

LAND DESIGN ASSOCIATES, INC.

228 Redfern Village #203
St. Simons Island, GA 31522
912.571.1137
LandDesignAssociates@gmail.com

1/9/2020

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

Dear Mr. Noble,

VILLAS-BY-THE-SEA CONDOMINIUM ASSOCIATION INC. seeks permits to rebuild 2 crossovers, a roofed gazebo, 2 access walkways, and 15 research radars at Villas by the Sea Resort, located at 1175 N Beachview Drive, Jekyll Island, GA, 31527 (Latitude 31° 05' 54"N Longitude 81° 24' 16"W). Villas by The Sea Resort has now endured 2 summers without these features for their resort guest and property owners. The rebuilding of these structures will assist with their hotel's marketing efforts and guest satisfaction regarding beach access for the resort.

Existing Conditions:

The existing conditions of the site are as follows:

Parcel 1

- Parcel 1 is described as VILLAS-BY-THE-SEA CONDOMINIUM ASSOCIATION INC. leased property from Jekyll Island Authority and the State of Georgia
- Parcel 1 includes 17 condominium buildings that make up Villas by the Sea Resort, Driftwood Bistro Restaurant, and Convention Center

Parcel 2

- Parcel 2 is described as State of Georgia Property maintained by Jekyll Island Authority
- Parcel 2 includes the following existing structures and features that are to remain:
 - Naturally vegetated dunes seaward of the Villas by the Sea leased property (Parcel 1)

- Existing rock revetment that has been renovated over the past 2 years (Total Impact Square Footage: 39,456)
 - Newly backfilled sand and newly planted dune vegetation between the naturally vegetated areas and the rock revetment.
 - Sections of 3' tall wooden sand fencing located on the landward side of the rock revetment between the areas of newly backfilled sand dunes and newly planted dune vegetation. (Total Impact: 715sf)
 - A section of 2' tall wooden bollards with rope between them that runs parallel to the rock revetment. (Total Impact: 2003sf)
 - A crossover that is currently under construction (Crossover 5), that has been permitted through a Letter of Permission. (Total Impact: 1050sf)
- Parcel 2 also includes the following structures that pertain to this permit application:
 - Crossover 1: There is no current structure where proposed Crossover 1 will be constructed. The original structure was destroyed by hurricane(s) and/or the rock revetment project
 - Crossover 2: A 68'-3" long section (as measured on the centerline) of the irregular-shaped crossover remains from the Villas property easterly towards the beach with deck boards and handrails varying in width from 4'-10" to 6'-11". A portion of Crossover 2 will be retained and reused as shown on the corresponding documents. The rest of the structure was destroyed by hurricane(s) and/or the rock revetment project
 - Roofed Gazebo: There is no current structure where the proposed roofed gazebo will be constructed. The original structure was destroyed by hurricane(s) and/or the rock revetment project
 - Access Walkway 1: There is no current structure where proposed access walkway 1 will be constructed. The original structure was destroyed by hurricane(s) and/or the rock revetment project
 - Access Walkway 2: A 57'-10" long section (as measured on the longest edge) of the irregular-shaped crossover remains from the Villas property easterly towards the beach with deck boards and handrails varying in width from 5'-10" to 6'-1". The rest of the structure was destroyed by hurricane(s) and/or the rock revetment project

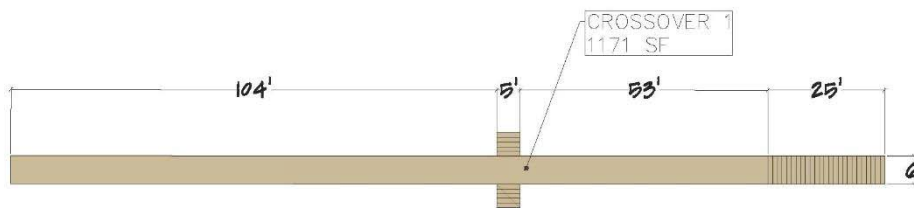
- o Research Radars: There are no current structures where proposed Research Radars will be constructed. The original structures were destroyed by hurricane(s) and/or the rock revetment project

Proposed Footprints:

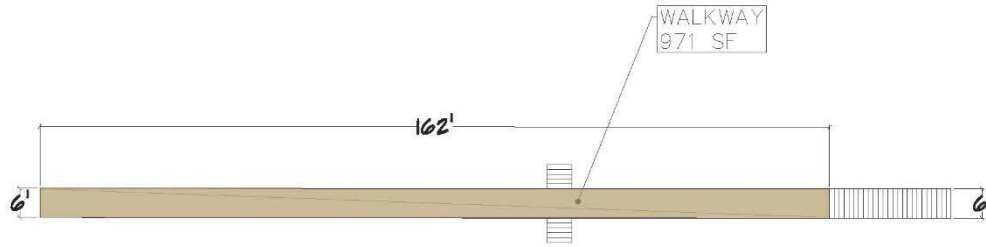
The proposed structures will provide beach access for owners and visitors of Parcel 1 and will allow oceanic research studies to resume as they did prior to the hurricanes and the rock revetment project. All proposed structures will be constructed on Parcel 2.

Crossover 1: A crossover that consists of a walkway, a staircase that descends to the beach, and two additional staircases that descend to the dune (See Figures 1-A, 1-B, 1-C, and 1-D for dimensions and area calculations). Crossover 1 will start landward of the western toe of dune and stretch towards the east 104'-0" (See Figure 1-B) where staircases A and B on the north and south sides of the structure are located (See Figure 1-D). The crossover then continues east 5'-0" and then an additional 53'-0" over the rock revetment for a total of 162'-0" (See Figure 1-B) to Staircase C that descends to the beach (See Figure 1-C). The crossover does not exceed 3' height over the rock revetment to help limit impacts within the SPA Jurisdiction and creates a flat/easy access to the beach with the minimum number of stairs needed to descend. Total impact of Crossover 1 = 1171 SF.

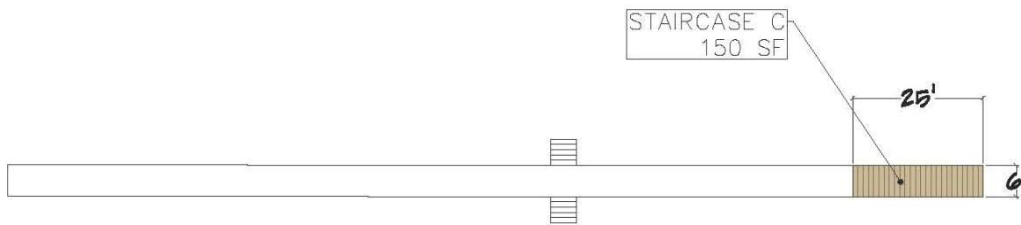
- Figure 1-A = 1171 SF



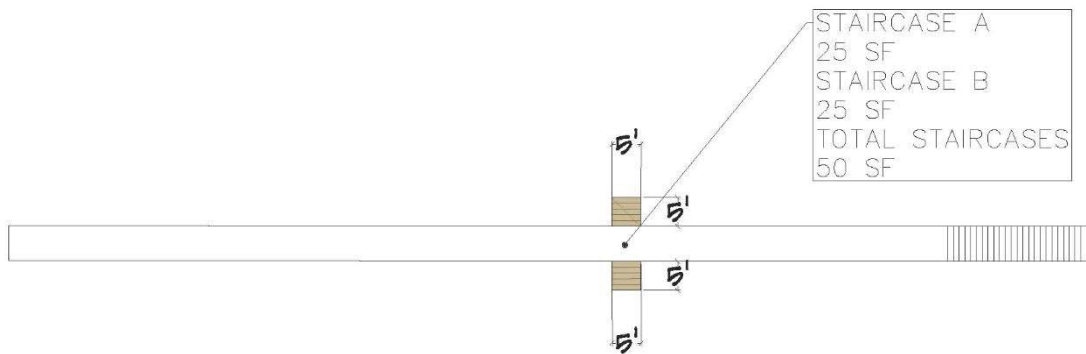
- Figure 1-B = 971 SF



- Figure 1-C = 150 SF



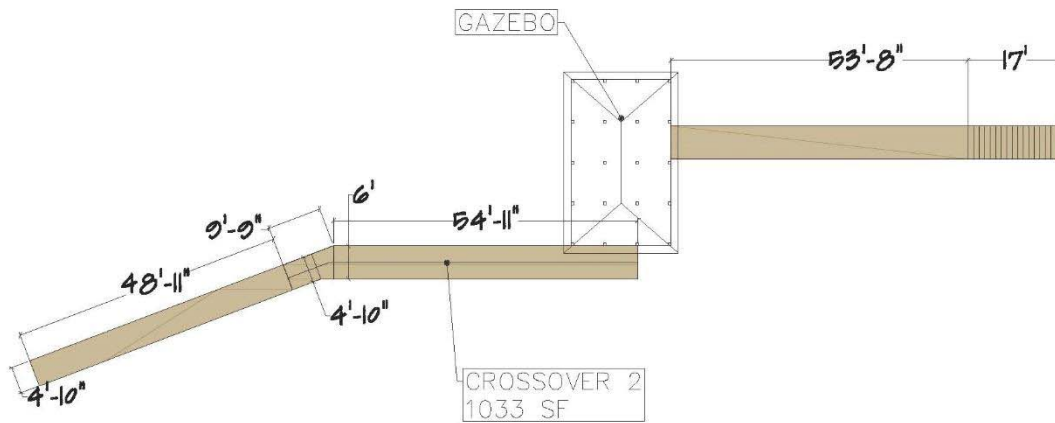
- Figure 1-D = 50 SF



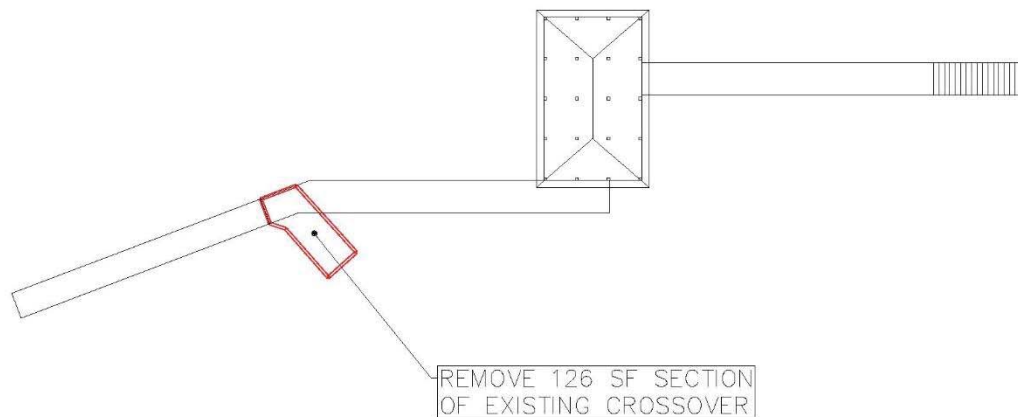
Crossover 2: A portion of an existing crossover will be removed with hand tools prior to the construction of Crossover 2 (See Figure 2-B for dimensions and area calculations). Crossover 2 consists of a section of existing walkway, a section of new crossover that ends at the proposed roofed gazebo, a continuation of the new crossover on the eastern side of roofed gazebo, and a staircase that descends to the beach (See Figures 2-A, 2-C, 2-D, 2-E, and 2-F for dimensions and area calculations). The portion of existing irregular shaped Crossover 2 that will be retained starts landward of the western toe of the dune and will stretch towards

the east 48'-11" (See Figure 2-C) where the newly proposed section starts, turns, and continues seaward 63'-9" (See Figure 2-D) where it acts as the intersection for the roofed gazebo and Access Walkway 1. The crossover starts again on the seaward side of the roofed gazebo and stretches east over the rock revetment 53'-8" (See Figure 2-E) to Staircase A that descends to the beach (See Figure 2-F). The crossover does not exceed 3' height over the rock revetment to help limit impacts within the SPA Jurisdiction and creates a flat/easy access to the beach with the minimum number of stairs needed to descend. Total impact of Crossover 2 = 1033 SF.

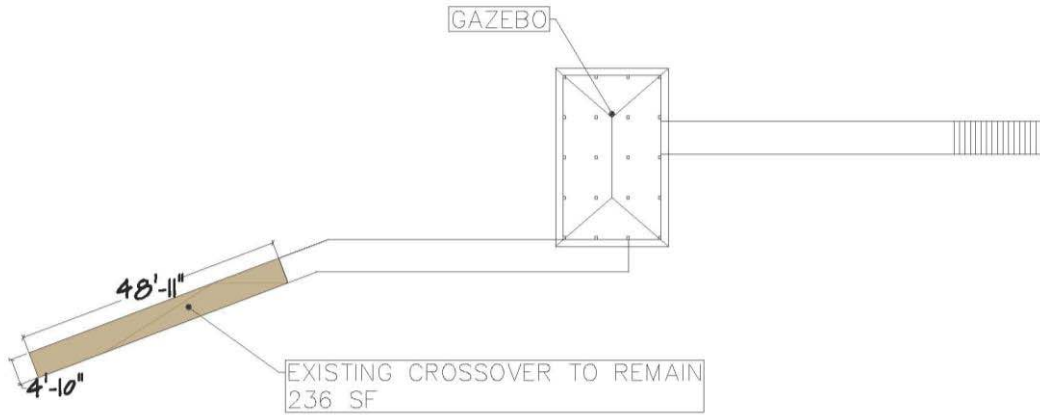
- Figure 2-A = 1033 SF



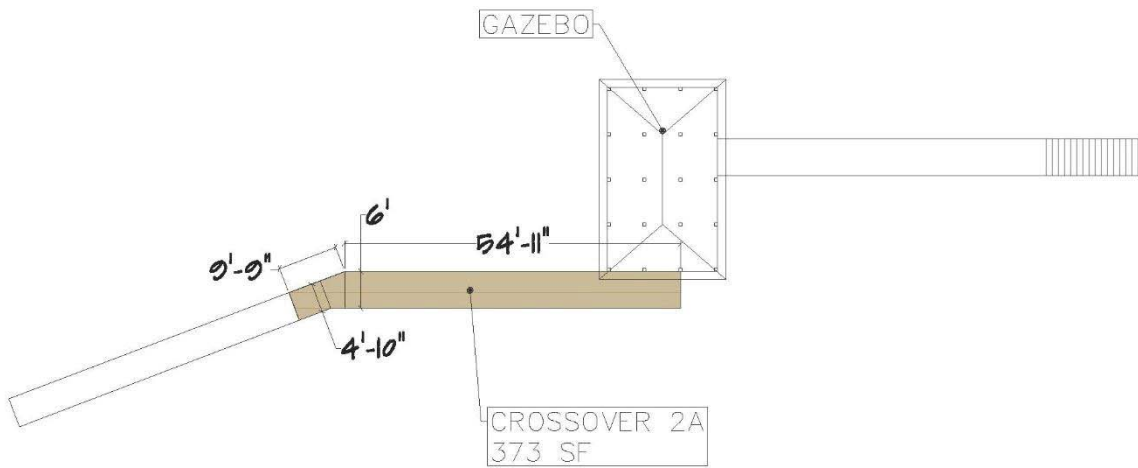
- Figure 2-B = 126 SF



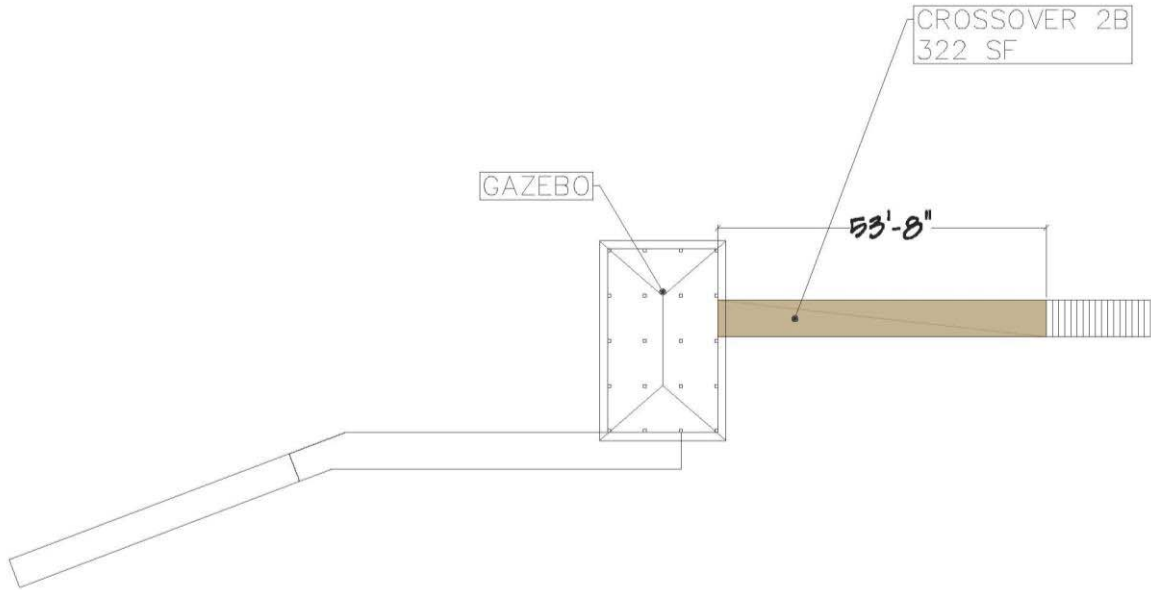
- Figure 2-C = 236 SF



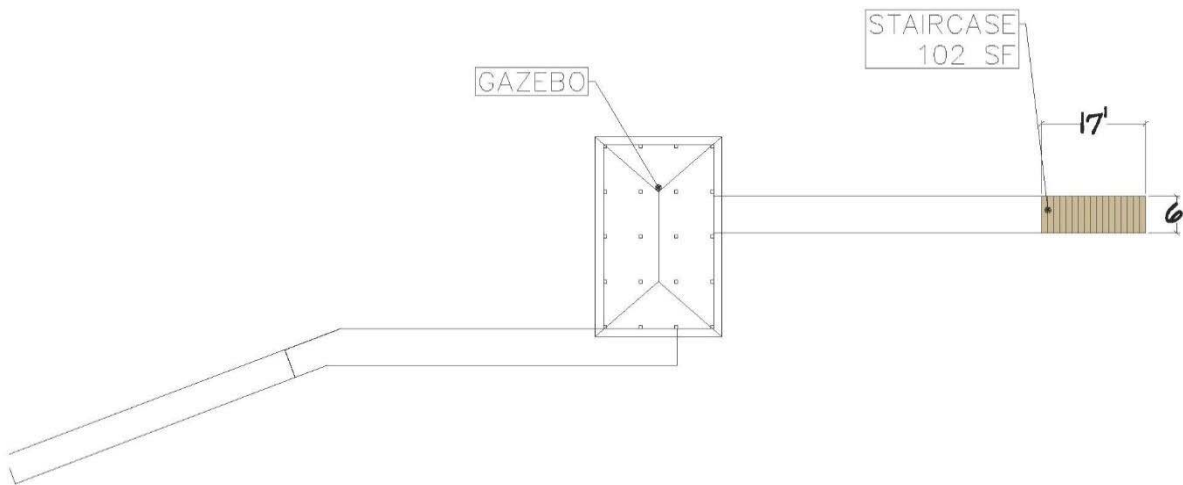
- Figure 2-D = 373 SF



- Figure 2-E = 322 SF

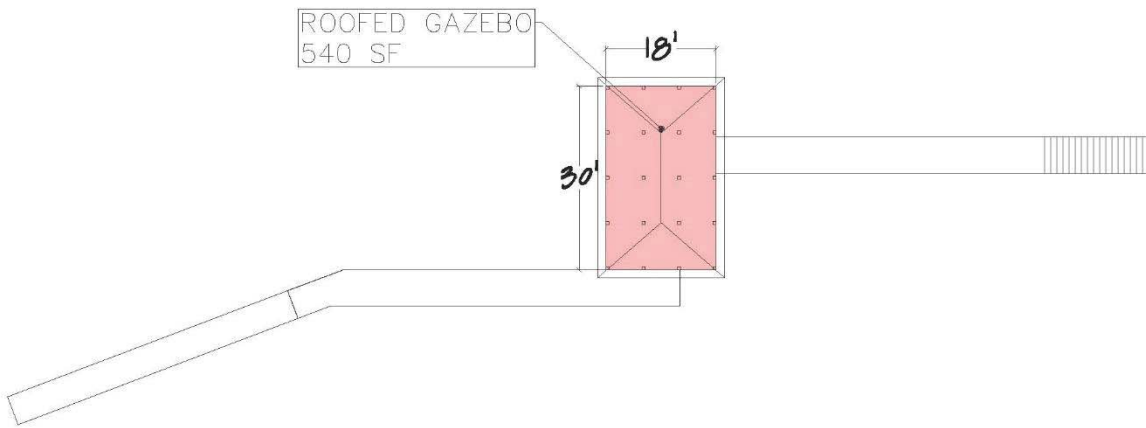


- Figure 2-F = 102 SF



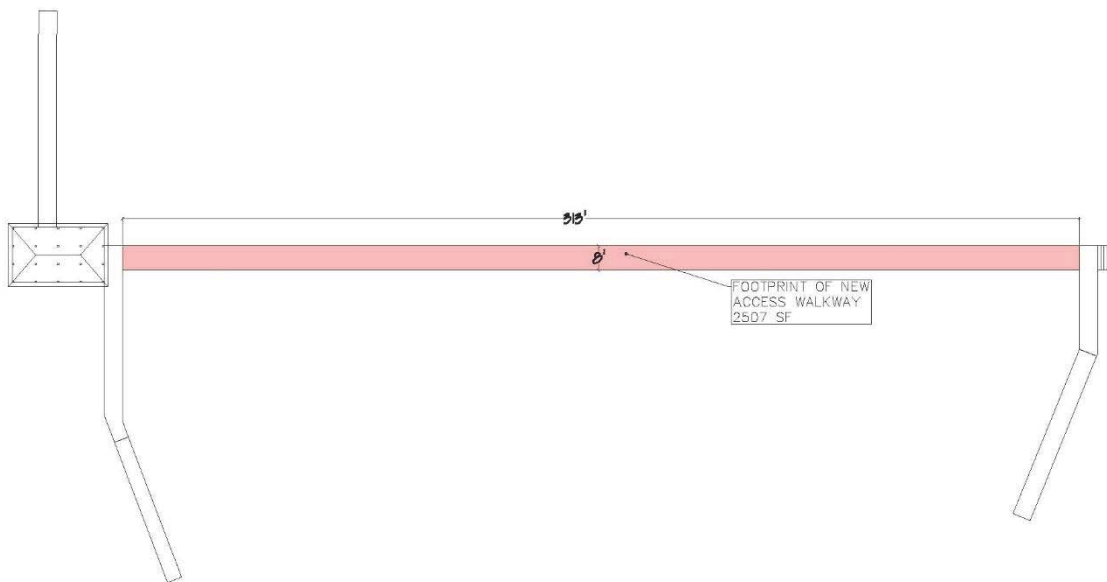
Roofed Gazebo: The proposed roofed gazebo will be 30' wide X 18' length (See Figure 3-A). Total Impact of Roofed Gazebo = 540 SF

- Figure 3-A = 540 SF



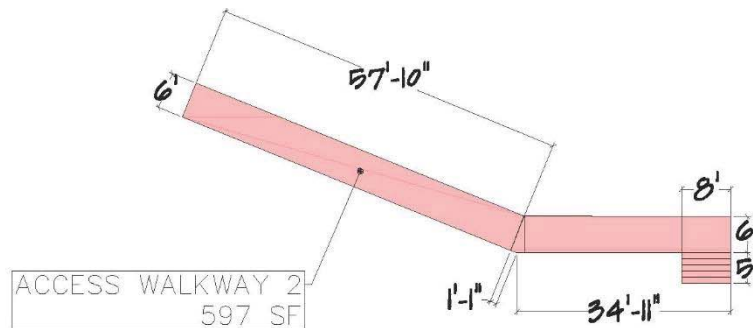
Access Walkway 1: The proposed access walkway will run North and South parallel to the Atlantic Ocean connecting Access Walkway 2 to the Roofed Gazebo and Crossover 2. The walkway will stretch 313'-0" in length and will be 8' wide (See Figure 4-A). Total Impact of Access Walkway 1 = 2507 SF

- Figure 4-A = 2507 SF

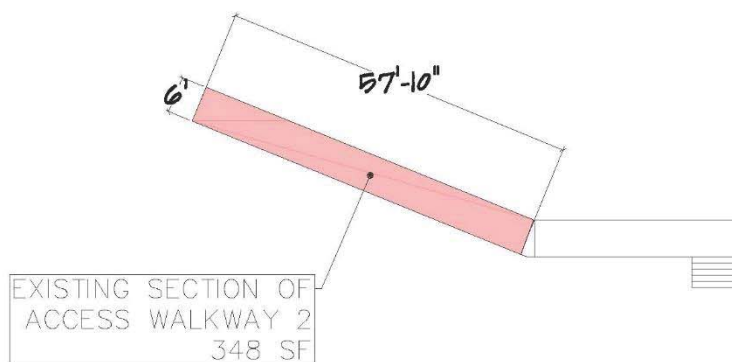


Access Walkway 2: Access Walkway 2 consists of an existing irregular shaped section of walkway that extends in a southeasterly direction where it will connect to a proposed walkway that will turn east and will attach to Access Walkway 1 (See Figures 5-A, 5-B, 5-C, and 5-D for dimensions and area calculations). The existing portion of Access Walkway 2 is irregular in shape and is 57'-10" long (as measured on the longest edge) and the deck boards and handrails vary in width from 5'-10" to 6'-1" (See Figure 5-B). The proposed section of Access Walkway 2 is irregular in shape. It is 36'-0" long (as measured on the longest edge) and will connect the existing portion of Access Walkway 2 to Access Walkway 1 at its most northern point (See Figure 5-C). A staircase will descend on the south side of the proposed portion. It will measure 6'-0" wide by 5'-0" long (See Figure 5-D). (Total Impact: 597sf)

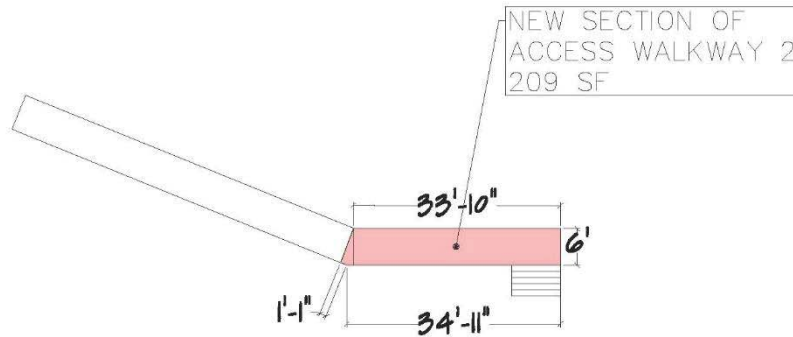
- Figure 5-A = 597 sf



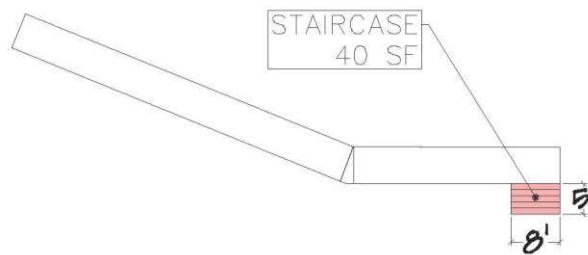
- Figure 5-B = 348 sf



- Figure 5-C = 209 sf

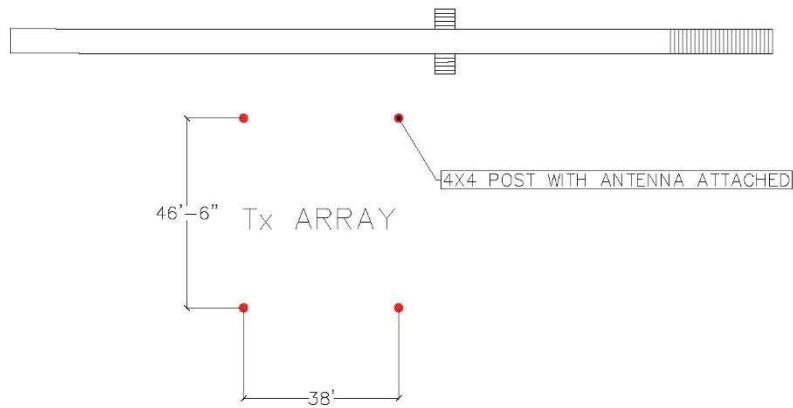


- Figure 5-D = 40 sf

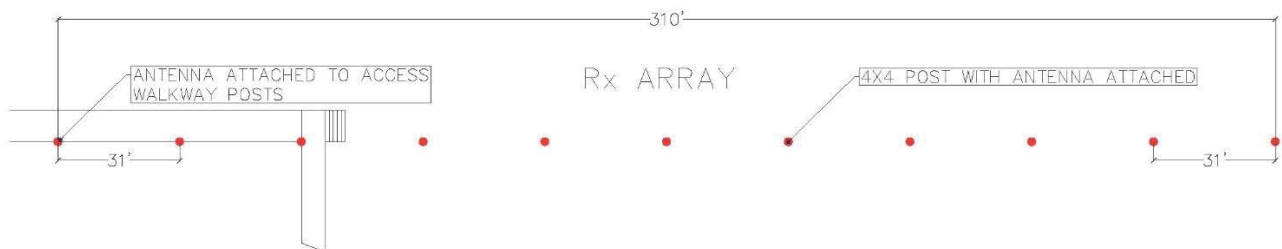


Research Radars: 15 new research antennas (Radars) will be installed to replace the ones that were destroyed during the hurricanes and revetment project. The radars will be in areas labeled TX Array (Figure 6-A) and RX Array (Figure 6-B). The Tx Array is made up of 4 antennas attached to 4x4 posts placed at the corners of a rectangle measured at 12m (38'-0") X 15m (46'-6") just south of proposed Crossover 1. The Rx Array is 11 antennas placed parallel to the Atlantic Ocean with 3 antennas attached Access Walkway 1 connecting Crossover 2 and Access Walkway 2, and 8 located just south of Access Walkway 2 measured at 10m (31'-0") apart stretching 110m (310'-0"). The Tx Array and the Rx Array sections are to be a minimum 220m (682'-0") apart. The two sections, as proposed, will be 230m (713'-0") apart

- Figure 6-A =



- Figure 6-B =



Construction methods, materials, and access - All construction access shall occur from the applicant's property (Parcel 1). The work shall be performed by a Georgia Licensed General Contractor with power hand tools. No heavy equipment or machinery shall enter the jurisdiction area. Construction activity around the existing structure shall be completed in such a manner as to minimize disturbance to dune vegetation and root mass and shall be limited to within 3 feet of the structure. Any native dune vegetation impacted by construction activity shall be replaced in like kind. Any excavated sand while digging for posts shall be minimal and shall be placed on plastic tarps outside of the jurisdiction area and covered with plastic tarps until it is replaced in its original location. 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 crossovers are intended to allow residents, visitors, and guests of Villas by the Sea and Jekyll Island to safely access the beach without disturbing the sensitive sand dune ecosystem.

Size - The estimated total proposed construction area is 5265.64 square feet (0.121 AC). No trees or significant vegetation shall be disturbed or removed. No grading or filling is necessary or proposed. No bulkheads are proposed.

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 through the porous nature of the wood structures.
- This project exceeds the requirement to retain at least 1/3 of the parcel in its naturally vegetated and topographic condition. See table on page 13.

Square Footage Calculations			
	Existing Square Footage	Proposed Structure Square Footage	Percentage
<i>Gazebo Structure</i>		540	
<i>Access Walkway 1</i>		2507	
<i>Access Walkway 2</i>	348	249	
<i>Subtotal Buildings or Land Alterations (3)</i>	348	3296	1.40%
<i>Crossover - 1</i>		1171	
<i>Crossover Structure - 2A</i>	236	373	
<i>Crossover Structure - 2B</i>		424	
<i>Subtotal Crossover Structures (3)</i>	236	1968	0.85%
<i>Tx Array</i>		0.44	
<i>Rx Array</i>		1.2	
<i>Subtotal Antennas</i>	0	1.64	0.00%
<i>Total Area of Proposed Construction</i>		5265.64	
<i>Subtotal Existing Impact Structures on Parcel 2 (4)</i>	43224	0	16.60%
<i>Parcel 1 - Total Area</i>	708354		
<i>Parcel 1 - Total Area of SPA Jurisdiction</i>	19193		
<i>Parcel 1 - Total SPA Area to Remain Natural</i>	19193		100.00%
<i>Parcel 2 - Total Area</i>	303064		
<i>Parcel 2 - Total Area of SPA Jurisdiction</i>	260385		
<i>Parcel 2 - Total SPA Area to Remain Natural (5)</i>	213515.36		82.00%

(1) Parcel 1 is described as Villas By The Sea leased property

(2) Parcel 2 is described as State of Georgia Property maintained by Jekyll Island Authority

(3) All Crossovers, Buildings, and Land Alterations are proposed on Parcel 2 (area as described in point 2)

(4) Rock Revetment, Wooden Bollards and Rope, Wooden Wind Fence, Crossover 5 from LOP

(5) Total Area of SPA JD - Subtotal of Building and Land Alterations - Subtotal Antennas - Subtotal Existing Impact Structures = Total SPA Area to Remain Natural

Description of Alternatives Considered – Alternatives were limited since this project proposes to reconstruct previously existing structures that were severely damaged during Hurricane Matthew (2016), Hurricane Irma (2017), and Rock Revetment Construction (2019). However, the first intent was to rebuild all four of the original crossovers. After discussions with USACE, JIA, and DNR, one of the proposed crossovers (formerly Crossover 1) was eliminated from the permit application drawing set due to its relative location within the Weber Family Archeological Site (founded in 2017). Due to the proximity of current/new Crossover 1 in the new drawings, an archeologist should be present during the installation of the 6 pilings landward of the western toe of the dune per USACE comments. Furthermore, in order to limit the impact within the SPA Jurisdiction, portions of existing crossovers 2 and 3 will be reused.

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, 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. In fact, this proposal shall benefit said conservation by discouraging foot traffic and disturbance in sensitive habitat areas.
- The granting of this permit shall not unreasonably interfere with access by recreation use and enjoyment of public properties impacted by the project. This proposal shall maintain the public's current access of public property.

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

Best regards,



Jeff Homans
Landscape Architect
Land Design Associates, Inc.

Attachments:

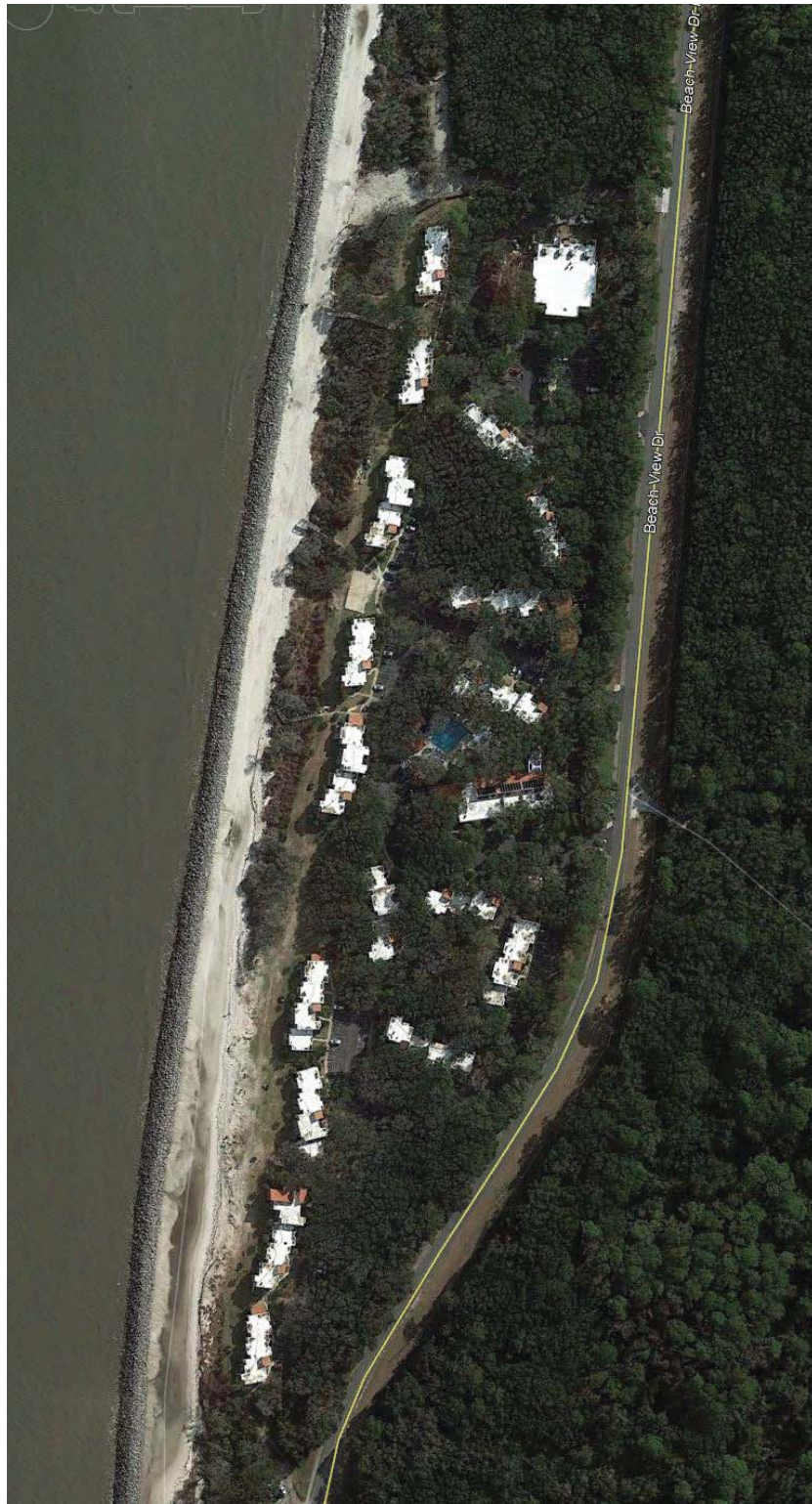
- Aerial Photograph – Showing existing conditions (pg.4)
- Specs for antennas as provided by Skidaway (pg.5-6)

Accompanied Files:

- Georgia Shore Protection Act Permit Application and supporting documents
- Associated Plans, Sheets L.1-L.4
- Weber Family Site – Archeological Findings

Aerial Photograph:

Google Earth Image showing before revetment project was complete



WERA HF radar site specifics and introduction

Frequency: 13.5 MHz

Radar measures:

- Range to target
 - Azimuth of target
 - Doppler frequency of target
 - Power of returned signal TARGETs are each patch of ocean Range, range resolution, azimuth, azimuth resolution, frequency resolution
- are all functions of Tx frequency, bandwidth, and Rx geometry relative to frequency

Azimuth

- Phased array (beam forming)
- Direction Finding Range
- Single Pulse (range gating)
- Coded Waveforms
- FMCW (chirp differencing) or FMICW

Doppler Shift

- Repeated measurements
- Fourier Transforms on all samples from each range and azimuth

Resolution depends on...

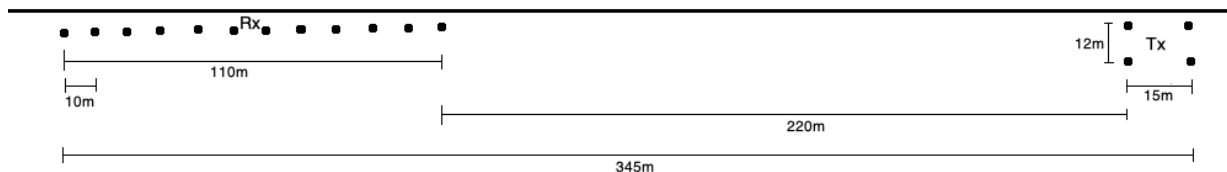
- Range itself depends on Frequency, varying S/N ratio and number of Rx antennae.
- Range resolution depends on chirp length
- Azimuthal resolution depends on length of Rx Array, relative to broadcast wavelength.
- Frequency resolution (hence current resolution) depends on averaging time.

We have some frequency control (including scan for low noise bands), can add Rx antennae, and can vary chirp length and averaging time. The system is very tunable.

We presently enjoy > 100km daytime range, 3km range resolution, and 2 deg azimuthal resolution (~3km at midshelf, ~6 km at the shelf edge). Current velocity resolution is theoretically ~3-4cm/s.

To summarize the above specifications, these radar systems supply valuable real time and archived information at a significant distance offshore about wave height, wave direction, current magnitude, current direction, and wind speed. These metrics can then be utilized by researchers, search and rescue operators, and weather forecasters to name a few. The funding is provided by NOAA and before the storms of 2017 and 2018 the Jekyll island area enjoyed coverage from this station since 2009. Maintaining a station at Jekyll island is crucial for the effective coverage of the Georgia coastline. Jekyll island is optimally located for this radar station to work in conjunction with its sister station at St. Catherine's Island and provide the highest quality measurements.

Ocean



Land

A typical site set up diagram. Measurements listed may vary from site to site.



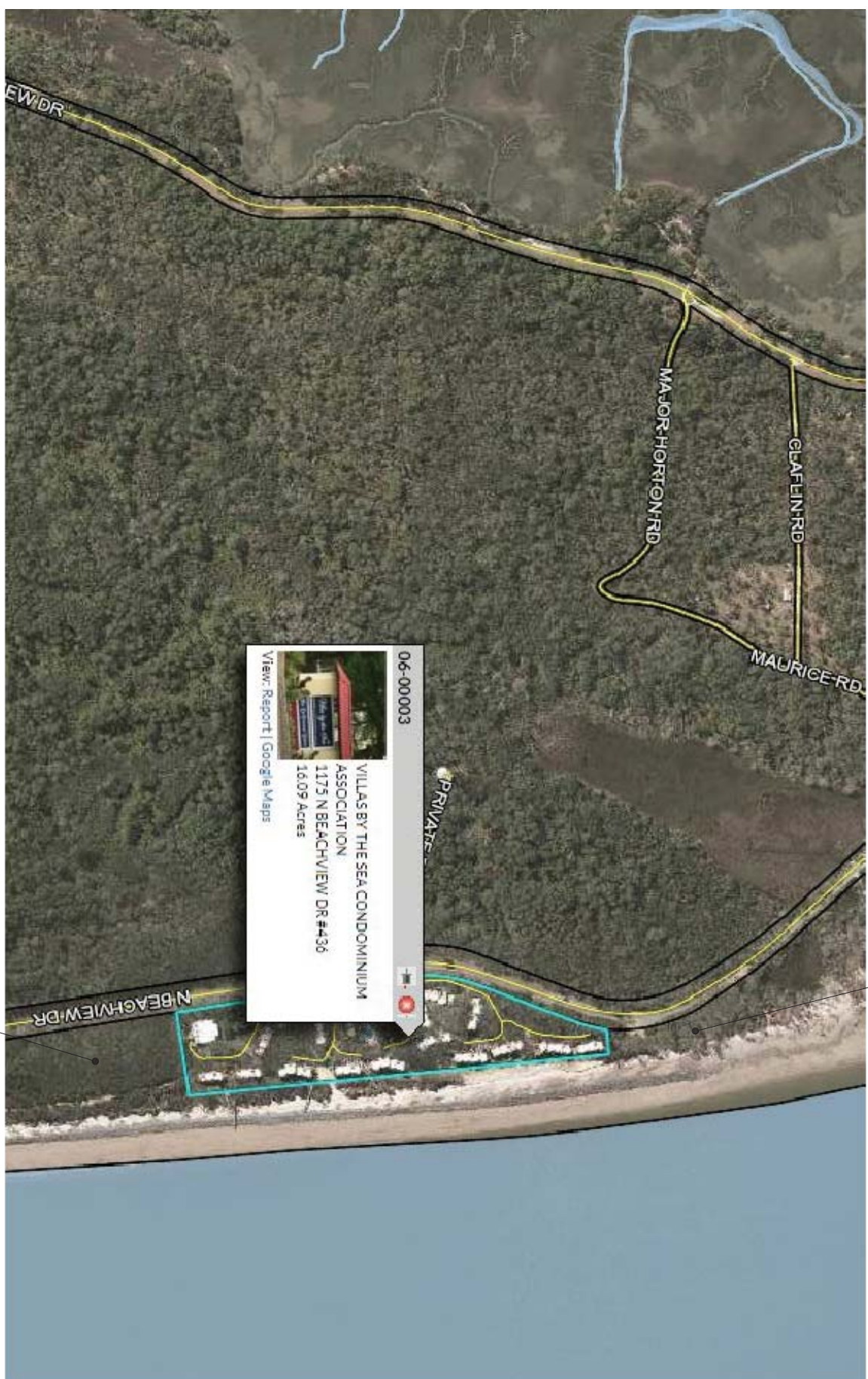
The Rx array currently at Buxton, NC. It is a 12-antenna standard WERA system like the 11-antenna one proposed at Jekyll. The antennas are 10m apart totaling in a 110m array length.



The Tx array currently at Buxton is similar to the one going in at Jekyll. It is an 11m x 3m rectangle. The array is located North of the Rx array.

STATE OF GEORGIA
2 MARTIN LUTHER KING JR DR SE 1454E
ATLANTA, GA 30334

STATE OF GEORGIA
2 MARTIN LUTHER KING JR DR SE 1454E
ATLANTA, GA 30334



06-00003



VILLAS BY THE SEA CONDOMINIUM ASSOCIATION
1175 N BEACHVIEW DR #436
16.09 Acres

View Report | Google Maps

LAND DESIGN ASSOCIATES, INC.

228 Redfern Village #203
St. Simons Island, GA 31522
912.571.1137

LandDesignAssociates@gmail.com

January 21, 2020

**MR. JOSH NOBLE
GEORGIA DEPARTMENT OF NATURAL RESOURCES
COASTAL RESOURCES DIVISION
ONE CONSERVATION WAY, SUITE 300
BRUNSWICK, GA 31520**

**RE: CERTIFICATION THAT PROPOSED IMPROVEMENTS AT VILLAS BY THE SEA RESORT
COMPLY WITH MOST CURRENT APPLICABLE HURRICANE STANDARDS**

Dear Mr. Noble,

This letter is provided to certify that all improvements, as depicted on the plans entitled, "GA DNR PERMIT APPLICATION FOR VILLAS BY THE SEA, JEKYLL ISLAND" which is located in the Shore Protection Act Jurisdiction, as submitted on the Shore Protection Act application, date January 8, 2019, comply with the most current, applicable hurricane standards

Best regards,



**Blake Hightower
Associate Landscape Architect
Land Design Associates, Inc.**



January 13, 2019

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

RE: Application for a Shore Protection Act (SPA) Permit for Villas by the Sea Condominium Association for three dune crossovers, a lateral boardwalk, and a gazebo at the Villas by the Sea located at 1175 Beachview Drive, Jekyll Island, GA, Atlantic Ocean, 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 SPA permit by Villas by the Sea Condominium Association (“VBTS”) for a crossover project. The proposed project will be constructed in association with the real property leased to VBTS as set forth in that certain Revised and Restated Lease Agreement dated February 18, 1988, as amended (“Lease Agreement”). The appropriate JIA staff have reviewed the plans for the project contained in the VBTS application and find that the specifics elements of design and purpose in this case constitute an acceptable use of adjacent unleased land. Furthermore, the proposed project is in compliance with all terms and conditions set forth in the lease agreement, and, provided proper approvals through our two agencies, will not violate any applicable zoning or land-use restrictions under the JIA Code of Ordinances or Georgia Law. Therefore, the VBTS proposed crossovers, as described in this application, are approved by JIA provided issuance of a SPA permit and satisfaction of any Federal requirements.

Should you have any questions or need further clarification, please do not hesitate to contact me.

Kind Regards,

Ben Carswell
Director of Conservation
Jekyll Island Authority

**GEORGIA ARCHAEOLOGICAL SITE FORM
1990**

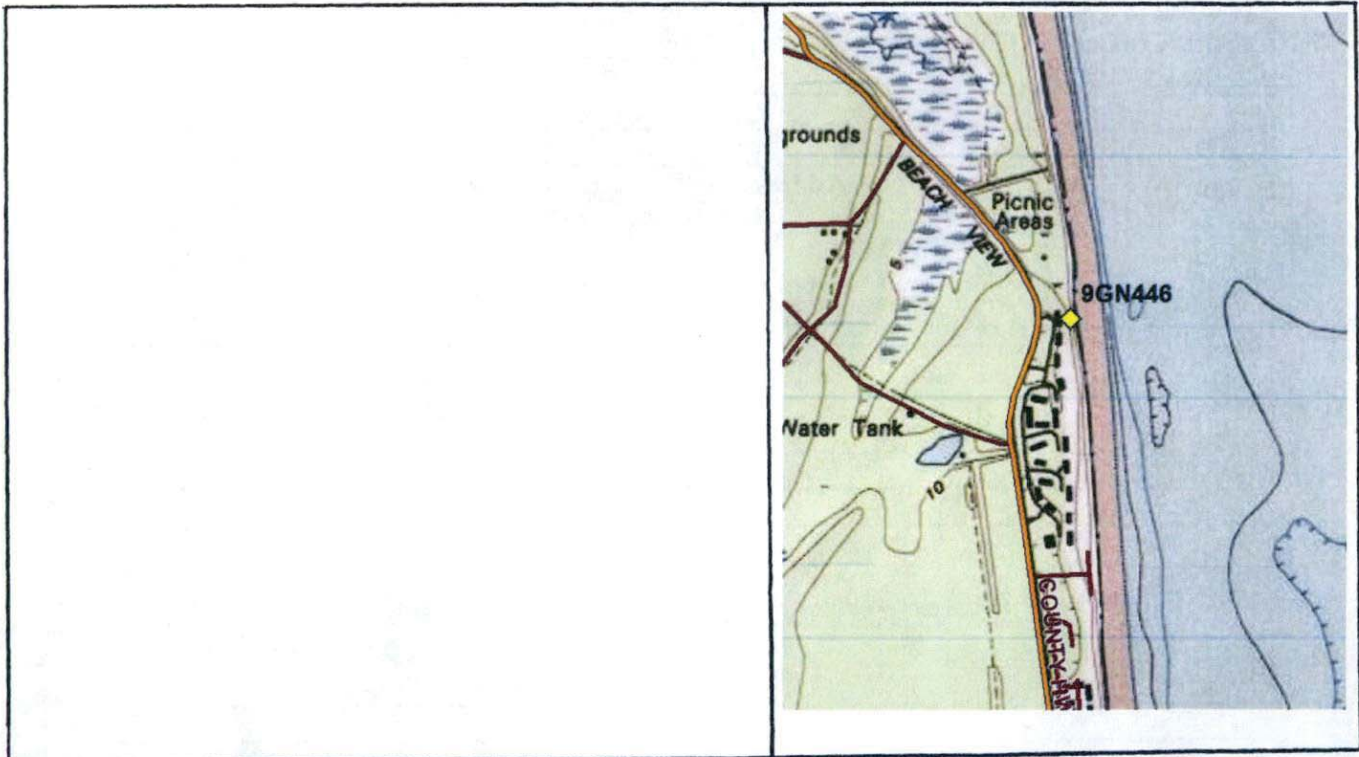
Official State
Site No. 9GN446

Official Site Number: 9GN446

Institutional Site Number: _____ **Site Name:** Weber Family Site
County: Glynn **Map Name:** Jekyll Island **USGS or USNOAA**
UTM Zone: 17 **UTM East:** 461518 **UTM North:** 3440660
Owner: Jekyll Island Authority **Address:** 100 James Rd, Jekyll Island, GA 31527
Site Length: 200 meters **Width:** 9 meters **Elevation:** + - 1 meters
Orientation: 1. N-S 2. E-W 3. NE-SW 4. NW-SE 5. Round 6. Unknown
Kind of Investigation: 1. Survey 2. Testing 3. Excavation 4. Documentary
 5. Hearsay 6. Unknown 7. Amateur
Standing Architecture: 1. Present 2. Absent
Site Nature: 1. Plowzone 2. Subsurface 3. Both 4. Only Surface Known
 5. Unknown 6. Underwater
Midden: 1. Present 2. Absent 3. Unknown **Features:** 1. Present 2. Absent 3. Unknown
Percent Disturbance: 1. None 2. Greater than 50 3. Less than 50 4. Unknown
Type of Site (Mill, Mound, Quarry, Lithic Scatter, etc.): Occupation midden deposit located under a beach sand dune formation.
Topography (Ridge, Terrace, etc.): Beach dune system.

Current Vegetation (Woods, Pasture, etc.): Scattered grasses and dune scrub under oak trees -- maritime hammock.

Additional Information: See attachment for additional comments.



SKETCH MAP
(Include sites, roads, streams, landmarks)

OFFICIAL MAP
(Xerox of proper map)

State Site Number: 9GN446 Institutional Site Number: _____

Public Status: 1. National Historic Landmark 2. National Natural Landmark
3. Georgia Register 4. Georgia Historic Trust 5. HABS 6. HAER

National Register Standing: 1. Determined Eligible 2. Recommended Ineligible
3. Recommended Eligible 4. Nominated 5. Listed 6. Unknown 7. Removed

National Register Level of Significance: 1. Local 2. State 3. National

Preservation State (Select up to Two): 1. Undisturbed 2. Cultivated 3. Eroded
4. Submerged 5. Lake Flooded 6. Vandalized 7. Destroyed 8. Redeposited
9. Graded 10. Razed

Preservation Prospects: 1. Safe 2. Endangered by: Beach erosion
3. Unknown

RECORD OF INVESTIGATIONS

Supervisor: Bruce Piatek Affiliation: Jekyll Island Authority Date: 10/10/2017

Report Title: Weber Family Archaeological Site Report. Documents, photographs, and artifacts on file at Jekyll Island Authority, Historic Resources Department.

Other Reports: _____

Artifacts Collected: Ceramics: St. Simons Plain/Orange Plain fiber tempered, Deptford Simple Stamped, Check Stamped, and Cross Simple Stamped, Sand Tempered Plain, and one Complicated Stamped sherd. Stone Tool: One South Prong Creek type, Late Archaic period projectile point. Soapstone bowl fragment.

Location of Collections: Jekyll Island Authority Collections

Location of Field Notes: Jekyll Island Authority Collections

Private Collections: Mara & Greg Weber -- collected two artifacts while on vacation at Jekyll Island and turned artifacts into JIA

Name: Mara & Greg Weber Address: RR1, Box 245, Bremen, Ohio 43107

CULTURAL AFFINITY

Cultural Periods: Middle to Late Archaic to Woodlands

Phases: St. Simons to Deptford

FORM PREPARATION AND REVISION

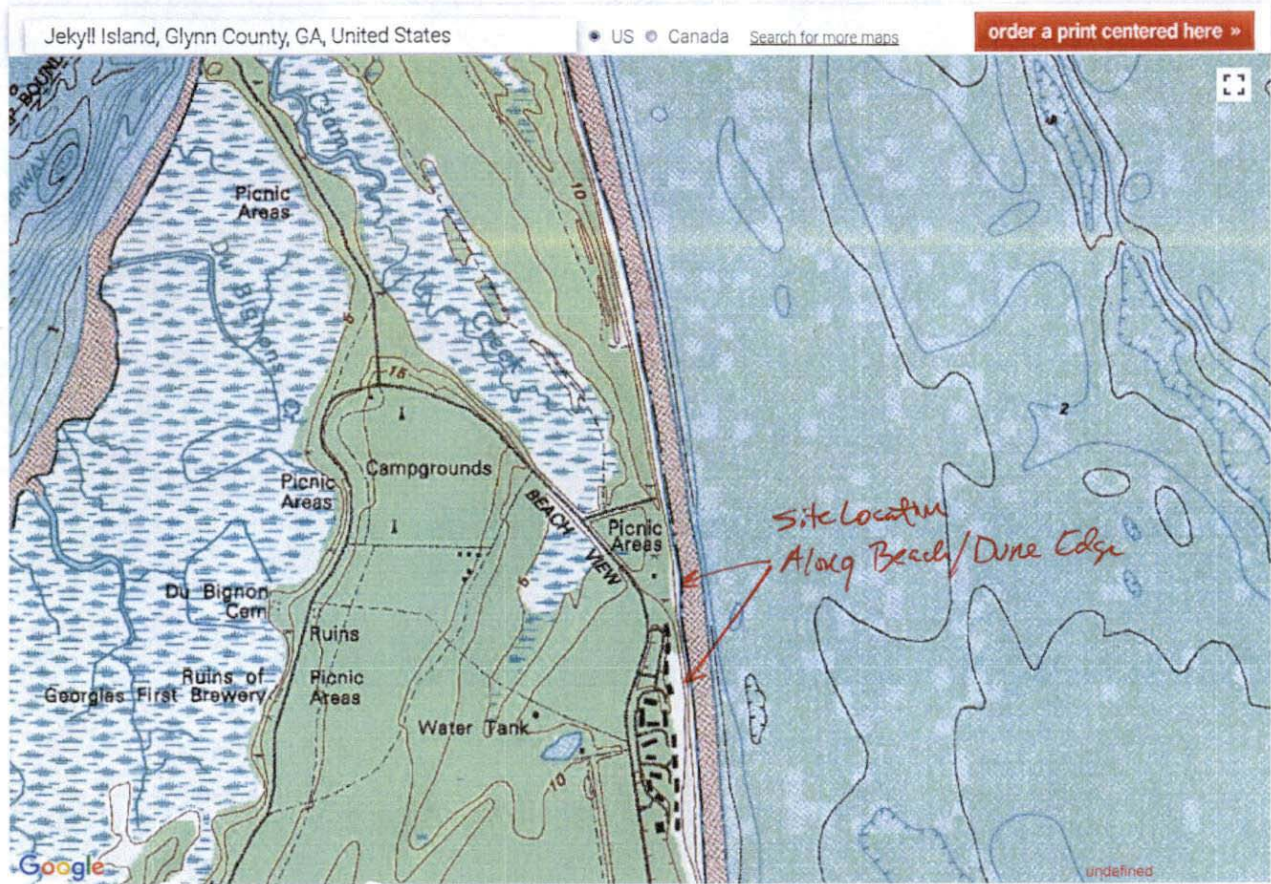
Date	Name	Institutional Affiliation
<u>12/20/2017</u>	<u>Mary Porter</u>	<u>Georgia Archaeological Site File, UGA</u>
_____	_____	_____
_____	_____	_____

Additional Information: Site was reported by JIA staff who noticed a black dirt/oyster shell/clam shell midden deposit that was exposed when the dune system eroded due to hurricane action. The midden is under 1 meter of white dune sand and sits atop a dark grey sand layer that appears to have been an earlier upland hammock. Conducted a pedestrian survey and surface collection of artifacts exposed on the beach. The Weber family recovered a projectile point and soapstone bowl fragment from the site and turned these artifacts into JIA. The site appears to extend over 200 meters along the beach front. The southern half of the eroding site has been stabilized by large sand bags and filling with sand.



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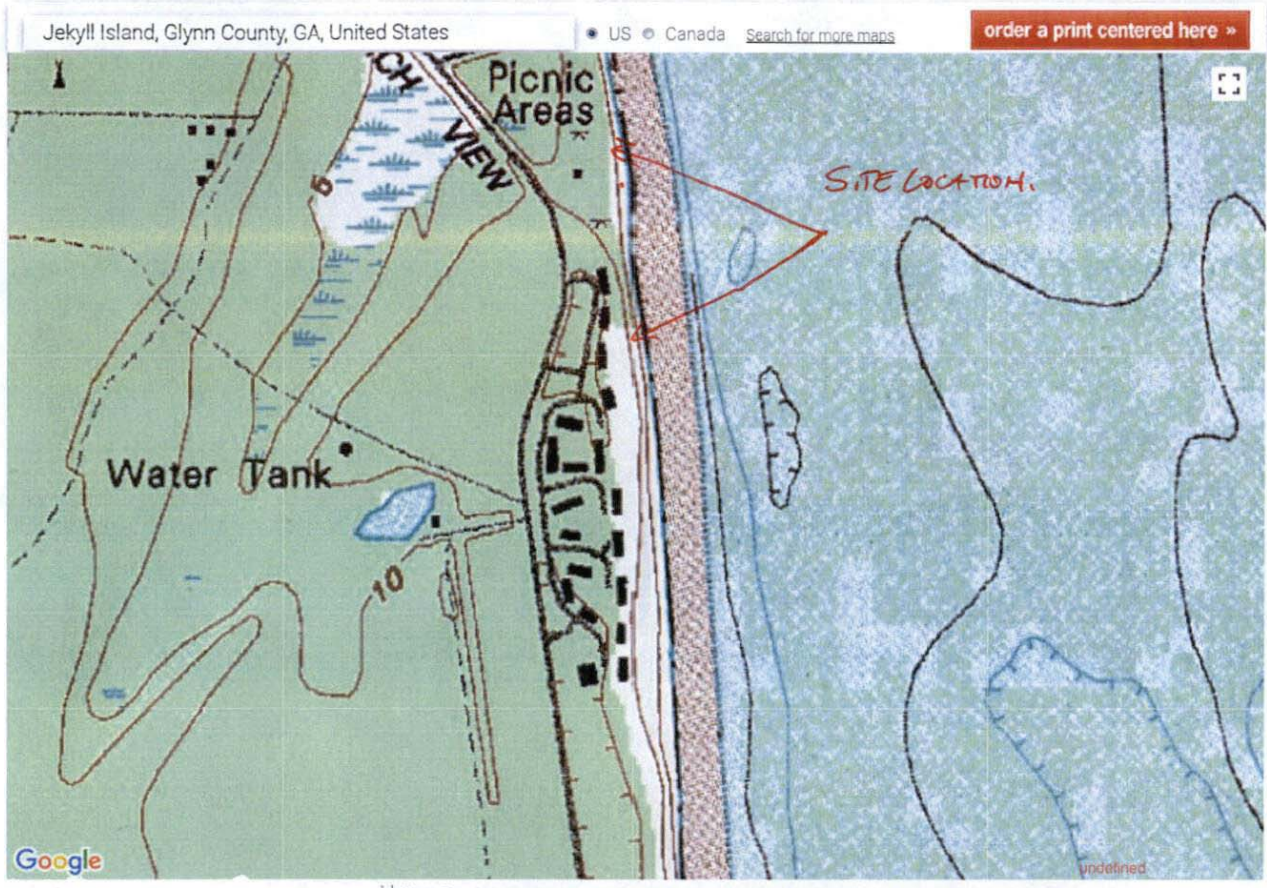
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Weber Family Site

Archaeological Site
Eroded out of dune during hurricane Irma

Legend

 Site Scattered Under Dune

200 meters N/S by 30 meters
E/W

North end of site at:
31degrees 6'21" N by
81 degrees 24' 8" W



Google Earth

© 2017 Google

Weber Family Site
Jekyll Island, Ga.
10/10/2017

