
OCEAN FOREST GOLF COTTAGE

100 OCEAN ROAD SEA ISLAND

SHORE PROTECTION ACT PERMIT APPLICATION

November 22, 2022
Revised April 17, 2023

APPLICANT:
SEA ISLAND COMPANY,
LLC



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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
Ocean Forest Golf Cottage
100 Ocean Road
Sea Island, Georgia**

1.0 Introduction:

Sea Island Company, LLC proposes to undertake land alteration activities within Shore Protection Act (SPA) jurisdiction at 100 Ocean Road, on Sea Island, Glynn County, Georgia (latitude 31.20472°, longitude -81.32275°). The activities proposed within SPA jurisdiction consist of the installation of native landscaping and a portion of a pool deck, removal of a portion of an existing boardwalk, addition of a small foot wash station on the existing boardwalk, installation of a pool fence and pool gate, and temporary installation of construction fencing. The proposed project would result in seventy-nine percent (79%) 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 East 36th Street, Sea Island, on the Atlantic Ocean (Attachment F, Vicinity Map). The SPA jurisdiction line was field verified by the Coastal Resources Division (CRD) staff on September 7, 2022 and verified in writing via letter of October 4, 2022 (Attachment H). The jurisdiction limits are depicted on the survey produced by prepared by Shupe Surveying Company, P.C., No. 2401 titled *SPA Jurisdiction Line Survey Of: Golf Cottages At Ocean Forest, 25th G.M.D, Sea Island, Glynn County, Georgia* dated September 26, 2022.

The subject property is 60,112 ft², of which 7,799 ft² lies within the jurisdiction of the SPA. A residential dwelling is under demolition landward of jurisdiction. The landward area within jurisdiction consists of lawn and landscaping, and the seaward portion consists of woody shrubs, vines, grass and weeds. An existing rock revetment is located immediately east of the subject lot under dunes created during past Sea Island shoreline protection projects.

3.0 Project Description

The applicant proposes to install native landscaping and a 1,158 ft² portion of a pool deck, remove a 28 ft² portion of an existing boardwalk, add an 8 ft² foot wash station on the existing boardwalk, install 42 ft² of pool fencing, and temporarily install 141 l.f. of construction fence within SPA jurisdiction. The landscaping plan includes 1,400 ft² of native turf, 183 ft² of native landscape, and 2,531 ft² of native dune planting. Approximately 2,033 ft² of natural area would remain in its current condition. Improvements are depicted on the proposed site plan prepared by Gregory Ryan Tarsa, RLA #10256515-5301 titled *Conditional Use Plan, Ocean Forest Golf Cottage, Sea Island, Georgia*, dated April 13, 2023 and summarized in Table 1 & Table 2. All work within jurisdiction will be accomplished with typical earth-moving equipment including excavators and skid-steer, as well as hand labor.

**Table 1:
Ocean Forest Golf Cottage SPA Activity Summary Table
Total Existing and Proposed Hardscape**

Activity	Area (ft²)
Hardscape Pool Deck (proposed)	1,158
Pool Fence (proposed)	42
Existing Beach Access	336
Boardwalk to be added	8
Boardwalk to be removed	-28
Temporary Construction Fence	(141 l.f.)
Boardwalk to remain	108
Total Existing & Proposed Hardscapes	1,652

**Table 2:
Ocean Forest Golf Cottage SPA Activity Summary Table
Total Existing and Proposed Natural Area**

Activity	Area (ft²)
Native Turf	1,400
Native Dune Planting	2,531
Native Planting	183
Natural Area to Remain	2,033
Total	6,147

Upon completion of the project, seventy-nine percent (79%) 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 the existing 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;

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Approximately seventy-nine percent (79%) 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 Gregory Ryan Tarsa, RLA #10256515-5301, is included at 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;

Seventy-nine percent (79%) 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 will maintain 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 proposed activities are located within previously landscaped areas landward of an existing rock revetment that has been covered with dunes created by past Sea Island shoreline protection projects. 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.

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(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.

(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 an existing rock revetment that has been covered with dunes created by past Sea Island shoreline protection projects. The project 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 Sea 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

Included at Attachment B is the following:

- Limited Warranty Deed conveying the subject property from Sea Island Acquisition, LLC to SI Parcel OGC, LLC, a Delaware limited liability company (owned by Sea Island Company, LLC) on May 21, 2018 recorded on May 24, 2018 at the office of the Clerk of Superior Court of Glynn County, Georgia, Deed Book 3891, page 452
- Joinder for Ocean Forest Residences, LLC

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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 Conditional Use Permit was approved by the Glynn County Board of Commissioners at the November 17, 2022 meeting (CUP5244). A letter stating that the project complies with the Glynn County Zoning Ordinance dated December 9, 2022 is included at 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 Gregory Ryan Tarsa, RLA #10256515-5301, dated December 8, 2022 certifying the design is included at Attachment E.

12.0 Permit Drawings

Improvements are depicted on the proposed site plan prepared by Gregory Ryan Tarsa, RLA #10256515-5301 titled *Conditional Use Plan, Ocean Forest Golf Cottage, Sea Island, Georgia*, dated April 13, 2023 (Attachment G).

13.0 Application Fee

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

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ATTACHMENT D



A Golden Past.
A Shining Future.

COMMUNITY DEVELOPMENT DEPARTMENT
1725 Reynolds Street, Suite 200, Brunswick, GA 31520
Phone: 912-554-7428/Fax: 1-888-252-3726

December 9, 2022

Marsh and Shore Management Program
Georgia DNR, Coastal Resources Division
One Conservation Way
Brunswick, GA 31520

RE: 100 Ocean Road, Sea Island
(parcel number 05-01148 and a portion of 05-01330)

To Whom It May Concern:

The plans for a pool deck, pool fence, and native landscaping seaward of the development setback line are not violative of the Glynn County Zoning Ordinance. The Glynn County Board of Commissioners approved a Conditional Use Permit on November 17, 2022 (case number CUP5244) to allow as a conditional use the planned activities seaward of the County's development setback line.

Should you have any questions, please feel free to contact me at sleif@glynncounty-ga.gov or 912-554-7460.

Sincerely,

Stefanie Leif, AICP
Planning Manager

OCEAN FOREST
GOLF COTTAGE
SHA ISLAND, GEORGIA

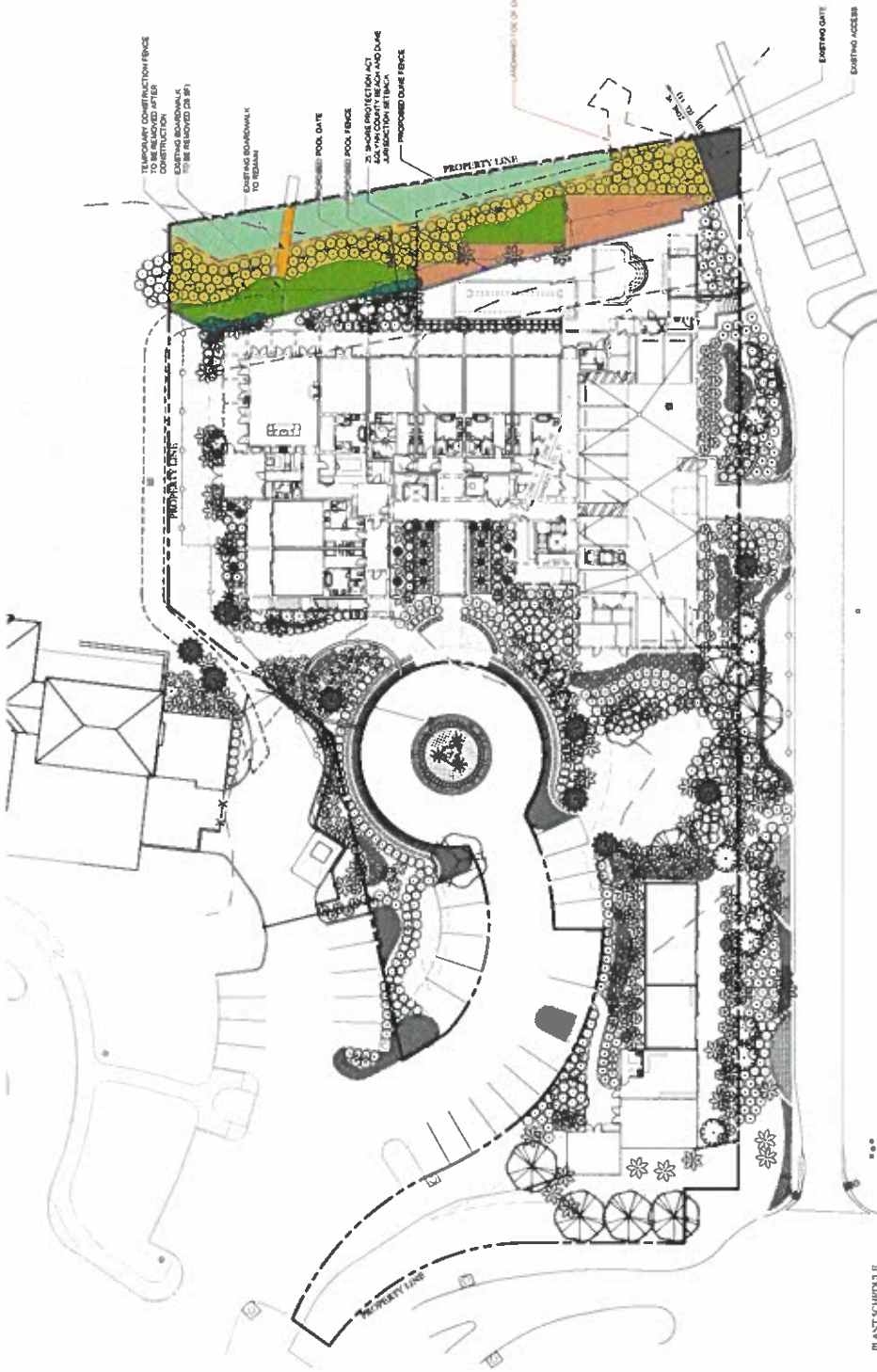
CONVENTIONAL USRP PLAN

DNR SHOWS PROTECTION: JURISDICTION COVERAGE

	NATIVE LAWN AREA	1,400 SF
	NATIVE DUNE PLANTING	2,425 SF
	NATIVE LANDSCAPE	140 SF
	NATURAL AREA TO REMAIN	2,022 SF
	HARDSCAPE POOL DECKING	1,159 SF
	ACCESS ROAD	328 SF
	EXISTING BOARDWALK	109 SF
	BOARDWALK ADDITION	0 SF
TOTAL CALCULATIONS		
	EXISTING NATURAL AREA	69,112.90 FT
	EXISTING PAVED AREA	1,000.00 FT
	EXISTING BOARDWALK	1,067.90 FT
	EXISTING BOARDWALK	126.80 FT
	EXISTING ACCESS ROAD	328.00 FT
	TOTAL BOARDWALK	1,462.70 FT
	TOTAL BOARDWALK	1,749.90 FT
TOTAL BOARDWALK PROPORTION		
	BOARDWALK PROPORTION	2.54%

[illegible]

SL 12/09/2022



THREE	FOUR	FIVE	SIX	SEVEN	EIGHT	NINE	TEN	ELEVEN	TWELVE
                	                	                	                	                	                				

ATTACHMENT E



December 8, 2022

Mr. Josh Noble
Marsh & Shore Management: Program Manager
Department of Natural Resources
Coastal Resources Division
One Conservation Way
Brunswick, GA 31520

RE: Landscape Improvements within the Shore Protection Act Jurisdiction located at 100 Ocean Road Sea Island, Georgia Parcel # 05-01148.

Dear Mr. Noble,

This letter serves to certify that all improvements, as depicted on the exhibit entitled, "Conditional Use Plan: Ocean Forest Golf Cottage Sea Island, Georgia" which is located within the Shore Protection Act Jurisdiction, as submitted on the Shore Protection Act Application, dated December 8, 2022 complies with the most current, applicable hurricane standards.

Sincerely,

A handwritten signature in dark ink, appearing to read "Greg Tarsa".

Gregory Tarsa
Landscape Architect
Georgia Registration No. LA001920

ATTACHMENT H

GEORGIA
DEPARTMENT OF NATURAL RESOURCES
COASTAL RESOURCES DIVISION
ONE CONSERVATION WAY • BRUNSWICK, GA 31520 • 912.264 7218
COASTAL.GA.DNR.ORG

MARK WILLIAMS
COMMISSIONER

DOUG HAYMAN
DIRECTOR

October 4, 2022

Sea Island Company LLC
c/o Yates Anderson
P.O. Box 30351
Sea Island, GA 31561

RE: Shore Protection Act (SPA), Jurisdiction Determination Verification, 99 Ocean Road, Golf Cottages at Ocean Forest, Sea Island, Glynn County, Georgia

Dear Sea Island Company, LLC:

Our office has received the survey plat dated September 26, 2022, prepared by Shupe Surveying Company, P.C., No. 3081 entitled "*SPA Jurisdiction Line Survey Of: Golf Cottages at Ocean Forest 25th G.M.D. Sea Island, Glynn County, Georgia*" prepared for Sea Island Acquisition, LLC and SI Parcel OGC, 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 September 7, 2022.

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 September 7, 2023 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,



Beth Byrnes
Coastal Permit Coordinator
Marsh and Shore Management Program

Enclosure: *SPA Jurisdiction Line Survey Of: Golf Cottages at Ocean Forest 25th G.M.D. Sea Island, Glynn County, Georgia*

Filename: JDS20220276

- NOTES:**
1. THIS IS A PRELIMINARY PLAN OF THE PROPERTY AND IS NOT A FINAL PLAN. THE PROPERTY IS SUBJECT TO ALL APPLICABLE LAWS, ORDINANCES, AND REGULATIONS, AND THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
 2. THE PROPERTY IS SUBJECT TO ALL APPLICABLE LAWS, ORDINANCES, AND REGULATIONS, AND THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
 3. THE PROPERTY IS SUBJECT TO ALL APPLICABLE LAWS, ORDINANCES, AND REGULATIONS, AND THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
 4. THE PROPERTY IS SUBJECT TO ALL APPLICABLE LAWS, ORDINANCES, AND REGULATIONS, AND THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
 5. THE PROPERTY IS SUBJECT TO ALL APPLICABLE LAWS, ORDINANCES, AND REGULATIONS, AND THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
 6. THE PROPERTY IS SUBJECT TO ALL APPLICABLE LAWS, ORDINANCES, AND REGULATIONS, AND THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
 7. THE PROPERTY IS SUBJECT TO ALL APPLICABLE LAWS, ORDINANCES, AND REGULATIONS, AND THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
 8. THE PROPERTY IS SUBJECT TO ALL APPLICABLE LAWS, ORDINANCES, AND REGULATIONS, AND THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
 9. THE PROPERTY IS SUBJECT TO ALL APPLICABLE LAWS, ORDINANCES, AND REGULATIONS, AND THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
 10. THE PROPERTY IS SUBJECT TO ALL APPLICABLE LAWS, ORDINANCES, AND REGULATIONS, AND THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

EXHIBIT
 PLAT BOOK 21 PAGE 14

OCEAN FOREST
 CLUBHOUSE

OWNERS: ACQUISITION, LLC

10/4/22
 10/4/22

OWNERS: ACQUISITION, LLC

THIRTY SIXTH STREET (80' R/W)

SEA ISLAND DRIVE (100' R/W)

BLACK 36' ISLAND SUBDIVISION MO. 1

LOT 1

LOT 2

LOT 3

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