

BILL NO. 35-0424

Thirty-Fifth Legislature of the Virgin Islands

December 10, 2024

An Act ratifying Major Coastal Zone Permit No. CZT-06-21(L&W) issued to Jack Rock B-A C, LLC for the development of a marina facility consisting of a restaurant, dock, moorings, wave attenuator, storage and services yard, warehouse building, the dredging of 7,200 yards of material, and the use and occupancy of 45.83 acres of submerged land located on and seaward of Parcel No. 3 (Consolidated 9B-A), Estate Nazareth, St. Thomas, Virgin Islands

PROPOSED BY: Senator Novelle E. Francis, Jr., by Request of the Governor

1 **WHEREAS**, Major Coastal Zone Permit No. CZT-06-21(L&W) was issued by the St.
2 Thomas Committee of the Virgin Islands Coastal Zone Management Commission to Jack Rock
3 B-A C, LLC. on November 18, 2024, and approved by the Governor of the Virgin Islands on
4 November 19, 2024;

5 **WHEREAS**, Major Coastal Zone Permit No. CZT-06-21(L&W) authorizes the
6 development of a marina facility located on and seaward of Parcel No. 3 (Consolidated 9B-A),
7 Estate Nazareth, St. Thomas; consisting of the following:

8 (1) A 10,000 sq. ft. restaurant, retail, and marina services building;

9 (2) A 23,119 sq. ft. dock consisting of four fixed piers and bulkhead forming 17
10 permanent slips;

11 (3) The installation of 68 moorings for a managed mooring field;

12 (4) A 380 sq. ft. wave attenuator;

13 (5) A storage and services yard to accommodate dry stacking;

14 (6) A 10,000 sq. ft. warehouse building;

1 (7) The dredging of 7,200 cubic yards of material; and

2 (8) The use and occupancy of 45.83 acres of submerged land.

3 **WHEREAS**, pursuant to title 12 Virgin Islands Code, section 911(f), Jack Rock B-A C,
4 LLC shall pay a rental fee of \$150,000 per year payable annually in advance for a term of 75
5 years with a reduced rental fee of \$50,000 per year for the first three years with an option to
6 renew for an additional 75 years subject to the negotiations of fees;

7 **WHEREAS**, the Coastal Zone Management Act requires the Legislature of the Virgin
8 Islands to approve coastal zone permits for the occupancy and development of trust lands or
9 other filled and submerged lands; and

10 **WHEREAS**, title 12, Virgin Islands Code, section 911(e) provides that the Governor's
11 approval of any coastal zone permit or lease issued pursuant to section 911 must be ratified by
12 the Legislature of the Virgin Islands; Now, Therefore,

13 ***Be it enacted by the Legislature of the Virgin Islands:***

14 **SECTION 1.** Pursuant to title 12 Virgin Islands Code, chapter 21, section 911(e), the
15 Legislature of the Virgin Islands ratifies the Governor's approval of Major Coastal Zone Permit
16 No. CZT-06-21(L&W), issued to Jack Rock B-A C, LLC. by the St. Thomas Committee of the
17 Virgin Islands Coastal Zone Management Commission.

18 **BILL SUMMARY**

19 The bill ratifies Major Coastal Zone Permit No. CZT-06-21(L&W), issued to Jack Rock
20 B-A C, LLC for the development of a marina facility consisting of a restaurant, dock, moorings,
21 wave attenuator, storage and services yard, warehouse building, the dredging of 7,200 yards of
22 material, and the use and occupancy of 45.83 acres of submerged land located on and seaward
23 of Parcel No. 3 (Consolidated 9B-A), Estate Nazareth, St. Thomas, Virgin Islands.

24 **BR24-1410/December 4, 2024/PFA**
25 **G35-102**