

---

BROADLAND BY THE SEA LLC

404 RIBAUT LANE SEA ISLAND

---

SHORE PROTECTION ACT PERMIT APPLICATION

---

March 23, 2023

APPLICANT:

Broadland By The Sea LLC



**RECEIVED**  
**MAR 24 2023**  
**GA DNR**

## **Table of Contents**

|  |   |
|--|---|
| Section 1.0 Introduction.....  | 1 |
| Section 2.0 Existing Conditions.....   | 1 |
| Section 3.0 Project Description.....   | 1 |
| Section 4.0 Landfill / Hazardous Waste Statement.....                        | 2 |
| Section 5.0 Requirements and Restrictions Regarding Issuance of Permit ..... | 2 |
| Section 6.0 Public Interest Statement .....                                  | 3 |
| Section 7.0 Warranty Deed & Property Owner Authorization .....               | 4 |
| Section 8.0 Vicinity Map .....   | 4 |
| Section 9.0 Adjacent Property Owners .....                                   | 4 |
| Section 10.0 Zoning Certification .....                                      | 4 |
| Section 11.0 Hurricane Certification.....                                    | 4 |
| Section 12.0 Permit Drawings .....   | 4 |
| Section 13.0 Application Fee.....  | 5 |

### **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

**Shore Protection Act Application  
Broadland By The Sea, LLC  
404 Ribault Lane, Sea Island, Georgia**

**1.0 Introduction:**

Broadland By The Sea, LLC proposes to undertake land alteration activities within Shore Protection Act (SPA) jurisdiction at 404 Ribault Lane, Sea Island, Glynn County, Georgia (latitude 31.18092°, longitude -81.34606°). The activities proposed within SPA jurisdiction consist of the installation of native landscaping. The proposed project would result in 100% 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 Ribault Lane near East Forth Street, on Sea Island, on the Atlantic Ocean (Attachment F, Vicinity Map). The SPA jurisdiction line was field verified by the Coastal Resources Division (CRD) staff and verified in writing via letter of September 8, 2022 (Attachment H). The jurisdiction limits are depicted on the survey produced by prepared by Shupe Surveying Company, P.C., No. 2401 titled *Shore Protection Act Jurisdiction Line And Glynn County Beach and Dune Protection 20' Development Setback, Lot 91 & 92, Block '10', Sea Island Subdivision No. 1, Additional Property And A Closed Portion Of East Fourth Street (404 Ribault Lane), 25<sup>th</sup> G.M.D., Sea Island, Glynn County, Georgia* dated November 7, 2019, revised February 5, 2020.

The subject lot is 35,478 ft<sup>2</sup>, of which 3,520 ft<sup>2</sup> lies within the jurisdiction of the SPA. A residential dwelling is located landward of jurisdiction. The area within jurisdiction consists of lawn and landscaping. An existing concrete bulkhead is located immediately east of the subject lot, a small portion of which (150 ft<sup>2</sup>) is located within the subject lot.

**3.0 Project Description**

The applicant proposes to replace the existing 3,370 ft<sup>2</sup> lawn and landscaping with native plantings. The 150 ft<sup>2</sup> of existing bulkhead will remain. Improvements are depicted on the proposed site plan prepared by Sea Island Landscape And Property Services, Rachael Strickland, RLA License #LA001845, titled *Broadland By The Sea, Cottage 99, 404 Ribault Lane Sea Island, Georgia*, dated September 27, 2022. Typical residential underground irrigation will be installed. All work within jurisdiction will be accomplished with typical earth-moving equipment including excavators and skid-steer, as well as hand labor.

**Table 1: Broadland By The Sea LLC SPA Activity Summary Table**

| <b>PROPOSED ACTIVITY</b>                             |                              |
|--|------------------------------|
| <b>Activity</b>                                      | <b>Area (ft<sup>2</sup>)</b> |
| BOTS LLC Native Lawn and Plantings                   | 3,370                        |
| Existing Bulkhead to remain                          | 150                          |
| <b>Total SPA Existing &amp; Proposed Alterations</b> | <b>3,520</b>                 |

Upon completion of the project, one hundred percent (100%) of the SPA jurisdictional area will remain in an existing or improved vegetative and topographic condition.

**RECEIVED**  
**MAR 24 2023**  
**GA DNR**

As defined at O.C.G.A. §12-5-232(10.1), the project would be classified as a minor activity. We respectfully request that the project be processed in accordance with O.C.G.A. §12-5-235(d).

#### **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 an existing concrete bulkhead and landward of the 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;*

Approximately one hundred percent (100%) 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 Rachael Strickland, RLA #LA001845, 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;*

One hundred percent (100%) 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 concrete bulkhead and landward of the dynamic dune field. 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.

**(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 an existing concrete bulkhead and landward of the dynamic dune field and submerged lands and will not unreasonably alter 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 concrete bulkhead. 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 Sybil C. Ralston to Broadland By The Sea, LLC on dated May 7, 2021, recorded on May 13, 2021 at the office of the Clerk of Superior Court of Glynn County, Georgia, Deed Book 4448, page 499
- Certificate of Incorporation for Broadland By The Sea, LLC dated April 5, 2021
- Operating Agreement Of Broadland By The Sea, LLC effective April 5, 2021
- Consent Resolution Of The Members Of Broadland By The Sea, LLC executed June 2, 2021

## **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 on December 1, 2022 (CUP5253). 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 Rachael Strickland, RLA #LA001845, dated March 23, 2023 certifying the design is included at Attachment E.

## **12.0 Permit Drawings**

The proposed activities are depicted on the drawing produced by Sea Island Landscape And Property Services, Rachael Strickland, RLA License #LA001845, titled *Broadland By The Sea, Cottage 99, 404 Ribault Lane Sea Island, Georgia*, dated September 27, 2022 (Attachment G).

### **13.0 Application Fee**

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



*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: 404 Ribault Lane, Sea Island  
(parcel number 05-00576)

To Whom It May Concern:

The plans for 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 December 1, 2022 (case number CUP5253) 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](mailto:sleif@glynncounty-ga.gov) or 912-554-7460.

Sincerely,

Stefanie Leif, AICP  
Planning Manager





NO. 003 3811  
17154 1st St. Sea Island, GA 31562  
848.333.1111  
SALES AND SERVICE  
PROPERTY SERVICES

BROADLAND BY THE SEA LLC  
COTTAGE 99  
404 RIBCAULT LANE SEA ISLAND, GEORGIA

PRELIMINARY  
NOT FOR  
CONSTRUCTION

|            |            |
|------------|------------|
| DATE       | 12/09/2022 |
| DRAWN BY   | ...        |
| CHECKED BY | ...        |
| SCALE      | AS SHOWN   |

PLAN 102  
SITE PLAN

PROJECT NO. 20

DNR SHORE PROTECTION JURISDICTION & GLYNN COUNTY BEACH & DUNE PROTECTION DISTRICT COVERAGE CALCULATIONS

| AREA                             | SQUARE FOOTAGE |
|----------------------------------|----------------|
| NATIVE PLANTINGS AND LAWN        | 9,970 SF       |
| EXISTING SPLASHWALL (2.00' HIGH) | 192 SF         |
| TOTAL AREA                       | 10,162 SF      |

CREST OF THE SHORELINE STRUCTURE  
DNR SHORE PROTECTION ACT SETBACK/  
GLYNN COUNTY BEACH & DUNE DEVELOPMENT SETBACK

**PROPOSED PLANT MATERIAL**  
The following lists represent the type of proposed plant materials 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 pes-caprae*
- Morning Glory - *Ipomoea imperati*
- Galliardia - *Gaillardia pulchella*
- Xanthoxys - *Xanthoxys capillaris*

**Shrubs May Include:**

- Beautyberry - *Callicarpa Americana*
- Yucca Holly - *Ilex vomitoria*
- Dwarf Yaupon Holly - *Ilex vomitoria 'Nana'*
- Shrub Juniper - *Juniperus conferta*
- Wax Myrtle - *Myrica cerifera*
- Oak Palmetto - *Serenno repens*
- Summersweet - *Clethra alnifolia*
- Cleardier - *Neurum a border*
- Coonzie - *Zamia ovata*

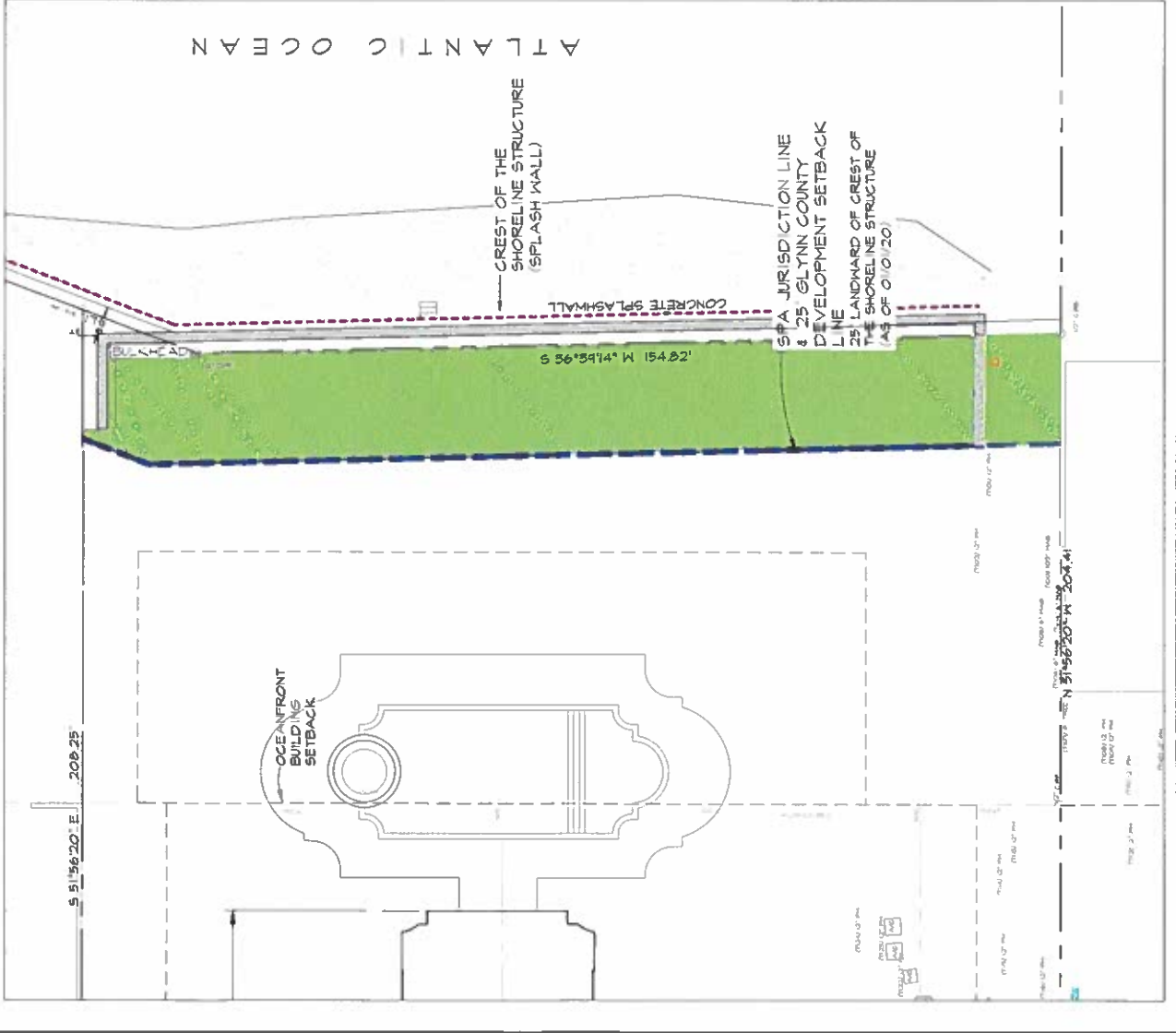
**Trees May Include:**

- Cabbage Palm - *Sabal palmetto*
- Crease Wenge - *Crataegus mollis*
- American Holly - *Ilex opaca*
- English Holly - *Ilex attenuata 'Eagleston'*
- Eastern Red Cedar - *Juniperus virginiana*

**Soa**

- Seashore Paspalum - *Paspalum vaginatum*

Existing Previously Permitted Conditions to Remain:  
Stepping Stones (48.55 SF)



SL 12/09/2022



March 23, 2023

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

RE: Landscape Improvements Broadland By The Sea, LLC, Sea Island Subdivision No. 1, Cottage 99, 404 Ribault Lane, Sea Island, Georgia.

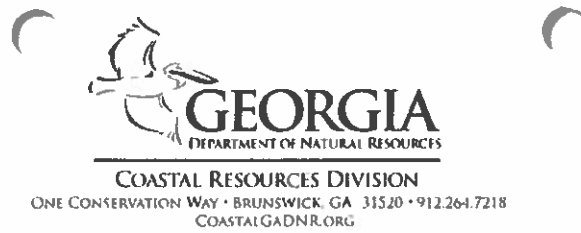
Dear Mr. Noble,

This letter serves to certify that all improvements, as depicted on the exhibit entitled, "Site Plan, Broadland By The Sea LLC, Cottage 99, 404 Ribault Land Sea Island, Georgia" dated September 27, 2022, which are located within the Shore Protection Act Jurisdiction, as submitted on the Shore Protection Act Application, dated March 23, 2022 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, written in a professional style.

Rachael Strickland  
Landscape Architect  
Georgia Registration No. LA001845



MARK WILLIAMS  
COMMISSIONER

DOUG HAYMANS  
DIRECTOR

September 8, 2022

Broadland By The Sea, LLC  
777 Gloucester Street, Suite 415  
Brunswick, GA 31520

**RE: Shore Protection Act (SPA), Jurisdiction Determination Re-Verification, 404 Ribault Lane, Lots 91 and 92 Block 10, Block 65, Sea Island Subdivision No. 1, Sea Island, Glynn County, Georgia**

Dear Broadland By The Sea, LLC:

Our office has received the survey plat dated November 7, 2019 and revised February 5, 2020, prepared by Shupe Surveying Company, P.C., No. 3356 entitled "*Shore Protection Act Jurisdiction Line and Glynn County Beach and Dune Protection 20' Development Setback Lot 91 & 92, Block '10', Sea Island Subdivision No. 1, Additional Property and a Closed Portion of East Fourth Street (404 Ribault Lane) 25<sup>th</sup> G.M.D., Sea Island, Glynn County, Georgia*" prepared for Mrs. Sybil C. Ralston. 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

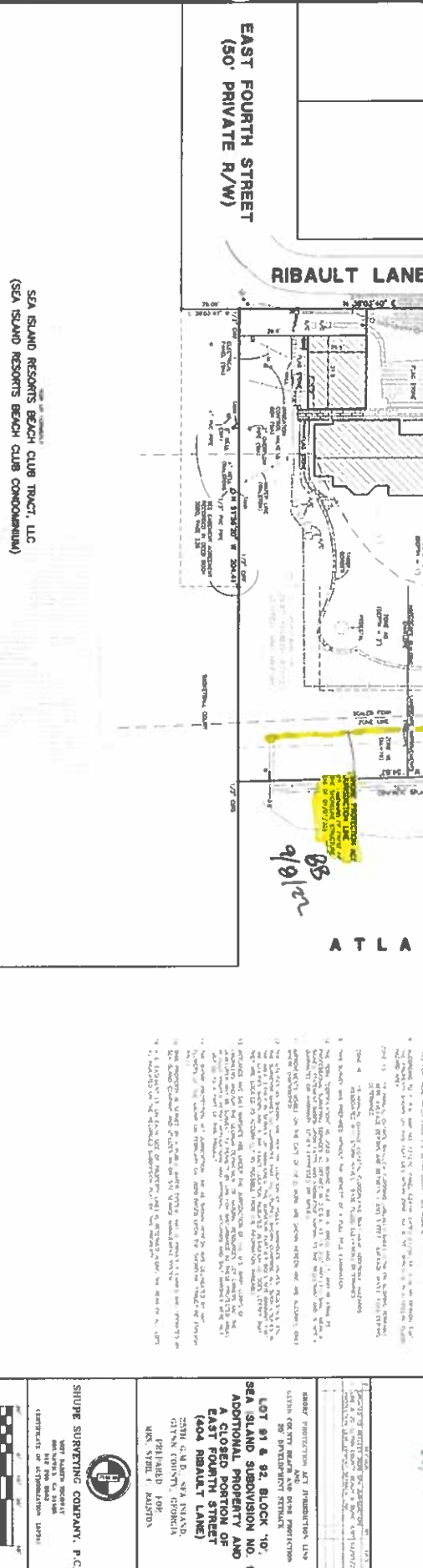
Enclosure: *Shore Protection Act Jurisdiction Line and Glynn County Beach and Dune Protection 20' Development Setback Lot 91 & 92, Block '10', Sea Island Subdivision No. 1, Additional Property and a Closed Portion of East Fourth Street (404 Ribault Lane) 25<sup>th</sup> G.M.D., Sea Island, Glynn County, Georgia*

Filename: JDS20220296

SEA ISLAND RESORTS BEACH CLUB TRACT, LLC (SEA ISLAND RESORTS BEACH CLUB CONDOMINIUM)

# RIBAULT LANE (30' PRIVATE R/W)

**EAST FOURTH STREET (50' PRIVATE R/W)**



**SEA ISLAND SUBDIVISION NO. 1**

LOT 81

LOT 82

LOT 83

**ATLANTIC OCEAN**

DATE: 01/18/20

09/20/20

08

SEA ISLAND RESORTS BEACH CLUB TRACT, LLC (SEA ISLAND RESORTS BEACH CLUB CONDOMINIUM)

SEA ISLAND SUBDIVISION NO. 1

LOT 81

LOT 82

LOT 83

DATE: 01/18/20

09/20/20

08

- NOTES:
- 1. See attached map for location of proposed project.
  - 2. All work shall conform to the latest edition of the applicable codes and regulations.
  - 3. All work shall be in accordance with the approved plans and specifications.
  - 4. All work shall be completed within the specified time frame.
  - 5. All work shall be done in accordance with the applicable codes and regulations.
  - 6. All work shall be done in accordance with the approved plans and specifications.
  - 7. All work shall be completed within the specified time frame.
  - 8. All work shall be done in accordance with the applicable codes and regulations.
  - 9. All work shall be done in accordance with the approved plans and specifications.
  - 10. All work shall be completed within the specified time frame.

SEA ISLAND SUBDIVISION NO. 1

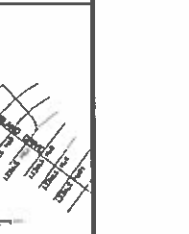
LOT 81 & 82, BLOCK 101

APPROVED FOR THE DEPARTMENT OF HEALTH AND HUMAN SERVICES

DATE: 01/18/20

09/20/20

08



SEA ISLAND SUBDIVISION NO. 1

LOT 81 & 82, BLOCK 101

APPROVED FOR THE DEPARTMENT OF HEALTH AND HUMAN SERVICES

DATE: 01/18/20

09/20/20

08

SEA ISLAND SUBDIVISION NO. 1

LOT 81 & 82, BLOCK 101

APPROVED FOR THE DEPARTMENT OF HEALTH AND HUMAN SERVICES

DATE: 01/18/20

09/20/20

08