

TIRZ#4 – North Beach Puerto Del Sol RV Park



May 17, 2022

Puerto Del Sol RV Park

Located at 5100 Timon Blvd

Adjacent to Light House
Pointe

54 Pads on site, Pool,
Pergola, Pier

Project Site – Puerto Del Sol RV Park



Past Projects by Developer – Lafittes Hideout, Port Aransas, Tx.



Lafittes
Hideout,
Port Aransas,
Tx.





Port Aransas RV Resorts, Port Aransas, Tx.



IB Magee Beach Park, Port Aransas, Tx.

Project Details



Landscaping &
Fencing



Pool, Pool Deck,
Pergola



Underground
Electrical



Build up site – 3 feet
with sand or select
fill



Vinyl Bulkhead on 3
sides

Current State of Puerto del Sol RV Park



Current Bulkhead



Current Parking Pads





Overhead Powerlines



Puerto Del Sol RV Park – Concept Renderings Aerial View



Front Entrance



Pool and Pergola

Waterside View



Total Project Cost

"Puerto Del Sol" RV Park Cost Breakdown

Construction Survey & Machine Control Model	\$3,500
Buildup site 3' with sand or select fill for drainage	\$188,000
Concrete Roads/Pads	\$516,606
Vinyl Bulkhead	\$207,569
New Water and Sewer	\$220,168
Move mobile home	\$1,000
Landscaping/Fencing	\$112,309
Pool, Pool Deck, Pool Fencing and Pergola	\$92,013
Contract Labor	\$268,233
Contingency	\$160,940
Total Cost	\$1,770,338

Eligible Programs

North Beach Property Improvement Program

Landscaping/Fencing	\$112,309
Pool, Pool Deck, Pool Fencing and Pergola	\$92,013
Contingency	\$20,432
Total	\$224,754

Infrastructure Program

Buildup site 3' with sand or select fill for drainage	\$188,000
Vinyl Bulkhead	\$207,569
Contingency	\$39,557
Total	\$435,126

Eligible Costs
for
Reimbursement

Recommendation:
Paid in two equal
payments. First
payment will be in
FY24 with Second
payment in FY25.

Proposed Reimbursement to Developer

North Beach Property Improvement Program

Total	\$224,754
50% Reimbursement	\$112,377
% of Project Cost	6%

Infrastructure Program

Total	\$435,126
50% Reimbursement	\$217,563
% of Project Cost	13%

Proposed Reimbursement to Developer

Combined Total	\$329,940
% of Total Project Cost	19%

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