
34 SHORE, LLC

104 EAST 34TH STREET SEA ISLAND

SHORE PROTECTION ACT PERMIT APPLICATION

January 18, 2021

APPLICANT:

34 SHORE, LLC C/O JEFF TUCKER



RLC	RESOURCE+LAND CONSULTANTS
	41 Park of Commerce Way, Ste 101 Savannah, GA 31405 tel: 912 443 5896 fax: 912 443 5898

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- A: SPA Application Form
- B: Warranty Deed
- C: Adjacent Landowners
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- F: Vicinity Map
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- H: DNR – CRD Shore Protection Act Jurisdiction Line Authorization Letter and SPA Survey

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**Shore Protection Act Application
34 Shore, LLC, 104 East 34th Street
Sea Island, Georgia**

1.0 Introduction:

34 Shore, LLC proposes to undertake land alteration activities within Shore Protection Act (SPA) jurisdiction at 104 East 34th Street on Sea Island, Glynn County, Georgia (latitude 31.20307°, longitude -81.32434°) and a portion of the Sea Island 34th St. right-of-way. The activities proposed within SPA jurisdiction consist of the installation of a pool, pool deck, and native landscaping. Improvements are depicted on the proposed site plan produced by Sea Island Acquisition, LLC titled *Site Plan, 34 Shore LLC, Cottage 53, 106 East 34th Street Sea Island, Georgia* dated October 21, 2020 (Attachment G). The proposed activities would result in approximately 73% of the jurisdictional area remaining in a natural or improved vegetative and topographic condition.

2.0 Existing Conditions:

The subject property is located north of and adjacent to East 34th Street on the Atlantic Ocean (Attachment F, Vicinity Map). The SPA jurisdiction line was field verified by the Coastal Resources Division (CRD) staff on July 28, 2020 and verified in writing via letter of August 18, 2020 (Attachment H). The jurisdiction limits are depicted on the survey produced by Shupe Surveying Company, P.C. titled *SPA Jurisdiction Line Survey Lot 10 & A Portion Of Lot 11, Block '89', Sea Island Subdivision No. 1 & Additional Property, 25th G.M.D., Sea Island, Glynn County, Georgia* dated August 6, 2020.

The subject lot total area is 15,000 ft², of which 2,331.6 ft² lies within the jurisdiction of the SPA. There are no buildings or other structures on the subject lot. The area within jurisdiction consists of sparse grass and weeds. An existing rock revetment is located immediately east of the subject lot, which has been covered with constructed sand dunes as part of the Sea Island shoreline protection beach nourishment project.

3.0 Project Description

The applicant proposes to construct an in-ground pool and pool deck on the east side of the lot. The pool would occupy 182.2 ft² of jurisdiction, and the pool deck would occupy 438.4 ft² of jurisdiction.

Approximately 751.6 ft² of native lawn and 583.8 ft² of native plantings will be installed landward of the toe of the constructed dune. Approximately 375.6 ft² of native dune species will be installed to augment existing dune plantings installed as part of the Sea Island beach nourishment project. Irrigation for the lawn and landscaped areas will be installed below grade. A final landscape plan will be provided to CRD for approval prior to installation. Approximately 133' of temporary construction screening fence will be erected around the lot boundary within jurisdiction as required by Sea Island. All work within jurisdiction will be accomplished with typical earth-moving equipment including excavators and skid-steer.

Table 1: Lowe SPA Activity Summary Table

PROPOSED ACTIVITY	AREA (+/- SQUARE FEET)
Pool	182.2
Pool Deck	438.4
Native Plantings	583.8
Native lawn	751.6
Native Dune Species	375.6
Total	2,331.6

Upon completion of the project, approximately seventy-three percent (73%) of the SPA jurisdictional area will remain in its 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 rock revetment, which has been covered with an artificial dune constructed as part of the Sea Island shoreline protection beach nourishment project.

(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 73% 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 Ms. Rachael Strickland, RLA No. LA001845, dated January 18, 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;

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Approximately 73% of the SPA jurisdictional area will be maintained in an improved vegetative condition. Impacts associated with 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 a constructed dune. There are no activities proposed 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. The project includes supplemental planting of native dune species on the constructed dune. Construction activities necessary to implement the proposed plan will be temporary, and post construction the area within jurisdiction will be left in an improved vegetative state due to extensive planting of native lawn, landscape, and dune species.

(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. The project includes supplemental planting of native dune species on the constructed dune. No activities other than planting of dune species are proposed in the dynamic dune field. All remaining proposed activities are located landward of the dynamic dune field and will not affect the sand sharing system.

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(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 activities are located within previously developed areas landward of an existing rock revetment that has been recently covered with a constructed dune as part of the Sea Island shoreline protection beach nourishment project. The proposed project 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 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 operated in accordance with DNR Wildlife Resources Division's sea turtle nesting guidelines as well as Glynn County 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 James A. M. Douglas Jr. and Jessica K. Douglas to 34 Shore, LLC on September 21, 2020, filed and recorded on September 24, 2020 at the office of the Clerk of Superior Court of Glynn County, Georgia, is included as Attachment B. Additionally, a letter from Sea Island Acquisition, LLC authorizing proposed work on a portion of their right-of-way is included.

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 their January 7, 2020 meeting. A letter stating that the project complies with the Glynn County Zoning Ordinance dated January 15, 2020 is included at Attachment D.

11.0 Hurricane Certification

The project will comply with the most current applicable hurricane standards. A letter from Ms. Rachael Strickland, RLA dated January 18, 2021 certifying the design is included in Attachment E.

12.0 Permit Drawings

The proposed activities are depicted on the drawing produced by Sea Island Acquisition, LLC titled *Site Plan, 34 Shore LLC, Cottage 53, 106 East 34th Street Sea Island, Georgia* dated October 21, 2020 (Attachment G).

13.0 Application Fee

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

Noble, Josh

From: Daniel Bucey <dbucey@rlandc.com>
Sent: Thursday, March 11, 2021 2:23 PM
To: Noble, Josh
Cc: Byrnes, Elizabeth
Subject: RE: 34 Shore LLC RAI Response
Attachments: 34_Shore_LLC_RAI_response_3_11_21.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.

Attached.
thanks

Daniel Bucey, PRINCIPAL
41 Park of Commerce Way, Suite 101
Savannah GA, 31405
P 912 443 5896 F 912 443 5898 C 912 659 0988
<http://www.rlandc.com>

Please note new address: 41 Park of Commerce Way, Suite 101 / Savannah, GA 31405



From: Noble, Josh <Josh.Noble@dnr.ga.gov>
Sent: Thursday, March 11, 2021 8:55 AM
To: Daniel Bucey <dbucey@rlandc.com>
Cc: Byrnes, Elizabeth <elizabeth.byrnes@dnr.ga.gov>
Subject: Re: Crowe SPA - signed plans from Glynn County

Dan,

Please provide the RAI for 34th Street.

Thanks,
Josh

On Mar 11, 2021, at 8:13 AM, Daniel Bucey <dbucey@rlandc.com> wrote:

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.

Miss Elizabeth;
Attached are signed plans to go with the County zoning letter for the recently submitted Crowe SPA application.
thanks

Daniel Bucey, PRINCIPAL

41 Park of Commerce Way, Suite 101

Savannah GA, 31405

P 912 443 5896 F 912 443 5898 C 912 659 0988

<http://www.rlandc.com>

Please note new address: 41 Park of Commerce Way, Suite 101 / Savannah, GA 31405

<image001.png>

From: Stefanie Leif <sleif@glynncounty-ga.gov>

Sent: Wednesday, March 10, 2021 7:57 PM

To: Daniel Bucey <dbucey@rlandc.com>

Subject: Crowe SPA - signed plans from Glynn County

Dan: Attached are signed plans for the Crowe Residence SPA.

Thank you,

Stefanie M. Leif, [AICP](#)
Planning Manager
Community Development Dept.
Glynn County Board of Commissioners
W. Harold Pate Building
1725 Reynolds Street, Second Floor
Brunswick, GA 31520

main: 912.554.7428

direct: 912.554.7460

<Crowe_SPA_Application_1_25_21_18_signed_SL_03-10-21.pdf>



March 11, 2021

Ms. Elizabeth Byrnes
Coastal Permit Coordinator
Georgia Department of Natural Resources, CRD
Brunswick, GA 31520

RE: 34 Shore, LLC
Sea Island, Glynn County, Georgia

Dear Ms. Byrnes:

I refer to the letter received from your office dated February 17, 2021 regarding the application for authorization under the Shore Protection Act to conduct land alterations in jurisdiction at the 34 Shore, LLC property, on Sea Island, Glynn County, Georgia.

The aforementioned letter requests additional information before the project can be placed on public notice. The requested items are listed below, followed by the applicant's response:

1. A description of the proposed project

- a. Please provide additional information about the pool deck including what material it will be made from, and what equipment will be used in the construction of it.
- b. Please provide additional information regarding the irrigation system (length, materials, etc.)

Applicant's Response: A project description was provided in the application at Section 3.0, page 1. The pool deck is proposed to be constructed with 24" x 24" cast stone pavers made of Portland cement, aggregates, and admixtures, white in color. Paver joints are approximately 0.5" sand, set with white polymetric sand. The pool deck would be constructed using skid-steer to deliver materials, where the pavers would be placed by hand and sand-grouted in place using hand tools.

The irrigation system will consist of a series of underground pipes and sprinkler applicators that are powered by water pressure from a 1HP-230V 3" irrigation well (Type 225QE 10-190). Irrigation pipe will be PVC, all pipes 2 1/2" diameter and smaller would be SDR 21, Class 200 PVC / solvent weld. The mainline pipe would be 3" diameter or larger and would be SDR 21 Class 200 PVC, solvent weld. Sprinklers heads will be pop-up design installed below grade, the bodies will be Rainbird Model 1806-SAM-PRS with Rainbird rotor nozzles MPR and 3500 series. The system would be electronically controlled by Rainbird ESP-Me panel. Only below-grade supply lines and sprinkler heads would be installed in jurisdiction by light-duty trenching machinery and/or hand tools.

2. Plans signed by the local zoning authority

- a. A zoning letter was received by Ms. Leif, Planning Manager, Glynn County. However, a zoning letter with an accompanying signed copy of the plans the zoning letter is referencing is required.

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- b. Provide additional information regarding the irrigation system, including materials and methods.

Applicant's Response: Attached is a set of the approved plans initialed by Ms. Leif on March 11, 2021. The description of the irrigation system is discussed at Item 1.

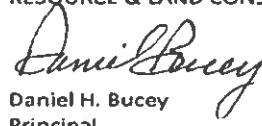
3. A hurricane standards statement

- a. The title in the Hurricane statement does not match the drawing title.

Applicant's Response: An amended hurricane standards letter is attached.

We trust that this information is sufficient to place the project on public notice. Should you have any questions or require additional information, please contact me at your earliest convenience.

Sincerely,
RESOURCE & LAND CONSULTANTS



Daniel H. Bucey
Principal

enclosures

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January 19, 2021

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

RE: 34 Shore LLC Proposed Improvements, Sea Island, Georgia

Dear Mr. Noble,

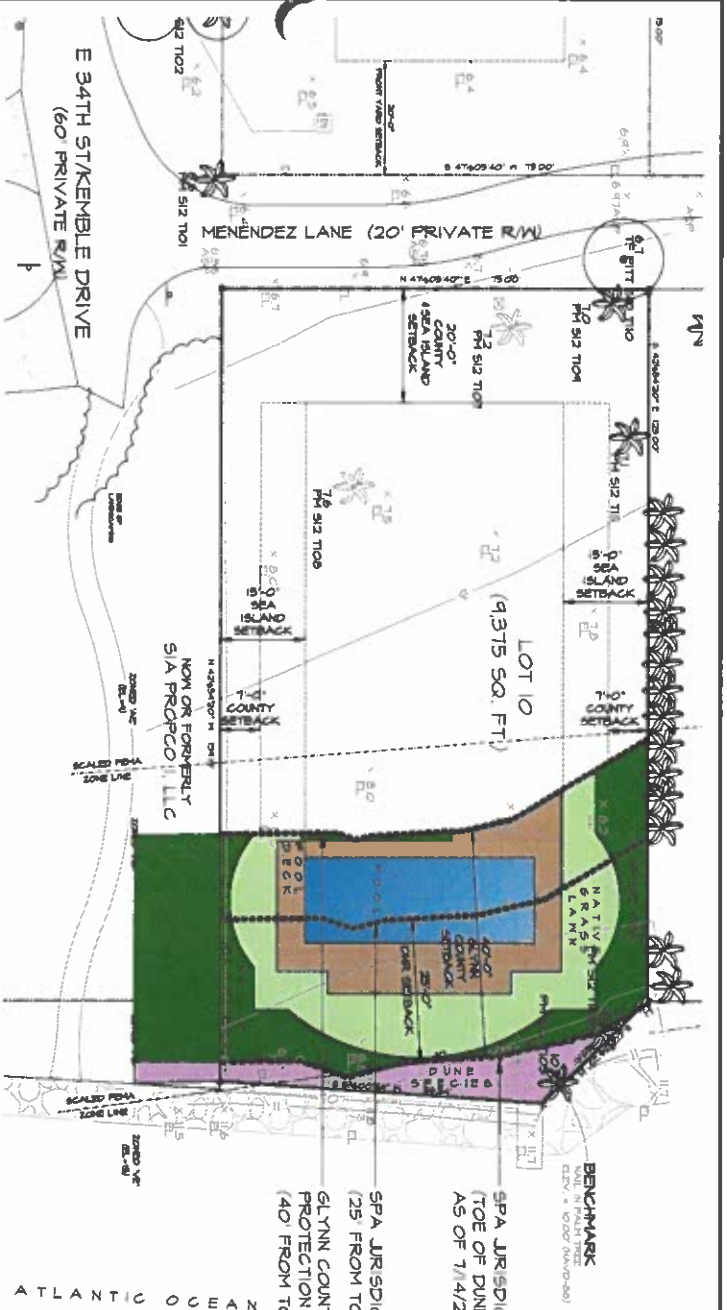
This letter serves to certify that all improvements as depicted on the plan titled *34 Shore LLC, Cottage 3, 106 E 34th Street Sea Island, Georgia, Site Plan, Sheet No. L1* dated 12/28/2020 which are located within the Shore Protection Act Jurisdiction, as submitted on the Shore Protection Act Application, dated January 18, 2021 comply with the most current, applicable hurricane standards.

Sincerely,

A handwritten signature in black ink that reads "Rachael Strickland". The signature is fluid and cursive.

Rachael Strickland
Landscape Architect
Georgia Registration No. LA001845

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SHORE PROTECTION JURISDICTION COVERAGE CALCULATIONS

AREA SQUARE FOOTAGE

NATIVE PLANTINGS	583.8
NATIVE LAWN	751.6
NATIVE DUNE SPECIES	375.6
POOL	182.2
POOL DECK	438.4
TOTAL	2391.6

BEACH & DUNE PROTECTION DISTRICT COVERAGE CALCULATIONS

AREA SQUARE FOOTAGE

NATIVE PLANTINGS	808
NATIVE LAWN	971.4
NATIVE DUNE SPECIES	375.6
POOL	600
POOL DECK	751
TOTAL	3510.5 SF

PROPOSED PLANT MATERIAL

The following lists represent the type of plant materials found in the planting beds. Quantities and sizes shall vary with site conditions.

- Dune Grasses and Perennials May Include:**
- Sea Oats - *Uniola paniculata*
 - Dune Sunflower - *Helianthus debilis*
 - Railroad Vine - *Ipomoea paes-capre*
 - Morning Glory - *Ipomoea imperati*
 - Gaillardia - *Gaillardia pulchella*
 - Muhly Grass - *Muhlenbergia capillaris*

Shrubs May Include:

- Beautyberry - *Callicarpa Americana*
- Yucca Holly - *Ilex vomitoria*
- Dwarf Yaupon Holly - *Ilex vomitoria Nana'*
- Shore Juniper - *Juniperus conferta*
- Wax Myrtle - *Myrica ceridera*
- Saw Palmetto - *Serenoa repens*
- Summersweet - *Clethra alnifolia*
- Oleander - *Nerium oleander*
- Coonile - *Zamia pumila*

Trees May Include:

- Cabbage Palm - *Sabal palmetto*
- Chinese Fringe - *Chionanthus retusus*

Sod

- Seashore Paspalum - *Paspalum vaginatum*

Signature

3/11/2021

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34 SHORE LLC
COTTAGE 3
106 E 34TH STREET SEA ISLAND, GEORGIA



PRELIMINARY CONSTRUCTION SITE PLAN

DATE: 3/11/2021

SCALE: 1" = 10'

PROJECT: 34 SHORE LLC COTTAGE 3

LOCATION: 106 E 34TH STREET SEA ISLAND, GEORGIA











DESIGNER: [Signature]



Overview



Legend

-  Parcels
- Yearly Sales**
-  2015
-  2016
-  2017
-  2018
-  2019
-  2020
-  Roads
- Lakes and Rivers**
-  <all other values>
-  WATER

Parcel ID	05-00200	Owner	DKH CAPITAL LLC	Last 2 Sales			
Class Code	Residential		5 CONCOURSE PKWY 200	Date	Price	Reason	Qual
Taxing District	05-Sea Island		ATLANTA, GA 30328	6/20/2012	\$3900000	n/a	U
	SEA ISLAND	Physical Address	3407 MENENDEZ LN	7/5/2002	\$5300000	n/a	U
Acres	0.45	Market Value	\$6433000				

Date created: 1/18/2021
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Overview



Legend

-  Parcels
- Yearly Sales**
-  2015
-  2016
-  2017
-  2018
-  2019
-  2020
- Roads**
- Lakes and Rivers**
-  <all other values>
-  WATER

Parcel ID	05-05941	Owner	SIA PROPCO I LLC	Last 2 Sales			
Class Code	Residential		C/O ROBERTS TATES, LLC JAMES L. ROBERTS. IV	Date	Price	Reason	Qual
Taxing District	05-Sea Island		2487 DEMERE RD 400	3/29/2018	0	MULTI	U
	SEA ISLAND		ST SIMONS ISLAND, GA 31522	3/14/2014	0	n/a	U
Acres	56.08	Physical Address	100 E EIGHTEENTH ST #17000				
		Market Value	\$250000				

Date created: 1/18/2021
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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

January 15, 2021

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

Re: 3402 Menendez Lane (parcel number 05-00197), a portion of the private right-of-way of Thirty Fourth Street (portion of parcel number 05-00796), and a portion of the oceanfront parcel at the eastern terminus of Thirty Fourth Street (portion of parcel number 05-05941), Sea Island

To Whom It May Concern:

The plans for installation of native landscaping, pool, pool deck, and walkway 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 January 7, 2021 (case number CUP4529) to allow as a conditional use the planned activities seaward of the County's development setback line.

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

Sincerely,

Stefanie Leif, AICP
Planning Manager

The Glynn County Planning and Zoning Division makes every effort to provide the most accurate interpretation possible based on the information available. No warranties, expressed or implied, are provided for the information herein, its use or interpretation. This letter addresses the zoning designation of the property only; other codes and ordinances which may affect the ability to develop this property may apply.

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January 19, 2021

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

RE: 34 Shore LLC Proposed Improvements-106 East 34st Street, Sea Island, GA

Dear Mr. Noble,

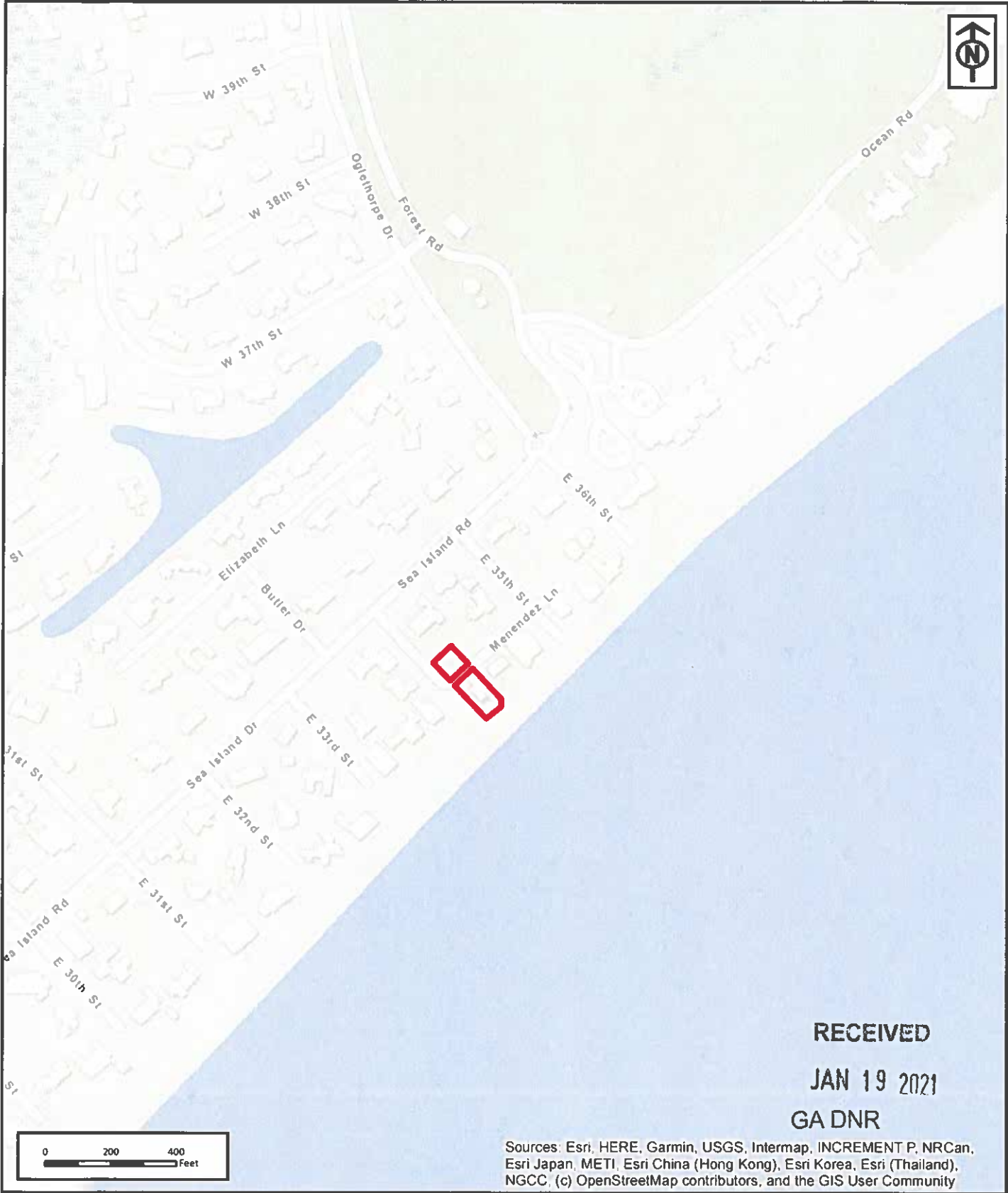
This letter serves to certify that all improvements, as depicted on the plan entitled, "34 Shore LLC/Cottage 3-Site Plan, 106 East 34th Street, Sea Island, Georgia", which is located within the Shore Protection Act Jurisdiction, as submitted on the Shore Protection Act Application, dated January 19, 2021 complies with the most current, applicable hurricane standards.

Sincerely,

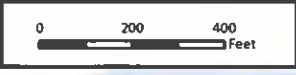
A handwritten signature in black ink that reads "Rachael Strickland". The signature is fluid and cursive.

Rachael Strickland
Landscape Architect
Georgia Registration No. LA001845

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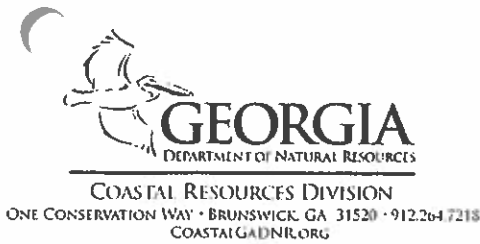
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

RLC Project No.:	20-177
Figure No.:	1
Prepared By:	DB
Sketch Date:	1/18/2021
Map Scale :	1 inch = 400 feet

34 SHORE, LLC
Glynn County, Georgia

Vicinity Map
Prepared For: 34 Shore, LLC

RLC
RESOURCE + LAND
CONSULTANTS
21 Park Rd., Suite 100, Marietta, GA 30066
770-441-5996, www.rlc.com



MARK WILLIAMS
COMMISSIONER

DOUG HAYMANS
DIRECTOR

August 18, 2020

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

RE: Shore Protection Act Jurisdiction Determination Line for 106 E 34th Street, Lot 10, Sea Island, Glynn County, Georgia.

Dear Mr. Bucey:

Our office has received the survey plat dated August 6, 2020, performed by Shupe Surveying Company entitled "*Lot 10 & a Portion of Lot 11, Block "89", Sea Island Subdivision No. 1 & Additional Property, 25th GMD, Sea Island, Glynn County, Georgia, Prepared For: Jeff Tucker*". This survey accurately depicts the Jurisdiction Line under the authority of the Shore Protection Act O.C.G. A. 12-5-230 et seq. as delineated by the Department on July 28, 2020.

The delineation of the 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 July 28, 2021 but may be voided should legal and/or environmental conditions change. Authorization by the Shore Protection Committee or the Department is required prior to any construction or alteration in the shore jurisdictional area.

I appreciate you providing us with this information for our records. Please contact me at (912) 264-7218 if I can be of further assistance.

Sincerely,

Sam LaBarba
Coastal Permit Coordinator

Enclosure: *Lot 10 & a Portion of Lot 11, Block "89", Sea Island Subdivision No. 1 & Additional Property, 25th GMD, Sea Island, Glynn County, Georgia, Prepared For: Jeff Tucker*

File: JDS20200234

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