



COASTAL RESOURCES DIVISION  
ONE CONSERVATION WAY • BRUNSWICK, GA 31520 • 912.264.7218  
COASTAL.GADNR.ORG

MARK WILLIAMS  
COMMISSIONER

DOUG HAYMANS  
DIRECTOR

OCT 01 2019

Scott Coleman  
Ecological Manager  
Little Saint Simons Island  
1000 Hampton Point Drive  
St. Simons Island, Ga. 31522

**Re: Letter of Permission (LOP), Dune Crossover Extension, Shore Protection Act (SPA) Permit #419, Little Saint Simons Island, Glynn County, Georgia. (GPS: 31.24954 N, -81.278228 W)**

Dear Mr. Coleman:

This Letter of Permission (LOP) is in response to your request, received September 20, 2019, for providing an extension to the dune crossover authorized under SPA Permit #419. Based on the Department's site inspection on September 19, 2019, the existing crossover is 6 ft. wide by 440 ft. in length. According to your request, the project will consist of extending the crossover by 235 ft (675 ft. total) to accommodate on-site beach and dune accretion. The proposed extension will be completed using hand tools and will follow all standard and special conditions as described in SPA Permit #419. The project will start no sooner than fifteen (15) days from the date of the letter and must be completed within six (6) months.

The Department authorizes the proposed dune crossover extension as depicted in the attached description and drawing. **No unauthorized equipment, materials or debris may be placed, stored, or disposed of in jurisdictional areas.** Any change in the use, location, dimensions, or configuration of the approved project, without prior notification and approval from this office, could result in the revocation of this permission and in the required removal of the related structures.

Because the project may occur between May 1<sup>st</sup> and October 31<sup>st</sup>, turtle nesting season, an individual with a DNR Sea Turtle Cooperators Permit is required to survey the area to be used by the equipment prior to the work beginning. All sea turtle nests must be avoided and no activity may occur within 20' of a nest area.

This LOP does not relieve you from obtaining any other federal, state, or local permits. If you have any further questions or concerns regarding this or any other projects, please feel free to contact Amy Flowers at (912) 262-3109.

Sincerely,

Jill Andrews  
Chief, Coastal Management Section

Enclosures: Project Description and Drawings  
SPA Permit #419  
File: LOP20190141

## Flowers, Amy

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**From:** Scott Coleman <scottc@littlessi.com>  
**Sent:** Friday, September 20, 2019 2:51 PM  
**To:** Flowers, Amy  
**Cc:** Noble, Josh; Kate Tweedy  
**Subject:** Dune crosswalk modification at Little St. Simons Island  
**Attachments:** SPA Permit #419.pdf; Proposed Dune Crosswalk.pdf

**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.

Dear Mrs. Flowers:

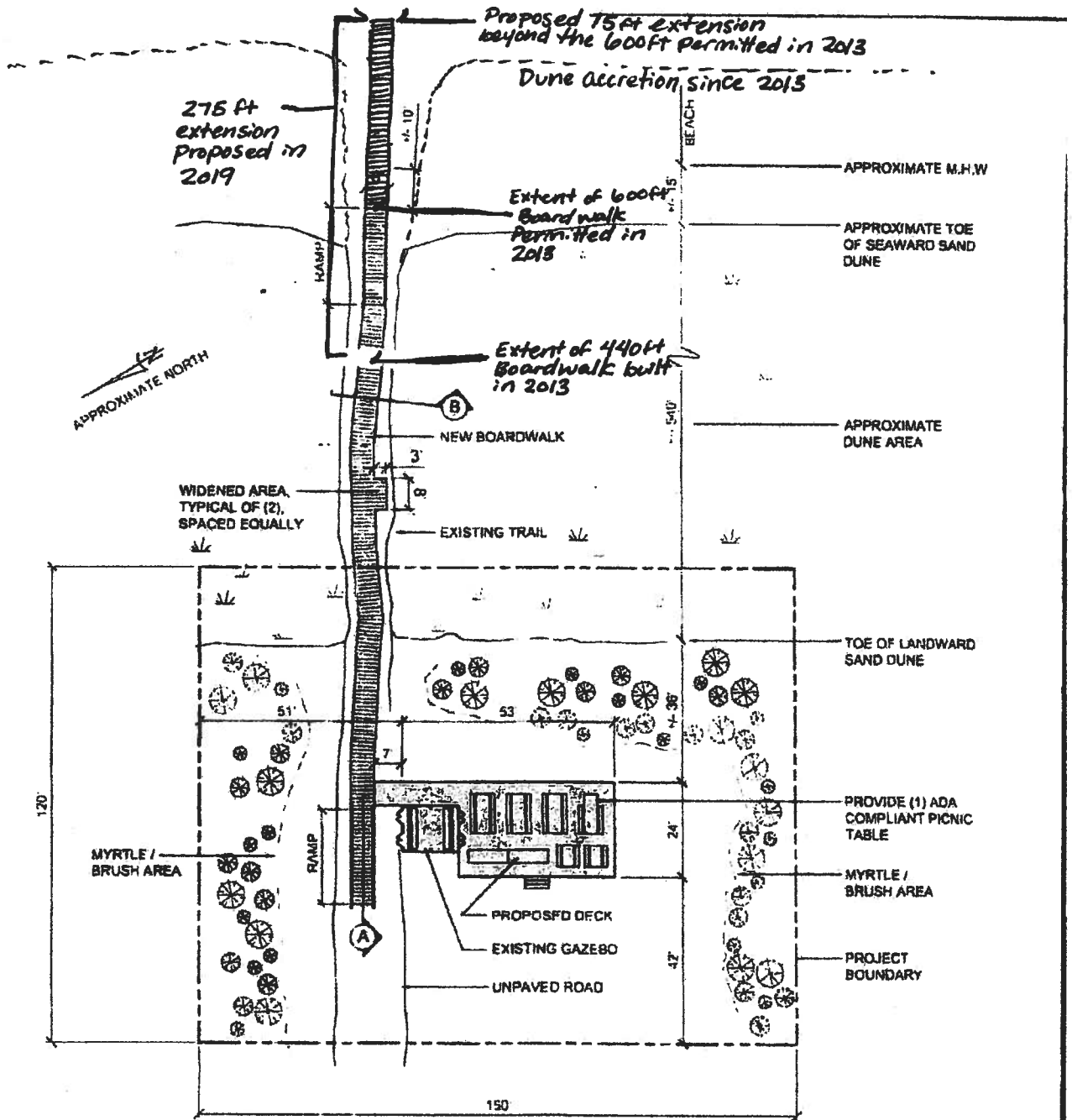
I am writing to you seeking approval to add 235 feet to a dune crosswalk on Little St. Simons Island. In 2013 Little St. Simons Island received a Shoreline Protection Act permit, number 419, to build a dune crosswalk at our Main Beach Access – the permit from 2013 is attached. The permit allowed us to construct a 600 foot long boardwalk along an existing trail through the dunes for beach access, but we constructed a crosswalk that was only 440 feet in length after receiving the permit. The section of beach where this crosswalk is located is rapidly accreting and the beach has grown considerably eastward since the crosswalk was constructed in 2013.

We would like to add 235 feet to the existing crosswalk to ensure that people accessing the beach will continue to be funneled through the dunes on the boardwalk to minimize negative impacts to important dune vegetation and to the physical dunes. The extension of this boardwalk will also provide easier access for our guests to get to the beach. It will follow the existing, slight meandering foot path. We intend to follow the special conditions outlined in the original permit, number 419.

Please find the attached drawing from the original permit with our proposed extension added to the drawing. Please let me know if you have any questions or need any additional information. We appreciate your consideration and help in protecting this important habitat and providing access to this resource.

Thank you,

Scott Coleman  
Ecological Manager  
Little St. Simons Island  
Cell: 229.724.9202



**SITE PLAN**



AREA	
PROJECT FOOTPRINT	1,758 s.f.
PROJECT AREA	18,000 s.f.
% OF AREA COVERED	9.7%

DECK - GAZEBO  
 USSEY / RULF ARCHITECTS P.C. 

GA DNR / HMF

JAN 03 2017

ATTACHMENT 1

(1)



MARK WILLIAMS  
COMMISSIONER

A.G. 'SPUD' WOODWARD  
DIRECTOR

FEB 15 2013

Joel Meyer  
Little St. Simons Island, LLC  
1000 Hampton Point Drive  
St. Simons Island, GA 31522

**RE: Shore Protection Act Permit #419, Little St. Simons Island, LLC, Modification of an Existing Gazebo and Construction of a Dune Crossover, Little St. Simons Island, Glynn County**

Dear Mr. Meyer:

The Shore Protection Committee considered and approved permit #419 referenced above under the Shore Protection Act O.C.G.A. §12-5-230 et. seq. The permit placards and permit conditions are attached to this letter. All decision documents, as well as all other plans, documents and materials submitted during the application process become terms of this permit and are now enforceable conditions.

This letter and attachments are to be held by you for your files and for inspection by any authorized persons. The expiration date for the permit is five (5) years from the date of issuance. However, no construction may commence within the area of jurisdiction of the Act until the expiration of thirty (30) days following the date of issuance, provided there is no legal appeal of this permit, you have all other necessary federal, state and local authorizations and you have met all of the standard and special conditions as required by this permit.

Project Description:

The permit authorizes the modification to an existing gazebo with the addition of a 24'x 40' elevated deck. The permit also authorizes the construction of a 6'x 600' dune crossover. Total jurisdictional impacts of the proposed and modified structures would be approximately 4,747 sq. ft. (26%). Approximately 13,253 sq. ft. (74%) of the historically cleared area within the state's jurisdictional area will be retained or restored to a more natural vegetated and topographic state. **Standard and special conditions apply to this permit.**

Permit Placard:

Enclosed is the permit placard to be posted at the work site (within 24 hours) for the duration of the construction activity.

Post Construction Requirements: Compliance Certification and File Maintenance

Also enclosed is a *Certification of Compliance* that must be submitted to us within 30 days following completion of the permitted activity. Please include this compliance form with the post-construction survey, if required under the special conditions. Department staff will assess compliance and provide you with a written verification of project completion and compliance.

Conveyance of Ownership Interest:

If you as the permit holder sell, lease, rent, or otherwise convey the land or any portion of the land for which the permit was issued, you must notify the Department within 30 days of this transfer or conveyance. The permit shall continue in force in favor of the new owner, lessee, tenant, or other assignee so long as there is no change in the use of the land as set forth in the original application. The Department will transfer the permit to the new owner with all of the original terms and conditions.

We ask that you carefully read through this document and attachments and comply with the terms and conditions of this permit. Feel free to contact me if you need clarification of any of these conditions or for assistance with this project.

Sincerely,

A handwritten signature in blue ink that reads "B. Gane". The signature is written in a cursive, slightly slanted style.

Brad Gane  
Chief  
Ecological Services Section

Enclosures: SPC Permit #419, Permit Conditions, Compliance Certificate

cc: Glynn County Planning and Development  
file# 01201981.1201AM\_SPA419



MARK WILLIAMS  
COMMISSIONER

A.G. 'SPUD' WOODWARD  
DIRECTOR

**SPC Permit #419**  
**Final Findings and Permit Conditions**  
**February 15, 2013**

Little St. Simons Island, LLC  
Modification of an Existing Gazebo and Construction of a Crossover  
Little St. Simons Island, Glynn County

**Project Description:** The permit authorizes the modification to an existing gazebo with the addition of a 24' x 40' elevated deck. The permit also authorizes the construction of a 6' x 600' dune crossover. Total jurisdictional impacts of the proposed and modified structures would be approximately 4,747 sq. ft. (26%). Approximately 13,253 sq. ft. (74%) of the historically cleared area within the state's jurisdictional area will be retained or restored to a more natural vegetated and topographic state. **Standard and special conditions apply to this permit.**

**SHORE PROTECTION ACT O.C.G.A. § 12-5-230**  
**STANDARD PERMIT CONDITIONS**

1. The project must comply, as applicable, for areas permitted herein, with all other Federal, State, and local statutes, ordinances, and regulations, and the applicant must obtain all licenses and permits prior to commencement of construction.
2. This permit does not resolve actual or potential disputes regarding ownership of or rights in or over the property upon which the subject project is proposed, and shall not be construed as recognizing or denying any such rights or interests.
3. All plans, documents, and materials contained in this permit application, required by the Shore Protection Act O.C.G.A. 12-5-230 *et. seq.* are a part of this permit and conformance to such plans, documents, and materials are a condition of this permit. No change or deviation from these plans, documents, and materials shall be permitted without prior notification and approval by the Department or Committee.
4. No further encroachment or construction shall take place within State jurisdiction, except as permitted by the Shore Protection Committee. Any modification of the plans or structure in the jurisdictional area must be reviewed and approved by the Department prior to construction.
5. A construction placard will be required to be obtained from the Department up to 30 days prior to the start of project construction and must be posted at the site. This placard will include certain steps in the construction of the permitted project that must be approved by the Department prior to construction.
6. The exact location and configuration of this project must be reviewed onsite and approved by Department staff immediately prior to beginning construction. Minor changes to the location

- may be allowed or required in areas that have eroded or accreted subsequent to the original jurisdictional determination.
7. No construction materials may be disposed of in the jurisdictional area of the Shore Protection Act.
  8. Any incidental impacts associated with the construction of this project must be rectified by restoring areas to their pre-construction topographic and vegetative states.
  9. The public shall maintain rights of ingress and egress on the foreshore beach area seaward of the ordinary high water mark.
  10. If the permitted improvements are damaged, fall into disrepair, become dilapidated, are not meeting their expected usefulness, or are not maintained at a serviceable level, then it is the responsibility of the owner to remove the improvements. A new permit will be required to retain and repair the structure, improvement or asset if it loses its structural integrity and is no longer serviceable.
  11. The Shore Protection Committee is not bound in the future to protect any asset or improvements authorized by the permit.
  12. The permit must be posted onsite within twenty-four (24) hours of beginning construction.
  13. A copy of the above conditions must be supplied to the person in charge of construction.

#### **SHORE PROTECTION ACT SPECIAL CONDITIONS FOR CROSSWALKS**

1. The height of the structure(s) shall be at least 36" above the grade of the sand dune and the width shall be no greater than 6' as measured from the outside posts at the time of construction, to allow for sand movement or accretion in the dynamic dune field.
2. The terminal point of the crossover(s) shall be seaward of the seaward most dune but shall not encroach into the active intertidal beach unless authorized by the Shore Protection Committee (SPC).
3. The structure(s) shall begin at the landward toe of the landward most dune.
4. Vegetation may be cleared only for the width of the permitted structure. The maintenance trimming of jurisdictional vegetation will only be allowed within 6" of the sides of the structure and 7' high over the structure. Trimming must be done using hand tools.
5. Heavy equipment is prohibited in the Shore Protection Act Jurisdiction. The project must be constructed using hand tools.
6. Clearing and grading of dunes is not authorized in conjunction with the construction of this project; stockpiling material in the dunes is prohibited.
7. No motorized vehicles will be allowed on the structure(s) except for motorized wheelchairs for handicapped persons and emergency vehicles.
8. If the shoreline erodes it will be the responsibility of the applicant to move the permitted structure back to the dry sand beach. Permittee must obtain the appropriate authorizations from the Department Staff and/or the SPC.
9. Any sand needed to restore the site to pre-project vegetated and topographic conditions, or for backfilling, must be beach quality and obtained from an upland source and not from the beach. Permittee must obtain the appropriate authorizations from the Department Staff and/or the SPC.

#### **SPECIAL CONDITIONS**

1. The proposed 3' x 8' resting area will increase the amount of structure within jurisdiction and is not authorized under this permit.

2. There is no lighting requested or authorized by this permit.
3. Permittee may be required to provide a post-construction survey that locates the structures as indicated in the application materials. Landscaped trees must be designated as such on the survey. Such survey shall comply with the Georgia Plat Act, O.C.G.A. §15-6-67 et seq.



# The Georgia Shore Protection Committee

## PERMIT

Issued Pursuant to O.C.G.A. 12-5-230

To: Little St. Simons Island, LLC

**For:** The permit authorizes the modification to an existing gazebo with the addition of a 24' x 40' elevated deck. The permit also authorizes the construction of a 6' x 600' dune crossover. Total jurisdictional impacts of the proposed and modified structures would be approximately 4,747 sq. ft. (26%). Approximately 13,253 sq. ft. (74%) of the historically cleared area within the state's jurisdictional area will be retained or restored to a more natural vegetated and topographic state. **Standard and special conditions apply to this permit.**



Date: February 15, 2013

Expiration Date: February 15, 2018

Permit Number: 419

Authorized By: B. Sane

For further information, please contact the DNR Coastal Resources Division at (912) 264-7218





MARK WILLIAMS  
COMMISSIONER

A.G. 'SPUD' WOODWARD  
DIRECTOR

## CERTIFICATION OF COMPLIANCE

### FOR THE CONSTRUCTION AND MAINTENANCE OF PROJECTS PERMITTED UNDER THE SHORE PROTECTION ACT

**PERMITTEE:**

Name: Little St. Simons Island, LLC  
Address: 1000 Hampton Point Drive  
City or Town: St. Simons Island  
Island or Waterway: Little St. Simons Island  
County: Glynn  
Permit Number: #419

Within 30 days of completion of the activity authorized by this permit, sign this certification and return it to the Habitat Management Program of the Ecological Section at the address listed below.

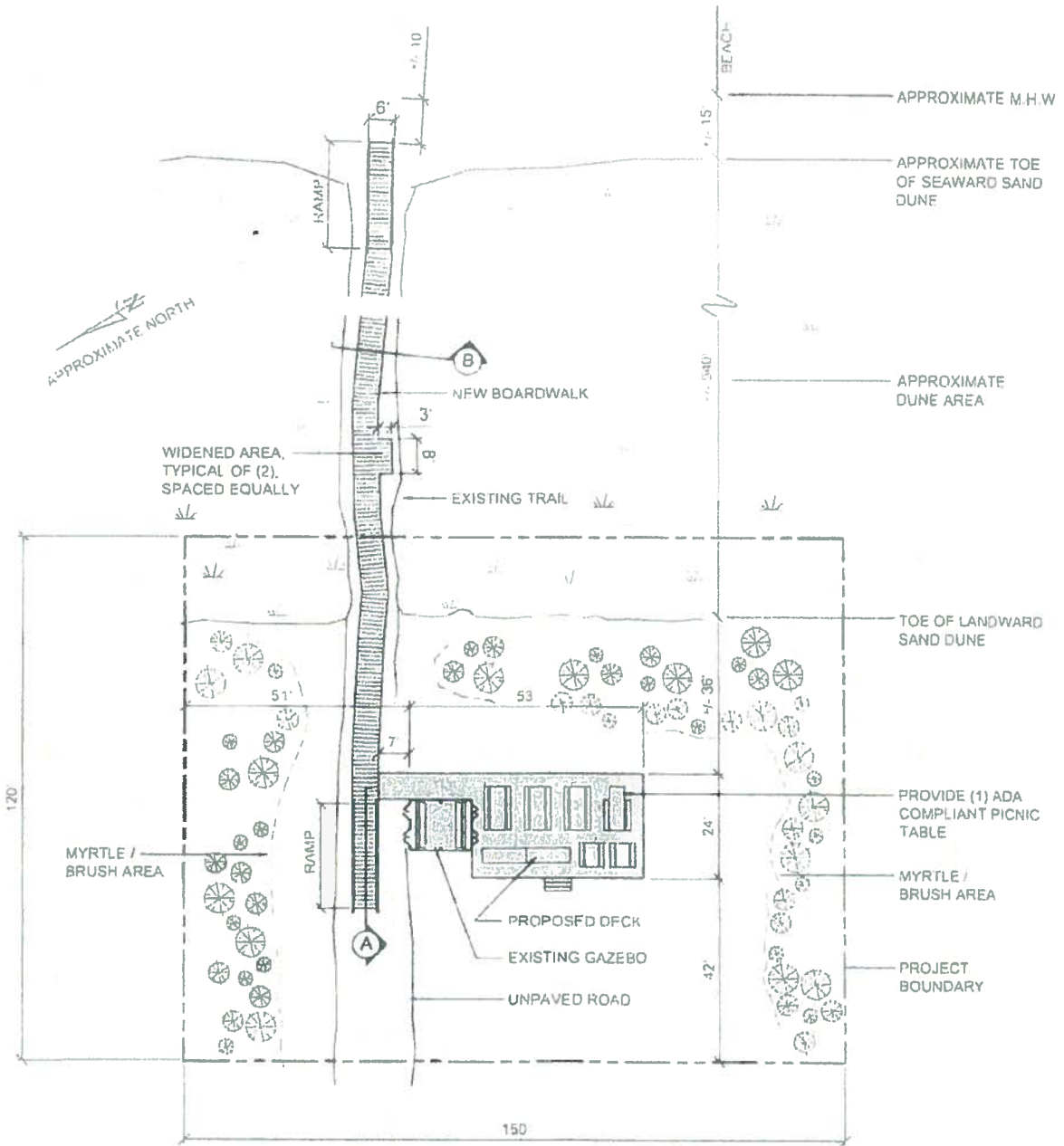
Please note that your permitted activity is subject to compliance inspections by DNR representatives before and after completion of the project. If you fail to comply with the permit terms and conditions it may be subject to suspension, modification, or revocation.

I hereby certify that the work authorized by the above referenced permit has been completed in accordance with the terms and conditions of the said permit.

Signature of Permittee:

\_\_\_\_\_

Date: \_\_\_\_\_



**SITE PLAN**



AREA	
PROJECT FOOTPRINT	1,758 s.f.
PROJECT AREA	18,000 s.f.
% OF AREA COVERED	9.7%

DECK - GAZEBO  
 USSERY / RILE ARCHITECTS P.C.

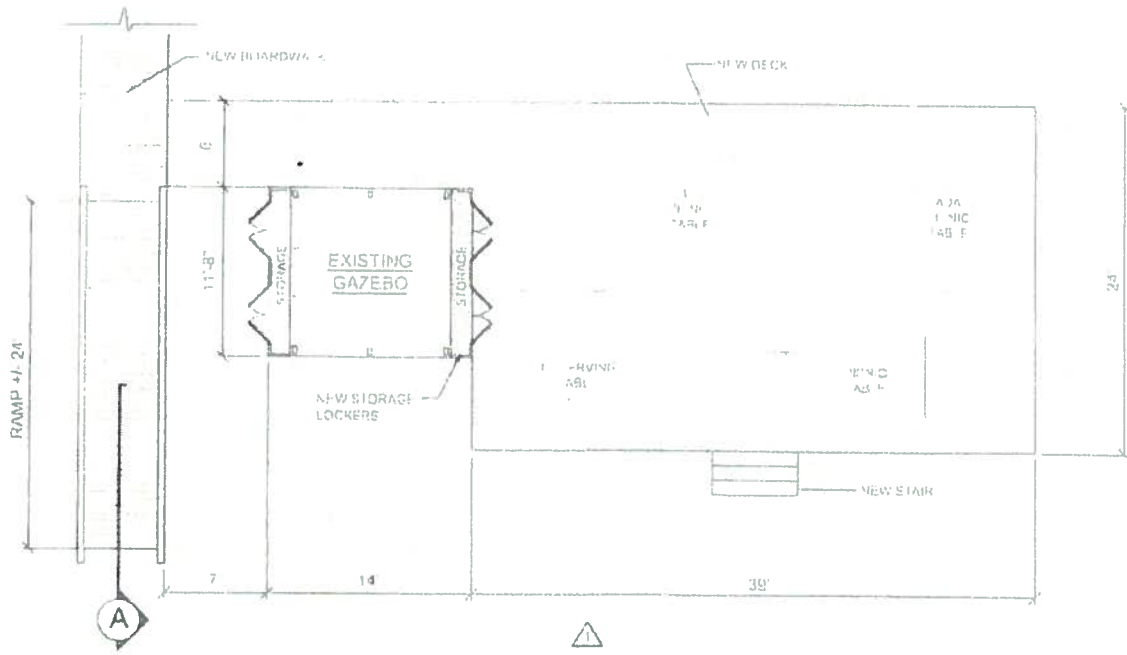


GA DNR / HWIF

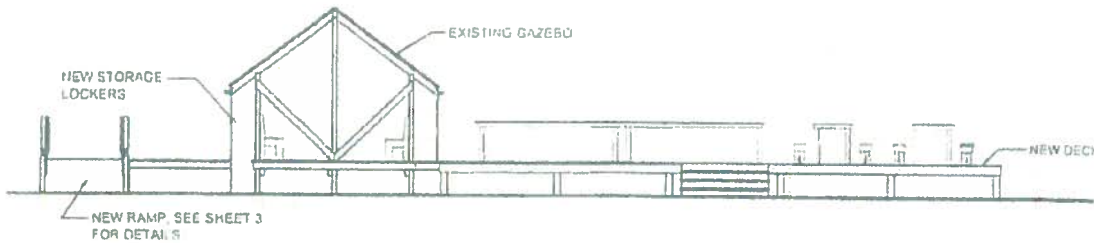
JAN 09 2012

ATTACHMENT 1

(1)



1ST FLOOR PLAN



ELEVATION

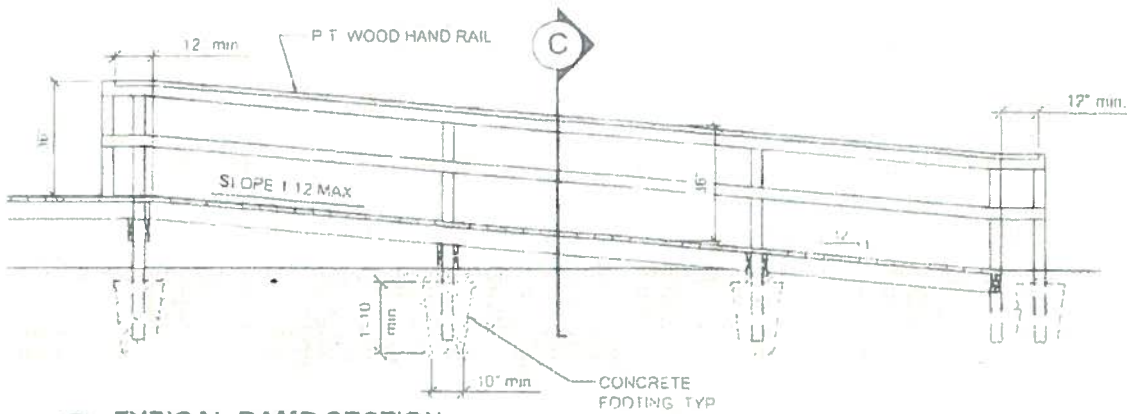


DECK - GAZEBO  
 HENSLEY - BUILT ARCHITECTS P.C.

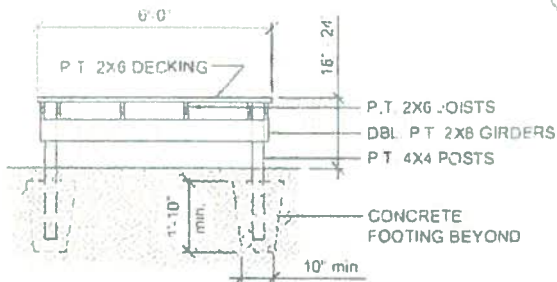


GA DNR / HMP

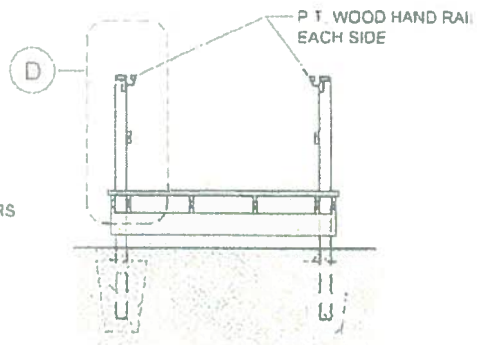
JAN 03 2012



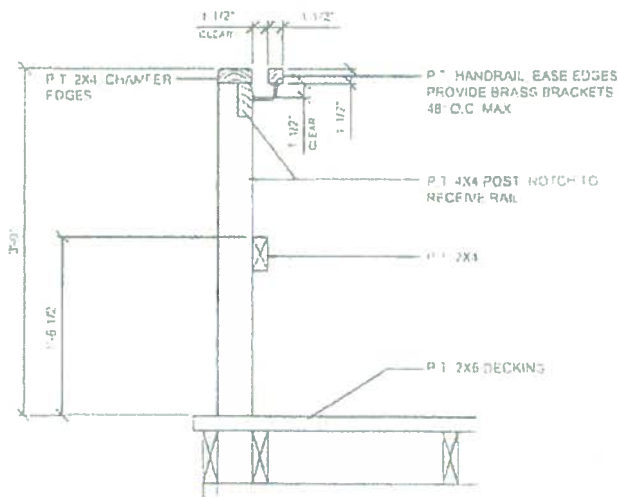
**(A) TYPICAL RAMP SECTION**



**(B) TYPICAL BOARDWALK SECTION**



**(C) TYPICAL RAMP SECTION**



**(D) BOARDWALK SECTION**



DECK - GAZEBO  
DESIGNED BY: HILL ARCHITECTS, P.C.



GA DNR / HVIIP

JAN 03 2012

(3)