

The logo for Land Design Associates, Inc. features a stylized, abstract graphic of a curved line or path, possibly representing a coastline or a design element, in a light gray color. The company name is written in a bold, sans-serif font above the graphic.

LAND DESIGN ASSOCIATES, INC.

120 Travellers Way
St. Simons Island, GA 31522
912.571.1137
LandDesignAssociates@gmail.com

3/26/2025

Mr. Josh Noble
Coastal Resources Division
Georgia Department of Natural Resources
One Conservation Way, Suite 300
Brunswick, Georgia 31520

Dear Mr. Noble,

Jekyll Seaside Retreat, LLC, located at 150 South Beachview Drive, Jekyll Island, GA 31527 (LAT: 31.040319, LONG: -81.414283) is applying for an SPA Permit to remove an existing dune crossover, renovate another existing dune crossover, and construct new steps and upland connection for the renovated existing dune crossover.

Basic Project Details:

Existing Conditions:

The Jekyll Seaside Retreat Parcel is 6.892 AC (300, 216 sq. ft.). The adjacent parcel to the east where the proposed project takes place is Jekyll Island/State of Georgia which is 5,210.09 AC (226,951,520.4 sq. ft.). The portion of Jekyll Island/State of Georgia parcel between the Jekyll Seaside Retreat Parcel and the Ordinary High Water Line of the Atlantic Ocean referred to herein as the 'Subject Parcel' is 5.728 AC (249,509 sq. ft.) of which 5.272 AC (229,649 sq. ft.) is SPA jurisdiction.

- Existing Crossover #1 (1750.57 sq. ft.) shall be removed (see Construction Methods)
- Existing and Serviceable Crossover #2
 - 6' x 14.42' (86.52sq.ft.) landward walkway in jurisdiction
 - 30' x 32.16' (964.8sq.ft.) fixed deck in jurisdiction
 - 8' x 112.46' (899.68sq.ft.) walkway in jurisdiction
 - 5.92' x 8' (47.36 sq.ft) bump out in jurisdiction
 - 8' x 19' (152sq.ft.) seaward terminal end in jurisdiction
 - **TOTAL** = 2,150.36sq.ft. within jurisdiction

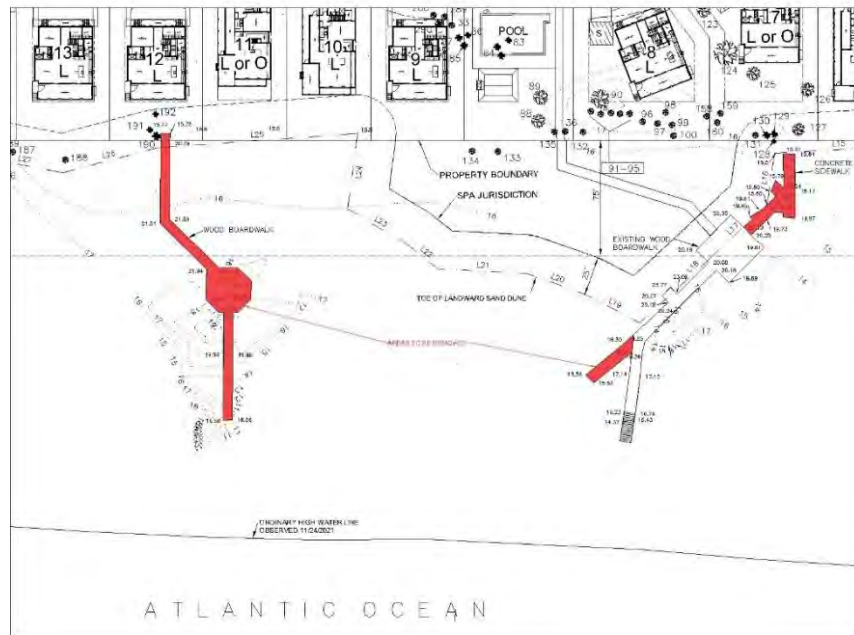
Existing and proposed conditions upland of the SPA Jurisdiction:

- 25 lot single family housing community and associated infrastructure
- Additional 6' wide dune crossover board walk: 672.12 sq. ft.

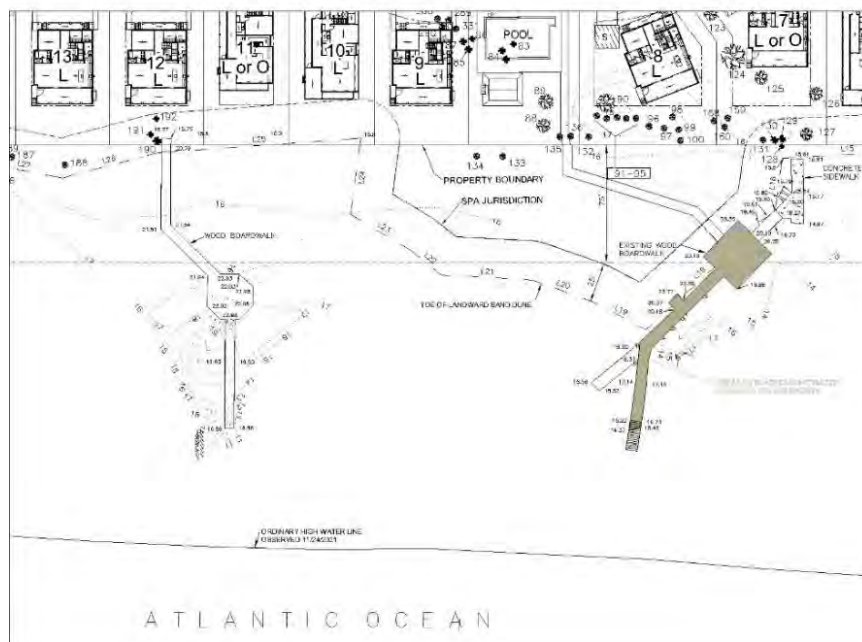
Proposed Footprints:

The following illustrates areas that will be removed from the site, areas that will remain on site, and areas proposed to be constructed and added to the site.

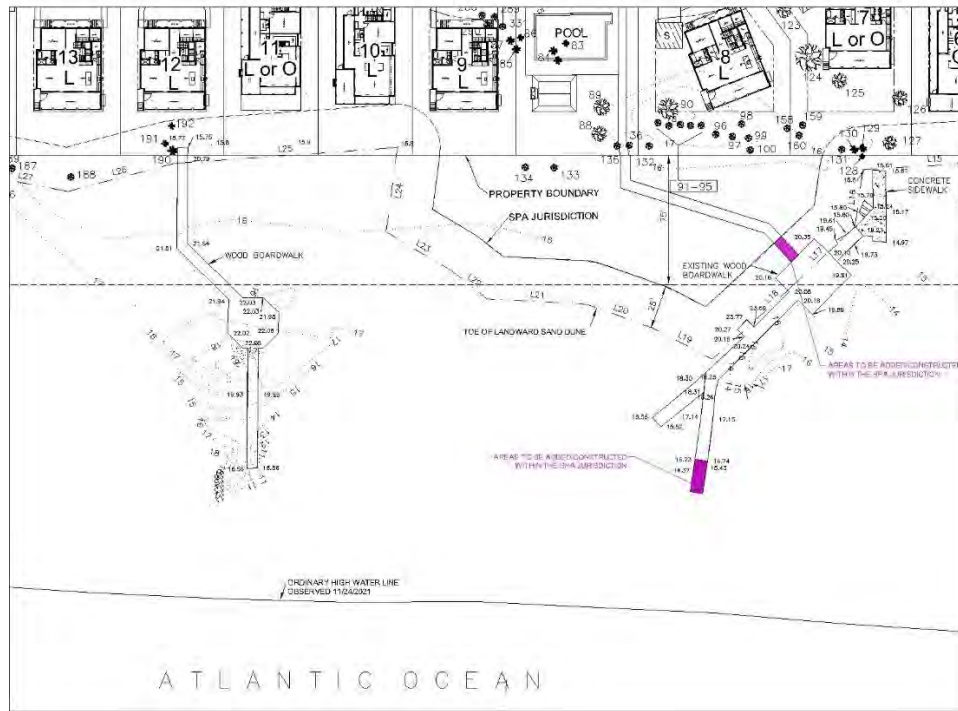
Areas of the existing boardwalk structures to be removed total 2636.63 sq. ft.



Areas of the existing and serviceable boardwalk crossover to be renovated with new decking and handrails totals 1911.84 s.f. Existing posts, beams, and joists shall remain.



Areas that shall be constructed and added to the site within the jurisdiction area total 238.52 sq. ft.



Areas that shall be constructed outside the SPA jurisdiction, but are connected to areas permitted in this application total 672.12 sq. ft.



Construction methods, materials, and access - All construction access shall occur from the applicant's property. All work shall be accomplished by hand tools. Removal of existing structures shall be completed in such a manner as to minimize disturbance to dune vegetation and root mass. Wood and concrete components to be removed shall only be removed to the ground surface. No digging and excavation shall occur during removal. Any native dune vegetation impacted by construction activity shall be replaced in like kind. All areas that are disturbed will be replaced with sand and planted back with like kind-native species. Construction materials shall be marine grade pressure treated wood and marine grade stainless steel or galvanized fasteners and hardware. Best Management Practices (BMPs) shall be used and no unauthorized equipment, materials, or debris shall be placed, disposed of, or stored in the jurisdictional areas. There shall be no construction fencing used in the jurisdictional area.

Intended Use – The proposed wood boardwalk dune crossover is intended to safely allow residents and guests of Jekyll Island to traverse this dune field with minimal impact.

Size – The total footprint of the proposed wood boardwalk dune crossover structure in the SPA jurisdiction is 2103.96 s.f.
Total areas structure removed and returned to a natural vegetative and topographic condition total 2636.63 sq. ft.

Item	
Total sq. ft. of the property	249,509
Existing boardwalk to remain sq. ft.	1911.84
Proposed boardwalk to be constructed sq. ft.	910.64
Total sq. ft. of proposed project footprint	2822.48
Total sq. ft. of the jurisdictional area	229,649
Total sq. ft. of proposed project in jurisdictional area	2150.36
Project Site Coverage	0.9%

Design Standards - This project meets and/or exceeds all applicable design criteria:

- Construction impacts are minimal and temporary (see construction methods above).
- Areas shall be completely restored if disturbed (see construction methods above).
- The project maintains the normal functions of the sand-sharing system in minimizing damage from storms, waves, and erosion for this property and neighboring properties
- This project exceeds the requirement to retain at least 1/3 of the parcel in its naturally vegetated and topographic condition. See table.

Description of Alternatives Considered – A new dune crossover perpendicular to the shore that originates at the upland connection was considered. This alternative proved to be harmful to the dynamic dune field with severe disturbance to native vegetation. This alternative was discouraged by the JIA.

Landfill/Hazardous Waste Statement – The Georgia Hazardous Sites list indicates this area is NOT over a hazardous site or landfill. <https://epd.georgia.gov/hazardous-site-inventory>

Public Interest Statement – Each of the following public interests are considered:

- No unreasonably harmful or increased alteration of the dynamic dune field or submerged lands, or function of the sand-sharing system will be created.
- The granting of this permit and completion of the applicant's proposal shall not unreasonably interfere with the conservation of marine life, wildlife, or other resource
- The granting of this permit shall not unreasonably interfere with access, recreation use, and enjoyment of public properties impacted by the project.

We appreciate your consideration of this request and we anticipate construction efforts to begin as soon as we receive permission to proceed from your agency.

Best regards,

A handwritten signature in black ink that reads "Jeff Homans". The signature is written in a cursive, flowing style.

Jeff Homans
Landscape Architect
Land Design Associates, Inc.

Enclosed Files:

1. Georgia Shore Protection Act Permit Application and supporting documents
2. Associated Plans

SPA Permit Checklist: Jekyll Seaside Retreat Dune Crossover

Item:	Included:
1. Signed SPA Permit Application	<input checked="" type="checkbox"/> [x]
2. Signed State of Georgia Revocable License Request	<input checked="" type="checkbox"/> [x]
3. Non-Refundable Application Fee	<input checked="" type="checkbox"/> [x]\$100
4. Written Description of the Project	
1) Basic Project Details	<input checked="" type="checkbox"/> [x] Letter
2) Description of Alternatives Considered	<input checked="" type="checkbox"/> [x] Letter
3) Landfill/Hazardous Waste Statement	<input checked="" type="checkbox"/> [x] Letter
4) Public Interest Statement	<input checked="" type="checkbox"/> [x] Letter
5. Drawings	
a. On registered survey	<input checked="" type="checkbox"/> [x]plan
b. 11x17	<input checked="" type="checkbox"/> [x]plan
c. Scale and North Arrow	<input checked="" type="checkbox"/> [x]plan
6. Site Plans	
a. Existing and proposed features	<input checked="" type="checkbox"/> [x]plan
b. Local government building setbacks	<input checked="" type="checkbox"/> [x]plan
c. Erosion control devices, significant natural vegetation, landscaping, topographical features, significant drainage patterns	<input checked="" type="checkbox"/> [x]plan
d. DNR Shore Jurisdiction Line, the ordinary high and low waterlines and toe of the dune	<input checked="" type="checkbox"/> [x]plan/attachment
e. Dimensions of the structure/project	<input checked="" type="checkbox"/> [x]Letter/plan
f. Square footage calculations	
1.Total sq. ft. of the property	<input checked="" type="checkbox"/> [x] Letter
2.Total sq. ft. of the proposed project footprint	<input checked="" type="checkbox"/> [x] Letter
3.Total sq. ft. of the jurisdiction area	<input checked="" type="checkbox"/> [x] Letter
4.Total sq. ft. of the proposed project in jurisdiction area	<input checked="" type="checkbox"/> [x] Letter
g. Distance of the project into the waterway	<input type="checkbox"/> [] n/a
h. Section/Elevation view	<input checked="" type="checkbox"/> [x] plan
i. Depth of water at water-ward face of project	<input type="checkbox"/> [] n/a
7. Construction drawing of boardwalk	<input checked="" type="checkbox"/> [x] plan

- | | |
|---|----------------|
| 8. Instrument of Title | |
| a. Ground Lease | [x]attachment |
| b. Written permission from the owner to carry out the project on his land | [x]attachment |
| c. Plat | [x]attachment |
| 9. Vicinity Map and Directions to the project site | [x]Plan |
| a. Latitude and longitude | [X]Letter |
| b. Name of water way | [x]Plan |
| 10. Adjoining Property Owners | [X]PLAN |
| 11. Zoning Letter and Signed Drawings from Local Government | [x] attachment |
| 12. Certification that Project Meets Hurricane Design Standards | [x] attachment |



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

WALTER RABON
COMMISSIONER

DOUG HAYMANS
DIRECTOR

June 17, 2024

LNWA Developers, LLC
4 Denny Road
Wilmington, DE 19809

RE: Shore Protection Act (SPA), Jurisdiction Determination Reverification, 150 S. Beachview Drive, Jekyll Island, Glynn County, Georgia

Dear LNWA Developers, LLC:

Our office has received the survey plat dated December 2, 2021, prepared by Shupe Surveying Company, P.C., No. 3081 entitled "*A Tree, Topographic Development and SPA Jurisdiction Line Survey Of: Tract 1 Being a Portion of Parcels 251-A, 251-B and 251-C Jekyll Island State Park 25th G.M.D. Jekyll Island Glynn County, Georgia*" prepared for LNWA Developers LLC. This plat and survey generally depicts the 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 13, 2024.

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 13, 2025 but may be voided should legal and/or environmental conditions change.

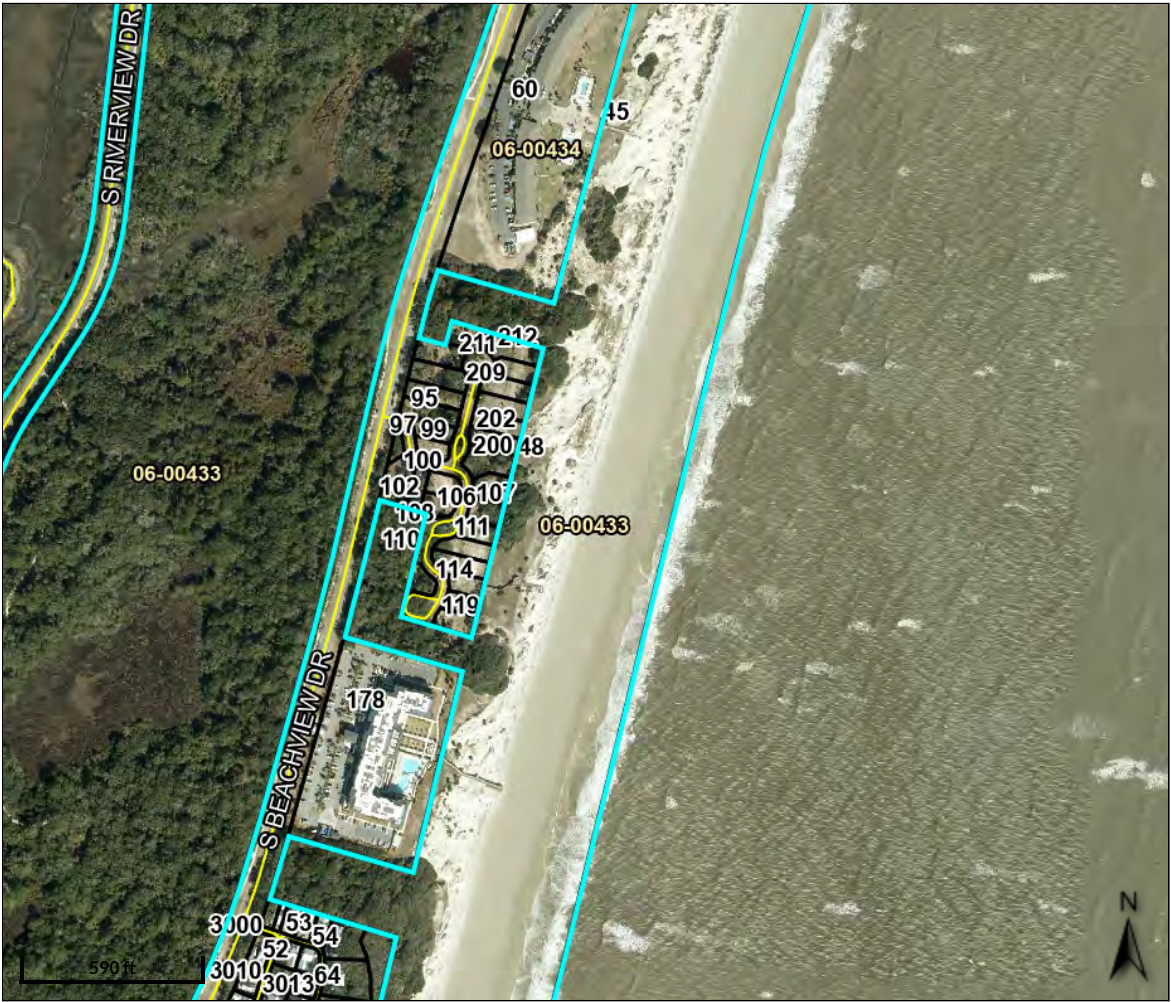
This letter does not relieve you of the responsibility of obtaining other state, local, or federal permission relative to the site. Authorization by the Shore Protection Committee or the Department is required prior to any construction or alteration in the shore jurisdictional area. We appreciate you providing us with this information for our records. If you have any questions, please contact me at (912) 264-7218.






Sincerely,

Beth Byrnes
Coastal Permit Coordinator
Marsh and Shore Management Program

Enclosure: *A Tree, Topographic Development and SPA Jurisdiction Line Survey Of: Tract 1 Being a Portion of Parcels 251-A, 251-B and 251-C Jekyll Island State Park 25th G.M.D. Jekyll Island Glynn County, Georgia*

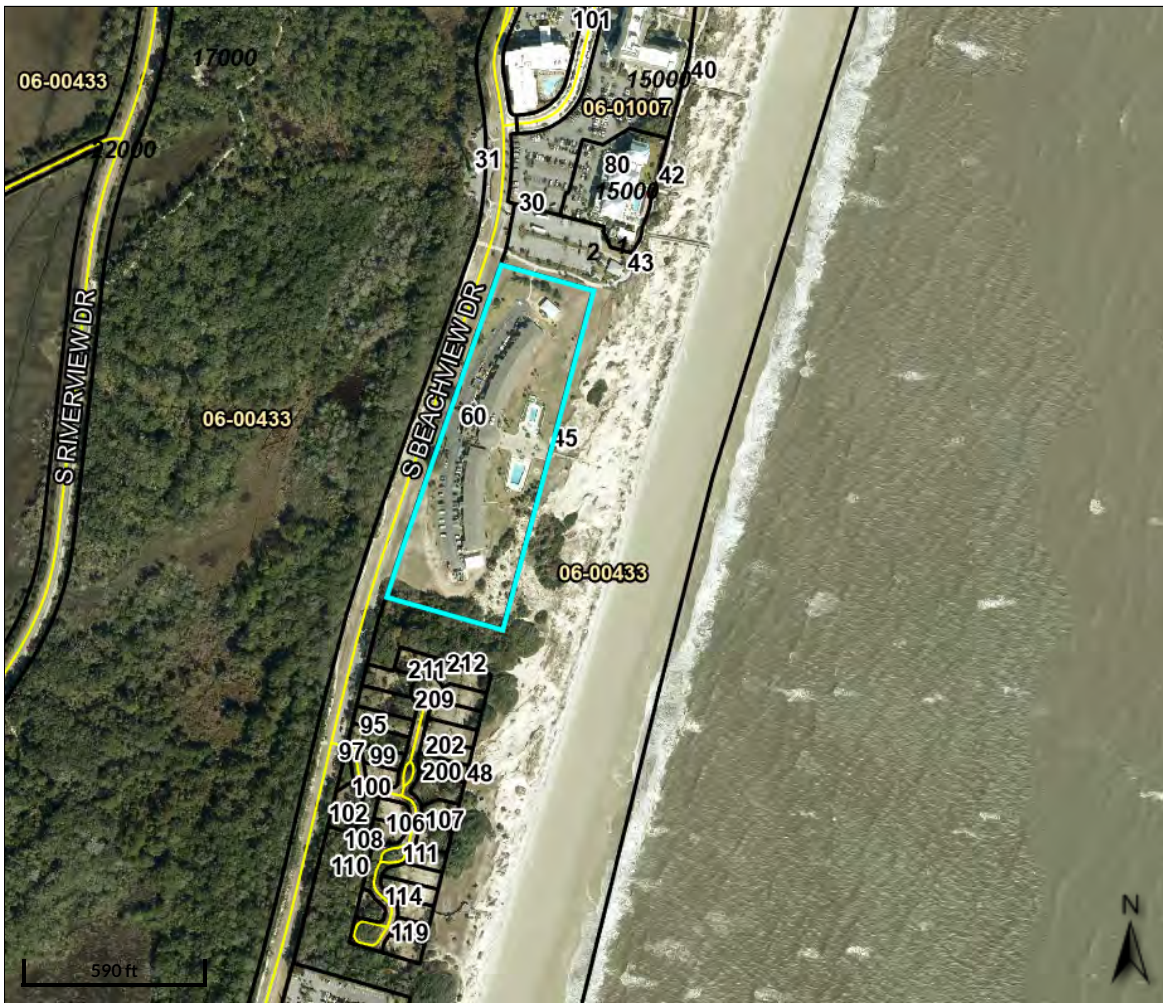
Filename: JDS20240208



- Legend**
-  Parcels
 -  Parcel Numbers
 -  Address Numbers
 -  Unit Numbers
 -  Roads

Parcel ID	06-00433	Owner	STATE OF GEORGIA	Last 2 Sales			
Class Code	Exempt - Public		2 MARTIN LUTHER KING JR DR SE UNIT	Date	Price	Reason	Qual
	Property		1454E	11/28/2006	0	n/a	U
Taxing	06-JEKYLL ISLAND		ATLANTA, GA 30334	11/28/2006	0	n/a	U
District	JEKYLL ISLAND	Physical	100 S RIVERVIEW DR				
Acres	5210.02	Address					
		Market Value	\$131738500				






Date created: 3/27/2025
 Last Data Uploaded: 3/27/2025 6:26:24 AM



Overview



Legend

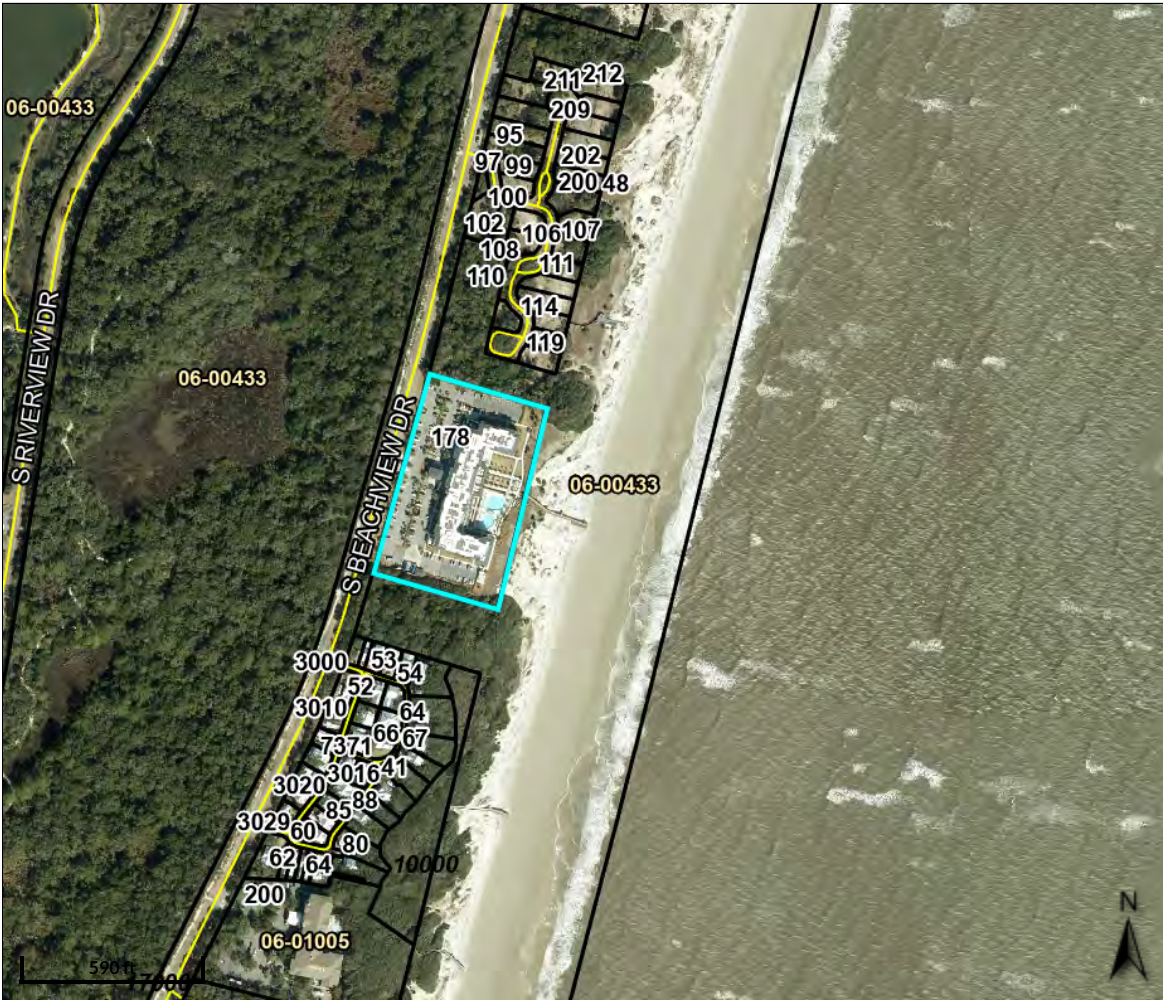
-  Parcels
-  Parcel Numbers
-  Address Numbers
-  Unit Numbers
-  Roads

Parcel ID	06-00434	Owner	BUDGET MOTELS	Last 2 Sales			
Class Code	Commercial Lots		10211 N 32ND ST STE E2	Date	Price	Reason	Qual
Taxing District	06-JEKYLL ISLAND		PHOENIX, AZ 85028	12/17/2019	0	n/a	U
	JEKYLL ISLAND	Physical Address	60 S BEACHVIEW DR	8/28/2007	0	n/a	U
Acres	8.56	Market Value	\$7210100				

Date created: 3/27/2025

Last Data Uploaded: 3/27/2025 6:26:24 AM






Developed by  SCHNEIDER
GEOSPATIAL



Overview



Legend

-  Parcels
-  Parcel Numbers
-  Address Numbers
-  Unit Numbers
-  Roads

Parcel ID	06-00437	Owner	JIDB OCEANFRONT HOTEL LLC	Last 2 Sales			
Class Code	Commercial Lots		4 DENNY RD	Date	Price	Reason	Qual
Taxing District	06-JEKYLL ISLAND		ONE FOX POINT CENTRE	6/5/2019	0	n/a	U
	JEKYLL ISLAND		WILMINGTON, DE 19809	1/1/2017	0	n/a	U
Acres	5.84	Physical Address	178 S BEACHVIEW DR				
		Market Value	\$22708300				

Date created: 3/27/2025

Last Data Uploaded: 3/27/2025 6:26:24 AM

Developed by  SCHNEIDER
GEOSPATIAL



VIA ELECTRONIC MAIL ONLY

November 14, 2024

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

**RE: Application for a Shore Protection Act (SPA) Permit for Jekyll Seaside Retreat, LLC
Located at 150 South Beachview Drive, Jekyll Island, Georgia, 31527
(Lat: 31.040319, Long: -81.414283), Glynn County**

To Whom It May Concern:

The purpose of this letter is to address applicable zoning and/or land use requirements of the Jekyll Island-State Park Authority ("JIA") relating to the above-captioned application for a Shore Protection Act Permit by Jekyll Seaside Retreat, LLC for the proposed dune crossover project on Jekyll Island.

The authorizations and permissions granted herein are provided to Jekyll Seaside Retreat, LLC, as Lessee of the property located at 150 South Beachview Drive under its lease agreement with JIA.

The specific authorizations and permissions are outlined below:

1. Authorization to Perform Work on JIA/State Land:

JIA grants permission to Jekyll Seaside Retreat, LLC to construct, maintain, and operate the proposed dune crossover on JIA/State land. This authorization includes access to and use of the land necessary for project construction, subject to adherence to the plans and specifications outlined in the Shore Protection Act Permit application. The project must comply with all applicable federal, state, and local laws, regulations, and environmental standards, including those governing the protection and preservation of coastal dune ecosystems.

2. Zoning and Land Use Compliance:

JIA confirms that the proposed project aligns with the zoning and land use requirements applicable to the property and complies with the terms of the lease agreement between JIA and Jekyll Seaside Retreat, LLC.

Please be advised that this letter does not constitute a waiver of any permitting or compliance requirements under applicable law, nor does it replace the need for obtaining all other necessary approvals and permits from relevant authorities.



Should you have any questions or require additional information, please feel free to contact our office.

Sincerely,
Noel Jensen
Chief Executive Director
Jekyll Island State Park Authority



VIA ELECTRONIC MAIL ONLY

November 14, 2024

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

**RE: Application for a Shore Protection Act (SPA) Permit for Jekyll Seaside Retreat, LLC
Located at 150 South Beachview Drive, Jekyll Island, Georgia, 31527
(Lat: 31.040319, Long: -81.414283), Glynn County**

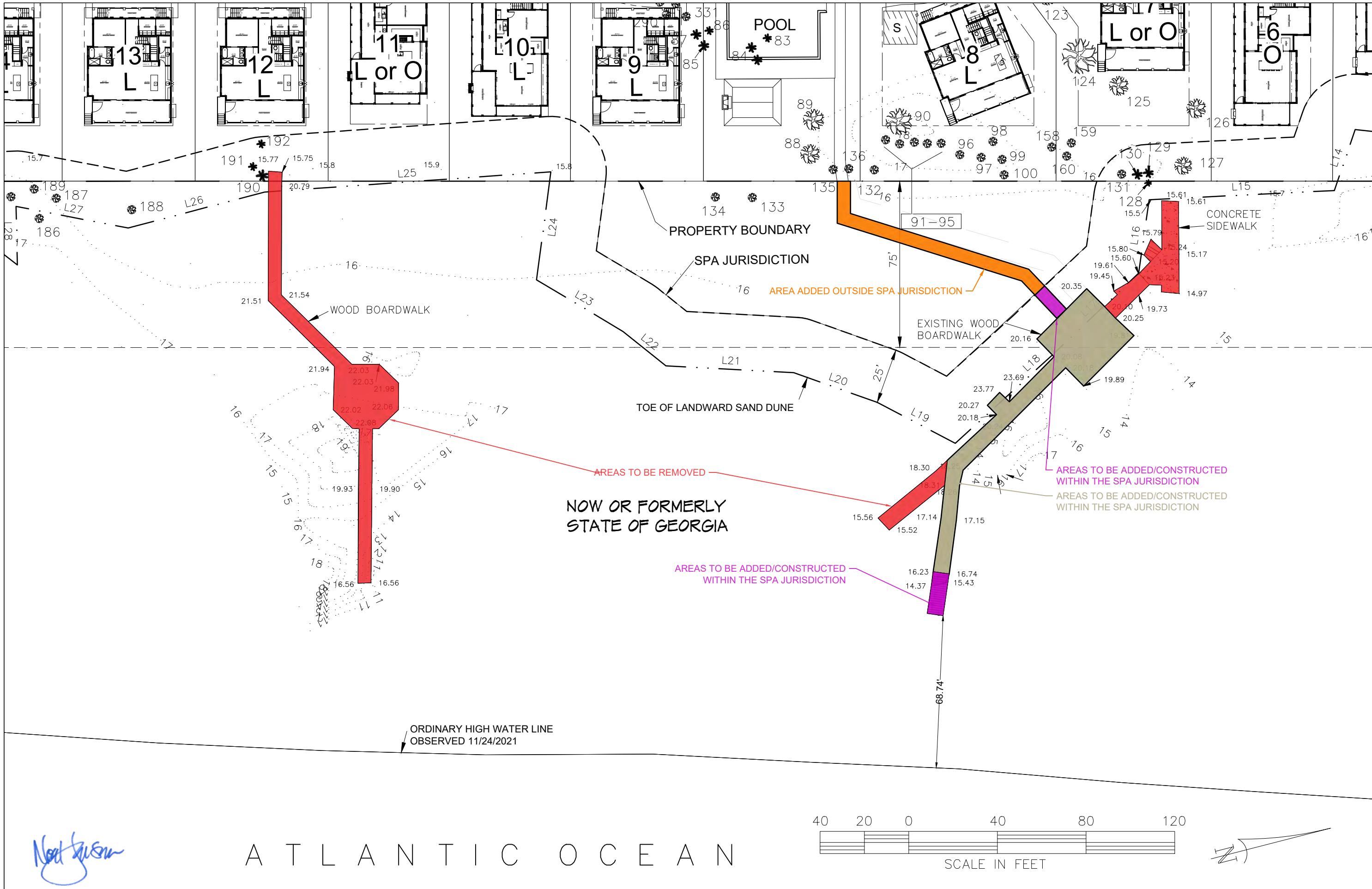
To Whom It May Concern:

The purpose of this letter is to address the applicable zoning and/or land use requirements of the Jekyll Island-State Park Authority ("JIA") relating to the above-captioned application for a Shore Protection Act Permit for the dune crossover and land alteration at the Jekyll Seaside Retreat project on Jekyll Island.

The proposed project will be constructed in and around real property under the care of the JIA. JIA has reviewed the project plans and finds that the proposed project does not violate any applicable zoning or land use requirements under the JIA Code of Ordinances or Georgia law. Accordingly, JIA confirms that the project complies with local zoning regulations and, to the extent necessary for the purposes of this application, is approved by JIA.

I trust this letter satisfies the request of the Georgia Department of Natural Resources. Should you have any questions or require further clarification, please do not hesitate to contact me.

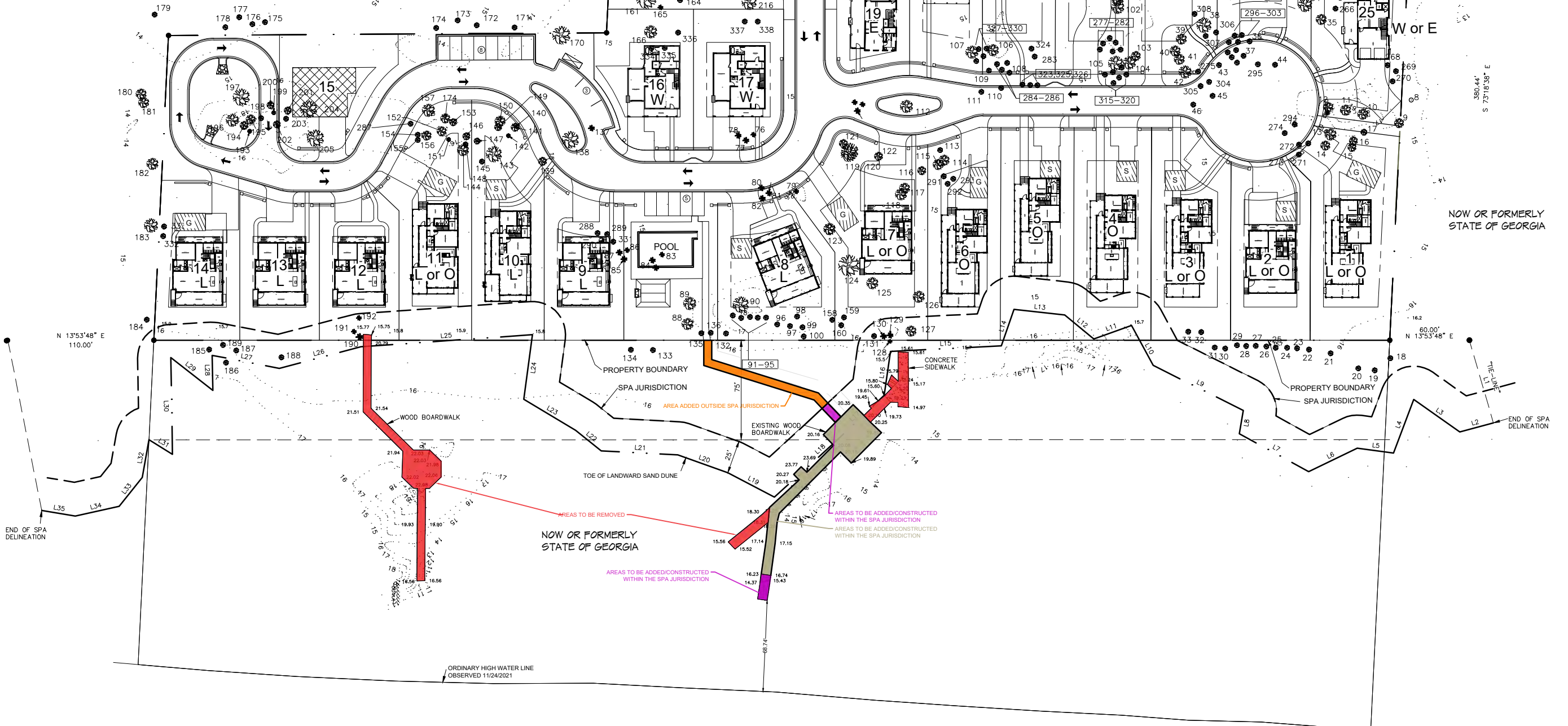
Sincerely,
Noel Jensen
Chief Executive Director
Jekyll Island State Park Authority



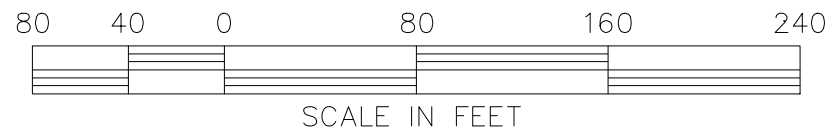


NOW OR FORMERLY
STATE OF GEORGIA

SOUTH BEACHVIEW DRIVE



ATLANTIC OCEAN



LAND DESIGN
ASSOCIATES, INC.

LANDSCAPE
ARCHITECTURE
DESIGN/BUILD
PLANNING

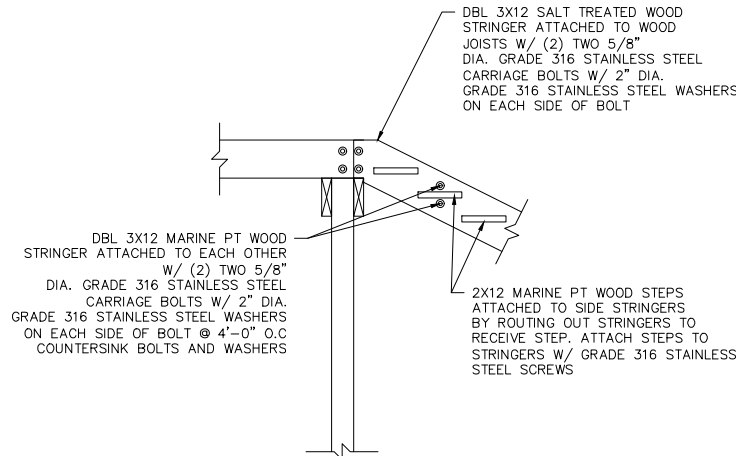
120 Travellers Way
ST. SIMONS ISLAND, GA 31522
912.571.1137
LandDesignAssociates@gmail.com

SPA PERMIT PLAN
SEASIDE RETREAT
Jekyll Island, Georgia

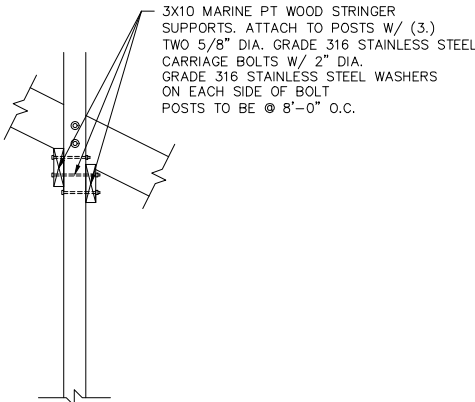
Date: 11.1.24
Scale: 1"=80'-0"
Sheet L.1



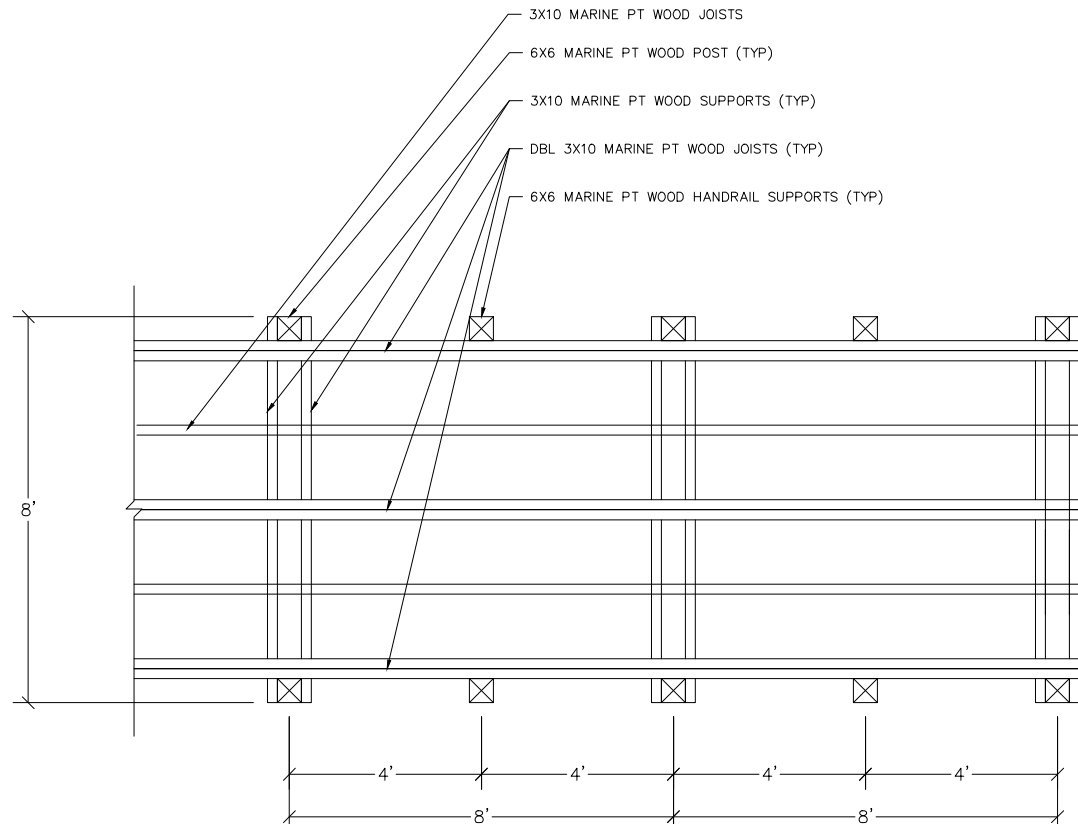
- EXISTING SERVICEABLE FRAMING SHALL BE UTILIZED WHERE POSSIBLE
- ALL STRUCTURES TO BE A MINIMUM OF 3'-0" ABOVE SAND DUNES
- ALL STRUCTURES TO BE A MINIMUM OF 3'-0" ABOVE ROCK REVETMENT (IF PRESENT)
- LENGTH OF POSTS TO BE DETERMINED BY CONTRACTOR IN FIELD
- TOTAL NUMBER OF STAIR TREADS/RISERS TO BE DETERMINED BY CONTRACTOR (MIN. 2 TREADS BELOW THE EXISTING SAND TO ALLOW FOR SAND SHARING)
- ALL FASTENERS TO BE GRADE 316 STAINLESS STEEL
- DECKING AND RAILS TO BE ATTACHED WITH GRADE 316 STAINLESS STEEL SCREWS
- ALL LUMBER TO BE MARINE GRADE PRESSURE TREATED
- ALL EARTH CONTACT POSTS TO EXTEND A MIN. 4' BELOW GRADE



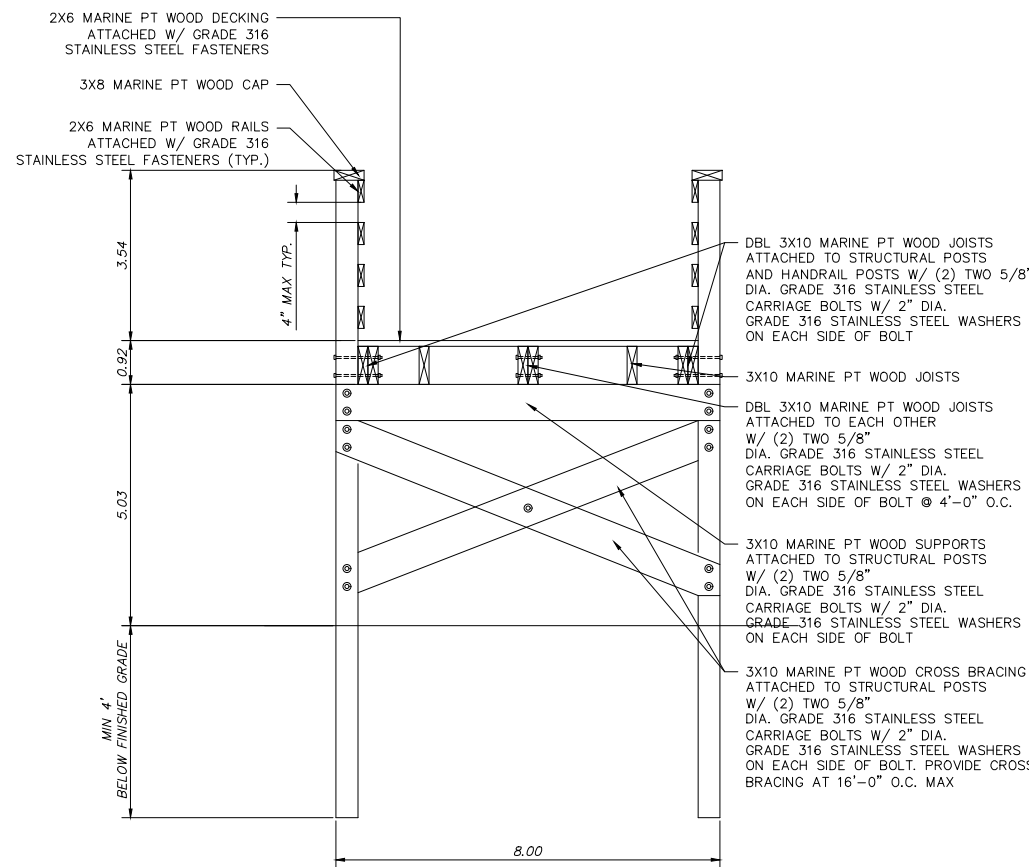
TYPICAL STRINGER DETAIL



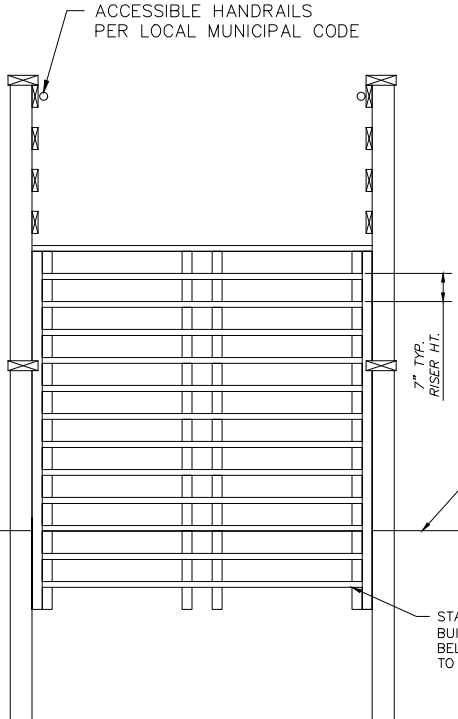
TYPICAL STRINGER SUPPORT DETAIL



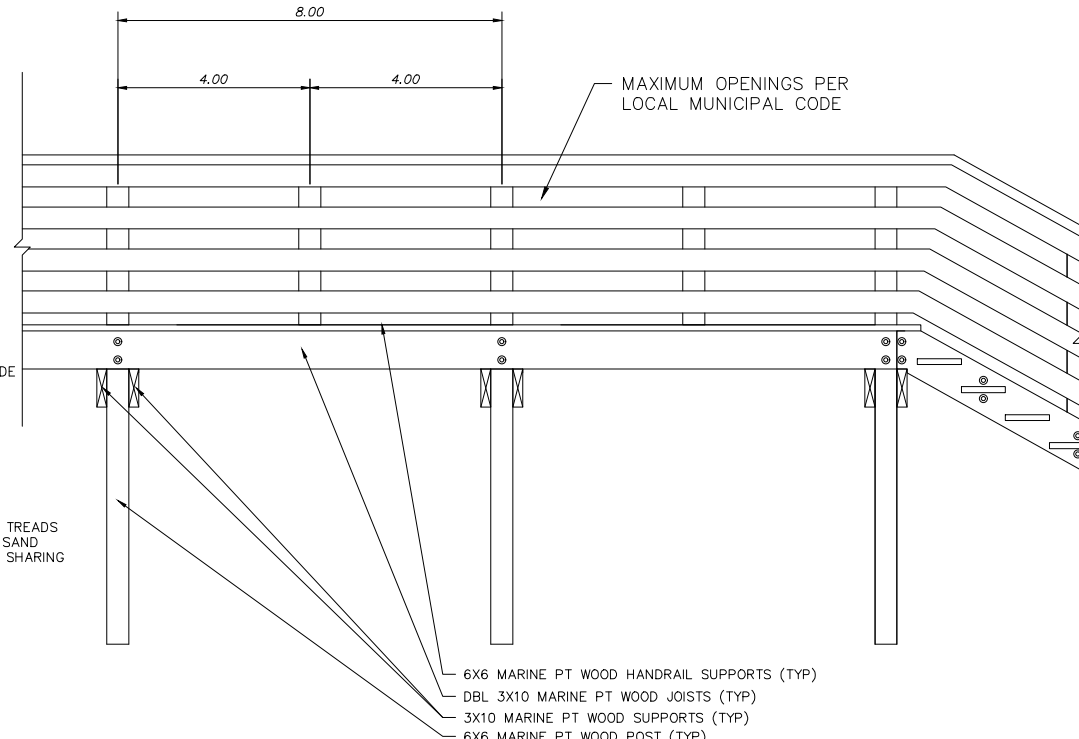
TYPICAL CROSSOVER FRAMING PLAN



TYPICAL CROSSOVER CROSS SECTION



TYPICAL STAIR ELEVATION

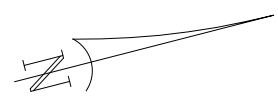


TYPICAL CROSSOVER ELEVATION



SCALE IN FEET

Not shown





ROBERTS
CIVIL ENGINEERING

St Simons Island | Savannah | Jacksonville | Charleston | Baxley

www.robertscivilengineering.com

November 11th, 2024

JJ Singh
Retreat Hotels & Resorts
4 Denny Road
Wilmington, DE 19809

Mr. Singh:

Please let this letter serve as notice that all improvements located within Shore Protection Act Jurisdiction on the plans titled "Seaside Retreat" dated November 1st, 2024, meet the most current applicable hurricane resistant standards.

Sincerely,



Johnathan Roberts
President

From: [Jeff Homans](#)
To: [Byrnes, Elizabeth](#)
Subject: Re: Jekyll Seaside Retreat Beach Crosswalks
Date: Wednesday, March 26, 2025 9:00:33 AM
Attachments: [Seaside Retreat DNR SPA Permit Letter Project Description 3.26.25.pdf](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Beth,

I agree with your figures and have updated the chart to reflect that as well as correcting the 32.16' typo on page 1. Please let me know if there is anything else I can do.

Kind regards,
Jeff

On Wed, Mar 26, 2025 at 8:35 AM Jeff Homans <jeff@jeffhomans.com> wrote:
Will do.

On Wed, Mar 26, 2025 at 8:34 AM Byrnes, Elizabeth <elizabeth.byrnes@dnr.ga.gov> wrote:

One other small thing...since you are revising please also update the fixed deck measurement on page 1 to read 32.16'.

Thank you,

Beth Byrnes
Coastal Permit Coordinator
[Coastal Resources Division](#)

Mobile: 912-266-0277

CRD Main Line: 912-264-7218

[Facebook](#) | [Instagram](#)
[Buy a fishing license today!](#)

A division of the

GEORGIA DEPARTMENT OF NATURAL RESOURCES

From: Jeff Homans <jeff@jeffhomans.com>
Sent: Wednesday, March 26, 2025 8:25 AM
To: Byrnes, Elizabeth <elizabeth.byrnes@dnr.ga.gov>
Subject: Re: Jekyll Seaside Retreat Beach Crosswalks

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Ok I'm so sorry I'll check it again and revise today.

On Wed, Mar 26, 2025 at 8:11 AM Byrnes, Elizabeth <elizabeth.byrnes@dnr.ga.gov> wrote:

Good morning Jeff,

The table still doesn't appear to be correct. Where does 896.42sq.ft. come from? Should this be 910.64sq.ft?

(6ft. x 112,02ft. (672.12 sq.ft.) walkway outside of jurisdiction) + (6ft. x 14.42 (86.52sq.ft.) in jurisdiction) + 8ft. x 9ft. (152sq.ft.) in jurisdiction) = 910.64 sq.ft. total proposed boardwalk to be constructed.

This then calculates into 1911.84sq.ft. existing/maintained in jurisdiction + 910.64sq.ft. to be constructed = 2822.48 total square feet proposed project footprint

1911.84sq.ft. existing/maintained in jurisdiction + 238.52sq. ft. proposed to be constructed within jurisdiction = 2150.36sq.ft. total proposed project in jurisdictional area

Thank you,

Beth Byrnes
Coastal Permit Coordinator
[Coastal Resources Division](#)

Mobile: 912-266-0277

CRD Main Line: 912-264-7218

[Facebook](#) | [Instagram](#)
[Buy a fishing license today!](#)

A division of the

GEORGIA DEPARTMENT OF NATURAL RESOURCES

From: Jeff Homans <jeff@jeffhomans.com>
Sent: Tuesday, March 25, 2025 1:05 PM
To: Byrnes, Elizabeth <elizabeth.byrnes@dnr.ga.gov>
Subject: Re: Jekyll Seaside Retreat Beach Crosswalks

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Beth,

The project description letter is updated and attached.
Please let me know if this will suffice.

Many thanks,

Jeff

On Tue, Mar 25, 2025 at 10:55 AM Jeff Homans <jeff@jeffhomans.com> wrote:

Hi Beth, this all makes sense and I will get the project description updated thank you.

On Tue, Mar 25, 2025 at 9:11 AM Byrnes, Elizabeth <elizabeth.byrnes@dnr.ga.gov> wrote:

Good morning again Jeff,

I believe it would be best to provide a new project description and numbers. Based on the below information and the previous information provided I am coming up with the following:

6' x 14.42' (86.52sq.ft.) landward walkway in jurisdiction

30' x 32'16' (964.8sq.ft.) fixed deck in jurisdiction

8' x 112.46' (899.68sq.ft.) walkway in jurisdiction

5.92' x 8' (47.36 sq.ft) bump out in jurisdiction

8' x 19' (152sq.ft.) seaward terminal end in jurisdiction

TOTAL = 2,150.36sq.ft. within jurisdiction

This does not match the 2,103.96sq.ft. stated to be within jurisdiction on the table and in the project description provided.

Also, the construction methods, materials, and access section does not meet the SPA Standard Conditions for crosswalks. See attached. No heavy equipment is allowed in the dunes. Everything needs to be accomplished with hand tools. This will also need to be updated.

Please feel free to give me a call if you have any questions.

Thank you,

Beth Byrnes

Coastal Permit Coordinator
[Coastal Resources Division](#)

Mobile: 912-266-0277

CRD Main Line: 912-264-7218

[Facebook](#) | [Instagram](#)
[Buy a fishing license today!](#)

A division of the

GEORGIA DEPARTMENT OF NATURAL RESOURCES

From: Jeff Homans <jeff@jeffhomans.com>
Sent: Tuesday, March 25, 2025 8:30 AM
To: Byrnes, Elizabeth <elizabeth.byrnes@dnr.ga.gov>
Subject: Re: Jekyll Seaside Retreat Beach Crosswalks

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I believe so. Would you like me to revise anything?

On Tue, Mar 25, 2025 at 8:24 AM Byrnes, Elizabeth <elizabeth.byrnes@dnr.ga.gov> wrote:

So should the new seaward terminal end also state 8ft?

From: Jeff Homans <jeff@jeffhomans.com>
Sent: Tuesday, March 25, 2025 8:19 AM
To: Byrnes, Elizabeth <elizabeth.byrnes@dnr.ga.gov>
Subject: Re: Jekyll Seaside Retreat Beach Crosswalks

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning Beth, yes, that is correct. The width of the existing walkway varies according to the survey. I believe the decking is irregular due to age and deterioration while the posts and framing below it are serviceable. It is the applicant's intention replace the decking on the existing framing at a consistent 8' width.

On Tue, Mar 25, 2025 at 7:59 AM Byrnes, Elizabeth
<elizabeth.byrnes@dnr.ga.gov> wrote:

Good morning Jeff,

In your responses below, you state the new seaward end will be 7'3" wide like the existing walkway, but then you also state the existing portion is 8' wide. Please clarify.

Thank you,

Beth Byrnes
Coastal Permit Coordinator
[Coastal Resources Division](#)

Mobile: 912-266-0277

CRD Main Line: 912-264-7218

[Facebook](#) | [Instagram](#)
[Buy a fishing license today!](#)

A division of the

GEORGIA DEPARTMENT OF NATURAL RESOURCES

From: Jeff Homans <jeff@jeffhomans.com>

Sent: Monday, March 24, 2025 1:01 PM

To: Byrnes, Elizabeth <elizabeth.byrnes@dnr.ga.gov>

Subject: Re: Jekyll Seaside Retreat Beach Crosswalks

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Wonderful news thank you!

On Mon, Mar 24, 2025 at 1:00 PM Byrnes, Elizabeth
<elizabeth.byrnes@dnr.ga.gov> wrote:

Thank you! I hope to have this one submitted to Josh and review initiated this week.

Beth Byrnes
Coastal Permit Coordinator
[Coastal Resources Division](#)

Mobile: 912-266-0277

CRD Main Line: 912-264-7218

[Facebook](#) | [Instagram](#)
[Buy a fishing license today!](#)

A division of the

GEORGIA DEPARTMENT OF NATURAL RESOURCES

From: Jeff Homans <jeff@jeffhomans.com>
Sent: Monday, March 24, 2025 12:54 PM
To: Byrnes, Elizabeth <elizabeth.byrnes@dnr.ga.gov>
Subject: Re: Jekyll Seaside Retreat Beach Crosswalks

CAUTION: This email originated from outside of the organization. Do not click links or open

attachments unless you recognize the sender and know the content is safe.

Beth,

The end is intended to be stairs leading down to the beach and the crosswalk will be at least 36" above the dunes (see sheet L.3) .

On Mon, Mar 24, 2025 at 12:46 PM Byrnes, Elizabeth
<elizabeth.byrnes@dnr.ga.gov> wrote:

Thank you! Can you also confirm that the end will be a ramp leading down to the beach and the crosswalk will be at least 36inches above the dunes?

From: Jeff Homans <jeff@jeffhomans.com>
Sent: Monday, March 24, 2025 11:57 AM
To: Byrnes, Elizabeth <elizabeth.byrnes@dnr.ga.gov>
Subject: Re: Jekyll Seaside Retreat Beach Crosswalks

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Beth,

Please see my responses inserted below and attached plan sheet L.2 updated with dimensions:

On Mon, Mar 24, 2025 at 10:26 AM Byrnes, Elizabeth
<elizabeth.byrnes@dnr.ga.gov> wrote:

Good morning Jeff,

Can you please confirm the following:

1. Length and width of the walkway in jurisdiction being added to the landward side of the existing crosswalk and also the seaward side of the existing crosswalk? I only see a total of 224.30sq.ft. for what is being added.

(JH) The walkway added on the landward side is 14'-5" long and 6' wide.

The walkway added on the seaward side is 19' long and 7'-3" wide (the width of the existing walkway). Both of these areas total 224.30 s.f.

1. Please also provide the length and width of the existing fixed deck, length and width of existing bump out (not including the walkway), and length of width of the existing crosswalk/walkway.

(JH) The existing fixed deck is 30' x 32'-2", the bump out is 5'-11" x 8', the existing crosswalk/walkway segments are approximately 8' x 47'-2" and 8' x 65'-4".

Thank you,

Beth Byrnes
Coastal Permit Coordinator
[Coastal Resources Division](#)

Mobile: 912-266-0277

CRD Main Line: 912-264-7218

[Facebook](#) | [Instagram](#)

[Buy a fishing license today!](#)

A division of the

GEORGIA DEPARTMENT OF NATURAL RESOURCES

From: Jeff Homans <jeff@jeffhomans.com>
Sent: Wednesday, January 15, 2025 8:45 AM
To: Davis, Clayton <clayton.davis@dnr.ga.gov>
Cc: Byrnes, Elizabeth <elizabeth.byrnes@dnr.ga.gov>
Subject: Re: Jekyll Seaside Retreat Beach Crosswalks

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Sounds good, thank you.

On Wed, Jan 15, 2025 at 8:11 AM Davis, Clayton
<clayton.davis@dnr.ga.gov> wrote:

Jeff,

Thank you for your quick reply. This document satisfies our requirements, and I've added it to you application packet.

Best,

Clayton

From: Jeff Homans <jeff@jeffhomans.com>
Sent: Tuesday, January 14, 2025 8:08 PM
To: Davis, Clayton <clayton.davis@dnr.ga.gov>
Cc: Byrnes, Elizabeth <elizabeth.byrnes@dnr.ga.gov>
Subject: Re: Jekyll Seaside Retreat Beach Crosswalks

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Clayton,

Please see the link below and please let me know if this will suffice:

<https://www.dropbox.com/scl/fi/a3epimh1oq7ha2xkfzj1a/Jekyll-Seaside-Retreat-LLC.pdf?rlkey=oooxirjgs73enbhx8pmi8k1u9&st=4z85o1h2&dl=0>

On Tue, Jan 14, 2025 at 1:57 PM Davis, Clayton
<clayton.davis@dnr.ga.gov> wrote:

Good afternoon Mr. Homans,

I'm conducting the deed review for the SPA permit application(SPA20240012) you submitted to Beth Byrnes. Everything is in order I just need to verify that the applicant is an authorized signatory for Jekyll Seaside Retreat, LLC. I believe David W. Curtis signed the application, although I could've misread the signature.

For me to approve the deed review, I will need documentation showing that he is an authorized signatory. This can be a company memo, something signed from a named executive from the LLC, or equivalent.

Let me know if you have any questions.

Thank you,

Clayton Davis

Compliance & Enforcement Specialist

Coastal Resources Division

Reception: 912-264-7218 | Direct: 912-223-3417

[Facebook](#)

[Buy a hunting or fishing license today!](#)

A division of the

GEORGIA DEPARTMENT OF NATURAL RESOURCES