



GOVERNMENT OF THE UNITED STATES VIRGIN ISLANDS

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**DEPARTMENT OF PLANNING AND NATURAL RESOURCES**  
**Coastal Zone Management Program**

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October 10, 2014

Chaliene Summers  
Managing Member  
The Summers End Group, LLC  
5000 Estate Enighed, Suite 63  
St. John, USVI 00830

Re: Major Coastal Zone Management Permit Applications No. CZJ-3-14(L) for the demolition of existing structures, renovations to existing and construction of new buildings, upgrades to existing utilities and construction of a new waste treatment facility, and CZJ-4-14(W), for construction of a 145 slip marina, a designated mooring field consisting of up to 75 moorings, and a pump-out and fuel station at and seaward of Parcels No.1 0-17, 10-18, 10-19, 10-41 Rem., 13A, 13B and 13 Rem. Estate Carolina, St. John, U. S. Virgin For located at Parcels No. 10-17, 10-18, 10-19, 10-41 Rem., 13A, 13B and 13 Rem. Estate Carolina, St. John, U. S. Virgin Islands.

Dear Ms. Summers:

On Wednesday, October 1, 2014, the St. John of Committee of the Coastal Zone Management Commission met to act on both of your Major Coastal Zone Management (CZM) permit applications, No. CZJ-3-14L and CZJ-4-14W. Pursuant to Tit 12, CH. 21 VI Code, the Committee approved both of the above referenced permits with the following Special Conditions:

**CZM Permit No. CZJ-3-14(L)**

1. All applicable Territorial and Federal permits or other necessary approvals must be obtained, prior to commencement of development activities.
2. The Permittee shall notify the Division of Coastal Zone Management (CZM) two (2) days prior to the commencement of development activities.
3. All erosion and sedimentation measures shall be installed prior to the start of construction and fully maintained during all construction activities on the site until completion of this project.

4. This permit does not allow the removal of mangroves. If trimming of mangroves are required the Permittee must obtain a permit from Department of Planning and Natural Resources/Division of Fish and Wildlife.
5. This permit does not allow any work within territorial waters.
6. Debris located along the shoreline of the project site must be removed during and upon completion of the project.
7. Construction activities associated with this permit is limited to the hours between 7:00 am to 5:00 pm daily except that on Sundays, construction activities are not permitted.
8. Prior to start of work, Permittee shall submit to CZM a performance bond in the amount of 20 percent, up to \$5M, of the estimated construction cost of the development.
9. To reduce vehicular traffic at the project site, and the area required for employee parking during construction, the Permittee shall provide offsite shuttle services for construction workers.

**CZM Permit No. CZJ-4-14(W)**

1. All applicable Territorial and Federal permits or other necessary approvals must be obtained, prior to commencement of development activities.
2. The Permittee shall notify the Division of Coastal Zone Management (CZM) 72 hours prior to the commencement of development activities.
3. Turbidity curtains shall be installed at an adequate depth in order to prevent suspended sediment from migrating outside the work area.
4. This permit does not allow the removal of mangroves. If trimming of mangroves are required the Permittee must obtain a permit from Department of Planning and Natural Resources/Division of Fish and Wildlife.
5. Water quality monitoring shall be as out lined in the Water Quality Monitoring Plan and as approved by the Division of Environmental Protection.
6. Permittee shall include language in slip lease agreement mandating the use of pump-out facilities.
7. Automatic shut-off nozzles must be used when fueling vessels.
8. The Permittee must install signage to inform boaters of the availability and proper usage of pump-out facilities.
9. The Permittee shall maintain on site, a log for pump-out activities. The log must be available for inspection by DPNR at all times.

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10. During construction of the permitted development, temporary restroom facilities must be located onsite and available to workers employed for the development.
11. Prior to start of work, Permittee shall submit to CZM, a performance bond in the amount of 20 percent, up to \$5M, of the estimated construction cost of the development.
12. Following the completion of the development, the Permittee shall be required to maintain a bond in the amount of \$2M such that in the event of a default, the Permittee may return the area to its original state.
13. During installation of the pilings, construction activities associated with this phase is limited to the hours between 8:00 am to 4:00 pm daily except that on Sundays, construction activities are not permitted.

If you have any questions or concerns, please contact Anthony Richards, Permit Coordinator, CZM at (340) 774-3320.

Sincerely,



Andrew Penn  
Chairman, St. John CZM

cc: file