



# PERMIT APPLICATION

Permit # \_\_\_\_\_ (Assigned by Department)

The Louisiana Department of Wildlife and Fisheries' Scenic Rivers program is authorized by LRS title 56, Chapter 8 Part II. This law requires permits authorizing activities in or affecting rivers that have been designated by the Louisiana Legislature as Natural and Scenic. Information provided on this form will be used in evaluating the application for a permit. Information in this application is made a matter of public record through issuance of a public notice. Disclosure of the information requested is voluntary, however, the data requested necessary in order to communicate with the applicant and to evaluate the permit application. If necessary information is not provided, the permit application cannot be processed nor can a permit be issued.

## APPLICANT INFORMATION

Name of Applicant	Randy Mire	Name of Agent (if any)	Kyle Associates, LLC
Address	18652 Saint Andrews Ct. W.	Address	638 Village Lane North
City, State, Zip	Prairieville, LA 70769	City, State, Zip	Mandeville, LA 70471
Phone	504-343-3138	Phone	985-727-9377
Email Address	randy@capitolpharmacy.com	Email Address	Fkyle@kyleassociates.net

## DESCRIPTION OF THE PROPOSED ACTIVITY

Brief summary of the description and purpose of the proposed activity (details to be attached as a separate document)

Construct a sheet pile bulkhead and associated residence, pool and decks.

Is any portion of the activity complete? YES or NO (If yes, indicate month and year of completion)

## LOCATION OF PROPOSED ACTIVITY

Stream Name	Tchefuncte River
Address	426 Marina Front Drive
City, State, Zip	Mandeville, LA 70471
Parish	St. Tammany
Sec/Township/Range	S54, T7S, R11E
Latitude/Longitude	30°24'56.02"N/ 90°07'31.41"W

## ADJACENT LANDOWNERS

Names, Addresses, Phone Numbers of Adjacent Landowners
Kenny Waters, P.O. Box 1120 Mandeville, LA 70470
504-458-8851
Steven Hubert, 434 Marina Front Dr., Mandeville, LA 70471

## ENVIRONMENTAL ASSESSMENT

Must be a separate document. See the attached instruction sheet for completing the assessment.

## CONFIRMATION OF INFORMATION ACCURACY

Application is hereby made for a Scenic River Permit to authorize the activities described herein. I certify that I am familiar with the information contained in this application and that, to the best of my knowledge and belief, such information is true, complete, and accurate. I further certify that I possess the authority to undertake the proposed activities, or I am acting as the duly authorized agent of the applicant.

Signature

3/31/26

Date

# **Louisiana Natural and Scenic Rivers System**

## **Attachments and Environmental Assessment**

### **Applicant: Randy Mires**

St. Tammany Parish, LA

March 30, 2026

The following information comprises the attachments and exhibits for the permitting of a previously existing dock that is being removed and replaced using the sheet pile, new pilings and beams, joists and decking on the riverfront of the Tchefuncte River just upstream of the entrance to the Marina Beau Chene, the marina at the Beau Chene development. All this work is in conjunction with the construction of a new residence. The information follows the format outlined in the LA Natural and Scenic Rivers System permit application.

#### **I. PROJECT DESCRIPTION:**

The project consists of the removing of a failing existing dock, and armoring the water's edge with sheet pile to form a boat slip and support for a new structure. In addition, new decking along the river is to be constructed using new pilings, beams, joists and composite decking to create a new riverfront deck that is an extension of the planned single-family house design.

#### **II. VICINITY MAP:**

A Vicinity Map is attached as Exhibit A.

#### **III. PHOTOGRAPHS OF THE PROJECT SITE**

Photographs of the project site are attached as Exhibit B.

#### **IV. OTHER PERMITS REQUIRED OF THE PROJECT**

Other permits required are as follows:

Coastal Use Permit

Corps of Engineers

St. Tammany Parish Government

LA Scenic Rivers Permit – (Being applied for with this package)

#### **V. ENVIRONMENTAL ASSESSMENT**

The following statements address the impact and effects of the proposed project, per the scenic rivers permit application.

- VI. Existing Land Use - The proposed project is a developed site that is situated between the Tchefuncte River and the existing Beau Chene marina site, a developed and operating marina with residential inclusions. There is a new concrete access roadway that fronts the lot on the marina side and continues northward providing

access to the other 6 lots along this part of the river, four of which are developed. All of the lots in this project are single family homes with independent water access and docking facilities, and with piers that extend out past the river bank but remain on private property.

There is a new residence on the south side of the subject lot (up river) and a developed lot on the north side (down river). The subject lot is being used as a construction laydown yard currently for the house on the south side, which is several months away from completion. There is no existing vegetation on the site. This lot sits nearly in the middle of riverfront residential developments more than 1000' in either direction.

- VII. Wilderness Qualities – Minimal effects. The 60 linear foot of shoreline has no trees at the water's edge or in the water. The remainder of the lot is cleared. Wildlife habitat is currently limited to the aquatic species which will remain unchanged. The remainder of the lot is not conducive to supporting wildlife currently.
- VIII. Scenic Values - The improvements of the project will be an interior boat slip, along with a two-story single-family residence. This is common along the Tchefuncte River as well as this development, and very fitting for residential waterfront living. In residences both upstream and downstream, the same type of development exists. This project will be in accordance with the current vernacular of the river front, and a positive improvement, and a step towards the completion of this eight lot project.
- IX. Ecological Regime - Construction will have minimal effects on the ecology of the area, as the current use of the property is a construction site. During installation of the bulkhead, Best Management Practices will be implemented to prevent any site runoff or erosion into the river. Although not positively determined, it is anticipated that the bulk of the sheet pile work and pile driving in the river will be from the water side.
- X. Recreational Use/Opportunities -The project will enhance the property use by providing greater participation, both active and passive, and access to the Tchefuncte River. The land is being improved for use as a single-family residence, therefore the new resident will have direct access to the river and Lake Pontchartrain. The Tchefuncte River is a highly used river for a host of recreational activities. Boating, fishing, paddle boards, kayaks, and ski/wakeboard are very common on the river at all times of the year.
- XI. Aesthetic Values – No effect, other than the improvement by cleaning up a construction site. The final product will be consistent with neighboring homes, and will come one more step closer to completing this residential project. Currently it is one of the more picturesque locations along the river.

- XII. Fish and Other Aquatic Life – No negative affect.
- XIII. Wildlife – No negative affect. The current site is not conducive to supporting wildlife.
- XIV. Historical and Archaeological Resources – Applicant has no knowledge of Historic & Archaeological Resources. This consultant, having been involved in the entire development from the beginning, has not encountered any such indications of historical value.
- XV. Geological Resources - No effect. No excavation is to be performed.
- XVI. Botanical Resources (Vegetation) – there is no significant vegetation on site. Previous to the beginning of the residential project, trees of no value (Tallow trees, pine trees) were removed (Note: this work was performed under the original development's Scenic Rivers permit). St. Tammany Parish government, as part of its landscape ordinance, required the planting of trees in the green spaces of the development, including live oaks and swamp red maples, for the approval of the project. Although these trees are not on the lot itself, vegetation was accounted for in these green spaces of the overall eight lot project.
- XVII. Water Quality and Quantity - Minimal disturbance will result from the project. Best Management Practices will be implemented. No blocking or changing the natural waterway will occur, and no impact on water quality will result of this activity. Little to no apparent impact is expected.
- XVIII. Hydrologic Features – No blocking or changing of the natural waterway will result from this project.
- XIX. Cultural Resources – The site does not contain any cultural resources that the applicant is aware of.
- XX. Economic Impact of Project – This project will have a positive economic impact on the region. It will serve the construction community through the home construction activity, as well as promote water resource recreation, increase in tax base, and maintenance type businesses.
- XXI. LEGAL AGREEMENT**  
A signed copy of the legal agreement is included as Exhibit C.
- XXII. APPLICANT COMPLIANCE HISTORY**  
The applicant has no history with compliance regarding similar projects.

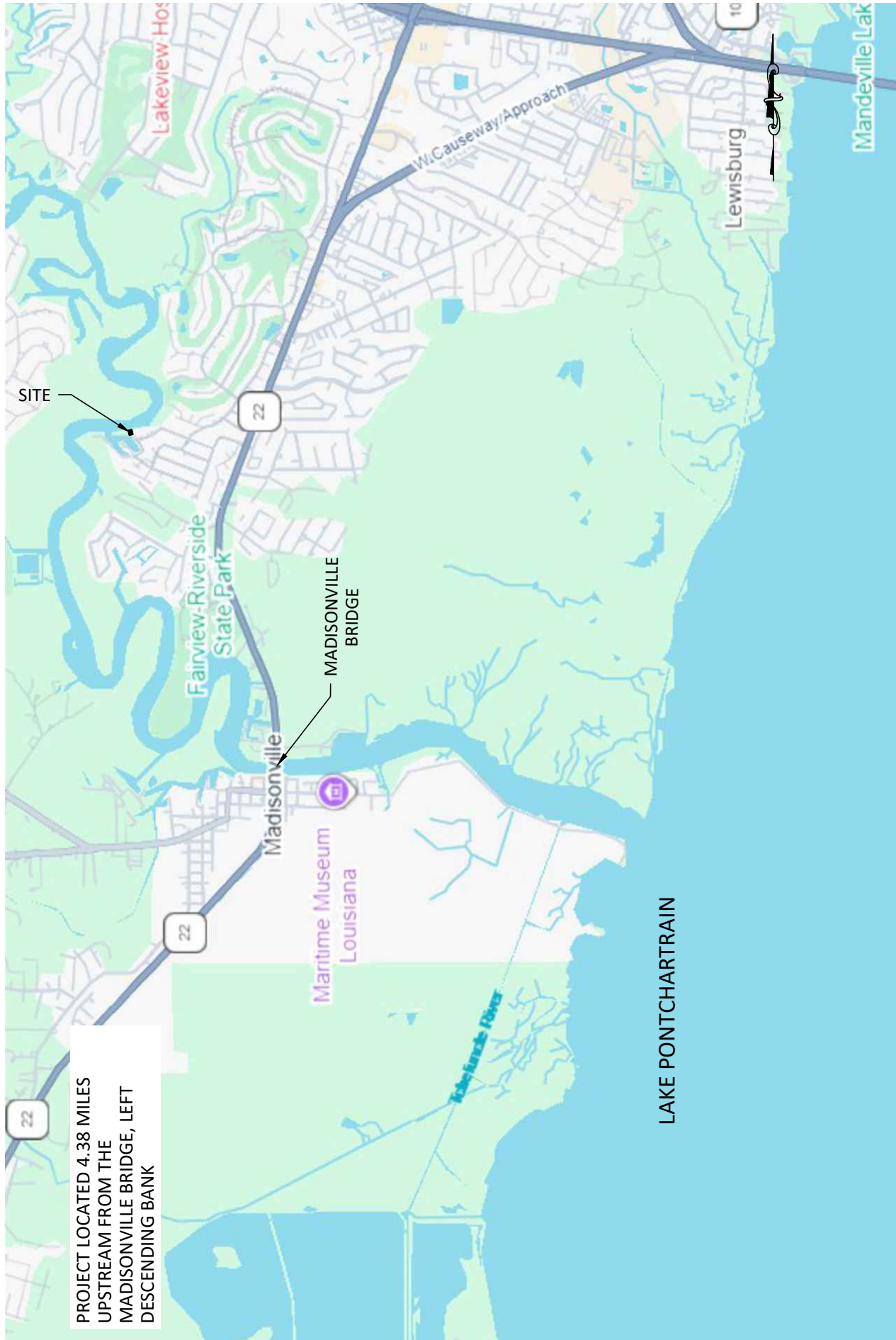
**XXIII. STEPS TAKEN TO MINIMIZE/OFFSET IMPACTS TO THE RIVER**

This project has no physical impact on the river. The work in which the permit is being requested consists of the introduction of a bulkhead which will stop bank erosion, and replacement of a dilapidated dock. During construction of the residential phase, erosion control measures (silt fencing) will be in place for the duration of the build. All disturbed that are not part of the construction will be revegetated once construction is complete.

**XXIV. ALTERNATIVES TO THE PROPOSED PROJECT**

This individual project is the result of a previously permitted project that subdivided this peninsula between the Beau Chene marina and the Tchefuncte River into 8 individual homesites. This specific permit is a request to make improvements on one of those homesites. Therefore, the alternatives were dealt with globally in the project permit performed several years ago.

**EXHIBIT A**  
**VICINITY MAPS**



PROJECT LOCATED 4.38 MILES  
UPSTREAM FROM THE  
MADISONVILLE BRIDGE, LEFT  
DESCENDING BANK

CADD FILE NAME: PL-EXHIBITS.dwg

DESIGNED BY:	FMK
DRAWN BY:	FMK
CHECKED BY:	NBZ
DATE:	03.23.26
JOB NO.:	26017

MIRE RESIDENCE  
426 MARINA FRONT DRIVE  
MANDEVILLE, LA  
ST. TAMMANY PARISH  
VICINITY MAP

NO.	DATE:	REVISIONS	APPD

STAMP:

**Kyle Associates, LLC**  
Planning, Engineering, and Landscape Architecture  
638 Village Lane N • Mandeville, LA 70471 • 985.737.9377

SHEET NO.  
**EX.1**

PROJECT LOCATED 4.38 MILES  
UPSTREAM FROM THE  
MADISONVILLE BRIDGE, LEFT  
DESCENDING BANK



PROJECT SITE  
LAT: 30° 24' 56.02" N  
LON: 90° 07' 31.41" W

CADD FILE NAME: PL-EXHIBITS.dwg	
DESIGNED BY: FMK	DRAWN BY: NBZ
SCALE (8.5x11) N.T.S.	CHECKED BY: FMK
DATE: 03.23.26	JOB NO. 26017

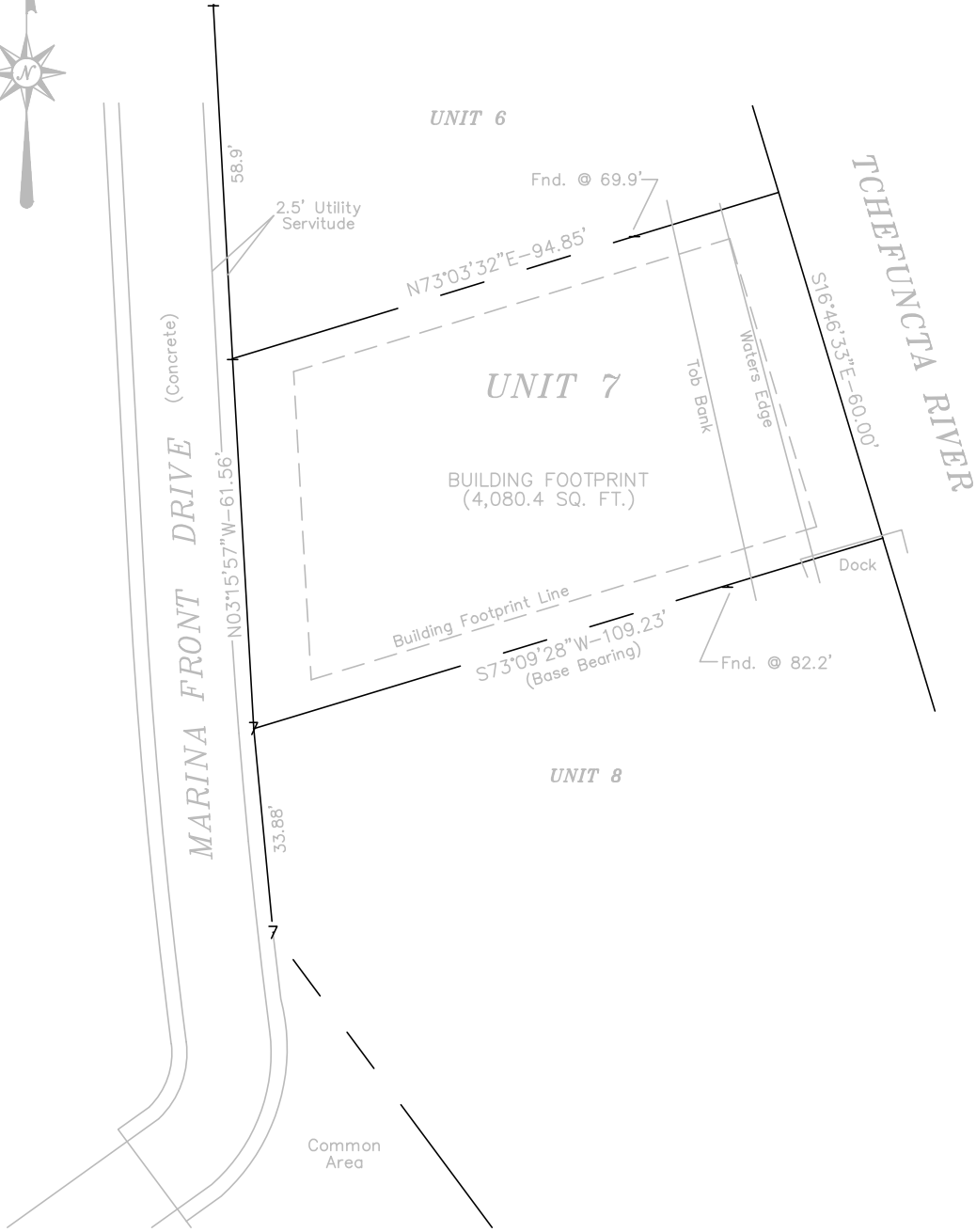
MIRE RESIDENCE  
426 MARINA FRONT DRIVE  
MANDEVILLE, LA  
ST. TAMMANY PARISH  
VICINITY MAP

NO.	DATE:	REVISIONS	APPD

STAMP:

**Kyle Associates, LLC**  
Planning, Engineering, and Landscape Architecture  
638 Village Lane N • Mandeville, LA 70471 • 885.737.9377

SHEET NO.  
**EX.2**



CADD FILE NAME:  
PL-EXHIBITS.dwg

DESIGNED BY: <b>FMK</b>	SCALE: (24x36) -
DRAWN BY: <b>NBZ</b>	SCALE: (8.5x11) <b>N.T.S.</b>
CHECKED BY: <b>FMK</b>	DATE: <b>03.23.26</b>
JOB NO. <b>26017</b>	

**MIRE RESIDENCE**  
**MARINA FRONT DRIVE**  
MANDEVILLE, LA  
ST. TAMMANY PARISH

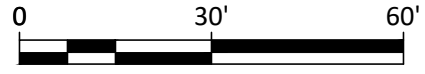
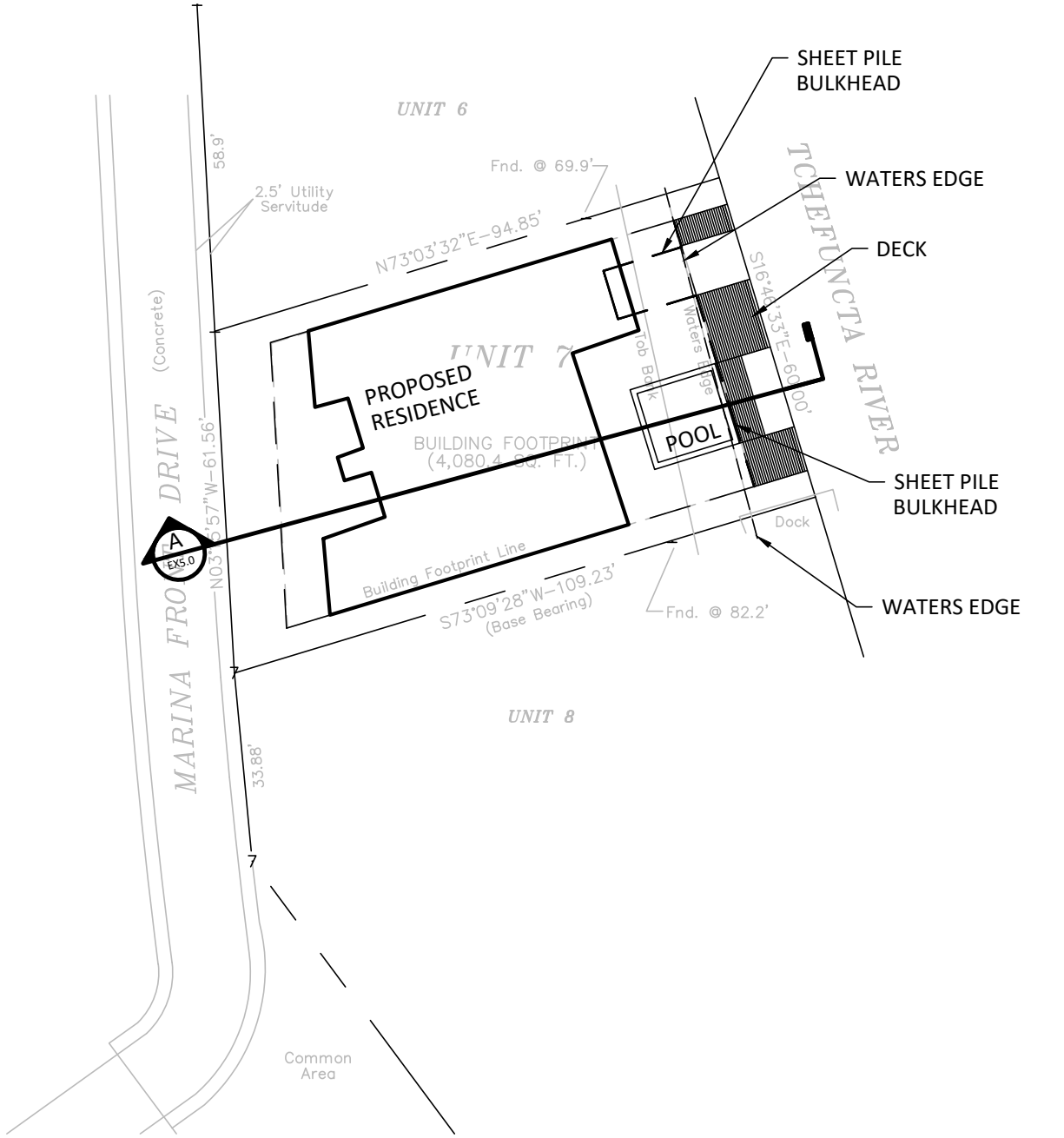
**PRE-EXISTING CONDITION**

NO.	DATE	REVISIONS	APPD

STAMP:

**Kyle Associates, LLC**  
Planning, Engineering, and Landscape Architecture  
638 Village Lane N • Mandeville, LA 70471 • 885.737.9377

SHEET NO.  
**EX.3**



CADD FILE NAME: PL-EXHIBITS.dwg			
DESIGNED BY: FMK	DRAWN BY: NBZ	CHECKED BY: FMK	JOB NO. 26017
SCALE: (8.5x11) 1" = 30'		DATE: 03.23.26	

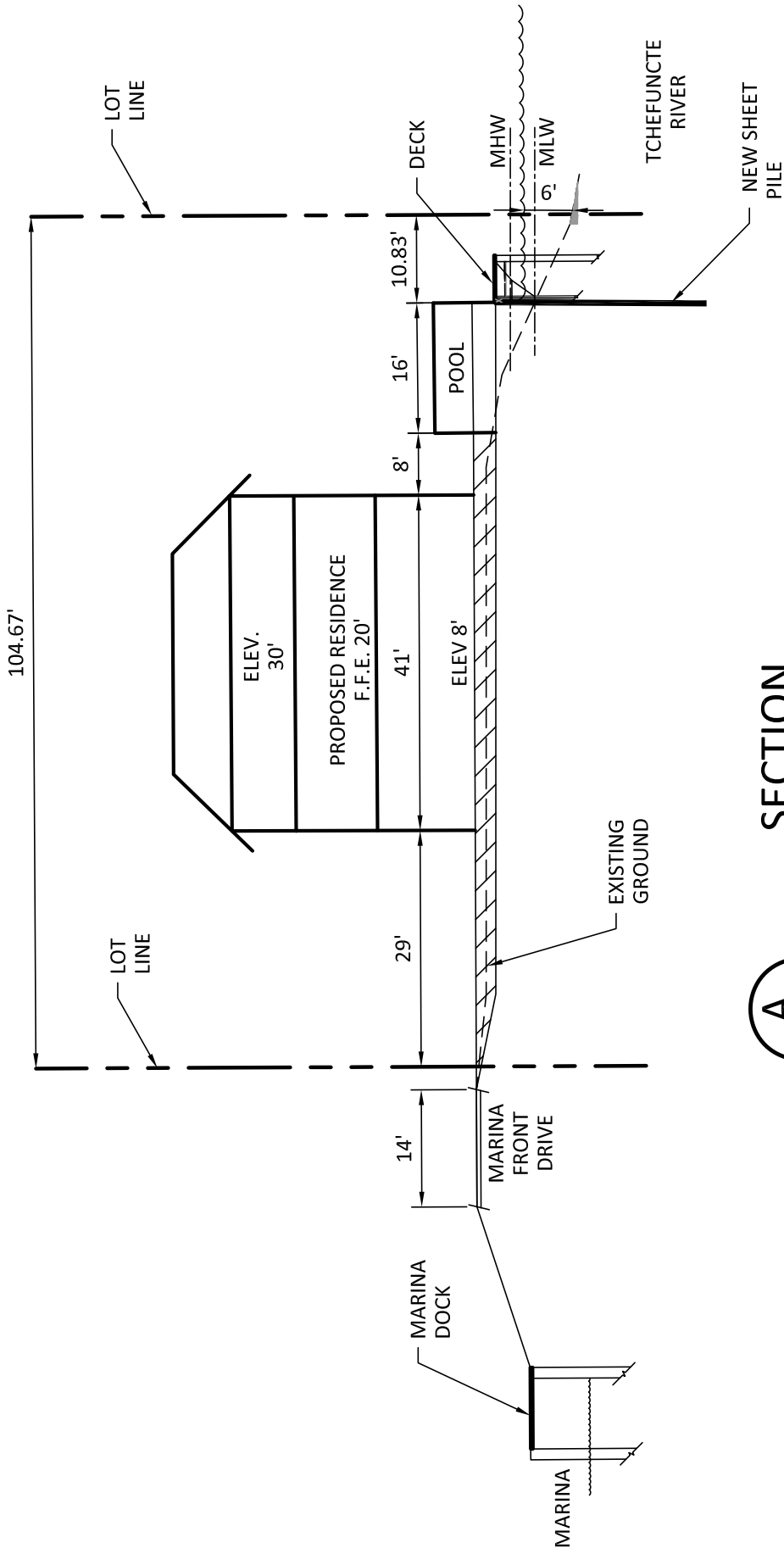
**MIRE RESIDENCE**  
**426 MARINA FRONT DRIVE**  
 MANDEVILLE, LA  
 ST. TAMMANY PARISH  
**PROPOSED RESIDENCE**

NO.	DATE:	REVISIONS	APPD

STAMP:

**Kyle Associates, LLC**  
 Planning, Engineering, and Landscape Architecture  
 638 Village Lane N • Mandeville, LA 70471 • 985.237.9377

SHEET NO.  
**EX.4**



**A** SECTION  
EX.4  
1" = 20'-0"



CADD FILE NAME:  
PL-EXHIBITS.dwg

DESIGNED BY:	SCALE: (24x36)
DRAWN BY:	SCALE: (8.5x11)
CHECKED BY:	DATE: 03.23.26
JOB NO. 26017	

MIRE RESIDENCE  
426 MARINA FRONT DRIVE  
MANDERVILLE, LA  
ST. TAMMANY PARISH

REVISIONS		APP'D
NO.	DATE	FMK
1	04.16.26	FINAL REVISION

STAMP:

**Kyle Associates, LLC**  
Planning, Engineering, and Landscape Architecture  
638 Village Lane N • Mandeville, LA 70471 • 985.727.9377

SHEET NO.

**EXHIBIT B**  
**SITE PHOTOGRAPHS**

# Scenic Rivers Permit Application Pictures

Applicant: Randy Mire  
18652 Saint Andrews Ct. W  
Prairieville, Louisiana 70769

Project Location: Tchefuncte River  
4.38 Miles upstream from the Madisonville  
Bridge, left descending bank



Tchefuncte River Project Location (Facing North)



Tchefuncte River Project Location (Facing Northwest)



River Project Location (Facing North)



Tchefuncte River Project Location (Northeast)



Tchefuncte River Project Location (Facing North)



Tchefuncte River Project Location Southwest Corner (Facing East)



Tchefuncte River Project Location Northwest Corner (Facing East)



Tchefuncte River Project Location (Facing Southeast)



Tchefuncte River Project Location (Facing Northwest)



Tchefuncte River Project Location (Facing Northwest)



Tchefuncte River Project Location (Facing West)



Tchefuncte River Project Location (Facing East)

**EXHIBIT C**  
**LEGAL AGREEMENT**

JEFF LANDRY  
GOVERNOR



TYLER M. BOSWORTH  
SECRETARY

PO BOX 98000 | BATON ROUGE LA | 70898

Dear Scenic River Permit Applicant:

Please review and concur on the following statement regarding the issuance of permits by the Louisiana Department of Wildlife and Fisheries. This agreement must be signed and returned before a Scenic River Permit can be issued.

"I have been advised and do understand that by applying for and accepting a Scenic Rivers permit issued by the Louisiana Department of Wildlife and Fisheries, I am being allowed to engage in an activity which would otherwise be prohibited by law or for which a permit is required. I understand that the permit is not a license and confers no property right upon me. I specifically agree to abide by all State and Federal fish and wildlife laws and regulations, and all State and Federal laws and regulations which relate to this permit or the permitted activity, and by all other terms and conditions of this permit. I understand that the permit for which I am applying may be suspended, annulled, withdrawn or revoked and that I may be assessed civil penalties, all in accordance with the provision of the Louisiana Administrative Procedure Act, and that I may be denied future permits as a consequence of my failure to fully and completely comply with the terms and conditions of the permit, as well as other laws and regulations pertinent thereto. If served with or notified of a cease and desist order signed by the Scenic Rivers Administrator, I agree to immediately and without delay cease all activities and operations which relate to the permitted activity or which are impacting the Scenic River, until such time as the matter can be resolved in an adjudicatory hearing pursuant to the Louisiana Administrative Procedure Act. I understand and agree that any permit issued to me by the Louisiana Department of Wildlife and Fisheries is in the nature of a privilege which is being voluntarily extended to me by the Department and the failure on my part to cooperate with the Department can result in the loss of the privilege conferred and the denial of future requests for permits. By accepting this permit, I evidence my agreement to be bound by all conditions and stipulations set forth herein."

A handwritten signature in blue ink, appearing to be "A", is written over a horizontal line.

Authorized Signature

3/31/26

Date

REV. 5/23/25