

**OCEANVIEW BEACH PARK  
SHORE PROTECTION ACT PERMIT APPLICATION  
July 2018**

**1.0 EXISTING CONDITIONS & PROPOSED MODIFICATIONS:**

The Jekyll Island Authority (JIA) is proposing rehabilitation of the Oceanview Beach Park located east of Beachview Drive and south of the intersection of Beachview Drive and Captain Wylly Road on Jekyll Island (Latitude 31.063172, Longitude -81.40909). The project area totals approximately 6.42 acres within the SPA zone and includes public parking area, public restrooms and existing dune crossover, sidewalks, landscaped areas, a partially buried sea wall and rip-rap.

JIA has obtained Shore Protection Act (SPA) authorization to modify an existing crossover to provide public ADA compliant beach access (SPA Permit #456) and has obtained a LOP to perform maintenance activities within the footprint of the existing parking lot. This application has been prepared for beach park improvement activities including demolition of the existing public restrooms and construction of new public restrooms with showers, modification to the existing bioswale on the northern end of the project area, construction of three new family pavilions with sidewalk connections to the existing bike path and construction of two new group pavilions with sidewalk connections to the existing bike path. The following provides a summary of existing conditions, proposed conditions associated with this SPA application.

Structure	Existing Area (sf)	Proposed Area (sf)	Net Impact/ Increase (sf)
Bath House/Restrooms	1,361	1,826	465
Side Walk	10,953	12,222	1,269
Family Pavilion	N/A	1,029	1,029
Group Pavilion	N/A	1,440	1,440
Bioswale	8000	No Change	0.0
Parking Lot	55,019	No Change	0.0
Crossover (SPA #456)	2,005 (permitted)	No Change	0.0
<b>Total</b>			<b>4,203</b>

Activities within the SPA zone including 8,000 square feet of temporary disturbance for bioswale modification (no increase in footprint), 465 square feet of impact for renovation and expansion of the bath house/restrooms, 1,269 square feet of impact for installation of additional sidewalk, 1,029 square feet of impact for installation of new family pavilions, 1,440 square feet for installation of new group pavilions. Combined disturbance within the SPA zone total 12,208 square feet of which 4,203 square feet will be new structures. It should be noted that no impacts seaward of the existing sidewalk/bike path are associated with this SPA application. Existing undisturbed area within SPA jurisdiction totals 197,310 square feet. Post project undisturbed area within SPA jurisdiction will total 185,107 square feet. As required 1/3 of the SPA project area will remain undisturbed.

**2.0 ALTERNATIVES:**

Because the purpose of the project is to improve existing public parking and amenities, alternatives were limited. However, the applicant reviewed a variety of alternatives in an effort to avoid and minimize disturbance within SPA jurisdiction. During review, the applicant minimized impacts by proposing activities and improvements within the footprint of the existing developed area. The only impacts to non-developed areas are associated with installation of group pavilions proposed for public use.

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**3.0 LANDFILL/HAZARDOUS WASTE:**

According to the Hazardous Site Index for Georgia, the subject property is not located over a landfill or hazardous waste site and is otherwise suitable for the proposed project (Attachment B).

**4.0 PUBLIC INTEREST STATEMENT:**

O.C.G.A. § 12-5-238(i) states:

*(i) In passing upon the application for a permit, the permit-issuing authority shall consider the public interest which for the purposes of this part shall be deemed to be the following considerations:*

**(1) Whether or not unreasonably harmful, increased alteration of the dynamic dune field or submerged lands, or function of the sand-sharing system will be created;**

The proposed project will not result in unreasonably harmful, increased alteration of the dynamic dune field. The applicant’s proposal is not located within any submerged lands of the state. The applicant’s proposal will not unreasonably alter the function of the sand-sharing system.

**(2) Whether or not the granting of a permit and the completion of the applicant’s proposal will unreasonably interfere with the conservation of marine life, wildlife, or other resources;**

The applicant’s proposed project will not unreasonably interfere with the conservation of marine life, wildlife, or other resources. All work will occur landward of the existing revetment and beach walk and within and immediately adjacent to areas currently developed.

**(3) Whether or not the granting of a permit and the completion of the applicant’s proposal will unreasonably interfere with access by and recreational use and enjoyment of public properties impacted by the project.**

The applicant’s proposed project will not unreasonably interfere with access, use, or enjoyment of public properties. The project has been initiated to enhance and improve public access, public recreational use and public enjoyment of an existing beach park.

**5.0 OWNERSHIP:**

The property is managed by Jekyll Island Authority and is property of the State of Georgia. See Attachment E.

**6.0 VICINITY MAP:**

A vicinity map of the subject property is provided in Attachment C.

**7.0 ADJOINING PROPERTY OWNERS:**

The property located to the north and south of the subject property is owned by:

Jekyll Island Authority  
100 James Road  
Jekyll Island, GA 31527

**8.0 ZONING LETTER AND SIGNED DRAWINGS:**

The project has been approved by the Jekyll Island Authority Board of Directors. The JIA, who is also the local zoning authority, has indicated that the project is consistent with the zoning overlay for the island (Attachment D).

**9.0 HURRICANE CERTIFICATION:**

A letter from has been provided with this document. See Attachment D.

**10.0 PERMIT DRAWINGS:**

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Drawings produced by Roberts Civil Engineering are included as Attachment C.

**11.0 APPLICATION FEE:**

Jekyll Island Authority is an agency of the State of Georgia. No fee required for processing of application.

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AUG 01 2018



## Burgess, Karl

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**From:** Burgess, Karl  
**Sent:** Wednesday, August 1, 2018 11:14 AM  
**To:** 'Alton Brown'  
**Cc:** Jim Broadwell  
**Subject:** RE: Jekyll SPA Exhibit

Thank you for the clarification.

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**From:** Alton Brown [mailto:abrown@rlandc.com]  
**Sent:** Wednesday, August 1, 2018 11:10 AM  
**To:** Burgess, Karl <Karl.Burgess@dnr.ga.gov>  
**Cc:** Jim Broadwell <jbroadwell@jekyllisland.com>  
**Subject:** RE: Jekyll SPA Exhibit

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Karl: As we discussed, the SPA permit request will also include landscaping within the project area landward of the existing bike path. A preliminary landscape/planting plan will be submitted to CRD for review and approval prior to installation of plant material.

Thanks.

Alton



**Alton Brown, Jr. PRINCIPAL**

41 Park of Commerce Way, Suite 303  
Savannah GA, 31405

P 912 443 5896 F 912 443 5898 C 912 659 0084

<http://www.rlandc.com>

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## List of Sites on HSI by County

HSI ID	Site Name	Site County
10028	Escambia Treating Company - Brunswick (aka Brunswick Wood NPL	Glynn
10058	Hercules	Glynn
10069	Atlanta Gas Light Company - Brunswick MGP Site	Glynn
10144	LCP Chemicals - NPL Site	Glynn
10156	Federal Law Enforcement Training Center	Glynn
10242	Terry Creek Dredge Spoil Area	Glynn
10251	Chemresol	Glynn
10282	4th Street Landfill (Brunswick Airport)	Glynn
10317	T Street Dump	Glynn
10587	STSE, Inc.	Glynn
10665	Glynn Co. - Cate Road C&D MSWLF	Glynn
10769	Lanier Plaza Shopping Center	Glynn
10804	Cork's Fabricare	Glynn
10885	Plant McManus Substation	Glynn
10909	Cotton Court Property (Lot 28)	Glynn
10476	Calhoun - Harris Rd. Phase 4 (L)	Gordon
10721	Cairo - 6th Avenue (SL) MSWLF	Grady
10479	Greene County - US 278 West MSWL	Greene
10063	Rockbridge Square Shopping Center	Gwinnett
10082	Univar USA Inc.	Gwinnett
10137	York Casket Hardware (fka Piedmont Metals)	Gwinnett
10286	Button Gwinnett Landfill	Gwinnett
10292	Crymes Landfill	Gwinnett
10297	Ben Gober Landfill	Gwinnett
10504	Phoenix Metals Distribution Facility	Gwinnett
10515	Sechem, Inc.	Gwinnett
10523	American Amalgamated/Executive Dry Cleaners	Gwinnett
10636	One Hour Martinizing	Gwinnett
10716	Buford - McEver Road MSWLF	Gwinnett
10718	Sugar Hill - Appling Road MSWLF	Gwinnett
10756	Danfoss Maneurop Ltd.	Gwinnett
10776	Arthur C. Curtis Property	Gwinnett
10812	All Rental	Gwinnett
10819	VIP Cleaners (former)	Gwinnett
10844	North Berkeley Lake Road Site	Gwinnett
10863	Paper Mill Road Undeveloped Tract	Gwinnett
10874	Proctor Square Cleaners	Gwinnett
10892	Duluth Dry Cleaner (Farmer)	Gwinnett
10044	Mt Airy Wood Preserving Company	Habersham
10458	Habersham County Pea Ridge Road Landfill	Habersham
10826	Chase Road Property	Habersham
10270	Hall County - Allen Creek Sanitary Landfill	Hall
10559	Shade/Allied, Inc.	Hall
10578	Avery Dennison	Hall
10759	Gainesville District Office Complex	Hall
10666	Haralson County Landfill (US 78 Bremen)	Haralson
10856	Harris County Hamilton Road E MSWL	Harris
10073	Dunlop Slazenger Corp	Hart



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JUL 30 2018

Marsh & Shore Mgt. Program



November 7, 2017

Mr. Alton Brown, Jr.  
Principal  
Resource and Land Consultants  
41 Park of Commerce Way  
Suite 303  
Savannah, GA 31405

**RE: SPA Permit Request  
Dune Crossover #26  
Jekyll Island, Glynn County, Georgia**

Dear Mr. Brown,

The project as shown on the accompanying plans does not violate the Zoning Code of Jekyll Island, Georgia.

If you have any questions, I can be reached at (912) 635-4000.

Sincerely,

Jim Broadwell  
Project Manager  
Jekyll Island Authority

Enclosures

GA DNR

JUL 30 2018

Marsh & Shore Mgt. Program

**Larry L. Bryson**

Architect, P.C.

Office: (912) 638-6745

Fax : (912) 634-1822

June 19, 2018

Mr. Alton Brown, Jr.

[abrown@rlandc.com](mailto:abrown@rlandc.com)

Resource and Land Consultants, LLC

41 Park of Commerce Way, Suite 303

Savannah, Georgia 31405

**Re: Letter of Structural Design Confirmation  
Oceanview Beach Park**

Dear Mr. Brown,

This is to confirm that all structures (restroom facility, small pavilion, group pavilion, beach tower shower installation, pavilion grill installation and light bollard installation) for the above referenced location are designed to meet all hurricane and structural design requirements of Chapter 16, Structural Design, IBC International Building Code 2012.

Please do not hesitate to call should you need additional information or clarification.

Sincerely,



Larry L. Bryson Architect, P.C.

GA DNR

JUL 30 2018

Marsh & Shore Mgt. Program



DEPARTMENT OF NATURAL RESOURCES  
COASTAL RESOURCES DIVISION  
ONE CONSERVATION WAY • BRUNSWICK, GA 31520 • 912.264.7218  
COASTALGADNR.ORG

MARK WILLIAMS  
COMMISSIONER

DOUG HAYMANS  
DIRECTOR

August 1, 2018

Teeple Hill  
Shupe Surveying Company, P. C.  
3837 Darien Highway  
Brunswick, Georgia 31525

**RE: Shore Protection Act (SPA), Jurisdictional Determination Verification, North Beach Parking Lot Beach Access 26, Jekyll Island, Glynn County, Georgia**

Dear Mr. Hill:

Our office has received the survey and plat, revised July 31, 2018, prepared by Shupe Surveying Company, P.C. No. 3081 entitled, "*A Limited Tree and Topographic Survey of: North Beach Parking Lot Beach Access 26 A Portion of the Proposed Jekyll Island Beach Village Site 25<sup>th</sup> G.M.D., Jekyll Island Glynn County, Georgia*" prepared for Jekyll Island Authority. Based on my site inspection, on July 16, 2018, this plat and survey accurately depict the Ordinary High Water Mark and the Jurisdictional Line under the authority of the Shore Protection Act O.C.G.A. § 12-5-230 et seq.

The Shore Protection Act O.C.G.A. § 12-5-230 et seq. delineation of the parcel is subject to change due to environmental conditions and legislative enactments. This jurisdiction line is valid for one year from the date of delineation. It will normally expire July 16, 2019, but may be voided should legal and/or environmental conditions change.

This letter does not relieve you of the responsibility of obtaining other state, local, or federal permission relative to the site. Authorization by the Shore Protection Committee or this Department is required prior to any construction or alteration in the shore jurisdictional area. We appreciate you providing us with this information for our records. If you have any questions, please contact me at (912) 262-3109.

Sincerely,

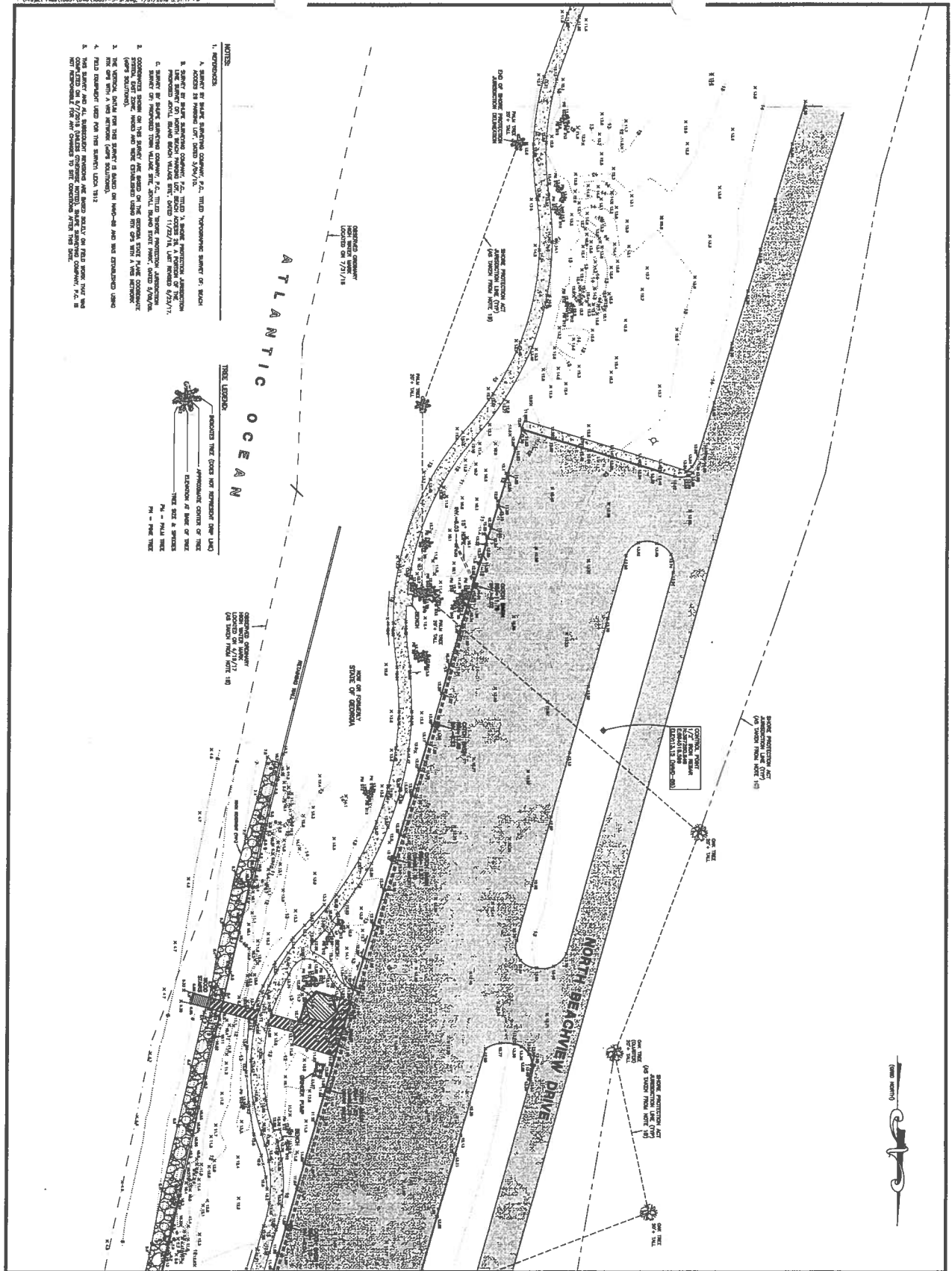
Jordan Dodson  
Coastal Permit Coordinator  
Marsh & Shore Management Program

Enclosure: *A Limited Tree and Topographic Survey of: North Beach Parking Lot Beach Access 26 A Portion of the Proposed Jekyll Island Beach Village Site 25<sup>th</sup> G.M.D., Jekyll Island Glynn County, Georgia*

Cc: Jim Broadwell, Jekyll Island Authority  
Alton Brown, Resource and Land Consultants, LLC

File: JDS20180205





- NOTES:**
1. SURVEYOR'S...
  2. SURVEYOR'S...
  3. SURVEYOR'S...
  4. SURVEYOR'S...
  5. SURVEYOR'S...

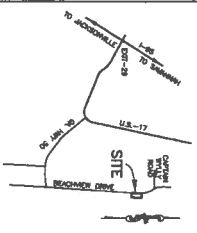
**THE LEGEND:**

INDICATES TREE LOCUS FOR PROPOSED SITE LAYOUT

APPROXIMATE CENTER OF TREE

THE SIZE & SPACING

PM - PALM TREE



- LEGEND:**
- WOOD FENCE
  - WOOD DECK
  - CONCRETE
  - GRAVEL
  - ASPHALT
  - PAVEMENT
  - WOOD DECK



**NORTH BEACH PARKING LOT BEACH ACCESS 26 A PORTION OF THE PROPOSED JEKYLL ISLAND BEACH VILLAGE SITE**

20TH AND JEKYLL ISLAND BEACH VILLAGE SITE

JEKYLL ISLAND AUTHORITY

**SHURE SURVEYING COMPANY, P.C.**

10000 W. UNIVERSITY BLVD.

DADE COUNTY, FL 33142

PH: 305-395-1234

WWW.SHURESURVEYING.COM

DRAWN BY: J. BLAKE

CHECKED BY: M. BLAKE

DATE: 10/23/2019

SHEET 1 OF 2

