

Shore Protection Act Permit Application for Dune Crossover

August 8, 2019

DeSoto Beach Hotel

212 Butler Avenue

Tybee Island, Georgia

Permit request for Construction of a Dune Crossover

Describe the proposed activity:

We are Requesting Authorization to build a 6ft wide by up to 200ft long Dune crossover to access Beach from Landward side of the toe of the existing dune for our Guests due to Second Dune system being installed by Corps of Engineers beginning November 1, 2019 along with Beach Renourishment. The Georgia DNR is prohibiting pedestrian access to/from the beach through the Dynamic dune field.

Signed State of Georgia Revocable license request: N/A

1. Written Description of Project:

In anticipation of Corps of Engineers adding a secondary dune system beginning November 1, 2019 we will need to build a

dune crossover from the Desoto Beach Hotel located at 212 Butler Avenue Tybee Island, Georgia. This crossover is of commercial use and will service over 45,000 tourists a year going to and from the beach located at this address.

2. Description of Alternatives:

There are no alternative methods except for the requested construction of a dune crossover. The DeSoto has been allowed guest direct access to the beach for over 80 years and GA DNR is requiring a dune crossover to limit guests walking through the dune field that may result in people eroding the dunes. We will also use dune crossover to transport beach chairs and umbrellas to the beach for our guests as we have done for over 20 years.

3. Landfill/Hazardous Waste:

According to a study of the Hazardous Site index for Georgia, the subject property is not located over a landfill or hazardous site and is suitable for the proposed project

4. Public Interest Statement:

- a. The dune crossover will not unreasonably be harmful to the dynamic dune fields and not negatively affect the sand sharing system**
- b. The proposed dune crossover will not affect Marine life, wild life, or other resources.**
- c. This is in the public interest to protect said sand sharing system. In fact this will preserve and enhance the dune system compared to how guest currently access the beach.**

DeSoto Beach Hotel 2019 YTD and Proforma 37 Units

YTD
800,445.51

\$ 172,048.85 \$ 357,454.45 \$ 584,708.47 \$ 800,445.51 \$ 1,324,726.12 \$ 1,546,885.53 \$ 1,728,726.77 \$ 1,986,692.82 \$ 2,085,133.80

Hurricane
Florence

Units	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total	% of TI
Days in Month	31	28	31	30	31	30	31	31	31	30	31	31	37	865
Percent Occupancy	68%	79%	83%	83%	90%	84%	85%	87%	85%	85%	85%	83%	82%	82%
REV PAR	\$ 64.78	\$ 94.35	\$ 161.64	\$ 180.72	\$ 205.52	\$ 230.42	\$ 255.28	\$ 265.28	\$ 162.19	\$ 139.27	\$ 99.30	\$ 77.11	\$ 154.40	
Rental Rate	\$ 95.00	\$ 120.59	\$ 194.55	\$ 224.06	\$ 228.87	\$ 246.41	\$ 246.57	\$ 251.53	\$ 154.19	\$ 135.08	\$ 88.49	\$ 72.49	\$ 147.91	
Rental Income (RI)	\$ 74,300.62	\$ 97,749.03	\$ 185,404.80	\$ 207,254.02	\$ 235,737.04	\$ 255,763.35	\$ 268,511.26	\$ 221,963.41	\$ 180,931.24	\$ 159,743.90	\$ 110,232.15	\$ 88,440.98	\$ 2,085,133.80	94.5%
13% Sales Tax	\$ 9,659.08	\$ 12,707.37	\$ 24,102.82	\$ 26,943.02	\$ 30,845.82	\$ 33,250.02	\$ 34,908.46	\$ 28,856.02	\$ 23,404.06	\$ 20,798.71	\$ 14,328.88	\$ 11,487.33	\$ 271,087.39	13.0%
\$5 per room night Georgia Transportation Tax	\$ 3,900	\$ 4,092	\$ 4,780	\$ 4,607	\$ 5,152	\$ 5,217	\$ 4,989	\$ 4,889	\$ 4,718	\$ 4,107	\$ 3,013	\$ 2,417	\$ 55,487	2.7%
Gross Income with Tax	\$ 83,959.70	\$ 110,456.40	\$ 209,507.42	\$ 234,137.04	\$ 266,332.86	\$ 289,013.37	\$ 303,419.72	\$ 250,825.43	\$ 203,435.30	\$ 185,365.36	\$ 124,561.03	\$ 99,938.31	\$ 2,356,201.19	95.5%
Retail Sales	\$ 540.26	\$ 597.73	\$ 1,263.90	\$ 2,700.83	\$ 5,058.13	\$ 6,998.82	\$ 7,431.04	\$ 4,727.37	\$ 4,558.61	\$ 2,857.60	\$ 986.12	\$ 1,306.48	\$ 38,406.09	1.6%
Other Income	\$ 689.21	\$ 645.82	\$ 600.00	\$ 729.44	\$ 88.90	\$ -	\$ -	\$ -	\$ 43.73	\$ -	\$ -	\$ -	\$ 2,795.10	0.1%
\$2,170,950.28 Loan from Properties 3%	\$ 5,427.38	\$ 5,427.38	\$ 5,427.38	\$ 5,427.38	\$ 5,427.38	\$ 5,427.38	\$ 5,427.38	\$ 5,427.38	\$ 5,427.38	\$ 5,427.38	\$ 5,427.38	\$ 5,427.38	\$ 65,128.50	2.6%
Total Income (TI)	\$ 90,616.55	\$ 117,127.33	\$ 216,798.70	\$ 243,054.69	\$ 276,953.27	\$ 300,843.57	\$ 316,276.14	\$ 260,986.16	\$ 213,422.49	\$ 183,714.07	\$ 130,944.53	\$ 106,674.17	\$ 2,467,405.69	97%
Lease Expenses:														
Accounting	\$ -	\$ 285.00	\$ -	\$ -	\$ -	\$ 6,020.00	\$ -	\$ -	\$ -	\$ 925	\$ -	\$ -	\$ 7,830.00	0.4%
Advertising	\$ 2,983.65	\$ 6,946.86	\$ 5,708.78	\$ 1,485.63	\$ 2,675.17	\$ 5,350.09	\$ 2,764.52	\$ 2,139.49	\$ 2,188.41	\$ -	\$ 13,381.30	\$ 1,086.52	\$ 48,006.22	2.2%
Bank Charges	\$ 2,968.85	\$ 3,495.39	\$ 4,164.18	\$ 5,250.70	\$ 6,117.77	\$ 6,991.94	\$ 7,412.07	\$ 7,888.33	\$ 6,390.12	\$ 5,182.87	\$ 4,688.11	\$ 2,644.82	\$ 82,885.05	3.0%
Bonus	\$ 606.72	\$ -	\$ 1,789.94	\$ 1,008.83	\$ 914.39	\$ 1,006.40	\$ 774.55	\$ 28,615.51	\$ 4,020.32	\$ 2,849.83	\$ -	\$ 2,380.24	\$ 44,169.20	2.1%
Capital Improvements	\$ 175.00	\$ 828.39	\$ 2,026.92	\$ 710.47	\$ 11,591.31	\$ 12,109.87	\$ 446.47	\$ 17,888.74	\$ -	\$ -	\$ 548.00	\$ 7,979.02	\$ 54,304.18	2.6%
Commissions	\$ 5,522.46	\$ 5,818.08	\$ 5,412.89	\$ 14,476.50	\$ 17,308.25	\$ 16,208.08	\$ 18,898.42	\$ 14,386.20	\$ 10,958.74	\$ 10,958.74	\$ 9,689.51	\$ 9,191.53	\$ 138,435.72	6.7%
Donations	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.0%
Hotel Supplies	\$ 10,828.37	\$ 20,390.60	\$ 6,834.71	\$ 7,755.06	\$ 18,164.14	\$ 13,348.55	\$ 13,820.32	\$ 33,622.18	\$ 10,775.50	\$ 21,053.32	\$ 15,467.11	\$ 22,414.98	\$ 195,675.82	9.4%
Insurance-Property	\$ 44,840.39	\$ -	\$ -	\$ -	\$ 983.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,145.00	\$ 48,988.39	2.3%
Interest Expense	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.0%
Investment	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.0%
Legal Fees	\$ 3,701.43	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.0%
Maintenance	\$ 14,111.70	\$ 13,294.13	\$ 16,410.83	\$ 24,978.48	\$ 23,210.26	\$ 6,483.95	\$ 6,352.56	\$ 10,222.20	\$ 11,499.03	\$ 5,511.91	\$ 33,790.24	\$ 10,541.08	\$ 180,398.38	8.7%
Office	\$ 6,495.93	\$ 5,764.15	\$ 8,319.59	\$ 6,231.63	\$ 6,328.78	\$ 7,580.80	\$ 6,054.83	\$ 4,010.00	\$ 5,311.35	\$ 1,866.83	\$ 5,917.37	\$ 2,210.80	\$ 71,211.98	3.4%
Payroll	\$ 59,729.18	\$ 64,802.52	\$ 60,849.82	\$ 81,895.50	\$ 89,335.72	\$ 75,052.20	\$ 60,801.57	\$ 54,558.76	\$ 51,143.47	\$ 89,742.46	\$ 58,920.38	\$ 54,524.61	\$ 779,808.97	37.4%
Retail Purchases	\$ 1,834.73	\$ 140.00	\$ -	\$ 643.02	\$ 5,068.28	\$ 1,328.91	\$ 1,412.05	\$ 2,118.27	\$ 1,181.47	\$ -	\$ -	\$ 285.41	\$ 14,108.14	0.7%
Taxes-Property	\$ 15,209.12	\$ 13,759.45	\$ 19,966.52	\$ 28,424.62	\$ 31,165.12	\$ 35,309.24	\$ 38,239.42	\$ 39,399.94	\$ 33,438.84	\$ 28,020.68	\$ 25,317.18	\$ 18,863.97	\$ 322,604.09	15.5%
Sales	\$ 3,465.04	\$ 4,789.03	\$ 3,953.18	\$ 4,118.53	\$ 2,680.23	\$ 3,932.78	\$ 4,539.55	\$ 6,145.15	\$ 6,041.29	\$ 4,048.43	\$ 4,353.01	\$ 3,372.64	\$ 51,424.84	2.5%
Utilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.0%
Total Expenses	\$ 171,955.35	\$ 141,828.40	\$ 133,430.66	\$ 181,458.88	\$ 228,020.39	\$ 176,854.79	\$ 172,890.86	\$ 202,916.50	\$ 161,192.60	\$ 170,239.85	\$ 238,981.77	\$ 138,781.50	\$ 2,085,416.42	84.5%
Net Income B4 Debt Service	\$ (81,334.80)	\$ (24,498.07)	\$ 83,367.84	\$ 61,595.71	\$ 48,932.88	\$ 123,988.78	\$ 143,886.28	\$ 58,063.68	\$ 52,229.89	\$ 23,474.22	\$ (108,037.24)	\$ (32,077.33)	\$ 389,287.84	16.0%
20 Year Amortization														
Debt Service	\$ 25,285.84	\$ 25,285.84	\$ 25,285.84	\$ 25,285.84	\$ 25,285.84	\$ 25,285.84	\$ 25,285.84	\$ 25,285.84	\$ 25,285.84	\$ 25,285.84	\$ 25,285.84	\$ 25,285.84	\$ 303,187.68	12.3%
20yr Amortization @ 4.61% 10yr fixed 12/14														
\$3,864,000														
Net Income after Debt Service	\$ (106,600.44)	\$ (49,783.71)	\$ 58,102.20	\$ 56,330.07	\$ 23,667.24	\$ 98,732.14	\$ 118,320.64	\$ 32,796.04	\$ 26,964.25	\$ (1,791.42)	\$ (133,302.88)	\$ (67,342.97)	\$ 65,100.16	2.7%
Next year 2015 escrow per month	\$ 6,280	\$ 6,280	\$ 6,280	\$ 6,280	\$ 6,280	\$ 6,280	\$ 6,280	\$ 6,280	\$ 6,280	\$ 6,280	\$ 6,280	\$ 6,280	\$ 75,480.00	
capital improvements														
\$8,280 per month or \$76,480 annually														

Net Income after Debt Service
capital improvements
\$8,280 per month or \$76,480 annually

MAYOR
Jason Buelterman

CITY COUNCIL
Barry Brown, Mayor Pro Tem
Wanda Doyle
John Branigin
Monty Parks
Julie Livingston



CITY MANAGER
Dr. Shawn Gillen

CITY CLERK
Janet LeViner

CITY ATTORNEY
Edward M. Hughes

CITY OF TYBEE ISLAND

September 19, 2019

GA Dept. of Natural Resources, Coastal Resources Division
One Conservation Way, Suite 300
Brunswick, GA 31520

Re: DeSoto Beach Hotel
212 Butler Ave.
Tybee Island, GA 31328

To Whom It May Concern:

The DeSoto Beach Hotel property located at 212 Butler Ave. (PIN # 40004 07002) on Tybee Island has been approved to build a dune crossover from their property onto the property of the City of Tybee Island east of the seawall. The City reserves the right to remove the portion that is installed on City property in the event of an emergency.

Sincerely,

A handwritten signature in blue ink, appearing to read "George Shaw", is written over a horizontal line.

George Shaw
Community Development Director
912-472-5031
gshaw@cityoftybee.org

P.O. Box 2749 – 403 Butler Avenue, Tybee Island, Georgia 31328-2749
(866) 786-4573 – FAX (866) 786-5737
www.cityoftybee.org

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GA DNR / HMP

MAYOR
Jason Buelterman

CITY COUNCIL
Barry Brown, Mayor Pro Tem
Wanda Doyle
John Branigin
Monty Parks
Julie Livingston
Shirley Sessions



CITY MANAGER
Dr. Shawn Gillen

CITY CLERK
Janet LeViner

CITY ATTORNEY
Edward M. Hughes

CITY OF TYBEE ISLAND

July 25, 2019

GA Dept. of Natural Resources, Coastal Resources Division
One Conservation Way, Suite 300
Brunswick, GA 31520

Re: DeSoto Beach Hotel
212 Butler Ave.
Tybee Island, GA 31328

To Whom It May Concern:

The DeSoto Beach Hotel property located at 212 Butler Ave. (PIN # 40004 07002) on Tybee Island is located in the C-1 zoning district. The construction of a dune crossover is allowed in this district with special review and City Council approval. City Council has granted that approval already.

Sincerely,

George Shaw
Community Development Director