

**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 MEETING ON:

MONDAY, FEBRUARY 26, 2018
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. 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 Shoreline 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]*
4. Approval of the February 5, 2018 special meeting minutes.
5. Discussion and possible action to recommend to City Council the official name of South Padre Island Beach Access # 24. (Hill)
6. Discussion and possible action to recommend to City Council the approval of a Beach and Dune Permit for 5812A Gulf Boulevard South Padre Island Texas. (Hill)
7. Discussion and possible action to recommend to City Council the approval of a Beach and Dune Permit for Regency Condominiums at 1816 Gulf Boulevard South Padre Island Texas. (Hill)
8. Adjournment

DATED THIS THE 23RD DAY OF FEBRUARY 2018





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 **FEBRUARY 23, 2018** AT/OR BEFORE **3:00 P.M.** AND REMAINED SO POSTED CONTINUOUSLY FOR AT LEAST 72 HOURS PRECEDING THE SCHEDULED TIME OF SAID MEETING.



A handwritten signature in blue ink, which appears to read "Susan Hill", is written over a horizontal line.

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, DAVID TRAVIS; ADA DESIGNATED RESPONSIBLE PARTY AT (956) 761-8103.

**CITY OF SOUTH PADRE ISLAND
SHORELINE TASKFORCE
MEETING
AGENDA REQUEST FORM**

MEETING DATE: 2/26/2018

NAME & TITLE: Brandon Hill, Shoreline Director

DEPARTMENT: Shoreline department

ITEM

Approval of the February 5, 2018 special meeting minutes.

ITEM BACKGROUND

BUDGET/FINANCIAL SUMMARY

None

COMPREHENSIVE PLAN GOAL

LEGAL REVIEW

Sent to Legal: YES: _____ NO: X _____
Approved by Legal: YES: _____ NO: X _____

Comments:

RECOMMENDATIONS/COMMENTS

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

MONDAY, FEBRUARY 5, 2018

I. Call to Order.

The Shoreline Task Force of the City of South Padre Island, Texas held a special meeting on Monday, February 5, 2018, at the Municipal Complex Building, 2nd Floor, 4601 Padre Boulevard, South Padre Island Texas. Chairman Neil Rasmussen, called the meeting to order at 3:00 p.m. A quorum was present: Task Force Members Virginia Guillot, Norma Trevino, and Stormy Wall were present at the meeting; Troy Guiles arrived late; Kerry Schwartz, and Thoren Thorbjørnsen were not present.

City staff members present were: Shoreline Management Director Brandon Hill, and Shoreline Program Coordinator Jose Manuel Aguilar, City Manager Susan Guthrie, and Assistant City Manager Darla Jones.

II. Pledge of Allegiance.

Mr. Neil Rasmussen led the Pledge of Allegiance.

III. Public Comments and Announcements.

No public comments were heard.

IV. Approval of January 29, 2018 regular meeting minutes.

Task Force Member Stormy Wall made a motion to approve the January 29, 2018 meeting minutes, seconded by Virginia Guillot. The motion passed unanimously

V. Discussion and possible action to recommend to City Council a City Sponsored Dune Ridge Construction Permit for Isla Del Sol Condominiums Home Owners Association (HOA) 600 Padre Boulevard, South Padre Island Texas. (Hill)

Task Force Member Stormy Wall made a motion to recommend to recommend to City Council a City Sponsored Dune Ridge Construction Permit for Isla Del Sol Condominiums Home Owners Association (HOA) 600 Padre Boulevard, South Padre Island Texas., seconded by Norma Trevino. The motion passed unanimously

VI. Adjournment

There being no further business, Task Force Chairman Neil Rasmussen adjourned the meeting at 3:08 p.m.

Jose Aguilar, Program Coordinator

Neil Rasmussen, Taskforce Chairman

**CITY OF SOUTH PADRE ISLAND
SHORELINE TASKFORCE
MEETING
AGENDA REQUEST FORM**

MEETING DATE: 2/26/2018

NAME & TITLE: Brandon Hill, Shoreline Director

DEPARTMENT: Shoreline department

ITEM

Discussion and possible action to recommend to City Council the official name of South Padre Island Beach Access # 24. (Hill)

ITEM BACKGROUND

BUDGET/FINANCIAL SUMMARY

None

COMPREHENSIVE PLAN GOAL

LEGAL REVIEW

Sent to Legal: YES: _____ NO: X _____
Approved by Legal: YES: _____ NO: X _____

Comments:

RECOMMENDATIONS/COMMENTS

**CITY OF SOUTH PADRE ISLAND
SHORELINE TASKFORCE
MEETING
AGENDA REQUEST FORM**

MEETING DATE: 2/26/2018

NAME & TITLE: Brandon Hill, Shoreline Director

DEPARTMENT: Shoreline department

ITEM

Discussion and possible action to recommend to City Council the approval of a Beach and Dune Permit for 5812A Gulf Boulevard South Padre Island Texas. (Hill)

ITEM BACKGROUND

Permit for the construction of a paver platform for relocation of A/C condenser units.

BUDGET/FINANCIAL SUMMARY

None

COMPREHENSIVE PLAN GOAL

LEGAL REVIEW

Sent to Legal: YES: _____ NO: X
Approved by Legal: YES: _____ NO: X

Comments:

RECOMMENDATIONS/COMMENTS

Staff recommends the approval.



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 4 (A), block 191, Padre Beach, section XII, Fiesta Isles subdivis Physical Address: 5812 A Gulf Blvd, SPI

Property Owner Information

Name: Hyun Ju Nelson
 Mailing Address: 6009 Nacahuita Lane
 City: Harlingen State: Texas
 Zip: 78552 Country: United States
 Phone Number: 5,854,557,155
 Fax Number: _____
 E-Mail Address: _____

Applicant / Agent for Owner

Name: Hyun Ju Nelson
 Mailing Address: 6009 Nacahuita Lane
 City: Harlingen State: Texas
 Zip: 78552 Country: United States
 Phone Number: 5,854,557,155
 Fax Number: _____
 E-Mail Address: _____

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) Hyun Ju Nelson
 Date: Jan 11, 2018

Applicant Signature: Hyun Ju Nelson
 Date: Jan 11, 2018

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.

On streetside of unit, there is a SW corner pocket of space which would be ideal for a cement slab 3' x 6' x 18inches at deepest(space on a slope). Requesting level slab as base for 2 AC condenser units. Currently one unit is on a second story platform which is dripping and staining the wall and paver below. The second unit is sitting on a 4' x 4' cement slab in the narrow walkway. That slab has settled and tends to collect significant amount of water after rain or use of water hose. Once the AC unit on sunken slab is moved, the slab would be replaced with pavers thus going from about 16 sq ft of concrete to 18sq ft for a difference of 2 sq ft addition only. The AC condensers would also be behind a fence, improving the curve appeal of the unit. Goal is to also improve the paver grading to minimize water collection as noted currently- picture submitted of a 6 ft section of walk-way with stagnant water sitting between the building and solid cinder block/stucco fence.

Total Square Footage of Footprint of Habitable Structure: 2200

Total Area of Impervious Surface (i.e. retaining walls, walkways, drives, patios, etc.): 18 sq ft for new cement slab preexistent 7' x 20' tiled patio pavers for driveway/walkway

Percentage Impervious Surface [(impervious surface / habitable footprint)* 100]: 7% BUT no change from preexisting granted since sum addition is 2 sq ft

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

Approximate Duration of Construction: one week to set the new concrete and remove old concrete/ replace with pavers

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: small volume, contained trailer/tarp cover. Photo on file w/ building permit 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: current 6 ft length of walkway closer to Gulf side drains very slowly. Once cement removed and replaced with paver, grade for absorption and drain towards street side

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.

n/a

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

n/a

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: n/a

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.

ELEVATION CERTIFICATE

FEDERAL EMERGENCY MANAGEMENT AGENCY NATIONAL FLOOD INSURANCE PROGRAM

O.M.B. No 3067-0077
Expires May 31, 1993

ATTENTION: Use of this certificate does not provide a waiver of the flood insurance purchase requirement. This form is used only to provide elevation information necessary to ensure compliance with applicable community floodplain management ordinances, to determine the proper insurance premium rate, and/or to support a request for a Letter of Map Amendment or Revision (LOMA or LOMR). Instructions for completing this form can be found on the following pages.

SECTION A PROPERTY INFORMATION	FOR INSURANCE COMPANY USE
BUILDING OWNER'S NAME CLAYTON CUSTOM HOMES	POLICY NUMBER
STREET ADDRESS (including Apt., Unit, Suite and/or Bldg. Number) OR P.O. ROUTE AND BOX NUMBER 5812 A GULF BLVD.	COMPANY NAIC NUMBER
OTHER DESCRIPTION (Lot and Block Numbers, etc.)	

CITY SOUTH PADRE ISLAND	STATE TX	ZIP CODE 78597
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SECTION B FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

Provide the following from the proper FIRM (See Instructions):

1. COMMUNITY NUMBER 480115	2. PANEL NUMBER 0001	3. SUFFIX D	4. DATE OF FIRM INDEX March 9, 1999	5. FIRM ZONE VE	6. BASE FLOOD ELEVATION (in AO Zones, use depth) 13
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7. Indicate the elevation datum system used on the FIRM for Base Flood Elevations (BFE): NGVD '29 Other (describe on back)
8. For Zones A or V, where no BFE is provided on the FIRM, and the community has established a BFE for this building site, indicate the community's BFE: feet NGVD (or other FIRM datum—see Section B, Item 7).

SECTION C BUILDING ELEVATION INFORMATION

1. Using the Elevation Certificate Instructions, indicate the diagram number from the diagrams found on Pages 5 and 6 that best describes the subject building's reference level: 1.
- 2(a). FIRM Zones A1-A30, AE, AH, and A (with BFE). The top of the reference level floor from the selected diagram is at an elevation of feet NGVD (or other FIRM datum—see Section B, Item 7).
- (b). FIRM Zones V1-V30, VE, and V (with BFE). The bottom of the lowest horizontal structural member of the reference level from the selected diagram, is at an elevation of feet NGVD (or other FIRM datum—see Section B, Item 7).
- (c). FIRM Zone A (without BFE). The floor used as the reference level from the selected diagram is feet above or below (check one) the highest grade adjacent to the building.
- (d). FIRM Zone AO. The floor used as the reference level from the selected diagram is feet above or below (check one) the highest grade adjacent to the building. If no flood depth number is available, is the building's lowest floor (reference level) elevated in accordance with the community's floodplain management ordinance? Yes No Unknown
3. Indicate the elevation datum system used in determining the above reference level elevations: NGVD '29 Other (describe under Comments on Page 2). (NOTE: If the elevation datum used in measuring the elevations is different than that used on the FIRM [see Section B, Item 7], then convert the elevations to the datum system used on the FIRM and show the conversion equation under Comments on Page 2.)
4. Elevation reference mark used appears on FIRM: Yes No (See Instructions on Page 4)
5. The reference level elevation is based on: actual construction construction drawings
(NOTE: Use of construction drawings is only valid if the building does not yet have the reference level floor in place, in which case this certificate will only be valid for the building during the course of construction. A post-construction Elevation Certificate will be required once construction is complete.)
6. The elevation of the lowest grade immediately adjacent to the building is: feet NGVD (or other FIRM datum—see Section B, Item 7).

SECTION D COMMUNITY INFORMATION

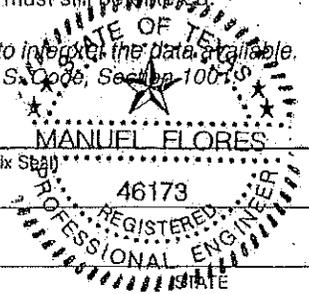
1. If the community official responsible for verifying building elevations specifies that the reference level indicated in Section C, Item 1 is not the "lowest floor" as defined in the community's floodplain management ordinance, the elevation of the building's "lowest floor" as defined by the ordinance is: feet NGVD (or other FIRM datum—see Section B, Item 7).
2. Date of the start of construction or substantial improvement: 4-10-00

SECTION E. CERTIFICATION

This certification is to be signed by a land surveyor, engineer, or architect who is authorized by state or local law to certify elevation information when the elevation information for Zones A1-A30, AE, AH, A (with BFE), V1-V30, VE, and V (with BFE) is required. Community officials who are authorized by local law or ordinance to provide floodplain management information, may also sign the certification. In the case of Zones AO and A (without a FEMA or community issued BFE), a building official, a property owner, or an owner's representative may also sign the certification.

Reference level diagrams 6, 7 and 8 - Distinguishing Features-If the certifier is unable to certify to breakaway/non-breakaway wall, enclosure size, location of servicing equipment, area use, wall openings, or unfinished area Feature(s), then list the Feature(s) not included in the certification under Comments below. The diagram number, Section C, Item 1, must still be entered.

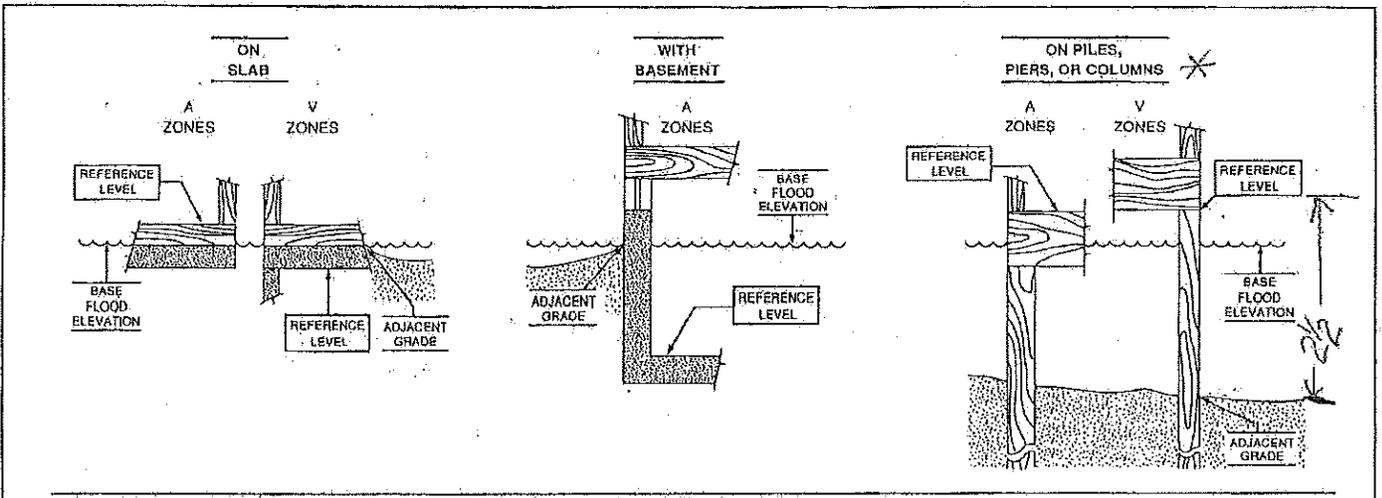
I certify that the information in Sections B and C on this certificate represents my best efforts to provide the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.



CERTIFIER'S NAME MANUEL FLORES	LICENSE NUMBER (or Affix Seal) 46173
TITLE ENGINEER	COMPANY NAME FRESNO SYSTEM SERVICES
ADDRESS P. O. BOX 889	CITY LOS FRESNOS TX
SIGNATURE <i>[Handwritten Signature]</i>	DATE 4-10-00
	PHONE (956) 2334687
	ZIP 78566

Copies should be made of this Certificate for: 1) community official, 2) insurance agent/company, and 3) building owner.

COMMENTS: _____

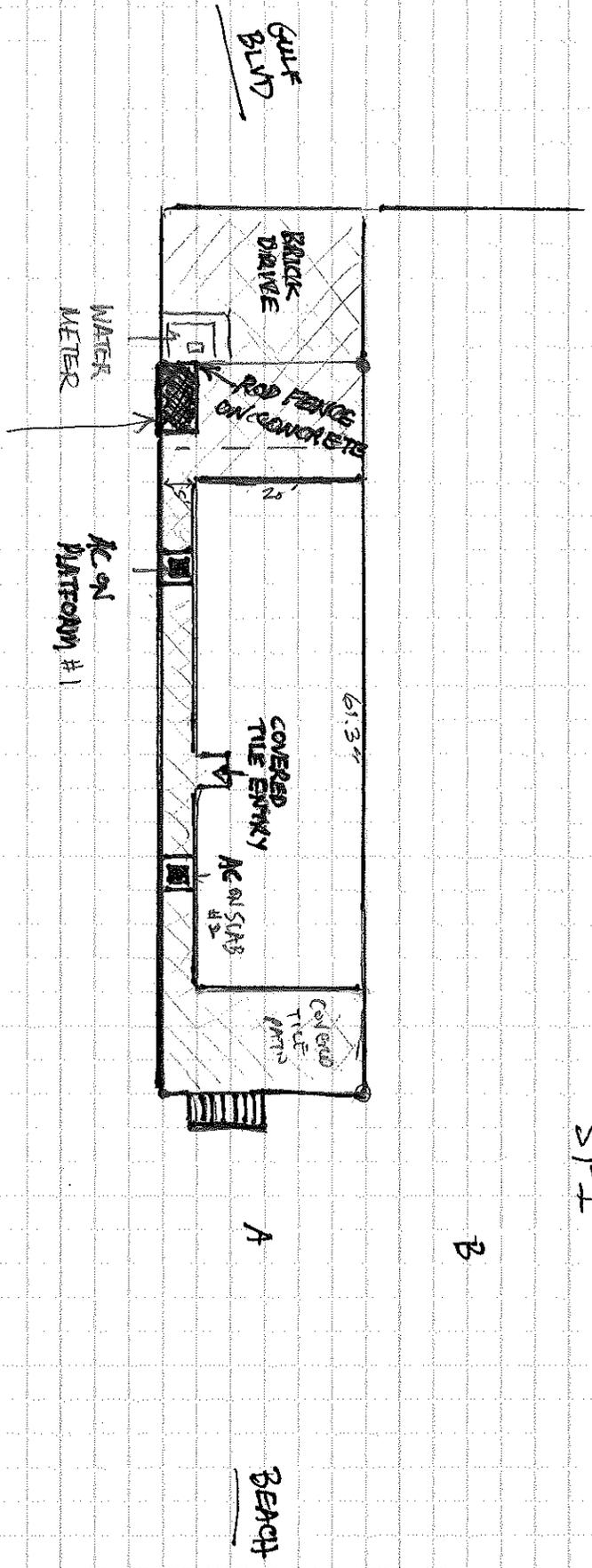


The diagrams above illustrate the points at which the elevations should be measured in A Zones and V Zones. Elevations for all A Zones should be measured at the top of the reference level floor. Elevations for all V Zones should be measured at the bottom of the lowest horizontal structural member.

5812 A GULF BLVD

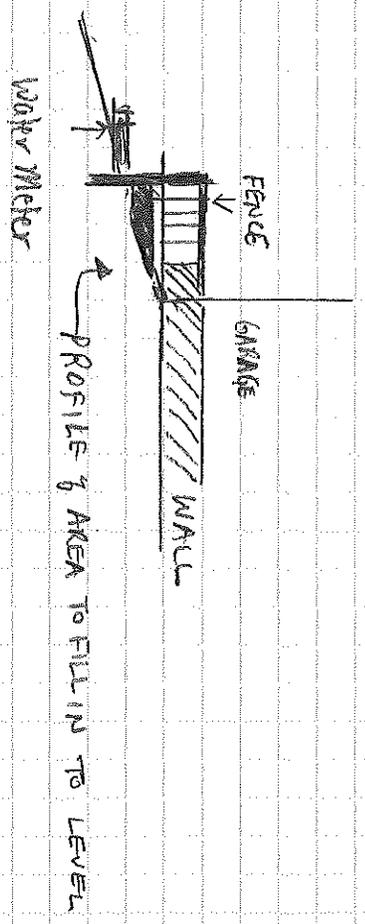
SPI

B



* PROPOSED CONCRETE SLAB TO HOLD THE 2 AC UNITS

61'3" x 26" or deeper



















TEXAS GENERAL LAND OFFICE
GEORGE P. BUSH, COMMISSIONER

February 10, 2018

Via Electronic Mail

Brandon Hill
Shoreline Management Department
City of South Padre Island
4601 Padre Blvd.
South Padre Island, Texas 78597-3410

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

Site Address: 5812 A Gulf Boulevard, South Padre Island
Legal Description: Lot 4A, Block 191, Padre Beach Section XII, Fiesta Isles
Lot Applicant: Hyun Ju Nelson
GLO ID No.: BDSPI-18-0022

Dear Mr. Hill:

The General Land Office has reviewed the application for a beachfront construction certificate and dune protection permit for the above-referenced location. The applicant proposes to construct a concrete paver slab on top of existing impervious cover at an existing habitable structure. The proposed construction is located landward of the Historic Building Line (HBL). According to the Bureau of Economic Geology, the proposed construction is located in an area that is considered stable.

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

- The property owner identified in the permit application is not consistent with the Cameron County Central Appraisal District (CAD) records. The City must ensure the legal owner of the property has authorized the proposed construction prior to issuing the beachfront construction certificate and dune protection permit.

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
Beach Access & Dune Protection Program
Coastal Resources Division
Texas General Land Office

MEMORANDUM

TO: Shoreline Task Force
Natalie Bell, General Land Office

FROM: Brandon N. Hill, Director of Shoreline Management

DATE: February 6, 2018

RE: Preliminary determination on proposed construction at 5812 A Gulf Blvd. South Padre Island Texas

The enclosed application materials present plans for the construction a cement slab 3' x 6' x 18" at deepest (space on a slope). Requesting level slab as base for 2 AC condenser units. Cement slab would be replaced with pavers thus going from about 16 sq. ft. of concrete to 18 sq. ft. The goal is to improve paver grading to minimize water collection.

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 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.



Brandon N. Hill

Preliminary Determination

**CITY OF SOUTH PADRE ISLAND
SHORELINE TASKFORCE
MEETING
AGENDA REQUEST FORM**

MEETING DATE: 2/26/2018

NAME & TITLE: Brandon Hill, Shoreline Director

DEPARTMENT: Shoreline department

ITEM

Discussion and possible action to recommend to City Council the approval of a Beach and Dune Permit for Regency Condominiums at 1816 Gulf Boulevard South Padre Island Texas. (Hill)

ITEM BACKGROUND

Regency condominiums is applying for a Beach and Dune permit for the construction of an elevated, 280 ft. beach access walkover.

BUDGET/FINANCIAL SUMMARY

None

COMPREHENSIVE PLAN GOAL

LEGAL REVIEW

Sent to Legal: YES: _____ NO: X _____
Approved by Legal: YES: _____ NO: X _____

Comments:

RECOMMENDATIONS/COMMENTS



February 20, 2017

Brandon Hill
Shoreline Management Department
City of South Padre Island
PO Box 3410
South Padre Island, TX 78597

Reference: Application for Dune Walkover- GLO ID- BDSPI-18-0015
1816 Gulf Blvd- Regency Condominiums
South Padre Island, TX 78597

Dear Brandon,

Thank you for providing me a copy of the February 8, 2018 Texas General Land Office response letter to the referenced application, and for meeting with me on February 15, 2018 to review and discuss that letter from Natalie Bell.

As I stated in our meeting, I don't think we have any issues with the points raised by the Texas General Land Office and in fact offer the following:

-We agree to take every measure possible to not damage, clear, or remove any dune vegetation on either side of the pathway for the purposes of facilitating construction.

-We totally understand and agree that concrete is not allowed for stabilizing the dune walkover support posts.

-We will modify our design and resubmit our drawings to show the width of the walkover to be a maximum width of 6 feet. (Revised drawings included.)

-Aside from the fact that we agree to the first point, we will avoid and minimize impacts to the dunes and dune vegetation by keeping the construction within the existing footpath. However, we agree to submit a mitigation plan that includes a detailed description of the methods that will be used to avoid, minimize, mitigate, and or compensate for any adverse effects on dunes and dune vegetation, in the event there is any temporary adverse effects to the dunes or dune vegetation not identified in the permit application.

-We agree that the Regency walkover will terminate short of the most landward point of the public beach and that the walkover will not interfere with or otherwise restrict public use of the beach at normal high tides.

SALES * RENTAL * PROPERTY MANAGEMENT

4800 Padre Blvd, South Padre Island, TX 78597

FurcronRealtors.com • Furcron.com • 956-761-6961 • 956-761-6966 Fax • 1-800-892-6278



Page 2

Brandon Hill- GLO letter response- Regency

-The deck of the walkway will be of sufficient elevation to allow for growth of dune vegetation and the migration of dunes to the greatest extent practicable.

-The slats on the walkway will conform to the recommended minimum spacing of ½ inch apart.

-The height of the walkover will be a minimum of 6 feet except the section beginning at the sea wall to gradually ramp up to the 6 foot elevation and maintain the elevation up to the portion that ramps down to the end of the walkover. The proposed walkover will be ADA compliant and therefore ramp down to zero elevation at the terminus point of the walkover.

-The contractor is aware of the GLO construction guidelines and those guidelines will be followed to construct the walkover.

We will modify our drawings to reflect the change in width, change in height, and submit those revised drawings along with the modifications to the application that also reflects the changes to our original application.

I think I have addressed all the points covered in the Texas General Land Office comment letter referenced above. However, if there is anything I have overlooked, please let me know so that I can address it.

Sincerely,

Furcron Property Management Co. Inc.

Mickey Furcron
Principal Broker/Owner & Regency Property Manager

SALES * RENTAL * PROPERTY MANAGEMENT

4800 Padre Blvd, South Padre Island, TX 78597

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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: <u>Lots 1-5 Block 4 Padre Beach Section I South Padre Island, TX. Cameron County</u>	Physical Address: <u>1816 Gulf Blvd</u>

Property Owner Information	Applicant / Agent for Owner
Name: <u>Regency Condominiums</u>	Name: <u>Mickey Furcron</u>
Mailing Address: <u>1816 Gulf Blvd.</u>	Mailing Address: <u>4800 Padre Blvd.</u>
City: <u>South Padre Island</u> State: <u>TX.</u>	City: <u>South Padre Island</u> State: <u>Tx</u>
Zip: <u>78597</u> Country: <u>Cameron</u>	Zip: <u>78597</u> Country: <u>Cameron</u>
Phone Number: <u>956-761-6961</u>	Phone Number: <u>956-761-6961</u>
Fax Number: <u>956-761-6966</u>	Fax Number: <u>956-761-6961</u>
E-Mail Address: <u>mickey@furcronrealtors.com</u>	E-Mail Address: <u>mickey@furcronrealtors.com</u>
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): <u>[Signature]</u>	Applicant Signature: <u>[Signature]</u>
Date: <u>January 16, 2018</u>	Date: <u>January 19, 2018</u>
<u>Larry Kelinec - President</u>	<u>Mickey Furcron Property Manager</u>

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.	
<u>Build an elevated dune walkover following existing walk path currently in place. Dune walkover is approximately 280 feet long, 6.5 feet wide</u>	
Total Square Footage of Footprint of Habitable Structure:	<u>1680</u> (<u>6</u> <u>5' x 280'</u>)
Total Area of Impervious Surface (i.e. retaining walls, walkways, drives, patios, etc.)	<u>0</u>
Percentage Impervious Surface ((impervious surface / habitable footprint) * 100):	<u>0</u>
Please Note: the percentage of impervious surface cannot exceed 8% in an eroding area.	
Approximate Duration of Construction:	<u>8 weeks</u>

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: N/A

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 5 % 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 proposed walkover will follow existing foot path so there will be minimal damage to the dune vegetation

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

The current proposed already provides minimum adverse effect.

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

This proposal improves beach access will elevate the walking access to the beach and therefore enhance the dune, not impair it.

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 Construction will be by hand to minimize any disturbance of existing dune vegetation.

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: To be determined Date of Submission _____
Regency has no problem complying if required.

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 N/A
- 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. N/A
- 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. No change
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.

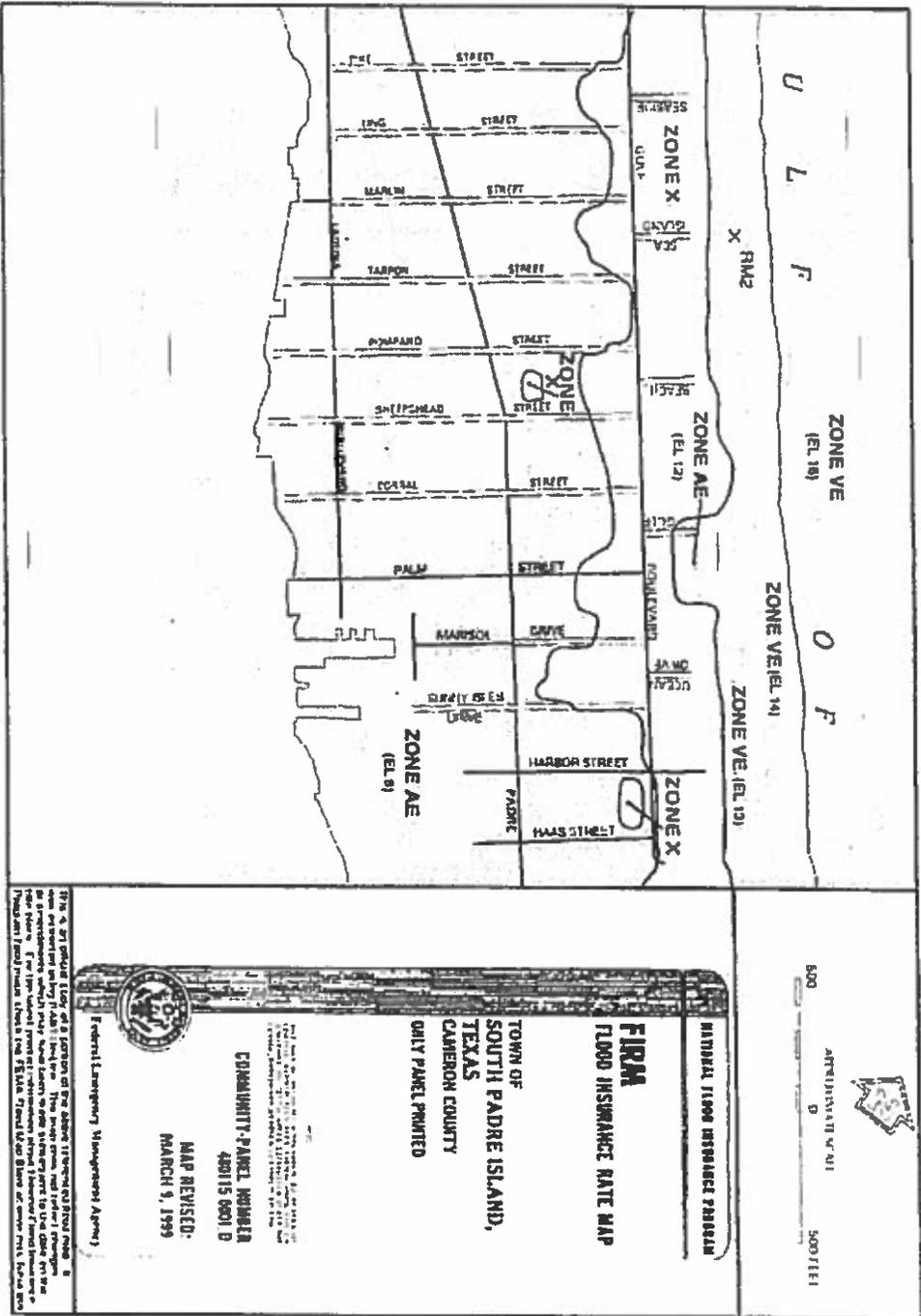
Your application is not complete unless all information requested above is submitted.

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

1/24/2018



Your Flooded
Your Future



This is not an official Flood Insurance Rate Map (FIRM) of the Federal Emergency Management Agency (FEMA). It is a reproduction of the FIRM for informational purposes only. The FIRM is the official source of information for flood insurance rates and is available on the FEMA website at www.fema.gov. This map is not to be used for any other purpose without the express written consent of FEMA.



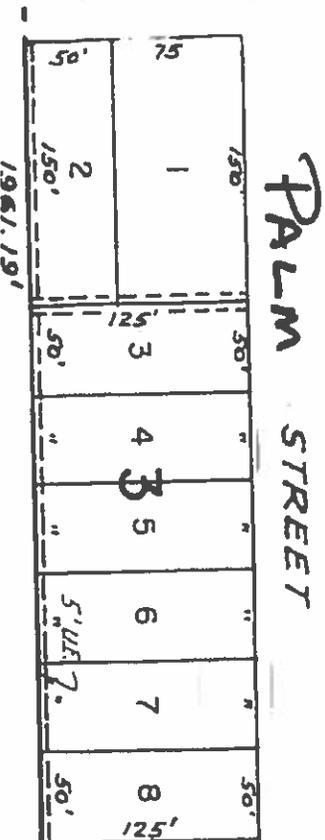
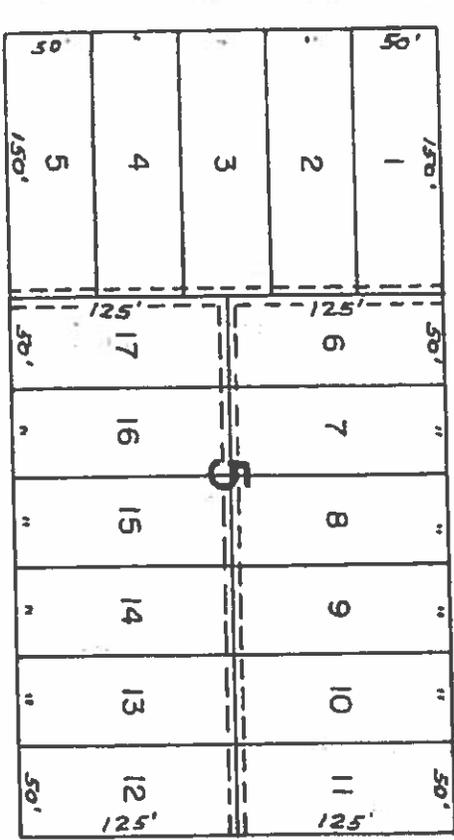
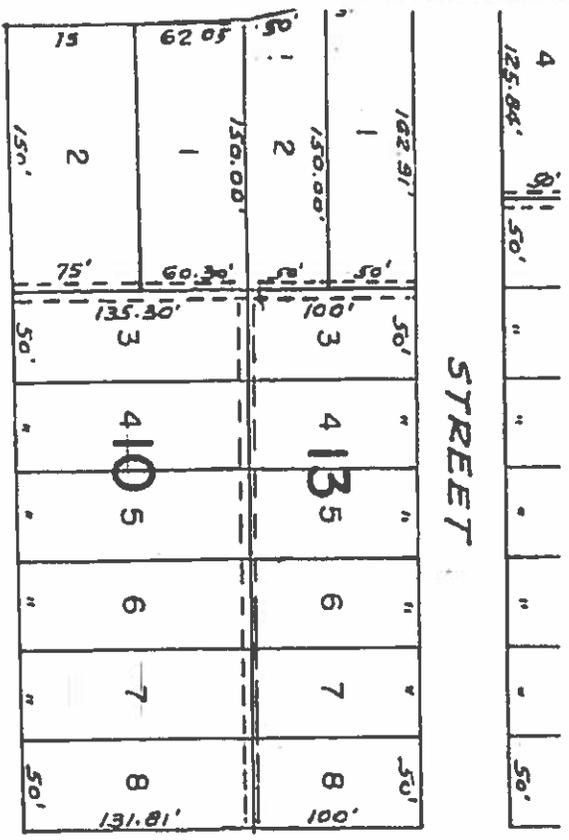
Federal Emergency Management Agency
 COMMUNITY PANEL NUMBER
 480115 0001 D
 MAP REVISED-
 MARCH 9, 1999

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FLOOD INSURANCE RATE MAP
 TOWN OF
 SOUTH PADRE ISLAND,
 TEXAS
 CAMERON COUNTY
 ONLY PANEL PRINTED

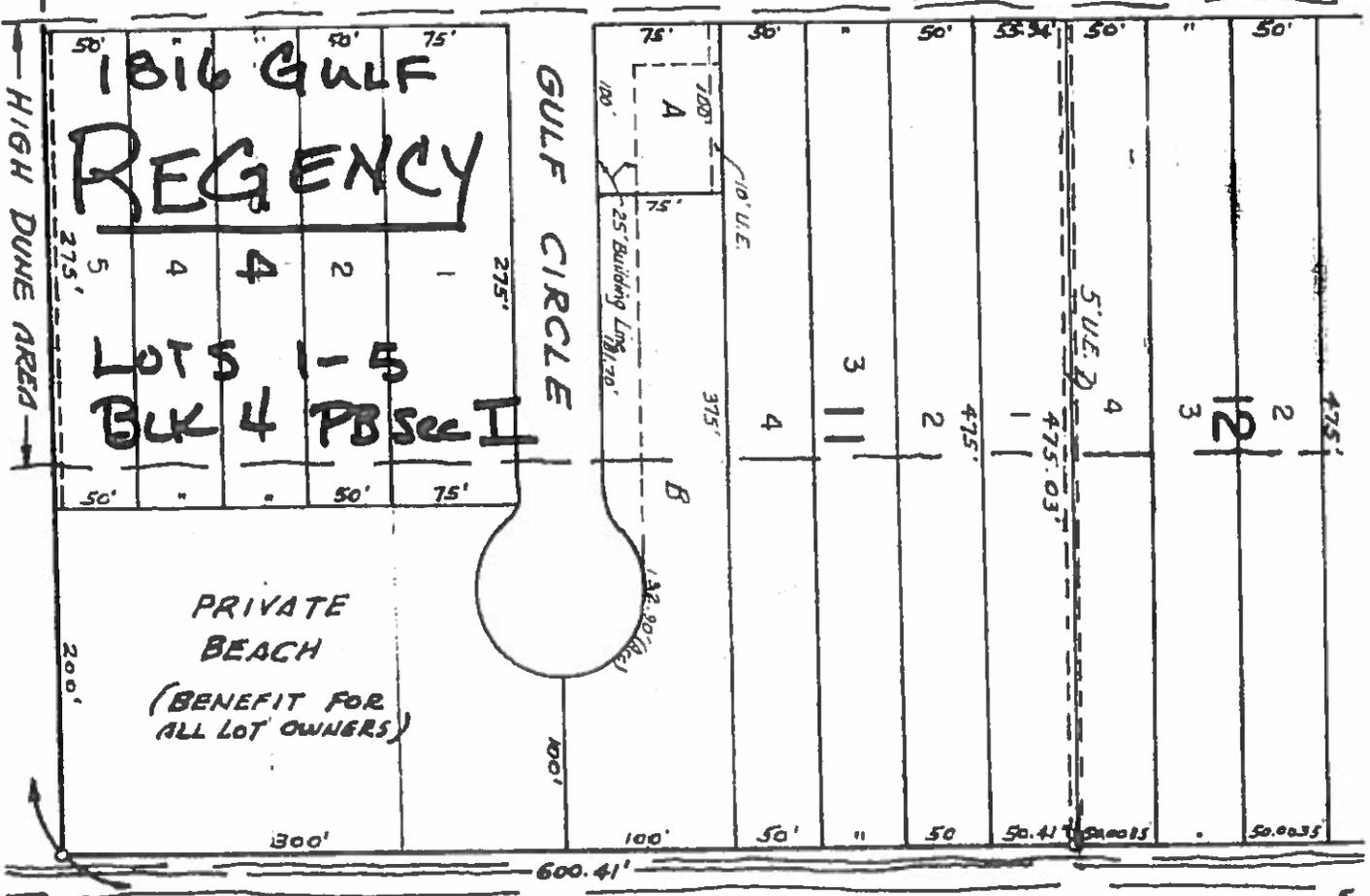
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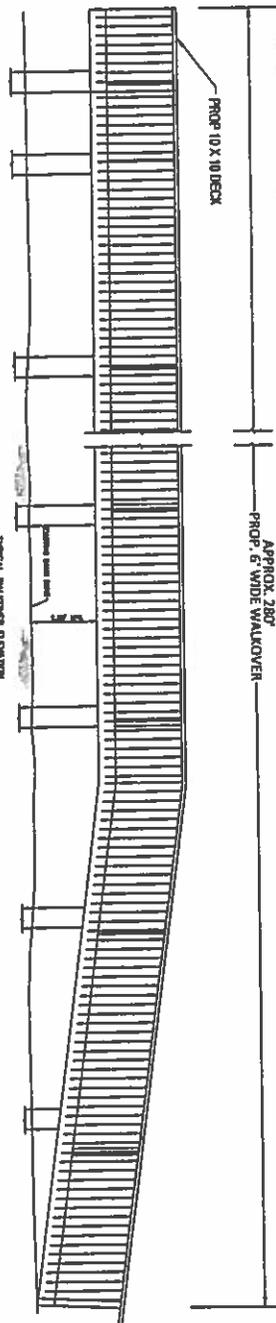
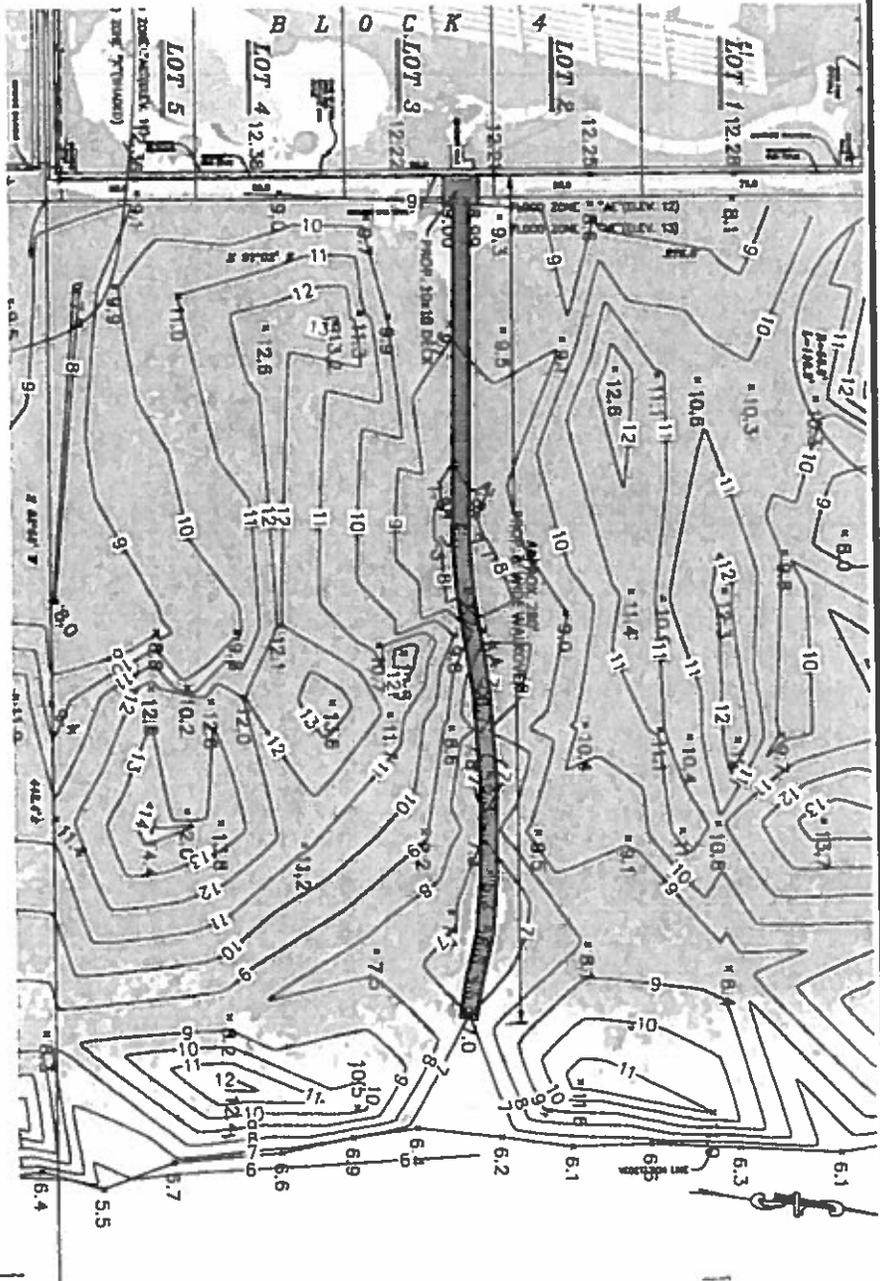


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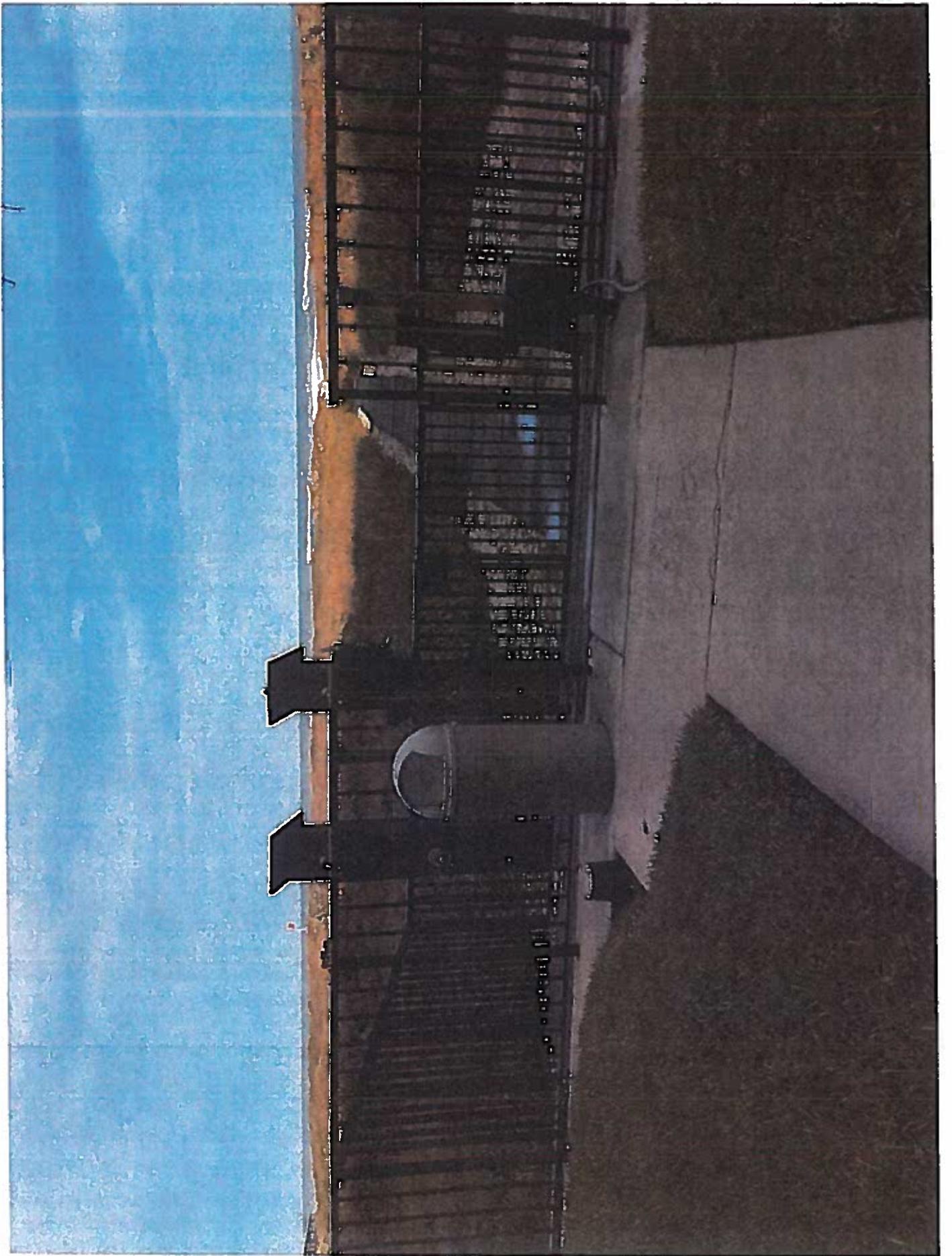


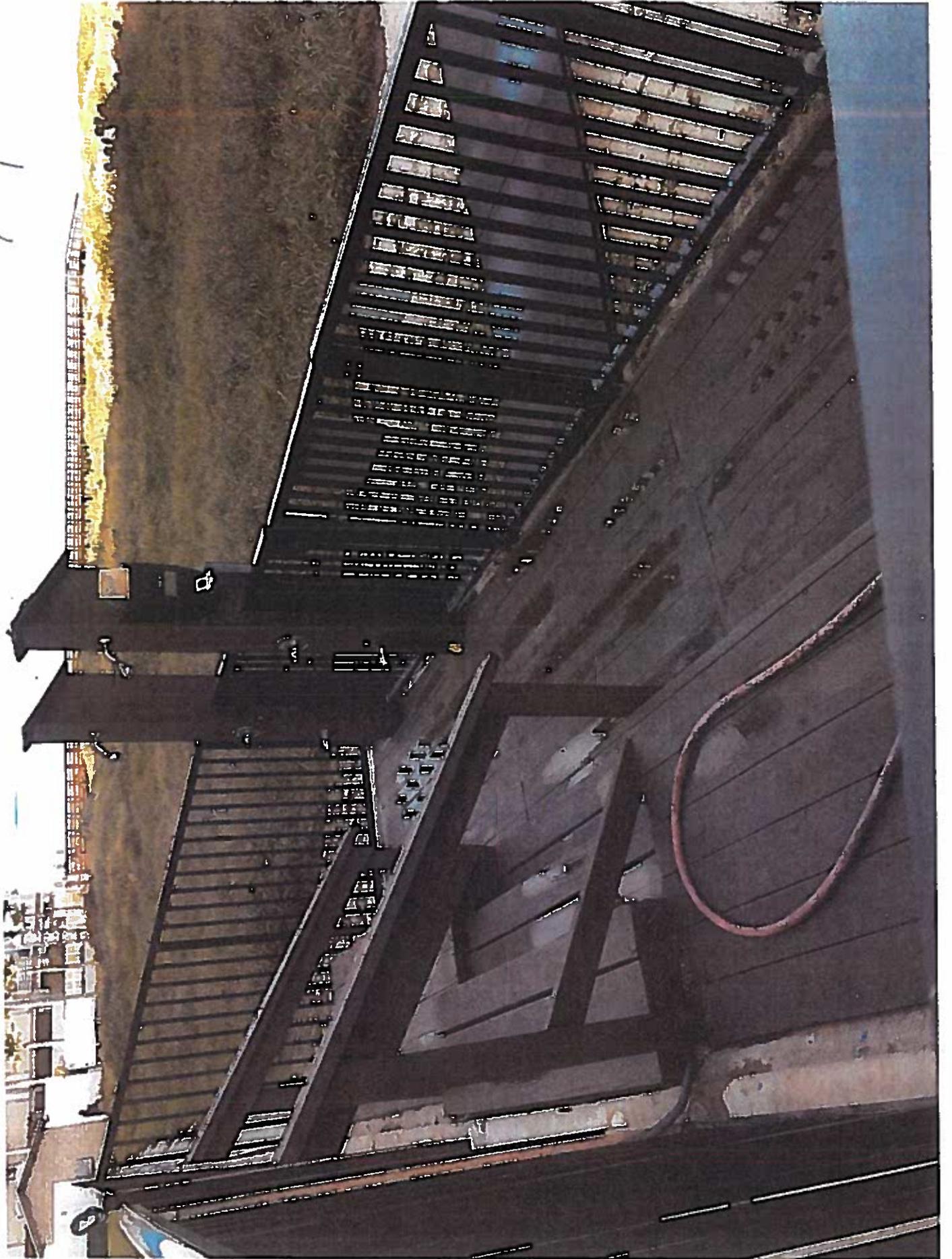
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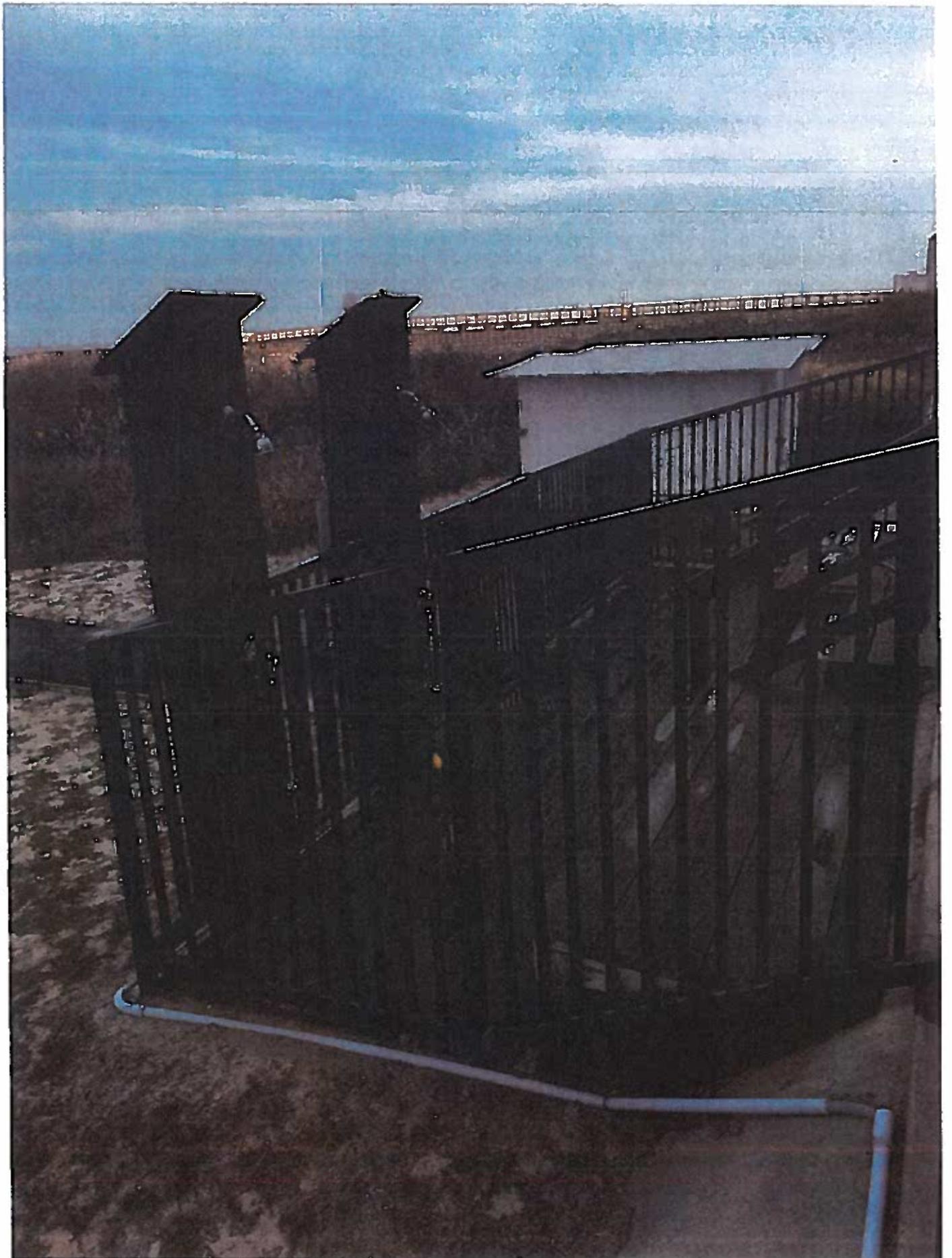


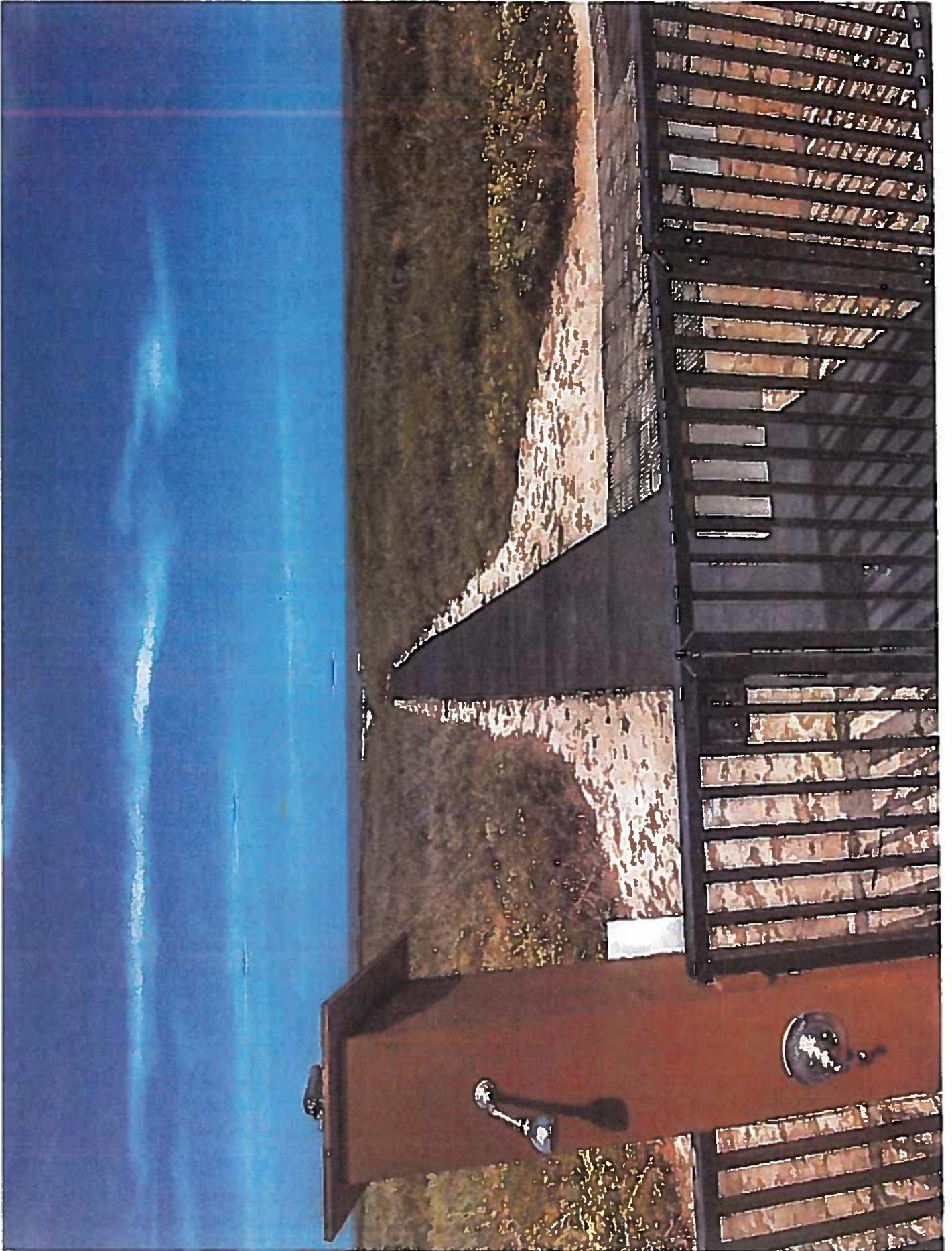


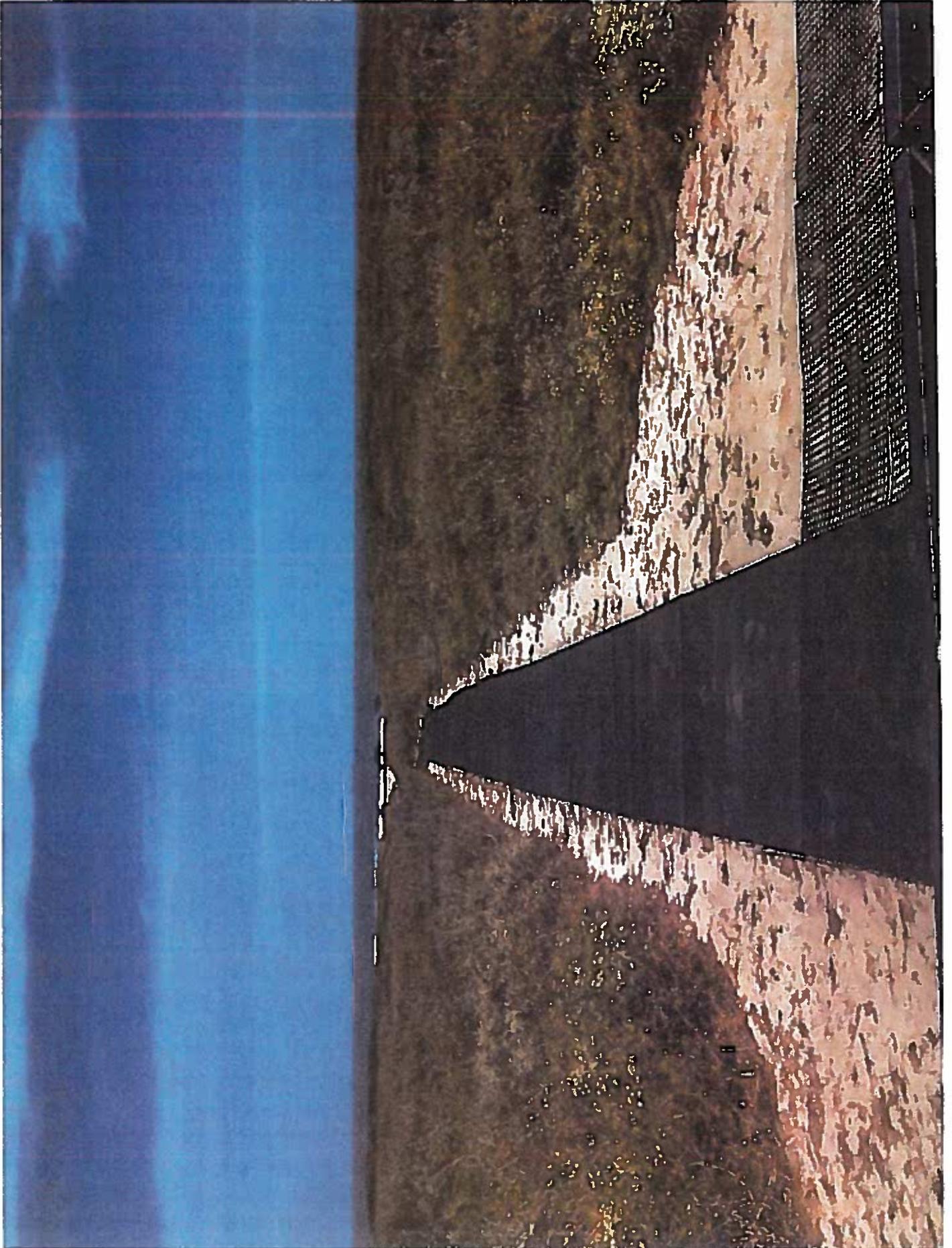
**PROPOSED WALKOVER
AT
REGENCY CONDOMINIUMS**

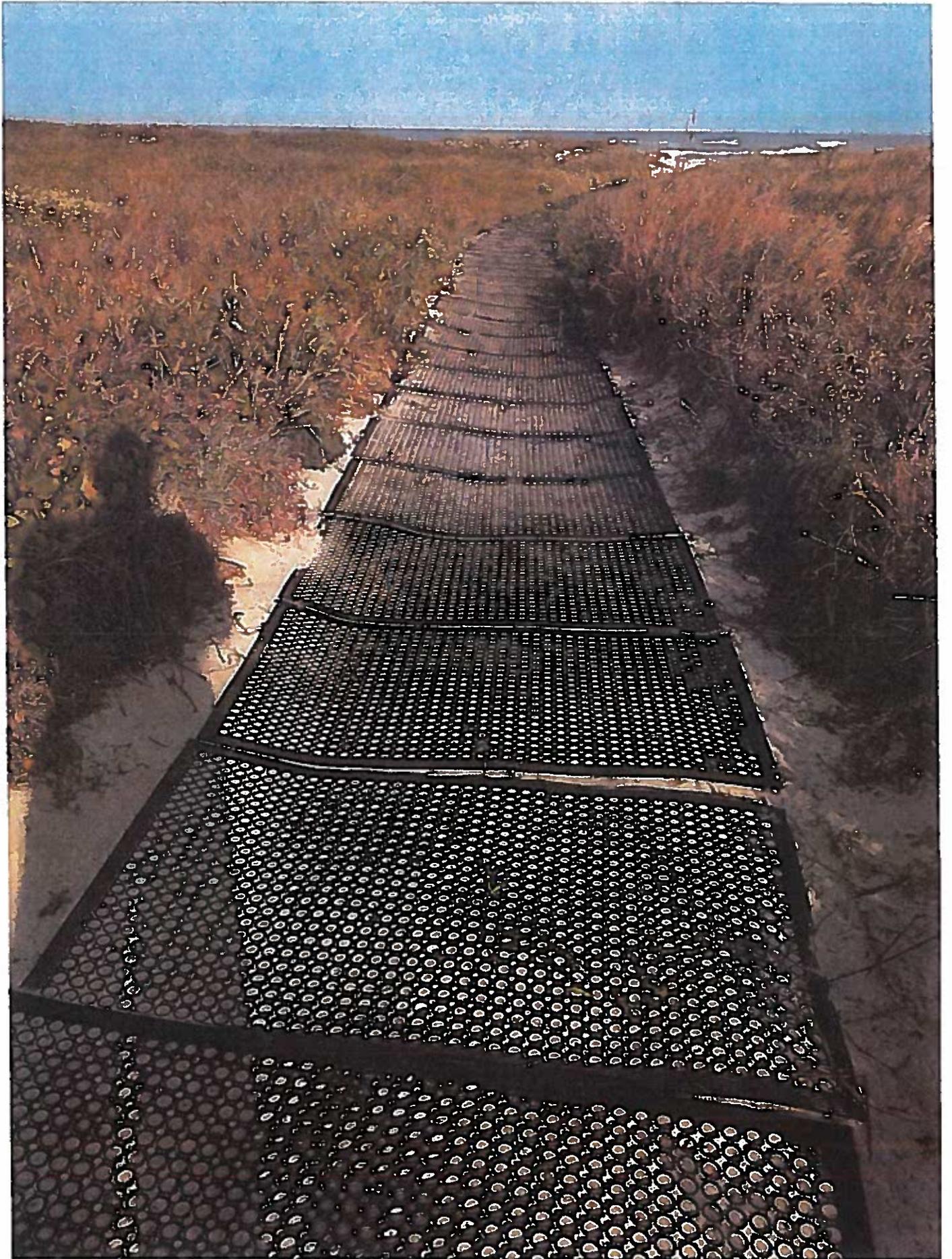




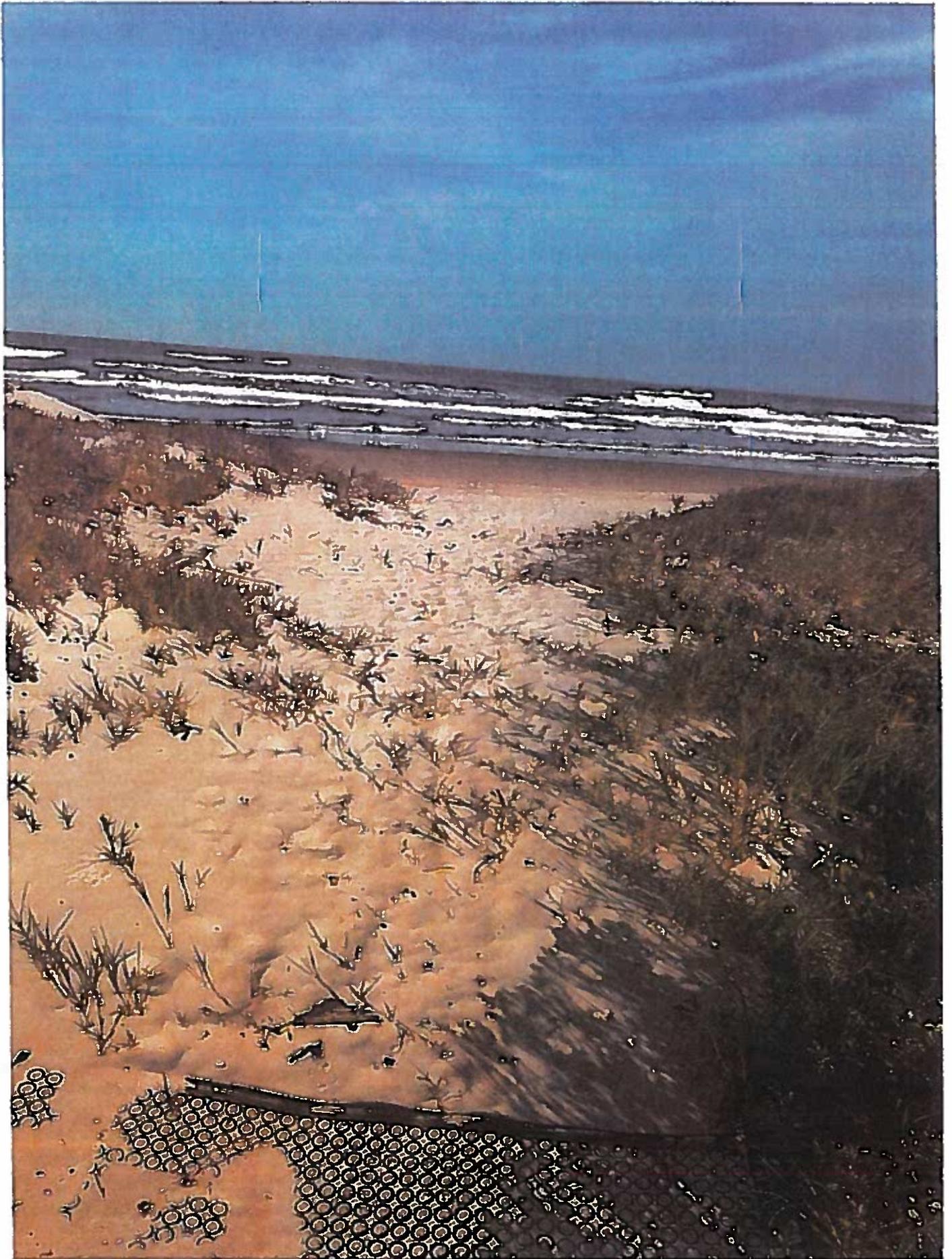


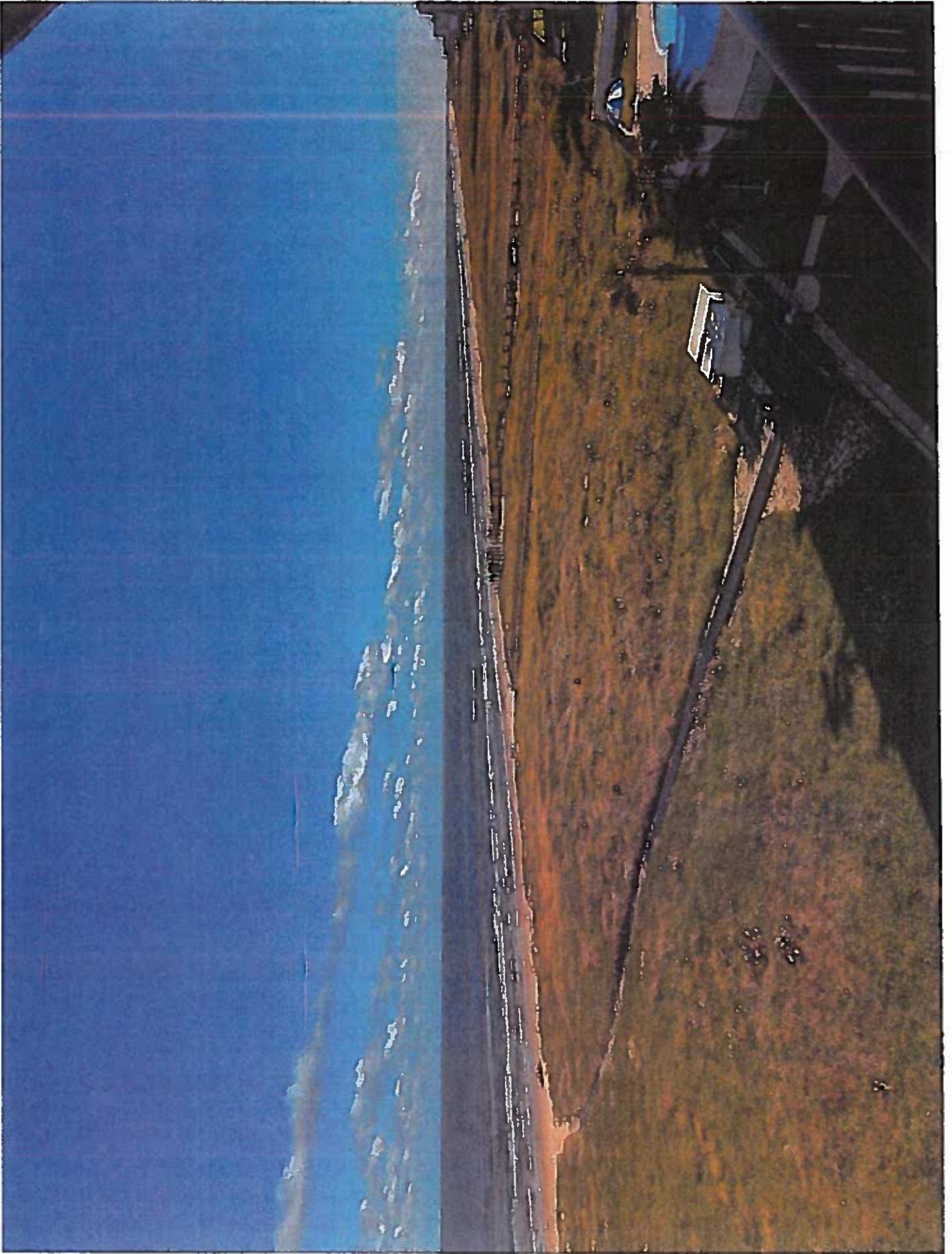


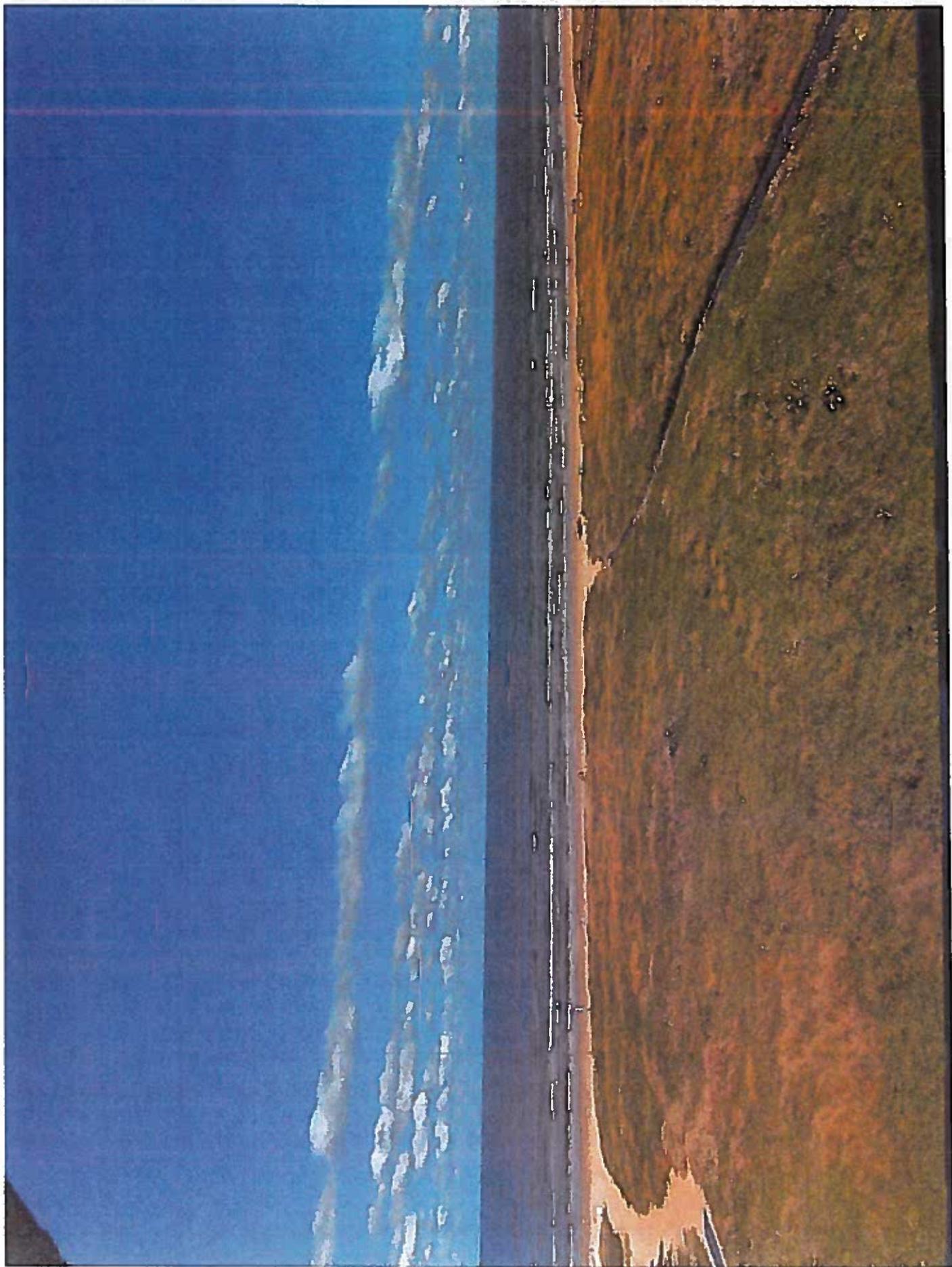


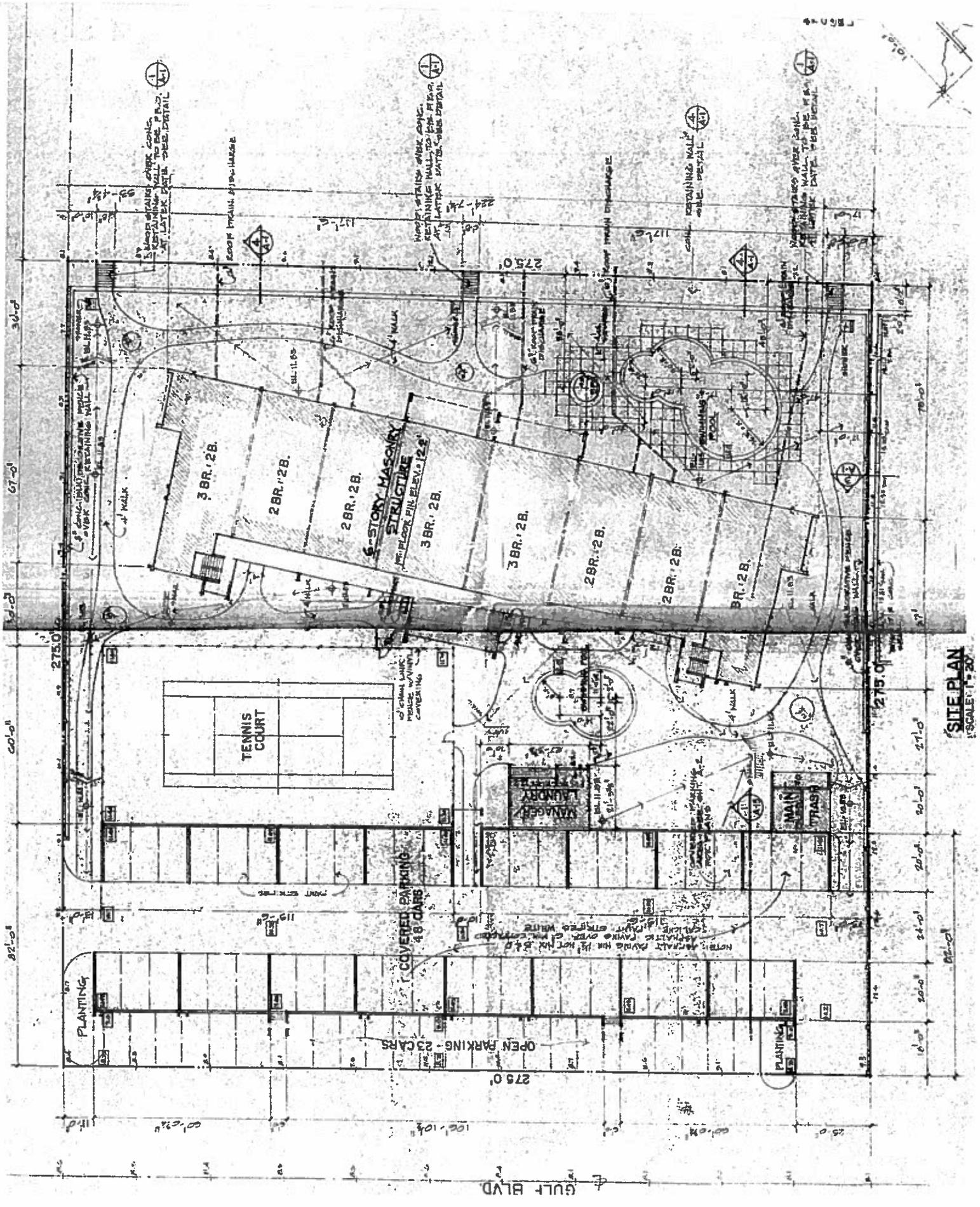












SITE PLAN
SCALE: 1" = 20'

GULF BLVD



TEXAS GENERAL LAND OFFICE
GEORGE P. BUSH, COMMISSIONER

February 8, 2018

Via Electronic Mail

Brandon Hill
Shoreline Management Department
City of South Padre Island
P.O. Box 3410
South Padre Island, Texas 78597-3410

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

Site Address: 1816 Gulf Boulevard, South Padre Island
Legal Description: Lots 1-5, Block 4, Padre Beach Section I
Lot Applicant: Regency Condominiums c/o Mickey Furcron
GLO ID No.: BDSPI-18-0015

Dear Mr. Hill:

The General Land Office (GLO) has reviewed the application materials for a dune protection permit and beachfront construction certificate for the above-referenced location. The applicant proposes the construction of an 8-foot wide, 280-foot long dune walkover within the footprint of an existing beach access pathway. According to the Bureau of Economic Geology, the area is accreting.

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

- The applicant may not damage any dune vegetation or clear or remove any vegetation on either side of the pathway for the purpose of facilitating construction.
- Concrete may not be used to stabilize the base of the pilings.¹
 - The applicant is proposing an 8-foot wide dune walkover, which is not consistent with GLO guidelines that suggest a maximum width of six feet for a heavily used dune walkover.
 - The applicant must avoid and minimize impacts to dunes and dune vegetation by keeping the construction in the existing footprint.² Should there be any temporary adverse effects to dunes and dune vegetation not identified in the permit application, the applicant is required to submit a mitigation plan that includes a detailed description of the methods that will be used to avoid, minimize, mitigate, and/or compensate for any adverse effects on dunes and dune vegetation.³

¹ 31 Tex. Admin. Code § 15.6(f)(3).

² 31 Tex. Admin. Code § 15.4(f)(3).

³ 31 Tex. Admin. Code § 15.3(s)(4)(A)(xii).

- The seaward terminus of the walkway should be restricted to the most landward point of the public beach⁴ and should ensure that the walkover will not interfere with or otherwise restrict public use of the beach at normal high tides.⁵
- The deck of the walkway must be of sufficient elevation to allow for the growth of dune vegetation and the migration of dunes to the greatest extent practicable.⁶
- 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.
- The walkway height above the dunes should be at least one to one and a half times its width (three feet minimum) to allow sunlight to reach vegetation underneath.
- 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>

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
Beach Access & Dune Protection Program
Coastal Resources Division
Texas General Land Office

⁴ 31 Tex. Admin. Code § 15.7(g)(1).

⁵ 31 Tex. Admin. Code § 15.7(g)(2).

⁶ 31 Tex. Admin. Code § 15.7(g)(3).

MEMORANDUM

TO: Shoreline Task Force
Natalie Bell, General Land Office

FROM: Brandon N. Hill, Shoreline Director

DATE: January 30, 2018

RE: Beach and Dune Permit for Regency Condominiums 1816 Gulf Boulevard South Padre Island Texas

The enclosed application materials present Regency condominiums is applying for a Beach and Dune permit for the construction of an elevated, 280 ft. long, 8 foot wide, 3 foot tall beach access walkover.

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 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.



Brandon N. Hill