
BEACH DWELLER LLC

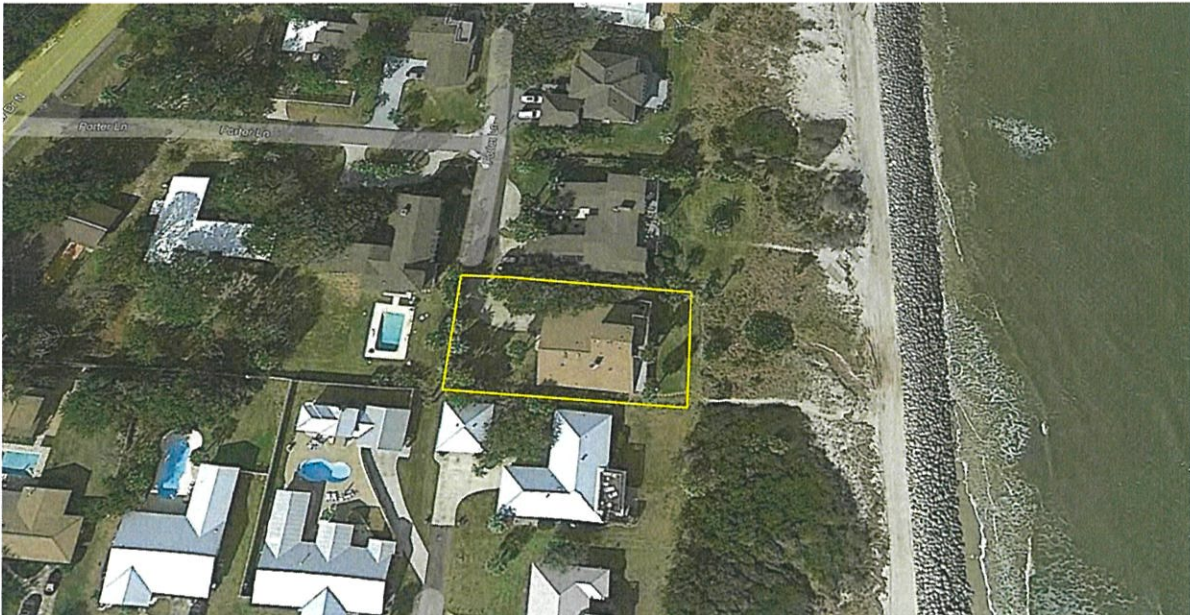
7 PORTER LANE JEKYLL ISLAND

SHORE PROTECTION ACT PERMIT APPLICATION

June 28, 2021

APPLICANT:

Beach Dweller LLC c/o Nisbet S. Kendrick



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JUN 29 2022
GA DNR

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Attachments:

- A: SPA Application Form
- B: Warranty Deed and Operating Agreement
- C: Adjacent Landowners
- D: Zoning Certification
- E: Hurricane Certification
- F: Vicinity Map
- G: Proposed Site Plan
- H: DNR – CRD Shore Protection Act Jurisdiction Line Authorization Letter and SPA Survey

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**Shore Protection Act Application
Beach Dweller LLC, 7 Porter Lane
Jekyll Island, Georgia**

1.0 Introduction:

Beach Dweller LLC c/o Nisbet S. Kendrick, III proposes to undertake land alteration activities within Shore Protection Act (SPA) jurisdiction at 7 Porter Lane, Jekyll Island, Glynn County, Georgia (latitude 31.079006°, longitude -81.402761°). The activities proposed within SPA jurisdiction consist of the installation of a pool and pool deck. The proposed project would result in approximately 33.9% of the jurisdictional area remaining in a natural or improved vegetative and topographic condition.

2.0 Existing Conditions:

The subject property is located east of and adjacent to Porter Lane, Jekyll Island, on the Atlantic Ocean (Attachment F, Vicinity Map). The SPA jurisdiction line was field verified by the Coastal Resources Division (CRD) staff and verified in writing via letter on June 28, 2021 (Attachment H). The jurisdiction limits are depicted on the survey produced by prepared by Jackson Surveying Inc., No. 3395 entitled "*Map to Show Boundary Survey of Lot 7, Block H, Jekyll Beach Subdivision, Jekyll Island, 25th G.M.D., Glynn County, Georgia (According to Deed Recorded in D.B. 31-E, PG. 546 of the Public Records of Said County)*" dated July 19, 2021.

The Beach Dweller lot is 12,763.08 ft², of which 1,056 ft² lies within the jurisdiction of the SPA. The proposed work is landward of a dynamic dune field. An existing residential dwelling is located on the subject lot. The area within jurisdiction consists of lawn, landscaping, and sparse grass and weeds. A dynamic dune field is located immediately east of the subject lot.

3.0 Project Description

The applicant proposes to install a pool and pool deck within of SPA jurisdiction. The proposed pool consists of 482 ft² located within jurisdiction. The pool deck would have 216 ft² located within jurisdiction. Improvements are depicted on the proposed site plan prepared by Kevin. M Higgins, RLA No. RA010674.

All work within jurisdiction will be accomplished with typical earth-moving equipment including excavators and skid-steer.

Table 1: Beach Dweller LLC SPA Activity Summary Table

PROPOSED ACTIVITY	
Activity	Area (ft²)
Pool Deck	216
Pool	482
Total SPA Alterations	698

Upon completion of the project, approximately thirty-four percent (33.9%) of the SPA jurisdictional area will remain in an existing or improved vegetative and topographic condition.

4.0 Landfill / Hazardous Waste

According to the Hazardous Site Index for Georgia, the subject property is not located over a landfill or hazardous waste site and is otherwise suitable for the proposed project.

5.0 Requirements and Restrictions Regarding Issuance of Permit

As discussed below, the proposed project meets the requirements under which a permit should be granted:

O.C.G.A. § 12-5-239(c) states:

(c) No permit shall be issued except in accordance with the following provisions:

(1) A permit for a structure or land alteration, including, but not limited to, private residences, motels, hotels, condominiums, and other commercial structures, in the dynamic dune field may be issued only when:

(A) The proposed project shall occupy the landward area of the subject parcel and, if feasible, the area landward of the sand dunes;

The proposed improvements would be located landward of a dynamic dune field.

(B) At least a reasonable percentage, not less than one-third, of the subject parcel shall be retained in its naturally vegetated and topographical condition;

Approximately thirty-four percent (33.9%) of the SPA jurisdictional area will be maintained in an existing or improved vegetative and topographic condition.

(C) The proposed project is designed according to applicable hurricane resistant standards;

The project will comply with the most current applicable hurricane standards. A letter from Kevin. M Higgins, RLA No. RA010674, dated August 10, 2021 certifying the design is included as Attachment E.

(D) The activities associated with the construction of the proposed project are kept to a minimum, are temporary in nature, and, upon project completion, restore the natural topography and vegetation to at least its former condition, using the best available technology;

Approximately thirty-four percent (33.9%) of the SPA jurisdictional area will be maintained in an improved vegetative and topographic condition. Impacts associated with and incidental to the construction of the proposed project will be restored to at least their former condition.

(E) The proposed project shall maintain the natural function of the sand-sharing system of the subject parcel and at other shoreline locations.

The proposed activities are located within previously landscaped areas landward of a dynamic dune field. There are no activities proposed in the sand-sharing system that would be located in an area subject to storm-wave damage. The proposed activities will not affect the normal functions of the sand-sharing system at the project area or other shoreline locations.

(2) No permits shall be issued for a structure on beaches, eroding sand dune areas, and submerged lands; provided, however, that a permit for a pier, boardwalk, or crosswalk in such an area may be issued, provided that:

(A) The activities associated with the construction of the proposed land alterations are kept to a minimum, are temporary in nature, and, upon project completion, the natural topography and vegetation shall be restored to at least their former condition, using the best available technology,

The applicant does not propose any structures on beaches, eroding sand dune areas, or submerged lands.

(B) The proposed project maintains the normal functions of the sand-sharing mechanisms in minimizing storm-wave damage and erosion, both to the unaltered section of the subject parcel and at other shoreline locations.

The applicant does not propose any structures on beaches, eroding sand dune areas, or submerged lands.

(3) A permit for shoreline engineering activity or for a land alteration on beaches, sand dunes, and submerged lands may be issued only when:

(A) The activities associated with the construction of the proposed project are to be temporary in nature, and the completed project will result in complete restoration of any beaches, dunes, or shoreline areas altered as a result of that activity;

No shoreline engineering activities are proposed for this project on beaches, sand dunes, or submerged lands.

(B) The proposed project will insofar as possible minimize effects to the sand sharing mechanisms from storm-wave damage and erosion both to the subject parcel and at other shoreline locations;

No shoreline engineering activities are proposed for this project on beaches, sand dunes, or submerged lands. All proposed activities are located landward of the dynamic dune field and will not affect the sand sharing system.

(C) In the event that shoreline stabilization is necessary, either low-sloping porous rock structures or other techniques which maximize the dissipation of wave energy and minimize shoreline erosion shall be used. Permits may be granted for shoreline stabilization activities when the applicant has demonstrated that no reasonable or viable alternatives exist; provided, however, that beach restoration and renourishment techniques are preferable to the construction of shoreline stabilization activities;

No shoreline stabilization is proposed for this project.

6.0 Public Interest Statement

O.C.G.A. § 12-5-239(i) states:

(i) In passing upon the application for a permit, the permit-issuing authority shall consider the public interest which for the purposes of this part shall be deemed to be the following considerations:

(1) Whether or not unreasonably harmful, increased alteration of the dynamic dune field or submerged lands, or function of the sand-sharing system will be created;

The proposed project is located landward of the dynamic dune field and submerged lands and will not unreasonably alter the submerged lands or functions of the sand-sharing system.

(2) *Whether or not the granting of a permit and the completion of the applicant's proposal will unreasonably interfere with the conservation of marine life, wildlife, or other resources;*

The proposed project is located within an existing residential yard landward of a dynamic dune field and will not unreasonably interfere with the conservation of marine life, wildlife, or other resources. All lighting associated with the landward portion of the project will be installed and operated in accordance with DNR Wildlife Resources Division's sea turtle nesting guidelines as well as Glynn County and Jekyll Island lighting regulations.

(3) *Whether or not the granting of a permit and the completion of the applicant's proposal will unreasonably interfere with reasonable access by and recreational use and enjoyment of public properties impacted by the project.*

The project will not interfere with access to or use and enjoyment of public properties. The proposed project will be conducted on private property.

7.0 Warranty Deed

The warranty deed conveying the subject property from the Estate of Juanita Harris Kendrick to Beach Dweller LLC was filed and recorded on August 6, 2021 at the office of the Clerk of Superior Court of Glynn County, Georgia, Deed Book 4516, page 58, is included as Attachment B. Also included as Attachment B is the operating agreement for Beach Dweller LLC.

8.0 Vicinity Map

A location map of the subject property is included as Attachment F.

9.0 Adjoining Property Owners

The adjoining property owners are depicted at Attachment C.

10.0 Zoning Certification

A letter stating that the project complies with the Glynn County Zoning Ordinance and the Jekyll Island Authority Ordinances dated March 7, 2022 is included as Attachment D, along with a signed copy of the proposed site plan.

11.0 Hurricane Certification

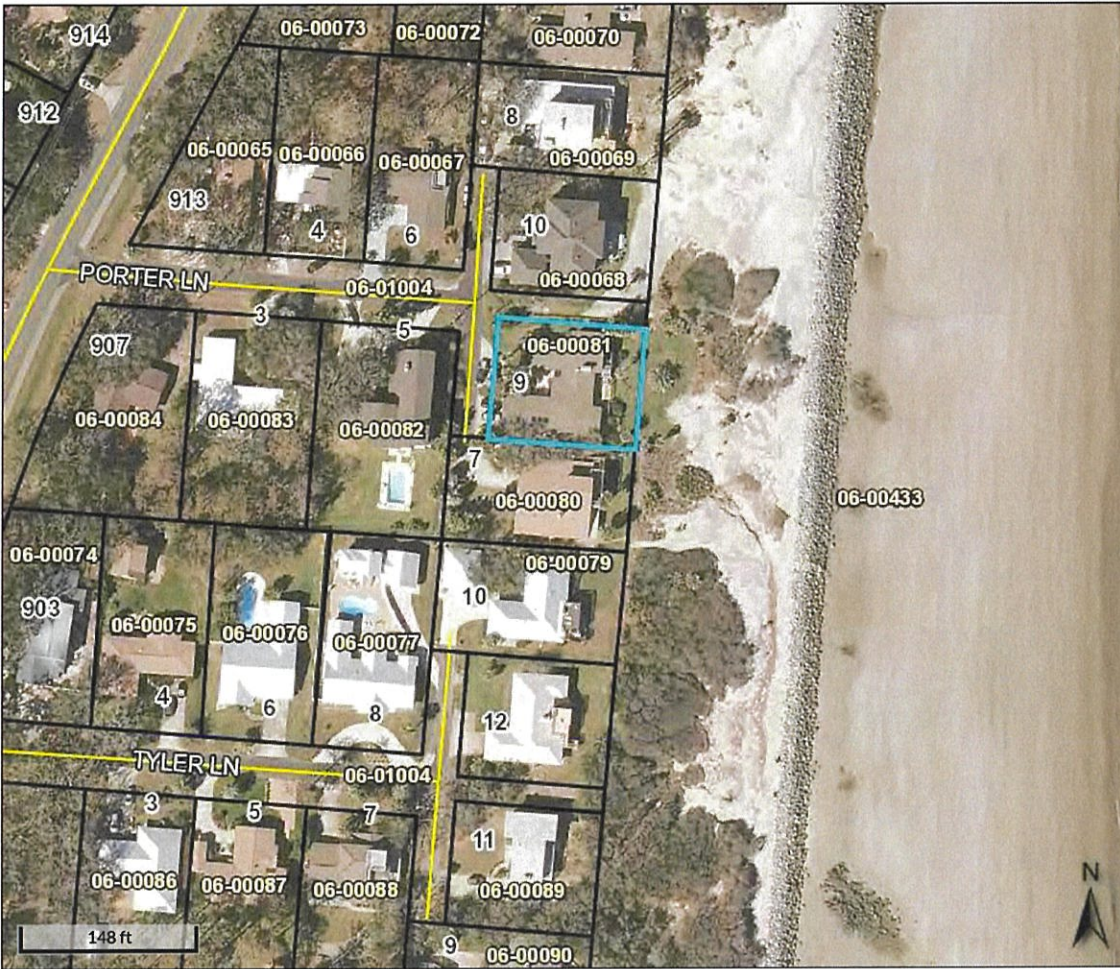
The project will comply with the most current applicable hurricane standards. A letter from Kevin. M Higgins, RLA No. RA010674, dated August 10, 2021 certifying the design is included as Attachment E.

12.0 Permit Drawings

The proposed activities are depicted on the drawing produced by Kevin. M Higgins, RLA No. RA010674 titled *Changes and Additions to the Residence of: Beach Dweller L.L.C 7 Porter Lane Jekyll Island, Glynn county, Georgia* dated August 10, 2021 (Attachment G).

13.0 Application Fee

A check for the application fee of \$100.00 has been submitted with delivery of the application.



Overview

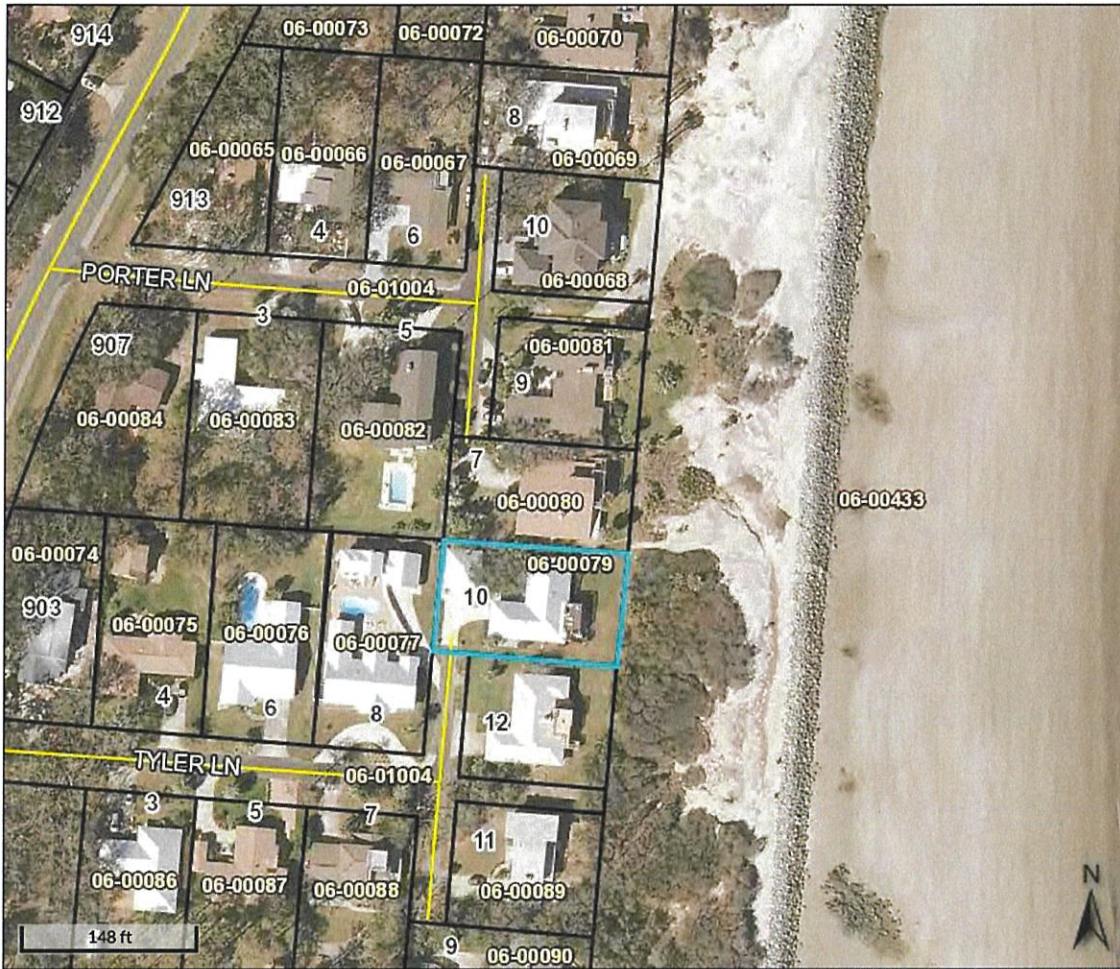


Legend

- Parcels
- Parcel Numbers
- Address Number
- Roads

Parcel ID	06-00081	Owner	ESTES KEVIN & ALICE MOSS ESTES	Last 2 Sales			
Class Code	Residential		5074 LAKEVIEW DR	Date	Price	Reason	Qual
Taxing District	06-Jekyll Island JEKYLL ISLAND		NASHVILLE, TN 37220	1/7/2022	0	n/a	U
Acres	0.27	Physical Address	9 PORTER LN	4/8/2013	0	n/a	U
		Market Value	\$1050100				

Date created: 6/6/2022
Last Data Uploaded: 6/6/2022 8:58:44 AM



Overview



Legend

-  Parcels
-  Parcel Numbers
-  Address Number
-  Roads

Parcel ID	06-00079	Owner	SINGLETON CHARLES S	Last 2 Sales			
Class Code	Residential		950 HICKORY OAK HOLW	Date	Price	Reason	Qual
Taxing District	06-Jekyll Island		ROSWELL, GA 30075	9/9/2020	0	n/a	U
	JEKYLL ISLAND	Physical Address	10 TYLER LN	9/9/2020	\$750000	n/a	U
Acres	0.31	Market Value	\$984500				

Date created: 6/6/2022
 Last Data Uploaded: 6/6/2022 8:58:44 AM

Developed by 



March 7, 2022

Josh Noble
Coastal Resources Division
Georgia Department of Natural Resources
1 Conservation Way
Brunswick, GA 31520

Subject: Permit application associated with 7 Porter Lane, Jekyll Island

Mr. Noble,

The permit application associated with the 7 Porter Lane address on Jekyll Island is not in conflict with Glynn County zoning or current Jekyll Island Authority ordinances.

Please contact me if you have any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jones Hooks", is written in a cursive style.

Jones Hooks
Executive Director
Jekyll Island Authority



August 10, 2021

Dan Bucey
Resource-Land Consultants
41 Park of Commerce Way
Suite 101
Savannah, Georgia 31405

RE: 7 Porter Lane, Jekyll Island, Georgia

To Whom It May Concern,

This letter is to certify that the architectural plans for the renovations and additions of the referenced residence shall comply with all applicable hurricane standards, as set forth by the Federal Emergency Management Agency and the Glynn County Building Department.

Please contact this office if you have any questions.

Sincerely,



Kevin M. Higgins, architect



MARK WILLIAMS
COMMISSIONER

DOUG HAYMANS
DIRECTOR

July 28, 2021

Nisbet S. Kendrick
160 Wildcat Trail
Suches, GA 30572

RE: Shore Protection Act (SPA), Jurisdiction Determination Verification, 7 Porter Lane, Lot 7, Block H, Jekyll Island, Glynn County, Georgia

Dear Mr. Kendrick:

Our office has received the survey plat dated July 19, 2021, prepared by Jackson Surveying Inc., No. 3395 entitled "*Map to Show Boundary Survey of Lot 7, Block H, Jekyll Beach Subdivision, Jekyll Island, 25th G.M.D., Glynn County, Georgia (According to Deed Recorded in D.B. 31-E, PG. 546 of the Public Records of Said County)*" prepared for Nisbet S. Kendrick, Jr. and Juanita Kendrick. This plat and survey generally depicts the Ordinary High Water Mark and 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 28, 2021.

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 28, 2022 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 question, please contact me at (912) 264-7218.

Sincerely,

Josh Noble
Program Manager
Marsh and Shore Management Program

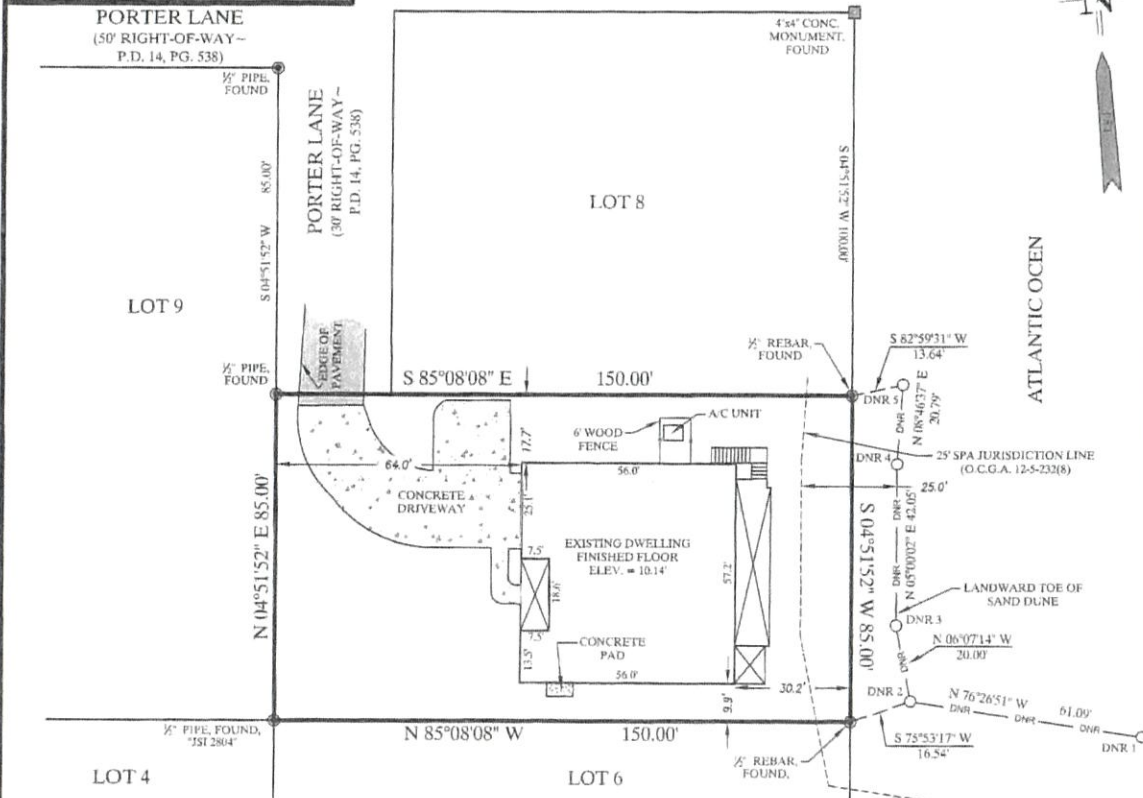
Enclosure: *Map to Show Boundary Survey of Lot 7, Block H, Jekyll Beach Subdivision, Jekyll Island, 25th G.M.D., Glynn County, Georgia (According to Deed Recorded in D.B. 31-E, PG. 546 of the Public Records of Said County)*

cc: JDS20210255

MAP TO SHOW BOUNDARY SURVEY OF
LOT 7, BLOCK H, JEKYL BEACH SUBDIVISION,
JEKYL ISLAND, 25th G.M.D., GLYNN COUNTY, GEORGIA
 (ACCORDING TO DEED RECORDED IN D.B. 31-E, PG. 546 OF THE PUBLIC RECORDS OF SAID COUNTY)

FOR: NISBET S. KENDRICK, Jr. & JUANITA KENDRICK

TOTAL ACRES: 0.293 ACRES



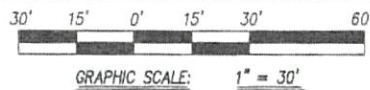
NOTES:

- BEARINGS SHOWN HEREON REFER TO THE BEARING OF S 00°15'13" E FOR THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF BEACHVIEW DRIVE ACCORDING TO PLAT, RECORDED IN P.D. 6, MAP 178, PUBLIC RECORDS OF SAID COUNTY.
- ACCORDING TO JEKYL ISLAND STATE PARK AUTHORITY'S GENERAL & PROPERTY RESTRICTIONS RECORDED IN D.B. 7-Q, PG. 316, THE SUBJECT PROPERTY HAS THE FOLLOWING BUILDING SETBACK REQUIREMENTS:
 - FRONT: 25 FEET.
 - SIDE: 10 FEET.
 - REAR: 25 FEET.
- THE SUBJECT PROPERTY IS SHOWN TO BE IN FLOOD HAZARD ZONE 'AE' (EL. 9) AS PER F.I.R. MAPS FOR GLYNN COUNTY, GEORGIA, DATED JANUARY 5, 2018, MAP No. 13127C0334H, COMMUNITY No. 130092, PANEL No. 334, SUFFIX No. 11.
- REFERENCE BENCHMARK = eGPS SOLUTIONS RTN.
- THE SHORELINE PROTECTION JURISDICTION LINE SHOWN HEREON WAS FLAGGED BY THE GEORGIA DEPARTMENT OF NATURAL RESOURCES JUNE 28, 2021.
- THERE MAY EXIST RESTRICTIONS OR ENCUMBRANCES AFFECTING THE SUBJECT PROPERTY THAT ARE NOT KNOWN TO JACKSON SURVEYING, INC.

CLOSURE STATEMENT:

PROPERTY CORNERS SHOWN HEREON HAVE A POSITIONAL TOLERANCE OF 0.05 FEET
 THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN INFINITY.
 EQUIPMENT USED FOR FIELD MEASUREMENTS:
 TRIMBLE SS & SPECTRA SP80 (GPS)

REVISED: JULY 28, 2021 - GA DNR COMMENTS



SURVEYOR'S CERTIFICATION

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.



DAVID E. DOWDY
 G.A. PROFESSIONAL SURVEYOR No. 3395

DATE OF PLAT: JULY 19, 2021
 DATE OF FIELD SURVEY: JULY 15, 2021



JACKSON SURVEYING, INC.
 Surveyors and Land Planners
 LSF001244

207 ROSE DRIVE
 BRUNSWICK, GEORGIA 31520
 email: info@brunswickssurveyor.com
 Ofc. (912) 265-3856

DWN. BY: E.C.J. OKD. BY: D.E.D.
 DWG. NO.: 80883_7-02-21 FB. 132, PG. 52