



VERDANT ENTERPRISES, LLC

ENVIRONMENTAL DESIGN • LANDSCAPE ARCHITECTURE • SITE PLANNING

CERTIFICATION THAT PROJECT MEETS HURRICANE DESIGN STANDARDS

DATE: 7/30/2026

PROJECT: TIMSC Interpretive Demonstration Garden

ADDRESS: 37 Meddin Drive, Tybee Island, GA 31328

Tybee Island Marine Science Center Interpretive Demonstration Garden

To whom it may concern,

On behalf of Verdant Enterprises LLC, I certify that the proposed site improvements included in the Shore Protection Act Permit application for the Tybee Island Marine Science Center Interpretive Demonstration Garden have been prepared in accordance with the applicable provision of the Georgia Shore Protection Act, the Rules of the Georgia Department of Natural Resources Coastal Resources Division, applicable City of Tybee Island requirements, and the currently adopted building and construction codes governing hurricane and coastal design, to the extent applicable to the scope of this project.

The project has been planned to minimize impacts within the Shore Protection Act jurisdiction while providing resilient landscape improvements appropriate for a coastal environment. Proposed site improvements, including the rain garden, pedestrian paths, planter boxes, and other landscape features, have been selected and detailed with consideration for the coastal conditions present at the project site.

Any structural components requiring engineering beyond the scope of the landscape architectural design shall be designed, detailed, and certified, where required, by the appropriate licensed design professional in accordance with applicable codes and standards.

I certify that the information contained herein is true and correct to the best of my knowledge.

Respectfully,

Thomas Angell, ASLA
Verdant Enterprises LLC

MAYOR
Brian West

MAYOR PRO TEM
Spec Hosti

CITY COUNCIL
Nick Hale
Cam Jackson
Tony Ploughe
Nick Sears
Kathryn Williams



CITY MANAGER
Bret Bell

CITY CLERK
Fabian Mann

ASST CITY MANAGER
Michelle Owens

CITY ATTORNEYS
Edward M. Hughes
Tracy O'Connell

CITY OF TYBEE ISLAND

July 24, 2026

Chantal Audran
Executive Director
Tybee Island Marine Science Center
37 Meddin Drive
Tybee Island, GA 31328

Re: Rear Yard Landscaping – SPA Permit Application

Dear Ms. Audran:

The above-referenced landscaping project received Special Review approval from Tybee Island's City Council on May 14, 2026, in accordance with Land Development Code **Section 3-100. - Beach, dune, or vegetation disturbance/crossover maintenance and construction**, as presented with the landscape project narration, the existing conditions, and landscape plan (dated January 13, 2026) as part of the submittal package. I have included and signed the approved submittal package.

This approved project now does not represent a violation of Tybee Island's Land Development Code regarding improvements inside Tybee's 10' Toe of Dune setback and inside the Georgia SPA 25' Jurisdictional Line. The plan, as presented, also does not appear to be a violation of permitted development in the R-1 zoning district with NEC Overlay.

Any improvements to the property will require an approved building permit with a review of drainage and erosion control plans. Future review of submitted construction and/or engineering plans may show the need for additional plan revisions or restrictions on this property imposed by local ordinance, state and federal laws, flood prevention controls, and any other applicable laws, ordinances, and/or regulations.

If I may answer any questions, please do not hesitate to contact me.

Thank you,

Patricia Sinel, AICP, CFM, CNU-A
Community Development Director
patricia.sinel@cityoftybee.gov
912-472-5031

Attachments

403 Butler Avenue | P.O. Box 2749
Tybee Island, Georgia 31328-2749



(912) 786-4573 tel
www.cityoftybee.org



DESCRIPTION OF ALTERNATIVES CONSIDERED

DATE: 7/30/2026

PROJECT: TIMSC Interpretive Demonstration Garden

ADDRESS: 37 Meddin Drive, Tybee Island, GA 31328

Tybee Island Marine Science Center Interpretive Demonstration Garden

Multiple alternatives were considered to minimize the impacts within the Shore Protection Act jurisdictional area while meeting the educational goals of the Tybee Island Marine Science Center. These include leaving the existing weedy turf lawn largely unchanged, relocating the demonstration garden completely outside the jurisdictional area, and retaining the existing stormwater retention pond in its current condition. These options are determined to be less effective because they would not provide the same level of habitat enhancement, educational and interpretive value, or ecological benefit.

Action	Alternate	Description
1 Replace weedy turf with native grasses.	Leaving weedy turf lawn unchanged.	Native grasses attract native insects and pollinators as well as stabilize soil. This change also provides examples for visitors of native grass species in a coastal freshwater wetland habitat, making this a better option than the alternative.
2 Keep demonstration garden within the jurisdictional area.	Relocating demonstration garden outside jurisdictional area.	Designing a portion of the garden within the jurisdictional area significantly increases the project impact on the public because a significant portion of the proposed rain garden currently exists within the SPA jurisdictional area.
3 Altering existing stormwater retention pond to sustain a planted rain garden.	Retaining existing stormwater retention pond in its current condition.	Altering the retention pond to sustain a planted rain garden both improves efficiency of drainage of the retention pond and redefines it as an educational element teaching guests about how native plantings and rain gardens help manage stormwater.

The proposed design is the least environmentally impactful and most practical alternative because it concentrates improvements within previously disturbed areas of lawn, reuses the existing retention pond as a rain garden, removes an existing wood deck from the jurisdictional area, and replaces non-native turf grass with native vegetation and low-impact landscape features. The project reduces long-term maintenance, increases habitat value, and supports public environmental education while limiting new disturbances.



PUBLIC INTEREST STATEMENT

DATE: 7/30/2026

PROJECT: TIMSC Interpretive Demonstration Garden

ADDRESS: 37 Meddin Drive, Tybee Island, GA 31328

Tybee Island Marine Science Center Interpretive Demonstration Garden

The proposed interpretive demonstration garden has been designed to protect the public interest while enhancing the ecological and educational value of the Tybee Island Marine Center. The project is confined primarily to disturbed lawn and developed landscape areas, with only a limited portion of the improvements located within the Shore Protection Act jurisdiction. No unreasonable alteration of the dynamic dune field, submerged land, or the coastal sand sharing system is proposed. Instead, the project replaces existing non-native turf with native vegetation, removes an existing wood deck from the jurisdictional area, and converts an existing stormwater retention pond into a rain garden. These improvements are expected to enhance, rather than diminish, the ecological function and long-term resilience of the site.

The proposed project will not unreasonably interfere with the conservation of marine life, wildlife, or other coastal resources. By increasing native plant diversity, reduced maintained turf, and improving stormwater management, the project will provide enhanced habitat through the creation of a pollinator garden, increase biodiversity, and control runoff from the nearby City of Tybee Island parking lot. In addition, the project will not restrict public access to or recreational enjoyment of nearby public properties. The improvements are located within the existing Marine Science Center property and are intended to expand public educational opportunities through accessible walking paths, interpretive landscape features, and demonstration gardens. The project will improve visitors' understanding of coastal ecosystems while preserving the public's continued use and enjoyment of surrounding coastal resources.



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LANDFILL/HAZARDOUS WASTE STATEMENT

DATE: 7/30/2026

PROJECT: TIMSC Interpretive Demonstration Garden

ADDRESS: 37 Meddin Drive, Tybee Island, GA 31328

Tybee Island Marine Science Center Interpretive Demonstration Garden

The proposed project located at the Tybee Island Marine Science Center, 37 Meddin Drive, Tybee Island, Georgia 31328 has been reviewed and deemed to be neither a current or prior landfill or hazardous waste area. The state of Georgia Environmental Protection Division's Hazardous Site Inventory, found at <https://epd.georgia.gov/about-us/land-protection-branch/hazardous-waste/hazardous-site-inventory>, was used to make this determination.



TRANSMITTAL

TO: Marsh & Shore Management Program
Coastal Resources Division
One Conservation Way,
Brunswick, GA 31520

DATE: July 30, 2026

PROJECT: TIMSC Interpretive
Demonstration Garden
LOCATION: 37 Meddin Drive,
Tybee Island, GA 31328

NO.	DESCRIPTION
1	\$100 Application Fee – (1) Check
2	Shore Protection Act Permit Application – (1) Page
3	Request for a Revocable License for the Use of Tidal Waterbottoms – (1) Page
4	Letter of Authorization to Act as Owner's Agent – (1) Page
5	Project Narrative - (6) Pages
6	Description of Alternatives Considered – (1) Page
7	Landfill/Hazardous Waste Statement – (1) Page
8	Public Interest Statement – (1) Page
9	Certification that Project Meets Hurricane Design Standards – (1) Page
10	Drawings of the Proposed Project – (6) ARCH E1 Sheets
11	Deed & Property Plat – (4) Pages & (1) ARCH C Sheet
12	Zoning Letter & Signed Drawings from Local Government – (1) Page & (3) 11x17 Sheets

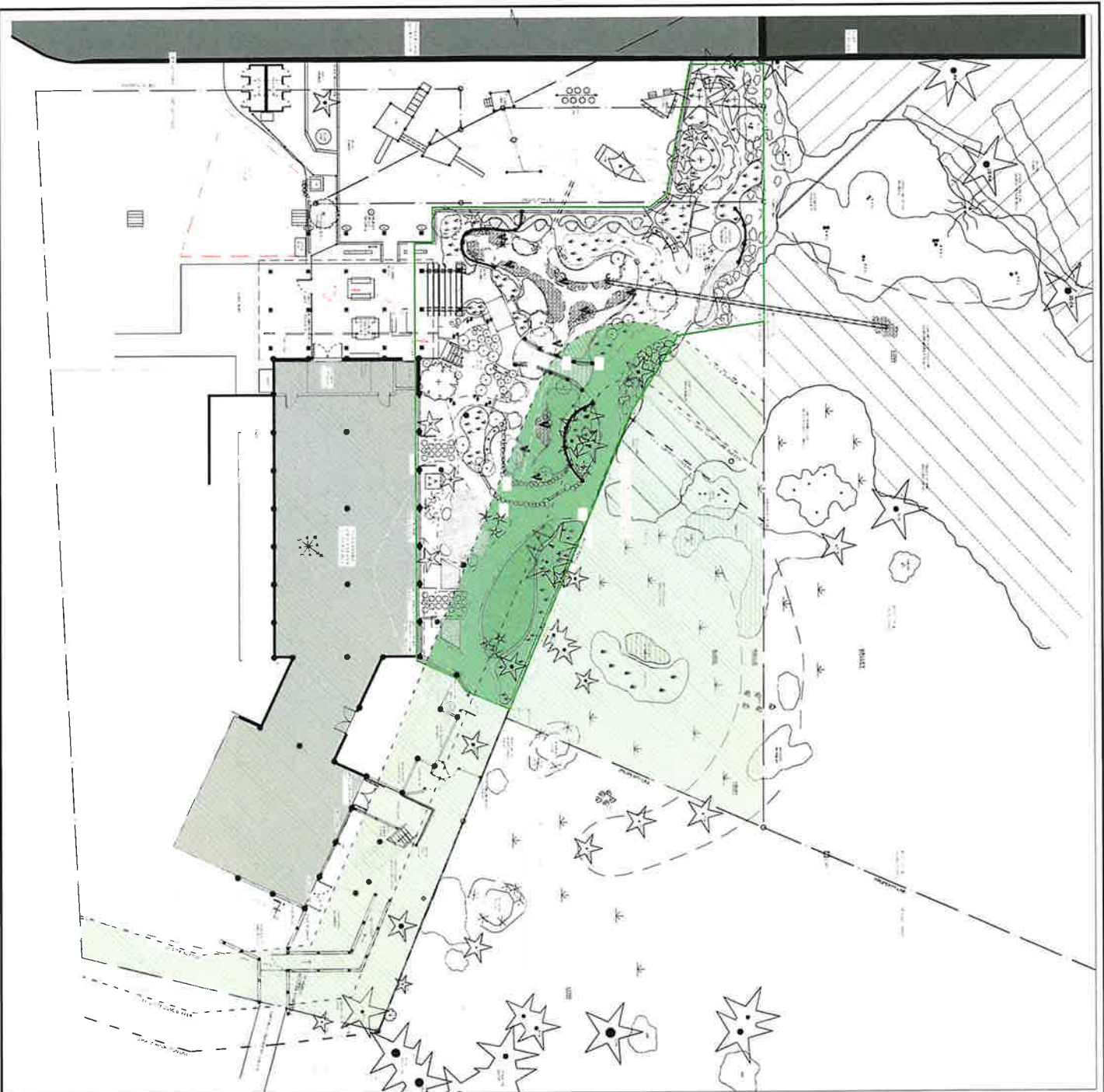
REMARKS:

To the GA DNR Coastal Resources Division Permit Review Staff,

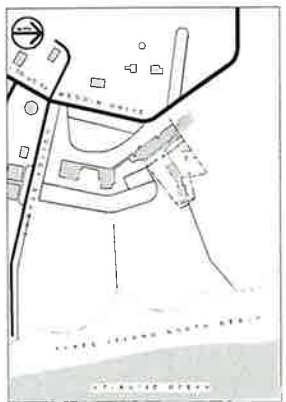
Enclosed for your review is the Shore Protection Act Permit application and supporting documentation for the proposed Tybee Island Marine Science Center Interpretive Demonstration Garden located at 37 Meddin Drive, Tybee Island, Georgia. Please contact me at (912) 232-6302 or thomas@verdantenterprises.com if any additional information or clarification is needed during your review of this application.

Respectfully,

Thomas Angell, ASLA
Authorized Agent for Applicant, Verdant Enterprises LLC



VICINITY MAP



AREA CALCULATIONS

AREA CALCULATIONS: 1.0000 ACRES (130,680 SQ. FT.)

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PROJECT IMPACTS

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GENERAL NOTES

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VERDANT
ENTERPRISES LLC

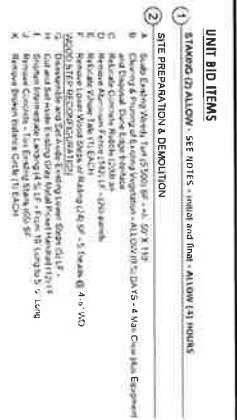
10000 VERDANT DRIVE • SUITE 100 • TYBEE ISLAND, GA 31328

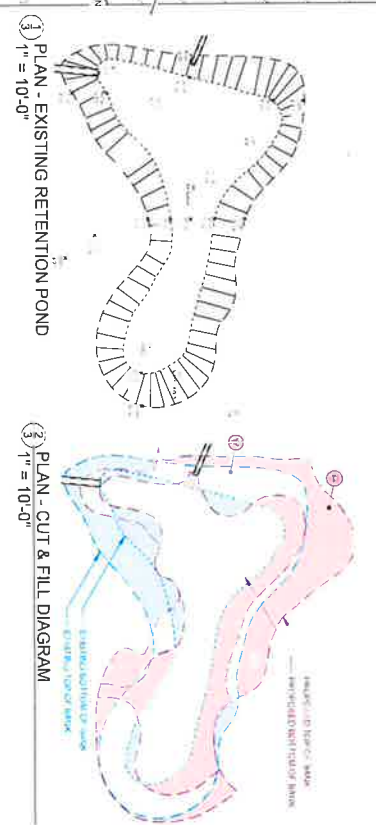
TYBEE ISLAND MARINE CENTER
37 MEDDIN DRIVE • TYBEE, GA

MASTERPLAN + SPA PERMIT



SHEET NUMBER
1 of 6

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