



COASTAL RESOURCES DIVISION

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

WALTER RABON
COMMISSIONER

DOUG HAYMANS
DIRECTOR

September 18, 2026

Christopher & Hillary Germano
5 Dunbar Creek Point
St. Simons Island, GA 31522

Re: Letter of Permission (LOP) and Revocable License (RL), Maintenance and Repairs to an Existing Bank Stabilization Project, 5 Dunbar Creek Point (Lot 22), The Point S/D, Dunbar Creek, Glynn County, Georgia, (GPS 31.19589°N/ -81.38637°W), (SAS-2015-00635)

Dear Germano Family:

This Letter of Permission (LOP) is in response to your request dated August 31, 2026, for maintenance and repairs to approximately 90 linear feet (540sq.ft.) of existing serviceable riprap in Coastal Marshlands Protection Act (CMPA) jurisdiction located at 5 Dunbar Creek Point in Glynn County. A 1ft. x 90ft. bulkhead will be constructed landward of CMPA jurisdiction. This project will be accomplished from the upland. The project will begin no sooner than (15) days from the date of this letter and be completed within six (6) months.

The Department authorizes the maintenance and repairs in its originally permitted footprint as depicted in the attached description and 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 may require restoration by a method acceptable to the Department. Any incidental impacts associated with this project must be rectified by fully restoring areas to their pre-construction topographic and vegetative states.

Please find enclosed a fully executed revocable license for the above-described project. This license serves as authorization to utilize state owned tidal water bottoms for your project as per the dimensions and configuration described. 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 license and in required removal of the materials and related structures. 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.

If you have any further questions or concerns, please contact Maitland Bass at (912)-264-7218

Sincerely,

A handwritten signature in blue ink, appearing to read 'DH', with a long horizontal flourish extending to the right.

Doug Haymans
Director

Enclosures: Federal Consistency Certification Statement
Revocable License
Project Request and Site Photographs

Cc: Sherelle.D.Reinhardt@usace.army.mil

File: LOP20260074

STATE OF GEORGIA

REVOCABLE LICENSE FOR THE USE OF TIDAL WATERBOTTOMS

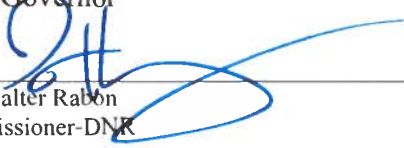
APPLICANT NAME(S): Christopher Germano & Hillary Germano
MAILING ADDRESS: 5 Dunbar Creek Point St. Simons Island, GA 31522
(Street) (City) (State) (Zip)
PROJECT ADDRESS/LOCATION: 5 Dunbar Creek Point St. Simons Island, GA 31522
COUNTY: Glynn WATERWAY: Dunbar Creek
LOT, BLOCK & SUBDIVISION NAME FROM DEED: Lot 22, The Point S/D

The State of Georgia hereby grants you a revocable license not coupled with an interest¹. This area may now or in the future be utilized by boats employing power drawn nets under the provisions for commercial or sport bait shrimping. In its occupancy and use of the premises, licensee shall not discriminate against any person on the basis of race, gender, color, national origin, religion, age, or disability. This covenant by licensee may be enforced by termination of this license, by injunction, and/or by any other remedy available at law to the Georgia Department of Natural Resources.

Attached hereto and made a part of this license are the project description, drawing(s), and terms and conditions that are the subject of this license. The project approved for this license must be constructed and completed within the specified timeframe noted in the terms and conditions and must be maintained in serviceable condition. Otherwise, action will be initiated to revoke this license and all structures must be removed immediately at the licensee's expense.

STATE OF GEORGIA

Office of the Governor

By: 

For: Walter Rabon
Commissioner-DNR

Date: September 18, 2026

Enclosures:

LOP20260074

¹ Tidal water bottoms and marshlands of coastal Georgia are public trust lands owned by the State, except where ownership of such lands is demonstrated through an unbroken chain of title to a valid Crown or State Grant, which explicitly conveys the beds of such tidewaters. The Revocable License authorizes use of lands presumed to be owned by the State of Georgia, and which are under control of the State. This Revocable License is issued with the understanding and condition that it could be rendered invalid should another person demonstrate ownership to such lands pursuant to a valid Crown Grant or State Grant. This Revocable License is issued with the understanding that such lands are subject to the public trust doctrine.

FEDERAL CONSISTENCY CERTIFICATION STATEMENT

Printed Name of Applicant(s): Christopher Germano and Hillary Germano

Applicant Email: Germano.christopher@gmail.com **Phone:** (912) 339-0067

Agent Name (if applicable): Samuel LaBarba **Phone:** (912) 215-1255

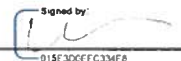
To Whom It May Concern:

This is to certify that I have made application to the U.S. Army Corps of Engineers (USACE) for authorization to impact Waters of the United States and that such proposed work is, to the best of my knowledge, consistent with Georgia's Coastal Management Program.

I understand I must provide this Consistency Certification Statement, along with a copy of my permit application submitted to USACE, to the Georgia Department of Natural Resources Coastal Resources Division (CRD) before they can begin evaluating my proposed project for consistency with Georgia's enforceable policies. I understand additional information may be required to facilitate review.

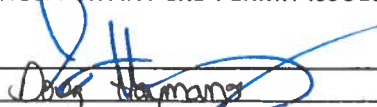
Once any required authorizations or permits from CRD have been issued, and CRD has concurred with my findings by signing this Consistency Certification Statement, CRD must submit it to USACE in order for them to issue any required federal permits or authorizations, or to validate any provisional authorizations they have already issued. A USACE provisional authorization or permit will not be valid until they receive this Certification Statement signed by CRD.

☒ **Attached is a copy of my application to USACE (required)**

Signature of Applicant:   **Date:** 8/28/2026 8/28/2026

FOR AGENCY INTERNAL USE ONLY: USACE Authorization/Permit Number (assigned by USACE): <u>SAS-2015-00635</u> USACE Authorization Type (select one): ☐ Individual Permit ☐ General Permit # ☒ NWP # <u>13a</u> USACE Project Manager: <u>Sherelle Reinhardt</u> CRD Authorization/Permit Number (assigned by CRD): <u>WP20260074</u> CRD Project Manager: <u>Maitland Bass</u>	Date Received (Commencement Date): <u>9/18/26</u>
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CRD HAS REVIEWED AND CONCURS WITH THIS CONSISTENCY CERTIFICATION STATEMENT TO THE EXTENT THE USACE AUTHORIZED PROJECT DESCRIPTION IS CONSISTENT WITH THE AUTHORIZED PROJECT DESCRIPTION FOR ANY CRD PERMIT ISSUED FOR THIS PROJECT

CRD Signature:  **Date:** 9/18/26
Printed Name: Doug Hammer **Title:** Director

For questions regarding consistency with the Georgia Coastal Management Program, please contact the Federal Consistency Coordinator at (912) 264-7218 or visit www.CoastalGADNR.org.

August 31, 2026

Georgia Department of Natural Resources
Coastal Resources Division
Attn: Maitland Bass
One Conservation Way
Brunswick, Georgia 31520

Subject: LOP-NWP13 Request
5 Dunbar Creek Point
Saint Simons Island, GA 31522

Dear Ms. Bass,

LaBarba Environmental Services, on behalf of Christopher Germano and Hillary Germano, is submitting the attached request for a Revocable License and Letter of Authorization to construct a bulkhead landward of the OHWM and maintain rip rap in a previously permitted footprint at 5 Dunbar Creek Point, Saint Simons Island, Glynn County, GA. All equipment will be operated from the high ground, and any work seaward of the bulkhead will be completed on foot using hand tools.

Enclosures:

- Pre-Construction Notification
- Marsh Jurisdiction Request Form
- Revocable License Request Form
- Federal Consistency Certification Statement
- Application for Department of the Army Permit
- USACE Agent Authorization Form
- USACE Right of Entry Form
- NWP General Conditions
- NWP Regional Conditions
- Deed and Plat
- Parcel Tax Map and Data
- Additional Site Maps
- NOAA Nautical Chart
- IPaC Report
- EDGES Forms
- Site Photos
- Permit Exhibits

We appreciate your assistance on this project. If you have any questions or require additional information, please contact me at (912) 215-1255.

Sincerely,

Samuel LaBarba
LaBarba Environmental Services

STATE OF GEORGIA

REQUEST FOR A REVOCABLE LICENSE FOR THE USE OF TIDAL WATERBOTTOMS

APPLICANT NAME(S): Christopher Germano and Hillary Germano

MAILING ADDRESS: 5 Dunbar Creek Point. Saint Simons Island, GA 31522
(Street) (City) (State) (Zip)

PROJECT ADDRESS/LOCATION: 5 Dunbar Creek Point. Saint Simons Island, GA 31522

COUNTY: Glynn WATERWAY: Dunbar Creek

LOT, BLOCK & SUBDIVISION NAME FROM DEED: Lot 22. The Point Subdivision

Georgia Department of Natural Resources
Coastal Resources Division
One Conservation Way
Brunswick, Georgia 31520-8687

I am requesting that I be granted a revocable license from the State of Georgia to encroach on the beds of tidewaters, which are state owned property. Attached hereto and made a part of this request is a copy of the plans and description of the project that will be the subject of such a license. I certify that all information submitted is true and correct to the best of my knowledge and understand that willful misrepresentation or falsification is punishable by law.

I understand that if permission from the State is granted, it will be a revocable license and will not constitute a license coupled with an interest. I acknowledge that this revocable license does not resolve any actual or potential disputes regarding the ownership of, or rights in, or over the property upon which the subject project is proposed, and shall not be construed as recognizing or denying any such rights or interests. I acknowledge that such a license would relate only to the property interests of the State and would not obviate the necessity of obtaining any other State license, permit, or authorization required by State law. I recognize that I waive my right of expectation of privacy and I do not have the permission of the State of Georgia to proceed with such project until the Commissioner of DNR or his/her designee has executed a revocable license in accordance with this request.

Sincerely,

By:  Date: 8/28/2026
Signature of Applicant

Title, if applicable _____
 By:

 Date: 8/28/2026
 Signature of Applicant _____
015E3D0EFG334E8

Title, if applicable

Attachments

FEDERAL CONSISTENCY CERTIFICATION STATEMENT

Printed Name of Applicant(s): Christopher Germano and Hillary Germano

Applicant Email: Germano.christopher@gmail.com **Phone:** (912) 339-0067

Agent Name (if applicable): Samuel LaBarba **Phone:** (912) 215-1255

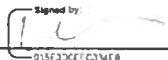
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☒ **Attached is a copy of my application to USACE (required)**

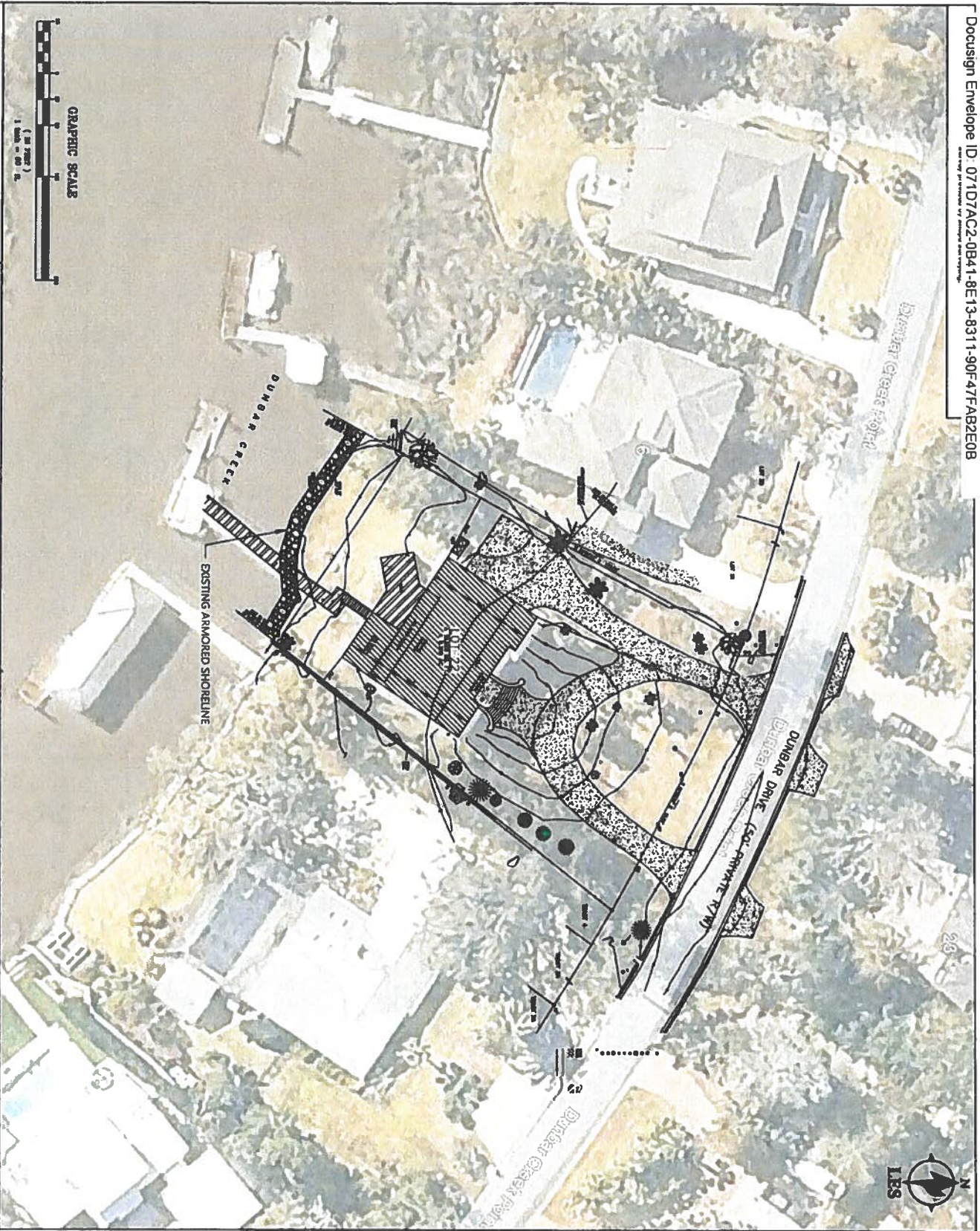
Signature of Applicant:   **Date:** 8/28/2026 8/28/2026

FOR AGENCY INTERNAL USE ONLY:		Date Received (Commencement Date): <u>9/18/26</u>
USACE Authorization/Permit Number (assigned by USACE): <u>SAS-2015-00635</u>		
USACE Authorization Type (select one): ☐ Individual Permit ☐ General Permit # ☒ NWP # <u>13a</u>		
USACE Project Manager: <u>Sherelle Reinhardt</u>		
CRD Authorization/Permit Number (assigned by CRD): <u>WP20260074</u>		
CRD Project Manager: <u>Maitland Buss</u>		

CRD HAS REVIEWED AND CONCURS WITH THIS CONSISTENCY CERTIFICATION STATEMENT TO THE EXTENT THE USACE AUTHORIZED PROJECT DESCRIPTION IS CONSISTENT WITH THE AUTHORIZED PROJECT DESCRIPTION FOR ANY CRD PERMIT ISSUED FOR THIS PROJECT

CRD Signature: _____ **Date:** _____
Printed Name: _____ **Title:** _____

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PROJECT LOCATION
31.1856437
-81.3884627

VICINITY MAP (NTS)

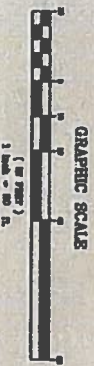
- LEGEND
- These standard symbols will be found in the drawing.
- MEAN LOW WATER
 - EXTENDED PL
 - MEAN HIGH WATER
 - MARSH VEGETATION
 - WOOD DECKING
 - RAUP
 - ROOFLINE

This exhibit should be used for permitting purposes only and is not intended to be construction drawings. This is not survey.

Prepared For:
Chris Germano
5 Dunbar Creek Point
St. Simons Island, GA

LABARBA ENVIRONMENTAL
SERVICES

PROJECT LOCATION



Prepared For:
Chris Germano
5 Dunbar Creek Point
St. Simons Island, GA

EXISTING CONDITIONS



PROJECT
LOCATION
31.1856437 /
-81.3884627

VICINITY MAP (MTS)

LEGEND

These standard symbols will
be found in the drawing.

- MEAN LOW WATER
- EXTENDED PL
- MEAN HIGH WATER
- MARSH VEGETATION
- WOOD DECKING
- RAIP
- ROOFLINE

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purposes only and is not intended to be
construction drawings. This is not survey.

Prepared For:
Chris Germano
5 Dunbar Creek Point
St. Simons Island, GA

LABARBA ENVIRONMENTAL
SERVICES

PROPOSED CONDITIONS



PROFILE

VICINITY MAP (NTS)

LEGEND

These standard symbols will be found in the drawing.

- MEAN LOW WATER
EXTENDED PL
MEAN HIGH WATER
MARSH VEGETATION
WOOD DECKING
RAMP
ROOFLINE

D: DEED B: 4943 P: 139
03/06/2024 04:14 PM
0632024001913 Pages: 2 Recording Fee: \$25.00
Transfer Tax: \$1325.00
Rebecca J. Walden
Clerk of Superior Court, Glynn County, GA

Upon recording, return to:
Lee A Carnical, Esq LLC
1528 Ellis Street,
Brunswick, GA 31520
24-53034

LIMITED WARRANTY DEED WITH SURVIVORSHIP

State of Georgia, County of Glynn

THIS INDENTURE is made March 4, 2024, between Theresa A. McClung and William McClung, of the County of Glynn, and State of Georgia, as party or parties of the first part, hereinafter called Grantor, and Christopher Germano and Hillary Germano, *as joint tenants with right of survivorship and not as tenants-in-common*, as parties of the second part, hereinafter called Grantees (the words "Grantor" and "Grantees" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantees as joint tenants, and not as tenants-in-common, for and during their joint lives, and upon the death of either of them, then to the survivor of them, in fee simple, the following described property, to-wit:

All that certain lot, tract or parcel of land situate, lying and being on the Island of St. Simons, Glynn County, Georgia, being located in that certain portion of St. Clair Estates Subdivision known as "The Point", which is described and identified according to that certain plat of survey entitled "The Point at St. Clair Estates", by Joe Biletskov, Georgia Registered Land Surveyor No. 1672, dated May 20, 1977, recorded in Plat Drawer 15, Map Number 573 in the office of the Clerk of Superior Court in Glynn County, Georgia records as ALL OF LOT NUMBERED TWENTY-TWO (22) THE POINT SUBDIVISION, together with the property located between said lot, as platted and the low water mark of Dunbar Creek. Said lot, as well as said property between said lot and said Creek, lie together forming one body of land which is described and identified according to said plat as follows, to-wit:

Beginning at the point of intersection of the southerly right of way line of Dunbar Drive with the dividing line between the lot herein conveyed and Lot Number 21 of said subdivision, and from said beginning point running south 28 degrees 58 minutes west for a distance of 164.0 feet to a concrete monument; thence continuing south 28 degrees 58 minutes west to the point of intersection of this line with the low water mark of Dunbar Creek; returning thence at the beginning point and running in a general southeasterly direction along the southerly line of Dunbar Drive for a distance of 115.01 feet to the point of intersection of said right of way line with the boundary line between the property herein conveyed and property shown on said plat as "Tract 4"; thence running south 38 degrees 43 minutes west along said boundary line between the lot herein conveyed and the said Tract 4 for a distance of 162.91 feet to a concrete monument; thence continuing south 38 degrees 43 minutes west to the point of intersection of this line with the low water mark of Dunbar Creek; thence running in a general northwesterly direction along said low water mark of Dunbar Creek to the point of intersection of said low water mark with the line above described as thence continuing south 28 degrees 58 minutes west to the point of intersection of this line with the low water mark of Dunbar Creek.

Also conveyed hereby is a non-exclusive easement for purposes of ingress and egress over that certain private way shown on the aforesaid plat as Dunbar Drive, as well as the cul-de-sacs extending from Dunbar Drive as shown on the aforementioned plat.

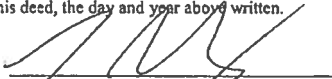
Parcel 04-01440

This conveyance is made subject to easements and restrictions of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantees, as joint tenants and not as tenants-in-common, for and during their joint lives, and upon the death of either of them, to the survivor of them, forever in FEE SIMPLE.

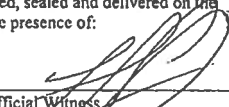
AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantees against the claims of all persons whomsoever claiming by, through or under Grantor.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.


Theresa A. McClung


William McClung

Signed, sealed and delivered on the 4 day of March, 2024
in the presence of:


Unofficial Witness


Natalie Mizelle
Notary Public
(AFFIX NOTARIAL SEAL)
Commission Expires:

