



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

WALTER RABON
COMMISSIONER

DOUG HAYMANS
DIRECTOR

June 8, 2026

Stuart Sligh (by email)
Sligh Environmental Consultants, Inc.
31 Park of Commerce Way, Suite 200B
Savannah, GA 31405

RE: Letter of Permission (LOP), Maintenance & Extension of Existing Private Dune Crossover, Shore Protection Act (SPA) Jurisdiction, 11th Terrace HOA Inc, Tybee Island, Atlantic Ocean, Chatham County, Georgia

Dear Mr. Sligh:

This Letter of Permission (LOP) is in response to your request to maintain an existing dune crossover located at in the shared pedestrian easement located at the eastern terminus of 11th Terrace, Tybee Island. An SPA LOP authorizing maintenance of the existing structure was previously issued March 25, 2011. The purpose of the project is to protect the dune field and to facilitate safe ingress and egress to the dry sand beach for residents and guests of the 11th Terrace HOA, Inc. The project will begin no sooner than 15 days after the date on this letter and be completed within 6 months of issuance.

The project scope includes replacement of the existing 6ft. X 470ft. crossover and construction of an additional 6ft. X 90ft. extension over the accreting dynamic dune field. The deck boards are 5ft. wide and the dune crosswalk is 6ft. wide inclusive of handrails. Portions of the existing structure will be removed in their entirety while other structures will be cut at grade using hand tools only. To facilitate the replacement of pilings, stringers and decking, a 3ft. corridor of vegetation will be trimmed in a linear area parallel to, and immediately adjacent to, the existing dune crossover. All trimmed vegetation and discarded crossover materials will be removed from the site daily. All debris from the project will be disposed of in an off-site disposal facility. Using hand tools only, any excavated sand will be collected and manually deposited seaward of the ordinary high-water line immediately seaward of the crossover. Mid-point stairs accessing the dune field and grading of dunes in the footprint of the replaced structure are not authorized in conjunction with this project. Stockpiling material in the dunes is prohibited. Department staff will identify the seaward terminus of the structure in the field prior to commencing with construction. No vehicles are authorized on the beach in association with the project.

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

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.

The Department authorizes the maintenance of the dune crossover as depicted in the attached description and plans. No heavy equipment is authorized in connection with this project. All work must be accomplished using hand tools only. This LOP is not meant to exempt the above referenced activity 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 project.

If you have any further questions or concerns about this or any other project, please feel free to contact Deb Barreiro at (912) 266.3695.

Sincerely,



Jill Andrews
Chief, Coastal Management Section

Enclosures: 11th Terrace HOA, Inc. Crosswalk LOP Request, Crosswalk Plans, Site Aerials, SPA Standard Conditions for Dune Crosswalks;

cc: Patricia Sinel
Director of Community Development
City of Tybee Island
P.O. Box 2749
Tybee Island, Georgia 31328

11th Terrace HOA, Inc
Mr. Ben Oxnard
1 Wylly Island Drive
Savannah, GA 31406

File: LOP20260047

May 13, 2026

Ms. Deb Barreiro
GADNR – Coastal Resources Division
One Conservation Way
Brunswick, GA 31520-8687

**RE: Shore Protection Act Permit Application
11th Terrace Dune Crosswalk Replacement - Tybee Island
Chatham County, Georgia**

Dear Ms. Barreiro:

Please find attached Shore Protection Act Permit application to replace the existing 11th Terrace dune crosswalk that is nearing its life expectancy. The proposed project includes removal of the existing dune crosswalk and replacing with a new structure in the same footprint and including a 90-foot extension on the eastern side to extend the crosswalk beyond (seaward) the accreting dune field. The proposed dune crosswalk will total approximately 3,360 square feet (0.07 acres) within SPA Jurisdiction and should be considered and processed as a minor alteration under the Shore Protection Act. It is our understanding that this can be authorized by Letter of Permission from your office.

This application includes the following information:

- Signed permit application form
- Project description for the proposed project
- Required Permit plans/drawings
- Property Ownership Information
- City of Tybee Island Zoning Approval Letter

If you have any questions or need additional information, please feel free to call me at (912) 232-0451

Sincerely,


Stuart F. Sligh
President
Sligh Environmental Consultants, Inc.

cc: Mr. Ben Oxnard, President 11th Terrace HOA - Applicant

TAX ID # 90-0653501

Control No. 11007853

STATE OF GEORGIA

Secretary of State

Corporations Division

315 West Tower

#2 Martin Luther King, Jr. Dr.

Atlanta, Georgia 30334-1530

CERTIFICATE OF INCORPORATION

I, **Brian P. Kemp**, the Secretary of State and the Corporations Commissioner of the State of Georgia, hereby certify under the seal of my office that

11TH TERRACE HOMEOWNERS ASSOCIATION, INC.

a Domestic Non-Profit Corporation

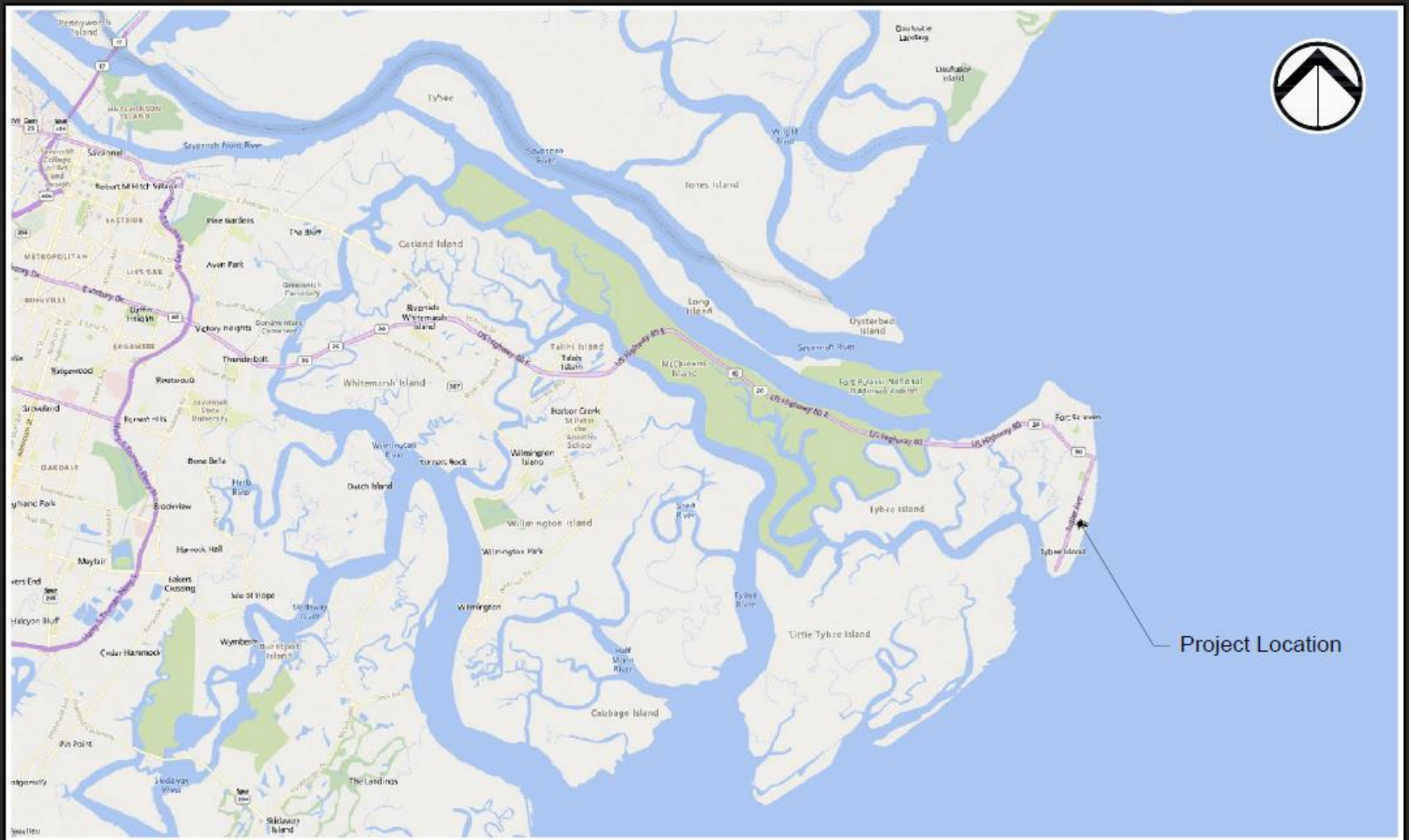
has been duly incorporated under the laws of the State of Georgia on **01/26/2011** by the filing of articles of incorporation in the Office of the Secretary of State and by the paying of fees as provided by Title 14 of the Official Code of Georgia Annotated.

WITNESS my hand and official seal in the City of Atlanta
and the State of Georgia on January 26, 2011



A handwritten signature in black ink, appearing to read "B. P. Kemp".

Brian P. Kemp
Secretary of State



Project Location

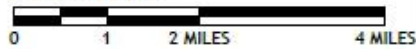
VICINITY MAP

11TH TERRACE CROSSWALK

PROPOSED ACTIVITY: 11TH TERRACE CROSSWALK REPLACEMENT TYBEE ISLAND, GEORGIA

Applicant: TYBEE ISLAND, GEORGIA
 Date: 3/4/2025
 County: CHATHAM COUNTY
 JOB#: 25-1002
 SCALE: N.T.S
 DATUM: NAVD 88
 SHEET: 1 of 8

SCALE: 1"=2 MILES



GENERAL NOTES:

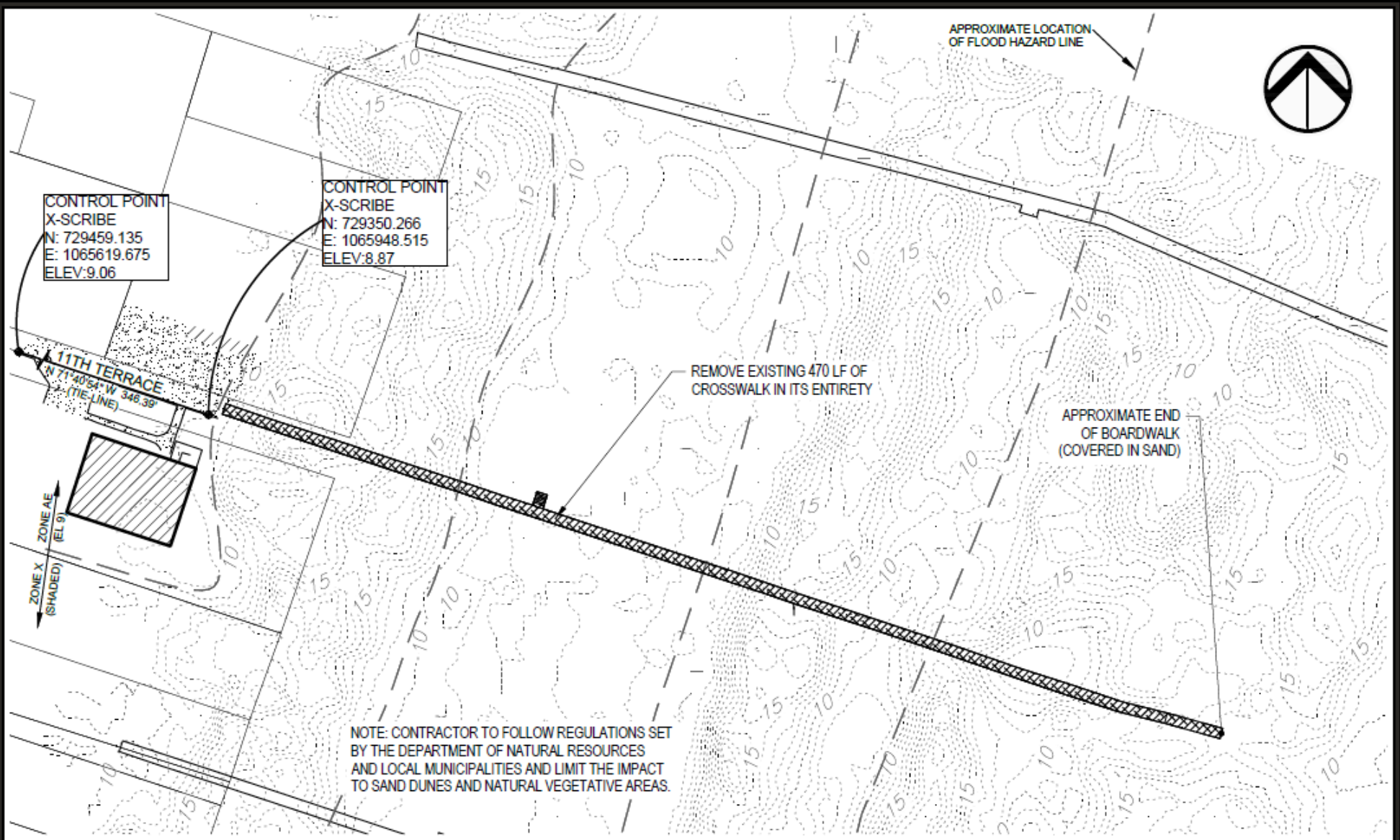
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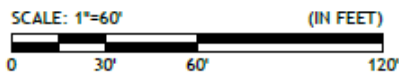




EXIST. CONDITIONS AND DEMO PLAN 11TH TERRACE CROSSWALK

PROPOSED ACTIVITY: 11TH TERRACE CROSSWALK REPLACEMENT TYBEE ISLAND, GEORGIA

Applicant: TYBEE ISLAND, GEORGIA
 Date: 3/4/2025
 County: CHATHAM COUNTY
 JOB#: 25-1002
 SCALE: N.T.S
 DATUM: NAVD 88
 SHEET: 3 of 8



GENERAL NOTES:



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CONTROL POINT
X-SCRIBE
N: 729459.135
E: 065619.675
ELEV: 9.06

CONTROL POINT
X-SCRIBE
N: 729350.266
E: 1065948.515
ELEV: 8.87

CROSSWALK LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	352.25'	S72°28'11"E
L2	7.45'	N69°48'11"E
L3	560.00'	S71°36'21"E

10 FT TYBEE ISLAND
TOE OF DUNE OFFSET
SPA LINE

PROPOSED 560 LF CROSSWALK

POINT OF BEGINNING
N: 729352.8378
E: 1065955.5075
LAT: N31.998437
LONG: W80.844779

L1 LINE IS TRUE
LOCATION OF
CONTROL POINT

POINT OF ENDING
N: 729176.1293
E: 1066486.8963
LAT: N31.997934
LONG: W80.843072

SITE STAKING PLAN

PROPOSED ACTIVITY: 11TH TERRACE HOA, INC.

11TH TERRACE
CROSSWALK
TYBEE ISLAND, GEORGIA

Applicant: TYBEE ISLAND, GEORGIA
Date: 9/2/2025
County: CHATTAHOOCY COUNTY
JOB#: 25-1002
SCALE: 1" = 60'
DATUM: NAVD 83
SHEET: 4 of 8

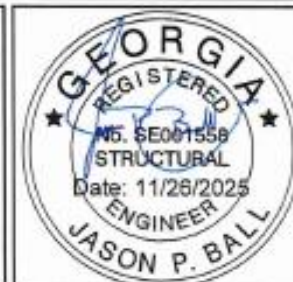
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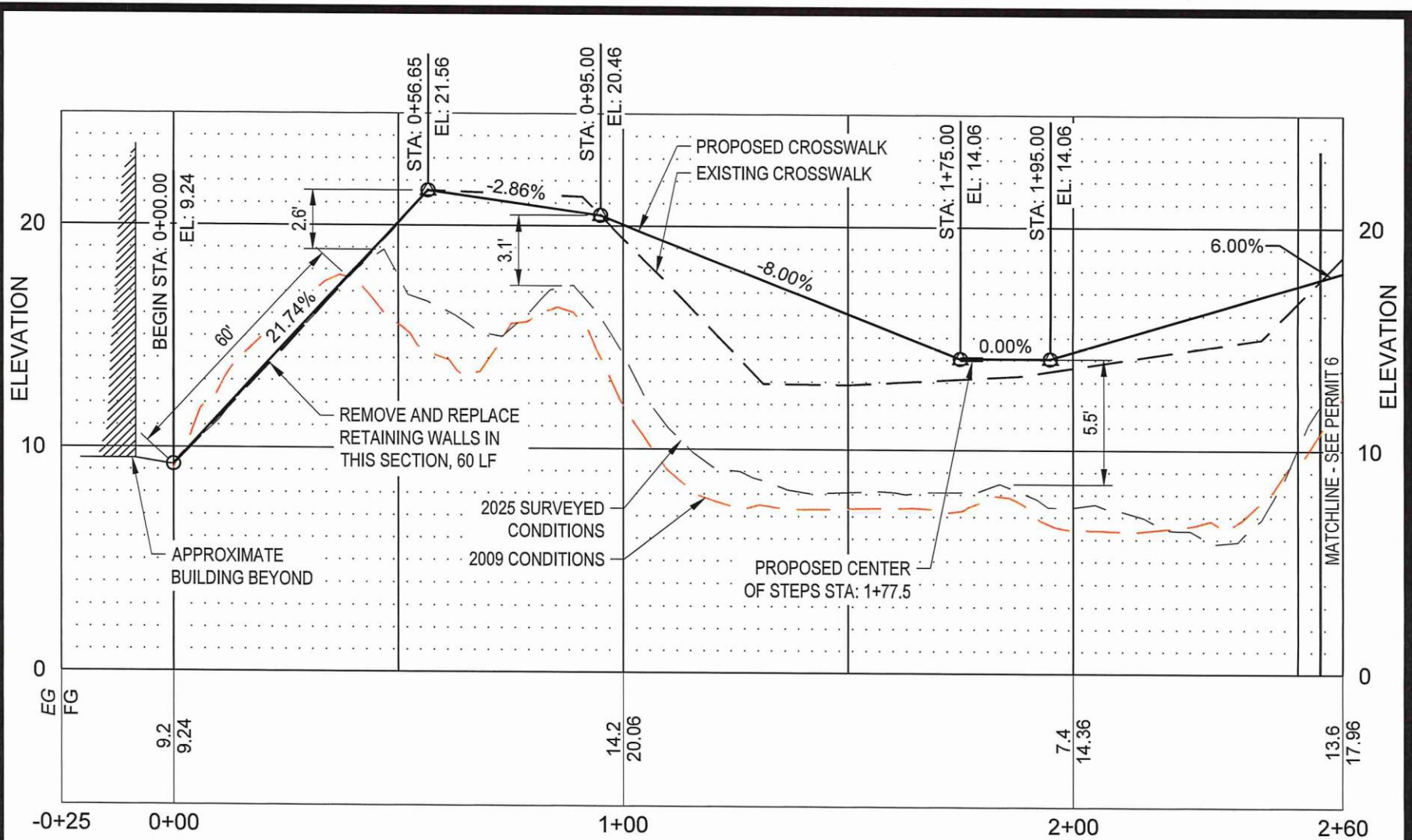
- HORIZONTAL DATUM IS GEORGIA STATE PLANE EAST ZONE NAD 83
- VERTICAL DATUM IS NAVD 83
- TOPOGRAPHIC SURVEY WAS PROVIDED BY SHUPE SURVEYING COMPANY, PC DATED: 01-31-2025 FILE NUMBER: 24082
- PROJECT LOCATION
LATITUDE: N31.998437
LONGITUDE: W80.844779
- FOR CROSSWALK SECTION SEE SHEET 8



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CROSSWALK PROFILE

PROPOSED ACTIVITY: 11TH TERRACE HOA, INC.

11TH TERRACE CROSSWALK

TYBEE ISLAND, GEORGIA

Applicant: TYBEE ISLAND, GEORGIA

Date: 9/2/2025

County: CHATHAM COUNTY

JOB#: 25-1002

SCALE: AS SHOWN

DATUM: NAVD 88

SHEET: 5 of 8

CROSSWALK PROFILE:

HORIZONTAL SCALE: 1" = 30'

VERTICAL SCALE: 1" = 5'

GENERAL NOTES:

1. HORIZONTAL DATUM IS GEORGIA STATE PLANE EAST ZONE NAD 83
2. VERTICAL DATUM IS NAVD 88
3. TOPOGRAPHIC SURVEY WAS PROVIDED BY SHUPE SURVEYING COMPANY, PC DATED: 01-31-2025 FILE NUMBER: 24603
4. PROJECT LOCATION
LATITUDE: N31.998437
LONGITUDE: W80.844779
5. FOR CROSSWALK SECTION SEE SHEET 8



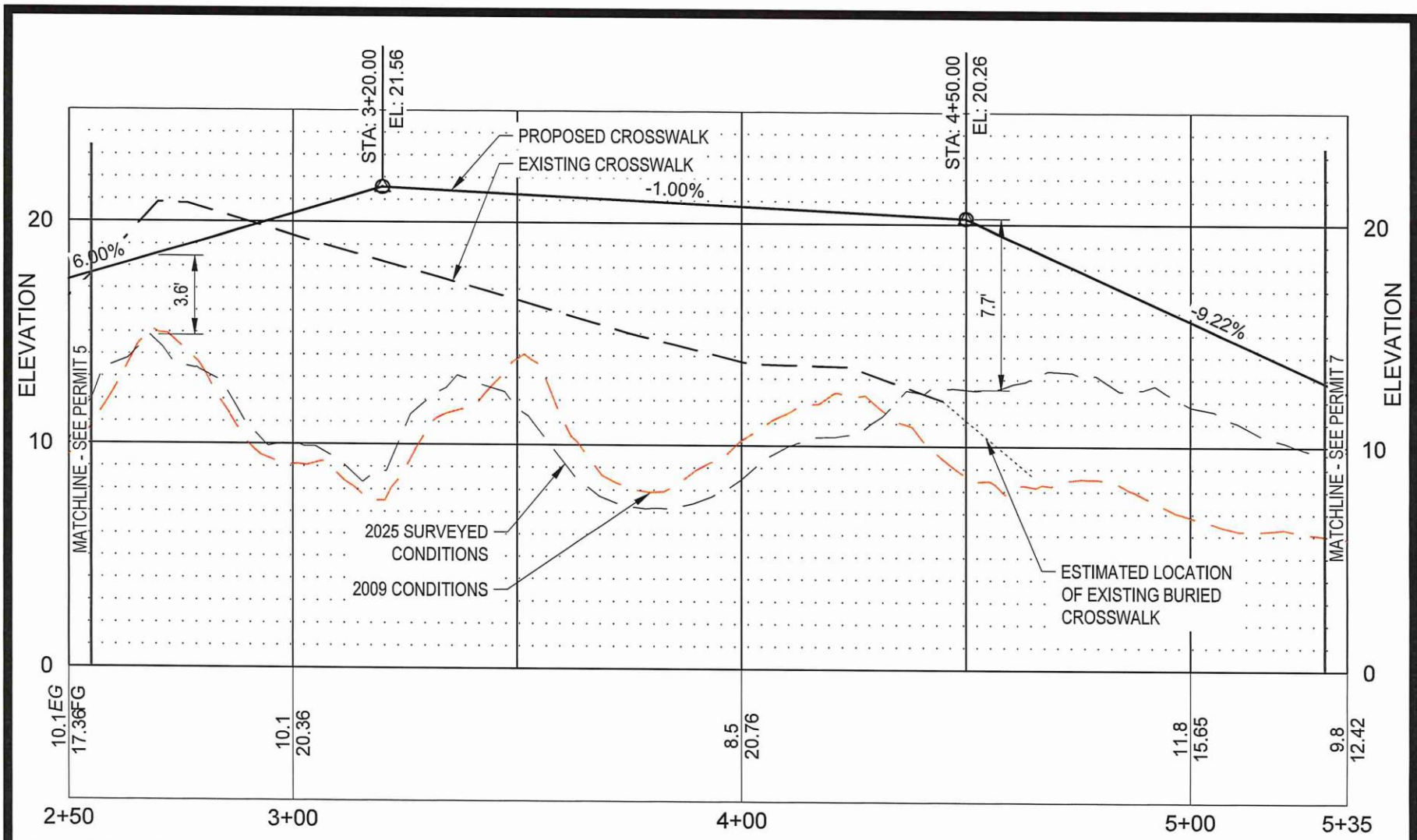
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CROSSWALK PROFILE

11TH TERRACE CROSSWALK

PROPOSED ACTIVITY: 11TH TERRACE HOA, INC.

TYBEE ISLAND, GEORGIA

Applicant: TYBEE ISLAND, GEORGIA
 Date: 9/2/2025
 County: CHATHAM COUNTY
 JOB#: 25-1002
 SCALE: AS SHOWN
 DATUM: NAVD 88
 SHEET: 6 of 8

CROSSWALK PROFILE:
 HORIZONTAL SCALE: 1" = 30'
 VERTICAL SCALE: 1" = 5'

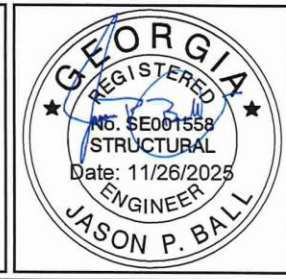
GENERAL NOTES:

1. HORIZONTAL DATUM IS GEORGIA STATE PLANE EAST ZONE NAD 83
2. VERTICAL DATUM IS NAVD 88
3. TOPOGRAPHIC SURVEY WAS PROVIDED BY SHUPE SURVEYING COMPANY, PC DATED: 01-31-2025 FILE NUMBER: 24603
4. PROJECT LOCATION
 LATITUDE: N31.998437
 LONGITUDE: W80.844779
5. FOR CROSSWALK SECTION SEE SHEET 8



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11th Terrace, Tybee Island
SPA LOP20260047





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WALTER RABON
COMMISSIONER

DOUG HAYMANS
DIRECTOR

Shore Protection Act O.C.G.A. 12-5-230 Standard Permit Conditions for Dune Crosswalks

Only one crosswalk structure shall be allowed on a parcel. In considering the design and routing of a crosswalk, the shortest route over the lowest area of the dunes shall be plotted to minimize impacts to the sand sharing system. For new construction, no decks or viewing platforms will be approved in the jurisdictional area. Previously permitted and grandfathered structures may be maintained provided they are serviceable. Additionally, the applicant requesting the structure must own 100% of the private lands through which the structure crosses or have the express written permission of the owner.

The following standard conditions shall apply to dune crosswalks:

1. The height of the structure 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, to allow for sand movement or accretion in the dynamic dune field.
2. The terminal point of the crosswalk shall be seaward of the seaward most dune but shall not encroach seaward of the ordinary high water line in the active intertidal beach.
3. If the shoreline erodes and the crosswalk extends seaward of the ordinary high water line, it will be the responsibility of the applicant to move the permitted improvements back to the dry sand beach, landward of the ordinary high water line.
4. The structure shall begin at the toe of the landward most dune.
5. Heavy equipment is prohibited in the Shore Protection Act jurisdiction. This 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 of materials in the dunes is prohibited.
7. 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.
8. No motorized vehicles are permitted on the crosswalk structure, except for motorized wheelchairs for handicapped persons.
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.