

Acting Commissioner,
Virgin Islands Department of Planning and Natural Resources
Coastal Zone Management Program.
August 18, 2014

Good Day, Commissioner Oriol.

The below letter states all the same concerns I have. My name is Jude Woodcock, I too, am a homeowner and taxpayer living in Coral Bay. My husband and I have lived in Coral Bay since 1997. And own a legally register sailboat in Johnson's Bay. Over the years, I have seen the poorly planned projects of Grande Bay, Pond Bay, and Sirenusa come to St. John and fail. I agree with all of the below in regards to the proposed Coral Bay marina. My added concerns are for the environment. St. Thomas and St. John environmental association has already reported this development will "damage to over 2 acres of sea grass beds due to shading by impacts of the dock development and boat docking. This is a significant loss of habitat to the marine life and ecosystem." And please remember a new report out states the Virgin Islands National Park brought over 73 million dollars of revenue to the territory last year. Visitors coming to St. John want to see and experience all of St. John, and that includes the quaint, small, sleepy town and my home, of Coral Bay. Please do not allow this massive oversized, poorly planned development take over our home, which is Coral Bay.

Mr. Jean Pierre Oriol
Acting Commissioner,
Virgin Islands Department of Planning and Natural Resources
Coastal Zone Management Program
August 13, 2014

Good day Commissioner Oriol,

I am writing to you today because of my concerns for the proposed Summers End Group marine project for Coral Bay Harbor, St. John. I am a homeowner and taxpayer on St. John and live and work full-time here as well. I also have a legally registered mooring for my 18ft powerboat. Coral Bay has been my home for 15 years and my husbands for 20 years. Coral Bay is a very unique to St. John. It is far away from the hustle and bustle of Cruz Bay. It is quaint, friendly, and full of many longtime residents. Coral Bay still has a sense of community that so many areas of the Virgin Islands have unfortunately been lost to commercial development.

I am not opposed to development as it does and can do great things for our economy, but I am opposed to the size and scope of the SEG marina. Too many times, St. John has had developers with "grand delusions" of money to be made. You only need to look at Grande Bay, Sirenusa, and the unfinished project of Pond Bay to

see these “grand delusions”. Sirenusa went bankrupt as well as Pond Bay. Grande Bay is too large and does not fit the aesthetics of Cruz Bay.

I feel the SEG proposed marina is another “grand delusion”. Developers are touting how much money will be made, the many jobs it will create, and how badly that mega yachts need to be accommodated. This project just like the ones above is out of touch. I look at the marina at Yacht Haven Grande (YHG), and it doesn’t look like its thriving. The SEG proposed marina is way bigger in scale. Does the VI government actually see a market for mega yachts in the VI? If so, then why does YHG stay so empty?

There is no infrastructure in place for a project of this scale. We already have problems with solid waste and looking at the paper today, the WMA is going to scale back waste haulers. Just last week WAPA had the STT-STJ district on rolling blackouts due to their failing infrastructure. Emergency services are lacking. These are only a few examples of the human element, but the environmental impact in Coral Harbor is a whole other issue.

This proposed marina is in the wrong location. I am not a scientist, but just from my observations, it can get quite rough in this area, especially if the wind picks up. It is not an ideal spot for a marina. I can only imagine what a category 3 or above storm would do. It makes me nervous when the SEG talks about a sewage/pump out station so close to the bay, even having a fuel dock. Scary things to think about, not only mother nature’s role, but human error. What is their contingency plan for such events? Who will clean up the mess? Like many developers in the past, they will walk away when the money runs dry or when there is a disaster, and we will be left holding the bag.

Vacationers come to St. John and Coral Bay to get away from the hustle and bustle of America. They come here to get away from commercialism. They come for peace and relaxation. St. John is that island. Coral Bay is that place. Residents, locals, nor tourists need a development of this nature and scale.

There are so many things wrong with the size and location of this marina. Please do not allow a development of this size and scope happen in the proposed site.

Thank you for your time. I hope your conscience will be your guide in your decision making and not the dollar signs and empty promises of the SEG.

Sincerely,

Wendy Davis