



GOVERNMENT OF THE VIRGIN ISLANDS OF THE UNITED STATES

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DEPARTMENT OF PLANNING AND NATURAL RESOURCES

Division of Coastal Zone Management

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December 13th, 2024

Honorable Novelte E. Francis, Jr.
President
35th Legislature of the United States Virgin Islands
Capitol Building
St. Thomas, Virgin Islands

Re: Coastal Zone Management Permit for Ratification

Good day Senate President Novelte E. Francis, Jr., other members of the 35th Legislature of the US Virgin Islands, legislative staff, and members of the viewing and listening public. My name is Marlon Hibbert and I am the Director for the Division of Coastal Zone Management (CZM) in the Department of Planning and Natural Resources. Today we are present seeking ratification of the following CZM permit:

Major CZM Permit No. CZT-06-21(L&W), issued to JACK ROC B-A C LLC. If ratified, this permit allows for the:

Development of a marina facility consisting of the following:

- A 10,000 ft² restaurant, retail and marina services building
- A 10,000 ft² warehouse building
- A boat dry storage and services yard area (which can accommodate dry stacking)
- A 23,119 ft² dock consisting of four fixed piers and bulkhead, forming 17 permanent slips
- A 380 ft² wave attenuator
- The installation of 68 moorings for a managed mooring field

This permit also allows for the dredging of 7,200 yds³ of material and the use and occupancy of ~ 45.83 acres of submerged lands

A reclamation fee of **Seven Thousand Two Hundred Dollars (\$7,200.00)** is charged pursuant to 12 VIC 910(f)(2) for the dredging activities and is due prior to commencement of dredging activities.

A rental fee of **ONE HUNDRED FIFTY THOUSAND DOLLARS (\$150,000.00)** per year, payable annually in advance, shall be charged for the scope referred to above. Said fee is comprised of the sum of **\$50,000.00 per year for the marina**, occupying approximately 6.73 acres, and **\$100,000.00 per year for the managed mooring area** occupying approximately 39.1 acres. The fee shall be with credit to Permittee for licensed moorings occupied by vessels paying mooring fees directly to DPNR, as further explained below.

For the first **three (3) years** of the permit term, the fee for the occupancy of the submerged lands is reduced to **FIFTY THOUSAND DOLLARS (\$50,000.00)** per year pursuant to 12 VIRR § 910-5(f).

The Permittee shall receive a pro rata credit against the rental fee for the managed mooring field determined on yearly basis, for moorings occupied by vessels paying moorings fees directly to DPNR. The Permittee shall not be charged mooring fees for any licensed moorings occupied by vessels that pay mooring fees directly to DPNR.

The term of the permit is **75** years.

The Commissioner of the Department of Planning and Natural Resources has deemed that the permit listed above meets the goals and policies of the VI Code, Title 12 Chapter 21. Therefore, we respectfully request your ratification of this permit pursuant to 12 VIC § 911(e).

This concludes our testimony on behalf of the Division, and we are available to answer questions as best as we can. Thank you.