

**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, JUNE 11, 2018**

3:00 P.M. AT THE MUNICIPAL BUILDING,  
CITY COUNCIL CHAMBERS, 2<sup>ND</sup> 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 May 21, 2018 meeting minutes.
5. Discussion and Possible Action on PowerPoint presentation on Shoreline Department Projects (Hill).
  - Nearshore Berm nourishment
  - Overview of Particle Tracing Study
  - Mobi-mat maintenance and monitoring
  - Back-blading
6. Discussion and action to recommend to City Council the approval of a Beach and Dune Permit for 5108 Gulf Boulevard South Padre Island Texas. (Hill)
7. Discussion and action to recommend to City Council the approval of a Beach and Dune Permit for 310 Padre Boulevard South Padre Island Texas. (Hill)
8. Discussion and action to recommend to City Council restroom facility solutions, taking into consideration the restroom-focused sub-committees recommendation. (Hill)
9. Discussion and action to recommend to City Council proposed Coastal Management Program Pre-applications. (Hill)
10. Discussion and action to recommend to City Council granting staff permission to enter into contract with Peter A. Ravella Consulting for the remainder of the 2017-2018 fiscal year. (Hill)

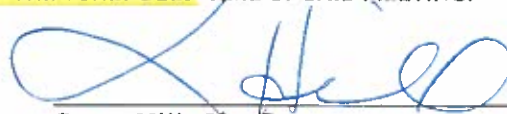
## 11. Adjournment

DATED THIS THE 6 TH DAY OF JUNE 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 **JUNE 6TH, 2018 AT/OR BEFORE 5:00 P.M. AND REMAINED SO POSTED CONTINUOUSLY FOR AT LEAST 72 HOURS PRECEDING THE SCHEDULED TIME OF SAID 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, DAVID TRAVIS; ADA DESIGNATED RESPONSIBLE PARTY AT (956) 761-8103.

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

**MEETING DATE:** June 11, 2018

**NAME & TITLE:** Brandon Hill, Shoreline Director

**DEPARTMENT:** Shoreline department

**ITEM**

Approval of May 21, 2018 regular meeting minutes.

**ITEM BACKGROUND**

**BUDGET/FINANCIAL SUMMARY**

None

**COMPREHENSIVE PLAN GOAL**

**LEGAL REVIEW**

Sent to Legal: YES: \_\_\_\_\_

NO: \_\_\_\_\_

Approved by Legal: YES: \_\_\_\_\_

NO: \_\_\_\_\_

Comments:

**RECOMMENDATIONS/COMMENTS**

<p style="text-align: center;"><b>MINUTES</b> <b>CITY OF SOUTH PADRE ISLAND</b> <b>SHORELINE TASK FORCE</b></p>
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**MONDAY, MAY 21, 2018**

**I. Call to Order.**

The Shoreline Task Force of the City of South Padre Island, Texas held a regular meeting on Monday, May 21, 2018, at the Municipal Complex Building, 2<sup>nd</sup> 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, Troy Giles, Norma Trevino, and Robert Nixon were present at the meeting, Thoren Thorbjørnsen arrived late; Virginia Guillot and Stormy Wall were absent,

City staff members present were: Shoreline Management Director Brandon Hill, and Shoreline Program Coordinator Jose Manuel Aguilar.

**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 the May 7, 2018 meeting minutes.**

Task Force Member Robert Nixon made a motion to approve the May 7, 2018 meeting minutes, seconded by Norma Trevino. The motion passed unanimously.

**V. Update on Shoreline Department Projects (Hill):**

Mr. Brandon Hill presented a PowerPoint updating the Shoreline Task Force on ongoing Shoreline Department projects: Nearshore Berm nourishment, Volunteer Dune Planting at Isla Del Sol, and an Overview of the Particle Tracing Study.

**VI. PowerPoint presentation update on HDR Master Plan survey results (Barbara Barnes).**

HDR representative Ms. Barnes presented and answered questions regarding the results of SPI Master Plan.

**VII. Discussion and action to recommend the investigation into a reuse program for vegetative landscaping debris for dune development (Hill).**



The Shoreline Taskforce took no action after discussion.

**VIII. Discussion and action regarding the submissions received concerning the Request for Proposals to provide access matting for many of South Padre Island's beach accesses (Hill).**

Task Force Member Troy Giles made a motion to recommend to City Council that the beach access matting material be purchased from DESCHAMPS MAT SYSTEMS, seconded by Thoren Thorbjørnsen. The motion passed unanimously.

**IX. Adjournment**

There being no further business, Task Force Chairman Neil Rasmussen adjourned the meeting at 4:15p.m.

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Jose Aguilar, Program Coordinator

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Neil Rasmussen, Taskforce Chairman

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

**MEETING DATE:** June 11, 2018

**NAME & TITLE:** Brandon Hill, Shoreline Director

**DEPARTMENT:** Shoreline department

**ITEM**

Discussion and Possible Action on PowerPoint presentation on Shoreline Department Projects (Hill).

- Nearshore Berm nourishment
- Overview of Particle Tracing Study
- Mobi-mat maintenance and monitoring
- Back-blading

**ITEM BACKGROUND**

**BUDGET/FINANCIAL SUMMARY**

None

**COMPREHENSIVE PLAN GOAL**

Chapter III. Parks and Resources

GOAL 1: The City shall ensure protection and conservation of natural resources, such as beaches, dunes, wetlands, Laguna Madre waterfront and native flora and fauna, allowing for their sustainable use and enjoyment by future generations.

Objective 1.1 Beach and dunes shall be protected from both natural and artificial erosion.

**LEGAL REVIEW**

Sent to Legal:

YES: \_\_\_\_\_

NO:   X  

Approved by Legal:

YES: \_\_\_\_\_

NO:   X

Comments:

<b>RECOMMENDATIONS/COMMENTS</b>
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# Shoreline Department

## Project Review



# Ongoing Efforts

- Nearshore Berm Nourishment
- Tracer Study
- Mobi-mat Maintenance and Monitoring
- Back Blading

# Nearshore Berm Nourishment 60% complete

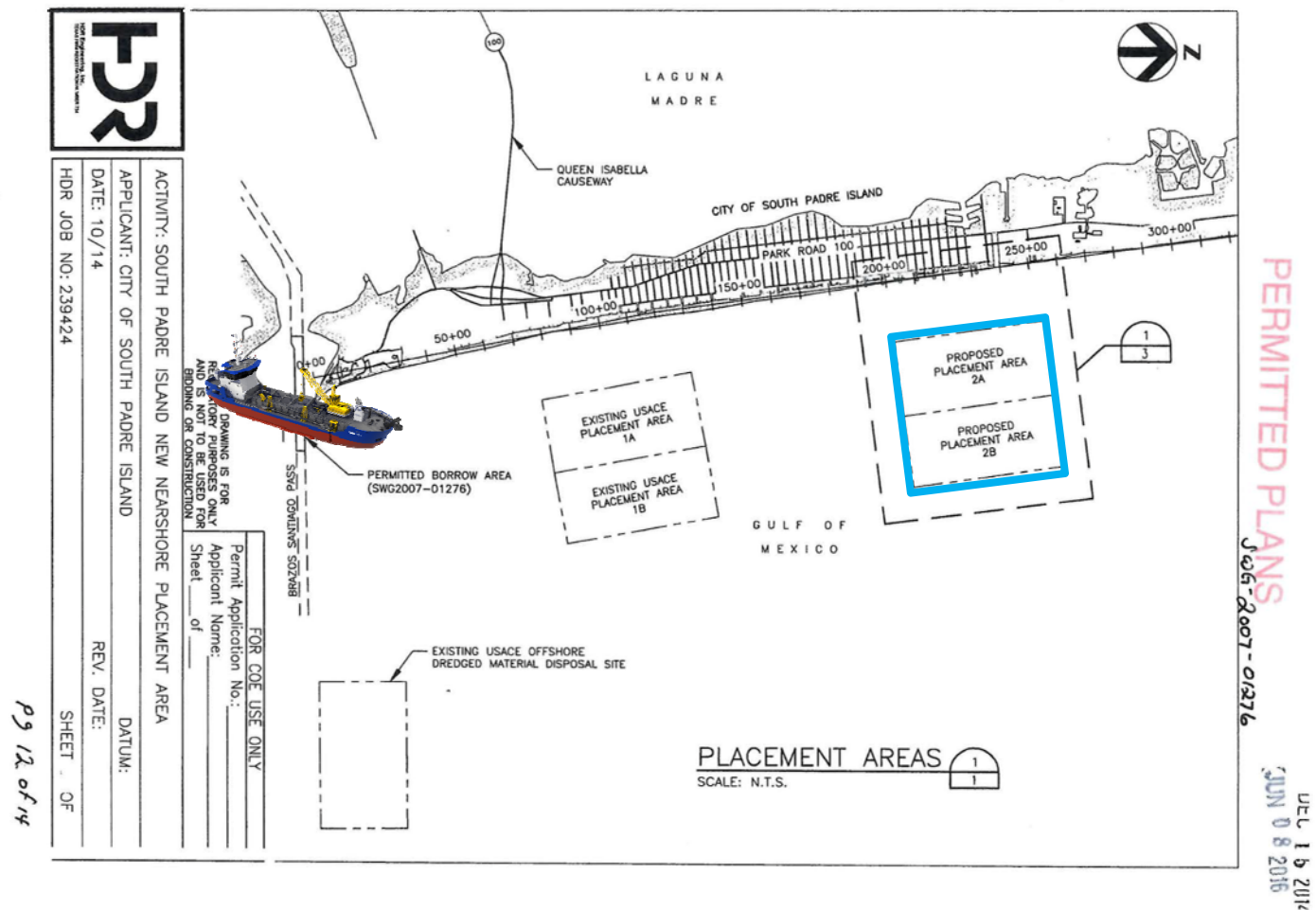


# Projected 500,000 Cubic Yards



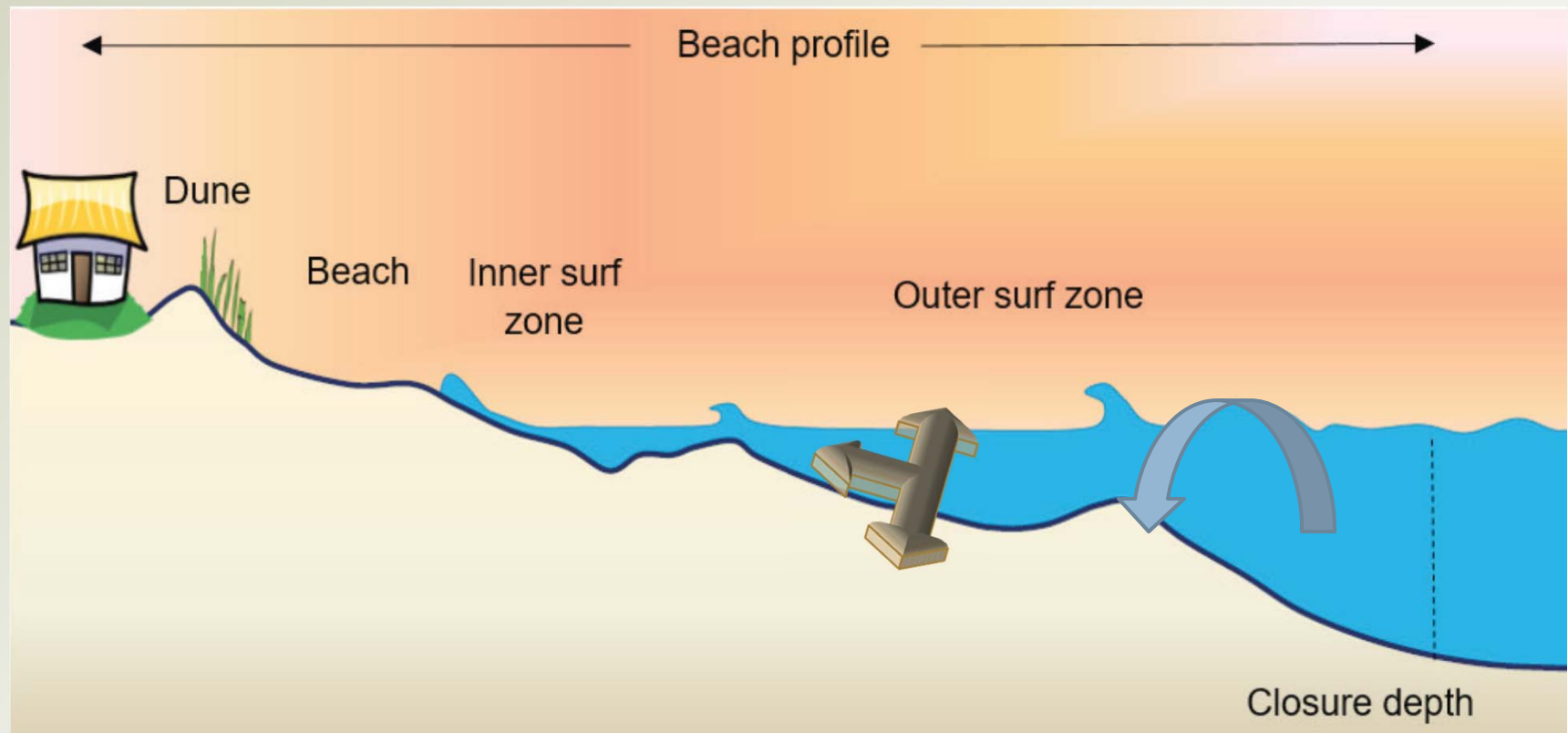


# Tracing Study Overview

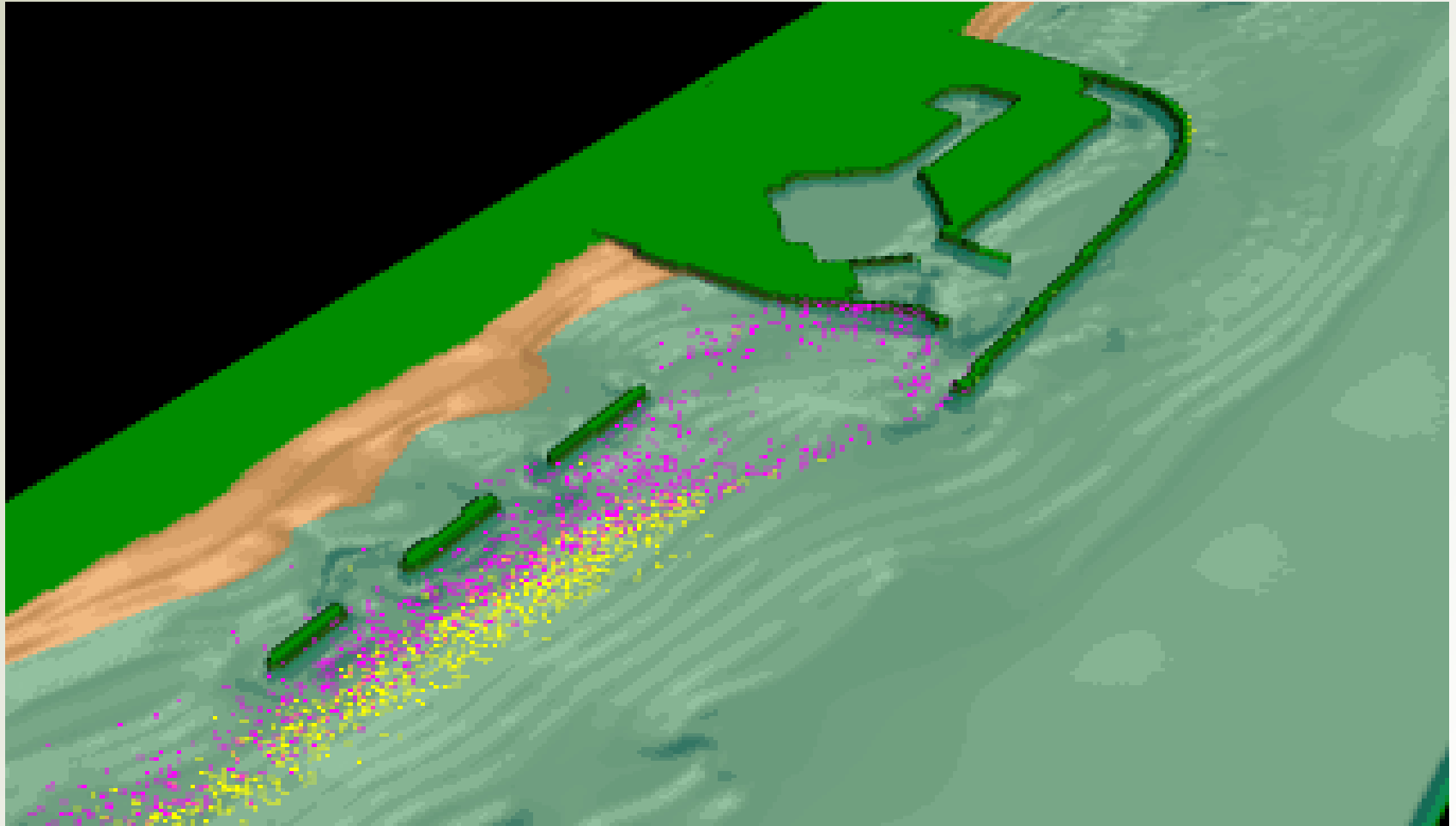




# Nearshore Berm Nourishment



# Particle Tracing



# Partners



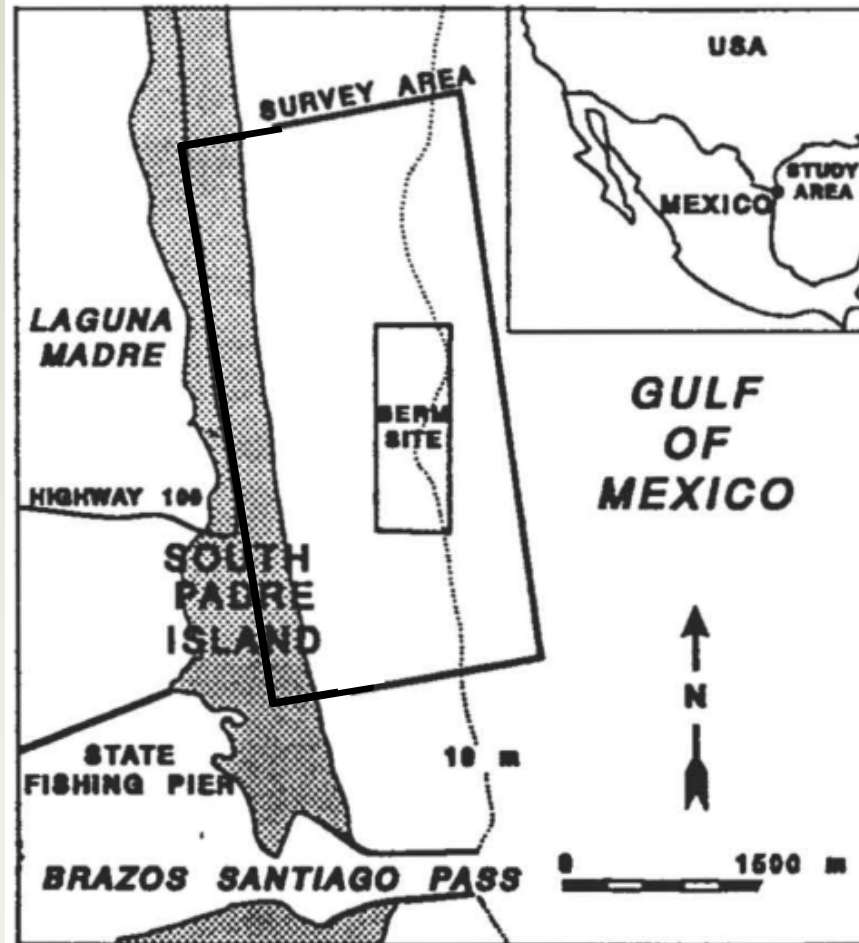
**US Army Corps  
of Engineers®**



**TEXAS A&M UNIVERSITY  
GALVESTON CAMPUS®**



# Study Area



# Timeline

7/8/2018

- USACE finishes berm
- PARTRAC deploys tracer
- USGS deploys sensors

- Interim reports following samples
- USGS, A&M, USACE, PARTRAC, and SPI data being constantly exchanged and reported on

6/30/2019

- Sediment sampling complete
- Final data analysis begins

11/12/2019

- USACE & USGS final report

1/1/2020

- SPI final report

6/30/2021

- Joint Scientific Publication

# Mobi-mat maintenance and monitoring

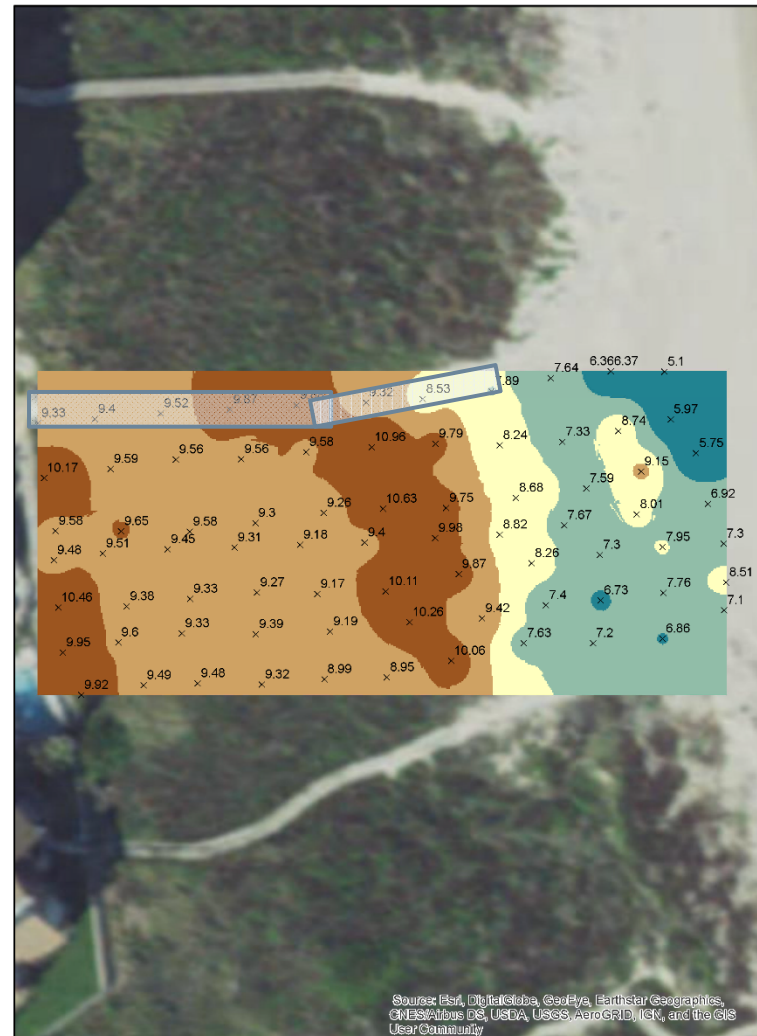
- Next round of surveys scheduled for 6/11-6/14 (Quarterly)
- Updated results to follow

# Mobi-mat maintenance and monitoring

[illegible]

# Mobi-mat Maintenance Practices

- Best Practices
  - Keep mobi-mat within established pathway to minimize vegetative damage  $\approx$  6 foot swath



The Palms dune elevation 07/05/2017



The Palms dune elevation 07/05/2017

# Mobi-mat Maintenance Practices

- Does the Shoreline Taskforce wish for Shoreline Staff to apply to the GLO for a Mobi-mat Access to be managed in this manner?

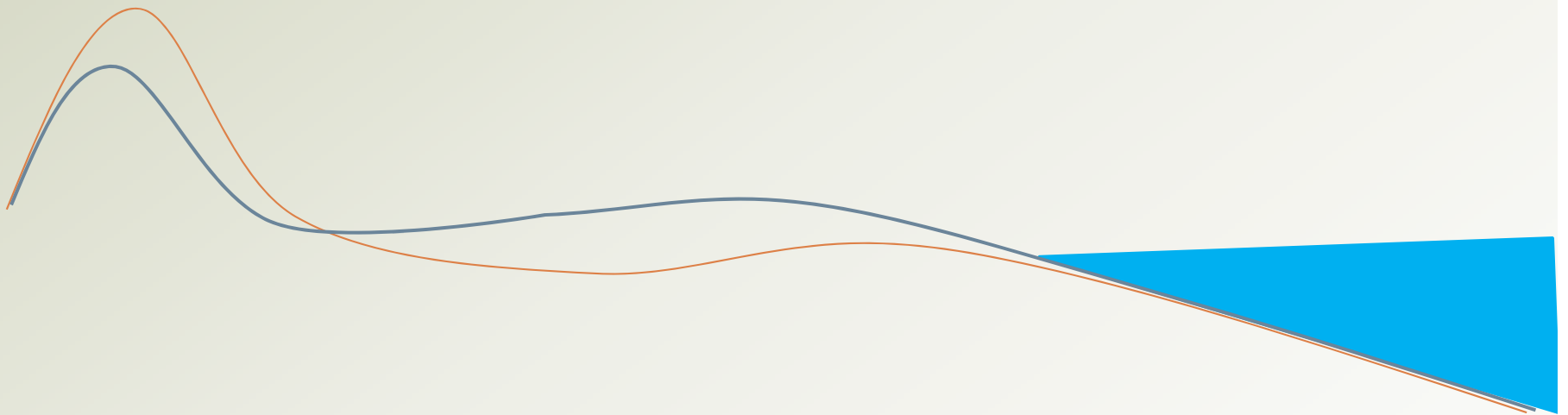
# Back Blading

## □ Typical Dune Profile



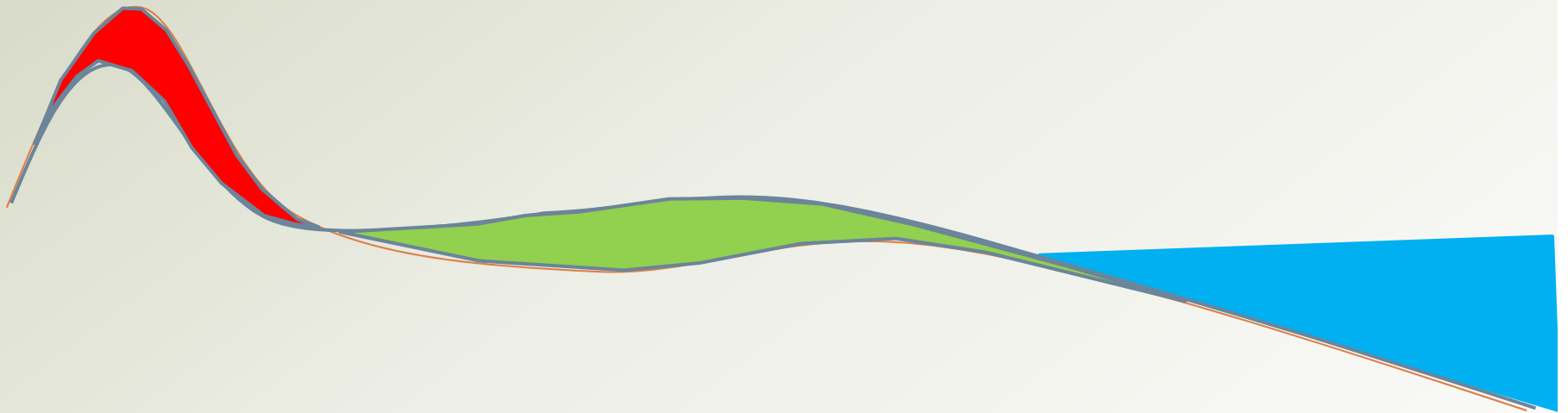
# Back Blading

- Typical Dune Profile after Back-Blading



# Back Blading

- Typical Dune Profile after Back-Blading



 Sand Removed

 Sand Added

# Back Blading

- Does the Shoreline Taskforce wish for Shoreline Staff to apply to the GLO for a area of beach to be back-bladed?

Thank you



South  
Padre  
ISLAND

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

**MEETING DATE:** June 11, 2018

**NAME & TITLE:** Brandon Hill, Shoreline Director

**DEPARTMENT:** Shoreline department

**ITEM**

Discussion and action to recommend to City Council the approval of a Beach and Dune Permit for 5108 Gulf Boulevard South Padre Island Texas. (Hill)

**ITEM BACKGROUND**

The applicant has requested permission to build two raised wooden walkovers over wood pilings. The proposed wooden walkways will serve two residential units each and will be ADA Compliant. Construction includes wooden piles, subjoists, stringers, deck boards and wooden handrails.

**BUDGET/FINANCIAL SUMMARY**

None

**COMPREHENSIVE PLAN GOAL**

Chapter III. Parks and Resources

GOAL 1: The City shall ensure protection and conservation of natural resources, such as beaches, dunes, wetlands, Laguna Madre waterfront and native flora and fauna, allowing for their sustainable use and enjoyment by future generations.

Objective 1.1 Beach and dunes shall be protected from both natural and artificial erosion.

**LEGAL REVIEW**

Sent to Legal:

YES: \_\_\_\_\_

NO:   X  

Approved by Legal:

YES: \_\_\_\_\_

NO:   X  

Comments:

**RECOMMENDATIONS/COMMENTS**

Staff does not recommend approval.





TEXAS GENERAL LAND OFFICE  
GEORGE P. BUSH, COMMISSIONER

May 23, 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:** 5106 & 5108 Gulf Boulevard, South Padre Island  
**Legal Description:** Lots 1B, 1C, 1D & 1E, Block 156, Padre Beach Section X  
**Lot Applicant:** Access SPI, LLC c/o Alfredo G. Hernandez  
**GLO ID No.:** BDSPI-18-0099

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 locations. The applicant proposes the construction of two private dune walkovers to the public beach. According to the Bureau of Economic Geology, the area is considered stable. The City of South Padre Island does not recommend approval of the application as proposed, and instead recommends the applicant propose a combined or shared walkover instead of two separate dune walkovers in order to minimize impacts to the dune system and to be consistent with the City of South Padre Island's Comprehensive Plan, Erosion Response Plan, Beach Management and Access Plan.

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

- The applicant has proposed to terminate two dune walkovers seaward of the line of vegetation and on the public beach, which is not consistent with 31 TAC § 15.7(g)1, which requires the seaward terminus of the dune walkover to be restricted to the greatest extent possible to the most landward point of the public beach and must not interfere with or otherwise restrict public use of the beach at normal high tides.<sup>1</sup>
- The City is required to minimize proliferation of excessive private accesses by permitting only the minimum necessary private beach access points to the public beach from any proposed subdivision, multiple dwelling, or commercial facility. In some cases, the minimum beach access points may be only one access point.<sup>2</sup>
- The City must require permittees to avoid and then minimize adverse effects on dunes and dune vegetation. Avoidance means avoiding the effect on dunes and dune vegetation altogether by not taking a certain action or parts of an action.<sup>3</sup> The GLO agrees with the City that both avoidance and minimization could be achieved by combining the two proposed walkovers into one shared walkover to avoid a portion of the adverse effects to dunes and dune vegetation.

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<sup>1</sup> 31 Tex. Admin. Code § 15.7(g)(2).

<sup>2</sup> 31 Tex. Admin. Code § 15.4(f)(2)(B)(iii).

<sup>3</sup> 31 Tex. Admin. Code § 15.4(f)(1).

- 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.
- 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.<sup>4</sup>
- The deck of the walkover must be of sufficient elevation to allow for the growth of dune vegetation and the migration of dunes to the greatest extent practicable.<sup>5</sup>
- The proposed dune walkover should be constructed to allow rain and sand to pass through the decking. The GLO recommends placing the slats that form the deck of the walkover at least ½-inch apart.
- Construction of the proposed dune walkover should conform to the GLO's guidelines provided in the Dune Protection and Improvement Manual for the Texas Gulf Coast, and can be found on the GLO website at: <http://www.glo.texas.gov/coast/coastal-management/forms/files/dune-protection-manual-gpb.pdf>
- Concrete may not be used to stabilize the base of the pilings for the dune walkover.<sup>6</sup>
- 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 affect dune complexes or dune vegetation, or significantly increase the potential for washovers or blowouts to occur.<sup>7</sup>
- The proposed construction activities must minimize impacts on natural hydrology and not cause erosion of adjacent properties, critical dune areas, or the public beach.<sup>8</sup>
- The City must ensure the proposed construction is consistent with FEMA minimum requirements or with the FEMA-approved local ordinance.<sup>9</sup>

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

Sincerely,



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

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<sup>4</sup> 31 Tex. Admin. Code § 15.3(s)(4)(A)(xii).

<sup>5</sup> 31 Tex. Admin. Code § 15.7(g)(3).

<sup>6</sup> 31 Tex. Admin. Code § 15.6(f)(3).

<sup>7</sup> 31 Tex. Admin. Code § 15.4(d).

<sup>8</sup> 31 Tex. Admin. Code § 15.6(g).

<sup>9</sup> 31 Tex. Admin. Code § 15.6 (e)(3).

## MEMORANDUM

TO: Shoreline Task Force  
Natalie Bell, General Land Office  
FROM: Brandon N. Hill, Shoreline Management Department Project and Program Manager  
DATE: March 7, 2017  
RE: 5108 and 5106 Gulf Boulevard, Lots 1E & 1D, Padre Beach, Sec X

The applicant has requested permission to build two raised wooden walkovers over wood pilings. The proposed wooden walkways will serve two residential units each and will be ADA Compliant. Construction includes wooden piles, subjoists, stringers, deck boards and wooden handrails.

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 may 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 adverse effects on dune vegetation. These effects will be mitigated through the actions outlined in the attached mitigation plan.
5. The proposed activity may increase the potential for washover or blowouts.

Due to the large number of walkovers in this stretch of beach, and the relatively narrow dune field in the area, and the location of Aurora Circle and Wanna Wanna's in this general vicinity this Construction is a perfect candidate to be minimized in footprint and impact by creating a connected walkover. If the applicant is not willing to go without walkover instead utilizing Aurora Circle which is 3 lots to the south then the suggestion voiced by staff is that the four units be connected by a boardwalk that has gates to each location with one shared walkover reaching the beach. This approach minimizes the impact

## MEMORANDUM

to the dunes. This approach is dictated in the City of South Padre Island's Comprehensive Plan, Erosion Response Plan, Beach Management and Access Plan and has been championed by the Shoreline Taskforce and City Council.

Since the applicant has chosen not to avoid or minimize their dune impact the City Staff cannot recommend approval as proposed.

A handwritten signature in blue ink, appearing to read "Brandon Hill", with a stylized flourish at the end.

Brandon N. Hill



# 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: Lots 1C&1B Blck 156, Padre Beach, Sec. X (Cab 1, Pg. 3528 MRCCT) Physical Address: 5108 Gulf Blvd, South Padre Island, Texas (North walkway)

## Property Owner Information

Name: Access SPI, LLC  
Mailing Address: 7220 Bob Bullock Loop, Suite 4A  
City: Laredo State: Texas  
Zip: 78401 Country: United States  
Phone Number: 956-648-8273  
Fax Number: \_\_\_\_\_  
E-Mail Address: hcairlie@xhumerit.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): [Signature]  
Date: 4-30-18

## Applicant / Agent for Owner

Name: Alfredo G. Hernandez  
Mailing Address: 6305 Paredes Line Road  
City: Brownsville State: Texas  
Zip: 78526 Country: United States  
Phone Number: 9,565,748,300  
Fax Number: 9,565,748,305  
E-Mail Address: frede@aghrconsultants.com

Applicant Signature: [Signature]  
Date: 4/30/18

## 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.

Raised walk access over wood pilings. The proposed wooden walkway will serve two residential units and will be ADA compliant. Construction includes wooden piles, subjoists, stringers, deck boards and wooden handrails.

Total Square Footage of Footprint of Habitable Structure: 0  
Total Area of Impervious Surface (i.e. retaining walls, walkways, drives, patios, etc.): 0  
Percentage Impervious Surface [(impervious surface / habitable footprint) \* 100]: 0

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

Approximate Duration of Construction: 4 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 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: \_\_\_\_\_

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: Raised walk access 3 ft over natural grounds (beach dunes), on wood pilings. Bottom area of walk access will remain open.

#### 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.

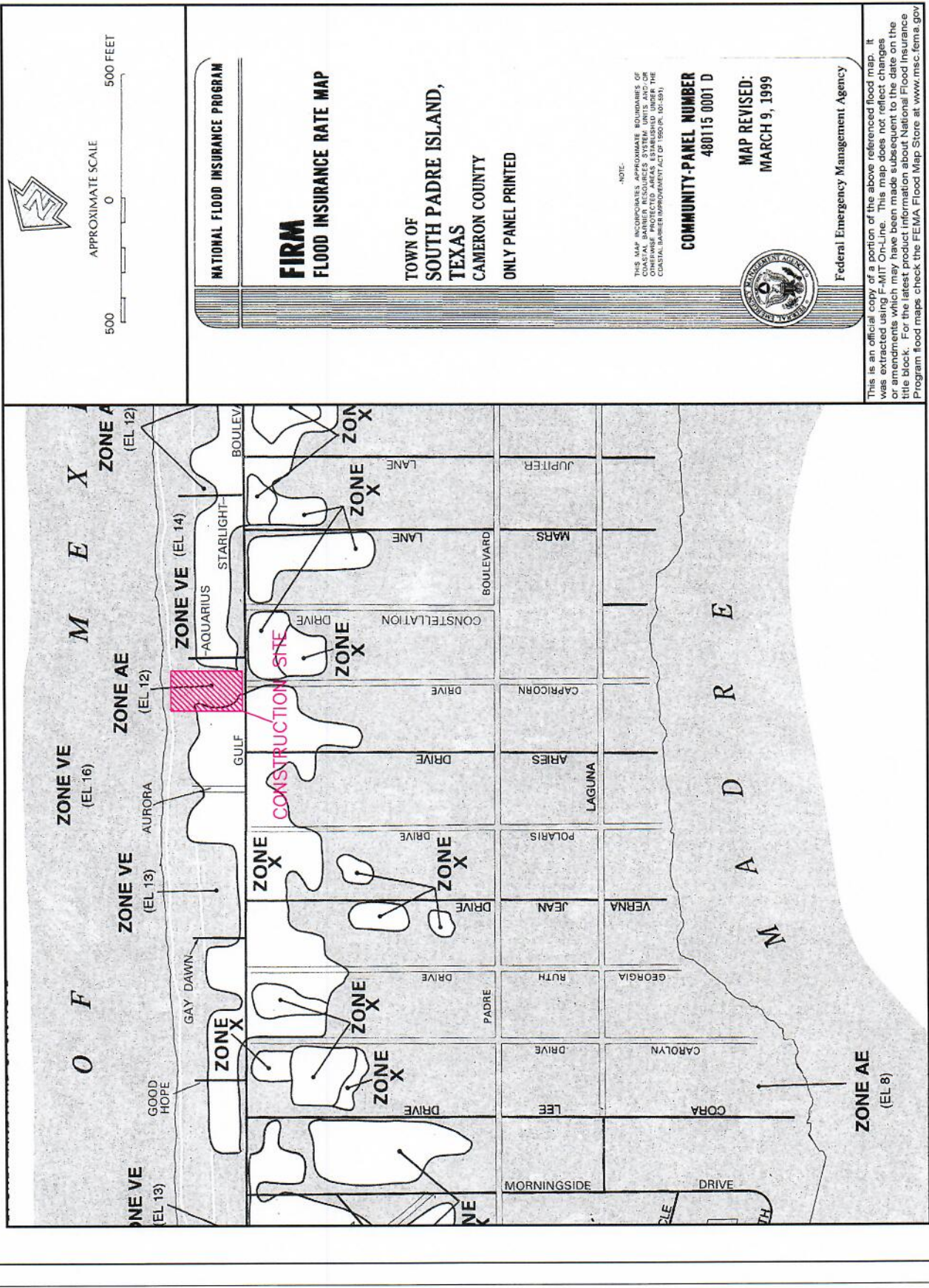
#### Other required application information:

- ☐ 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.**





NATIONAL FLOOD INSURANCE PROGRAM

**FIRM**  
FLOOD INSURANCE RATE MAP

TOWN OF  
SOUTH PADRE ISLAND,  
TEXAS  
CAMERON COUNTY  
ONLY PANEL PRINTED

NOTE:  
THIS MAP INCORPORATES APPROXIMATE BOUNDARIES OF  
COASTAL BARRIER RESOURCES SYSTEM UNITS AND OF  
COASTAL BARRIER IMPROVEMENT ACT OF 1990 (P.L. 101-581)

COMMUNITY-PANEL NUMBER  
480115 0001 D

MAP REVISED:  
MARCH 9, 1999



Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at [www.msc.fema.gov](http://www.msc.fema.gov)





# 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: Lots 1E&1D Blck 156, Padre Beach, Sec. X (Cab 1, Pg. 3528 MRCCT) Physical Address: 5106 Gulf Blvd, South Padre Island, Texas (South walkway)

## Property Owner Information

Name: Access SPI, LLC  
Mailing Address: 7220 Bob Bullock Loop, Suite 4A  
City: Laredo State: Texas  
Zip: 78401 Country: United States  
Phone Number: 956-648-8273  
Fax Number: \_\_\_\_\_  
E-Mail Address: bfairlie@sbmerit.com

## Applicant / Agent for Owner

Name: Alfredo G. Hernandez  
Mailing Address: 6305 Paredes Line Road  
City: Brownsville State: Texas  
Zip: 78526 Country: United States  
Phone Number: 9,565,748,300  
Fax Number: 9,565,748,305  
E-Mail Address: fredeagheconsultants.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): [Signature]  
Date: 4-30-18

Applicant Signature: [Signature] PE  
Date: 4/30/18

## 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.

Raised walk access over wood pilings. The proposed wooden walkway will serve two residential units and will be ADA compliant. Construction includes wooden piles, subjoists, stringers, deck boards and wooden handrails.

Total Square Footage of Footprint of Habitable Structure: 0  
Total Area of Impervious Surface (i.e. retaining walls, walkways, drives, patios, etc.): 0  
Percentage Impervious Surface [(impervious surface / habitable footprint) \* 100]: 0

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

Approximate Duration of Construction: 4 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: Piling will be drilled into dune areas with approximate 5' embedment. This walkway will damage 5% of 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 5 % 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: Raised walk access 3 ft over natural grounds (beach dunes), on wood pilings. Bottom area of walk access will remain open.

#### 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:

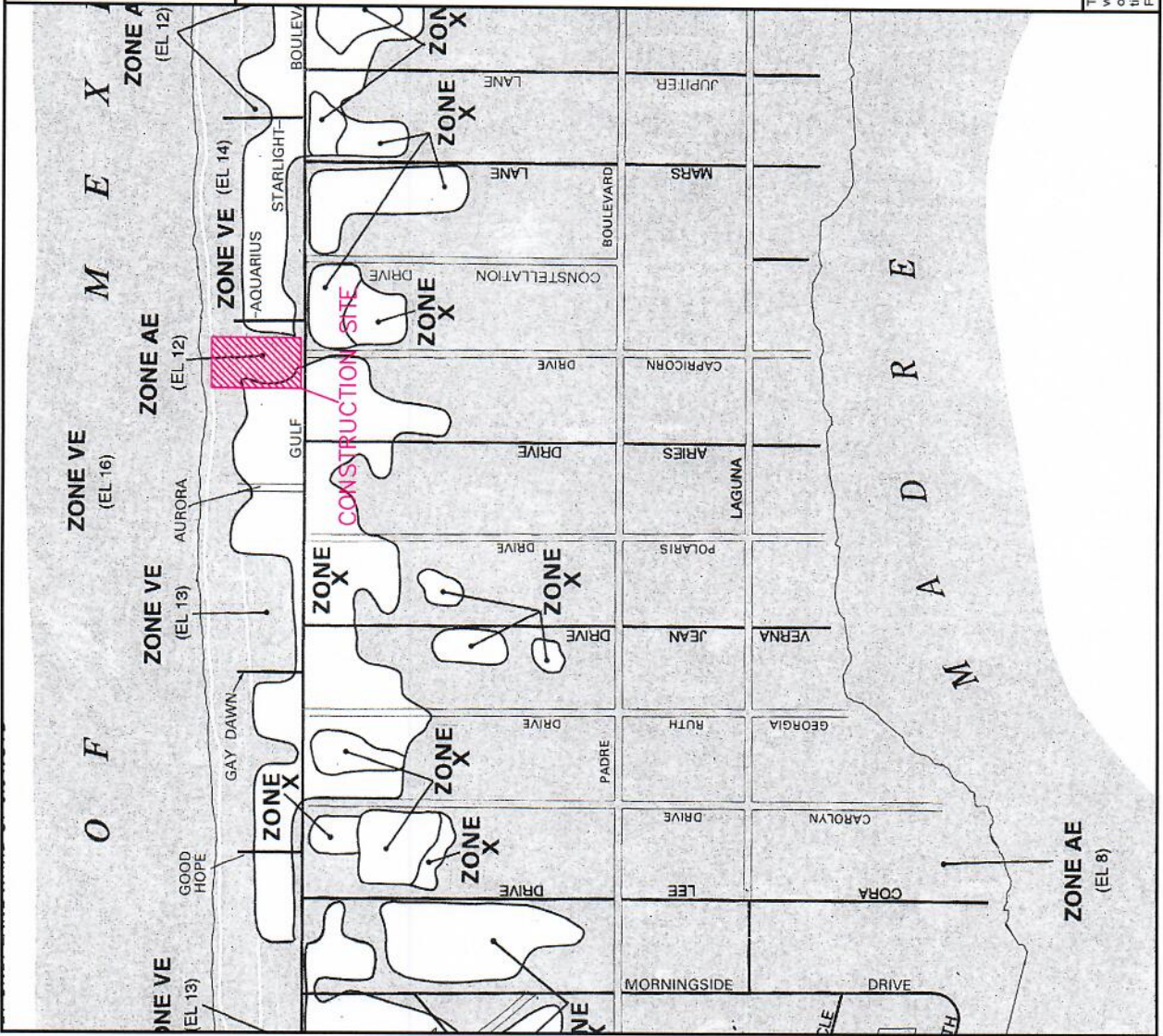
- ☒ 1. Legal description of the property (lot, block, subdivision) and the immediately adjoining property.
- ☒ 2. Location of all existing structures - including the habitable and inhabitable structures, swimming pools, decks, fences, parking areas, landscape areas, etc.
- ☒ 3. Location of the Historical 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.**



**NATIONAL FLOOD INSURANCE PROGRAM**

**FIRM**  
**FLOOD INSURANCE RATE MAP**

TOWN OF  
SOUTH PADRE ISLAND,  
TEXAS  
CAMERON COUNTY  
ONLY PANEL PRINTED

NOTE:  
THIS MAP INCORPORATES APPROXIMATE BOUNDARIES OF  
COASTAL BARRIER RESOURCES SYSTEM UNITS AND/OR  
COASTAL BARRIER RESOURCES SYSTEM UNITS ESTABLISHED UNDER THE  
COASTAL BARRIER IMPROVEMENT ACT OF 1982 (P.L. 97-351)

COMMUNITY-PANEL NUMBER  
480115 0001 D

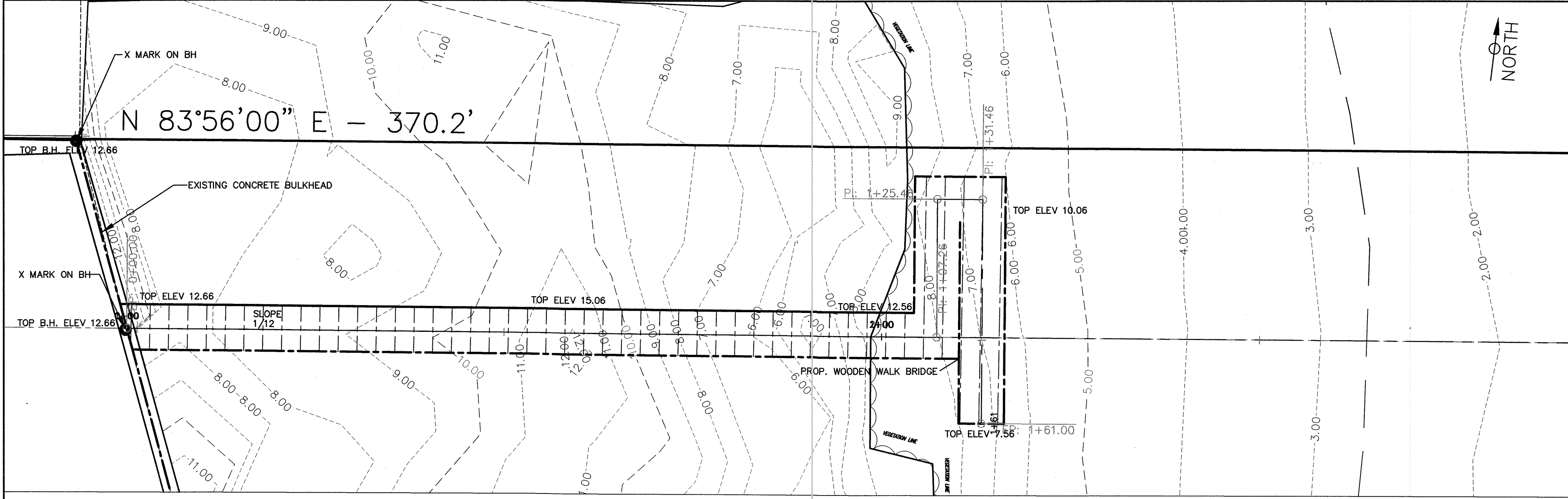
MAP REVISED:  
MARCH 9, 1999



Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at [www.msc.fema.gov](http://www.msc.fema.gov)



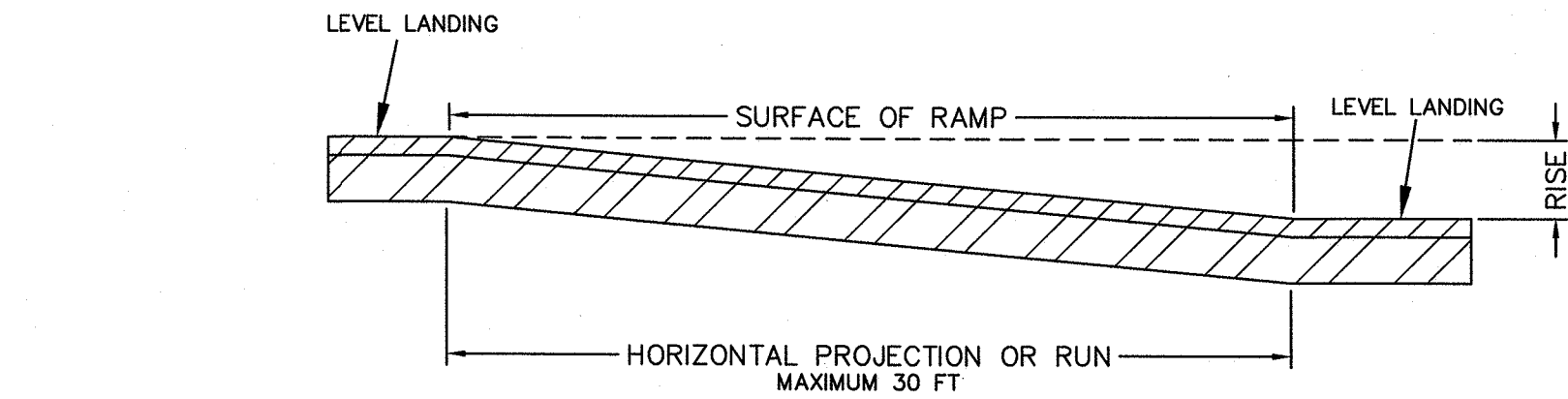
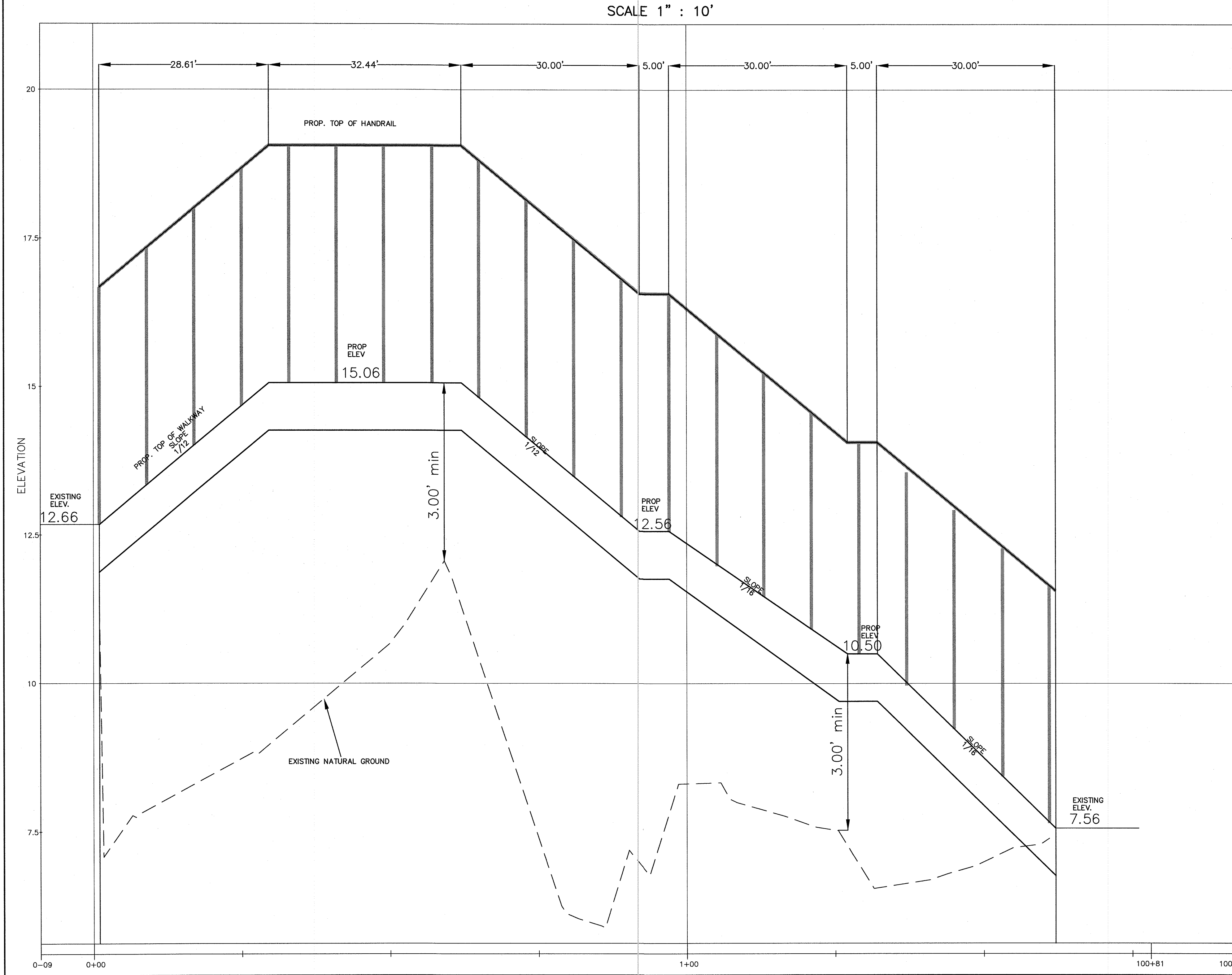


WOOD SPECIFICATIONS				
COMPONENT	GRADE	SURFACE TEXTURE	MOISTURE CONTENT	PRESERVATIVE RETENTION SALTWATER
SPLIT PILE CAP OR SUB-JOIST	No.1 DENSE	S4S,ROUGH	S-DRY 19% OR LESS	.60 ACQ, .31 CA, .60 CCA OR 12.0 CREOSOTE AWPA UC5A, 5B, 5C & C18 (SALT WATER SPLASH)
STRINGERS	No.1	S4S/S2E	S-DRY 19% OR LESS	.60 ACQ, .31 CA, .60 CCA OR 12.0 CREOSOTE AWPA UC5A, 5B, 5C & C18 (SALT WATER SPLASH)
DECKING	PREMIUM No.1	RED S4S	S-DRY 19% OR LESS	.40ACQ, .21CA, .40CCA AWPA UC3B & C18
PILING (ROUND TIMBER)	ASTM D25	N/A	KD 25% OR LESS	2.5 CCA, 20.0 CREOSOTE OR DUAL TREATMENT OF 1.0 CCA & 20.0 CREOSOTE UC5A, 5B, 5C & C3, C18

- NOTES:
- FASTENERS AND CONNECTORS SHOULD BE TYPE 304 OR 316 ALLOY STAINLESS OR HAVE AN EQUIVALENT PROTECTIVE COATING SUCH AS BITUMASTIC.
  - HOT-DIP GALVANIZED FASTENERS SHOULD MEET ASTM A153, WITH 2 OUNCES OF ZINC COATING PER SQUARE-FOOT MINIMUM FOR MARINE USE.
  - HOT-DIP GALVANIZED CONNECTORS SHOULD MEET ASTM A653, CLASS G185 SHEET WITH 1.85 OUNCES OF ZINC COATING PER SQUARE-FOOT MINIMUM.
  - FASTENERS AND CONNECTORS USED TOGETHER SHOULD BE OF THE SAME TYPE (E.G. ONLY STAINLESS STEEL NAILS WITH STAINLESS STEEL JOIST HANGERS).
  - NAILS SHALL BE RING OR SPIRAL SHANK STAINLESS STEEL OR HOT DIP GALVANIZED. (DECKING)
  - TO SET ANCHORS IN CONCRETE USE EPOXY-TIE SET (HIGH STRENGTH EPOXY) SIMPSON OR EQUAL WITH 5" MINIMUM EMBED. DEPTH IN TO THE CONCRETE.
  - ALL CUTS, HOLES + INJURIES TO THE SURFACE OF TREATED WOOD SHOULD BE PROTECTED BY FIELD TREATMENT WITH COOPER NAPHTHATE MEETING AWPA STANDARD P-8.
  - ALL TIMBER SHOULD BE MARINE GRADE SOUTHERN PINE PRESERVATIVELY TREATED TO AMERICAN WOOD -PRESERVER'S ASSOCIATION (AWPA) STANDARDS C-2 AND C-18. (BULKHEAD SHEETING CAN BE SEA WALL GRADES).
  - ALL TREATED WOOD PRODUCTS SHOULD BE HANDLED + FIELD FABRICATED IN ACCORDANCE WITH AWPA STANDARD M4-92.
  - THREAD ROD SHALL BE A36, A307 OR F1554 GRADE 36 GALVANIZED OR SIMILAR.
  - ALL BOARD WALK SHOULD BE NAILED TO THE STRINGER THAT SUPPORT IT.
  - ALL WOODEN POST SHALL BE INSTALLED ON GROUND WITH NO CONCRETE.
  - SEPARATION BETWEEN BOARD WALK 1/2".

Unit	Drawn	AGH	Checked	F.H.	Scale	1/4" = 10'-0"	Date	DECEMBER 2017
Job No.	2017-0267	Sheet	1	of	3			

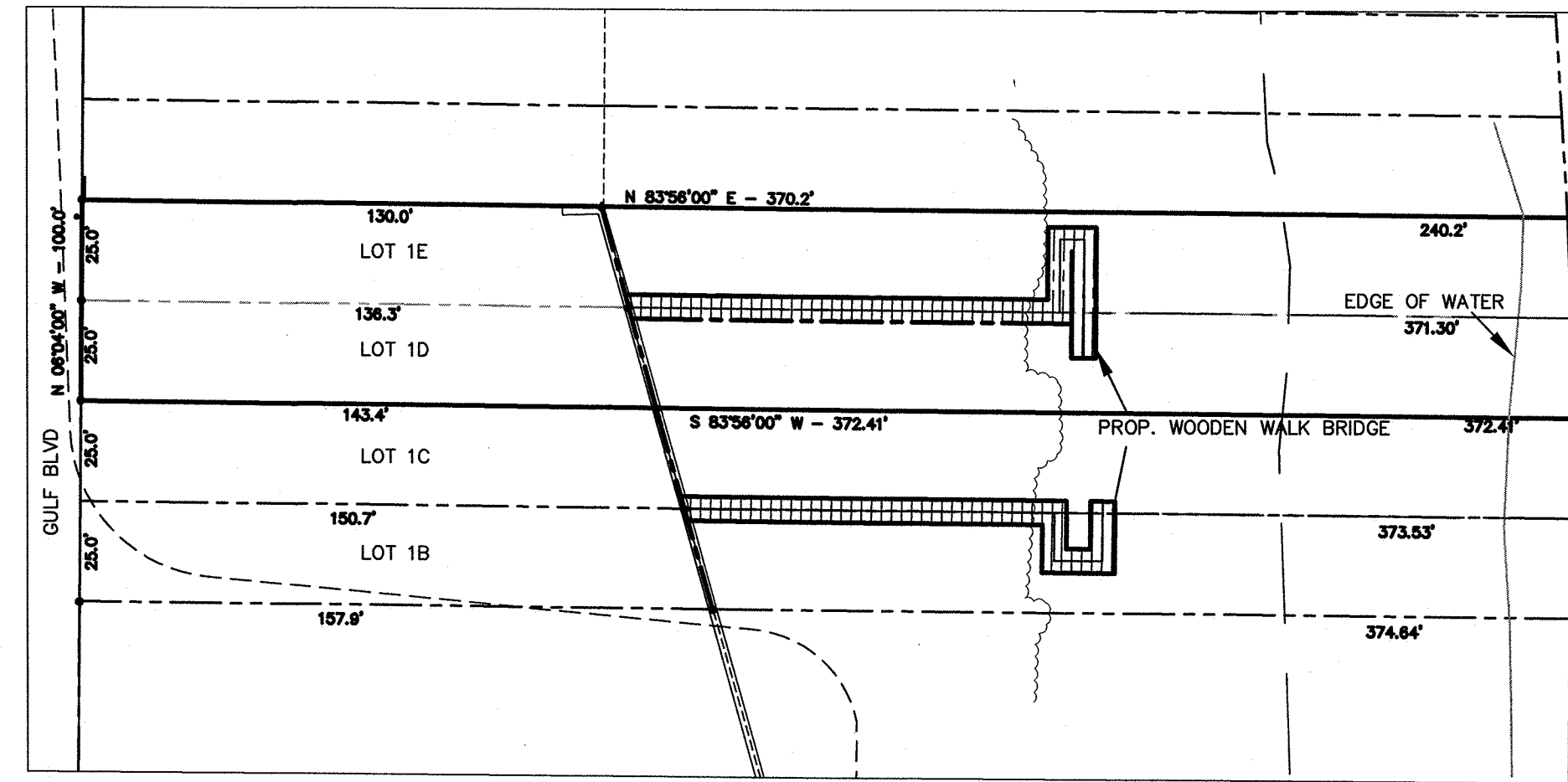
ALFREDO C. HERNANDEZ  
REGISTERED PROFESSIONAL SURVEYOR  
No. 70958-1  
Exp. 12/31/19



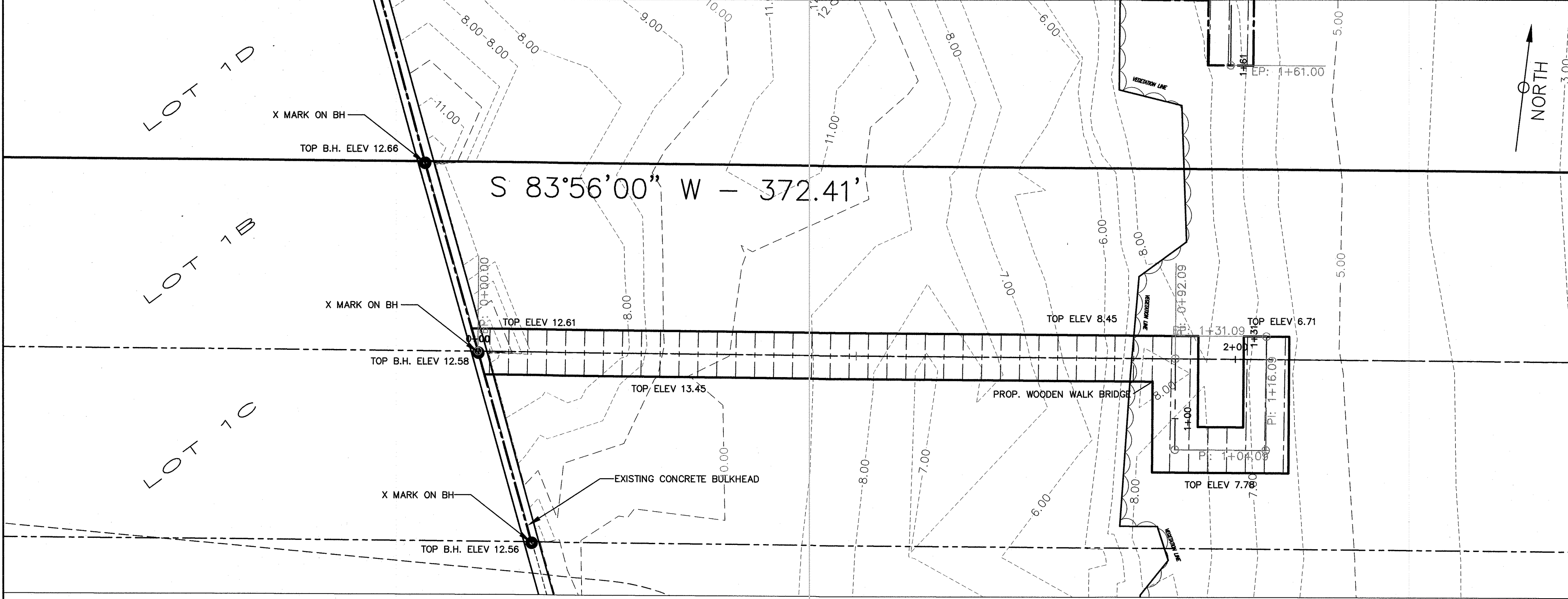
SLOPE	MAXIMUM RISE IN	MAXIMUM HORIZONTAL PROJECTION FT
1:12 TO < 1:16	30	30
1:16 TO < 1:20	30	40

ADA STANDARDS  
28 CFR PART 36

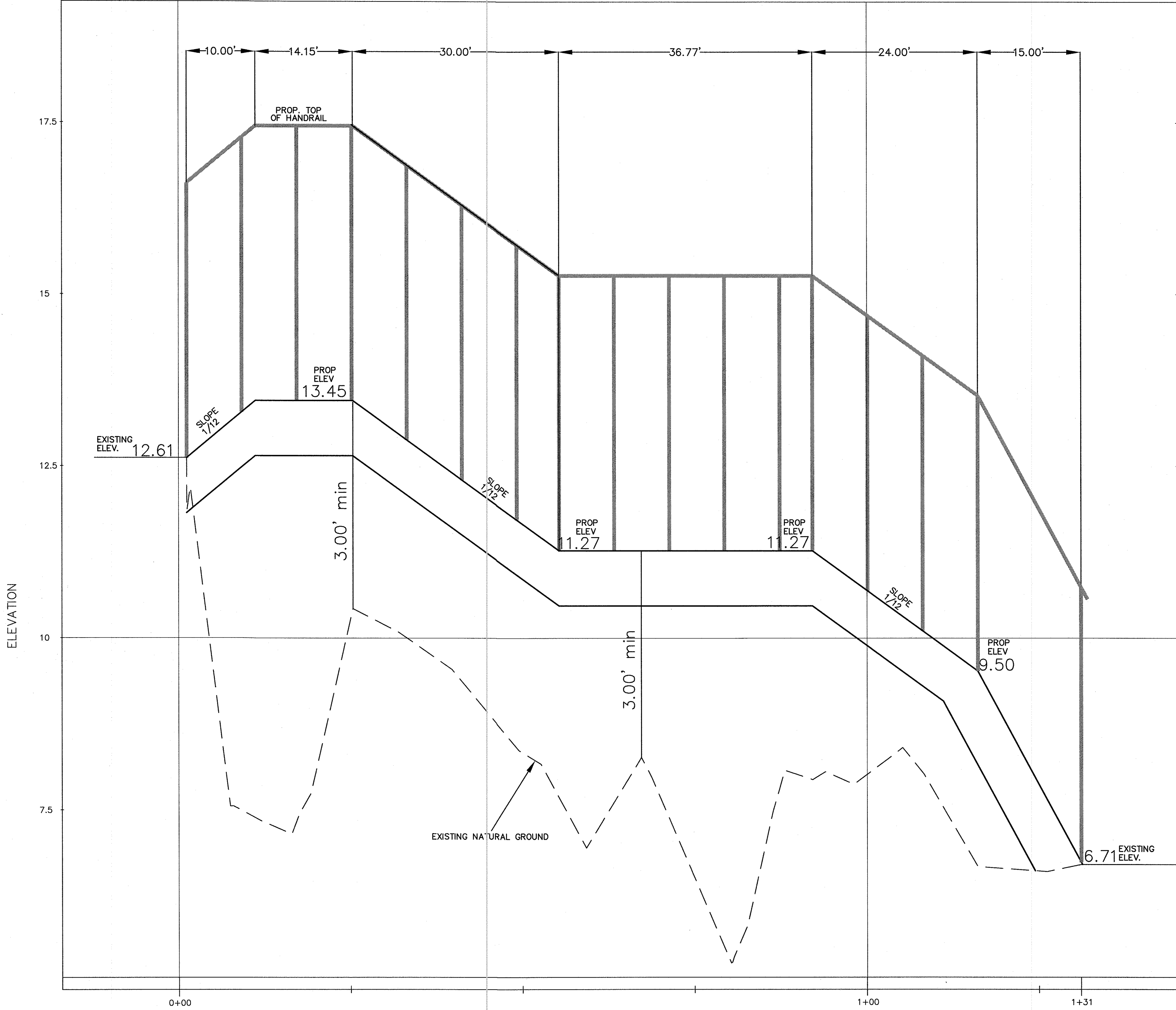
- REFERENCES:
- EXCERPT FROM 28 CFR PART 36 CHAPTER I (7-1-94 EDITION): ADA STANDARDS FOR ACCESSIBLE DESIGN. PAGE 520
  - TEXAS BEACH ACCESSIBILITY GUIDE, PAGE 9.



SITE VIEW  
SCALE 1" = 40'



SCALE 1" : 10'



WOOD SPECIFICATIONS				
COMPONENT	GRADE	SURFACE TEXTURE	MOISTURE CONTENT	PRESERVATIVE RETENTION SALTWATER
SPLIT PILE CAP OR SUB-JOIST	No.1 DENSE	S4S,ROUGH	S-DRY 19% OR LESS	.60 ACQ, .31 CA, .60 CCA OR 12.0 CREOSOTE AFWA UC5A, 5B, 5C & C18 (SALT WATER SPLASH)
STRINGERS	No.1	S4S/S2E	S-DRY 19% OR LESS	.60 ACQ, .31 CA, .60 CCA OR 12.0 CREOSOTE AFWA UC5A, 5B, 5C & C18 (SALT WATER SPLASH)
DECKING	PREMIUM No.1	RED S4S	S-DRY 19% OR LESS	.40ACQ, .21CA, .40CCA AFWA UC38 & C18
PIILING (ROUND TIMBER)	ASTM D25	N/A	ND 25% OR LESS	2.5 CCA, 20.0 CREOSOTE OR DUAL TREATMENT OF 1.0 CCA & 20.0 CREOSOTE UC5A, 5B, 5C & C3, C18

NOTE.  
1. MINIMUM RETENTION ASSAY (E.G. RETENTION .80) EXPRESSED AS POUNDS OF PRESERVATIVE PER CUBIC FOOT (PCF) OF WOOD.

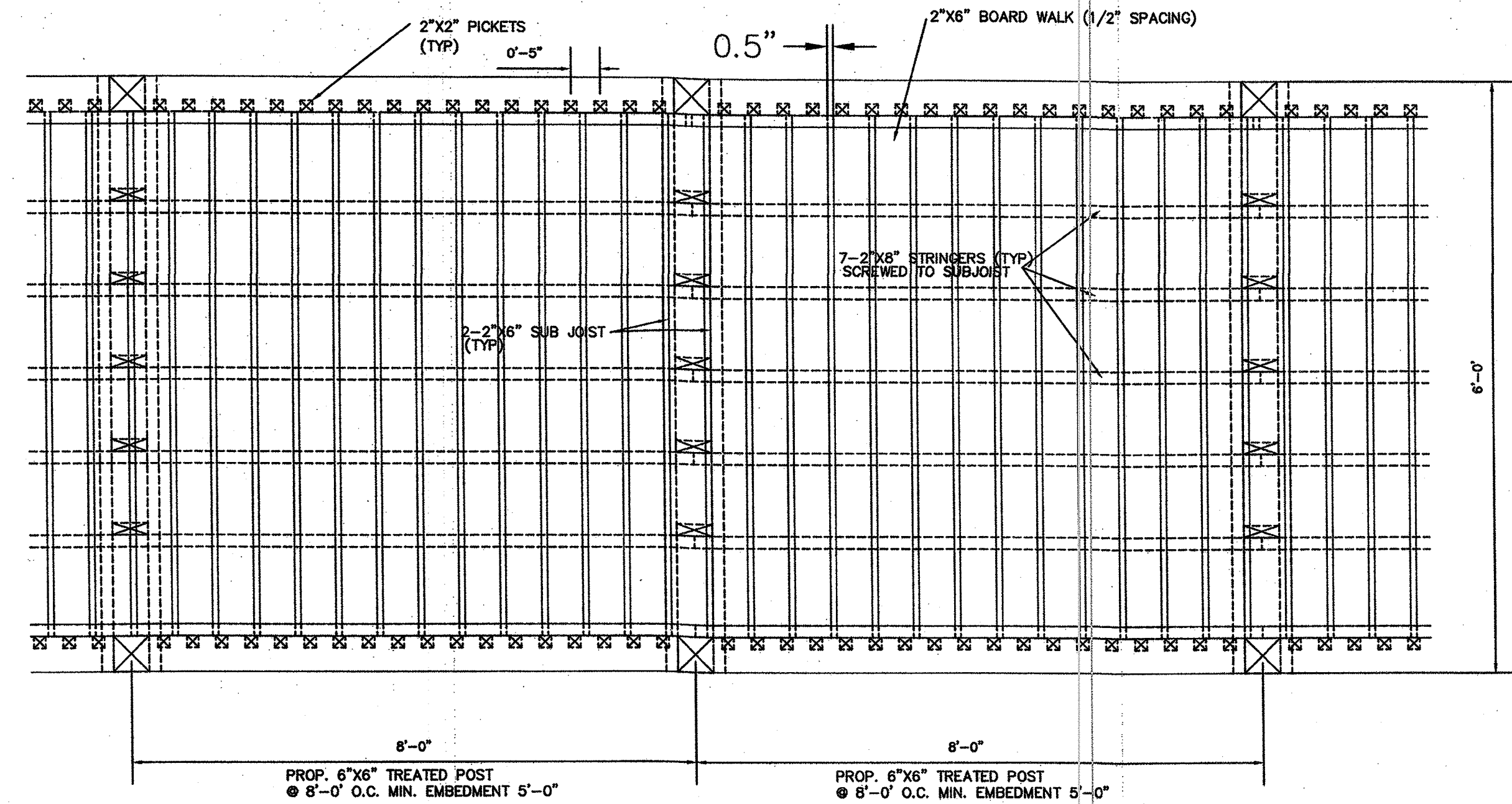
- NOTES.
- FASTENERS AND CONNECTORS SHOULD BE TYPE 304 OR 316 ALLOY STAINLESS OR HAVE AN EQUIVALENT PROTECTIVE COATING SUCH AS BITUMASTIC.
  - HOT-DIP GALVANIZED FASTENERS SHOULD MEET ASTM A153, WITH 2 OUNCES OF ZINC COATING PER SQUARE-FOOT MINIMUM FOR MARINE USE.
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  - THREAD ROD SHALL BE A36, A307 OR F1554 GRADE 36 GALVANIZED OR SIMILAR.
  - ALL BOARD WALK SHOULD BE NAILED TO THE STRINGER THAT SUPPORT IT.
  - ALL WOODEN POST SHALL BE INSTALLED ON GROUND WITH NO CONCRETE.
  - SEPARATION BETWEEN BOARD WALK 1/2".



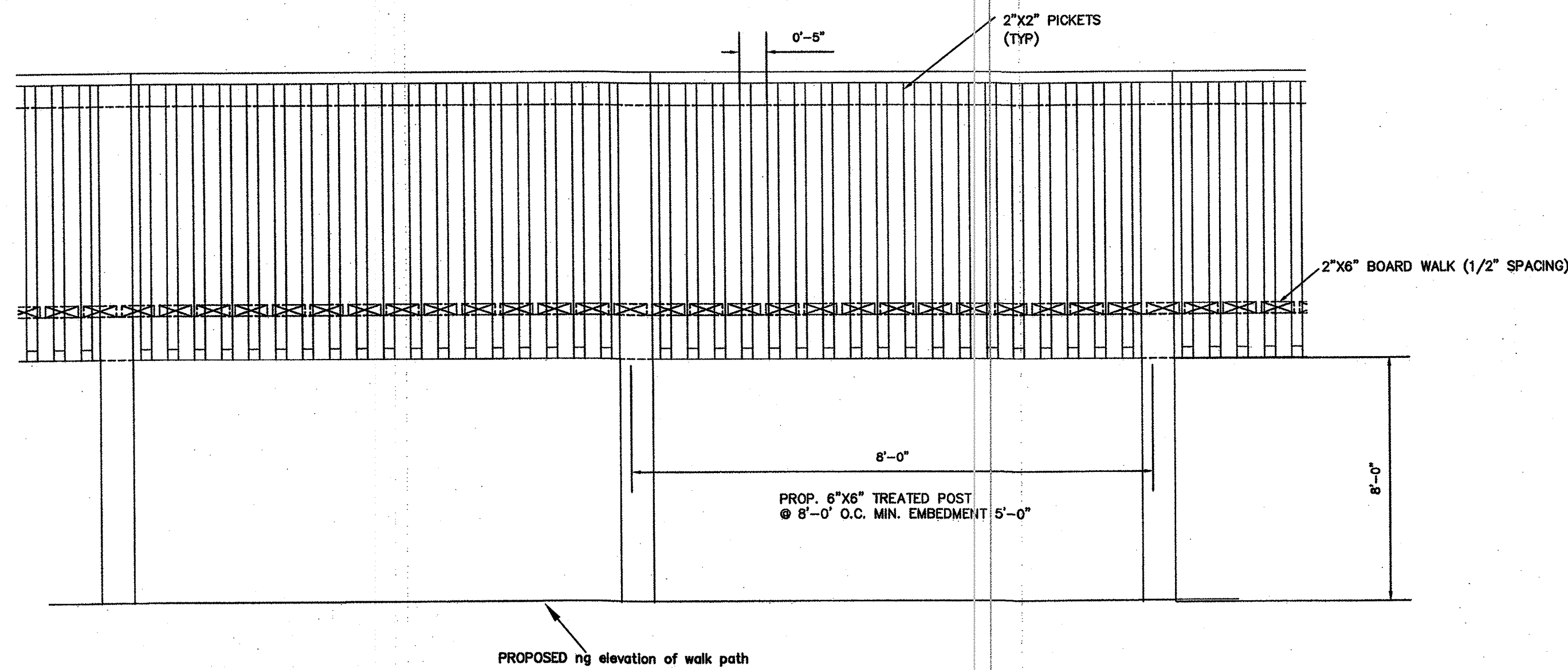
SPI  
CONDOMINIUMS  
SOUTH PADRE ISLAND  
WOODEN WALK WAY  
SOUTH WALKWAY

**AGH**  
ENGINEERING & SURVEYING  
2000 4189th Avenue, Suite 100  
Ft. Worth, Texas 76132-4189  
Tel: (817) 574-8300  
Fax: (817) 574-8300  
FIRM No: F-5197

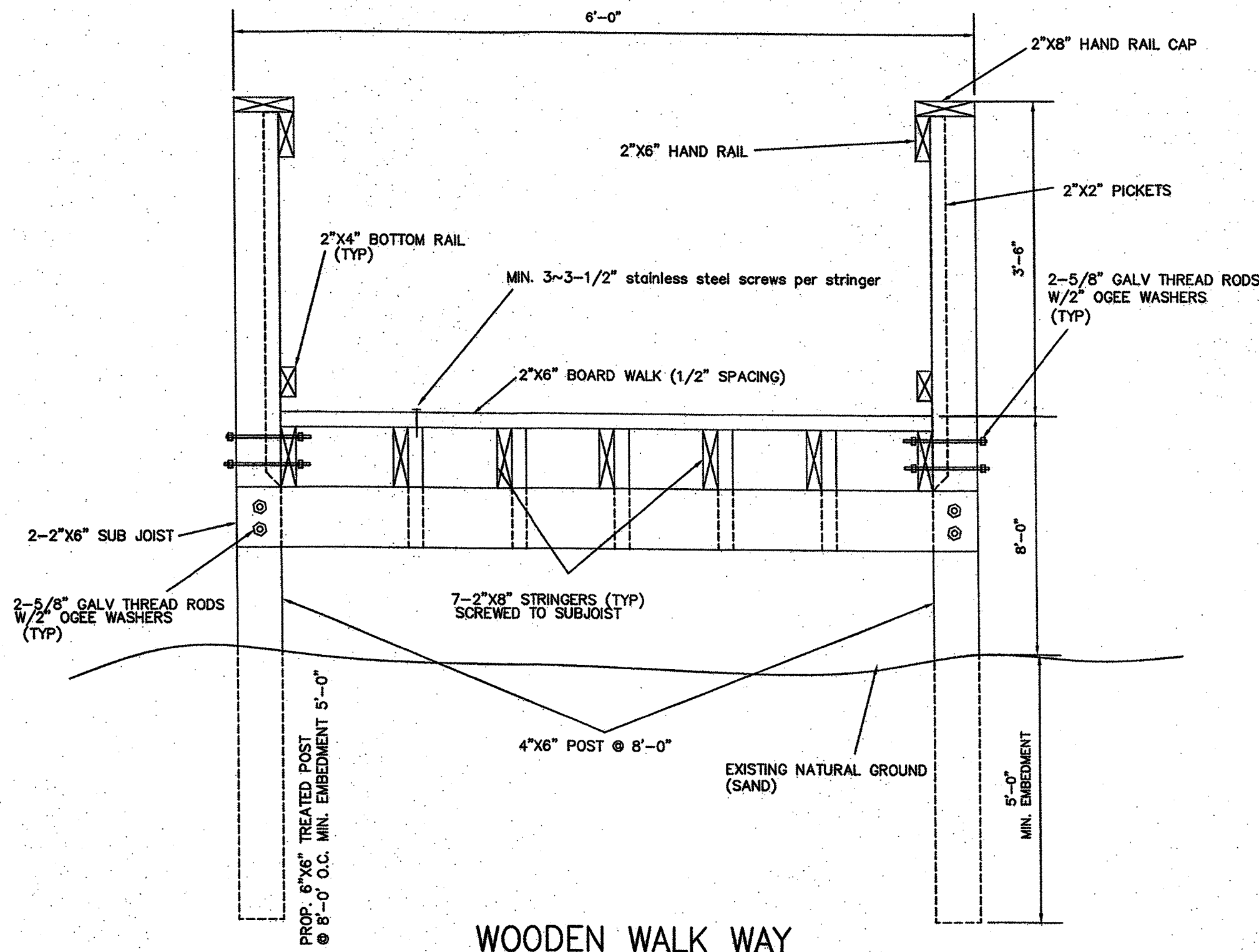
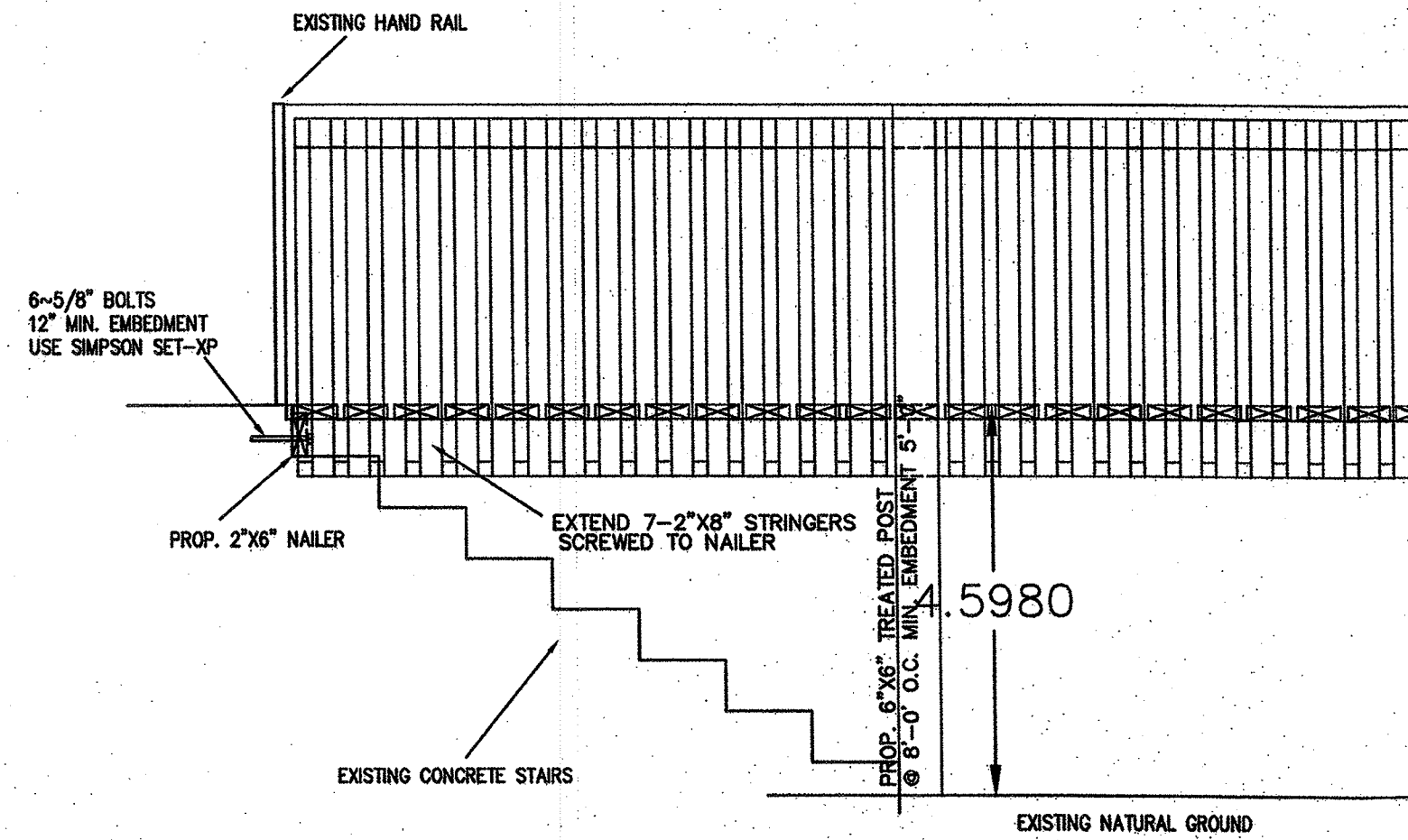




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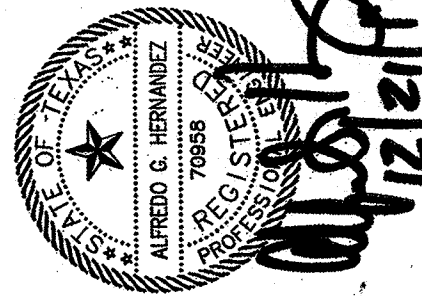


WOODEN WALK WAY  
SECTION A-A'  
N.T.S.

WOOD SPECIFICATIONS				
COMPONENT	GRADE	SURFACE TEXTURE	MOISTURE CONTENT	PRESERVATIVE RETENTION SALTWATER
SPLIT PILE CAP SUB-JOIST	No.1 DENSE	S4S,ROUGH	S-DRY 19% OR LESS	.60 ACQ, .31 CA, .60 CCA OR 12.0 CREOSOTE AMPA UCSA, 5B, 5C & C18 (SALT WATER SPLASH)
STRINGERS	No.1	S4S/S2E	S-DRY 19% OR LESS	.60 ACQ, .31 CA, .60 CCA OR 12.0 CREOSOTE AMPA UCSA, 5B, 5C & C18 (SALT WATER SPLASH)
DECKING	PREMIUM No.1	RED S4S	S-DRY 19% OR LESS	.40ACQ, .21CA, .40CCA AMPA UCSB & C18
PILING (ROUND TIMBER)	ASTM D25	N/A	KD 25% OR LESS	2.5 CCA, 20.0 CREOSOTE OR DUAL TREATMENT OF 1.0 CCA & 20.0 CREOSOTE UCSA, 5B, 5C & C3, C18

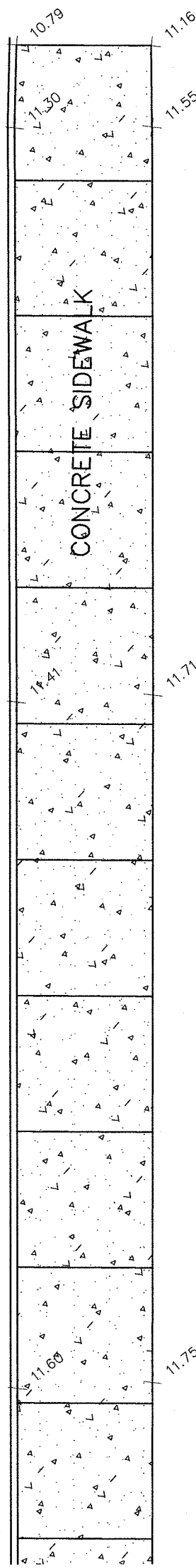
NOTE:  
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- NOTES:
- FASTENERS AND CONNECTORS SHOULD BE TYPE 304 OR 316 ALLOY STAINLESS OR HAVE AN EQUIVALENT PROTECTIVE COATING SUCH AS BITUMASTIC.
  - HOT-DIP GALVANIZED FASTENERS SHOULD MEET ASTM A153, WITH 2 OUNCES OF ZINC COATING PER SQUARE-FOOT MINIMUM FOR MARINE USE.
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  - THREAD ROD SHALL BE A36, A307 OR F1554 GRADE 36 GALVANIZED OR SIMILAR.
  - ALL BOARD WALK SHOULD BE NAILED TO THE STRINGER THAT SUPPORT IT.
  - ALL WOODEN POST SHALL BE INSTALLED ON GROUND WITH NO CONCRETE
  - SEPARATION BETWEEN BOARD WALK 1/4".



SPI  
CONDOMINIUMS  
SOUTH PADRE ISLAND  
WOODEN WALK WAY  
DETAILS

**AGH**  
ENGINEERING & SURVEYING  
P.O. BOX 4189 Brownsville, Texas 78023-4189  
Tel. (361) 574-8300 FAX (361) 574-8305  
FIRM NO: S-5197



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

**MEETING DATE:** June 11, 2018

**NAME & TITLE:** Brandon Hill, Shoreline Director

**DEPARTMENT:** Shoreline department

**ITEM**

Discussion and action to recommend to City Council the approval of a Beach and Dune Permit for 310 Padre Boulevard South Padre Island Texas. (Hill)

**ITEM BACKGROUND**

Raised walk access over wooden pilings. The proposed wooden walkway will serve two residential units and will be ADA Compliant. Construction includes wooden piles, subjoists, stringers, deck boards and wooden handrails.

**BUDGET/FINANCIAL SUMMARY**

None

**COMPREHENSIVE PLAN GOAL**

Chapter III. Parks and Resources

GOAL 1: The City shall ensure protection and conservation of natural resources, such as beaches, dunes, wetlands, Laguna Madre waterfront and native flora and fauna, allowing for their sustainable use and enjoyment by future generations.

Objective 1.1 Beach and dunes shall be protected from both natural and artificial erosion.

**LEGAL REVIEW**

Sent to Legal:

YES: \_\_\_\_\_

NO:   X  

Approved by Legal:

YES: \_\_\_\_\_

NO:   X  

Comments:

**RECOMMENDATIONS/COMMENTS**

Staff does not recommend approval.





TEXAS GENERAL LAND OFFICE  
GEORGE P. BUSH, COMMISSIONER

May 25, 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:** 310A Padre Boulevard, South Padre Island  
**Legal Description:** Lots 1, Block 1, SPI Beach Resort (CAB 1, Slot 2456A)  
**Lot Applicant:** Sapphire CAI c/o Alfredo G. Hernandez  
**GLO ID No.:** BDSPI-18-0107

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 locations. The applicant proposes the construction of an ADA compliant dune walkover to the public beach. According to the Bureau of Economic Geology, the area is accreting. The City of South Padre Island does not recommend approval of the application as proposed, and instead recommends the applicant repair the existing walkover or connect to the adjacent City dune walkover in order to minimize impacts to the dune system and to be consistent with the City of South Padre Island's Comprehensive Plan, Erosion Response Plan, Beach Management and Access Plan.

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

- The City is required to minimize proliferation of excessive private accesses by permitting only the minimum necessary private beach access points to the public beach from any proposed subdivision, multiple dwelling, or commercial facility. In some cases, the minimum beach access points may be only one access point.<sup>1</sup>
- The City must require permittees to avoid and then minimize adverse effects on dunes and dune vegetation. Avoidance means avoiding the effect on dunes and dune vegetation altogether by not taking a certain action or parts of an action.<sup>2</sup> The GLO agrees with the City that both avoidance and minimization could be achieved by repairing the existing walkover or connecting to the adjacent public City dune walkover to avoid a portion of the adverse effects to dunes and dune vegetation.
- The applicant has proposed to terminate the dune walkover seaward of the line of vegetation and on the public beach, which is not consistent with 31 TAC § 15.7(g)1, which requires the seaward terminus of the dune walkover to be restricted to the greatest extent possible to the most landward point of the public beach and must not interfere with or otherwise restrict public use of the beach at normal high tides.<sup>3</sup>

<sup>1</sup> 31 Tex. Admin. Code §15.4(f)(2)(B)(iii).

<sup>2</sup> 31 Tex. Admin. Code §15.4(f)(1).

<sup>3</sup> 31 Tex. Admin. Code § 15.7(g)(2).

Should the City approve a walkover, 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.
- 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, and mitigate for any adverse effects on dune vegetation.<sup>4</sup>
- The deck of the walkover must be of sufficient elevation to allow for the growth of dune vegetation and the migration of dunes to the greatest extent practicable.<sup>5</sup>
- The proposed dune walkover should be constructed to allow rain and sand to pass through the decking. The GLO recommends placing the slats that form the deck of the walkover at least ½-inch apart.
- Construction of the proposed dune walkover should conform to the GLO's guidelines provided in the Dune Protection and Improvement Manual for the Texas Gulf Coast, and can be found on the GLO website at: <http://www.glo.texas.gov/coast/coastal-management/forms/files/dune-protection-manual-gpb.pdf>
- Concrete may not be used to stabilize the base of the pilings for the dune walkover.<sup>6</sup>
- 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 affect dune complexes or dune vegetation, or significantly increase the potential for washovers or blowouts to occur.<sup>7</sup>
- The proposed construction activities must minimize impacts on natural hydrology and not cause erosion of adjacent properties, critical dune areas, or the public beach.<sup>8</sup>
- The City must ensure the proposed construction is consistent with FEMA minimum requirements or with the FEMA-approved local ordinance.<sup>9</sup>

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

Sincerely,



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

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<sup>4</sup> 31 Tex. Admin. Code § 15.3(s)(4)(A)(xii).

<sup>5</sup> 31 Tex. Admin. Code § 15.7(g)(3).

<sup>6</sup> 31 Tex. Admin. Code § 15.6(f)(3).

<sup>7</sup> 31 Tex. Admin. Code § 15.4(d).

<sup>8</sup> 31 Tex. Admin. Code § 15.6(g).

<sup>9</sup> 31 Tex. Admin. Code § 15.6 (e)(3).

## MEMORANDUM

TO: Shoreline Task Force  
Natalie Bell, General Land Office  
FROM: Brandon N. Hill, Shoreline Management Department Project and Program Manager  
DATE: May 21, 2018  
RE: 310 Padre Blvd. SPI, Texas, 78597

Raised walk access over wooden pilings. The proposed wooden walkway will serve two residential units and will be ADA Compliant. Construction includes wooden piles, subjoists, stringers, deck boards and wooden handrails.

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 may 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 adverse effects on dune vegetation. These effects will be mitigated through the actions outlined in the attached mitigation plan.
5. The proposed activity may increase the potential for washover or blowouts.

Due to the proximity of the Pearl and the City's Beach Access to the North, the already existing walkover path that circumnavigates the densely vegetated and topographically unique dunes, this construction is a perfect candidate to continue the City's efforts to minimize the duplicative dune cuts, and combine walkovers by keeping the existing footprint which is accessible by the Sapphire and the Pearl. The existing connected walkover does need repaired and updated, perhaps even continued across the front of the pearl to connect with the City Access Walkover.

The applicant is not willing to utilize the less impactful existing footprint or create a connected boardwalk taking advantage of the public access to the North. This approach minimizing the impact to

## MEMORANDUM

the dunes. This approach is dictated in the City of South Padre Island's Comprehensive Plan, Erosion Response Plan, Beach Management and Access Plan and has been championed by the Shoreline Taskforce and City Council.

Since the applicant has chosen not to avoid or minimize their dune impact the City Staff cannot recommend approval as proposed.



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Brandon N. Hill



# 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 ONE, BLOCK ONE, SPI BEACH RESORT (CAB1, P. 2456A) Physical Address: 310 PADRE BLVD, SPI, TEXAS, 78597

## Property Owner Information

Name: Sapphire CAI  
Mailing Address: 310 A Padre Blvd.  
City: South Padre Island State: TX  
Zip: 78597 Country: USA  
Phone Number: 956-772-1119  
Fax Number: 956-772-1127  
E-Mail Address: generalmanager@sapphirecai.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): [Signature]  
Date: 5.1.18

## Applicant / Agent for Owner

Name: ALFREDO G. HERNANDEZ  
Mailing Address: 6305 PAREDES LINE RD  
City: BROWNSVILLE State: TEXAS  
Zip: 78526 Country: UNITED STATES  
Phone Number: (956) 574-8300  
Fax Number: (956) 574-8305  
E-Mail Address: fred@agbconsultants.com

Applicant Signature: [Signature]  
Date: 5/16/18

## 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.

RAISED WALK ACCESS OVER WOOD PILING. THE PROPOSED WOODEN WALKWAY WILL SERVE TWO RESIDENTIAL UNITS AND WILL BE ADA COMPLIANT. CONSTRUCTION INCLUDES WOODEN PILES, SUBJOISTS, STRINGERS, DECK BOARDS AND WOODEN HANDRAILS

Total Square Footage of Footprint of Habitable Structure: 0  
Total Area of Impervious Surface (i.e. retaining walls, walkways, drives, patios, etc.): 1544  
Percentage Impervious Surface [(impervious surface / habitable footprint)\* 100]: 0

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

Approximate Duration of Construction: 4 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 4 % 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: RAISED WALK ACCESS MINIMUM 3FT. OVER NATURAL GROUND (BEACH DUNES)  
ON WOOD PILINGS. BOTTOM AREA OF WALK ACCESS WILL REMAIN OPEN

#### 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.**

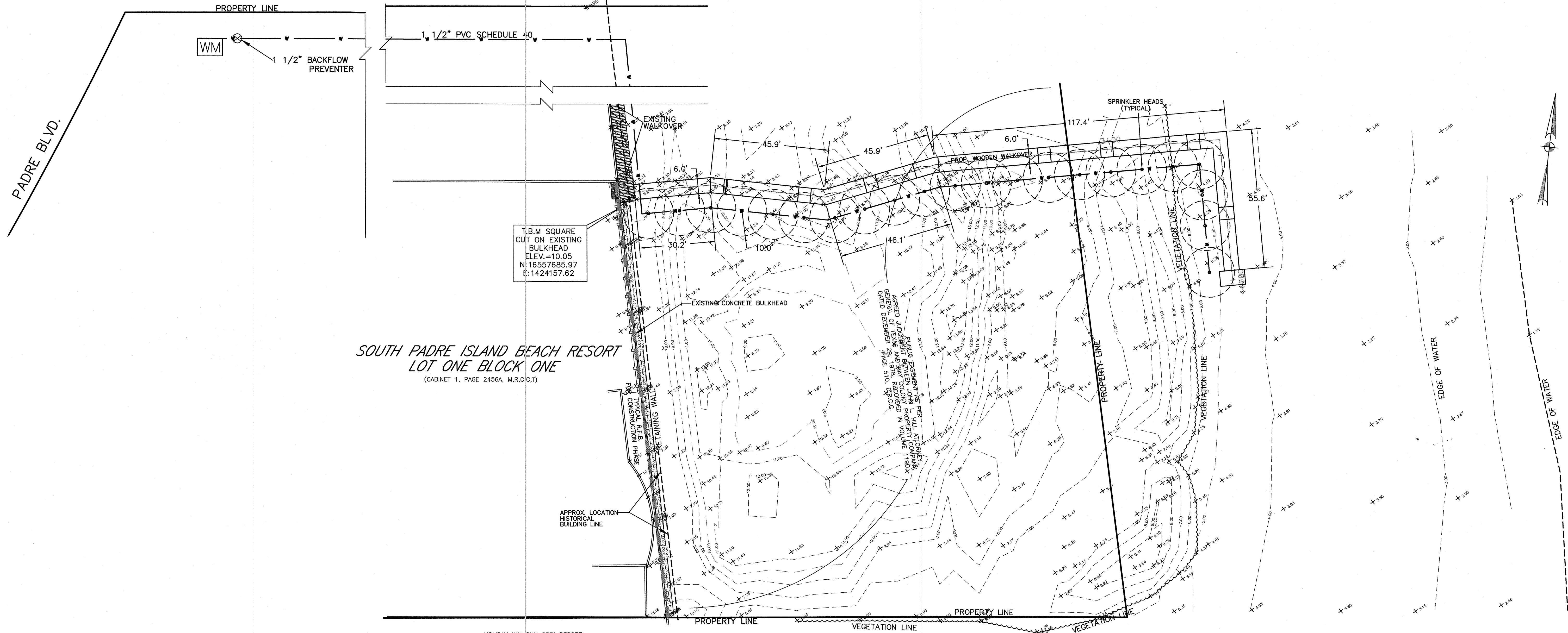












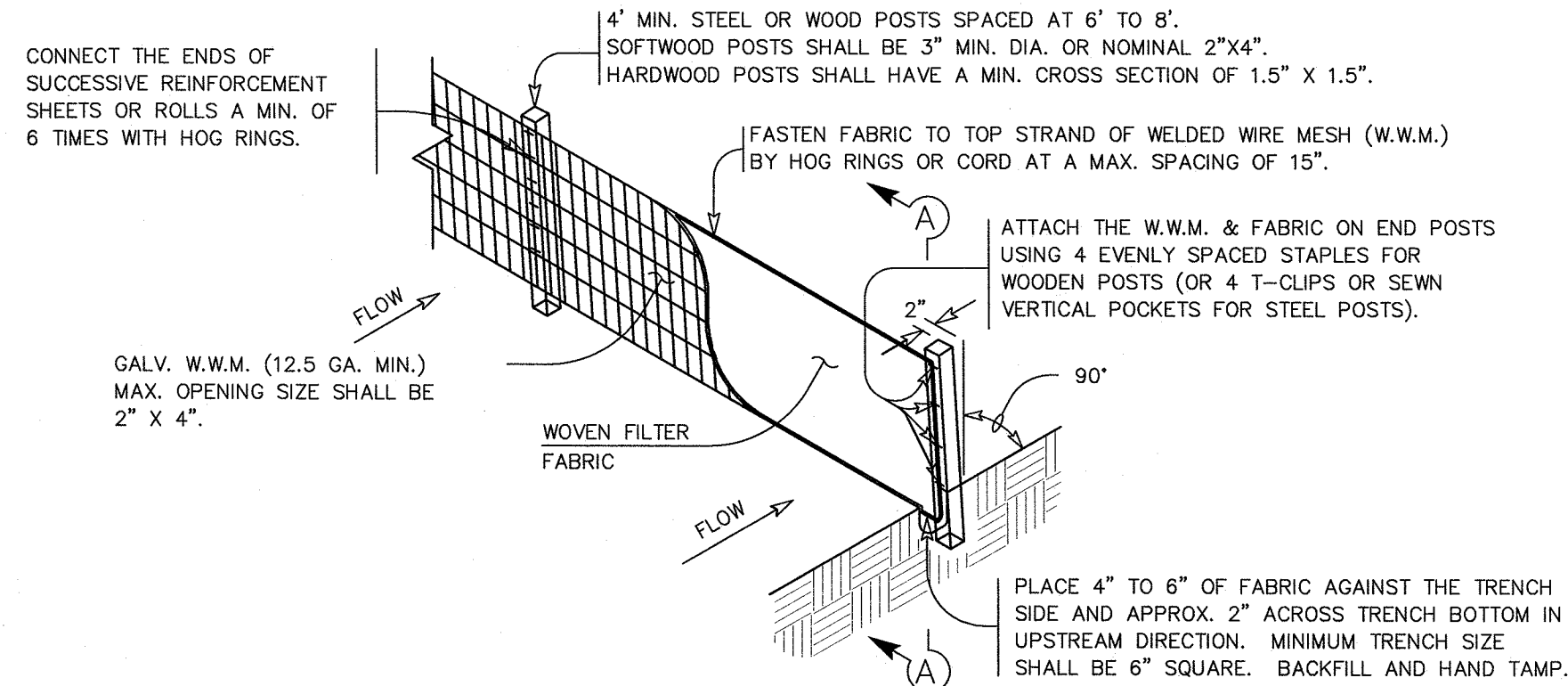
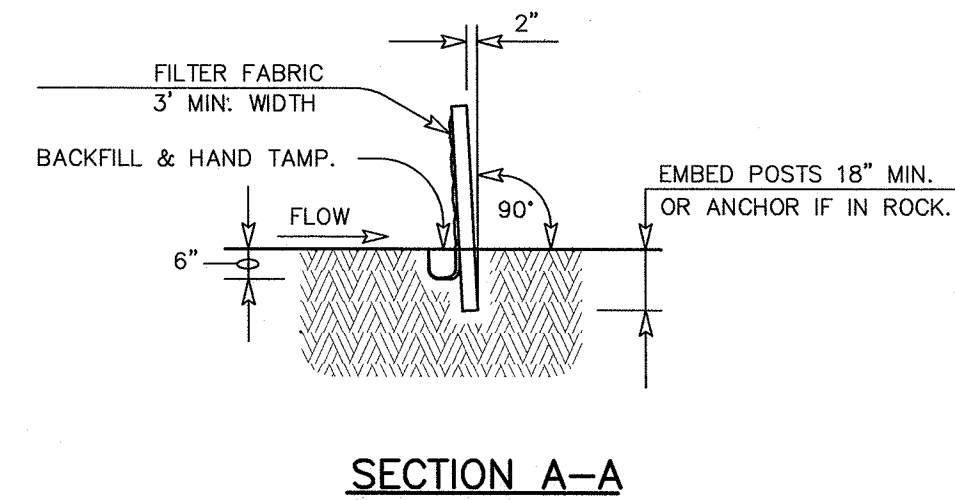
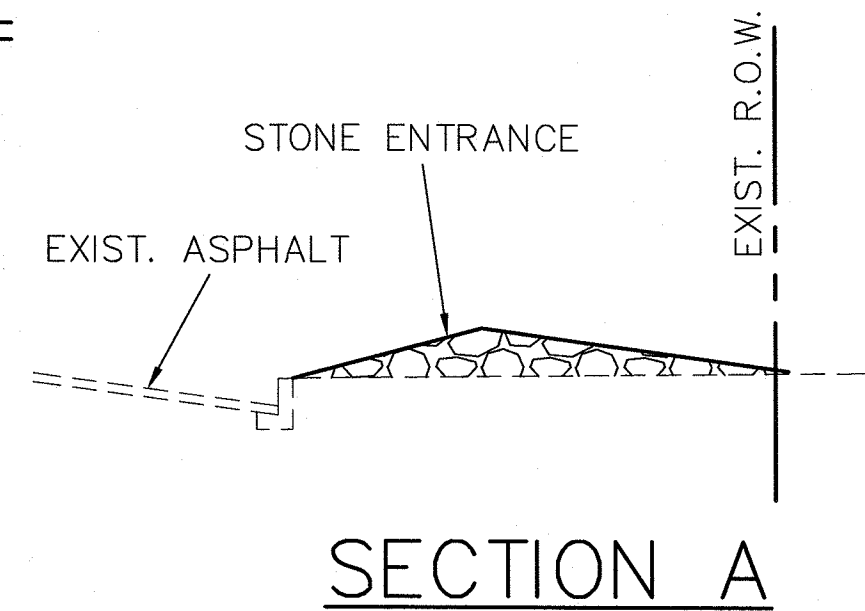
SOUTH PADRE ISLAND BEACH RESORT  
LOT ONE BLOCK ONE  
(CABINET 1, PAGE 2456A, M.R.C.C.1)

HOLIDAY INN SUN SPRI RESORT  
HISPI LTD  
TRACT 1: 6.080 ACRE TRACT  
(VOLUME 2693, PAGE 231, O.R.C.C.1)

SCALE:  
1" = 20'  
**TEMPORARY IRRIGATION PLAN**  
THE IRRIGATION SYSTEM WILL REMAIN IN PLACE UNTIL  
DUNE VEGETATION HAS BEEN REESTABLISHED.

- NOTES:
- EXCAVATED SAND SHALL BE RELOCATED ON LOW SPOTS.
  - OWNER TO IRRIGATE, AND REPLANT VEGETATION DISTURBED BY CONSTRUCTION IN MITIGATION AREA.
  - STAGED CONSTRUCTION MATERIAL TO REMAIN BEHIND BULKHEAD UNTIL USED.
  - WALKOVER BOUNDARY TO BE DELIMITED WITH 5' HIGH FENCE TO MINIMIZE IMPACTS TO EXISTING DUNES AND VEGETATION.

- LEGEND
- 120--- EXISTING CONTOUR
  - ===== PROPOSED CURB
  - ===== REINFORCED FILTER BARRIER (RFB)



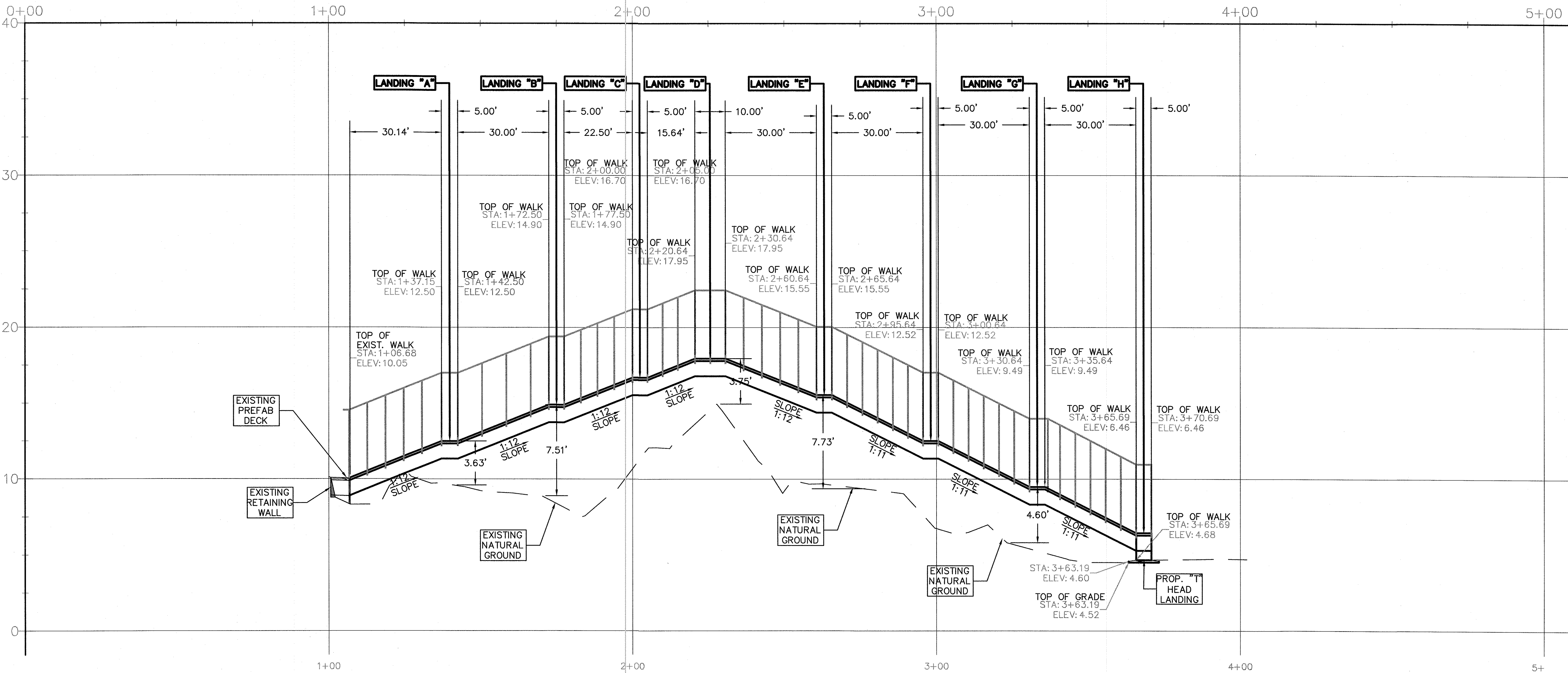
TEMPORARY SEDIMENT CONTROL FENCE

Unit Designed F.H. AGH		Drawn F.H. AGH		Scale: Horz. 1"=20' Vert. 1"=5'		Checked M.H.		Approved F.H.		Date MAY, 2018		Job No. 2018-0081	
										APPROV.			
										REVISION			
										DATE			
										NO.			
<b>AGH ENGINEERING &amp; SURVEYING</b> P.O. BOX 4180 Brownsville, Texas 78523-4180 Tel. (956) 574-8300 TBS FIRM No. 100840-00													
SAPPHIRE CONDOMINIUMS SOUTH PADRE ISLAND PROPOSED MITIGATION PLAN													
2													



SOUTH PADRE ISLAND BEACH RESORT  
LOT ONE BLOCK ONE  
(CABINET 1, PAGE 2456A, M,R,C,C,T)

HOLIDAY INN SUN SPRI RESORT  
HISPI LTD  
TRACT 1: 6.080 ACRE TRACT  
(VOLUME 2693, PAGE 231, O.R.C.C.T)



WOOD SPECIFICATIONS

COMPONENT	GRADE	SURFACE TEXTURE	MOISTURE CONTENT	PRESERVATIVE RETENTION SALTWATER
SPLIT PILE CAP OR SUB-JOIST	No.1 DENSE	S4S,ROUGH	S-DRY 19% OR LESS	.60 ACO, .31 CA, .60 CCA OR 12.0 CREOSOTE AWPAC USA, 5B, 5C & C18 (SALT WATER SPLASH)
STRINGERS	No.1	S4S/S2E	S-DRY 19% OR LESS	.60 ACO, .31 CA, .60 CCA OR 12.0 CREOSOTE AWPAC USA, 5B, 5C & C18 (SALT WATER SPLASH)
DECKING	PREMIUM No.1	RED S4S	S-DRY 19% OR LESS	.40ACO, .21CA, .40CCA AWPAC USA, 5B, 5C & C18
PILING (ROUND TIMBER)	ASTM D25	N/A	KD 25% OR LESS	2.5 CCA, 20.0 CREOSOTE OR DUAL TREATMENT OF 1.0 CCA & 20.0 CREOSOTE AWPAC USA, 5B, 5C & C3, C18

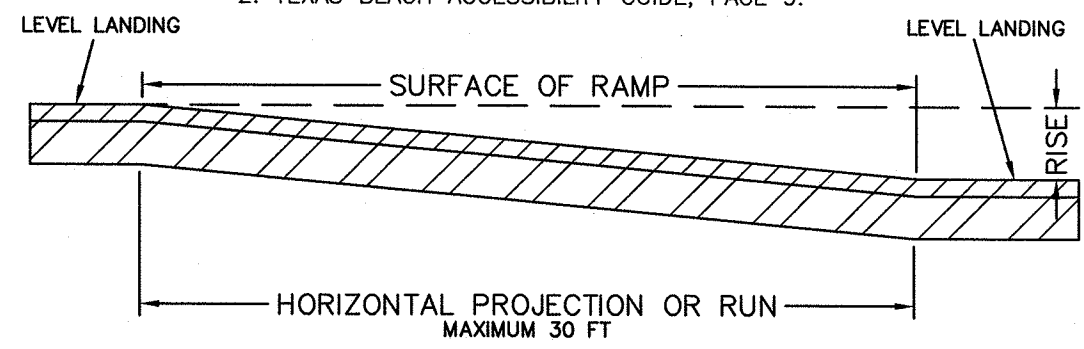
NOTE:  
1. MINIMUM RETENTION ASSAY (E.G. RETENTION .80) EXPRESSED AS POUNDS OF PRESERVATIVE PER CUBIC FOOT (PCF) OF WOOD.

NOTES:

1. FASTENERS AND CONNECTORS SHOULD BE TYPE 304 OR 316 ALLOY STAINLESS OR HAVE AN EQUIVALENT PROTECTIVE COATING SUCH AS BITUMASTIC.
2. HOT-DIP GALVANIZED FASTENERS SHOULD MEET ASTM A153, WITH 2 OUNCES OF ZINC COATING PER SQUARE-FOOT MINIMUM FOR MARINE USE.
3. HOT-DIP GALVANIZED CONNECTORS SHOULD MEET ASTM A653, CLASS C185 SHEET WITH 1.85 OUNCES OF ZINC COATING PER SQUARE-FOOT MINIMUM.
4. FASTENERS AND CONNECTORS USED TOGETHER SHOULD BE OF THE SAME TYPE (E.G. ONLY STAINLESS STEEL NAILS WITH STAINLESS STEEL JOIST HANGERS).
5. NAILS SHALL BE RING OR SPIRAL SHANK STAINLESS STEEL OR HOT DIP GALVANIZED. (DECKING)
6. ALL CUTS, HOLES + INJURIES TO THE SURFACE OF TREATED WOOD SHOULD BE PROTECTED BY FIELD TREATMENT WITH COOPER NAPHTHENE MEETING AWPAC STANDARD P-8.
7. ALL TIMBER SHOULD BE MARINE GRADE SOUTHERN PINE PREPROPERATIVELY TREATED TO AMERICAN WOOD PRESERVER'S ASSOCIATION (AWPA) STANDARDS C-2 AND C-18. (BULKHEAD SHEETING CAN BE SEA WALL GRADES.)
8. ALL TREATED WOOD PRODUCTS SHOULD BE HANDLED + FIELD FABRICATED IN ACCORDANCE WITH AWPAC STANDARD M4-92.
9. THREAD ROD SHALL BE A36, A307 OR F1554 GRADE 36 GALVANIZED OR SIMILAR.
10. ALL BOARD WALK SHOULD BE NAILED TO THE STRINGER THAT SUPPORT IT.
11. ALL WOODEN POST SHALL BE INSTALLED ON GROUND WITH NO CONCRETE.
12. SEPARATION BETWEEN PLANKS AT BOARD WALK 1/2".
13. TOPOGRAPHICAL INFORMATION WAS COLLECTED BY AGH ENGINEERING AND SURVEYING ON 05-03-18.

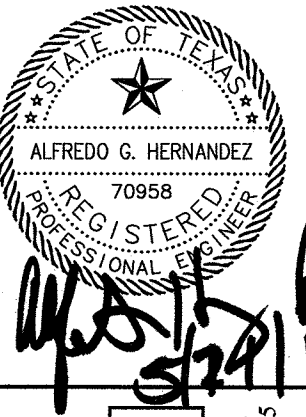
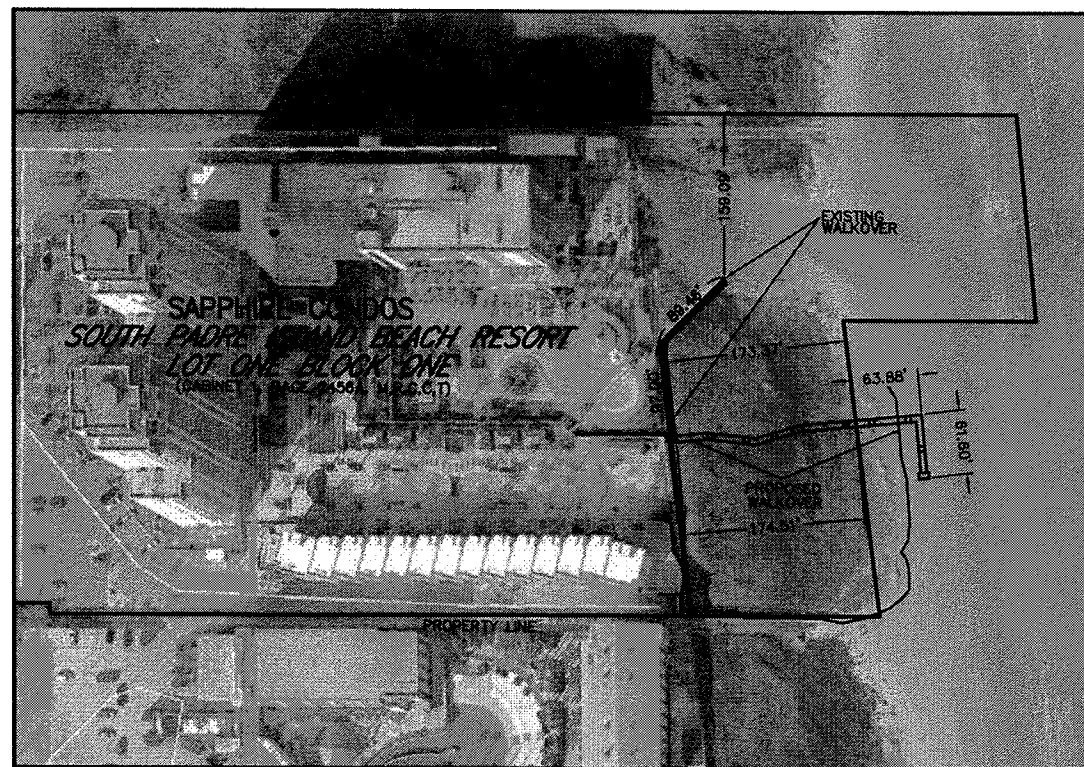
ADA STANDARDS  
28 CFR PART 36

- REFERENCES:
1. EXCERPT FROM 28 CFR PART 36 CHAPTER I (7-1-94 EDITION): ADA STANDARDS FOR ACCESSIBLE DESIGN. PAGE 520
  2. TEXAS BEACH ACCESSIBILITY GUIDE, PAGE 9.



SLOPE	MAXIMUM RISE IN	MAXIMUM HORIZONTAL PROJECTION FT
1:12 TO < 1:16	30	30
1:16 TO < 1:20	30	40

LEGEND  
17.95 TW TOP OF TIMBER WALKWAY ELEVATION



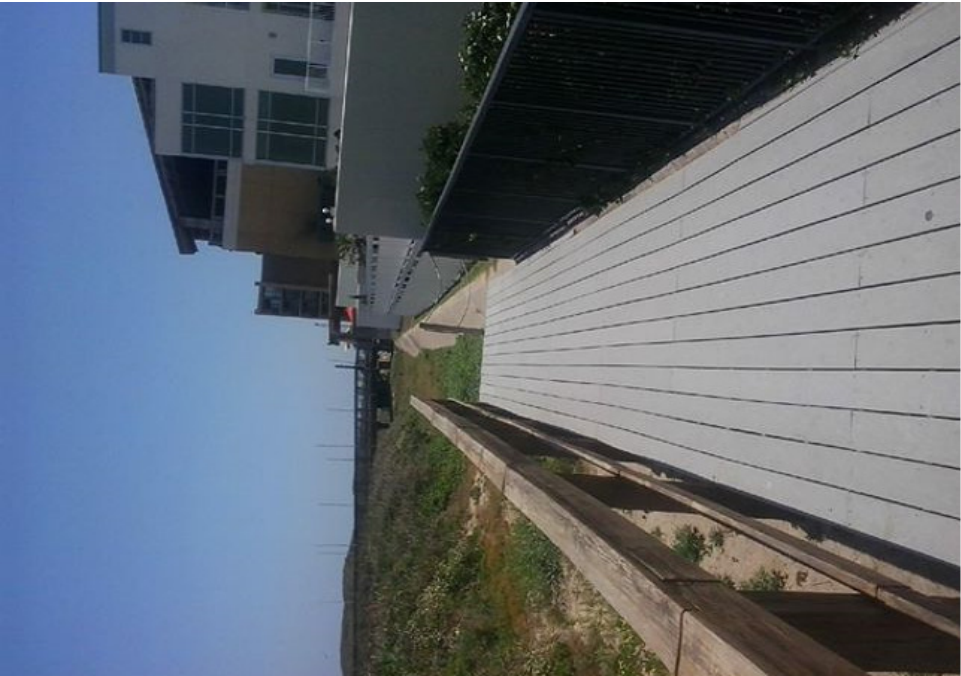
AGH  
ENGINEERING  
& SURVEYING  
P.O. BOX 4180 Brownsville, Texas 78521-4180  
Tel. (361) 574-8300  
FAX (361) 574-8305  
TELEX FIRM TX 100844-00

SAPPHIRE  
CONDOMINIUMS  
SOUTH PADRE ISLAND  
PROPOSED TIMBER WALKOVER  
PLAN AND PROFILE











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

**MEETING DATE:** June 11, 2018

**NAME & TITLE:** Brandon Hill, Shoreline Director

**DEPARTMENT:** Shoreline department

**ITEM**

Discussion and action to recommend to City Council restroom facility solutions, taking into consideration the restroom-focused sub-committees recommendation. (Hill)

**ITEM BACKGROUND**

The Shoreline Taskforce voted on April 23, 2018 to create a subcommittee tasked with suggesting solutions to the need for restroom facilities to service beach goers. This taskforce has met twice and has made some suggestions for the consideration of the Shoreline Taskforce to consider.

**BUDGET/FINANCIAL SUMMARY**

None

**COMPREHENSIVE PLAN GOAL**

Chapter III. Parks and Resources

GOAL 1: The City shall ensure protection and conservation of natural resources, such as beaches, dunes, wetlands, Laguna Madre waterfront and native flora and fauna, allowing for their sustainable use and enjoyment by future generations.

**LEGAL REVIEW**

Sent to Legal: YES: \_\_\_\_\_

NO:   X  

Approved by Legal: YES: \_\_\_\_\_

NO:   X  

Comments:

**RECOMMENDATIONS/COMMENTS**

# **TOILET TASKFORCE FINDINGS**

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6/11/2018

# RESTROOM FACILITY SOLUTIONS

- City Council
  - Shoreline Taskforce
    - Toilet Taskforce

# RESTROOM OPTIONS



# DEVELOPMENT AND POTTY POTENTIAL

Access #	Access name	Parking Space increase potential	Existing Parking Spaces	Potty Potential
3	Gulf	0	21	Existing (Parking Lot)
5	Sea Island	22	9	Parking Lot
8	White Cap	32	0	Parking Lot
9	Blue Water	8	25	Parking Lot
10	Riviera	31	0	Parking Lot
11	Treasure Island	20	8	Existing (Parking Lot)
12	Daydream	23	0	Parking Lot
14	Bougainvillea	7	11	Parking Lot
18	Aquarius	9	10	Parking Lot/walkover cutback
21	Good Hope	0	11	Walkover Cutback
23	Sapphire	12	0	Parking Lot

# DECISION

- Seasonal on-beach port-o-potties
  - Summer
  - Memorial Day- the end of summer
  - Spring Break
  - Semena Santa/Easter
- Three locations
  - Good Hope Circle
  - Aquarius Circle
  - Beach Circle
- 1 Proposed brick-mortar restroom
  - White Cap Circle




## ON-BEACH PORT-O-POTTIES

- Toilet Taskforce suggested “site prep” to create flat vegetation free areas at accesses with appropriate footprints
- A proposed work plan and mitigation plan will need to be submitted to the GLO for these placements

## Good Hope

Beach Port-o-potty Placement

### Legend

 Good Hope

  
Good Hope

Google Earth

©2018 Google




40 ft

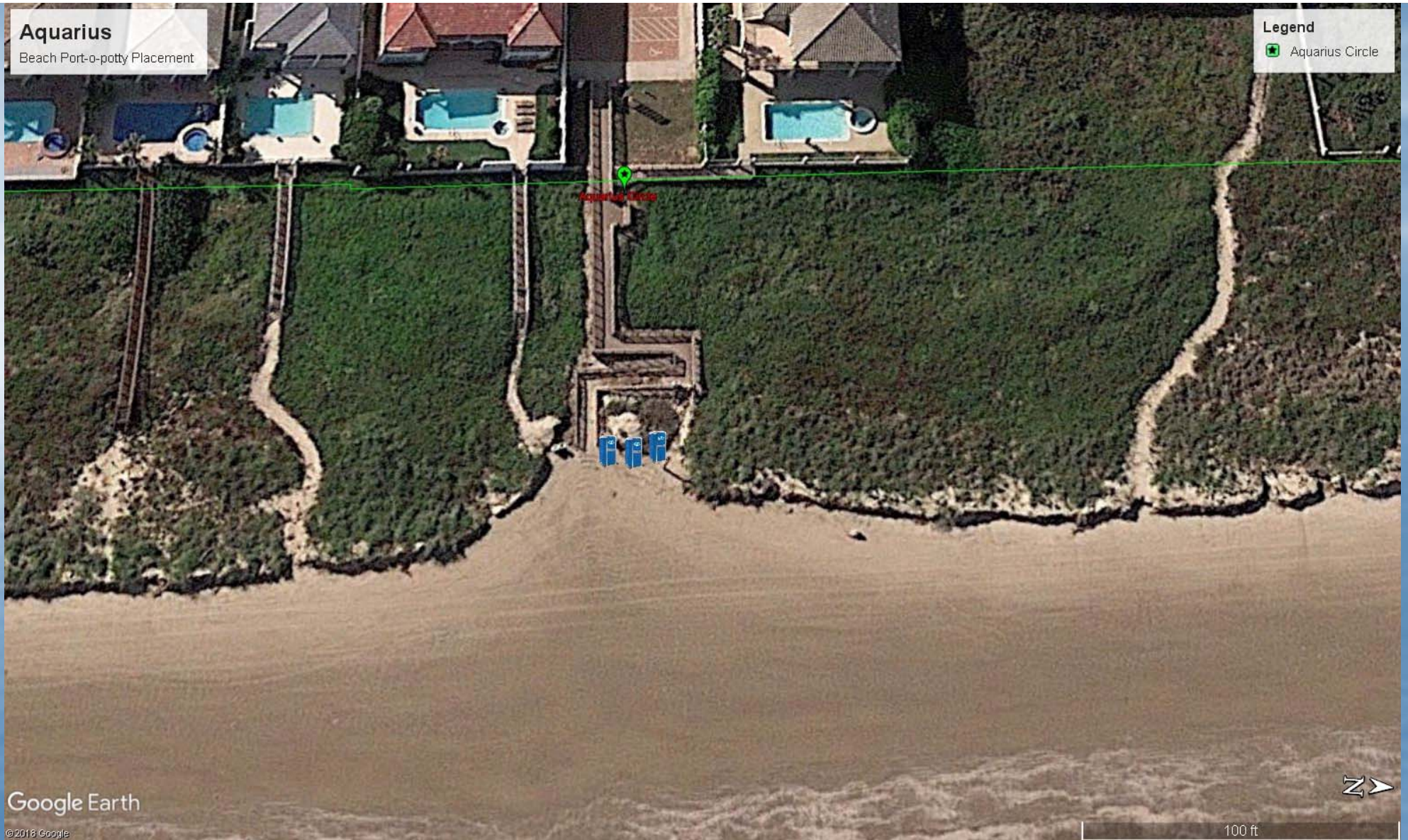


## Aquarius

Beach Port-o-potty Placement

### Legend

 Aquarius Circle



Google Earth

© 2013 Google

100 ft

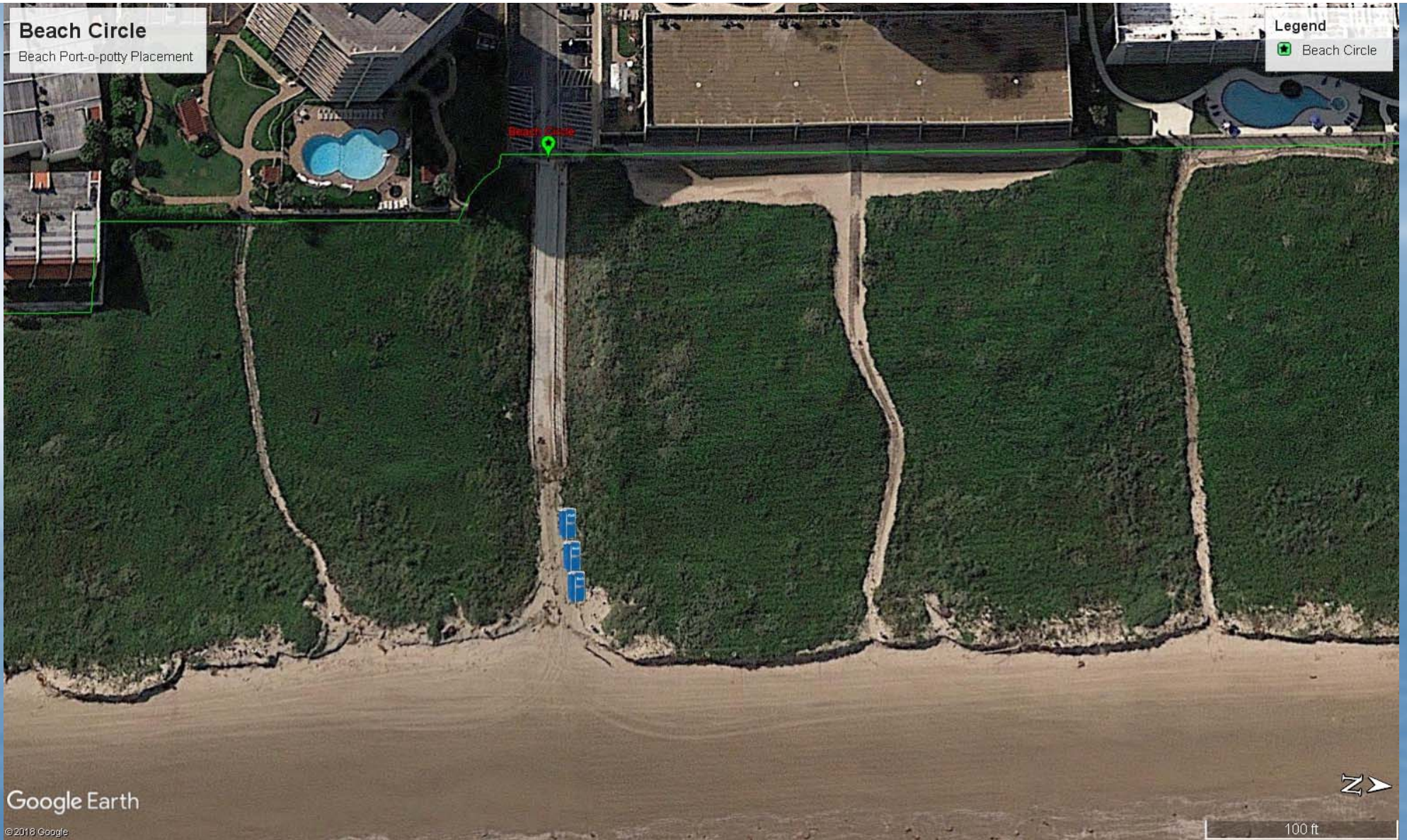


## Beach Circle

Beach Port-o-potty Placement

### Legend

Beach Circle



Google Earth

© 2018 Google

100 ft

## **BRICK AND MORTAR RESTROOM**

- The Toilet Taskforce proposed a restroom be added with any potential parking lot or beach access improvements
- CMP Cycle 24 is one such opportunity



# White Cap Circle

Development Plan

## Legend

White Cap Circle

Google Earth

© 2018 Google

100 ft





# White Cap Circle

Development Plan

## Legend

White Cap Circle

Google Earth

© 2018 Google

100 ft





# White Cap Circle

Development Plan

## Legend

White Cap Circle

Google Earth

© 2018 Google

100 ft





# White Cap Circle

Development Plan

## Legend

White Cap Circle

Google Earth

© 2018 Google

100 ft





## White Cap Circle

Development Plan

### Legend

White Cap Circle

To be discussed further in CMP presentation

Google Earth

© 2018 Google

100 ft



## Beach Access

Restroom Facilities

### Legend

- Circle
- Existing Restroom
- Proposed Port-o-Potty
- Proposed Restroom



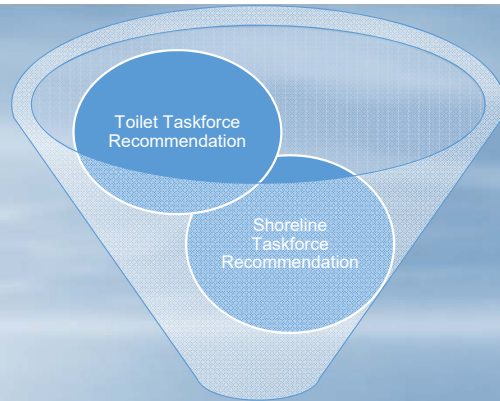
Google Earth

Image © 2018 TerraMetrics  
© 2018 Google



4000 ft





City Council Approval

GLO Consultation

Engineering

Proposed on-beach restroom facility plan

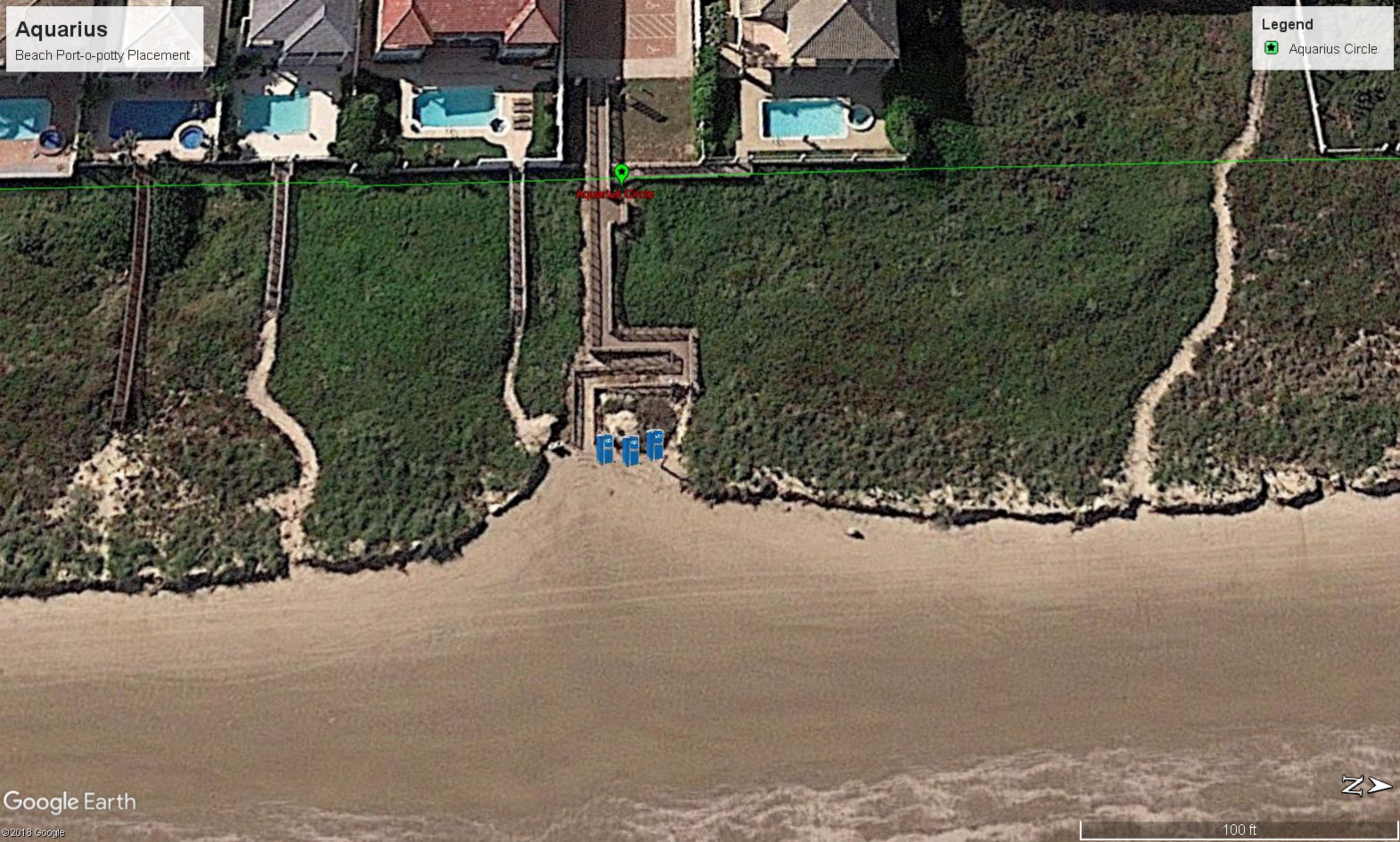


GLO Approval

Shoreline Taskforce recommendation

City Council Approval







# Beach Circle

Beach Port-o-potty Placement

## Legend

Beach Circle













# Beach Access

Restroom Facilities

## Legend

-  Circle
-  Existing Restroom
-  Proposed Port-o-Potty
-  Proposed Restroom





Access #	Access name	Parking Space increase potential	Existing Parking Spaces	Potty Pottential
3	Gulf	0	21	Existing (Parking Lot)
5	Sea Island	22	9	Parking Lot
8	White Cap	32	0	Parking Lot
9	Blue Water	8	25	Parking Lot
10	Riveria	31	0	Parking Lot
11	Treasure Island	20	8	Existing (Parking Lot)
12	Daydream	23	0	Parking Lot
14	Bougainvillea	7	11	Parking Lot
18	Aquarius	9	10	Parking Lot/walkover cutback
21	Good Hope	0	11	Walkover Cutback
23	Sapphire	12	0	Parking Lot

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

**MEETING DATE:** June 11, 2018

**NAME & TITLE:** Brandon Hill, Shoreline Director

**DEPARTMENT:** Shoreline department

**ITEM**

Discussion and action to recommend to City Council proposed Coastal Management Program Pre-applications. (Hill)

**ITEM BACKGROUND**

The Cycle 24 Coastal Management Program pre-applications are due June, 14 2018. The Shoreline staff would like to present the proposed pre-application to the SLTF and public for their considerations. Further and extensive public engagement will occur between the pre-application submission and the final application submissions in October. Three separate improvement projects are proposed at White Sands St, White Cap Circle, and Riviera Circle Beach Accesses.

**BUDGET/FINANCIAL SUMMARY**

SPI Local Match: \$452,000  
GLO CMP Funds: \$678,000  
Total Project Value: \$1,130,000

**COMPREHENSIVE PLAN GOAL**

Chapter III. Parks and Resources

GOAL 1: The City shall ensure protection and conservation of natural resources, such as beaches, dunes, wetlands, Laguna Madre waterfront and native flora and fauna, allowing for their sustainable use and enjoyment by future generations.

Objective 1.1 Beach and dunes shall be protected from both natural and artificial erosion.

**LEGAL REVIEW**

Sent to Legal: YES: \_\_\_\_\_ NO:   X    
Approved by Legal: YES: \_\_\_\_\_ NO:   X    
Comments:

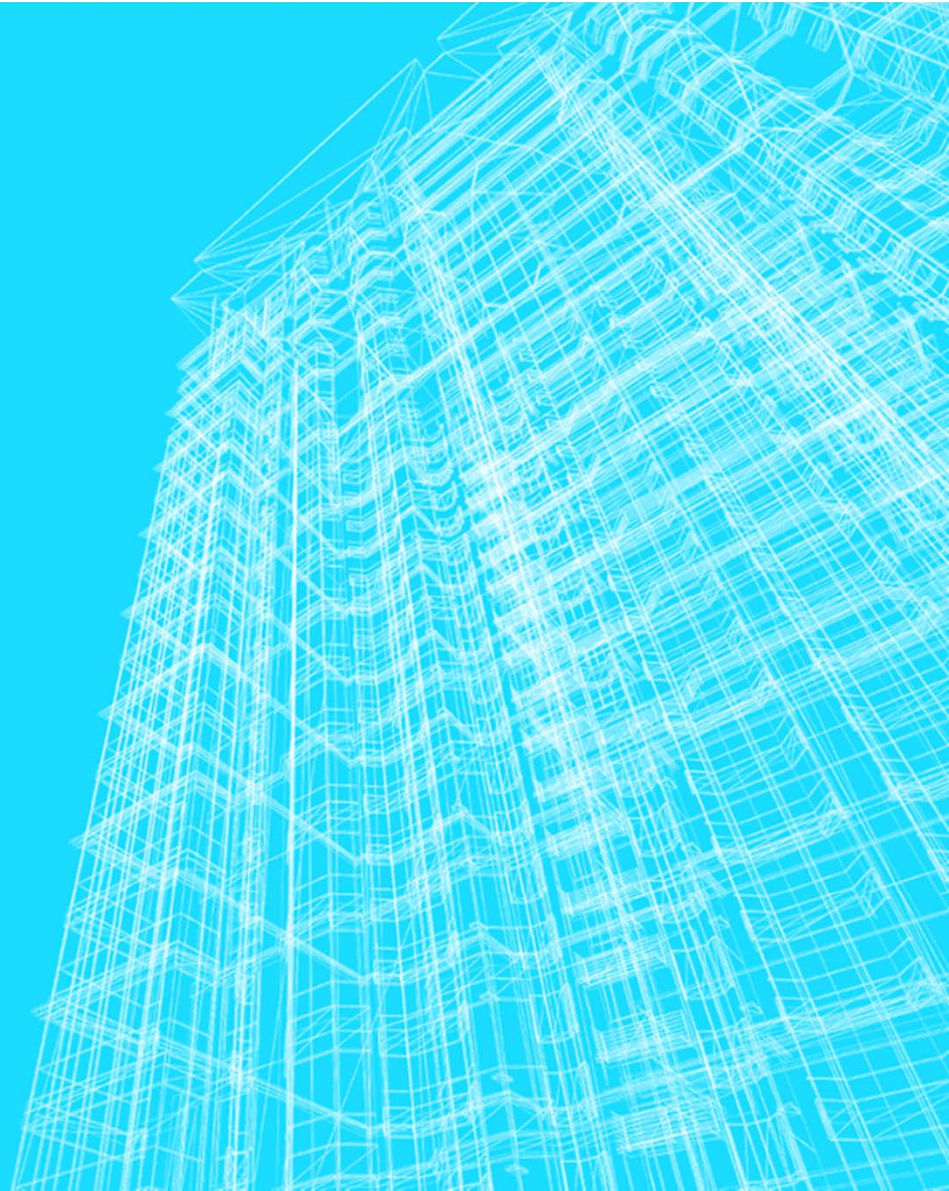


<b>RECOMMENDATIONS/COMMENTS</b>
---------------------------------

Staff recommends approval.

# CYCLE 24 COASTAL MANAGEMENT PROGRAM

Pre-Proposals







## PRE-PROPOSALS

- Due 6/14/2018
- Mandatory (new to Cycle 24)
- Proposals are invite only, pre-proposals are the only opportunity that communities have to participate



## PRE-PROPOSALS

- White Sands Street Drive-Over
- White Cap Circle Access Improvement
- Riviera Circle Access Improvement





# WHITE SANDS STREET DRIVE-OVER

A concrete drive-over with “dune profile” in order to allow for reliable emergency vehicle access but provide storm-surge resistance

Created in conjunction with currently ongoing White Sands street improvements

GLO Funds Requested: \$198,000

SPI Funds Dedicated: \$132,000

Total Estimated Cost: \$330,000

White Sands St.

Drive-over

Legend

Whitesands St

Whitesands St

Google Earth

© 2018 Google

100 ft





## EXAMPLE: BEACH CIRCLE ACCESS #4





# WHITE CAP CIRCLE ACCESS IMPROVEMENT

Paver parking lot (est. 30 spaces)

Proposed Restroom facility

Beach access path improvement  
(Mobimat or Walkover)

Wooden walkovers

59.36%

Ground-level beach  
access mats

28.65%

No opinion

11.99%



0% 10% 20% 30% 40% 50% 60% 70% 80% 90% 100%



# White Cap Circle

Development Plan

## Legend

-  Parking Lot
-  White Cap Circle

White Cap Circle

Google Earth

© 2018 Google

100 ft





# White Cap Circle

Development Plan

## Legend

- Proposed Restroom area 1
- White Cap Circle

White Cap Circle

Google Earth

© 2018 Google



100 ft



# White Cap Circle

Development Plan

## Legend

- Proposed Restroom Area 2
- White Cap Circle

White Cap Circle

Google Earth

© 2018 Google

100 ft



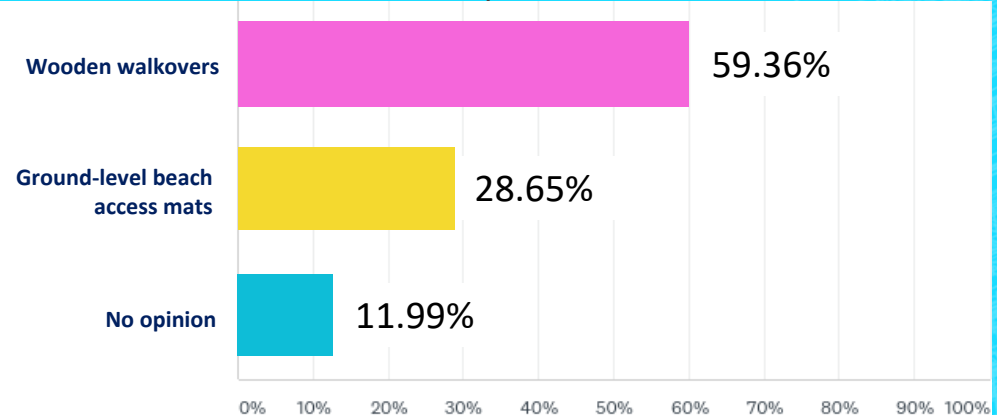




# RIVIERA CIRCLE ACCESS IMPROVEMENT

Paver parking lot (est. 30 spaces)

Beach access path improvement  
(Mobimat or Walkover)







## Riviera Circle

Development Plan

### Legend

-  Riviera Circle
-  Riviera Circle Parking Lot

Riviera Circle

Google Earth

©2013 Google

200 ft







## NEXT STEPS

- Public Engagement (Letters of notification have been sent)
- Final Proposal Preparation (legal documents, grant application prep.)
- Submission (deadline October 3, 2018)
- Money Awarded (October 2019)



## **CMP GRANTS PROGRAM**

### **Final Application Checklist**

#### **Incomplete Applications Will Not Be Scored**

Each final application package submission should include the following:

1. The electronic/editable application document titled, "Final Application," and
2. All other supporting documents saved as one pdf file titled, "Supporting Documents."

- \_\_\_ 1. Application (Project Description, Project Tasks, Project Budget Narrative, and Project Budget Tabular)
- \_\_\_ 2. Federal Funding Accountability And Transparency Act
- \_\_\_ 3. Location Map (Maps in Appendix F may be used for §306 projects)
- \_\_\_ 4. Letters of Support (Letters of support should describe the project's relevance/impact within the project area and should be signed by an executive of the entity. Letters of support must be attached to the application and should not be sent separately. Late letters will not be accepted.)
- \_\_\_ 5. Financial Audit Information
- \_\_\_ 6. Data Sharing Plan
- \_\_\_ 7. Approved Indirect Cost Rate Agreement
- \_\_\_ 8. Commitment Letters for In-kind Donations/Services (Applicants budgeting in-kind donations/services must submit letters of commitment from third-party donors.)
- \_\_\_ 9. Nomination Letter (Required for nonprofit organizations only)
- \_\_\_ 10. Additional Requirements for §306A Projects (Construction and acquisition projects only)
  - \_\_\_ USGS Map (1:24,000-scale quadrangle map, 7.5 minute series with latitude and longitude coordinates identifying the project location)
  - \_\_\_ Project Site Plan (Drawing of the project site that depicts property and/or easement lines and other facilities on the site, identifies CNRAs on the site and includes a legend that describes existing and proposed components of the project.)
  - \_\_\_ Photos of the Proposed Project Site
  - \_\_\_ Attorney Title Opinion
  - \_\_\_ Certificate of Consistency
  - \_\_\_ §306A Project Checklist

Greater than or equal to  
40% required match.

CMP GRANT CYCLE #24 APPLICATION

☒ Pre-Proposal

☐ Final Application

Entity Name: City of South Padre Island

Entity Type: Incorporated city within coastal zone boundary

Project Title: Whitesands St. Drive-over and Storm Surge Barrier Design and Construction

Type of Project: ☐ Nonconstruction ☒ Construction ☐ Land Acquisition ☐ Research

County or Counties that the project is located in or affects: Cameron

These amounts will be auto-populated when the tabular budget is correct.

CMP Funds Requested:	\$132,000.00
Local Match Contributed:	\$198,000.00
Third Party Contributed:	\$0.00
Total Project Cost:	\$330,000.00

Ranking 1

(Place project in order of priority if submitting more than one grant application.)

Funding Category Under Which the Project Should Be Considered:

☒ Public Access Enhancement

☐ Applied Research and Data Collection

☐ Coastal Resiliency, Planning, Community Engagement, and Enhancement

☐ Coastal Nonpoint Source Pollution Control



## Project Manager

Mr.	Brandon	N	Hill
Salutation	First	MI	Last
Shoreline Department Director			
Title			
4601 Padre Boulevard			
Physical Mailing Address			
South Padre Island	TX	78578	
City	State	Zip	
956-761-8166	956-761-3898		
Telephone	Fax Number		
bhill@myspi.org			
Electronic Mail Address			

## Authorizing Official

Mrs.	Susan		Guthrie
Salutation	First	MI	Last
City Manager			
Title			
4601 Padre Boulevard			
Physical Mailing Address			
South Padre Island	TX	78578	
City	State	Zip	
956-761-8108	903-752-5744		
Telephone	Fax Number		
sguthrie@myspi.org			
Electronic Mail Address			

**Project Description** Project description is limited to 4,000 characters.

*The project description should be concise and flow smoothly. Please provide a clear overview of the project including a description of the issues that CMP funding will address, the steps to accomplish the project and how success will be measured.*

*Applicants submitting land acquisition projects should provide sufficient detail for the CMP Review Team to evaluate the likelihood of a successful transaction within the time frame of the grant. These details should include a description of the tract of land, an indication of the willingness of the seller, and the length of time the willing seller is committed to holding the property.*

*Applicants submitting research projects should describe the project's objectives in laymen's terms with emphasis on research applications, relevance, and value to coastal managers and the general public. In addition, information should be included describing coordination efforts with local, state and federal agencies. The uniqueness and significance of the study should be clearly described as well as the contribution and impact the study will have for ongoing research.*

*For phased projects, applicants must provide an overview of the entire project then describe the specific phase for which funding is sought.*

The City of South Padre Island (SPI) is pleased to submit this proposal to upgrade the Whitesands public beach access.

Whitesands St. is a unique beach access, it is the only street on South Padre Island that combines a road that dead-ends onto the beach with a high density of single family residents. It is a highly used access in part due to being the most northern City beach access and in part due to its proximity to the heavily used beach in front of the Hilton Garden Inn, Clayton's Beach Bar and the future home of Clayton's Fishing Pier. Due to these factors Whitesands will continue to be a popular beach access for years to come. This access is also the only means the emergency vehicles have to service these popular beaches in a timely manner. Making the continued accessibility in this area literally a matter of life and death.

Historically the access improvements and storm surge protection for this access have been in stark contrast to the high traffic that this road sees year after year. Adding complexity to this scenario is the history of this area for overwash, evidenced by the relic sediment fan that exists landward of this area within the Laguna Madre. The at-grade meeting of the street and the beach does nothing to impede storm surge, twice in the last year the City has had to berm this access with more than 6 dump truck loads of sand, to prevent the Gulf from inundating the street.

This scenario should not be allowed to continue and the City proposes some practical and actionable solutions that will secure the safety of the residents affected by this breach in the protective dune system, continue to encourage public beach access and allow the access to continue to serve as the only emergency vehicle beach access in this area.

The City recognizes that the dune system is an important ecological resource and is critical to protecting the public beach and reducing the risk of flooding and storm damage in the community. To this end the City has created dunes on either side of Whitesands street where historically none had existed. Through careful management the City has created dunes that now stand close to 10 feet above sea level and are at least that deep. The access itself still remains low, just a few feet above sea level and represents a significant risk the the properties nearby.

With a local match of \$132,000, this proposal seeks \$198,000 in CMP funding to plan and construct improvements at White Sands. The following proposed access improvements are critical to addressing the above concerns;

1. Emergency Vehicle Drive-over
2. Pedestrian Access Lane

The proposed Drive-over would be a concrete sloped ramp with a 1:12 ADA compliant grade. It would peak at around 10 feet above sea-level. This height would be intended to act as a barrier to storm surge that would otherwise penetrate the low-lying area. If engineering permits, a pedestrian lane would be connected to the drive-over similar to SPI access #4 otherwise it will function similar to SPI access #17. No volume will be removed from the dune system, as any sand that is displaced will be used to fortify the dunes on either side of the improvement. Any vegetation that is impacted will be mitigated using high quality sea-oats and bitter panicum on a



1:1 basis.

Finally, we would like to directly address parking for the Whitesands beach Access. In the last year the City has come into compliance with the 15:1 rule increasing the beach access parking from 1612 to 1754. The City is currently working with the GLO on a very close and active basis to address lingering issues, such as parking for Whitesands. The engineering for widening Whitesands is complete and the construction of 13 public beach spaces will be complete by November 2018. The residents of this area have been made aware of this proposal and will be surveyed for support before SPI submits the Final CMP proposal.

## Project Budget

### Tabular

The applicant must provide a 40% match of the total project cost to comply with federal matching requirements.

	CMP \$	Local \$	Third Party \$	Total \$	
Salaries	\$0.00	\$0.00	\$0.00	\$0.00	
Fringe Benefits	\$0.00	\$0.00	\$0.00	\$0.00	
Travel	\$0.00	\$0.00	\$0.00	\$0.00	
Supplies	\$0.00	\$0.00	\$0.00	\$0.00	
Equipment	\$0.00	\$0.00	\$0.00	\$0.00	
Contractual	\$132,000.00	\$198,000.00	\$0.00	\$330,000.00	
Other	\$0.00	\$0.00	\$0.00	\$0.00	
Total Direct Costs	\$132,000.00	\$198,000.00	\$0.00	\$330,000.00	Greater than or equal to 40% required match.
Indirect Costs		\$0.00	\$0.00	\$0.00	
Total Project Costs	\$132,000.00	\$198,000.00	\$0.00	\$330,000.00	

The fourth column (Total) will not total across for each budget category until the sum of columns 1 - 3 (CMP, Local & Third Party) equals the amount in the fifth column. The summary budget on Page 1 will not populate unless the fourth column on this page has totaled correctly.

Applicants budgeting in-kind donations/services must submit letters of commitment from third-party donors. . **In-kind donations/ services are not reimbursable. However, the value of these donations/services can be used to meet the match requirement.**

The Land Commissioner will prohibit reimbursement of indirect costs. Indirect costs shall only be used as local or third-party match provided the applicant or third-party has a negotiated indirect cost rate with it's cognizant federal agency. This indirect cost rate can only be based on Modified Total Direct Costs as identified in the applicant or third-party's respective negotiated agreements. The Land Commissioner will prohibit reimbursement of administrative costs.

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Print

Check For Errors



username

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GLO Logon

## **CMP GRANTS PROGRAM**

### **Final Application Checklist**

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- \_\_\_ 3. Location Map (Maps in Appendix F may be used for §306 projects)
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- \_\_\_ 10. Additional Requirements for §306A Projects (Construction and acquisition projects only)
  - \_\_\_ USGS Map (1:24,000-scale quadrangle map, 7.5 minute series with latitude and longitude coordinates identifying the project location)
  - \_\_\_ Project Site Plan (Drawing of the project site that depicts property and/or easement lines and other facilities on the site, identifies CNRAs on the site and includes a legend that describes existing and proposed components of the project.)
  - \_\_\_ Photos of the Proposed Project Site
  - \_\_\_ Attorney Title Opinion
  - \_\_\_ Certificate of Consistency
  - \_\_\_ §306A Project Checklist



Greater than or equal to  
40% required match.

CMP GRANT CYCLE #24 APPLICATION

☒ Pre-Proposal

☐ Final Application

Entity Name:

City of South Padre Island

Entity Type:

Incorporated city within coastal zone boundary

Project Title:

Whitecap Circle Beach Access Development

Type of Project:

☐ Nonconstruction

☒ Construction

☐ Land Acquisition

☐ Research

County or Counties that the project is located in or affects:

Cameron

These amounts will be auto-populated when the tabular budget is correct.

CMP Funds Requested:	\$240,000.00
Local Match Contributed:	\$160,000.00
Third Party Contributed:	\$0.00
Total Project Cost:	\$400,000.00

Ranking

2

(Place project in order of priority if submitting more than one grant application.)

Funding Category Under Which the Project Should Be Considered:

☒ Public Access Enhancement

☐ Applied Research and Data Collection

☐ Coastal Resiliency, Planning, Community Engagement, and Enhancement

☐ Coastal Nonpoint Source Pollution Control

## Project Manager

Mr. Brandon N Hill

Salutation First MI Last

Shoreline Department Director

Title

4601 Padre Boulevard

Physical Mailing Address

South Padre Island TX 78578

City State Zip

956-761-8166 956-761-3898

Telephone Fax Number

bhill@myspi.org

Electronic Mail Address

## Authorizing Official

Mrs. Susan Guthrie

Salutation First MI Last

City Manager

Title

4601 Padre Boulevard

Physical Mailing Address

South Padre Island TX 78578

City State Zip

956-761-8108 903-752-5744

Telephone Fax Number

sguthrie@myspi.org

Electronic Mail Address



**Project Description** Project description is limited to 4,000 characters.

*The project description should be concise and flow smoothly. Please provide a clear overview of the project including a description of the issues that CMP funding will address, the steps to accomplish the project and how success will be measured.*

*Applicants submitting land acquisition projects should provide sufficient detail for the CMP Review Team to evaluate the likelihood of a successful transaction within the time frame of the grant. These details should include a description of the tract of land, an indication of the willingness of the seller, and the length of time the willing seller is committed to holding the property.*

*Applicants submitting research projects should describe the project's objectives in laymen's terms with emphasis on research applications, relevance, and value to coastal managers and the general public. In addition, information should be included describing coordination efforts with local, state and federal agencies. The uniqueness and significance of the study should be clearly described as well as the contribution and impact the study will have for ongoing research.*

*For phased projects, applicants must provide an overview of the entire project then describe the specific phase for which funding is sought.*

The City of South Padre Island (SPI) is pleased to submit this proposal to develop the Whitecap Circle public beach access.

The City currently provides 27 public beach accesses along its 5 miles of beach front. Although the number of accesses more than meets the states desired 1 per quarter mile the City continues to provide greater public beach access year over year. In the last year the City has come into compliance with the 15:1 rule, increasing the beach access parking from 1,612 spaces to 1,754 (1,726 are necessary for compliance). The City is currently working with the GLO on a very close and active basis to address any lingering issues and continue to provide greater access.

It has been well studied that unmanaged pedestrian and vehicle traffic destroy dune plants, lower dune elevation, contribute to dune blowouts, and form storm surge channels that increase flood risk to the upland. The following proposed access improvements are critical to increase access at Whitecap Circle

1. Paver parking lot
2. Pedestrian sidewalk
3. Improved beach-access path
4. Public restroom facilities
5. Appropriate dune mitigation

With a local match of \$160,000, this proposal seeks \$240,000 in CMP funding to plan and construct improvements at Whitecap Circle, one of two completely undeveloped beach accesses on SPI. Based on the distance from the Historic Building Line to the Gulf Blvd. right-of-way it is estimated that 32 parking spaces could be created at this access. The proposed construction would be similar to that of Ocean Circle, with a paver parking lot and pedestrian sidewalk creating a thoroughfare from the pedestrian lane on Gulf Blvd. to the beach access. The access itself would be enhanced either with a matting or raised walkover. The recent public survey performed by SPI indicates that 60% of the public prefers raised walkovers over matting solutions. A restroom is also proposed for this access as currently only 2 of the 27 accesses in SPI offer this amenity. Due to the importance of community buy-in pertaining to these two very polarizing improvements the residents of this area have been made aware of this proposal and will be surveyed for support before SPI submits the Final CMP proposal. If the majority express concern regarding the restrooms and walkover the City will remove those from the proposed improvements and seek to improve the access with the parking lot and access matting solution only.

The beach and dune system at Whitecap Circle provide important ecosystem values, particularly sea turtle nesting, monarch butterfly, and migratory bird habitat. The City recognizes that the dune system is an important ecological resource in an increasingly urbanized barrier island community. Equally important, the City understands that a wide, healthy, well-vegetated dune system is critical to protecting the public beach and reducing the risk of flooding and storm damage in the community. Due to this importance, no volume will be removed from the dune system, as any sand that is displaced will be used to fortify the dunes on either side of the improvement. Any vegetation that is impacted will be mitigated using high quality sea-oats and bitter panicum on a 1:1 basis.

## Project Budget

### Tabular

The applicant must provide a 40% match of the total project cost to comply with federal matching requirements.

	CMP \$	Local \$	Third Party \$	Total \$	
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Supplies	\$0.00	\$0.00	\$0.00	\$0.00	
Equipment	\$0.00	\$0.00	\$0.00	\$0.00	
Contractual	\$240,000.00	\$160,000.00	\$0.00	\$400,000.00	
Other	\$0.00	\$0.00	\$0.00	\$0.00	
Total Direct Costs	\$240,000.00	\$160,000.00	\$0.00	\$400,000.00	Greater than or equal to 40% required match.
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Total Project Costs	\$240,000.00	\$160,000.00	\$0.00	\$400,000.00	

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username

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  - \_\_\_ Photos of the Proposed Project Site
  - \_\_\_ Attorney Title Opinion
  - \_\_\_ Certificate of Consistency
  - \_\_\_ §306A Project Checklist



Greater than or equal to  
40% required match.

CMP GRANT CYCLE #24 APPLICATION

☒ Pre-Proposal

☐ Final Application

Entity Name:

City of South Padre Island

Entity Type:

Incorporated city within coastal zone boundary

Project Title:

Riveria Circle Beach Access Development

Type of Project:

☐ Nonconstruction

☒ Construction

☐ Land Acquisition

☐ Research

County or Counties that the project is located in or affects:

Cameron

These amounts will be auto-populated when the tabular budget is correct.

CMP Funds Requested:	\$240,000.00
Local Match Contributed:	\$160,000.00
Third Party Contributed:	\$0.00
Total Project Cost:	\$400,000.00

Ranking

2

(Place project in order of priority if submitting more than one grant application.)

Funding Category Under Which the Project Should Be Considered:

☒ Public Access Enhancement

☐ Applied Research and Data Collection

☐ Coastal Resiliency, Planning, Community Engagement, and Enhancement

☐ Coastal Nonpoint Source Pollution Control

## Project Manager

Mr.	Brandon	N	Hill
Salutation	First	MI	Last
Shoreline Department Director			
Title			
4601 Padre Boulevard			
Physical Mailing Address			
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Mrs.	Susan		Guthrie
Salutation	First	MI	Last
City Manager			
Title			
4601 Padre Boulevard			
Physical Mailing Address			
South Padre Island	TX	78578	
City	State	Zip	
956-761-8108	903-752-5744		
Telephone	Fax Number		
sguthrie@myspi.org			
Electronic Mail Address			



**Project Description** Project description is limited to 4,000 characters.

*The project description should be concise and flow smoothly. Please provide a clear overview of the project including a description of the issues that CMP funding will address, the steps to accomplish the project and how success will be measured.*

*Applicants submitting land acquisition projects should provide sufficient detail for the CMP Review Team to evaluate the likelihood of a successful transaction within the time frame of the grant. These details should include a description of the tract of land, an indication of the willingness of the seller, and the length of time the willing seller is committed to holding the property.*

*Applicants submitting research projects should describe the project's objectives in laymen's terms with emphasis on research applications, relevance, and value to coastal managers and the general public. In addition, information should be included describing coordination efforts with local, state and federal agencies. The uniqueness and significance of the study should be clearly described as well as the contribution and impact the study will have for ongoing research.*

*For phased projects, applicants must provide an overview of the entire project then describe the specific phase for which funding is sought.*

The City of South Padre Island (SPI) is pleased to submit this proposal to develop the Riveria Circle public beach access.

The City currently provides 27 public beach accesses along its 5 miles of beach front. Although the number of accesses more than meets the states desired 1 per quarter mile the City continues to provide greater public beach access year over year. In the last year the City has come into compliance with the 15:1 rule, increasing the beach access parking from 1,612 spaces to 1,754 (1,726 are necessary for compliance). The City is currently working with the GLO on a very close and active basis to address any lingering issues and continue to provide greater access.

It has been well studied that unmanaged pedestrian and vehicle traffic destroy dune plants, lower dune elevation, contribute to dune blowouts, and form storm surge channels that increase flood risk to the upland. The following proposed access improvements are critical to increase access at Whitecap Circle

1. Paver parking lot
2. Pedestrian sidewalk
3. Improved beach-access path
4. Appropriate dune mitigation

With a local match of \$160,000, this proposal seeks \$240,000 in CMP funding to plan and construct improvements at Riveria Circle, one of two completely undeveloped beach accesses on SPI. Based on the distance from the Historic Building Line to the Gulf Blvd. right-of-way it is estimated that 31 parking spaces could be created at this access. The proposed construction would be similar to that of Ocean Circle, with a paver parking lot and pedestrian sidewalk creating a thoroughfare from the pedestrian lane on Gulf Blvd. to the beach access. The access itself would be enhanced either with a matting or raised walkover. The recent public survey performed by SPI indicates that 60% of the public prefers raised walkovers over matting solutions. Due to the importance of community buy-in pertaining to this very polarizing improvement the residents of this area have been made aware of this proposal and will be surveyed for support before SPI submits the Final CMP proposal. If the majority express concern regarding the walkover, the City will remove that from the proposed improvements and seek to improve the access with the parking lot and access matting solution only.

The beach and dune system at Riveria Circle provide important ecosystem values, particularly sea turtle nesting, monarch butterfly, and migratory bird habitat. The City recognizes that the dune system is an important ecological resource in an increasingly urbanized barrier island community. Equally important, the City understands that a wide, healthy, well-vegetated dune system is critical to protecting the public beach and reducing the risk of flooding and storm damage in the community. Due to this importance, no volume will be removed from the dune system, as any sand that is displaced will be used to fortify the dunes on either side of the improvement. Any vegetation that is impacted will be mitigated using high quality sea-oats and bitter panicum on a 1:1 basis.

## Project Budget

### Tabular

The applicant must provide a 40% match of the total project cost to comply with federal matching requirements.

	CMP \$	Local \$	Third Party \$	Total \$	
Salaries	\$0.00	\$0.00	\$0.00	\$0.00	
Fringe Benefits	\$0.00	\$0.00	\$0.00	\$0.00	
Travel	\$0.00	\$0.00	\$0.00	\$0.00	
Supplies	\$0.00	\$0.00	\$0.00	\$0.00	
Equipment	\$0.00	\$0.00	\$0.00	\$0.00	
Contractual	\$240,000.00	\$160,000.00	\$0.00	\$400,000.00	
Other	\$0.00	\$0.00	\$0.00	\$0.00	
Total Direct Costs	\$240,000.00	\$160,000.00	\$0.00	\$400,000.00	Greater than or equal to 40% required match.
Indirect Costs		\$0.00	\$0.00	\$0.00	
Total Project Costs	\$240,000.00	\$160,000.00	\$0.00	\$400,000.00	

The fourth column (Total) will not total across for each budget category until the sum of columns 1 - 3 (CMP, Local & Third Party) equals the amount in the fifth column. The summary budget on Page 1 will not populate unless the fourth column on this page has totaled correctly.

Applicants budgeting in-kind donations/services must submit letters of commitment from third-party donors. . **In-kind donations/ services are not reimbursable. However, the value of these donations/services can be used to meet the match requirement.**

The Land Commissioner will prohibit reimbursement of indirect costs. Indirect costs shall only be used as local or third-party match provided the applicant or third-party has a negotiated indirect cost rate with it's cognizant federal agency. This indirect cost rate can only be based on Modified Total Direct Costs as identified in the applicant or third-party's respective negotiated agreements. The Land Commissioner will prohibit reimbursement of administrative costs.

No federal funds, whether received directly or as passed-through funds from a state agency, may be used as match support for a CMP grant.

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

**MEETING DATE:** June 11, 2018

**NAME & TITLE:** Brandon Hill, Shoreline Director

**DEPARTMENT:** Shoreline department

**ITEM**

Discussion and action to recommend to City Council granting staff permission to enter into contract with Peter A. Ravella Consulting for the remainder of the 2017-2018 fiscal year. (Hill)

**ITEM BACKGROUND**

Inadvertently, the contract with Peter A. Ravella Consulting expired without a follow-up contract for the remainder of the fiscal year. For the continuation of the consultant's services for this remaining time a new contract has been drafted under the same conditions as the previous contract.

**BUDGET/FINANCIAL SUMMARY**

Account 60-560-0530 has an encumbered \$28,000.00 set aside to address this cost.

**COMPREHENSIVE PLAN GOAL**

Chapter III. Parks and Resources

GOAL 1: The City shall ensure protection and conservation of natural resources, such as beaches, dunes, wetlands, Laguna Madre waterfront and native flora and fauna, allowing for their sustainable use and enjoyment by future generations.

Objective 1.1 Beach and dunes shall be protected from both natural and artificial erosion.

**LEGAL REVIEW**

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

**RECOMMENDATIONS/COMMENTS**

Staff recommends approval.



**Scope of Services**  
**Coastal Project Development & Grant Support Services**  
**Phase IV, Fiscal Year 2017-2018**

This **PHASE IV AGREEMENT** is entered between the CITY OF SOUTH PADRE ISLAND (hereinafter the City) and by Peter A. Ravella Consulting, LLC (hereinafter PARC) for consulting services regarding Coastal Project Development & Grant Support Services for FY 2017-18 or a portion thereof.

**I. PURPOSE**

The purpose of this AGREEMENT is to provide support to the City in the identification, preparation, and submission and, if possible, securing of grant funds for coastal-related projects desired by the City. The contract consists of two distinct components. The first provides grant research and consultation services and monthly update and coordination meetings with City staff. These services will be provided at a flat rate of \$2,500.00 per month. The second component of this contract is for grant writing and submission services for specific grant programs determined by the City. PARC will prepare a quote on grant preparation and writing based upon estimated time and effort needed to complete applications on a deliverable by deliverable basis.

Possible grant programs include but are not limited to: (1) RESTORE Act; (2) TPWD Programs; (3) National Fish & Wildlife Foundation (NFWF) – Gulf Environmental Benefit Fund; (4) NOAA Coastal Ecosystem Resiliency; (5) GLO Coastal Management Program; (6) Coastal Erosion Planning and Response Act (CEPRA); (7) Gulf of Mexico Energy Security Act (GOMESA); and (8) Such other programs identified by the City and within the expertise of PARC.

**II. TASKS**

**TASK 1 – COASTAL PROJECTS WORKGROUP.** PARC will work with the city to implement a local Coastal Projects Workgroup to identify and prioritize coastal projects of interest to the community that can be funded with applicable grant programs. The Workgroup will meet monthly as scheduled by the City to review projects, identify grant opportunities, and rank concepts offered from the public, stakeholders, or the City. The Workgroup may, as needed, meet by conference call, as directed by the City. In conjunction with City, either through the Workgroup, city staff or council, the purpose of this task is to identify, prioritize and describe City's coastal projects targeted for grant funding.

Task 1.1: City Formation of Workgroup (@ option of the city)

Task 1.2: Monthly Workgroup Meetings and Charettes

Task 1.3: City Council Coordination & Meetings

**TASK 2 – GRANT PROGRAM RESEARCH.** PARC will work with the City and Coastal Project Workgroup to research and identify grant programs that align with targeted projects identified in Task 1. PARC will consult with grant agencies and prepare updated grant research memos to be presented to the Coastal Projects Workgroup, City staff, and City council as directed. Targeted grants will include any grant programs identified by PARC or the City.

Task 2.1: Research and Identify Target Grant Programs with City staff and Workgroup

Task 2.2: Coordination and consultation with Grant Agencies

Task 2.3: Coordination and consultation with Coastal Projects Workgroup, City staff, and City council.

**TASK 3 - PROJECT DEVELOPMENT AND GRANT WRITING.** In conjunction with City, the purpose of this task is to identify, describe and prepare grant applications for the City's prioritized coastal projects selected for grant funding. The projects will be developed to a conceptual level in description, conceptual plan, schedule and approximate budget. PARC will work with City staff and planners to develop project designs and details sufficient to support grant applications. Preparation and submission of grant applications will be undertaken at an hourly rate under written work orders, as specified below. In the Work Order, PARC will prepare an estimated cost for each grant application based upon the complexity of the project and grant program of interest. Grant application work will begin upon City approval of the Work Order.

During this project development stage, PARC will generally evaluate projects for regulatory and permitting feasibility, identify potential compliance or permitting issues that are likely to arise, and suggest preliminary engineering or design work needed. PARC will suggest project modifications or amendments to address regulatory concerns to the extent possible. PARC will also advise the city on appropriate project modifications, if any, to optimize the likelihood of grant award. All grant programs differ in requirements, expectations, and desired outcomes and projects can be tailored, in some circumstances, to improve grant award potential. Finally, PARC will assist the city to coordinate the projects with local stakeholders and community representatives to identify potential concerns and to seek public support for the project initiatives.

Under the direction of the Workgroup, PARC will undertake the following subtasks:

Task 3.1: Identification of Project/Grant Priorities

Task 3.2: Preliminary Project Descriptions

Task 3.3: Preliminary Project Schedules & Budgets

Task 3.4: Project Regulatory Review

Task 3.5: Grant Applications



**TASK 4. FACILITATION OF GRANT APPLICATIONS.** Upon grant application submission(s), PARC will provide grant support and facilitation which shall include: (a) agency outreach, communication and meetings (b) responses to agency comments – written, oral and email, (c) revision and resubmission of grant applications, (d) development and submission of grant support letters and resolutions, (e) coordination with elected representatives, and (f) appearance before agency boards and commissions.

Task 4.1: Agency & Stakeholder Coordination and Follow-up

Task 4.2: Response to Agency Comments, Questions, Concerns

Task 4.3: Grant Application Modification & Amendment, as needed

**TASK 6 – PROJECT ADMINISTRATION/GRANT OPPORTUNITY TRACKER.** Included within the monthly fee, PARC will provide contract administration during the contract period, including managing tasks to completion, making necessary travel arrangements, coordinating work group meetings, maintaining work group schedule, materials and minutes, organizing conference calls, and preparing monthly reports.

Included within the monthly fee, PARC will also develop, maintain, and regularly update a **Grant Opportunity Tracker** which shall: (1) report the status of pending grant applications, (2) identify relevant grant opportunities at least six months in advance, (3) document grant match requirements, (4) track grant submission deadlines, and (5) include notable special grant application requirements and (6) other matters as may be deemed appropriate or requested by the work group.

## **GENERAL TERMS**

A. Monthly Fee: During the contract period, a monthly fee of \$2,500.00 will be charges for all services described herein except for Task 3, Project Development and Grant Writing Services.

B. Grant Writing Fees: Task 3, Project Development and Grant Writing Services, shall be provided on an hourly basis with drafting and submission of each grant application authorized by a separate work order prepared by PARC for review by the City. The parties recognize that the level of effort required for grant applications varies with the complexity of the grant program and project. Each Grant Drafting and Submission work order will be based on the following hourly rates plus approved direct expenses such as printing:

Peter A. Ravella, Principal - \$150/hour

Tyler Buckingham, Project Manager - \$100/hour

C. Contract Duration: This Phase IV contract will be initiated upon execution and extend to the end of the 2017 -18 Fiscal Year (September 30, 2018) unless terminated by the City.

D. Invoices & Payment: PARC shall submit an invoice to the CITY on the first of each month for all fees plus any direct expenses incurred during the month. The Invoice shall document (1) monthly Coastal Projects Consultation Fee of \$2,500.00 (2) summarize task/subtask efforts, including action taken, if applicable; and (3) All direct expenses incurred. Payment is due within 30 days by electronic transfer.

E. Direct Expenses. Mileage shall be billed at \$0.54/mile and per diem meal expenses at \$52.50 per day per person. Air travel with rental vehicle may be substituted for auto travel and, along with printing and hotel charges, shall be billed at the actual cost.

F. Limitations: The Agreement does not include legal, engineering, geotechnical, surveying, or design or other similar professional services that may be necessary in support of grant applications. PARC will, if requested, provide or procure these services under separate authorization, or assist the city in the acquisition of these special services.

THE PARTIES bind themselves to the faithful performance of this Contract:

<b>CITY:</b>  <u>THE CITY OF SOUTH PADRE ISLAND</u>    By: _____ City Manager   _____ Date	<b>PERFORMING PARTY:</b>  <u>PETER A. RAVELLA CONSULTING, LLC</u>   By: <u>sl Peter A. Ravella</u> Peter A. Ravella, Principal  <u>May 16, 2018</u> _____ Date:
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### NOTICE REGARDING COMPETITIVE GRANTS

The CITY recognizes that grants that are written to the standards of professional grant writers may not be selected or funded by a funding agency or foundation. In no case shall the failure on the part of the CITY to receive a grant negate the CITY's obligation to pay the PERFORMING PARTY for services in provided in the preparation of the grant.

Grant deadlines are outside the control of PARC and grant opportunities of interest may or may not arise during the defined contract period. In such an event, PARC will, if requested, prepare a Draft grant application to the level possible given grant program information, and provide the Draft to the City for later submission, or, the Parties can make such other arrangements as may be beneficial and mutually agreed.

### REQUIRED DOCUMENTATION FOR GRANTS

The CITY recognizes that the preparation of grants may require significant documentation that is likely to be provided by the CITY and is generally unavailable to the PARC. The CITY is responsible for providing that documentation in a timely manner. The documentation is specific to grant programs may include but is not limited to:

1. Attorney Title Opinions or other proof of ownership;
2. Project Plans or Designs
3. Boundary Maps
4. Permits
5. Financial Audits or City budget documentation
6. Engineering and architectural plans
7. Resolutions and Authorizations of CITY's Governing Body
8. Executed forms requiring signature of the a CITY representative
9. Wetland Jurisdiction Determinations or Sea grass surveys
10. Specialized Environmental or Economic Studies
11. Itemized Project Budgets

The CITY authorizes the PARC to communicate with the staff of state and federal agencies, private entities, and the CITY staff regarding documentation listed above.

### DELIVERABLES

- Monthly Workgroup Meetings, as scheduled in coordination with the City
- Monthly Update Memos



- Grant Research & Project Development Services
- Grant Applications

DRAFT