



COASTAL RESOURCES DIVISION

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

WALTER RABON
COMMISSIONER

DOUG HAYMANS
DIRECTOR

February 4, 2026

Greg Stoeffler
P.O. Box 1398
Tybee Island, GA 31328

Re: Letter of Permission (LOP), Maintenance of the Existing Pool Deck in Shore Protection Act (SPA) Jurisdiction, DeSoto Beach Club Owners Association, 214 Butler Avenue, Tybee Island, Atlantic Ocean, Chatham County, Georgia

Dear Mr. Stoeffler:

This LOP is in response to your January 27, 2026 request to maintain the existing pool deck at the DeSoto Beach Club Owners Association condominiums. The project will begin no sooner than 15 days after the date on this letter and be completed within 6 months.

The project scope includes removal and replacement of the existing 12.33ft. x 57ft. wooden pool deck seaward of the existing pool and adjacent to the landward toe of dune at this location. Prior to commencing with the project, silt fence (or construction fence) will be installed immediately seaward of the existing structure to minimize impacts to the dynamic dune field. Portions of the existing wooden pool deck, including stringers, joists, top wood, rails, and under pinning will be removed and the 6ft. x 6ft. support posts will be cut off at grade. There will be no excavation of the existing structures. Hand tools will be used to cut existing timbers at grade. The pool deck will be reconstructed in the footprint of the removed structure. All work will be done landward of the construction fence installed at the landward toe of dune at this location.

During demolition and construction of the pool deck, all materials will be removed from the dynamic dune field and placed in a dumpster located in the parking lot onsite. The demolition materials will be disposed of in an appropriate upland facility. No vehicles are authorized in SPA jurisdiction or on the beach in association with the project.

The Department authorizes the temporary activities associated with the activities as depicted in the attached project request. It is the applicant's responsibility to minimize any additional impacts at the site and to protect the shore jurisdictional areas.

This LOP is not meant to exempt the above referenced activities from future environmental laws. **No unauthorized equipment, materials or debris may be placed, disposed of, or stored in jurisdictional areas.** Any incidental impacts associated with this project must be rectified by fully restoring areas to their pre-construction topographic and vegetative states. This LOP is valid for the above referenced projects. 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 LOP and in the required removal of the materials and related structures. This project must comply with all other Federal, State, and local statutes, ordinances, and regulations.

Thank you for working with the Department. Please do not hesitate to contact Deb Barreiro at (912) 266.3695 if you have any questions or concerns with this project or any future projects.

Sincerely,



Jill Andrews
Chief, Coastal Management Section

Enclosures: DeSoto LOP Request and Site Photos

cc: Lisa Schaff
City of Tybee Island
P.O. Box 2749
Tybee Island, Georgia 31328

LOP20260008



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January 27, 2026

Ms. Deb Barreiro
Coastal Permit Coordinator
1 Conservation Way
Brunswick, GA 31520

**Subject: Request for Permission to Replace an Existing Pool Deck,
DeSoto Beach Club, 214 Butler Ave, Tybee Island, Chatham County, GA**

Dear Ms. Barreiro,

I am writing to formally request authorization from the Georgia Department of Natural Resources Coastal Resources Division to perform the following construction activities: full and exact replacement of the existing wood construction elevated pool deck at the above referenced property. The project involves full replacement of the existing construction, including all stringers, joists, top wood deck and rails, and posts.

The DeSoto Beach Club Condominiums at 214 Butler Ave includes an existing elevated pool deck that measures approximately 56' x 12.33' totaling an area of 690.48'. This project scope includes full replacement of all stringers, joists, top wood deck and rails, and 6' x 6' posts to be cut off at grade. Replacement will be of same square footage, no more and no less, in matching with the existing footprint. All work will be done with hand tools and no heavy equipment will be involved.

Included with this letter are the following documents detailing the project:

- Site Map and Project Plan
- Location via Street Map and Satellite Map
- Photos of existing construction

All work will be conducted to minimize impact on the surrounding environment and in accordance with the SPA. A construction dumpster will be placed in the property parking lot. There will be no excavation of the toe of the dunes, and no disturbance to the dune field. Demolition materials will be removed by hand and placed in the dumpster, to be disposed of at an upland facility.

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I certify that all information submitted is true and correct to the best of my knowledge. I understand that if granted, this permission may be revocable.

The proposed activity will comply with all relevant state regulations. Thank you for your time in reviewing this request.

Sincerely,

Gregory J. Stoeffler
Owner, DeSoto Beach Properties

Enclosures: Project Plan, Site Maps, Street & Sat Maps, Photo References

cc: Lisa Schaaf
Community Development Coordinator
City Of Tybee Island
PO Box 2749
Tybee Island, GA 31328

912-472-5033
lschaaf@cityoftybee.org

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Sleeps
up to 4



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Sleeps 14



City of Tybee Island, Georgia
912-472-5033 – Lschaaf@cityoftybee.gov
APPLICATION FOR BUILDING PERMIT

Property Address: 214 Butler Avenue **PIN:** _____

	Name De Soto Beach Club Owners Assoc., Inc.	Mailing address PO Box 724 Tybee Island GA 31329	Telephone email: bwurtsdorff@emersongroup.com Cell: 404-414-0701 billing.com
Owner			email: Cell:
Architect or Engineer			
Contractor	<u>In House</u>		email: ggreg@de-soto-beach-hotel.com Cell: 912 507 5700

Check all that apply

Single Family
 Duplex
 Multi-Family _____ units
 Commercial* 30 unit(s)

Demolition or Relocation
 Footprint Changes
 Addition: _____ square feet heated/cooled

Renovation/Remodel
 Decks/Railings/Stairs
 Fence
 Other _____

No work of any nature shall be started until a building permit has been issued. A permit must be secured for all new construction, all interior and exterior property alterations and all interior and exterior property repairs. Floor plans and site plans may be required. New structures and expansion of existing structures must be accompanied by a valid survey depicting all property lines, setbacks and structures on the property.

* A commercial project requires 2 sets of sealed drawings by a design professional and construction by a contractor with the appropriate State of Georgia professional license. A commercial project may require Site Plan Approval or Special Review.

Details of Project: Replace existing wooden Pool Deck with new wood. Footprint will not change (increased or decreased)

Estimated Cost of Construction: \$ 10,000 (materials + labor + profit/overhead)

If applicable, attach a copy of the certified elevation certificate and/or survey of the property. Depending upon the scope of the work, two sets of construction drawings and/or a site plan may be required.

Year Built: 1999 **Listed on National Historic Register or located within a National Historic District?** Y / N

Buildings older than 50 years may be eligible to be listed on the State / National Register. With this designation, you may be eligible to take advantage of various tax incentive programs while preserving the heritage of Tybee Island. See the Tybee Island Land Development Code Article 14: Historic Preservation.

During construction:

On-site restroom facilities will be provided through Desoto Beach Hotel. Construction debris will be disposed by Atlantic Waste by means of Construction and Demolition. I understand that I must comply with zoning, flood damage control, building, fire, shore protection, coastal marshland, wetland, and other all applicable codes and regulations. I realize that I must ensure the adequacy of drainage of this property so that surrounding property is not adversely affected, as required by Article 16, Stormwater Management. I accept responsibility for any corrective actions that may be necessary to restore drainage impaired by this permitted construction.

Signature: _____ Date: _____

Printed Name of Applicant: _____

Note: An application can take 7 to 14 days to process, if complete. Processing time for historic structures and/or incomplete/vague applications may be longer.

Approvals: _____ **Signature** _____ **Date** _____
Building _____
Water/Sewer/Stormwater _____
Community Development _____

FEES	
Permit	_____
Inspection Fee	_____
Cap. Cost Rec.	_____
Water Tap	_____
Sewer Stub	_____
Eng. Fee	_____
Aid to Const.	_____
Plan Rev. fee	_____
TOTAL _____	

LEAD-BASED PAINT RRP RULES

Ordinary renovation and maintenance activities can create dust that contains lead. Contractors who perform renovation, repairs, and painting jobs in pre-1978 housing and child-occupied facilities must, before beginning work, provide owners, tenants, and child-care facilities with a copy of EPA's lead hazard information pamphlet *Renovate Right: Important Lead Hazard Information for Families, Child Care Providers, and Schools*.

Contractors must document compliance with this requirement. After April 22, 2010, federal law will require you to be certified and to use lead-safe work practices. Georgia Environmental Protection Division Lead-Based Paint and Asbestos Program (404) 363-7026.

Projects must be done by a Certified Lead Renovation Firm AND a Certified Renovator

When disturbing lead-based painted or coated surfaces or components more than 6 ft per interior room or 20 ft² of exterior surfaces AND all window replacements and partial demolitions of any size.

Asbestos/Environmental Notification to Georgia EPD for Projects Involving Demolition, Wrecking, or Renovation

The undersigned hereby acknowledges that the issuance of this permit does not in any way grant permission to the owner, owner's representative, or permit holder to proceed with demolition, wrecking, or renovation of a structure prior to the filing of any required ten (10) day ***"Project Notification for Asbestos Renovation Encapsulation or Demolition"*** form in accordance with the Georgia Asbestos Rules. The Georgia Environmental Protection Division administers the rules. In most cases, the rules require both the owner and the involved contractors to assure the portion of the building involved in the project is thoroughly inspected by an Accredited Asbestos Inspector for materials that contain asbestos; and the removal of the asbestos before renovation, wrecking, or demolition begins almost without exemption. Georgia EPD requires a completed demolition notification form be submitted 10 workings days in advance even if no asbestos is present in the building. Further guidance for regulatory compliance and contact telephone numbers are provided by the brochures entitled ***Asbestos & Renovation*** and ***Asbestos and Demolition***. Other environmental issues such as asbestos removal techniques, lead abatement, ground contamination, or unusual site conditions may have EPD regulations that could affect the project.

BMPs

While BMP deficiencies are not necessarily the fault of the owner or his agent, BMPs are their responsibility. Two areas of deficiencies are in the most basic and common BMPs; Co – Construction Exit and Sd1 – Sediment Barrier. Correct installation information can be found in the ***Field Manual for Erosion and Sediment Control in Georgia, 2016 Edition***, Georgia Soil and Water Conservation Commission; gaswcc.georgia.gov

Problems with the Co is not limited to the installation, but to material. The stone will be a representation of 1.5"-3.5" stone or larger.

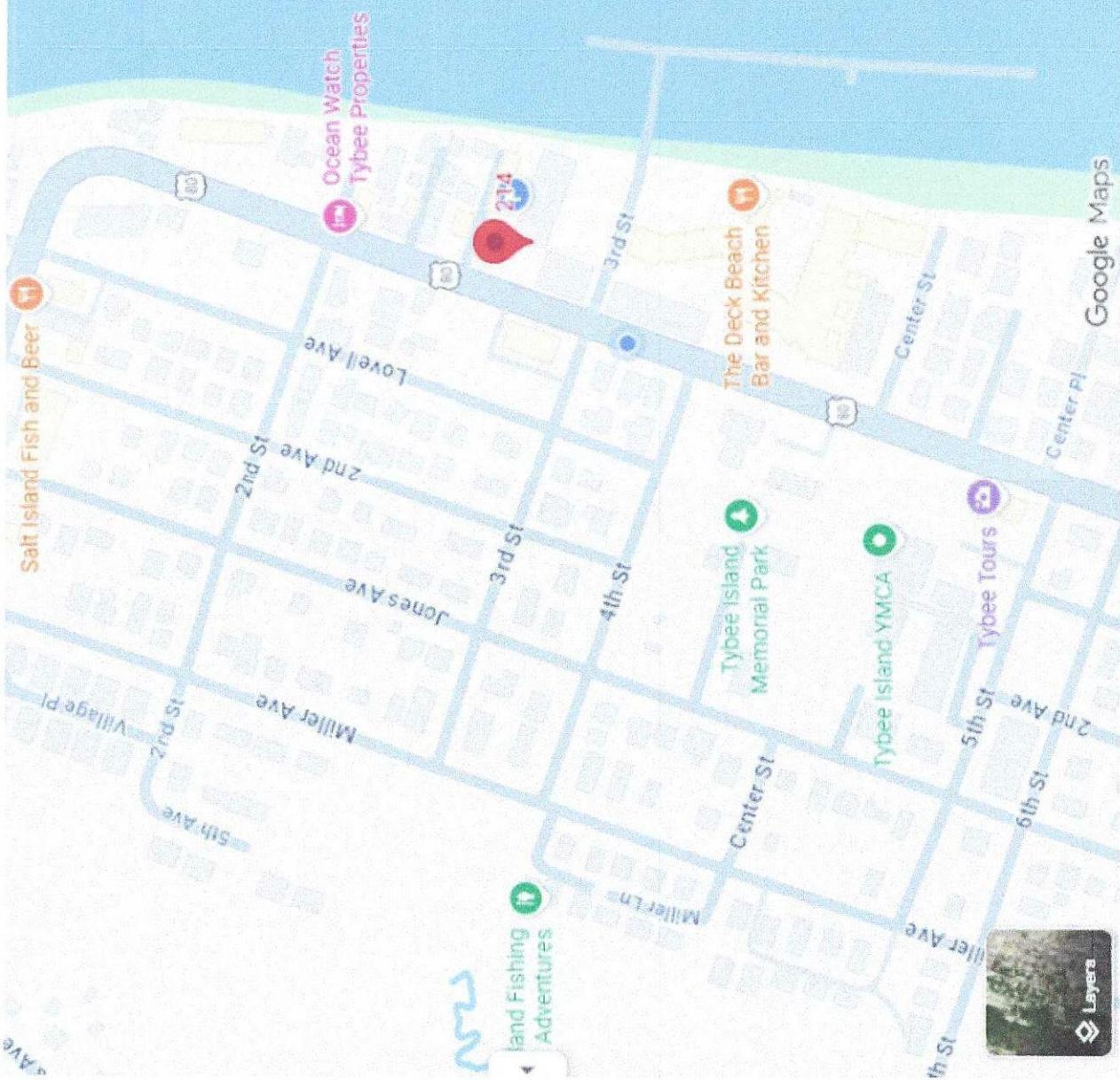
Type A sediment barriers have been installed where Type C is required and shown on the permit drawings. Where two rows are called for they will be installed with a separation that allows for the first one to fail (fall over) without impacting the second one. The complete assembly and installation must be compliant; steel or wood posts, post spacing, Type C or A.

Signature for receipt of Lead Paint, Asbestos, and BMP notices

Date

Printed Name





Google Maps





2:05

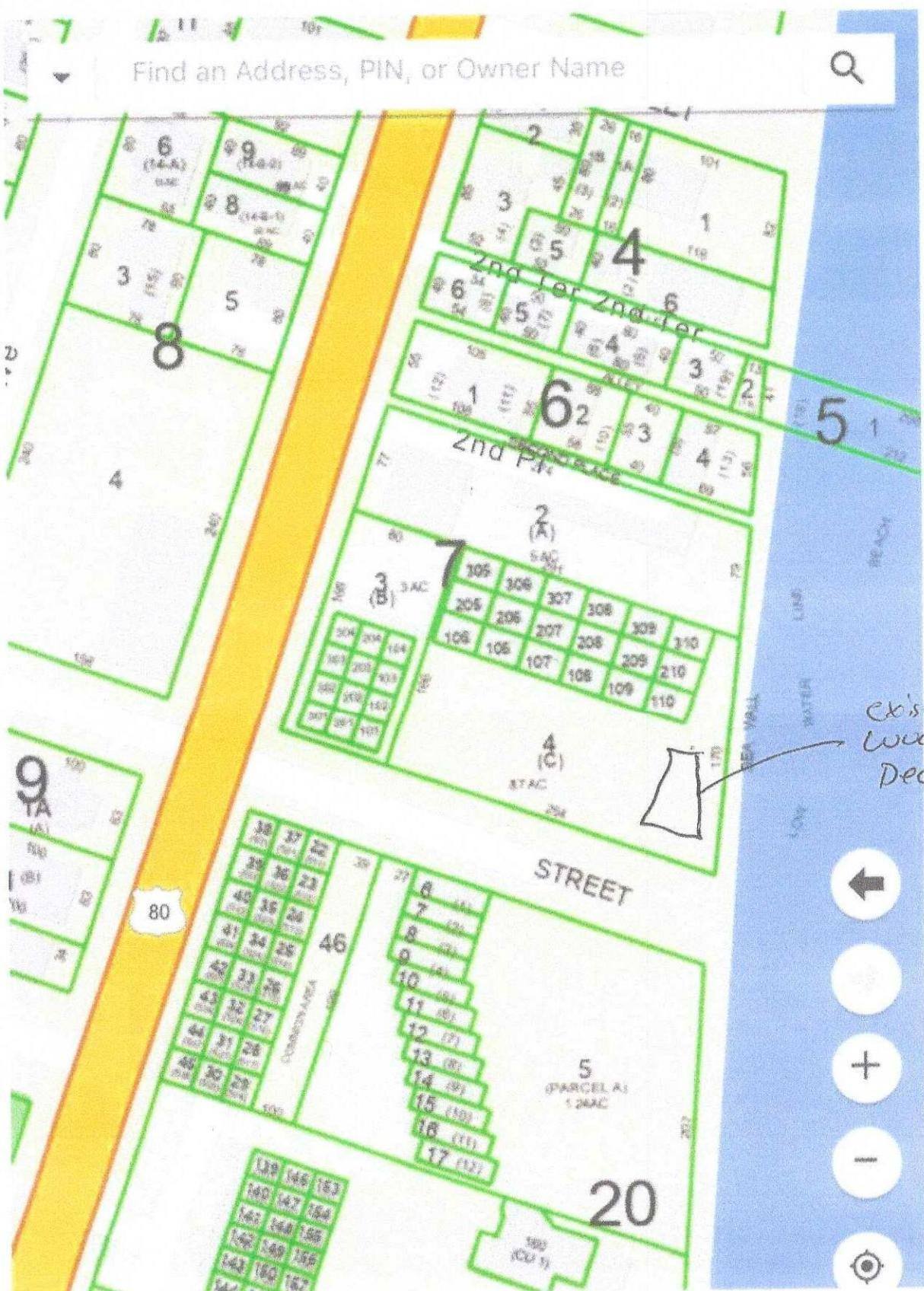
Desoto Beach club owners Association, Inc
214 Butler Avenue  

10

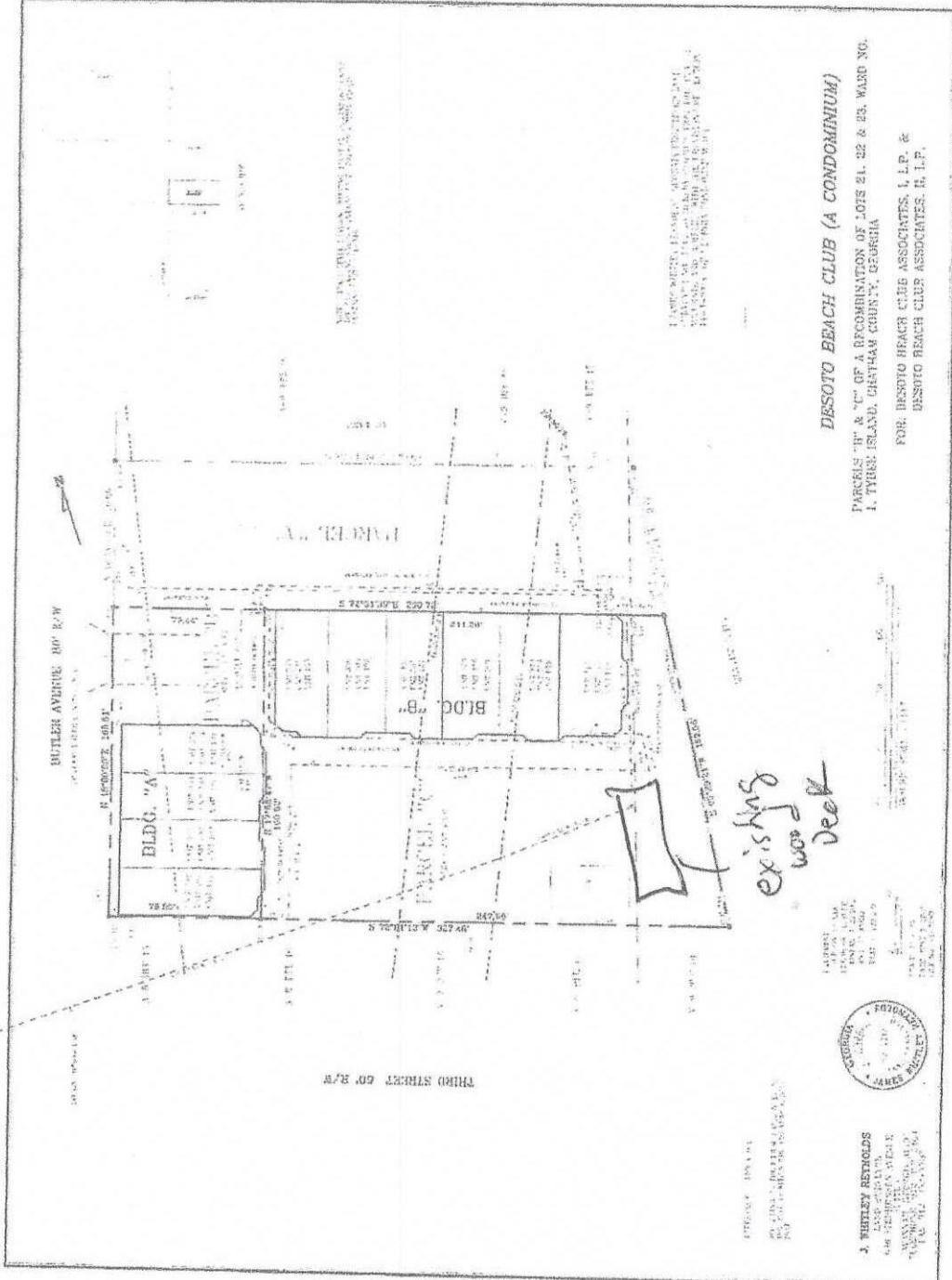
classic.sagis.org



Find an Address, PIN, or Owner Name



BOOK PAGE 212 Y 702



THIRD STREET 60' R/W

San M.

Topo

PARCEL "A"
AREA = 0.60 ACRE

LOT 21

NOTE: CIRCLED AREA AREAS SHOWN ON
THIS DRAWING ARE NOT
TITLED AS OF THIS DATE.

ATLANTIC OCEAN

5 05°29'31" W
87°08' E

TOTAL SITE AREA
TOTAL NO. ROOMS

ZONING DISTRICT
100-YEAR FLOOD -

WATER & SEWER
STORM DRAINAGE

MAP AREAS D
LIMITS NO. 3
& 10 1/4 S.
ALERT POINTS

248.22' 82.50' 2500'

UNDISTURBED NATURAL BUFFER

25' UNDISTURBED NATURAL BUFFER

PARCEL "A"
AREA = 0.60 ACRE

LOT 21

PROPOSED CONDOMINIUM
LOT 21
18 UNITS
24' DRIVE
STAIRS
179.92'

PROPOSED CONDOMINIUM
LOT 21
18 UNITS
24' DRIVE
STAIRS
179.92'

PROPOSED CONDOMINIUM
LOT 21
18 UNITS
24' DRIVE
STAIRS
179.92'

PROPOSED CONDOMINIUM
LOT 21
18 UNITS
24' DRIVE
STAIRS
179.92'

PARCEL "C"
AREA = 0.80 ACRE
COMMON AREA & RECREATION

PARCEL "C"
AREA = 0.80 ACRE
COMMON AREA & RECREATION

PARCEL "C"
AREA = 0.80 ACRE
COMMON AREA & RECREATION

PARCEL "C"
AREA = 0.80 ACRE
COMMON AREA & RECREATION

LOT 23
25' DRIVE
STAIRS
96.50'

