damage caused by their construction project in exchange for approval by the GLO and City of the walkover. These mitigation efforts may be generally divided into two sections; (1) those immediately impacting the utility of the walkover as it stands, and (2) those concerned with mitigating the walkover's impact on adjacent dunes and dune vegetation communities.

To address the first category of mitigation efforts, the city requests that the wide platforms or 'wings' that were built into the walkover but not permitted prior to construction be removed. Additionally, the city requests that a mobi-mat be placed from the end of the walkover to the dune vegetation line (a distance of 30 feet with bearing 85°).

To address the second category of mitigation efforts, the city requests the course of the public beach access walkway adjacent to this property be changed. The walkway will continue straight from the present end of the mobi-mat for 100 feet along bearing 110°, then turn to face along bearing 45° for 50 feet. The property owners should provide written permission (ideally in the form of an easement) to the city indicating their approval of having a public access walkway partially on their property. This walkway must be ADA compliant, so the mobi-mat should be at least 5' wide all the way to the dune vegetation line and have minimal slope. Please see the attached image for planform outlines of the Las Costas walkover (tan) and new mobi-matted walkways (navy).

In order to promote equal access to the beach, the city also requests the property owners provide one beach-going wheelchair. In order to mitigate the vegetation and sand lost in the construction of the walkover, the city requests the property owners provide 50 yd³ of sand and 3500 dune plants (of species to be determined by Ms. Shelby Bessette) to be placed within the old public access walkway in order to promote the growth of a dense low vegetation canopy. Plants and sand displaced by the construction of the new public access walkway will be relocated to an area of the city's choosing where they will be most worthwhile.

The attached documents include the easement provided by the property owners giving the city permission to maintain a public beach access walkway at this point, and planform visuals showing the present and designed layout of the walkover and mobi-mats.

Sincerely,

Patrick Barrineau
Director, Shoreline Management
City of South Padre Island, TX

Future re-alignment of Gulf Circle public beach access walkway (differs from that shown in PARC mitigation proposal slightly)



BEACH and DUNE PROTECTION PERMIT

	City of South Padre Island 4601 Padre Boulevard South Padre Island, TX 78597 Telephone (956) 761-8113 Fax (956) 761-3898	10/25/2016	1. Legal Description: Lots 5 Block 11 Amended Padre Beach sec 1 Cameron County, Tx
			2. Job Address: 1900 Gulf Boulevard - Las Costas Condos
3. NAME OF OWNER: Las Costas		PH#956-761-6961	
4. Owner mail address: 4800 Padre Blvd, SPI, Tx 78597			
5. NAME OF Applicant: Peter Ravella		PH#512-784-3585	
6. Applicant mail address: 4107 Wildwood Rd. Austin Texas, 78722			
7. Date Approved by Task Force: 10/10/16		8. Date Approved by City Council: 10/19/16	
9. Description of approved work: Remove the unpermitted "wing area extensions" that extend wider than the permitted 7'8" width if the walkover, and to install a Mobi-mat that extends from the seaward terminus of the existing walkover to the beach.			
Conditions: 1.The applicant must first avoid and then mitigate for any adverse effects to dunes or dune vegetation. [31 Tex. Admin. Code §15.4(f)(3)]; 2.Construction activities must not impact the public's ability to access or use the beach. [Open Beaches Act; SPI Dune Protection and Beach Access Plan; 31 Tex. Admin. Code §15] 3.The seaward terminus of the Mobi-Mat shall be located to the most landward point of the public beach. [31 Tex. Admin. Code §15.7(g)(1)]; 4.The walkover shall not interfere with or otherwise restrict public use of the beach at normal high tides. [31 Tex. Admin. Code §15.7(g)(2)]; 5.The proposed activity shall minimize impacts on natural hydrology and will not cause erosion of adjacent properties, critical dune areas, or the public beach [31 Tex. Admin. Code §15.6(g)]; 6. The activities proposed under this permit application are only a portion of the compliance plan agreed upon by the applicant, the City of South Padre Island and the GLO. The applicant has six months from the date this permit is issued to complete the mitigation activities, the beach access modifications, and mobility enhancement purchases outlined above. After that time, the Land Commissioner may begin formal enforcement proceedings authorized by the Texas Natural Resource Code § 63.181 and 63.1811. Under these sections, the Land Commissioner may assess administrative penalties in the amount of \$50 to \$2,000 per day for each day the violation occurs or continues. 7. During construction activities, the applicant must avoid any adverse effects to dunes or dune vegetation. If, after the initiation of construction it becomes clear that dunes or dune vegetation will be impacted, the applicant must contact the City of South Padre Island and the GLO to discuss the minimization and mitigation requirements. 8. The proposed construction activities must not result in the potential for increased flood damage to the proposed construction site or adjacent property, result in runoff or drainage patterns that aggravate erosion, cause significant changes to dune hydrology, adversely effect dune complexes or dune vegetation, or significantly increase the potential for washovers or blowouts to occur. 9. The proposed construction activities must minimize impacts on natural hydrology and not cause erosion of adjacent properties, critical dune areas, or the public beach. 11. The applicant will work in partnership with the City of South Padre Island to apply for a separate beachfront construction certificate and dune protection permit to realign the adjacent Gulf Circle beach access path. Under an additional permit to be obtained within six months, the applicant will bring in 50 cubic yards of beach-quality sand and 3,500 native dune plants comprising of bitter panicum and sea oats to be planted in the existing beach access pathway. The applicant will also purchase the necessary Mobi-mat to be placed in the newly aligned Gulf Circle beach access path extending from the Historic Building Line to the line of vegetation, and provide a Mobi-chair for enhanced disabled access.			
THIS PERMIT IS VOID UNLESS THE CONDITIONS ARE MET.			
Please read and initial the following			
If the proposed work is not completed within two (2) years, this permit becomes null and void, unless construction has started and the applicant continues to hold a valid building permit for the construction of the project.		Initial _____	
I hereby certify and agree that all of the provisions of the local and state Beach and Dune rules and regulations, building code, the zoning ordinance, and the ordinances of the City of South Padre Island will be complied with whether herein specified or not. The permit may be revoked at any time upon violation of any of the provisions of said regulations. I hereby agree to save, indemnify and keep harmless the City of South Padre Island against all liabilities, judgments, costs and expenses which may in any way accrue against said City by consequence of the granting of this permit, or from the use or occupancy of any sidewalk, street or sub-sidewalk placed by virtue thereof and will in all things strictly comply with the conditions of this permit.		Initial _____	
I hereby acknowledge that the information given is true and correct to the best of my knowledge, and that I am the owner or the duly authorized agent of the owner. I agree to comply with City and state laws regulating construction on the beach and in doing the work authorized thereby. I understand that responsibility for compliance rests with the permit holder.		Initial _____	
Printed Name of Applicant	Signature of applicant	Date	
Shoreline Management Director, Hill	Date		

**SHORELINE TASK FORCE
AGENDA REQUEST FORM**

MEETING DATE: January 23, 2017

ITEM: 11

TO: Shoreline Task Force

FROM: Brandon Hill, Shoreline Management Director

ITEM DESCRIPTION:

Discussion and possible action on our partnership with the University of Texas Rio Grande Valley via the Student Internship program.

DISCUSSION:

See attachment

INTERLOCAL COOPERATION CONTRACT

This Interlocal Cooperation Contract ("Contract") is entered into effective the date of execution ("Effective Date"), by and between the Contracting Parties shown below, pursuant to authority granted in and in compliance with Chapter 791, *Texas Government Code*.

I. CONTRACTING PARTIES:

Receiving Party: City of South Padre Island a local government of the State of Texas

Performing Party: The University of Texas Rio Grande Valley, an institution of higher education and agency of the State of Texas

II. PURPOSE:

The purpose of this Contract is to obtain the services of Performing Party to conduct applied research with the purpose of evaluating current and future beach management practices.

III. STATEMENT OF SERVICES TO BE PERFORMED:

Performing Party will perform the following services ("services"): Conduct applied research aimed at evaluating current and future shoreline management practices to help fill critical gaps needed to assist coastal managers with decision making. These gaps could include but are not limited to: beach-dune interaction, nearshore and swash zone morphodynamics, coastal dune vegetation succession, wave attenuation and sedimentation in seagrass and mangroves, or anthropogenic disturbances to any of these processes or forms. The research should be specifically designed to provide the receiving party with useful data, original findings about the Padre Island – Laguna Madre system, or improved methods to investigate relevant phenomena. This will grant the student the twofold benefit of; (1) access to the island for the purposes of training researchers in a field setting *and* (2) professional development via real-world experience navigating, developing, and implementing governmental regulatory structures for the purpose of promoting environmental, social, and economic sustainability through practical applications of sound scientific principles. The City of South Padre Island will provide orientation at the start of employment to establish a schedule of mentoring activities and clear, tangible expectations for the student, require quarterly reports to various committees, and require the attendance of the student to one committee meeting per month.

IV. WARRANTIES:

Receiving Party warrants that (1) the services are necessary and authorized for activities that are properly within its statutory functions and programs; (2) it has the authority to contract for the services under Chapter 791, *Texas Government Code*; (3) it has the necessary power and has received all necessary approvals to execute and deliver this Contract, and (4) the representative signing this Contract on its behalf is authorized by its governing body to sign this Contract.

Performing Party warrants that (1) it has authority to perform the services under Chapter 791, *Texas Government Code*; and (2) the representative signing this Contract on its behalf is authorized by its governing body to sign this Contract.

V. CONTRACT AMOUNT:

The total amount of this Contract is: \$25,000.

VI. BASIS FOR CALCULATING COSTS:

Wages (20 hrs/wk) @ \$15/hr	\$15,600.00
Annual Tuition	\$6,500.00
Supplies	\$1,800.00
Mileage	\$600.00
Conference	\$500.00
TOTAL	\$25,000.00

VII. PAYMENT FOR SERVICES:

Receiving party will remit payments to Performing Party for services satisfactorily performed under this Contract in accordance with the Texas Prompt Act ("Act"), Chapter 2251, Texas Government Code.

Payment made under this Contract (1) is based on cost recovery, (2) will fairly compensate Performing Party for services performed under this Contract, and (3) will be made from current revenues available to Receiving Party.

VIII. TERM OF CONTRACT:

This Contract covers work performed during the period of September 1, 2016 through August 31, 2017.

IX. TERMINATION:

Either Party may terminate this Contract upon 30 days' advance written notice of termination to the other Party.

X. NOTICES:

All notices, consents, approvals, demands, requests or other communications provided for or permitted to be given under any of the provisions of this Contract shall be in writing and shall be deemed to have been duly given or served when delivered by hand delivery or when deposited in the U.S. mail by registered or certified mail, return receipt requested, postage prepaid, and addressed as follows:

If to Receiving Party: City of South Padre Island
4601 Padre Blvd
South Padre Island, TX 78597
Attention: Darla Jones

If to Performing Party: The University of Texas Rio Grande Valley
1201 West University Drive
Edinburg, TX 78539
Attention: Yvette Perez Espindola
Office of Sponsored Programs

or such other person or address as may be given in writing by either Party to the other in accordance with this Section.

XI. OTHER PROVISIONS:

Entire Contract; Modifications. This Contract supersedes all prior agreements, written or oral, between Receiving Party and Performing Party and shall constitute the entire agreement and understanding between the parties with respect to the subject matter of this Contract. This Contract and each of its provisions shall be binding upon the parties and may not be waived, modified, amended or altered except by a writing signed by Receiving Party and Performing Party.

Assignment. This Contract is not transferable or assignable except upon written approval by Receiving Party and Performing Party.

Severability. If any one or more of the provisions contained in this Contract shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality or unenforceability shall not affect any other provision thereof, and this Contract shall be construed as if such invalid, illegal, or unenforceable provision had never been contained in this Contract.

Public Records. It shall be the independent responsibility of Receiving Party and Performing Party to comply with the provisions of Chapter 552, *Texas Government Code* (the "*Public Information Act*"), as those provisions apply to the parties' respective information. Receiving Party is not authorized to receive public information requests or take any action under the *Public Information Act* on behalf of Performing Party. Likewise, Performing Party is not authorized to receive public information requests or take any other action under the *Public Information Act* on behalf of Receiving Party.

Loss of Funding. Performance by a Contracting Party of its duties and obligations under this Contract may be dependent upon the appropriation and allotment of funds by the Texas State Legislature (the "Legislature") and/or allocation of funds by that Contracting Party's governing board. If the Legislature fails to appropriate or allot the necessary funds to a Contracting Party, or a Contracting Party's governing board fails to allocate the necessary funds, then the Contracting Party that loses funding may terminate this Contract without further duty or obligation under this Contract.

Venue; Governing Law. Cameron County, TX shall be the proper place of venue for suit on or in respect of this Contract. This Contract and all the rights and obligations of the parties hereto and all of the terms and conditions hereof shall be constructed, interpreted and applied in accordance with and governed by and enforced under the laws of the State of Texas.

Duly authorized representatives of the Contracting Agencies have executed and delivered this contract to be effective as of the date of the last signature.

RECEIVING PARTY

PERFORMING PARTY

City of South Padre Island

The University of Texas Rio Grande Valley

By: _____

By: _____

Date: _____

Date: _____