

August 18, 2014

Attention: Mr. Jean Pierre Oriol, Acting Commissioner
Virgin Islands Department of Planning and Natural Resources
Coastal Zone Management Program
Re: Coral Bay Summers End Marina

My Name is Jared Warren; I am a Coral Bay homeowner and resident for the last 15 years. I am US Coast Guard Licensed 100 ton Master Captain who operated the charter sail boat "Breath" out of Coral Bay for 10 years of my time here. I currently own a property management business servicing vacation villas on St John with a majority of my homes in Coral Bay. I have a degree in Marine Biology however I do not work in that field. I write this letter on behalf of the non-resident owners of those homes and the thousands of tourists whom I have served over the years. I don't need to spend time explaining all of the things that are wrong with this plan or add any emotion to the pile. Simply, my extensive experience sailing in and out of Coral Bay tells me the only thing that needs to be known about this marina; it simply can not work with the given normal weather and sea conditions let alone probable storms that are a constant in our annual cycle.

Had the plans included an environmentally disastrous breakwater across 90% of the mouth of the harbor, maybe I could see this working with the weather. That option is simply beyond unacceptable.

On a calm day, the boats at the Summers End Marina would be seriously uncomfortable and at risk of damage. Rarely would this design accommodate the weather. I have washed the decks of a sailboat from the vomit of a seasick tourist too many times to count, just from them sitting on the boat at anchor in Coral Bay!! Coral Bay is a decent anchorage, with its mud and grass bottom and so...boats can hold there in these less than desirable conditions - and so they have (mostly) for years. What they cannot do is ride broadside to the wind and waves pinned onto an overly high fixed dock.

As an experienced boater, I would find it hard to imagine leaving my vessel at this dock un-attended for more than a few hours. How do the developers intend to remain solvent if boats are not willing to stay on their uncomfortable and dangerous docks for an extended period of time?

What will the developers do when a storm destroys their docks? Will the VI government require them to have the sufficient insurance to clean up their mess? Will the government require them to have the money to finish this project? I suspect no - which means us the only partially constituency of this community will pay for this loss.

I do, however, believe that the homeowners, tourists, boating community, charter industry and economy would benefit greatly from a properly placed, small day dock

and a customs house. Coral Bay is Congressionally (US CONGRESS) deemed a "Port of Entry". I do believe that many people would use Coral Bay as a customs and immigration port if an office were funded and placed out here and a comfortable Day dock allowed 10-15 boats a place to come ashore for limited time on a first come first serve basis. Overnight stays could be limited to moorings, which could be installed and managed privately or publically. This would compromise between the enormous deemed to fail marina being proposed and the original intent to provide better marine access to the community (as per the funds granted to them for such purpose).

This plan eliminates my concerns about a multi year underfunded project. It allows the developer an opportunity to design and build a lower impact boat safe marina. It significantly reduces construction time, construction cost and environmental damage while still serving a purpose to the community.

Mr. Commissioner, Please do not allow the currently proposed project to proceed. It cannot work with the prevailing weather and sea conditions.

To the Developers – deliver to us a SMALL marina with a customs and immigration office. A marina that you can find funding for, that you can operate at a profit, that can serve the needs of the local boating community as it is, and not the speculative needs of speculative clientele. Let Coral Bay grow when demand sets the pace.

Jared Warren