



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

WALTER RABON
COMMISSIONER

DOUG HAYMANS
DIRECTOR

October 23, 2024

Dan Bucey
Resource and Land Consultants
41 Park of Commerce Way, Suite 101
Savannah, GA 31405

Re: Letter of Permission (LOP), Maintenance of an Existing Fence in the State's Shore Protection Act (SPA) Jurisdiction, 916 Beachview, St. Simons Island, Glynn County, Georgia (GPS: 31.13594N, -81.38488W)

Dear Mr. Bucey,

This Letter of Permission (LOP) is in response to your request dated September 10, 2024, on behalf of Mildred Rose, LLC to perform maintenance on an existing wooden fence at 916 Beachview on St. Simons Island. The project will begin no sooner than fifteen (15) days from the date of the letter and must be completed within six (6) months.

The existing serviceable fence is constructed of wood slat panels with wood posts and masonry columns. According to the applicant, the wood portions of the fence are experiencing decay and some of the revetment rocks have settled against the fence causing it to flex inland. The applicant has requested to replace the wood portion of the fence and retain the masonry columns. The fence to be replaced is 26 feet in length and lies along the western property boundary, between the existing rock revetment and a concrete access path and maintained yard as depicted in the request.

The existing fence will be removed by hand and disposed of at an appropriate upland disposal site. Any rocks that have settled against the fence will be repositioned toward the revetment crest by hand if feasible or with a small skid-steer or mini-excavator. The new fence will be constructed of appropriately treated wood in the same footprint and left to weather until it will accept an appropriate paint or stain coating. All work will be conducted within and accessed from within the applicant's property boundary.

The Department authorizes maintenance of the existing fence in the same footprint within SPA Jurisdiction, as depicted in the attached description. **No unauthorized equipment, materials, or debris may be placed in, disposed of, or stored in jurisdictional areas.** Any incidental damage to dunes or dune vegetation will require restoration to be coordinated through this office. This LOP is valid for the above referenced project. Any change in the use, location, dimensions, or configuration of the approved project, without prior notification and approval from this office could result in revocation of this permission and in the required removal of the related structures.

This authorization 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 Beth Byrnes at (912) 264-7218.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jill Andrews", with a stylized flourish at the end.

Jill Andrews
Chief, Coastal Management Section

Enclosures: Project Request and Description
Verified Jurisdictional Determination

File: LOP20240071

September 10, 2024



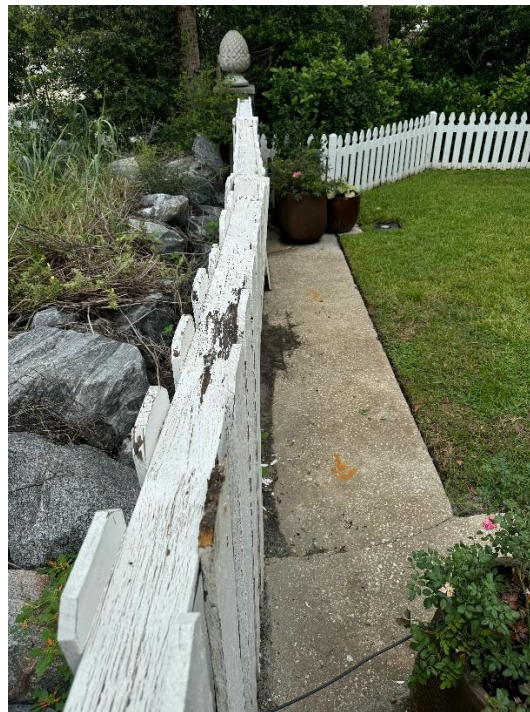
Mr. Josh Noble
Program Manager
Georgia Department of Natural Resources
Coastal Resources Division
One Conservation Way, Suite 300
Brunswick, Georgia 31520-8687

**Subject: Shore Protection Act Letter of Permission Request: Mildred Rose LLC
916 Beachview Drive St. Simons Island, Glynn County, Georgia**

Dear Mr. Noble:

Resource & Land Consultants, LLC as agent for Mildred Rose, LLC, is requesting a letter of permission to perform maintenance of an existing fence located within Shore Protection Act jurisdiction along the western property line of Parcel 04-04079, 916 Beachview Drive, St. Simons Island, Glynn County, Georgia (31.13594 N, -81.38488 W).

The existing serviceable fence is constructed of wood slat panels with wood posts and masonry columns. The wood portions of the fence are experiencing decay and a few of the revetment rocks have settled against the fence causing it to flex inland. The wood portion of the fence will be replaced and the masonry columns will remain as is. The fence to be replaced is approximately 26' in length located along the western property boundary between the existing rock revetment and a concrete access path and yard (photograph 1).

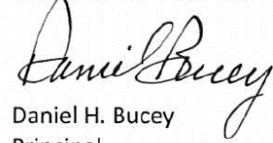


Photograph 1: Existing fence to be replaced

The existing fence would be removed by hand and disposed of at an approved landfill. Any rocks that have settled against the fence would be repositioned toward the revetment crest either by hand if feasible or with a small skid-steer or mini-excavator. The new fence will be constructed of appropriately treated wood and left to weather until it will accept an appropriate paint or stain coating. The removal and replacement of the fence will take approximately one week to complete, followed by approximately 30-days until the wood has cured to accept the paint or stain coating. Materials will be stored on the lot, and all work will be conducted within and accessed from within the applicant's property boundary.

We trust that this information is sufficient for you to issue a LOP for the proposed work located in jurisdiction. If you have any questions or require additional information, please contact me at your earliest convenience.

Sincerely,
RESOURCE & LAND CONSULTANTS

A handwritten signature in black ink, reading "Daniel Bucey", is written over a light blue rectangular background.

Daniel H. Bucey
Principal





cc: Ms. Ancela Nastasi; Mildred Rose LLC



Overview



Legend

-  Parcels
-  Parcel Numbers
-  Address Number
-  Roads

Parcel ID	04-04079	Owner	MILDRED ROSE LLC	Last 2 Sales				
Class Code	Residential Lots		600 SEA ISLAND RD	Date	Price	Reason	Qual	
Taxing District	04-ST SIMONS ISLAND		UNIT 20 PMB 104	11/4/2021	\$1850000	n/a	U	
	ST SIMONS ISLAND		ST SIMONS ISLAND, GA 31522	9/9/2019	0	QC	U	
Acres	0.18	Physical Address	916 BEACHVIEW DR					
		Market Value	\$2374300					

Date created: 9/10/2024

Last Data Uploaded: 9/9/2024 4:41:11 AM

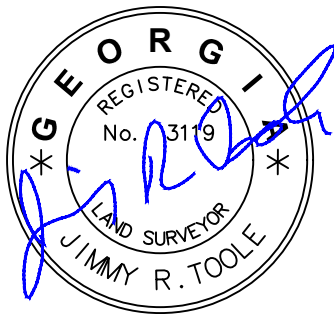
Developed by  Schneider
GEOSPATIAL

O: \2023\23-5056 BEACHVIEW DRIVE - PARCEL ID 04-04077\DWG\23-5056V_B02 07-29-2024.DWG 7/29/2024 11:34 AM

SURVEY NOTES

- Horizontal Datum is Georgia State Plane Coordinate System of 1985, East Zone, North American Datum of 1983 (NAD83).
- Vertical Datum is North American Vertical Datum of 1988 (NAVD88).
- Basis of Bearings, Horizontal Control, Vertical Control and some spot elevations were obtained utilizing GPS (global positioning systems). The equipment used to obtain this data was a eGPS 20TL GNSS GPS receiver [RTK Accuracy (Horizontal: 8mm + 1ppm RMS) (Vertical: 15mm + 1ppm RMS)] with a XPAD data collector receiving RTK corrections via a Verizon Jetpack MiFi 6620L from the eGPS Solutions Real Time Network. The technique used was RTK corrected measurements from a Trimble VRS Real Time Network operated by eGPS Solutions, Inc.
- All deed book references shown hereon are recorded in the Clerk of Superior Court's Office of Glynn County, Georgia.
- This survey was prepared without the benefit of an abstract of title. Subject and adjacent property owners' deed references were provided by EMC Engineering Services, Inc. and are not guaranteed as to accuracy or completeness.
- Structures visible on the date of survey are shown hereon.
- Locations are accurate only where dimensioned.
- This property is located in Zone AE with base flood elevation 9 and 10, a Special Flood Hazard Area per the Federal Emergency Management Agency's Flood Insurance Rate Map No. 13127C0244H; Effective Date: January 5, 2018. The flood hazard lines as shown on this plat have been taken digitally from <http://hazards-fema.maps.arcgis.com>, and have not been verified in the field by EMC Engineering Services, Inc.
- No person may copy, reproduce, distribute or alter this plat in whole or in part without the written permission of EMC Engineering Services, Inc.
- The term "Certification" as used in Rule 180-6-.09 (2) and (3) and relating to professional engineering or land surveying services, as defined in O.C.G.A. 43-15-2 (6) and (11), shall mean a signed statement based upon facts and knowledge known to the registrant at the time of the survey and is not a guarantee or warranty, either expressed or implied.
- This survey is valid only if print has the original signature of the surveyor.
- The utilities as shown are per the location of poles, manholes, valves, pedestals, etc., existing drawings and information provided by utility personnel. The surveyor makes no guarantee that the utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the utilities shown are in the exact location indicated, although he does certify that they are located as accurately as possible from the information available.
- This Survey complies with both the rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and the Official Code of Georgia Annotated (OCGA) 15-6-67, in that where a conflict exists between those two sets of specifications, the requirements of law prevail.
- This Topographic Survey was prepared in conformity with The Technical Standards for Surveys in Georgia as set forth in the Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as defined in Rule 180-07-.07. The certification extends only to the topographic aspects of this survey. This topographic survey does not constitute a boundary survey and is not to be recorded.

SURVEYOR'S CERTIFICATION

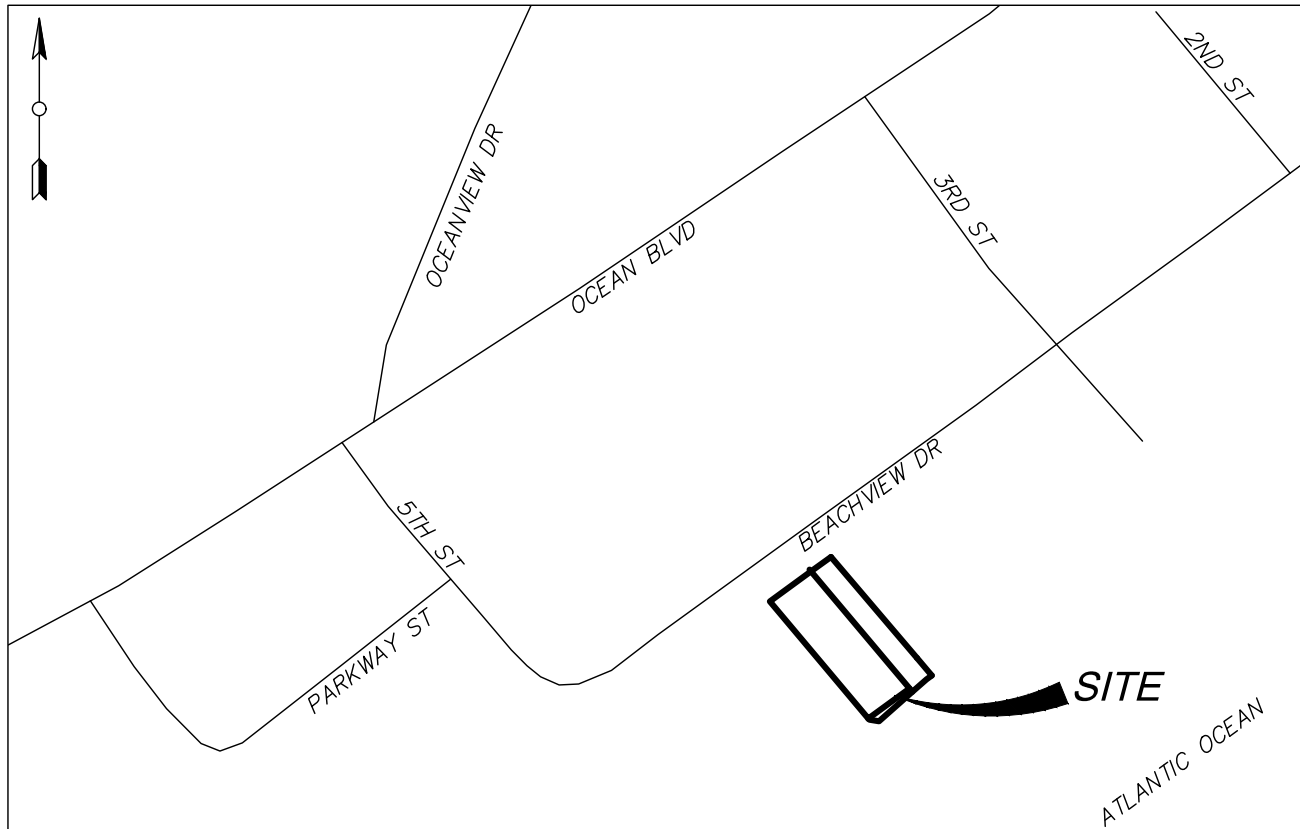


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Jimmy R. Toole
GA REG. L. S. LIC. NO. 3119

07/29/2024
DATE

VICINITY MAP



SURVEY DATA

SURVEY DATA

Total Area: Mildred Rose 0.17 Acres (7,479 Square Feet)
Total Area: Tract One 0.01 Acres (307 Square Feet)
Total Area: Tract Two 0.09 Acres (3753 Square Feet)
Plat Closure: 1 in 399,880,000

Field Precision:

This entire survey was completed using GPS to set control, and Robotic Total Station to set property corners, and to locate improvements. The field data for this boundary survey has a Relative Positional Accuracy of 0.08 feet or less, horizontally at the 95% confidence level.

Adjusted by: No adjustment
Equipment used: Geomax Zoom90 Robotic Total Station
eGPS 20TL GNSS GPS/eGPS Network
Field Work Completed on: 2/16/2024

REFERENCES

- PD 2, PG 58
- DB 1737, PG 319
- DB 287, PG 113
- DB 1737, PG 319
- BOUNDARY RETRACEMENT AND SHORE PROTECTION ACT JURISDICTION LINE SURVEY OF LOT 47, TRACT 1 AND TRACT 2 ST. SIMONS BEACH, BY SHUPE SURVEYING COMPANY, P.C.

EMC ENGINEERING SERVICES, INC.



27 Chatham Center S, Suite A
Savannah, GA 31405
Ph: (912) 232-6533
Fax: (912) 233-4580
savannah@emc-eng.com
www.emc-eng.com

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GREENVILLE • SAVANNAH • STATESBORO • THOMASTON • VALDOSTA

LIMITED TOPOGRAPHIC SURVEY

BEACHVIEW DR - PARCEL 04-04079, TRACTS 1 & 2

25TH G.M. DISTRICT

ST. SIMONS ISLAND, GLYNN COUNTY, GEORGIA



PROJECT NO.: 23-5056
DRAWN BY: JRH
DESIGNED BY: -
SURVEYED BY: JKL/JRH
SURVEY DATE: 05/01/2024
CHECKED BY: JRT
SCALE: NO SCALE
DATE: 07/29/2024

SHEET

1

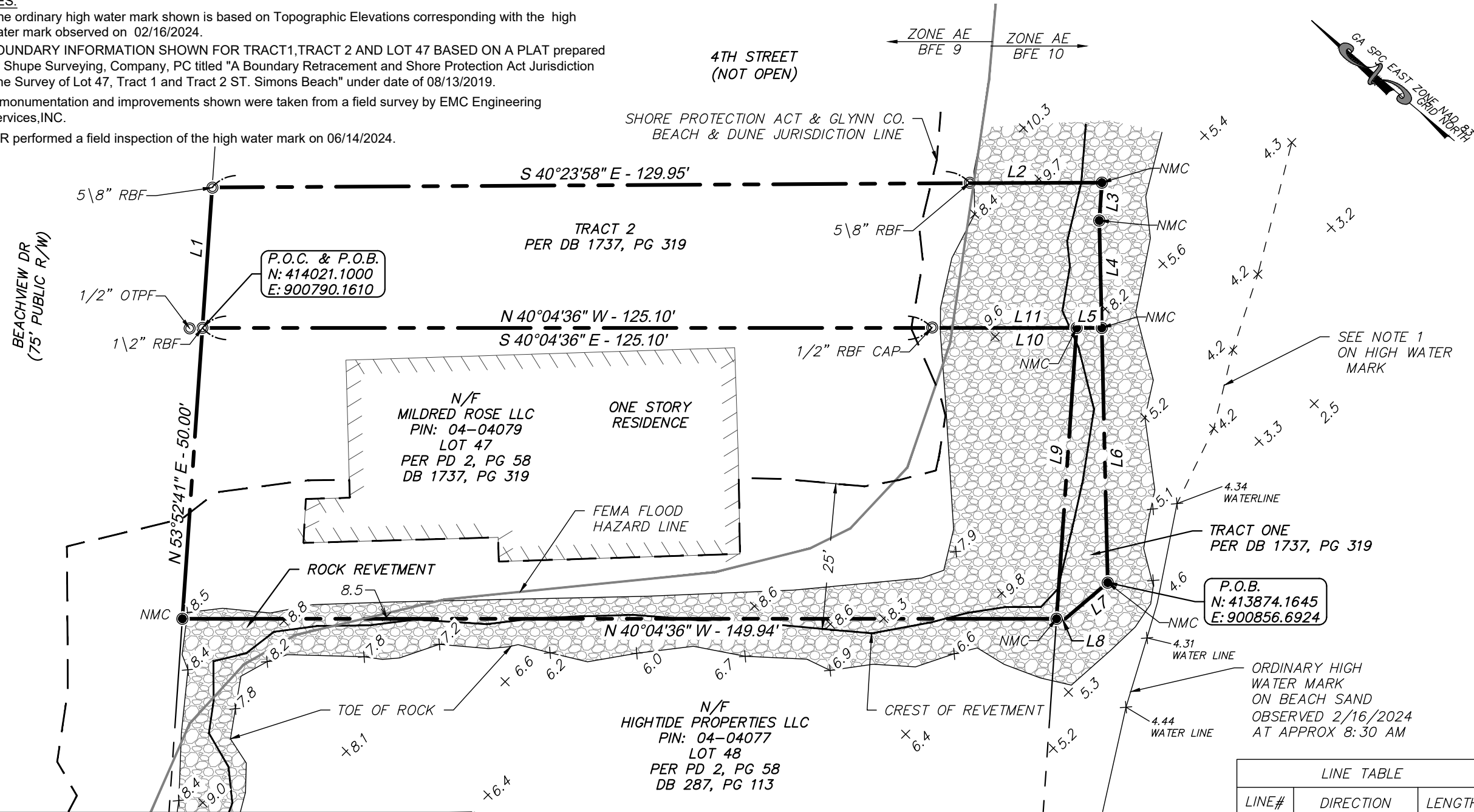
OF

2

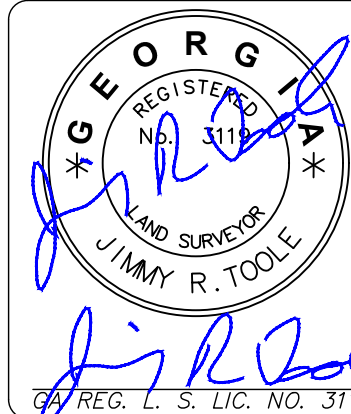
O:\2023\23-5056 BEACHVIEW DRIVE - PARCEL ID 04-04077\DWG\23-5056V_B02 07-29-2024.DWG 7/29/2024 11:34 AM

NOTES:

- The ordinary high water mark shown is based on Topographic Elevations corresponding with the high water mark observed on 02/16/2024.
- BOUNDARY INFORMATION SHOWN FOR TRACT1, TRACT 2 AND LOT 47 BASED ON A PLAT prepared by Shupe Surveying, Company, PC titled "A Boundary Retracement and Shore Protection Act Jurisdiction Line Survey of Lot 47, Tract 1 and Tract 2 ST. Simons Beach" under date of 08/13/2019.
- All monumentation and improvements shown were taken from a field survey by EMC Engineering Services, INC.
- DNR performed a field inspection of the high water mark on 06/14/2024.



SURVEYOR'S CERTIFICATION



This Topographic Survey was prepared in conformity with The Technical Standards for Surveys in Georgia as set forth in the Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as defined in Rule 180-07-.07. The certification extends only to the topographic aspects of this survey. This topographic survey does not constitute a boundary survey and is not to be recorded.

07/29/2024
DATE

LEGEND

1/2" OPEN TOP PIPE FOUND	1/2" OTPF	SPOT ELEVATION	x14.2
1/2" IRON REBAR FOUND	1/2" RBF	PROPERTY ID NUMBER	PIN
5/8" IRON REBAR FOUND	5/8" RBF	NOW OR FORMERLY	N/F
1/2" PVC PIPE SET	1/2" PVC	RIGHT-OF-WAY	R/W
NON MONUMENTED CORNER	NMC	PLAT BOOK	PB
ADJACENT PROPERTY LINE	---	DEED BOOK	DB
PROPERTY BOUNDARY	---	PAGE	PG
METES AND BOUNDS	N 47°45'54" E - 497.06'	TAG LABEL	L6

LINE TABLE		
LINE#	DIRECTION	LENGTH
L1	N53° 52' 41"E	24.15
L2	S40° 18' 09"E	22.65
L3	S53° 52' 41"W	6.52
L4	S48° 35' 02"W	18.42
L5	S40° 04' 36"E	4.30
L6	S48° 35' 02"W	43.70
L7	N80° 26' 08"W	9.56
L8	N40° 04' 36"W	1.49
L9	N53° 52' 41"E	50.00
L10	S40° 04' 36"E	24.84
L11	N40° 04' 36"W	24.84

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LIMITED TOPOGRAPHIC SURVEY

BEACHVIEW DR - PARCEL 04-04079, TRACTS 1 & 2
25TH G.M. DISTRICT
ST. SIMONS ISLAND, GLYNN COUNTY, GEORGIA



20' 10' 0' 20'
GRAPHIC SCALE: 1" = 20'

PROJECT NO.: 23-5056
DRAWN BY: JRH
DESIGNED BY: -
SURVEYED BY: JKL/JRH
SURVEY DATE: 05/01/2024
CHECKED BY: JRT
SCALE: 1" = 20'
DATE: 07/29/2024

SHEET
2
OF 2



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

WALTER RABON
COMMISSIONER

DOUG HAYMANS
DIRECTOR

September 18, 2024

Mildred Rose LLC
600 Sea Island Road
Unit 20 PMB104
St. Simons Island, GA 31522

**RE: Shore Protection Act (SPA), Jurisdiction Determination Verification, 916
Beachview, St. Simons Island, Glynn County, Georgia**

Dear Ancela Nastasi, Mildred Rose LLC:

Our office has received the survey plat dated July 29, 2024, prepared by EMC Engineering Services, Inc., No. 3119 entitled "*Limited Topographic Survey Beachview Dr – Parcel 04-04079, Tracts 1 & 2 25th G.M. District St. Simons Island, Glynn County, Georgia*" prepared for Mildred Rose, LLC. This plat and survey generally depicts the Jurisdiction Line under the authority of the Shore Protection Act O.C.G.A. 12-5-230 et seq. as verified by the Department on June 14, 2024.

The Shore Protection Act O.C.G.A. 12-5-230 et seq. delineation of this parcel is subject to change due to environmental conditions and legislative enactments. This jurisdiction line is valid for one year from date of the delineation. It will normally expire on June 14, 2025 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 the 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) 264-7218.

Sincerely,

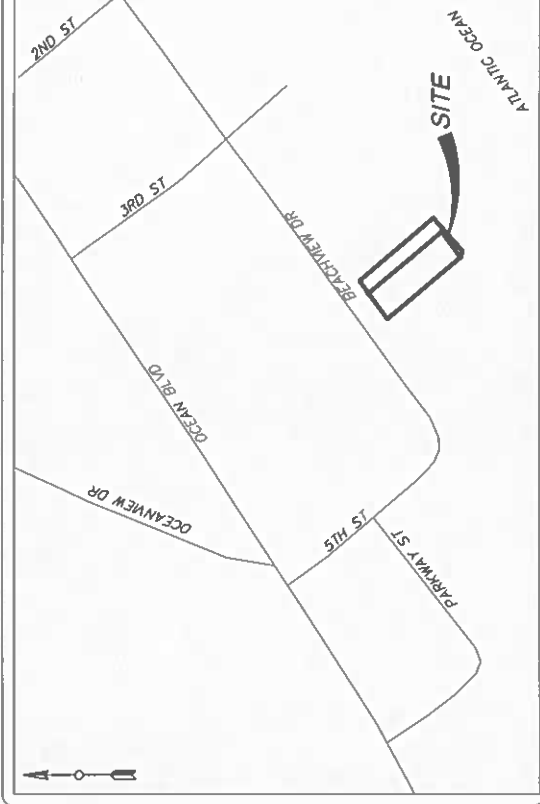
Beth Byrnes
Coastal Permit Coordinator
Marsh and Shore Management Program

Enclosure: *Limited Topographic Survey Beachview Dr – Parcel 04-04079, Tracts 1 & 2
25th G.M. District St. Simons Island, Glynn County, Georgia*

Filename: JDS20240204



VICINITY MAP



SURVEY DATA

SURVEY DATA	
Total Area:	0.17 Acres (7,479 Square Feet)
Midred Rose	0.01 Acres (307 Square Feet)
Tract One	0.09 Acres (3753 Square Feet)
Tract Two	
Total Area:	1 in 399,890,000
Plat Closure:	
Field Precision:	
This entire survey was completed using GPS to set control and Robotic Total Station to set property corners, and to locate improvements. The field data for this boundary survey has a Relative Positional Accuracy of 0.08 feet or less, horizontally at the 95% confidence level.	
Adjusted by:	No adjustment
Equipment used:	Geomax Zoom90 Robotic Total Station eGPS 20TL GNSS GPS/GPS Network
Field Work Completed on:	2/16/2024
REFERENCES	
• PD 2, PG 58	
• DB 1737, PG 319	
• DB 287, PG 113	
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• BOUNDARY RETRACEMENT AND SHORE PROTECTION ACT JURISDICTION LINE SURVEY OF LOT 47, TRACT 1 AND TRACT 2 ST. SIMONS BEACH, BY SHUPE SURVEYING COMPANY, P.C.	

SURVEY NOTES

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- This survey was prepared without the benefit of an abstract of title. Subject and adjacent property owners' deed references were provided by EMC Engineering Services, Inc. and are not guaranteed as to accuracy or completeness.
- Structures visible on the date of survey are shown hereon.
- Locations are accurate only where dimensioned.
- This property is located in Zone AE with base flood elevation 9 and 10, a Special Flood Hazard Area per the Federal Emergency Management Agency's Flood Insurance Rate Map No. 13127C0244H, Effective Date: January 5, 2018. The flood hazard lines as shown on this plat have been taken digitally from <http://hazards-fema.maps.arcgis.com>, and have not been verified in the field by EMC Engineering Services, Inc.
- No person may copy, reproduce, distribute or alter this plat in whole or in part without the written permission of EMC Engineering Services, Inc.
- The term "Certification" as used in Rule 180-4-.09 (2) and (3) and relating to professional engineering or land surveying services, as defined in O.C.G.A. 43-15-2 (6) and (11), shall mean a signed statement based upon facts and knowledge known to the registrant at the time of the survey and is not a guarantee or warranty, either expressed or implied.
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07/29/2024 DATE

EMC ENGINEERING SERVICES, INC.



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L11	N40° 04' 36"W	24.84

LEGEND

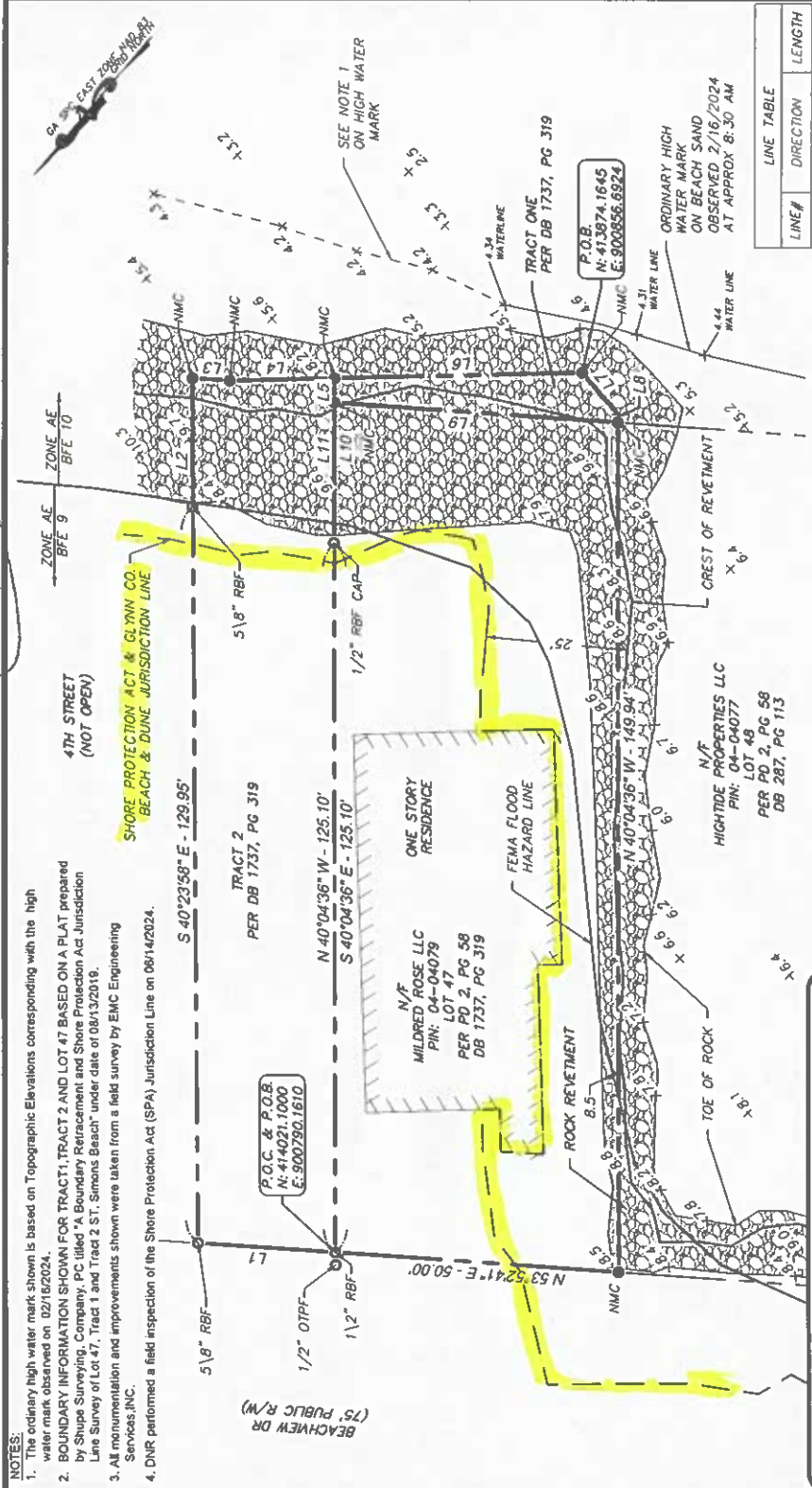
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1/2" IRON REBAR FOUND	○ 1/2" RBF	PROPERTY ID NUMBER	PIN
5/8" IRON REBAR FOUND	○ 5/8" RBF	NOW OR FORMERLY	N/F
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NON MONUMENTED CORNER	○ NMC	PLAT BOOK	PB
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07/29/2024
DATE

J. Kim R. Toole
REGISTERED LAND SURVEYOR
STATE OF GEORGIA
LICENSE NO. 000051



- NOTES:
- The ordinary high water mark shown is based on Topographic Elevations corresponding with the high water mark observed on 02/16/2024.
 - BOUNDARY INFORMATION SHOWN FOR TRACT 1, TRACT 2 AND LOT 47 BASED ON A PLAT prepared by Shupe Surveying, Company, PC titled "A Boundary Retracement and Shore Protection Act Jurisdiction Line Survey of Lot 47, Tract 1 and Tract 2 ST. Simons Beach" under date of 08/13/2019.
 - All monumentation and improvements shown were taken from a field survey by EMC Engineering Services, INC.
 - DNR performed a field inspection of the Shore Protection Act (SPA) Jurisdiction Line on 06/14/2024.

BB 9/10/24