



GOVERNMENT OF THE UNITED STATES VIRGIN ISLANDS

DEPARTMENT OF PLANNING AND NATURAL RESOURCES

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Office of the Commissioner

July 17, 2023

Honorable Albert Bryan Jr.
Governor
No. 5047 (21-22) Kongens Gade
St. Thomas, U.S. Virgin Islands, 00802-6487

**RE: Minor Coastal Zone Management Permit No. CZT-18-21W
BEACH LIFE LLC
Tract No. C-1 Estate Water Island, St. Thomas, US Virgin Islands**

Dear Governor Bryan:

The enclosed (3) original copies of Minor Coastal Zone Management Permit No. CZT-18-21W along with one (1) copy of the following exhibits, are submitted for your approval pursuant to 12 VIC § 911(e).

EXHIBIT A	CZM Minor Permit Application Form L&WD-2 received February 16, 2021
EXHIBIT B	Environmental Assessment Report dated March 12, 2019
EXHIBIT C	Plans dated October 03, 2018

Minor Coastal Zone Management Permit No. CZT-18-21W allows for the installation of a 5' wide by 30' long floating dock anchored by a 4' x 24' wooden walkway on the beach. The floating dock is located on and seaward of Tract C-1 Estate Water Island, St. Thomas, U.S. Virgin Islands.

Upon approval kindly submit the permit, including the exhibits, to the President of the Legislature of the Virgin Islands for further approval pursuant to 12 VIC §911 (e).

Respectfully,

Jean-Pierre L. Oriol
Commissioner

MINOR COASTAL ZONE MANAGEMENT PERMIT NO. CZT-18-21(W)

I. **AUTHORITY** This permit is issued by the Commissioner of the Department of Planning and Natural Resources (the "Department" or "DPNR") and is administered and monitored by the Department pursuant to Virgin Islands Code, title 12, sections 910 and 911, and any other provisions of chapter 21 or elsewhere in the Code that apply. As herein, "Permitter" is the **GOVERNMENT OF THE VIRGIN ISLANDS DEPARTMENT OF PLANNING AND NATURAL RESOURCES** and the "Permittee" is **BEACH LIFE, LLC**.

II. **SCOPE** To allow for the continued use and occupancy of the submerged lands seaward of tract No. C-1 Estate Water Island, St. Thomas, and for the installation of a 5' wide by 30' long floating dock anchored by a 4' x 24' wooden walkway on the beach.

The proposed project will be located on and seaward of Tract No. C-1 Estate Water Island, St. Thomas, U.S. Virgin Islands (The "Premises").

III. **TERM** This permit is effective upon its signing by the Commissioner of DPNR, approval by the Governor of the Virgin Islands and ratification by the Legislature of the Virgin Islands, pursuant to V.I. Code title 12, section 911. As used in this Permit, the "Effective Date" or "the date hereof" means the date of such ratification. This permit will expire **TWENTY (20) YEARS** after the Effective Date. This permit is issued for a definite term of 20 years and shall not constitute a property right. The Permittee shall have the option to renew the permit within ninety (90) days before the permit expires and the fees are subject to negotiations. This Permit shall be renewed only if the requirements of title 12 of the V.I. Code, section 911 are met.

IV. DOCUMENTS INCORPORATED BY REFERENCE

Exhibit A: CZM Minor Permit Application Form L&WD-2 received February 16, 2021

Exhibit B: Environmental Assessment Report dated March 12, 2019

Exhibit C: Plans dated March 12, 2019

V. GENERAL CONDITIONS

A. **Liability** The Permittee agrees to assume full and complete responsibility for all liability to any person or persons, including employees, as a result of its control of the area described in section II of this permit, and all improvements thereon (which area and improvements are hereinafter

referred to as “the premises”), and to hold the Permitter free and harmless for civil or other liabilities of any kind during the time the Permittee is in control of the premises pursuant to this permit, or for any liability occurring after such time if the liability is a result of Permittee’s past control of the premises.

- B. Personal Property and Damage All personal property of any kind or description whatsoever located on the premises shall be there at the Permittee’s sole risk.
- C. Assignment or Transfer This permit may not be transferred or assigned except as provided in section 910-15 of the Virgin Islands Rules and regulations.
- D. Permit to be Displayed A placard evidencing the permit shall be posted in a conspicuous place at the project site during the entire work period.
- E. Reliance on Information and Data The Commissioner has relied on the information and data provided by the Permittee and the Permittee affirms that the information and data it provided in connection with its permit application are true, complete and accurate, and acknowledges that if subsequent to the effective date of this permit such information and data prove to be false, incomplete or inaccurate, the permit may be modified, suspended or revoked in whole or in part, and that the Commissioner may, in addition, institute appropriate legal proceedings.
- F. Development to be Commenced Any and all development approved by this Coastal Zone Management (“CZM”) Permit shall begin within twelve (12) months from the date this permit becomes effective and shall be continuous until completion. Failure to commence work within such period and continuously construct thereafter until the completion of construction shall cause the permit to terminate automatically and render it null and void, unless the permittee requests an extension in writing and demonstrates to the satisfaction of the Commissioner that good cause exists for granting such extension.
- G. Notification of Completion Upon completion of any activity authorized or required by this CZM Permit, the Permittee shall promptly notify the Director of the Division of CZM. Where the services of a professional engineer were required in undertaking the activity, a certification of compliance provided by the project engineer that the plans and specifications of the project and all applicable Virgin Islands Code requirements have been met, shall be filed with the Director.
- H. Inspection The Commissioner or their authorized agents or representatives shall have the power to enter at reasonable times upon any lands or waters in the coastal zone for which this CZM Permit has been issued. The Permittee shall permit such entry for the purpose of inspection

and ascertaining compliance with the terms and conditions of this CZM Permit. The Permittee shall provide access to such records as the Commissioner in the performance of their duties under the CZM Act may require the Permittee to maintain. Such records may be examined, and copies shall be submitted to the Commissioner upon request.

- I. **Conditions of Premises** Any development authorized by this permit shall be maintained in a safe condition and in accordance with the description, plans, and/or drawings approved by the Commissioner, and all applicable Virgin Islands laws and regulations.
- J. **Restoration of Area** The Permittee, upon revocation or expiration of the permit, shall upon order of the Commissioner, and in their sole discretion, remove all structures authorized by the permit and restore the area to its original condition, and/or modify such structures or site, and/or comply with any reasonable directive of the Commissioner in satisfying the original permit conditions in such time and manner as the Commissioner may direct.
- K. **Notices** All notices sent or required to be sent under this permit must be by certified mail, return receipt requested. If addressed to the Permitter, same shall be sent to the **Commissioner of the Department of Planning and Natural Resources, 4611 Tutu Park Mall, Suite 300, St. Thomas, US Virgin Islands 00802**, or to such other place as the Permitter may hereinafter designate. If addressed to the Permittee, same shall be sent to **Beach Life, LLC c/o Lisa Bertrand, 8168 Crown Bay Marina 310-66, St. Thomas, VI 00802**, or to such place as the Permittee may hereinafter designate.
- L. **Non-Waiver** One or more waivers by the Permitter of any covenant or condition of this permit shall not be construed as a waiver of a further breach of the covenant or condition. The consent or approval of the Permitter to or of any acts by the Permittee requiring the Permitter's consent or approval shall not be construed as approval of any subsequent similar act by the Permittee.
- M. **Revocation** A violation of any provision of the permit shall result in revocation of the permit.
- N. **Other Approval** If the development or occupancy covered under this permit requires separate and distinct approval from the United States Government or the Government of the Virgin Islands, or any agency, department, commission or bureau thereof, then no development or occupancy is allowed under this permit until such permits or approvals have been obtained.
- O. **Abandonment** If the Permittee abandons, deserts or vacates the premises or discontinues its operation at the premises for a period totaling six (6)

consecutive months, the permit will terminate automatically and be rendered null and void.

- P. Damage and Repair of Premises Described in Section II In the event of damage to or destruction of the premises, described in section II hereof, repair work may be done only after a request to do so has been submitted in writing to the Department and written permission has been granted by the Department.
- Q. Signatures on the Permit Document The Permittee shall sign and return the permit document to the Department within sixty (60) days of receipt of the permit. Failure to return the signed permit within the time period specified will be considered a rejection of the terms and conditions of the permit and will render the offer of the permit null and void, unless the Permittee requests a written extension, and the Department grants the written extension.

VI. SPECIAL CONDITIONS

1. All other federal and territorial permits required to operate the structures must be obtained and maintained.
2. The Permittee's floating dock shall be for daytime/evening use only, with no overnight docking allowed.
3. The Permittee shall not allow any cleaning or fueling of vessels on the floating dock.
4. No swim ladders shall be affixed to the floating dock, and no swimmers shall be allowed on the dock.
5. The Permittee shall provide for an ingress and egress path to the floating dock that is clearly demarcated in accordance with United States Coast Guard requirements.
6. The Permittee can allow dinghies to dock at the floating dock, but tenders are limited to twenty-five (25) feet long, and are not allowed to dock, but can ingress and egress for drop-off and pick-up.
7. Monitoring, assessment and maintenance of structures and their attachments shall occur at least semi-annually, and inspection records shall be submitted to DPNR upon request.
8. The Permittee shall be responsible for the daily removal of any garbage or waste materials generated by its patrons and shall encourage its guests to utilize waste receptacles solely.

9. The Permittee is required to submit a lighting plan for review that is consistent with the Division of Fish and Wildlife specifications as it relates to turtle nesting beaches within thirty (30) days of the receipt of this permit.
10. The Permittee is not allowed to host night-time events on or around the site.
11. The Permittee must have always readily available a first aid kit and one (1) trained staff member present with a CPR certification.
12. The Permittee shall provide a one (1) page hurricane and adverse weather emergency plan with a threshold for action for review. The plan shall provide information on where structures will be stored during these events.
13. The Permittee shall be required to submit emergency plans for fire and medical emergencies for review.
14. The use of stationary continuous propelling for maintenance dredging is prohibited.
15. The permit authorizes only the work as described in section II of this permit; no other work is allowed.

VII. FEES

1. The rental fees for the use and occupancy of the submerged lands as described in section II are assessed pursuant to 12 V.I.C. § 911(f) and have been negotiated with the Permittee pursuant to 12 V.I.R.R. § 910-5(e). The initial payment under this permit is due upon receipt of the effective permit, and subsequent payments are due on the anniversary of the effective date. Without further notice or demand, payments are to be made to the Department of Planning and Natural Resources.
2. A rental fee of **ONE THOUSAND ONE HUNDRED AND SIXTY FIVE 00/100 DOLLARS (\$1,165)** per year, payable annually in advance, shall be charged for the scope described in section II of this permit.
3. At least 90 days prior to the fourth (4th) year of this permit, the Permittee shall renegotiate the rental fees pursuant to 12 V.I.R.R. § 910-5(e). Failure by the Permittee to renegotiate the rental fees with the Department will result in an automatic increase of the fees by 15% of the previous annual fee.
4. Upon the eighth (8th) anniversary of this permit, the rental fees payable under this permit shall be adjusted in accordance with the increase in the U.S. Department of Labor Consumer Price Index for All Urban Consumers (CPI-U), U.S. city average series for all items, and shall be calculated using the CPI Inflation Calculator on the U.S. Department of Labor, Bureau of Labor Statistics' website (http://www.bls.gov/data/inflation_calculator.htm) using the

previously calculated year as the Base Year for comparison, provided, however, no adjustments in rental shall be increased more than 15% over any preceding lease year.

5. Upon the twelfth (12th) anniversary of this permit, the rental fees are to be renegotiated, at the discretion of the Department, pursuant to 12 V.I.R.R. § 910-5(e). Failure by the Permittee to renegotiate the rental fees with the Department, if renegotiation is prompted by the Department, will result in an automatic increase of the fees by 15% of the previous annual fee.

6. Upon the sixteenth (16th) anniversary of this permit, the rental fees shall be adjusted pursuant to the increase in the CPI-U in the manner described in paragraph 4 of this section.

7. Upon the twentieth (20th) anniversary of this permit or at expiration, the rental fees shall be adjusted pursuant to the increase in the CPI-U in the manner described in paragraph 4 of this section, and every year after, until a renewal permit is approved or the Permittee vacates the Premises in accordance with section V, subsection J, of this permit.

8. In no event shall any rent determined in any of the above manners be reduced below the annual rent of the previous year.


9. In the event that any installment of rent or any other charge due from Permittee is not received by Government within ten (10) days of the date due, Permittee shall pay to Government a late charge calculated at 10% of the total amount then past due.

10. In the event of an assignment or transfer of this permit pursuant to 12 V.I.R.R. § 910-15, the Assignee may be required to negotiate the fees at the discretion of the Division of CZM, pursuant to the provisions of 12 V.I.R.R. § 910-5.

IT IS EXPRESSLY UNDERSTOOD by the parties hereto that the title holder to all submerged lands which is altered or occupied on the basis of this permit is in the Government of the Virgin Islands, and the Permittee shall have no right or interest therein, of any kind whatsoever, other than such rights as are expressly set forth herein, and that this instrument is not a lease.

IN TESTIMONY WHEREOF, the parties herein have hereunto set their hands and seals on the days and years appearing herein below.


**DEPARTMENT OF PLANNING AND NATURAL RESOURCES
PERMITTOR**



Jean-Pierre L. Oriol
Commissioner

13-July 2023
Date

**BEACH LIFE LLC
PERMITTEE**



Lisa Bertrand, Managing Member
Beach Life LLC

July 5, 2023
Date

**APPROVED
GOVERNOR OF THE VIRGIN ISLANDS**



Governor

10/31/23
Date

**RATIFIED
LEGISLATURE OF THE VIRGIN ISLANDS**

President

Date

I, Lisa Bertrand, Managing Member of Beach Life, LLC am duly authorized and empowered to sign this Permit on behalf of Beach Life, LLC.




Lisa Bertrand, Managing Member
Beach Life, LLC

July 5, 2023
Date

SWORN AND SUBSCRIBED before me

this 5 day of July 2023



Notary Public

Vonetta C. Norman, Esq.
Notary Public
LNP-134-22
My Commission Expires: October 5, 2026
St. Thomas/St. John, U.S. Virgin Islands

**BASIS FOR NEGOTIATIONS
BEACH LIFE, LLC
8168 Crown Bay Marina 310-66
St. Thomas, US Virgin Islands 00802**

1. General Information

Permit Application No. CZT-18-21(W)
Applicant: Beach Life, LLC
Location: located on and seaward of Tract No. C-1 Estate Water Island, St. Thomas, U.S. Virgin Islands
Activity: Installation of a 5' wide by 30' long floating dock anchored by a 4' x 24' wooden walkway on the beach.

2. Fee Calculation

A. Overview

12 VIRR § 910-5(e)(4)-(5) mandates that the minimum rental value for a permit for a structure on submerged lands is \$500 and for a submerged land permit for boat docking at a structure is \$500.

B. Specific Cost

The cost of \$.80 cents per square foot was used to conduct a cost analysis to determine the rent amount for the Permittee's floating dock in the water. An area around the dock was also calculated to account for boats occupying that space. Specifically, it was calculated that 10 dinghies sized 12 x 8 feet could fit around the floating dock.

Regarding the wooden dock on the walkway on the beach, the fee for this development is based on a calculation that starts with the assessed value of the property (taxable value) for 2022, as stated on the Government of the Virgin Islands property tax website. The size of the property is .12 acres, which is approximately 5,227 square feet. The assessed value for the land for 2022 was \$15,100. This assessed land value was divided by the square footage of the property to determine a price of \$2.89 per square foot for the development of the wooden dock.

D. Cost Analysis

i. Floating Dock

Floating Dock size - 5 ft x 30 ft = 150 ft²

150 ft² x \$0.80 = **\$120.**

Area around floating dock - 12 ft x 8 ft = 96 ft²

10 dinghies x 96 ft² = 960 ft²

960 sq. ft. x \$.80 = **\$768.**

ii. Wooden Dock

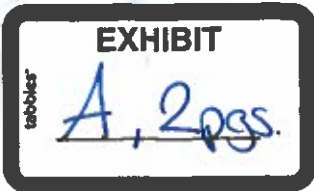
Wooden Dock size - 4 ft x 24 ft = 96 ft²

96 ft² x \$2.89 = **\$277.44.**

3. Final Cost

The total cost value analyzed are the bolded amounts above, which are **\$120 + \$768 + \$277.44**, which equals **\$1,165.44**.

The total amount to be paid was rounded to nearest dollar amount, which is **\$1,165**, in the permit.



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: 2/16/2021

Date Declared Complete: _____

Permit Application No.: CZT-18-21W

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)

Beach Life, LLC
8168 Crown Bay Manne 310-66
St. Thomas, VI 00802
Lisa Bertrand, 340 227-6625 lisa@lmbertand.com

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

Owner(s) of Property

Department of Property & Procurement
8291 Subbase
St. Thomas, VI 00802
340 774-0255

Agent

Same as Applicant

3. Location of activity. Plot No.: Tract No. C-1 PIN No.: - - -

Estate: Water Island (La Providence) Island: St. Thomas

4a. Zoning District: W-1 Waterfront Pleasure

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

Access to Bar and Restaurant

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

William McComb, PE
PO Box 303408
St. Thomas, VI 00803
b1w10@hotmail.com 340 690-0308

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

Installation of a 6' wide by 30' long floating dock anchored by a 4' x 24' wooden walkway on the beach.

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

7. Date activity is proposed to start _____; be completed _____

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

Minor Permit Application

Major Permit Application


State below which criterion applies in making above check.

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 air and water quality standards, or other environmental protection standards, both during construction and after the project is completed. I also agree to provide entry to the project site for inspectors from the Department of Planning and Natural Resources, or other environmental protection agencies, for the purpose of making inspection regarding this application. To the best of my knowledge and belief, the 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)


 Sign _____ Lisa Bertrand _____
 Beach Life LLC Print 6/1/20
 Date

Signature of Owner(s) of the property (Required)


 Sign _____ Stephen Evans-Freke _____
 Water Island Development Company LLC Print June 1, 2020
 Date


 Sign _____ Anthony D. Thomas _____
 Department of Property and Procurement Print June 2, 2020
 Date

**FOR DEPARTMENT USE ONLY
Inspector Record**

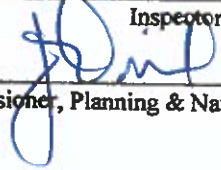
Date Inspected: 7/11/2023

Application Approved
 Application Disapproved

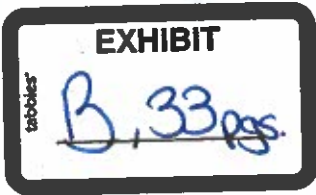
Inspector's Remarks: _____



 Inspector Date



 Commissioner, Planning & Natural Resources Date
 13-July-2023



DEPARTMENT OF PLANNING AND NATURAL RESOURCES DIVISION COASTAL ZONE MANAGEMENT

RECEIVED

MAR 12 2019

DPNR VICZM PROGRAM

ENVIRONMENTAL ASSESSMENT REPORT FOR MINOR PROJECTS IN COASTAL WATERS

Instructions for Completing this Report: Applicant must complete this form. Use back of page and/or attach additional sheets if more spaces are needed to complete any response - be sure to give the appropriate question number. If all information is not accurate and complete, the application will be rejected until such deficiencies are corrected.

Section I. Applicant

1. Name, mailing address, email address and telephone number of Applicant.

Lisa M Bertrand
8168 Crown Bay Marina , 310-66
St. Thomas, VI 00802
lisa@lumberland.com, Cell 727 504-0268

2. Name, address, email address and telephone number of owner of upland property and of developer (if different from Applicant).

Same as above

Section II. Project Objectives and Description

In this section give a brief description of the proposed development, including all structures on submerged lands, coastal waters or shorelines. The relationship of the development to applicable items below should be explained fully. Attach additional sheets if necessary.

3. Briefly describe what the project is intended to achieve (e.g. private pier for sailboats, etc.)

No public dock services Druif Bay. Beach Life LLC, the owner of Dinghy's Beach Bar and Grill proposes to install a small floating dock at the southern end of Honeymoon Beach, extending seaward 30' from the shore in front of the Bar.

4. Will the development extend into or adjoin any beach or shoreline area? Explain.

Yes, a 5' wide floating dock will extend 30' out from the shoreline

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

It will enhance public access to the beach by providing for small dinghy tie ups to the dock instead of them grounding on the beach or anchoring off-shore

6. Describe the construction methods to be used.

The will be a 4' wide by 24' long wooden walkway placed on the beach extending from the existing stairs at the beach bar to the shoreline. The walkway will be anchored in the beach by two 2"x12" boards. There will be three 10' long by 5' wide prefab polyethylene docks manufactured by EZ Dock. See attached drawing

7. Describe procedures to be used in controlling environmental impacts.

The walkway is on the sand beach and has no environmental impacts. The floating dock is located over 100% sand bottom and has no impact. See the attached Benthic Survey. Both the walkway and dock can be removed as needed.

8. Describe reasonable alternatives to the project, or to its location, which could feasibly attain the basic objectives, and why they were rejected in favor of the ultimate choice.

The proposed floating dock can be located anywhere on the beach and anchored by a walkway or to some other existing structure or it would need to be anchored to the bay bottom. Location at any other location other than the two ends of the beach would interfere with travel of beach users. The proposed location is at the western end of the beach and is close to existing stairs which helps to anchor the dock and is the shortest distance to the shoreline.

Section III. Description of the Existing Environment Without the Project

(Information supplied must be current: if obtained from other studies, give name, year and authorship of publication.)

9. Give a qualitative description of the bottom sediments in the immediate vicinity of the project. State color, odor, and use the following terms to describe grain size: boulders, cobblestones, gravel, coarse sand, muddy sand, mud, beachrock coral rock.

The area around the proposed floating dock in Druif Bay is a sand bottom which supports little if any macro-organisms. See attached Benthic Survey.

10. Check the boxes which best describe the types of coastal submarine habitats existing within the immediate project area, and within 1/4 mile (1,320 ft.) from the project boundaries:

- | | |
|---|--|
| <input checked="" type="checkbox"/> corals, including soft corals | <input type="checkbox"/> salt ponds |
| <input checked="" type="checkbox"/> seagrass or algal beds | <input checked="" type="checkbox"/> rocky shore |
| <input type="checkbox"/> hard, rocky bottom | <input checked="" type="checkbox"/> sand beach |
| <input checked="" type="checkbox"/> sand bottom | <input type="checkbox"/> cobble beach |
| <input type="checkbox"/> muddy bottom | <input type="checkbox"/> developed or urbanized waterfront |
| <input type="checkbox"/> mangroves | <input type="checkbox"/> other (describe) |
-


Section IV. Environmental Effects

11. List any anticipated adverse environmental effects resulting from implementation of this project and any measures that will be taken to minimize these.

There are no protected or rare species of coral in the vicinity of the dock, and no other critical fisheries habitat. The proposed dock is small and has no pilings into the seafloor, so therefore there would be no change in current flow or direction, and sea grass meadows and water quality across the bay would not be affected by it. Comments continued below.

Section V. Preparation of EAR and Person(s) Consulted

12. Person(s), firm or agency preparing the EAR, by contract or other authorization:

William McComb		March 5, 2019
Name (Print)	(Signature)	Date
PO Box 303408, St. Thomas, VI 00803		
Address		Zip
billvi10@hotmail.com		340 690-0308
Email Address		Telephone Number

13. Person(s) or agencies consulted:

Elizabeth Kadison, P.O. Box 305124, St. Thomas, VI 00803

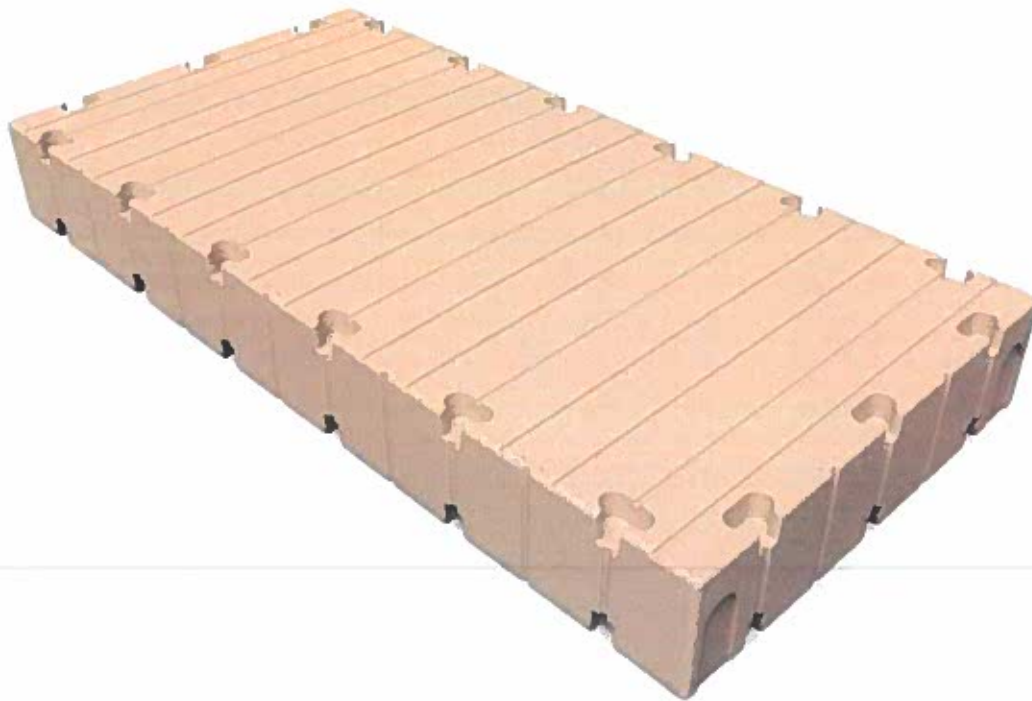
The small vessels that could utilize the dock are already frequenting Honeymoon Beach, but currently are beaching or anchoring along the shoreline in front of Dinghy's Bar and Grill. It is not anticipated that this traffic would increase with the addition of the dock. The turtle grass just outside of the anchoring area would conceivably benefit with the addition of the small floating dock, minimizing some additional anchor damage. Because water depth at the end of the proposed dock is enough to accommodate only small recreational boats and dinghy's, further loss of nearshore seagrass is not anticipated. There is therefore nothing to indicate that construction of the structure would have a negative environmental impact on Drufif Bay or the Water Island marine environment.



60" DOCK

SKU# 206010

Category: [Dock Sections](#)



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DIMENSIONS: 60" W x 10' L x 15" H

Yes, I agree

DESCRIPTION

This 60" x 10' polyethylene dock section is durable, slip-resistant and low maintenance with 3,000 pounds of weight capacity.

1

ADD TO QUOTE

DESCRIPTION

The revolutionary EZ Dock flotation design creates suction and compression to increase stability. It's not just floating, it's actually creating stability by using the patented hollow chambers on the underside. When you walk on an EZ Dock, you will immediately notice the difference.

The connection couplers allow the sections to move independently under high-stress conditions, while still providing unified firmness. The EZ Dock polyethylene construction provides outstanding modularity, superb buoyancy, functionality, and safety. That makes for an extremely versatile dock system.

RELATED PRODUCTS

We use cookies to improve your browsing experience! By continuing to use this website, you agree to the terms outlined in our [Privacy Policy](#), and to the receipt of targeted communications through our marketing platforms.



Yes, I agree



A MARINE BENTHIC SURVEY IN DRUIF BAY, WATER ISLAND UNITED STATES VIRGIN ISLANDS

Prepared For

Ms. Lisa Bertrand
Beach Life LLC
8168 Crown Bay Marina 310-66
St. Thomas USVI 0080

By

Elizabeth Kadison
P.O. Box 305124
St. Thomas, U.S. Virgin Islands
00803



December 14, 2018

**A MARINE BENTHIC SURVEY IN DRUIF BAY, WATER ISLAND
UNITED STATES VIRGIN ISLANDS**

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A MARINE BENTHIC SURVEY IN DRUIF BAY, WATER ISLAND UNITED STATES VIRGIN ISLANDS

INTRODUCTION AND METHODS:

Water Island, lying in the Charlotte Amalie Harbor on the south side of St. Thomas US Virgin Islands, is a sub-district of St. Thomas and houses a residential community of approximately 200 people. There are no large commercial establishments on Water Island however there are several vacation villas, and the island is a very popular leisure spot for both tourists and locals. West Gregory Channel borders the northwestern side of Water Island, separating it from St. Thomas, while East Gregory Channel flows on the northeast side and separates it from Hassel Island. Along the coastline of Water Island bordered by the West Gregory Channel is Phillips Landing, a concrete dock accommodating the regular ferry traffic between Crown Bay and Water Island, and two smaller docks, the Sprat Bay Estates community dock and a small private dock (Fig. 1).



Figure 1. Water Island lying south of St. Thomas and west of Hassel Island.

Druif Bay lies on the west side of Water Island, opening to the sea with a nearly direct western exposure. Because of its orientation and the predominant east to southeast wind and wave regime of the region, the bay is normally relatively calm and is favored as an anchoring and mooring spot for smaller vessels. It has long been nicknamed Honeymoon Bay due to this calm sea state as well as an idyllic coconut palm lined shoreline, sugar-white beach sand, and clear turquoise water. There are currently two small bar and restaurants on Honeymoon Beach in Druif (Honeymoon) Bay, one on each end; Heidi's Honeymoon Grill on the north, and Dinghy's Beach Bar and Grill on the south. Both draw a regular crowd of both tourists and locals, with weekend, holiday and high-season crowds becoming substantial. More popular with the St. Thomas weekend crowd, Dinghy's Beach Bar and Grill provides not only food and drink, but also regular live music, beach games, and water-sport equipment for rent.

Water transportation is necessary for all but the 200 Water Island residents to get to both beach establishments. A ferry from Crown Bay Marina in St. Thomas runs regular trips to Phillips landing, where safaris pick up guests and carry them to Honeymoon Beach. Day boats, term charters and private yachts anchor in Druif Bay, the smaller ones generally using bow and stern anchors to hold themselves near the beach in very shallow water. In addition, assorted other water craft including smaller skiffs, inflatable dinghies, jet skis, kayaks, SUPs and floating picnic tables land and unload beachgoers at high densities, especially on weekends and holidays (Fig. 2). No public docks service the bay. Beach Life LLC, the proprietor of Dinghy's Beach Bar and Grill, has proposed to install a floating dock at the southern end of Honeymoon Beach, extending seaward 25' from the shore in front of their establishment.



Figure 2. Water craft of every size and shape can be found at Honeymoon Beach on a typical Sunday.

A marine benthic survey was conducted in Druif Bay in the proximity of Dinghy's Beach Bar and Grill on December 9, 2018. The survey was conducted to meet requirements of the USVI

Department of Planning and Natural Resources (DPNR) and Army Corp of Engineers (ACE) for a submerged lands permit, to ensure that a floating dock would not be detrimental to the surrounding marine environment. The survey was conducted using skin diving gear and a Canon G12 still camera with an underwater housing. The boundaries of the survey area were 100ft to the north of the dock footprint, approximately 25ft south (to the rocky southern shoreline) and 100ft from the seaward end of the proposed dock (Fig. 3). A habitat assessment was made that included general substrate composition and common benthic algae, corals and plants. An hour roving dive was conducted over the survey area while the diver recorded all observed fish and invertebrate species and their abundance. In addition to this initial survey, another hour survey was conducted swimming a larger circuit across the eastern half of the bay that included the central “swim area” as well as the northern coastline adjacent to Heidi’s Honeymoon Grill. Fish, turtles and invertebrates in this area were also recorded and enumerated.

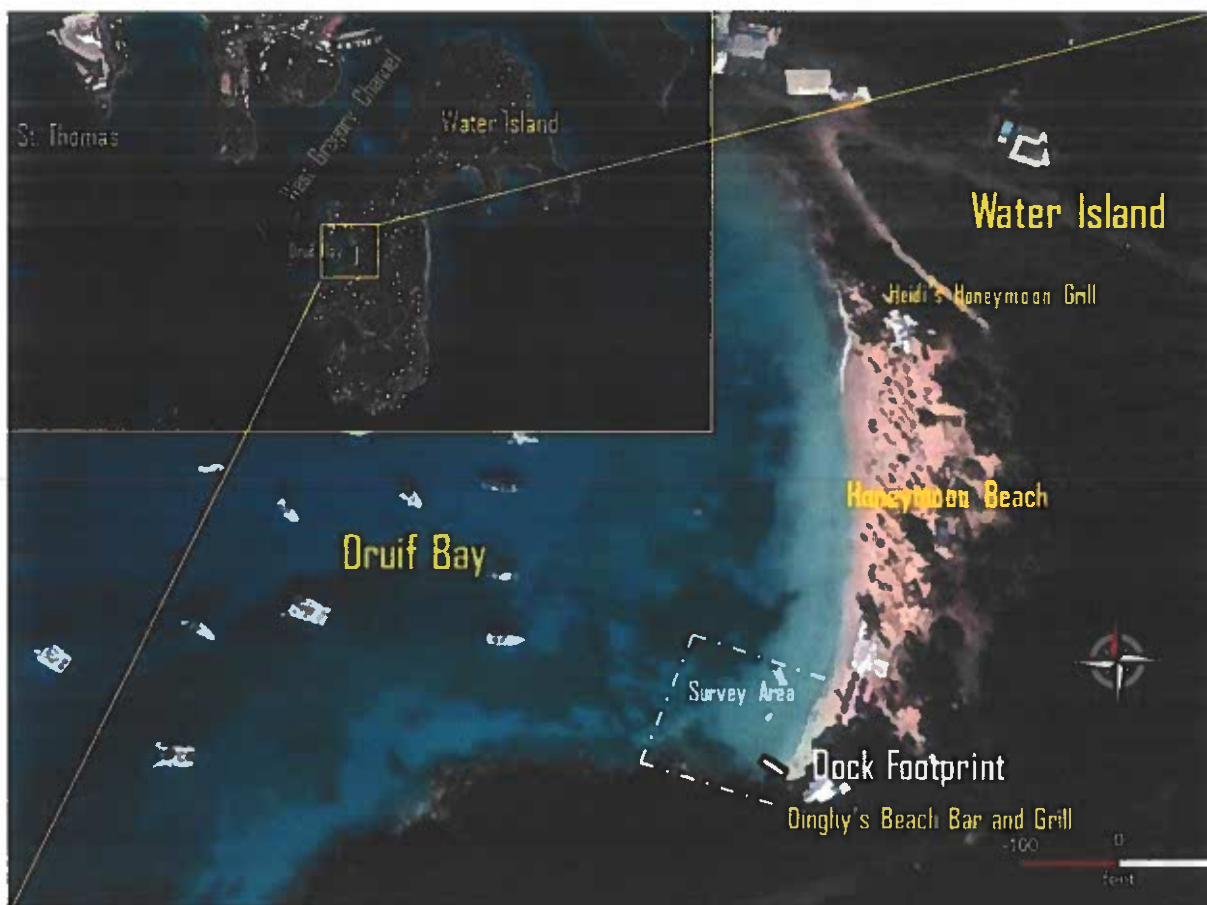


Figure 3. An overview of Druif Bay showing the main survey site around the proposed floating dock footprint.

RESULTS:

GENERAL DESCRIPTION OF THE SITE

The survey done in Druif Bay on December 9, 2018 confirmed the bottom types delineated clearly in the Google Earth aerial image taken in 2018 (Goggle earth V9.2.732) [January 6, 2018] Water Island US Virgin Islands <http://www.earth.google.com>) (Fig. 4). The bay overall is a patchwork of sand, seagrass, algal fields and shoreline rock and rubble. There is a large swim area demarcated with a floating buoy line that stretches across the main part of the inner bay, with a depth ranging from 0 to 12ft. Although permanent moorings are prohibited in the small harbor there are over 20 presently located beyond the swim area.

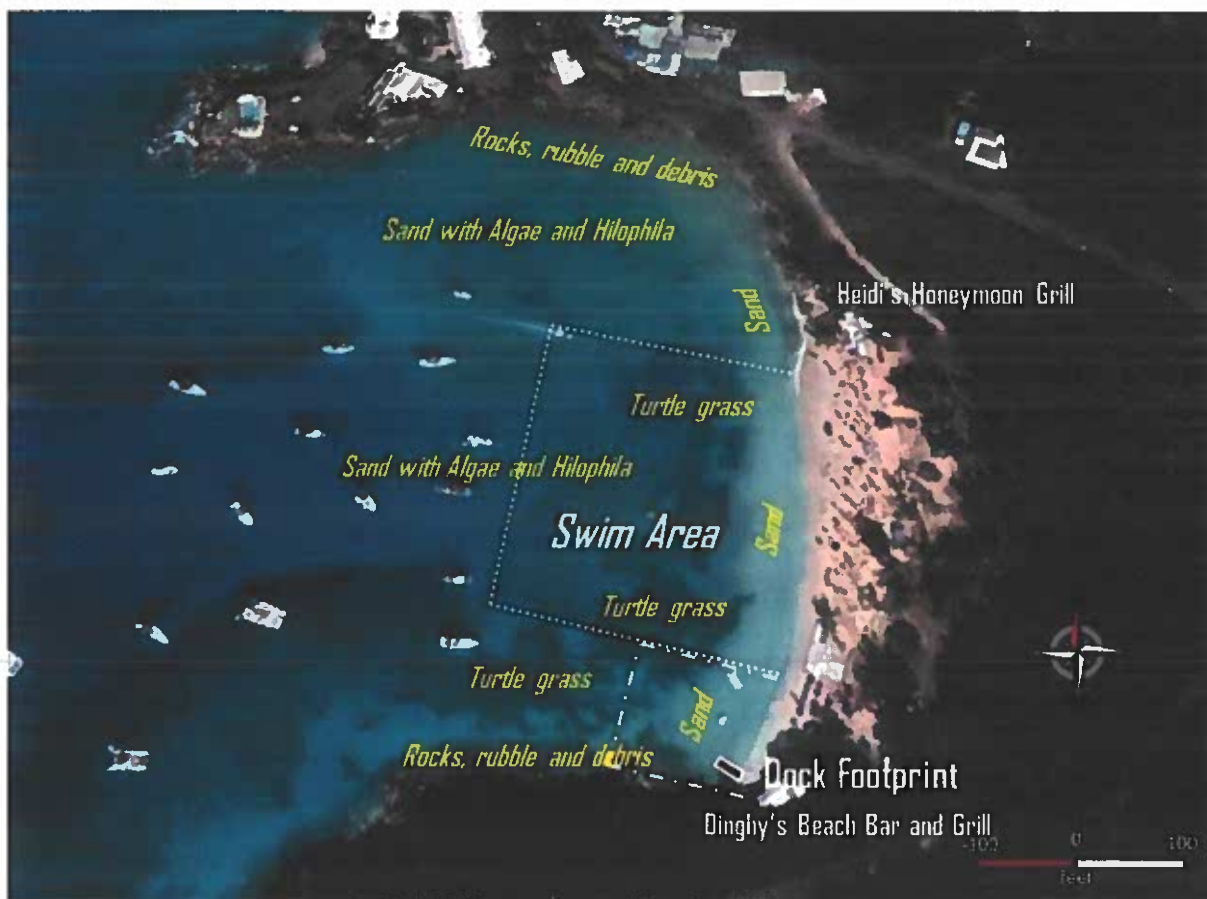


Figure 4. An overview of Druif Bay, showing general benthic types.

Depth at the survey site around the proposed dock in Druif Bay ranged from 0 to 6 ft. The bottom substrate across the site was sand, rocks and rubble, or *Thalassia testudinum* (turtle grass) mixed with *Syringodium filiforme* (manatee grass) and green algae. The central, eastern shoreline within the survey site was a beach of light, fine-grained sand (Fig. 5). This sand bottom extended from 70-

100ft' into the sea (Fig. 6) and was met to the north and west by thick areas of turtle grass mixed with manatee grass and algae (Fig. 7). Based on historical aerial google images and the presence of this grass in the undisturbed zones of the swim area, it is apparent that the turtle grass meadow once covered most of the inner bay but has contracted over time with the increase of boat landings and anchoring as well as the traffic of swimmers and waders. Still, it is impressive how healthy the turtle grass patches and meadows remain in Druif Bay, even directly adjacent to anchoring areas (Fig. 8). It remains the dominant sea grass nearshore unlike many other nearshore shallow bays around St. Thomas, which have been invaded and taken over by the exotic grass *Halophila stipulacea*. Terrigenous rocks made up the southern shoreline within the survey area (Fig. 9), transitioning to smaller limestone and granite rocks and pebbles, with sparse turtle grass growing between them, that extended from 10 to 20ft from the shoreline. (Fig. 10). The rock rubble with sea grass was interrupted by pieces of manmade debris, including large pipes, concrete slabs, rope and boat fragments (Fig. 11).



Figure 5. The site for the proposed floating dock was light, fine sand extending from the shoreline.

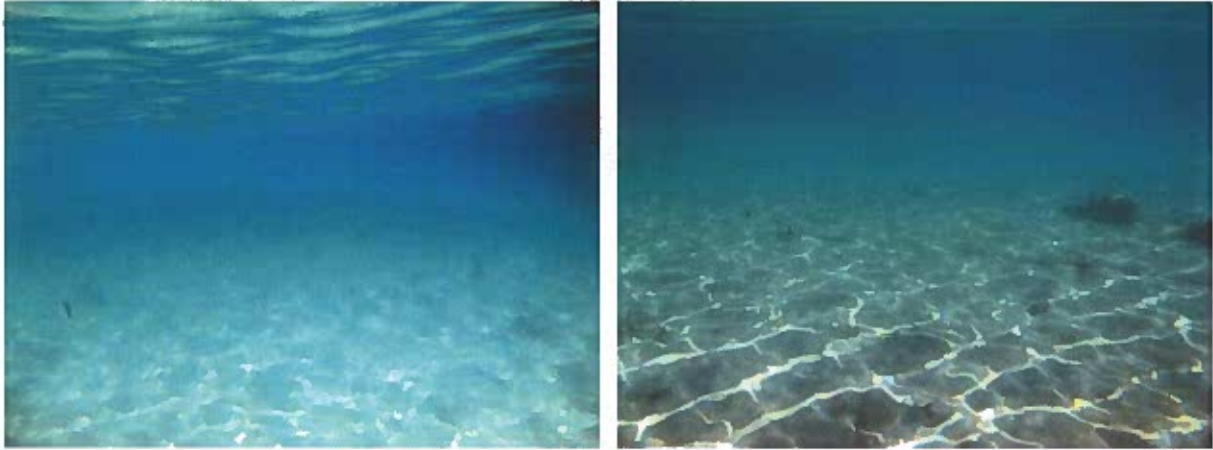


Figure 6. Light, fine grained, unconsolidated sand extended seaward from the shoreline under the dock footprint and covered most of the survey area.



Figure 7. The sand areas were adjacent to thick grass patches, primarily made up of turtle grass (*Thalassia testudinum*).

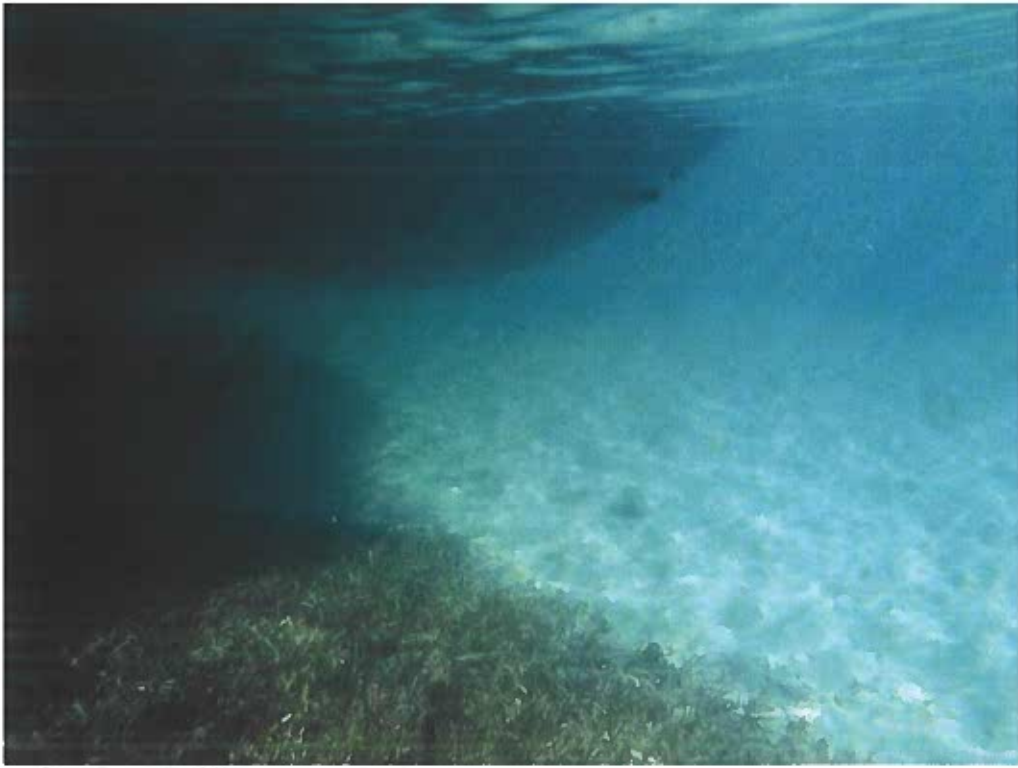


Figure 8. Turtle grass grew in just outside of anchoring/beaching areas.



Figure 9. The southern shoreline of the bay inside the survey area was rock and rubble, with larger terrigenous boulders and slabs further west.



Figure 10. The benthic substrate along the southern shoreline was terrigenous and calcareous rocks that transitioned to smaller rocks and rubble interspersed with tufts of turtle grass.



Figure 11. Manmade debris littered the southern shoreline.

Druif Bay Outside the Survey Area:

North of the survey area was the swim area, demarcated by a line of floating buoys (Fig. 12). This was a large area that stretched half way across Honeymoon Beach and reached seaward over 250ft. The swim area is another attraction of Druif Bay, creating a safe place for swimmers and bathers in an otherwise busy and potentially dangerous (for swimming) area. The benthic substrate in the swim area was sand that was bare near shore, and covered in mixed turtle grass/algae meadows in the central area. As depth increased to greater than 6ft the turtle grass was replaced by *Halophila stipulacea* or mixed green and brown algae (Fig. 13).

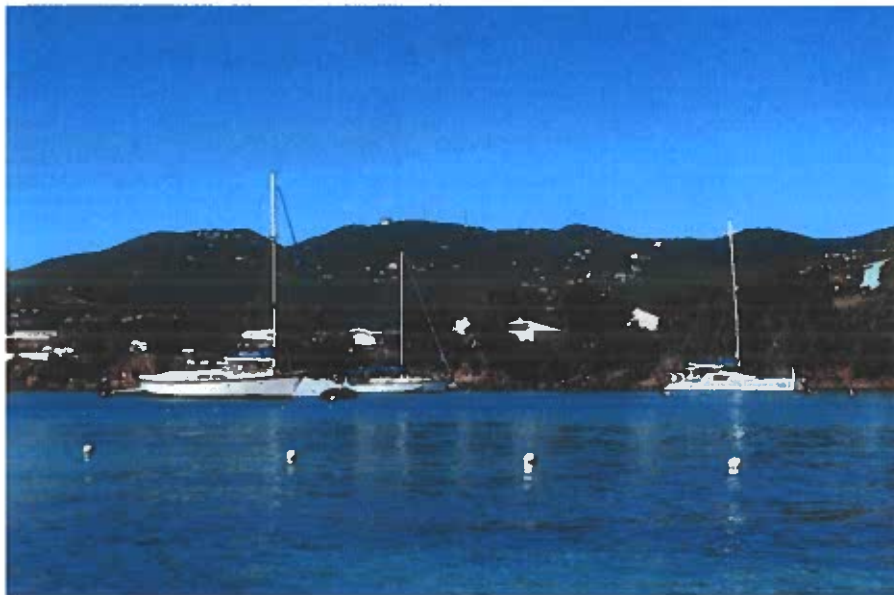


Figure 12. A large swim area stretches across the center of Honeymoon Bay.

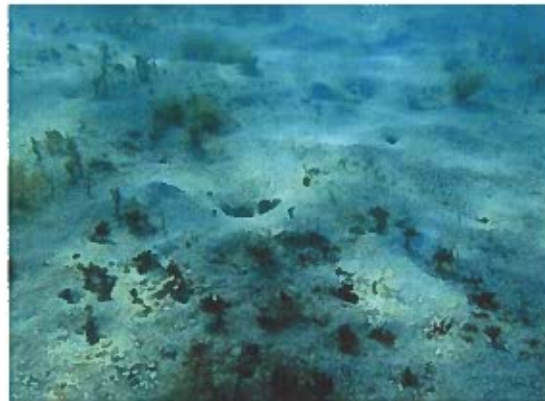
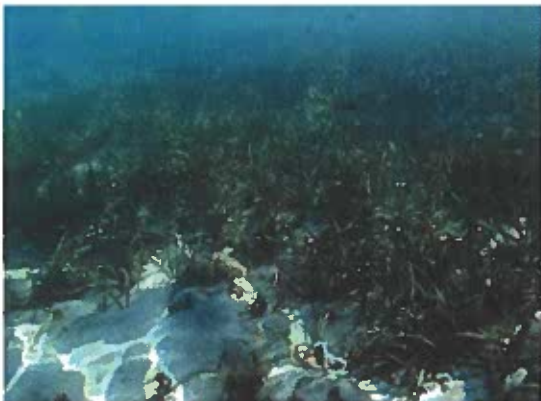


Figure 13. The swim area was covered in sand, with grass meadows and mixed algae fields offshore.

The northern shoreline of Druif Bay held the remains of a stone ruin, east of which lay terrigenous rocks and boulders (Fig 14). Beneath the waterline the rocks continued with an occasional opportunistic coral or sponge colonizing on them. These rocks quickly transitioned to sand further in the bay. Green and brown algae grew in the sand area as well as *Halophila* seagrass and smaller turtle grass patches (Fig.15). In front of the beach the bottom was bare of growth. *Halophila stipulacea* was replaced by turtle grass toward the swim area, as the bottom became less impacted by the large day charter boat traffic.



Figure 14. The north side of Druif Bay holds an old, ruined stone wall and rocky shoreline.

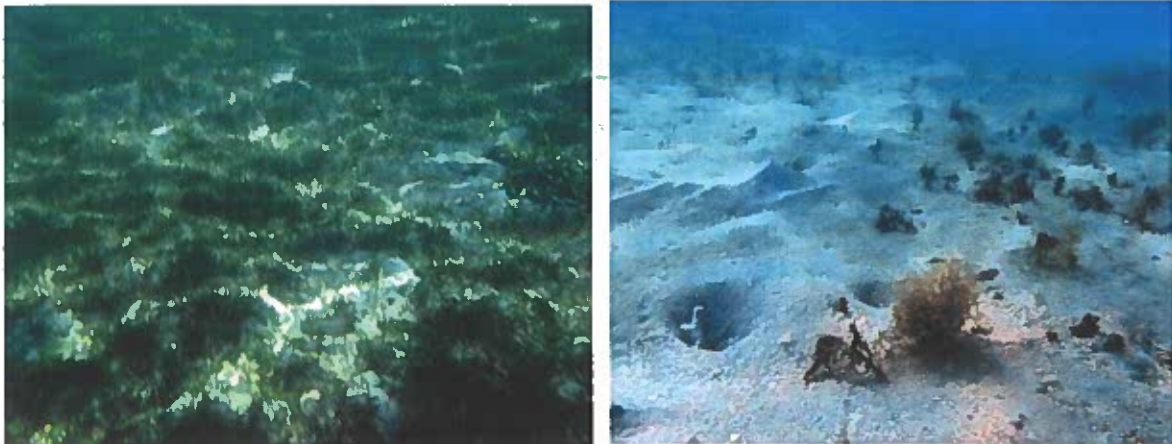


Figure 15. The bottom along the north side of Druif Bay was sand with green and brown algae or exotic *Halophila* seagrass.

Bathymetry around the proposed dock:

The basic bathymetry around the proposed floating dock is shown in Figure 19. The sand bottom on Honeymoon Beach slopes slowly from the low tide line and was water depth was just greater than 2.5ft at the seaward end of the proposed dock footprint. Water depth drops to over 6ft within 100ft of the shoreline. Shallow rocks and grass flats line the southern edge of the bay.



Figure 16. Bathymetry around the proposed floating dock in Druid Bay.

Benthic plants and animals:

The survey area around the proposed floating dock held a very limited variety and number of algae, invertebrates and fishes. Except for non-sessile (moving) clumps of algae, all macro-organisms found in the survey area were in the rocky zone next to the southern shoreline, or clustered around manmade debris in the seagrass. The rocky nearshore zone in the survey area supported the common macro and turf algae including *Halimeda* and *Caulerpa* as well as turtle grass and manatee grass (Table 1). There were a few small, opportunistic corals colonizing the rocky shore line including mustard hill coral (*Porites asteroides*), starlet coral (*Siderastrea siderea*), golfball coral (*Favia fragum*) and fire coral (*Millipora spp.*) (Table 2) (Fig. 17). These are weedy species that can tolerate a relatively broad range of environmental conditions. Other macro-invertebrates observed along the rocky shoreline included a small number of urchins, anemones, and shrimps (Table 3) (Fig. 18). Juvenile snappers and grunts were observed around rocks and debris (Fig. 19). No animals of any type were observed in the bare sandy zone within 50ft west and north of the proposed dock footprint. The additional survey across the deeper swim area and the inner bay to the north of the survey site increased the number of macro-organisms substantially (Tables 1-4). Larger fish were observed swimming in the deeper water of the central bay including white mullet (*Mugil curema*), yellowfin mojarra (*Gerres cinereas*) and larger grunts and snappers (Fig 20). Ballyhoo (*Hemiramphus brasiliensis*) and needlefish (*Ablennes hians*) skirted the surface waters (Fig. 21), and both spotted and yellow goatfishes were seen sifting through the sand for food. Green turtles (*Chelonia mydas*) two carrying shark suckers (*Echeneis naucrates*), were observed feeding on seagrass and or swimming through the water column in the deeper central area of the bay.



Figure 17. Mustard hill coral (*Porites asteroides*), fire coral (*Millepora alcicornis*) and starlet coral (*Siderastrea siderea*) grew in small colonies on the rocks on the southern edge of the survey site. Colorful Christmas tree worms (*Spirobranchus giganteus*) grow from the mustard hill coral.



Figure 18. A split feather duster worm (*Anamobaea orstedii*), long-spined sea urchin (*Diadema antillarum*) and giant anemone (*Condylactis gigantea*) colonize the debris along the southern shore of Druif Bay.



Figure 19. The manmade debris held most of the fish in the survey area. Juvenile snappers and grunts schooled or hid around the pipes and slabs littering the southern edge of the bay.



Figure 20. Larger fish were observed in the deeper central bay, including grunts, snappers and wrasses. White mullet (*Mugil curema*) were seen schooling across sand and seagrass.



Figure 21. Ballyhoo (*Hemirhamphus brasiliensis*) swam just below the water's surface in the swim area of Druif Bay.

Table 1. Underwater plants and algae observed during a two hour survey in Druif Bay on December 9, 2018.

Phylum	Family	Species	Common Name
Chlorophyta Green algae	Caulerpaceae	<i>Caulerpa macrophysa</i>	green grape alga sp.
		<i>Caulerpa sertularioides</i>	green feather alga
	Dasycladaceae	<i>Neomeris annulata</i>	fuzzy tip alga
	Halimedaceae	<i>Halimeda gracilis</i>	
		<i>Halimeda opuntia</i>	watercress alga
	Udoteaceae	<i>Udotea dixonii</i>	mermaids fan sp.
Valoniaceae	<i>Ventricaria ventricosa</i>	sea pearl	
Phaeophyta Brown algae	Dictyotaceae	<i>Dictyota caribaea</i>	y branched alga sp.
	Corallinaceae	<i>Jania adhaerens</i>	pink segmented alga
	Turbinaraceae	<i>Turbinaria turbinata</i>	
Tracheophyta Sea grass	Hydrocharitaceae	<i>Thalassia testudinum</i>	turtle grass
		<i>Syringodium filiforme</i>	manatee grass
		<i>Halophila stipulacea</i>	

Table 2. Stony corals observed during a two hour survey in Druif Bay on December 9, 2018.

Family	Species	Common Name
Faviidae		
	<i>Favia fragum</i>	golfball coral
Poritidae		
	<i>Porites asteroides</i>	mustard hill coral
Milleporidae		
	<i>Millepora alcicornis</i>	branching fire coral
	<i>Millepora complanata</i>	blade fire coral
Siderastreidae		
	<i>Siderastrea siderea</i>	starlet coral

Table 3. Marine invertebrates observed during a two hour survey in Druif Bay on December 9, 2018.

Phylum	Species	Common Name
Annelida	<i>Hermodice carunculata</i>	bearded fireworm
	<i>Anamobaea orstedii</i>	split crown feather duster worm
	<i>Bispira brunnea</i>	social feather duster worm
	<i>Spirobranchus giganteus</i>	christmas tree worm
Arthropoda	<i>Periclimenes pedersoni</i>	pederson shrimp
	<i>Stenorhynchus seticornis</i>	yellowline arrow crab
	<i>Stenocionops furcatus</i>	furcate spider crab
Cnidaria	<i>Bartholomea annulata</i>	corkscrew anemone
	<i>Condylactis gigantea</i>	giant anemone
	<i>Pennaria disticha</i>	christmas tree hydroid
Echinodermata	<i>Ophiocoma echinata</i>	blunt-spined brittle star
	<i>Tripneustes ventricosus</i>	West Indian sea egg
	<i>Diadema antillarum</i>	long-spined urchin
	<i>Eucidaris tribuloides</i>	pencil urchin
	<i>Echinometra lucunter lucunter</i>	rock boring urchin
Porifera	<i>Amphimedon compressa</i>	erect rope sponge
	<i>Ircinia strobilina</i>	black-ball sponge
	<i>Holopsamma helwigi</i>	lumpy overgrowing sponge
	<i>Pseudosquilla ciliate</i>	ciliated false squilla
Mollusca	<i>Dendostrea frons</i>	frond oyster
	<i>Ctenoides scabra</i>	rough fileclam

Table 4. Fish observed during a two hour survey in Druif Bay on December 9, 2018.

Family	Species	Common Name	Number
Acanthuridae	<i>Acanthurus coeruleus</i>	blue tang	0
	<i>Acanthurus bahianus</i>	ocean surgeonfish	21
	<i>Acanthurus chirugus</i>	doctorfish	4
Belonidae	<i>Ablennes hians</i>	flat needlefish	5
Carangidae	<i>Trachinotus goodei</i>	palometa	2
Gerreidae	<i>Gerres cinereus</i>	yellowfin mojarra	7
Gobiidae	<i>Coryphopterus hyalinus</i>	glass goby	>1000
Haemulon	<i>Haemulon flavolineatum</i>	French grunt	~100
	<i>Haemulon aurolineatum</i>	tomtate	10
Hemirhamphidae	<i>Hemirhamphus brasiliensis</i>	ballyhoo	20
Labridae	<i>Halichoeres radiatus</i>	puddingwife	8
	<i>Halichoeres bivittatus</i>	slippery dick	16
	<i>Halichoeres garnoti</i>	yellowhead wrasse	~100
	<i>Thalssoma bifasciatum</i>	bluehead wrasse	~30
Lutjanidae	<i>Lutjanus apodus</i>	schoolmaster snapper	4
	<i>Lutjanus synagris</i>	lane snapper	15
	<i>Ocyurus chrysurus</i>	yellowtail snapper	~30
Mugilidae	<i>Mugil curema</i>	white mullet	~25
Mullidae	<i>Mulloidichthys martinicus</i>	yellow goatfish	0
	<i>Pseudopeneus maculatus</i>	spotted goatfish	
Pomocentridae	<i>Stegastes partitus</i>	bicolor damselfish	8
	<i>Stegastes leucostictus</i>	beaugregory	~50
	<i>Abudefduf saxatilis</i>	sergeant major	2

Table 4 cont. Fish observed during a two hour survey in Druif Bay on December 9, 2018.

Family	Species	Common Name	Number
Scaridae	<i>Sparisoma viride</i>	stoplight parrotfish	4
	<i>Sparisoma aurofrenatum</i>	redband parrotfish	5
	<i>Scarus iserti</i>	striped parrotfish	~40
	<i>Sparisoma radians</i>	bucktooth parrotfish	2
Sphyreanidae	<i>Sphyreana picudilla</i>	southern sennet	~200
Tetraodontidae	<i>Canthigaster rostrata</i>	sharpnose puffer	2

PROTECTED SPECIES



All federally protected species of corals including elkhorn and staghorn (*Acropora* spp), star corals (*Orbicella* complex,) and pillar coral (*Dendrogyra cylindris*) were absent from the survey area nor were they found anywhere throughout Druif Bay. The coral present in the bay was limited to very opportunistic “weedy” species including mustard hill coral (*Porites asteroides*), starlet coral (*Siderastrea siderea*) and fire corals (*Millipora* spp.) Turtle grass was prolific in the deeper, central bay but was sparse or absent from the shallow water. Four green sea turtles (*Chelonia mydas*) were observed during the hour roving dive across the central bay, all well outside of the proposed dock area, in deep water over seagrass or algae. Although these turtles were not observed anywhere near the proposed dock footprint and are not expected to be affected by it, traffic coming back and forth to the beach area, at either end of the bay, pose a threat to these animals. It is recommended that Beach Life LLC post flyers in and around Dinghy’s Beach Bar and Grill reminding boaters to use

caution while motoring through Druif Bay, and that touching, catching and handling sea turtles is illegal.

SIGNIFICANCE OF RESULTS and CONCLUSION



The area around the proposed floating dock in Druif Bay is a sand bottom which supports little if any macro-organisms. There are no protected or rare species of coral in the area, and no other critical fisheries habitat. The proposed dock is small and has no pilings into the seafloor, so therefore there would be no change in current flow or direction, and sea grass meadows and water quality across the bay would not be affected by it. The small vessels that could utilize the dock are already frequenting Honeymoon Beach, but currently are beaching or anchoring along the shoreline in front of Dinghy's Bar and Grill. It is not anticipated that this traffic would increase with the addition of the dock. The turtle grass just outside of the anchoring area would conceivably benefit with the addition of a small floating dock, minimizing some additional anchor damage. Because water depth at the end of the proposed dock is enough to accommodate only small recreational boats and dinghy's, further loss of nearshore seagrass is not anticipated. There is therefore nothing to indicate that construction of the structure would have a negative environmental impact on Druif Bay or the Water Island marine environment.

Honeymoon (Druif) Bay is no longer a pristine, unspoiled harbor. It has a very lively recreational trade that supports USVI residents and promotes tourism in the territory. It is one of

the few beaches that is protected from weather and is easily assessable to boaters from St. Thomas. In addition, a regular ferry and shuttle services the beach. Consequently, it has become extremely popular. This popularity, with the ever increasing boat and human traffic, has compromised to some extent the health of the bay. It is important to continue to develop **the territory's** tourism but to do so in as responsible a way as possible. Healthy turtle grass beds exist in Druif Bay but are now primarily found in the large swim area. They do support green sea turtles. It is recommended that Beach Life LLC educate clientele and promote sea turtle protection using posters and signs in and around **Dinghy's Beach Bar and Grill**. These should recommend slow speeds in the bay, encourage anchoring in sand areas only, and discourage the chasing or handling of sea turtles.