



GOVERNMENT OF THE UNITED STATES VIRGIN ISLANDS
 DEPARTMENT OF PLANNING AND NATURAL RESOURCES
 Division of Coastal Zone Management

No. 45 Estate Mars Hill, Frederiksted
 St. Croix, US Virgin Islands 00840-4477
 Tel: (340) 773-1082; Fax: (340) 773-3343

8100 Lindberg Bay, Ste #61, C.E.K. Airport
 St. Thomas, US Virgin Islands 00802
 Tel: (340) 774-3320; Fax: (340) 714-9524

APPLICATION FOR AMENDMENT OF PERMIT APPLICATION

Pursuant to Title 12 Chapter 21 of the Virgin Islands Code and the Coastal Zone Management Rules and Regulations, 12, V.I.R.R. §910-4, the following request for Amendment of (check one) Minor Major Permit Application No. CZT-06-21(L&W) is hereby submitted.

1. Name, Mailing address, email address and telephone number of Applicant Jack Rock B-A C LLC,
Corporate Trust Center, 1209 Orange Street, Wilmington Delaware 19801 (917) 783-4974

2. Name, mailing address, email address and telephone number of the Property Owner Jack Rock B-A C LLC,
Corporate Trust Center, 1209 Orange Street, Wilmington Delaware 19801 (917) 783-4974

3. Location of activity. Plot No. _____ Estate Nazareth Island St. Thomas

4. Summary of proposed activity. Include all incidental improvements such as utilities, roads, etc. (Use additional sheets if necessary). The development will include a restaurant and marine services building, an event lawn, a dry stack boat storage, fueling facilities back of house yard, a WWTP, and a generator. The marina will include 17 slips, with a total of 2,128 linear ft of alongside dockage. The managed mooring field will include 14 buoys in Vessup and 68 buoys in Muller Bay, with pumpout facilities and amenities available.

Please attach the Application Fee or Receipt: \$50.00 for Minor Permit; \$500.00 for Major Permit. In addition, please provide the following required documents:

- a) Required or necessary drawings showing proposed activity
- b) Environmental Assessment Report (if applicable).

[Signature] 7/8/22
 Signature of Applicant Date

 Signature of Owner Date

Print Brice hall

Print _____

 Inspector Date

GOVERNMENT OF THE VIRGIN ISLANDS OF THE UNITED STATES
DEPARTMENT OF PLANNING AND NATURAL RESOURCES
DEVELOPMENT PERMIT APPLICATION

FORM L&WD-2
PERMIT APPLICATION

Date Received: 01-26-2022

Date Declared Complete: _____

Permit Application No. C27-06-21(11w)

Application is hereby made for an Earth Change Coastal Zone Permit

1. Name, mailing address, email address and telephone number of Applicant (person/entity with legal interest in the property, to which permit will be issued)

Jack Rock B-A C LLC
Corporate Trust Center
1209 Orange Street
Wilmington, Delaware 19801 (917) 783-4974

2. Name, title, mailing address and telephone number of Owner of property and Agent (if any)

Owner of Property(s)

Jack Rock B-A C LLC
Corporation Trust Center, 1209 Orange St.
Wilmington, Delaware 19801 (917) 783-4974

Agent

3. Location of activity. Plot No. Consolidated 9B-A PIN No. _____

Estate Nazareth Island St. Thomas

4. Zoning District W-1

4.a State type of Land Uses as specified in the VI Zoning Law, which are applied for (e.g., restaurant, hotel, single-family dwelling, etc.)

27. Marinas (Recreational Marine Crafts), Charter & Rentals, Boat Access Sites, Boathouses (Storage), 40. Restaurants, 42. Sewage Lift & Pressure Control Station, and 43. Sewage Treatment Plants.

5. Name, mailing address, email and telephone number of project designer.

Jaredian Design Group
5333 Raadets Gade, Suite 14, St. Thomas, U.S. Virgin Islands 00802-6900
340 777-1600

6. Summary of proposed activity. Include all incidental improvements such as utilities, roads, etc. (Use additional sheets if necessary).

The development will include a restaurant and marine services building, an event lawn, a dry stack boat storage, fueling facilities, back of house yard, a WWTP, and a generator. The marina will include 17 slips, with a total of 2,128 linear ft of alongside dockage. The managed mooring field will include 14 buoys in Vessup and 68 buoys in Muller Bay, with pumpout facilities and amenities available.

**FORM L&WD-2/PERMIT
APPLICATION CONT'D**

7. Date activity is proposed to start Summer 2022; be completed Fall 2023

8. Classification of minor or major permit. Check one:

Minor Permit Application

Major Permit Application

State below which criterion applies in making above check.
Size and Scope of Project

9. Application is hereby made for a permit to authorize the activities described herein. I agree to provide any additional information/data that may be necessary to provide reasonable assurance or evidence to show that the proposed project will comply with the applicable territorial water quality standards or other environmental protection standards both during construction and after the project is completed. I also agree provide entry to the project site for inspectors from the environmental protection agencies for the purpose of making inspection regarding this application and that to the best of my knowledge and belief, that such information provided herein, is true, complete and accurate. I further certify that I possess the authority to undertake the proposed activities.

Signature of Applicant or Agent (if not owner)

[Signature]
Sign

Brice Hall
Print

Date

1/18/22

Signature of Owner(s) (Required)

Sign

Print

Date

Sign

Print

**FOR DEPARTMENT USE ONLY
Inspector Record**

Date Inspected: _____

Inspector's Remarks: _____

Application Approved
 Application Disapproved

Inspector

[Signature]
Commissioner, Planning & Natural Resources

Date

18 Nov. 2024
Date

GOVERNMENT OF THE VIRGIN ISLANDS OF THE UNITED STATES
DEPARTMENT OF PLANNING AND NATURAL RESOURCES
DEVELOPMENT PERMIT APPLICATION

FORM L&WD-3
ZONING REQUIREMENTS TABLE

The following table shall be completed by the applicant with entries as appropriate for the zoning district in which the activity is taking place. Not all the requirements will necessarily apply to a particular zone. Consult the Zoning Law for guidance.

Applicants Name: Latitdue 18 Signature: [Signature] Date: 1/18/22

Location of Activity (Plot No.): Consolidated 9B-A Estate: Nazareth Zoning District: W-1

1. Proposed use (residential etc.) Marina and dry-stack and related infrastructure, amenities, managed mooring field
2. Accessory use if any waste water treatment
3. Number of onsite parking spaces: Existing 0 Proposed 84
4. Area of lot: 242,122 ft² 5.556 acres
5. Area covered by existing buildings ~3620 ft²; Area covered by proposed buildings 17,598 ft²
6. Total area of disturbance (includes footprint of all buildings, structures and parking areas) 164,223 ft²
7. Setback of building from street property line: Required 25 ft. Proposed 25 ft.
8. Side yard setback: Required 10 ft. Proposed 20 ft.
9. Rear yard setback: Required 20 ft. Proposed 20 ft.
10. Height of building: 40 ft. Stories 2
11. Lot width at street line (ft.) _____
12. Area of usable open space: 1.787 ft. 32 % of lot
13. Persons per acre ratio n/a
14. Floor area ratio .11
15. Number of onsite parking and loading spaces 80 regular/4 ADA/loading
16. Building setback (yards 11, W-2 only) n/a

FOR DEPARTMENT USE ONLY

Inspector: _____ Date: _____ Permit Application No. _____



**OFFICE OF THE LIEUTENANT GOVERNOR
DIVISION OF THE TAX COLLECTOR**

1105 King Street • Christiansted, Virgin Islands 00820 • 340.773.6449 • Fax 340.719.5581
5049 Kongens Gade • Charlotte Amalie, Virgin Islands 00802 • 340.774.2991 • Fax 340.779.7825

REAL PROPERTY TAX CLEARANCE CERTIFICATE

TO: Office of the Recorder of Deeds

FROM: Office of the Tax Collector

In accordance with 28 V.I.C. §121, as amended, I hereby certify that there are no outstanding Real Property Tax obligations for the following parcel:

PARCEL NUMBER	1-07801-0209-00
LEGAL DESCRIPTION	9B-A NAZARETH RED HOOK QTR.
OWNER'S NAME	VP MARINA LLC

Taxes have been researched up to and including 2020. Notwithstanding that all known tax obligations have been satisfied as of this date, 33 V.I.C. §2413 applies.

CERTIFIED TRUE AND CORRECT BY

Brent A. Leerdam

REAL PROPERTY TAX COLLECTOR

SIGNATURE

05/03/2021

DATE



**OFFICE OF THE LIEUTENANT GOVERNOR
DIVISION OF THE TAX COLLECTOR**

1105 King Street • Christiansted, Virgin Islands 00820 • 340.773.6449 • Fax 340.719.5581
5049 Kongens Gade • Charlotte Amalie, Virgin Islands 00802 • 340.774.2991 • Fax 340.779.7826

REAL PROPERTY TAX CLEARANCE CERTIFICATE

TO: Office of the Recorder of Deeds

FROM: Office of the Tax Collector

In accordance with 28 V.I.C. §121, as amended, I hereby certify that there are no outstanding Real Property Tax obligations for the following parcel:

PARCEL NUMBER	1-07801-0202-00
LEGAL DESCRIPTION	9B(CONSOLIDATED)NAZARETH No.1 RED HOOK QTR.
OWNER'S NAME	REDHOOK HAYES B REM LLC

Taxes have been researched up to and including 2021. Notwithstanding that all known tax obligations have been satisfied as of this date, 33 V.I.C. §2413 applies.

CERTIFIED TRUE AND CORRECT BY

Brent A. Leerdam

REAL PROPERTY TAX COLLECTOR

SIGNATURE

11/12/2021

DATE

GOVERNMENT OF THE U.S. VIRGIN ISLANDS
BUREAU OF INTERNAL REVENUE

6115 EST. SMITH BAY-
ST. THOMAS, VI 00802
Tel: (340) 714-9320
Fax: (340) 714-9341

5/11/2021

4008 ESTATE DIAMOND - PLOT 7-B
CHRISTIANSTED, VI 00820
Tel: (340) 773-1040
Fax: (340) 773-1006

DEVELOPMENT PARTNERS INTERNATIONAL LLC
1000 BLACKBEARD HILL
SUITE 10
ST THOMAS, VI 00802-0000

Business EIN: 660976969
RE: CZM ONLY

Please Submit This Letter To Your CZM Authority

Dear Taxpayer:

This is in response to your application of 5/06/2021 in which you requested a letter of clearance for a Costal Zone Management Permit pursuant to Title 12, V. I. Code, Section 910 (a) (c).

Based on the information in our files, we find that you are current in the filing and payment of your tax obligation. This Certification is for Costal Zone Permit purposes only and does not absolve you of any subsequent revelation of tax obligation past or future.

Sincerely,


Delinquent Accounts & Returns

GOVERNMENT OF THE U.S: VIRGIN ISLANDS
BUREAU OF INTERNAL REVENUE

6115 EST. SMITH BAY-
ST. THOMAS, VI 00802
Tel: (340) 714-9320
Fax: (340) 714-9341

5/11/2021

4008 ESTATE DIAMOND - PLOT 7-B
CHRISTIANSTED, VI 00820
Tel: (340) 773-1040
Fax: (340) 773-1006

JACK ROCK B-A C LLC
1000 BLACKBEARD HILL
SUITE 10
ST THOMAS, VI 00802-0000

Business EIN: 832542402
RE: CZM ONLY

Please Submit This Letter To Your CZM Authority

Dear Taxpayer:

This is in response to your application of 5/05/2021 in which you requested a letter of clearance for a Costal Zone Management Permit pursuant to Title 12, V. I. Code, Section 910 (a) (c).

Based on the information in our files, we find that you are current in the filing and payment of your tax obligation. This Certification is for Costal Zone Permit purposes only and does not absolve you of any subsequent revelation of tax obligation past or future.

Sincerely,


Delinquent Accounts & Returns

GOVERNMENT OF THE VIRGIN ISLANDS OF THE UNITED STATES DEPARTMENT OF
PLANNING AND NATURAL RESOURCES DEVELOPMENT PERMIT APPLICATION

FORM L&WD-5
PROOF OF LEGAL INTEREST

AFFIDAVIT

I, Manager, Lee Steiner being duly sworn depose and say that:
Applicant(s)* (or John Doe of Entity Applicant)

I, Jack Rock B-A C LLC & Redhook Hayes B Rem LLC am/is the (check one)
(I or Entity/Applicant)

Record title owner (fee simple) Lessee Other (specify) _____

Of the real property described as Parcel No(s) 9-C, 9-B Consolidated

Estate Nazareth Quarter Red Hook Island St. Thomas

*Applicant(s) is required to provide documentation for legal interest stated above (e.g. deed, lease, etc.)

2. I have the irrevocable approvals, permission, or power of attorney from all other persons with a legal interest in the property to undertake the work proposed in the permit application as more fully set forth in the exhibit (s) attached hereto:

[Signature] 5/6/21
Signature Date

Signature Date

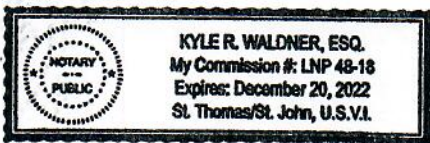
Lee Steiner, Manager
Print

Print

The foregoing instrument was acknowledged before me this 6th day of May
20 21 by Lee Steiner, Manager at St. Thomas, VI county
(Name or Name/Title of Entity)

of _____
[Signature]
Notary Public

My Commission expires



GOVERNMENT OF THE VIRGIN ISLANDS OF THE UNITED STATES
DEPARTMENT OF PLANNING AND NATURAL RESOURCES
DEVELOPMENT PERMIT APPLICATION

FORM L&WD-7
CORPORATION/ASSOCIATION APPLICATION
(To be used when a corporation or association is making a Permit Application in Tier I)

Jack Rock B-A C LLC & Redhook Hayes B Rem LLC
(Corporation or Association Name)

By: [Signature]
(Signature)
President or Vice-President or equivalent

Manager
Title/Position (Print)

Lee Steiner
Print

WITNESS:
Cooper Ciccavelli: [Signature]

ATTEST: _____
Secretary (or equivalent) Signature

Secretary (or equivalent) Print
Seal

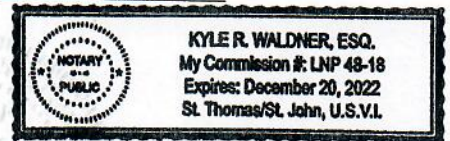
On this 6th day of May, 2021, before me the undersigned officer, personally appeared Lee Steiner, who acknowledges himself to be the Manager of Jack Rock B-A C LLC and Redhook Hayes B Rem LLC; that he executed the foregoing instrument in the capacity above and has the authority to execute this application on behalf of the company.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year above written.

[Signature]

Include Supporting Documents:

1. Compliance with Act No. 5270 by providing:
 - (a) Tax clearance letter from the Bureau of Internal Revenue
 - (b) Property tax clearance letter from the Lieutenant Governor's Office.
 - (c) Corporations and Associations: Certificate of Good Standing or equivalent, organizational documents & Amendments (Articles, Bylaws, Operating Agreement, Declarations);
 - (d) Corporate Resolution (or equivalent) authorizing action on behalf of the company.



Marvin Berning and Associates

Subdivision Planning & Property Surveys

Phone#: 775-6557 Fax: 714-4188

REQUEST FOR SURVEY REGISTRATION

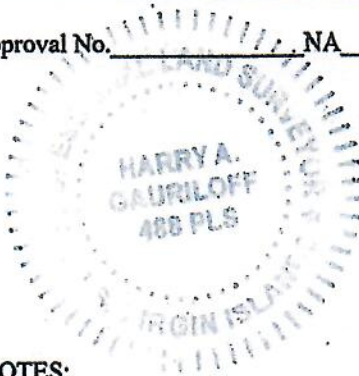
**OFFICE OF THE TAX ASSESSOR
ST. THOMAS**

RECEIVED
FEB 17 2022
DPNR
VICZM PROGRAM

OFFICE OF THE
LIEUTENANT GOVERNOR
DIVISION: CADASTRAL

At the request of Brice hall owner, I have surveyed Parcel 9B-A, Parcel 9B-B1, Parcel 9B-C1, and Parcel 9C, Estate Nazareth, No. 1 Red Hook Quarter, St. Thomas, U.S.V.I., and request to register survey map of Consolidated Parcel 9B-A, Estate Nazareth, St. Thomas, U.S.V.I., dated 01/20/22. All adjoining owners are aware of the survey, and all monuments have been placed.

Planning board Approval No. NA



[Handwritten Signature]
Signature: surveyor

Signature: Owner / Agent.

REGISTRAR'S NOTES:

Registration date: 2/9/2022

O.L.G. Drawing No.: DA-9618-1022

Registrar: [Handwritten Signature]

O.L.G. Drawing No. DA-9618-1022

GOVERNMENT OF THE VIRGIN ISLANDS OF THE UNITED STATES
DEPARTMENT OF PLANNING AND NATURAL RESOURCES
DEVELOPMENT PERMIT APPLICATION

FORM L&WD-1*
JOINT PERMIT APPLICATION LETTER

RECEIVED
JAN 26 2022
DPNR
VICZM PROGRAM

COMMISSIONER Jean-Pierre Oriol
DEPARTMENT OF PLANNING AND NATURAL RESOURCES
8100 LINDBERG BAY, STE #61
CYRIL E. KING AIRPORT TERMINAL, SECOND FLOOR
ST. THOMAS, US VIRGIN ISLANDS 00802

Dear Commissioner:

The undersigned wishes to make application to the Virgin Islands Government and the Secretary to the Army for a permit to: redevelop the Latitude 18 Marina and to create a Managed Mooring Field. The facilities will include a restaurant and marina storage building, an event lawn and a dry stack boat storage building (warehouse) and service yard. The marina will have 17 dedicated slips and 638 linear feet of alongside dockage with a total capacity of 2,128 feet (approximately 26 vessels). The marina will provide permanent and transient berthing for a mix of vessels ranging from 60 to 200 feet, with additional alongside berthing for smaller vessels.

The mooring field includes 84 mooring buoys divided into two areas (14 in the Vessup Bay Mooring Field and 68 in the Muller Bay Mooring Field). Over 96 linear feet on two floating docks will be available for dinghies and upland facilities such as showers, restrooms, and solid waste collection bins will be available. A pump out facility will be available at the fuel dock.

It is understood that approval of this application is required pursuant to Act No. 4248 of the Virgin Islands Code, and I hereby certify that the proposed activity complies with the enforceable policies of the VI CZM Act and that the development will be conducted in a manner consistent with the VI Coastal Zone Management Program.

Included in this application is the Department of the Army permit application form (ENG 4345). It is further requested that this letter and application be forwarded to the US Army Corps of Engineers, Antilles Regulatory Section, for consideration.

Signature of Applicant

(Sign)



(Print) Brice Hall

Date 1/18/22

Official Title, if a Corporation

GOVERNMENT OF THE VIRGIN ISLANDS OF THE UNITED STATES
DEPARTMENT OF PLANNING AND NATURAL RESOURCES
DEVELOPMENT PERMIT APPLICATION

FORM L&WD-4
MAJOR PROJECT SUMMARY DATA

Section I. Applicant

1. Name, address and telephone number of applicant.

Jack Rock B-A C LLC

Corporate Trust Center, 1209 Orange St.

Wilmington, Delaware 19801 (917) 783-4974

2. Name, address and telephone number of owner of Property and of developer.

Jack Rock B-A C LLC

Corporate Trust Center, 1209 Orange St.

Wilmington, Delaware 19801 (918) 783-4974

Section II. Summary of Proposed Development

3. Describe the proposed development

The development will include a restaurant and marine services building, an event lawn, a dry stack boat storage, fueling facilities back of house yard for trailer parking, a WWTP, and a generator. A combination retention/preservation area is included. The marina will include 17 slips, with a total of 2,128 linear ft of alongside dockage. The dock will be protected by a floating wave attenuator. The managed mooring field will include 14 buoys in Vessup and 68 buoys in Muller Bay, with pumpout facilities and amenities available.

Section III. Description of Proposed Development

4. Name of development Latitude 18

5. Plot No. Consolidated 9B-A Estate Nazareth

6. Zoning District: W-1

7. PWD Map No. _____

8. Proposed use (residential, etc. as listed in Zoning Law): W-1

Waterfront pleasure

27. Marinas (Recreational Marine Crafts), Charter & Rentals, Boat Access Sites, Boathouses (Storage),
40. Restaurants, 42. Sewage Lift & Pressure Control Station, and 43. Sewage Treatment Plants.

9. Accessory use if any Waste Water Treatment Plant

FORM L&WD-4
MAJOR PROJECT SUMMARY DATA Cont'd

10. Area of Lot(s) (acreage) 5.556
11. Area covered by existing buildings (sq. ft.) ~3620
12. Area covered by proposed buildings (sq. ft.) 17,580
13. Floor area total _____
14. Floor area ratio (B-1, B-2 zones only) _____
15. Number of buildings 5
16. Number of units total n/a
- | | Person | | Persons |
|------------------------|-------------------------|------------|---------|
| 17. Schedule of units: | Efficiencies <u>n/a</u> | x 1.5 Unit | - |
| | 1 bedroom _____ | x 2 | - |
| | 2 bedroom _____ | x 3 | - |
| | 3 bedroom _____ | x 4 | - |
| | Other _____ | x | - |
| | Total Persons | _____ | _____ |
18. Number of on-site parking and loading spaces 80/4 ADA
19. Maximum building height (stories/ft) _____
20. Adjoining property land use(s) Resort, residential
21. Setback of building from street property line (ft.) 25
22. Side yard setback (ft.) 10
23. Rear yard setback (ft.) 20
24. Density (person/acre) n/a
25. Area of usable open space (sq. ft. % of lot) 77,877.46, 32%

FORM L&WD-4
MAJOR PROJECT SUMMARY DATA Cont'd

Section IV. Comments

26. Proposed Potable Water Supply (method & quality estimate gal/day)

Private Hauler, Average 26,229gpd, Maximum 52,458gpd

27. Proposed Sewage Treatment (method & quality estimate gal/day)

WWTP 16,841gpd

28. Proposed Solid Waste Disposal (method & quality estimate lbs/day)

Collection bins/private hauler 926lbs/day

29. Proposed Electrical Supply (method & demand estimate KWH for single & 3 phase)

13,200 VAC power/18 MW of connected load

30. Air Conditioning (method & demand estimate (KWH)

31. Other Utilities _____

32. Other _____

Section V.

33. Will the development extend onto or adjoin any beach tidelands, submerged lands or public trust lands?

The project includes a marina and a managed mooring field on submerged lands.

34. Will the development maintain, enhance or conflict with public access to the shoreline and along the coast?

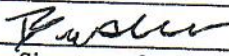
The project will maintain public access to the shoreline and along the coast.

35. Will the development protect or provide moderate income housing opportunities?
Will it displace moderate income housing?

The project will have no impact on moderate income housing opportunities.

36. How will the development affect traffic on the coastal access roads?

The proposed project will increase traffic on coastal access roads due to the increased use of the site.


Signature of owner or authorized agent

11/18/22
Date

GOVERNMENT OF THE VIRGIN ISLANDS OF THE UNITED STATES
DEPARTMENT OF PLANNING AND NATURAL RESOURCES
DEVELOPMENT PERMIT APPLICATION

FORM L&WD-7
CORPORATION/ASSOCIATION APPLICATION
(To be used when a corporation or association is making a Permit Application in Tier 1)

Jack Rock B-A C LLC
(Corporation or Association Name)

By: [Signature]
(Signature)
President or Vice-President or equivalent

Manager
Title/Position (Print)

Brice Hall
Print

WITNESS:

ATTEST: _____
Secretary (or equivalent) Signature

Secretary (or equivalent) Print
Seal

On this 18th day of January, 2022, before me the undersigned officer, personally appeared _____
Brice Hall, who acknowledges himself to be the Manager
of Jack Rock B A C LLC; that he executed the foregoing instrument in the capacity above and has the
authority to execute this application on behalf of the company.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year above written.

Lillian Smithey

Include Supporting Documents:

1. Compliance with Act No. 5270 by providing:
 - (a) Tax clearance letter from the Bureau of Internal Revenue
 - (b) Property tax clearance letter from the Lieutenant Governor's Office.
 - (c) Corporations and Associations: Certificate of Good Standing or equivalent, organizational documents & Amendments (Articles, Bylaws, Operating Agreement, Declarations)
 - (d) Corporate Resolution (or equivalent) authorizing action on behalf of the company.



Lillian Smithey
Notary Public, State of Ohio
My Commission Expires 02-04-2026

GOVERNMENT OF THE VIRGIN ISLANDS OF THE UNITED STATES DEPARTMENT OF
PLANNING AND NATURAL RESOURCES DEVELOPMENT PERMIT APPLICATION

FORM L&WD-5
PROOF OF LEGAL INTEREST

AFFIDAVIT

I, Brice Hall being duly sworn depose and say that:
Applicant(s)* (or John Doe of Entity Applicant)

1. Jack Rock B-A C LLC am/is the (check one)
(I or Entity/Applicant)

Record title owner (fee simple) Lessee Other (specify) _____

Of the real property described as Parcel No(s) 9B-A

Estate Nazareth Quarter Red Hook Island St. Thomas

*Applicant(s) is required to provide documentation for legal interest stated above (e.g. deed, lease, etc.)

2. I have the irrevocable approvals, permission, or power of attorney from all other persons with a legal interest in the property to undertake the work proposed in the permit application as more fully set forth in the exhibit (s) attached hereto:

[Signature] 1/18/22
Signature Date

Signature Date

Brice Hall
Print

Print

The foregoing instrument was acknowledged before me this 18th day of January
2022 by Brice Hall at Marion county
(Name or Name/Title of Entity)

of Ohio
Lillian Smithey
Notary Public

2/4/2026
My Commission expires



Lillian Smithey
Notary Public, State of Ohio
My Commission Expires 02-04-2026

Flood Plain Determination and Permit Application

To be completed by all applicants

- 1. Owner: Latitude 18
Mailing Address: Corporate Trust Center, 1209 Orange Street, Wilmington, Delaware 19801
Home Tel. #: _____ Business Tel. 917 783-4974 #: Cellular #: _____
- 2. Designer: Jaredlan Design Group
Lic. #: _____ Tel. #: 340 777-1600 Cellular#: 340 514-3064
- 3. Plot #: Consolidated 9B-A Estate: Nazareth Quarter: Red Hook
Flood Zone Designation: VE9, AE7,X

If your flood zone designation is Zone A, AE, AO, AI-30, A99, V, VO, Ve or VI-V30 as shown on the NFIP FIRM Map, then complete this section.

*****NFIP Flood Zone Designation*****

- 1. Type of development:
 - 1 or 2 Family dwelling Mobile Home Non-Structural
 - 3 Family or more, Apartment or Condo Structure Non- Residential Structure:
 - Commercial Structure New Construction Non-Structural
 - Addition to Structure 50% Substantial Improvement of Existing Structure
Description of Activity Development of Marina, Support Structures and Amenities
- 2. Base Flood Elevation at the Development Site is 9ft, 7ft. ft. above mean sea level (msl).
- 3. Elevation of the First Floor, Basement or Flood proof level for proposed structure is 12 ft.
- 4. Describe the Non Structural Activity i.e. septic tank, waste water treatment plants etc. (including the location and development): WWTP
- 5. Attach a certified copy of site plan (8.5" x 11) showing Base Flood Elevation. See sample attached.

FOR OFFICE USE ONLY

Is the property located in an identified Flood Hazard Area? () YES () NO

NFIP Zone Designation: _____ Forward to Flood Plain Manager: () YES () NO

Application: APPROVED () DENIED () RESUBMIT ()

Plan Reviewer Name: _____

Signature: _____ Date: _____

17. DIRECTIONS TO THE SITE

From Red Hook take Hwy 32 south to 322 turn left and then turn left on to Vessup Lane, the road terminates into Latitude 18.

18. Nature of Activity (Description of project, include all features)

The project proposes the development of a marina and shoreline restoration in Vessup Point and managed mooring fields at Vessup Bay and Muller Bay in Red Hook, on the eastern end of St. Thomas, USVI. The project will provide a wet slip marina, a managed mooring field, and supporting upland development, as shown on the Drawings.

A marina previously existed on the proposed marina project site, but it suffered significant damages due to hurricanes over the past 25 years. The original marina was never rebuilt after Hurricane Marilyn in 1995 and its remaining structures were completely destroyed after hurricanes Irma and Maria in 2017.

The marina will have 17 dedicated slips and 638 linear ft of alongside dockage, with a total capacity of 2,128 linear ft (26 vessels). The marina will provide permanent and transient berthing for a mix of vessels ranging from 60 to 200 ft, with additional alongside berthing for smaller vessels.

The proposed marina is comprised of four fixed main piers, denoted in the project Drawings as Docks A-1, A-2, B, and C. cont.

19. Project Purpose (Describe the reason or purpose of the project, see instructions)

Jack Rock B-A C LLC intends to construct a World-Class Marina consisting of wet slips and a boat launch area, with a compliment of upland structures that will include Food and Beverage establishments, Retail, Marina Showers, and other support Structures. The Development Plan also includes the construction of a managed mooring field of 14 buoys in Vessup Bay and 68 buoys in Muller Bay.

USE BLOCKS 20-23 IF DREDGED AND/OR FILL MATERIAL IS TO BE DISCHARGED

20. Reason(s) for Discharge
No discharge is proposed.

21. Type(s) of Material Being Discharged and the Amount of Each Type in Cubic Yards:

Type Amount in Cubic Yards	Type Amount in Cubic Yards	Type Amount in Cubic Yards
0	0	0

22. Surface Area in Acres of Wetlands or Other Waters Filled (see instructions)

Acres 0
or
Linear Feet 0

23. Description of Avoidance, Minimization, and Compensation (see instructions)

The marina is designed to avoid dense seagrass beds and hardbottom habitat. The mooring field has been lain out to avoid all corals and hard bototm. Twelve corals on the collapsing bulkhead wall will be transplanted to minimize impacts. A debris cleanup plan is proposed to compensate for impacts which cannot be avoided.

24. Is Any Portion of the Work Already Complete? Yes No IF YES, DESCRIBE THE COMPLETED WORK

25. Addresses of Adjoining Property Owners, Lessees, Etc., Whose Property Adjoins the Waterbody (if more than can be entered here, please attach a supplemental list).

a. Address- UNITED STATES GOVERNMENT

City - St. Thomas State - USVI Zip - 00801

b. Address- REDHOOK HAYES B REM LLC, 11 Times Sq

City - New York State - New York Zip - 10036

c. Address-

City - State - Zip -

d. Address-

City - State - Zip -

e. Address-

City - State - Zip -

26. List of Other Certificates or Approvals/Denials received from other Federal, State, or Local Agencies for Work Described in This Application.

AGENCY	TYPE APPROVAL*	IDENTIFICATION NUMBER	DATE APPLIED	DATE APPROVED	DATE DENIED
DPNR/CZM	Major Water		concurrent		
DPNR/DEP	WQC		concurrent		
Govt of VI	Submerged Land Leas		Concurrent		

* Would include but is not restricted to zoning, building, and flood plain permits

27. Application is hereby made for permit or permits to authorize the work described in this application. I certify that this information in this application is complete and accurate. I further certify that I possess the authority to undertake the work described herein or am acting as the duly authorized agent of the applicant.



SIGNATURE OF APPLICANT

1/18/22

DATE

SIGNATURE OF AGENT

DATE

The Application must be signed by the person who desires to undertake the proposed activity (applicant) or it may be signed by a duly authorized agent if the statement in block 11 has been filled out and signed.

18 U.S.C. Section 1001 provides that: Whoever, in any manner within the jurisdiction of any department or agency of the United States knowingly and willfully falsifies, conceals, or covers up any trick, scheme, or disguises a material fact or makes any false, fictitious or fraudulent statements or representations or makes or uses any false writing or document knowing same to contain any false, fictitious or fraudulent statements or entry, shall be fined not more than \$10,000 or imprisoned not more than five years or both.