



COASTAL RESOURCES DIVISION
ONE CONSERVATION WAY · BRUNSWICK, GA 31520 · 912-264-7218

WALTER RABON
COMMISSIONER

DOUG HAYMANS
DIRECTOR

July 17, 2024

Thomas MacKinnon
P.O. Box 21703
St. Simons Island, Ga. 31522

Re: Letter of Permission (LOP), Maintenance of an Existing Community Dock, Coastal Marshlands Protection Act Permit (CMPA) #677, Frederica River, St. Simons Island, Glynn County, Georgia (SAS-2007-01954).

Dear Mr. MacKinnon:

This LOP is in response to your request dated July 2, 2024 to maintain an existing permitted community dock located on the Frederica River. The community dock was approved by CMPA Permit #677 on February 15, 2013. A modification to the permit was approved February 21, 2014 and a 5 year extension to the permit was approved February 21, 2019.

The request includes replacement of walkway pilings and decking along with additional reinforcement of the walkway due to sinking and instability. The existing 45ft. pilings will be replaced with 60ft. pilings and stringers and decking will be replaced as needed. The project will begin no sooner than fifteen (15) days from the receipt of this letter and will be completed within six (6) months.

The Department authorizes the maintenance of the community dock facility in the current footprint as depicted in the attached request and permit drawings. No unauthorized equipment, materials, or debris may be placed in, disposed of, or stored in jurisdictional areas. All material removed must be disposed of at an appropriate upland disposal area. Any visible alterations in marsh topography will be restored immediately using low-impact hand tools. Any damage to the marsh vegetation that has not recovered naturally during the next growing season will be repaired by a method acceptable to the Department.

This authorization does not relieve you from obtaining any other required federal, state, or local permits. Tidal water bottoms and marshlands of coastal Georgia are public trust lands controlled by the State, except for such lands where a validated Crown Grant or State Grant exists.

Please contact Josh Noble at (912) 264-7218 should you require more information or assistance.

Sincerely,



Jill Andrews
Chief, Coastal Management Section

Enclosures: CMPA Permit #677 dated February 15, 2013
 CMPA Permit #677 Modification dated February 21, 2014
 CMPA Permit #677 Extension dated February 21, 201

LOP20240049

From: [YachtClub.HOA.Board2024](#)
To: [Noble, Josh](#)
Cc: [Haymans, Doug](#); tim@lowepm.com
Subject: Re: Letter of request for permission or permit for Yacht Club HOA
Date: Tuesday, July 2, 2024 2:11:09 PM
Attachments: [Yacht club small logo.png](#)

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.

Hello Josh,
I just got off the phone with the contractor that would be doing the work; Yes, a barge and crane will be used to remove the existing posts and replace them with longer ones.

Thomas MacKinnon
Yacht Club HOA
President



The Yacht Club HOA

Mailing Address:
P.O. Box 21703
St Simons Island, GA. 31522

Email: yachtclub.hoa.board.2024@gmail.com

On Jul 2, 2024, at 1:50 PM, Noble, Josh <Josh.Noble@dnr.ga.gov> wrote:

Good afternoon Mr. MacKinnon,

I have reviewed the request and have one question, how will the support posts be replaced? Will this be done with barge and crane?

We appreciate the coordination and look forward to assisting you moving forward.

Sincerely,
Josh

Josh Noble
Marsh and Shore Management Program Manger
[Coastal Resources Division](#)

(912)264-7218

Please note: Our CRD phone numbers are changing.

My direct line has changed and is now **(912) 266-0712**.

My previous direct line will continue to be active until July 1, 2024.

The main CRD phone number of (912) 264-7218 will remain the same.

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[Buy a hunting or fishing license today!](#)

A division of the

GEORGIA DEPARTMENT OF NATURAL RESOURCES

From: YachtClub.HOA.Board2024 <yachtclub.hoa.board.2024@gmail.com>

Sent: Tuesday, July 2, 2024 12:50 PM

To: Noble, Josh <Josh.Noble@dnr.ga.gov>; Haymans, Doug <Doug.Haymans@dnr.ga.gov>

Cc: tim@lowepm.com

Subject: Letter of request for permission or permit for Yacht Club HOA

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.

Hello Mr. Noble and Mr. Haymans,

I hope this email finds you well. I am writing this email today to obtain the required permit to repair our marina walkway:

As part of the Yacht Club Homeowners Association (HOA), we have identified the need for significant repairs to the walkway leading to the gazebo at our marina. The current state of the walkway has raised safety concerns among our residents due to noticeable sinking and instability, which is now presenting potential hazards.

Scope of Work:

- 1. Replacement of Support Posts:** The existing 45-foot posts will be replaced with 60-foot posts to ensure better stability and longevity. This process will involve removing the old posts and securely installing the new ones.
- 2. Reinforcement and Realignment of Walkway:** The walkway boards, which have shown considerable movement, will be re-secured and aligned to eliminate any safety risks.
- 3. Ensuring Compliance with Environmental Regulations:** We are committed to ensuring that all repair activities comply with state and federal environmental regulations to minimize any adverse impact on the coastal ecosystem.

Purpose of the Repair:

- To enhance the safety and usability of the marina walkway for all residents and visitors.
- To prevent further degradation of the structure, which could lead to more extensive and costly repairs in the future.

Thank you for your attention to this matter. We look forward to your guidance and support in making our

marina a safer and more enjoyable place for our community.

Yours sincerely,

Thomas MacKinnon
Yacht Club HOA
President

<image001.png>

The Yacht Club HOA

Mailing Address:
P.O. Box 21703
St Simons Island, GA. 31522

Email: yachtclub.hoa.board.2024@gmail.com



MARK WILLIAMS
COMMISSIONER

A.G. 'SPUD' WOODWARD
DIRECTOR

FEB 15 2013

Mr. Daniel Bucey
Resource & Land Consultants, LLC.
41 Park of Commerce Way Suite 303
Savannah, GA 31405

RE: Coastal Marshlands Protection Act Permit # 677, Yacht Club, LLC, Community Marina Facility, Frederica River, Glynn County, Georgia.

Dear Mr. Bucey:

The Coastal Marshlands Protection Committee considered and approved permit #677 referenced above under the Coastal Marshlands Protection Act O.C.G.A. 12-5-280 *et seq.* The permit 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.

Staff of the Coastal Management Program has reviewed the above referenced application pursuant to Section 404 of the Clean Water Act and/or Section 10 of the River and Harbors Act or 1899 for consistency with the Georgia Coastal Management Program (GCMP). The Program concurs with the applicant's consistency certification to the extent that the project adheres to all conditions and restrictions of Coastal Marshlands Protection Act Permit #677. Issuance of a federal permit that does not contain the same conditions and/or restriction, as any issued state permit, does not alleviate the permittee from adhering to all components of state permits.

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.

Permitted Project Description

Construction and maintenance of a phased community marina facility. The total impact to jurisdictional coastal marshlands is approximately 8,994 sq. ft. (0.2 acres). **Standard and Special conditions apply to this permit.**

Marsh Component:

The marshland component of the project will include an approximately 6' x 115' (690 sq. ft.) fixed walkway leading to an approximately 20' x 20' (400 sq. ft.) fixed covered deck from which an approximately 6' x 40' (240 sq. ft.) gangway will lead to an approximately 8' x 189' (1,512 sq. ft.) floating dock. The float will have an approximately 32 sq. ft. triangle to facilitate access.

Perpendicular to the main float will be three approximately 12'x 170' (2,040 sq. ft. each) floats. The marina structure will provide approximately 1,394 linear ft. of mooring space and extend approximately 242' into the river at a point where the channel is approximately 1000' wide from mean low water (MLW) to MLW.

Upland Component:

The upland component of the project will be the approximately 0.21 acre parking area that will provide 14 pervious parking spots.

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,



Brad Gane
Chief
Ecological Services Section

Enclosures: CMPC Permit #677 and Permit Conditions, Compliance Certificate, Permit Placard, Drawings

cc: Savannah District Corps of Engineers



MARK WILLIAMS
COMMISSIONER

A.G. 'SPUD' WOODWARD
DIRECTOR

Coastal Marshlands Protection Committee Permit # 677 Final Conditions February 15, 2013

Yacht Club, LLC Construction of a Community Marina Facility Frederica River, Glynn County, Georgia

Project Description: The permit allows for the construction and maintenance of a phased community marina facility. The total impact to jurisdictional coastal marshlands is approximately 8,994 sq. ft. (0.2 acres). **Standard and Special conditions apply to this permit.**

Marsh Component:

The marshland component of the project will include an approximately 6' x 115' (690 sq. ft.) fixed walkway leading to an approximately 20' x 20' (400 sq. ft.) fixed covered deck from which an approximately 6' x 40' (240 sq. ft.) gangway will lead to an approximately 8' x 189' (1,512 sq. ft.) floating dock. The float will have an approximately 32 sq. ft. triangle to facilitate access. Perpendicular to the main float will be three approximately 12' x 170' (2,040 sq. ft. each) floats. The marina structure will provide approximately 1,394 linear ft. of mooring space and extend approximately 242' into the river at a point where the channel is approximately 1000' wide from mean low water (MLW) to MLW.

Upland Component:

The upland component of the project will be the approximately 0.21 acre parking area that will provide 14 pervious parking spots.

COASTAL MARSHLANDS PROTECTION ACT STANDARD 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, 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 Coastal Marshlands Protection Act of 1970, as amended O.C.G.A. § 12-5-280 *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 CMPC.

4. No further encroachment or construction shall take place within state jurisdiction, except as permitted by the CMPC. Any modification of the plans or structure in the jurisdictional area must be reviewed and approved by the Department or the CMPC, as necessary, prior to construction.
5. No construction or alteration of a project may commence until the expiration of 30 days following the date on which the application is approved; provided however that if a timely appeal is filed, no construction or alteration may commence until all administrative and judicial proceedings are terminated.
6. The permit must be posted onsite within twenty-four (24) hours of beginning construction.
7. A copy of these and all permit conditions must be supplied to the person in charge of construction. All contractors and subcontractors are responsible for strict adherence to all permit conditions.
8. All Best Management Practices (BMPs) should be used to prevent any erosion and sedimentation at the site. No equipment, materials, or debris may be placed in, disposed of, or stored in jurisdictional areas. Any visible alterations in the marsh topography will be restored immediately using low-impact hand tools. Any damage to the marsh vegetation that has not recovered naturally during the next growing season will be repaired by a method acceptable to the Department.
9. If the permitted improvements are damaged, fall into disrepair, become dilapidated, or are not meeting their expected usefulness and are not maintained at a serviceable level, 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.
10. The CMPC is not bound in the future to protect any improvement or asset authorized by the permit.

STANDARD COASTAL MARSHLANDS PROTECTION ACT CONDITIONS
FOR MARINAS

1. Floating docks may not rest on the bottom at low tide and must be supported on pilings or by cradle at least two feet above the mud.
2. Roof height of the fixed deck cannot exceed 12' at the highest point as measured from the floor of the fixed deck.
3. Live-aboard vessels may not be occupied for more than 30 days during any calendar year, without the grant of an extension by the Commissioner. The permittee is responsible for precluding from the dock anyone occupying a vessel for more than 30 days during any calendar year. Floating homes, abodes, or dwellings are specifically prohibited.
4. The marina proposed to be located in a manatee travel corridor or on a waterway where manatees may be found must have protective measures to minimize manatee/boat interactions to include:
 - i. An education plan for boaters using the marina
 - ii. Regular monthly maintenance of dock facilities' hoses, faucets, or any apparatus or equipment capable of producing a stream of fresh water in close proximity to the access of the facility
 - iii. A contingency plan for emergency repair of freshwater sources. Temporary manatee awareness signage during construction of the facility and permanent posting and maintenance of the informational display signage, "Manatee Basics for Boater's" post-construction and

- iv. Speed zones may be required if the marina is in a manatee travel corridor
5. No dredging of tidal waterbottoms or vegetated coastal marshlands is allowed in association with the initial marina project.
6. If the marina could require maintenance dredging in the future, a permanent, dedicated spoil site with the capacity for the initial dredge volume and anticipated maintenance needs must be identified at the time of application.
7. The marina should provide onshore restrooms, shower and laundry facilities in the upland component of the project. The applicant/permittee must take specific measures (such as, but not limited to, signs or dock regulations) to encourage boaters to use the washrooms, laundromat and restrooms onshore, if any.
8. The marina must have an approved disposal system for the disposal of wastewater generated by boats and upland facilities at the marina.
9. The marina must install, for collection of solid wastes, trashcans, dumpsters or other suitable containers in compliance with the Act to Prevent Pollution from Ships (33 USCA 1901 and 33 CFR 158). Adequate separate containers for toxic substances shall be available.
10. The marina shall not allow any person to operate a marine toilet at a marina at any time so as to cause or permit to pass or to be discharged into the waters adjacent to the marina any untreated sewage or other waste matter or contaminant of any kind.
 - i. A marina must have a working pump-out facility and dockside waste collection system for the sanitary wastes from vessels adequate for the capacity of the marina (number and size of vessels) and require their use by boats using the marina, unless specific exceptions are allowed by the Coastal Marshlands Protection Committee.
 - i. Pump-out facility maintenance logs must be kept.
 - ii. The marina must prominently display signage showing the location of the nearest pump-out facility.
- ~~11. If fueling facilities are installed the applicant/permittee must insure installation is according to the USEPA and GADNR/EPD laws and regulations. The following requirements must be met:~~
 - ~~i. Fuel storage tanks and fuel lines between tank, dock, and vessels shall be equipped with emergency shut off valves.~~
 - ~~ii. Dispensing nozzles shall be the automatic closing type without a hold open latch.~~
 - ~~iii. A marina must have adequate booms available either on site or under contract to contain any oil spill.~~
 - ~~iv. The marina shall have a current 'Operations Manual' containing the following:~~
 - ~~i. Description of how the applicant meets the conditions of this permit,~~
 - ~~ii. The geographic location of the dock,~~
 - ~~iii. A physical description of the facility showing mooring areas, fuel storage and dispensing areas, and locations of safety equipment~~
 - ~~iv. The names and telephone numbers of the facility, Coast Guard MSO, EPD Emergency Response Center, and other personnel who may be called by employees of the facility in an emergency, including fire and police,~~

- ~~v. A description and the location of each emergency shut-off system and~~
 - ~~vi. Names and telephone numbers of available hazardous spill clean-up contractors nearest the dock.~~
11. The Operation Manual must be maintained current and readily available in a conspicuous location for examination by employees of the dock and the Department.
 12. The Operations Manual must be submitted to the Department prior to operation of the dock.
 13. All components of the marina must be designed, installed, operated and maintained in a manner that will not unreasonably obstruct navigation to and from neighboring properties.
 14. The marina or its operation shall not cause or create a measurable adverse water quality impact to the waterbody in which it is built, as measured by dissolved oxygen, fecal bacteria, or nutrient enrichment.
 15. If the Department determines through its own water quality sampling or other resource analyses that there are perceptible environmental impacts associated with the dock development, the Department may require the applicant/permittee at applicant/permittee's expense, to have water, substrate, and/or tissue samples collected and analyzed for metals, petroleum hydrocarbons, or other constituents.
 - i. Sample collection and analyses must be according to methods approved by the Department.
 - ii. All results from such sampling results must be provided to the Department as obtained and may be used by the Department to further restrict the dock to reduce water quality impacts.
 12. The permittee shall permanently post and maintain the informational display sign, "Manatee Basics for Boaters." Instructions for the installation and placement procedure of this sign are enclosed.

SPECIAL CONDITIONS

1. The floating docks will be constructed in two phases. Phase I will include the second landward most finger pier. Phase II will allow for the addition of the landward most finger pier, the extension of the perpendicular connector float, and the seaward most finger pier. Permittee must supply staff with adequate boat ownership/registration records of the subdivision residents prior to beginning the second phase of build out.
2. No fish cleaning stations are permitted over coastal marshlands.
3. Permittee shall be responsible for complete removal of the derelict non-serviceable remnant structures located just to the north of the new marina walkway.
4. Prior to facility operation, the permittee must hold an executed tidal water bottoms lease for each facility from the Coastal Marshlands Protection Committee. Additionally, if permittee wishes to transfer or convey ownership interest in the leasehold, the formation of a condominium is required and the articles of condominium must be submitted to the Department pursuant to the Coastal Marshlands Protection Act, O.C.G.A. 12-5-287.
5. Prior to the waterbottoms lease being issued, proof of deed restrictions must be provided to the Department. Lots 18-27 will be deed restricted to allow for only dual-family docks. All other lots are to include restrictions precluding application for private docks.
6. Permittee shall provide a post-construction survey to the Georgia Department of Natural Resources, Coastal Resources Division within 30 days of completion of the permitted activity. Such survey shall comply with the Georgia Plat Act O.C.G.A. 15-6-67 *et seq.*

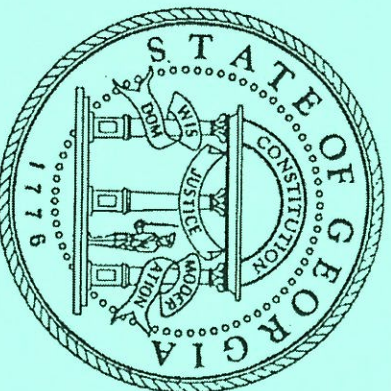
Georgia Coastal Marshlands Protection Committee

PERMIT

Issued Pursuant to O.C.G.A. 12-5-280

To: Yacht Club, LLC

For: Construction and maintenance of a phased community marina facility. The total impact to jurisdictional coastal marshlands is approximately 8,944 sq. ft. (0.2 acres). **Standard and Special conditions apply to this permit.**



Date: February 15, 2013

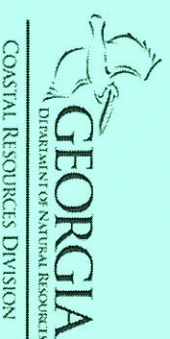
Expiration Date: February 15, 2018

Permit Number: 677

Authorized By:

B. Crane

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 COASTAL MARSHLAND PROTECTION ACT

PERMITTEE:

Name: Yacht Club, LLC
City or Town: St. Simons Island, GA
Island or Waterway: Frederica River
County: Glynn
Permit Number: 677

Within 30 days of completion of the activity authorized by this permit, sign this certification and return to the Habitat Management Program of the Ecological Services 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.

Permittee Statement

"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: _____



YACHT CLUB TRACT DOCK

VICINITY MAP

DATE: OCTOBER 19, 2012

SHEET 1 OF 4

SCALE: 1"=80'

PROPOSED ACTIVITY

DOCK CONSTRUCTION

GA DNR/PHM/RYNN COUNTY, GEORGIA

APPLICANT: YACHT CLUB, LLC

OCT 25 2012

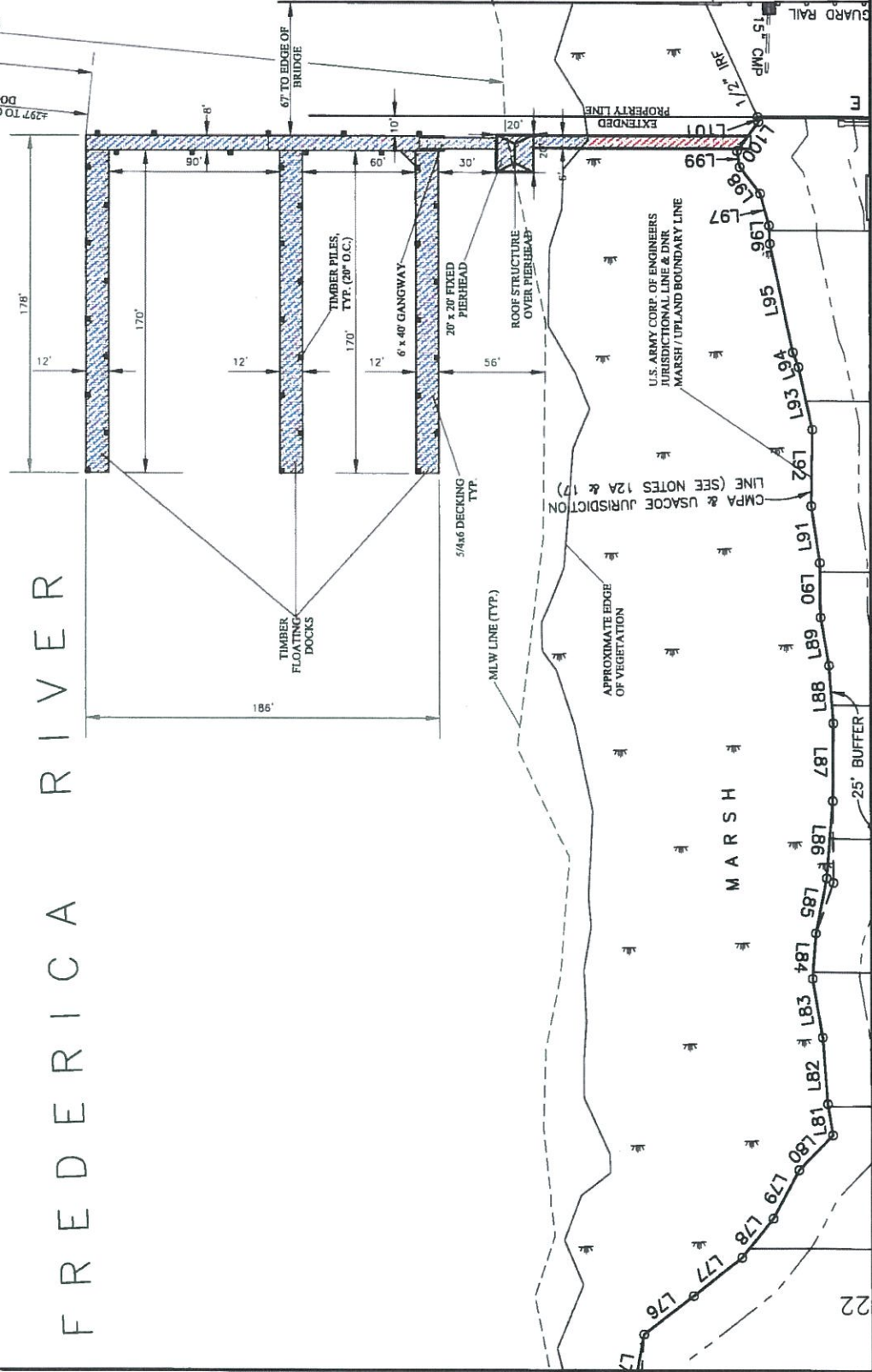


LEGEND

	8,431 SF W/IN DNR LINE
	626 SF OVER MARSH



F R E D E R I C A R I V E R



F. J. TORRAS CAUSEWAY (VARYING R/W)

PROPOSED ACTIVITY
DOCK CONSTRUCTION
 GA DNR PERMIT
 APPLICANT: YACHT CLUB, LLC
 OCT 25 2012

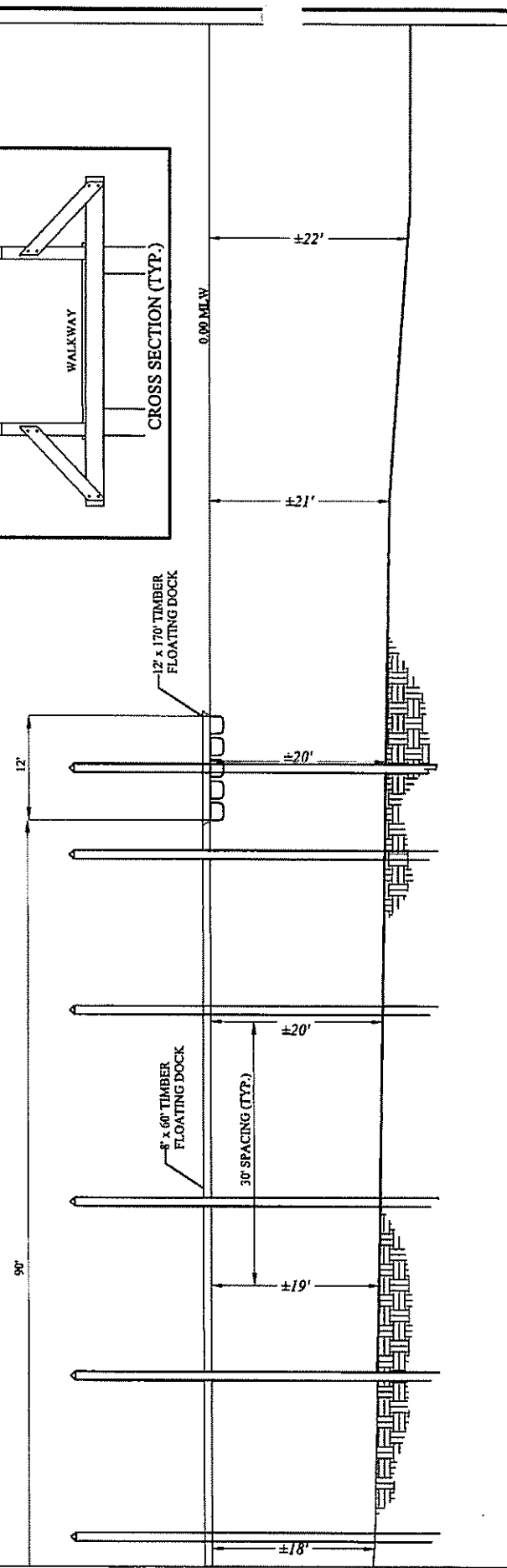
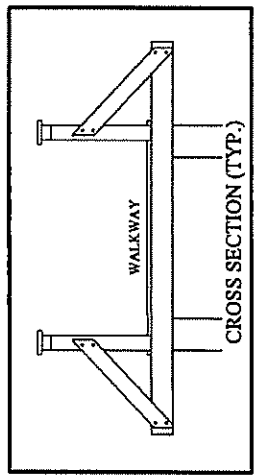
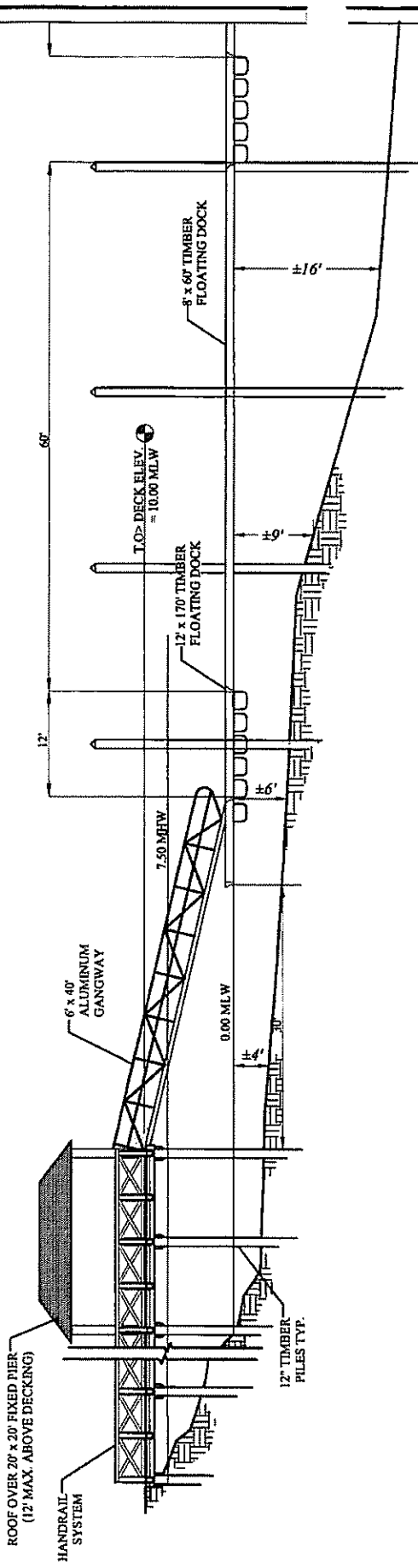
YACHT CLUB TRACT DOCK
DOCK PLAN
 DATE: OCTOBER 19, 2012
 SHEET 3 OF 4
 SCALE: 1"=80'

U.S. ARMY CORP. OF ENGINEERS
 JURISDICTIONAL LINE & DNR
 MARSH/UPLAND BOUNDARY LINE
 CMA & USACE JURISDICTION
 LINE (SEE NOTES 12A & 17)

APPROXIMATE EDGE
 OF VEGETATION

MARSH

22



PROPOSED ACTIVITY
DOCK CONSTRUCTION
 COUNTY: GLYNN COUNTY, GEORGIA
 GARDNER/THAYER CLUB, LLC

YACHT CLUB TRACT DOCK
DETAIL - ELEVATION
 DATE: OCTOBER 19, 2012
 SHEET 4 OF 4
 SCALE: 1"=80'
 OCT 25 2012



MARK WILLIAMS
COMMISSIONER

A.G. 'SPUD' WOODWARD
DIRECTOR

FEB 25 2014

Mr. Daniel Bucey
Resource & Land Consultants, LLC.
41 Park of Commerce Way Suite 303
Savannah, GA 31405

RE: Coastal Marshlands Protection Act Permit # 677, Yacht Club, LLC, Modification to Community Marina Facility, Frederica River, Glynn County, Georgia.

Dear Mr. Bucey:

The Coastal Marshlands Protection Committee considered and approved the modification to permit #677 referenced above under the Coastal Marshlands Protection Act O.C.G.A. 12-5-280 *et seq.* The permit 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.

Staff of the Coastal Management Program has reviewed the above referenced application pursuant to Section 404 of the Clean Water Act and/or Section 10 of the River and Harbors Act or 1899 for consistency with the Georgia Coastal Management Program (GCMP). The Program concurs with the applicant's consistency certification to the extent that the project adheres to all conditions and restrictions of Coastal Marshlands Protection Act Permit #677. Issuance of a federal permit that does not contain the same conditions and/or restriction, as any issued state permit, does not alleviate the permittee from adhering to all components of state permits.

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.

Permitted Project Description

The modified permit allows for the construction and maintenance of a community marina facility. The additional impact to jurisdictional coastal marshlands is 660 sq. ft. for a total of approximately 9,654 sq. ft. (0.2 acres). **Standard and Special conditions apply to this permit.**

Marsh Component:

The marshland component of the project will include an approximately 6'x 125' (750 sq. ft.) fixed walkway leading to an approximately 20'x 20' (400 sq. ft.) fixed covered deck from which an approximately 6'5"x 40' (256 sq. ft.) gangway will lead to an approximately 8'11"x 189' (1,683sq. ft.) floating dock. The float will have an approximately 32 sq. ft. triangle to facilitate

FEB 25 2014

access. Perpendicular to the main float will be three approximately 12'11"x 170' (2,194 sq. ft. each) floats. The marina structure will provide approximately 1,394 linear ft. of mooring space and extend approximately 242' into the river at a point where the channel is approximately 1000' wide from mean low water (MLW) to MLW.

Upland Component:

The upland component of the project will be the approximately 0.21 acre parking area that will provide 14 pervious parking spots. There is no modification to this component.

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:

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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,



Brad Gane
Chief
Ecological Services Section

Enclosures: CMPC Permit #677 and Permit Conditions, Compliance Certificate, Permit Placard, Drawings

cc: Savannah District Corps of Engineers
File CMP20130042



MARK WILLIAMS
COMMISSIONER

A.G. 'SPUD' WOODWARD
DIRECTOR

**Coastal Marshlands Protection Committee
Modification to Permit # 677
Final Conditions
February 21, 2014**

**Yacht Club, LLC
Modification to a Community Marina Facility
Frederica River, Glynn County, Georgia**

Project Description: The modified permit allows for the construction and maintenance of a community marina facility. The additional impact to jurisdictional coastal marshlands is 660 sq. ft. for a total of approximately 9,654 sq. ft. (0.2 acres). **Standard and Special conditions apply to this permit.**

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The upland component of the project will be the approximately 0.21 acre parking area that will provide 14 pervious parking spots. There is no modification to this component.

COASTAL MARSHLANDS PROTECTION ACT STANDARD 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, 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 Coastal Marshlands Protection Act of 1970, as amended O.C.G.A. § 12-5-280 *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 CMPC.
4. No further encroachment or construction shall take place within state jurisdiction, except as permitted by the CMPC. Any modification of the plans or structure in the jurisdictional area must be reviewed and approved by the Department or the CMPC, as necessary, prior to construction.
 5. No construction or alteration of a project may commence until the expiration of 30 days following the date on which the application is approved; provided however that if a timely appeal is filed, no construction or alteration may commence until all administrative and judicial proceedings are terminated.
 6. The permit must be posted onsite within twenty-four (24) hours of beginning construction.
 7. A copy of these and all permit conditions must be supplied to the person in charge of construction. All contractors and subcontractors are responsible for strict adherence to all permit conditions.
 8. All Best Management Practices (BMPs) should be used to prevent any erosion and sedimentation at the site. No equipment, materials, or debris may be placed in, disposed of, or stored in jurisdictional areas. Any visible alterations in the marsh topography will be restored immediately using low-impact hand tools. Any damage to the marsh vegetation that has not recovered naturally during the next growing season will be repaired by a method acceptable to the Department.
 9. If the permitted improvements are damaged, fall into disrepair, become dilapidated, or are not meeting their expected usefulness and are not maintained at a serviceable level, 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.
 10. The CMPC is not bound in the future to protect any improvement or asset authorized by the permit.

**STANDARD COASTAL MARSHLANDS PROTECTION ACT CONDITIONS
FOR MARINAS**

1. Floating docks may not rest on the bottom at low tide and must be supported on pilings or by cradle at least two feet above the mud.
2. Roof height of the fixed deck cannot exceed 12' at the highest point as measured from the floor of the fixed deck.
3. Live-aboard vessels may not be occupied for more than 30 days during any calendar year, without the grant of an extension by the Commissioner. The permittee is responsible for precluding from the dock anyone occupying a vessel for more than 30 days during any calendar year. Floating homes, abodes, or dwellings are specifically prohibited.
4. The marina proposed to be located in a manatee travel corridor or on a waterway where manatees may be found must have protective measures to minimize manatee/boat interactions to include:
 - i. An education plan for boaters using the marina
 - ii. Regular monthly maintenance of dock facilities' hoses, faucets, or any apparatus or equipment capable of producing a stream of fresh water in close proximity to the access of the facility

- iii. A contingency plan for emergency repair of freshwater sources. Temporary manatee awareness signage during construction of the facility and permanent posting and maintenance of the informational display signage, "Manatee Basics for Boater's" post-construction and
- iv. Speed zones may be required if the marina is in a manatee travel corridor
- 5. No dredging of tidal waterbottoms or vegetated coastal marshlands is allowed in association with the initial marina project.
- 6. If the marina could require maintenance dredging in the future, a permanent, dedicated spoil site with the capacity for the initial dredge volume and anticipated maintenance needs must be identified at the time of application.
- 7. The marina should provide onshore restrooms, shower and laundry facilities in the upland component of the project. The applicant/permittee must take specific measures (such as, but not limited to, signs or dock regulations) to encourage boaters to use the washrooms, laundromat and restrooms onshore, if any.
- 8. The marina must have an approved disposal system for the disposal of wastewater generated by boats and upland facilities at the marina.
- 9. The marina must install, for collection of solid wastes, trashcans, dumpsters or other suitable containers in compliance with the Act to Prevent Pollution from Ships (33 USCA 1901 and 33 CFR 158). Adequate separate containers for toxic substances shall be available.
- 10. The marina shall not allow any person to operate a marine toilet at a marina at any time so as to cause or permit to pass or to be discharged into the waters adjacent to the marina any untreated sewage or other waste matter or contaminant of any kind.
 - i. A marina must have a working pump-out facility and dockside waste collection system for the sanitary wastes from vessels adequate for the capacity of the marina (number and size of vessels) and require their use by boats using the marina, unless specific exceptions are allowed by the Coastal Marshlands Protection Committee.
 - i. Pump-out facility maintenance logs must be kept.
 - ii. The marina must prominently display signage showing the location of the nearest pump-out facility.
- ~~11. If fueling facilities are installed the applicant/permittee must insure installation is according to the USEPA and GADNR/EPD laws and regulations. The following requirements must be met.~~
 - ~~i. Fuel storage tanks and fuel lines between tank, dock, and vessels shall be equipped with emergency shut off valves.~~
 - ~~ii. Dispensing nozzles shall be the automatic closing type without a hold open latch.~~
 - ~~iii. A marina must have adequate booms available either on-site or under contract to contain any oil spill.~~
 - ~~iv. The marina shall have a current 'Operations Manual' containing the following:~~
 - ~~i. Description of how the applicant meets the conditions of this permit,~~
 - ~~ii. The geographic location of the dock,~~
 - ~~iii. A physical description of the facility showing mooring areas, fuel storage and dispensing areas, and locations of safety equipment~~

- ~~iv. The names and telephone numbers of the facility, Coast Guard MSO, EPD Emergency Response Center, and other personnel who may be called by employees of the facility in an emergency, including fire and police,~~
 - ~~v. A description and the location of each emergency shut-off system and~~
 - ~~vi. Names and telephone numbers of available hazardous spill clean-up contractors nearest the dock.~~
11. The Operation Manual must be maintained current and readily available in a conspicuous location for examination by employees of the dock and the Department.
 12. The Operations Manual must be submitted to the Department prior to operation of the dock.
 13. All components of the marina must be designed, installed, operated and maintained in a manner that will not unreasonably obstruct navigation to and from neighboring properties.
 14. The marina or its operation shall not cause or create a measurable adverse water quality impact to the waterbody in which it is built, as measured by dissolved oxygen, fecal bacteria, or nutrient enrichment.
 15. If the Department determines through its own water quality sampling or other resource analyses that there are perceptible environmental impacts associated with the dock development, the Department may require the applicant/permittee at applicant/permittee's expense, to have water, substrate, and/or tissue samples collected and analyzed for metals, petroleum hydrocarbons, or other constituents.
 - i. Sample collection and analyses must be according to methods approved by the Department.
 - ii. All results from such sampling results must be provided to the Department as obtained and may be used by the Department to further restrict the dock to reduce water quality impacts.
 12. The permittee shall permanently post and maintain the informational display sign, "Manatee Basics for Boaters." Instructions for the installation and placement procedure of this sign are enclosed.

SPECIAL CONDITIONS

1. The existing inconsistencies associated with the walkway are not authorized and must be removed.
2. The permittee is not permitted to use the dock facility until Department staff has verified that the existing facility is consistent with CMPC Permit #677 as issued on February 15, 2013. The existing inconsistencies associated with the gangway and floating docks are authorized under this modification to CMPC Permit #677.
3. The floating docks will be constructed in two phases. Phase I will include the second landward most finger pier. Phase II will allow for the extension of the perpendicular connector float and the seaward most finger pier. The total maximum dimensions of Phase II floating docks may not exceed 12'11" x 170'5.5." Permittee must supply staff with adequate boat ownership/registration records of the subdivision residents prior to beginning the second phase of build out and receive written authorization to proceed from DNR.
4. No fish cleaning stations are permitted over coastal marshlands.

5. Permittee shall be responsible for complete removal of the derelict non-serviceable remnant structures located just to the north of the new marina walkway.
6. Prior to facility operation, the permittee must hold an executed tidal water bottoms lease for each facility from the Coastal Marshlands Protection Committee. Additionally, if permittee wishes to transfer or convey ownership interest in the leasehold, the formation of a condominium is required and the articles of condominium must be submitted to the Department pursuant to the Coastal Marshlands Protection Act, O.C.G.A. 12-5-287.
7. Prior to the waterbottoms lease being issued, proof of lot deed restrictions precluding application for private docks must be presented to staff. Lots 18-27 will be deed restricted to allow for only dual-family docks.
8. Permittee shall provide a post-construction survey to the Georgia Department of Natural Resources, Coastal Resources Division within 30 days of completion of the permitted activity. Such survey shall comply with the Georgia Plat Act O.C.G.A. 15-6-67 *et seq.*

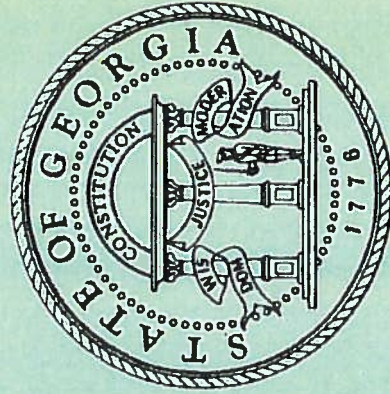
Georgia Coastal Marshlands Protection Committee

PERMIT

Issued Pursuant to O.C.G.A. 12-5-280

To: Yacht Club, LLC

For: Modification of a community marina facility. The additional impact to jurisdictional coastal marshlands is 660 sq. ft. for a total of approximately 9,654 sq. ft. (0.2 acres). **Standard and Special conditions apply to this permit.**



Original Issue Date: February 15, 2013

Modification Date: February 21, 2014

Expiration Date: February 21, 2019

Permit Number: 677

Authorized By: *B. Green*

GEORGIA
DEPARTMENT OF NATURAL RESOURCES
COASTAL RESOURCES DIVISION

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 COASTAL MARSHLAND PROTECTION ACT

PERMITTEE:

Name: Yacht Club, LLC
City or Town: St. Simons Island, GA
Island or Waterway: Frederica River
County: Glynn
Permit Number: 677

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

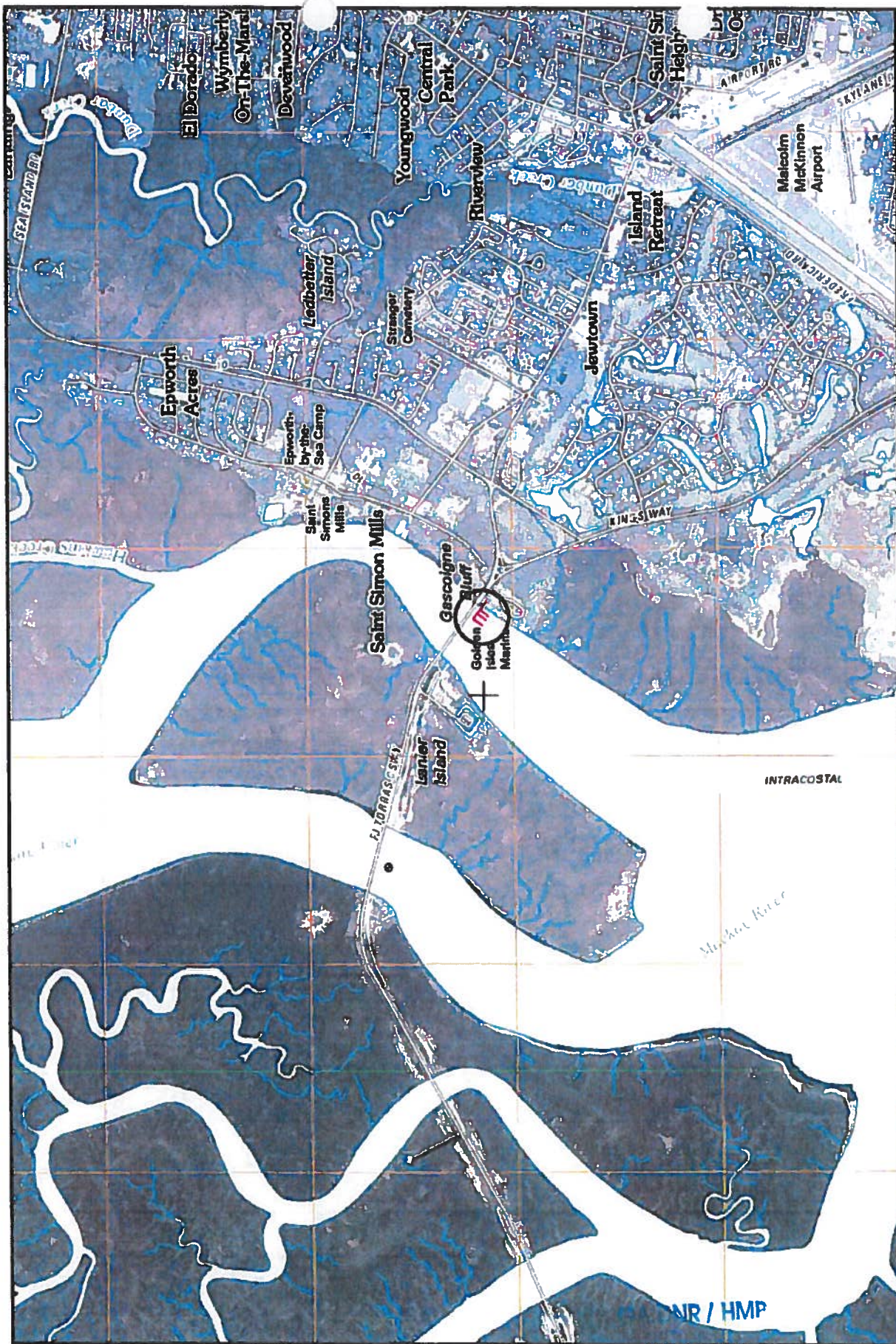
Please note that your permitted activity is subject to compliance inspections by DNR representatives before and after completion of the project. If you fail to comply with the permit terms and conditions it may be subject to suspension, modification, or revocation.

Permittee Statement

"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: _____



PROPOSED ACTIVITY
DOCK CONSTRUCTION
 COUNTY: GLYNN COUNTY, GEORGIA
 APPLICANT: YACHT CLUB, LLC

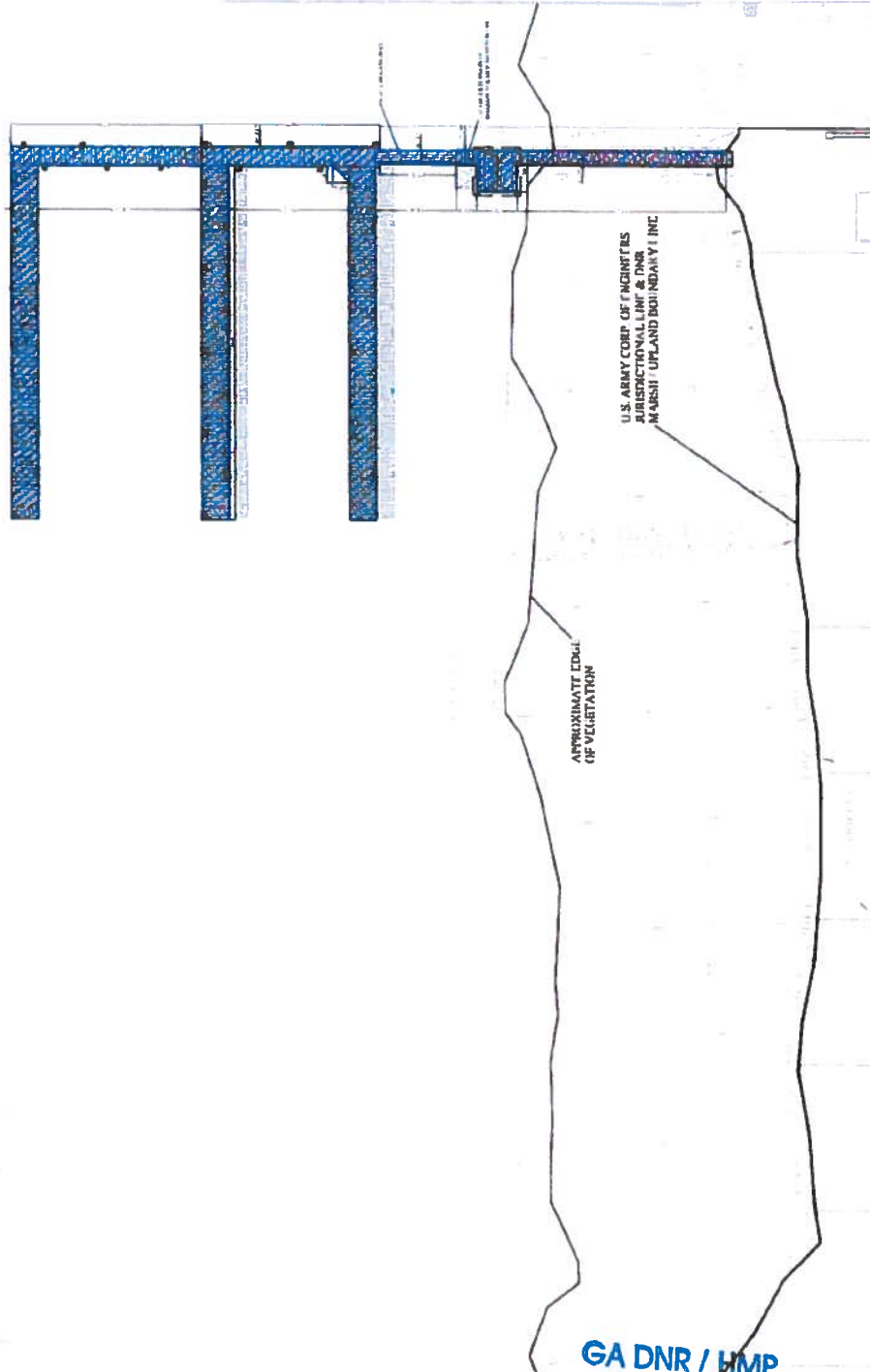
YACHT CLUB TRACT DOCK
VICINITY MAP
 DATE: OCTOBER 19, 2012
 SHEET 1 OF 4
 SCALE: 1"=80'

SEP 13 2013



LEGEND

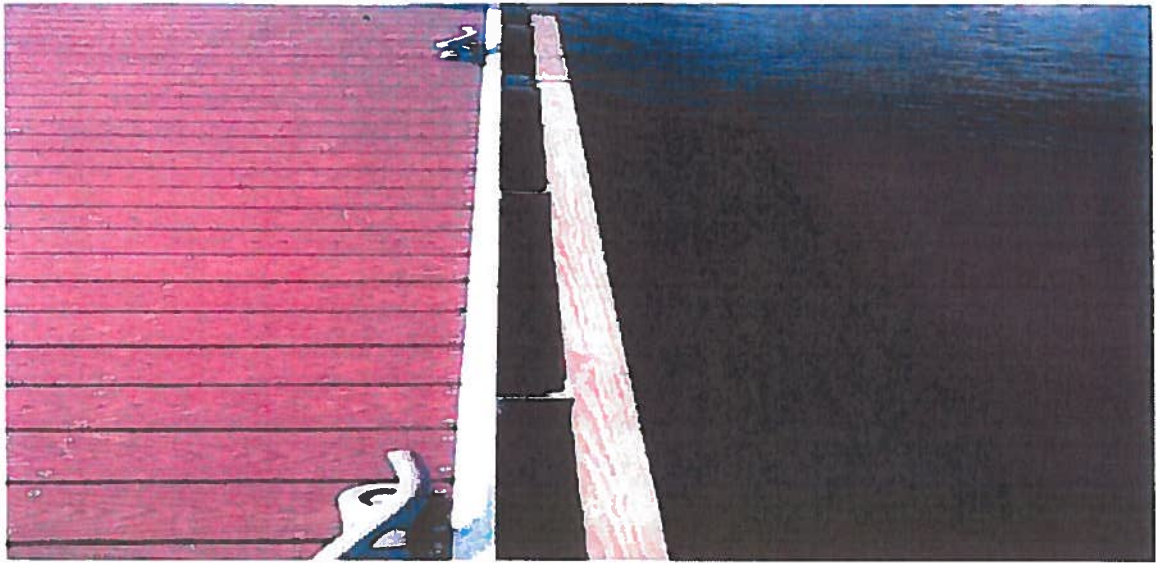
	9,658.622SF W/ IN DNR LINE
	597.4272 SF OVER MARSH



GA DNR / HMP
SEP 13 2013

**YACHT CLUB TRACT DOCK
REVISED DOCK PLAN OVERLAY**
DATE: September 12, 2013
SCALE: 1"=80'

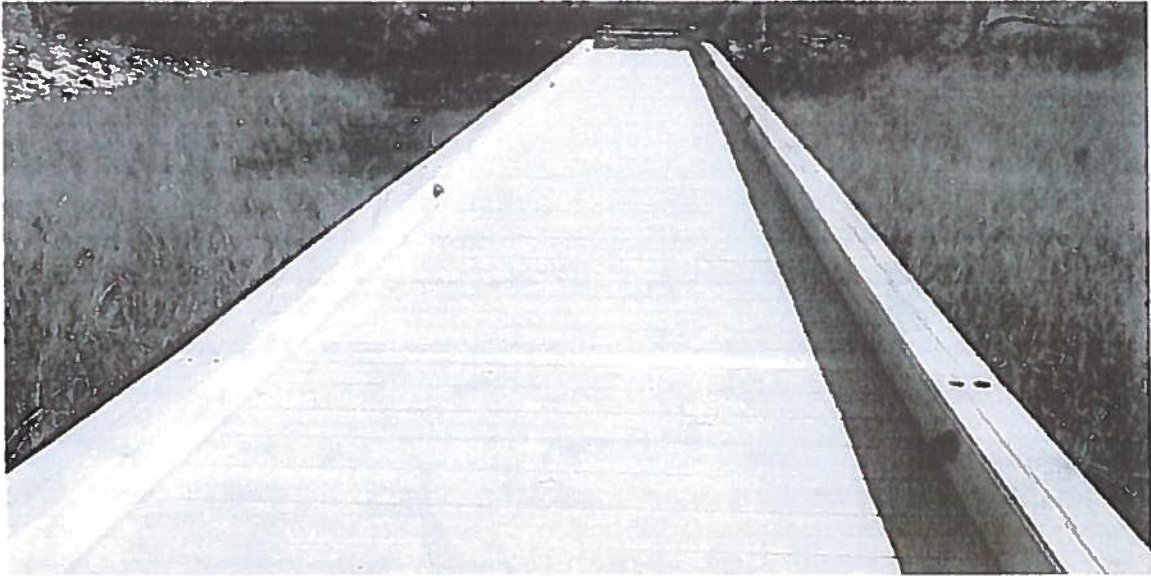
**PROPOSED ACTIVITY
DOCK CONSTRUCTION**
COUNTY: GLYNN COUNTY, GEORGIA
APPLICANT: YACHT CLUB, LLC



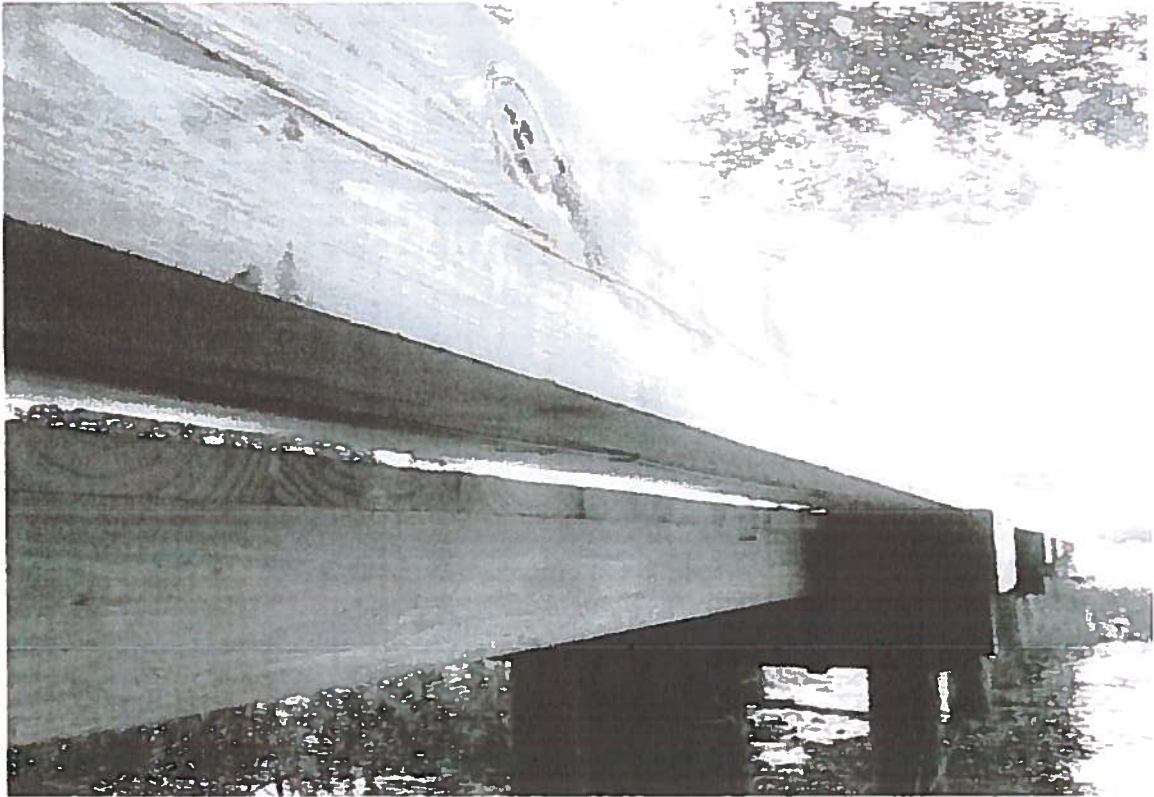
Photograph 1 Rub Rail on Floating Dock



Photograph 2 Gangway With Curb & Railing



Photograph 3 Walkway with Curb



Photograph 4 Walkway Curb



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

MARK WILLIAMS
COMMISSIONER

DOUG HAYMANS
DIRECTOR

APR 18 2019

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

RE: Coastal Marshlands Protection Act (CMPA) Permit #677 Extension, Modification to Community Marina Facility, Frederica River, Glynn County, Georgia.

Dear Mr. Bucey:

This letter is in response to your request, dated April 15, 2019, for an extension of CMPA Permit #677 issued on February 21, 2014.

O.C.G.A. § 12-5-286(l) states, *“Every permit shall require that the proposed project be completed within five years after the date of issuance of the permit and such permit shall expire five years after the date of issuance. Such time may be extended an additional five years upon showing that all due efforts and diligence toward the completion of the work have been made.”*

Per O.C.G.A. § 12-5-286(l), staff authorizes the one-time extension of CMPA Permit #677 for an additional five (5) years. All conditions remain applicable as permitted on February 21, 2014. The extended expiration date for the permit will be February 21, 2024. Any changes or revisions to the project may require a new CMPA permit.

CMPA Permit #677 has been updated to reflect the extension. Please contact the Department within 30 days of completion of the authorized activities, so that we may perform a compliance inspection of the project.

If you have any questions, feel free to contact Paul Tobler at (912) 264-7218.

Sincerely,

Jill Andrews
Chief, Coastal Management Section

Enclosures: CMPC Permit #677 Final Conditions and CMPC Permit #677 Permit Placard Extension

File: CMP20190006



MARK WILLIAMS
COMMISSIONER

A.G. 'SPUD' WOODWARD
DIRECTOR

**Coastal Marshlands Protection Committee
Modification to Permit # 677
Final Conditions
February 21, 2014**

**Yacht Club, LLC
Modification to a Community Marina Facility
Frederica River, Glynn County, Georgia**

Project Description: The modified permit allows for the construction and maintenance of a community marina facility. The additional impact to jurisdictional coastal marshlands is 660 sq. ft. for a total of approximately 9,654 sq. ft. (0.2 acres). **Standard and Special conditions apply to this permit.**

Marsh Component:

The marshland component of the project will include an approximately 6'x 125' (750 sq. ft.) fixed walkway leading to an approximately 20'x 20' (400 sq. ft.) fixed covered deck from which an approximately 6'5"x 40' (256 sq. ft.) gangway will lead to an approximately 8'11"x 189' (1,683sq. ft.) floating dock. The float will have an approximately 32 sq. ft. triangle to facilitate access. Perpendicular to the main float will be three approximately 12'11"x 170' (2,194 sq. ft. each) floats. The marina structure will provide approximately 1,394 linear ft. of mooring space and extend approximately 242' into the river at a point where the channel is approximately 1000' wide from mean low water (MLW) to MLW.

Upland Component:

The upland component of the project will be the approximately 0.21 acre parking area that will provide 14 pervious parking spots. There is no modification to this component.

COASTAL MARSHLANDS PROTECTION ACT STANDARD 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, 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 Coastal Marshlands Protection Act of 1970, as amended O.C.G.A. § 12-5-280 *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 CMPC.
4. No further encroachment or construction shall take place within state jurisdiction, except as permitted by the CMPC. Any modification of the plans or structure in the jurisdictional area must be reviewed and approved by the Department or the CMPC, as necessary, prior to construction.
 5. No construction or alteration of a project may commence until the expiration of 30 days following the date on which the application is approved; provided however that if a timely appeal is filed, no construction or alteration may commence until all administrative and judicial proceedings are terminated.
 6. The permit must be posted onsite within twenty-four (24) hours of beginning construction.
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FOR MARINAS

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 - i. An education plan for boaters using the marina
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- ~~iv. The names and telephone numbers of the facility, Coast Guard MSO, EPD Emergency Response Center, and other personnel who may be called by employees of the facility in an emergency, including fire and police,~~
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SPECIAL CONDITIONS

1. The existing inconsistencies associated with the walkway are not authorized and must be removed.
2. The permittee is not permitted to use the dock facility until Department staff has verified that the existing facility is consistent with CMPC Permit #677 as issued on February 15, 2013. The existing inconsistencies associated with the gangway and floating docks are authorized under this modification to CMPC Permit #677.
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4. No fish cleaning stations are permitted over coastal marshlands.

5. Permittee shall be responsible for complete removal of the derelict non-serviceable remnant structures located just to the north of the new marina walkway.
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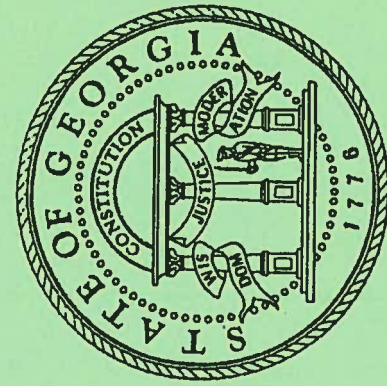
Georgia Coastal Marshlands Protection Committee

PERMIT

Issued Pursuant to O.C.G.A. 12-5-280

To: Yacht Club, LLC

For: Modification of a community marina facility. The additional impact to jurisdictional coastal marshlands is 660 sq.ft. for a total of approximately 9,654 sq.ft.(0.2 acres). **Standard and Special Conditions apply to this permit.**



Date: February 21, 2019

Expiration Date: February 21, 2024

Permit Number: 677

Authorized By:

A handwritten signature in blue ink, written over a horizontal line.



GEORGIA
DEPARTMENT OF NATURAL RESOURCES
COASTAL RESOURCES DIVISION

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



April 15, 2019

Mr. Karl Burgess
Georgia Department of Natural Resources
Coastal Resources Division
One Conservation Way, Suite 300
Brunswick, Georgia 31520

**RE: Extension of CMPC Permit #677
Glynn County, Georgia**

Dear Mr. Burgess;

As you are aware, Yacht Club, LLC was issued a modified Coastal Marshlands Protection Committee Permit #677 on February 21, 2014, authorizing the construction of a community dock on the Frederica River, south of the F.J. Torras Causeway, in Glynn County, Georgia.

Construction of the first two phases of the authorized structure was completed in 2018. Materials necessary to complete the construction of the final phase were secured in late 2018 to complete the project prior to the expiration date of CMPC #677. Construction was delayed due to scheduling of equipment, and the expectation that work would be completed prior to the expiration date led to the oversight of the expiration date of the permit.

Since a timely request for an extension of the existing permit would have been granted, and since no modifications of the design or ownership are being proposed, Yacht Club, LLC is respectfully requesting a five-year extension of CMPC Permit #677.

If you should have any questions or require additional information, please contact me at 912-443-5896.

Sincerely,
RESOURCE & LAND CONSULTANTS

A handwritten signature in black ink, reading "Daniel H. Bucey", is positioned above the printed name and title.

Daniel H. Bucey
Principal

cc: Mr. Christopher Graham; YC, LLC