

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: _____

Date Declared Complete: _____

Permit No. _____

Application is hereby made for a Earth Change/Coastal Zone Permit

1. Name, mailing address and telephone number of applicant.

The Summer's End Group, LLC,

5000 Estate Enighed PMB 63,

St. John, USVI 00830

(340) 777-9075

2. Name, title, mailing address and telephone number of owner of property and of developer.

Owner

Developer

James Phillips & Genoveva Rodriguez

16134 Spring Garden, St. John, USVI 00830

(340) 643-8896

Merchants Commercial Bank, James Crites

4608 Tutu Park Mall, St. Thomas, USVI 00802

(340) 513-9210

Calvert Marsh Inc.

PO Box 197, St. John, USVI 00831

(340) 779-4429

Marsh Sister's Trust

PO Box 506, St. John, USVI 008314

(340) 514-0361

Chaliese Summers – Managing Member

The Summer's End Group, LLC

5000 Estate Enighed PMB 63, St. John, USVI 00830

(340) 777-9075

Rick Barksdale – Member

The Summer's End Group, LLC

5000 Estate Enighed PMB 63, St. John, USVI 00830

(340) 777-9075

3. Location of activity. Plot No. Parcels Remainder 13, 13A, 13B, 10-17, 10-18, 10-19, Remainder 10-41

Estate Carolina

Island _____

St. John _____

4. Zoning District: (see attached letter of clarification from DPNR Division of Comprehensive & Coastal one Planning St. Thomas) Remainder 13 W-1, 13A W-1, 13B W-1, 10-17 W-1, 10-18 W-1, 10-19 W-1, Remainder 10-41 B-3

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

Joseph A. Mina, P.E., Director of Engineering

(215) 291-2800 x. 20

Cairone & Kaupp, Inc., 1118 East Columbia Avenue, Philadelphia, PA 19125

Steve Swann, M.E., P.E., Vice President

(904) 249-8009

Applied Technology & Management, 411 Pablo Avenue, Jacksonville Beach, FL 32250

Jeff D. Boyd, President

(721) 545-2500

Marine Management & Consulting, N.V. Sister Modesta Road, #21 Simpson bay Saint Maarten, Netherlands Antilles

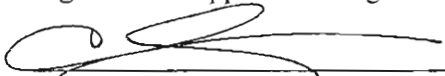
6. Name, mailing address and telephone number of principal earthwork contractor.

Not yet selected

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

7. Summary of proposed activity. Include all incidental improvements such as utilities, roads, etc. (Use additional sheets if necessary).
The Summer's End Group, LLC proposes to install a 145 wet slip, fixed dock marina with services including pump out, proper fueling, and other amenities for marina guests and the public. Also included are land based U.S. Customs facility, retail, restaurant, parking, and other services through the upgrade and renovation of existing buildings and property.
- 7a. State type of Land Uses as specified in the VI Zoning Law, which are applied for e.g., restaurant, hotel, single dwelling, etc.:
All property and parcels included in the proposed marina project are, according to the VI Zoning Law, zoned either W-1 Waterfront-Pleasure or B-3 Business-Scattered. Land uses including marina offices, restaurants, retail, commercial and other public areas such as restrooms, parking, crew services and all other improvements are specifically allowed on host parcel per VI Zoning Law. These uses have been verified appropriate with Stuart Smith, Director, CZM, DPNR. (see attached)
8. Date activity is proposed to start August 3, 2014, be completed eight months.
9. Classification of minor or major permit. Check one:
☐ Minor Permit Application
☒ Major Permit Application
- State below which criterion applies in making above check.
- _____
10. 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 proposed project will comply with the applicable territorial water quality standard 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 environmental protection agencies for the purpose of making preliminary analysis application, and that to the best of my knowledge and belief such information is true, complete and accurate. I further certify that I possess the authority to undertake the proposed activities.

Signature of Applicant or Agent



Signature of Owner (Where Applicant or Agent is not Owner)

Date

March 25, 2014

FOR DEPARTMENT USE ONLY
Inspector Record

Date Inspected: _____

☐ Permit Approved

☐ Permit Disapproved

Inspector's Remarks: _____

Inspector

Date

Commissioner, Planning & Natural Resources

Date



GOVERNMENT OF THE UNITED STATES VIRGIN ISLANDS

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DEPARTMENT OF PLANNING AND NATURAL RESOURCES
Division of Comprehensive & Coastal Zone Planning
St Thomas

September 17, 2012

Theresa S. Roberts, AIA
Springline Architects, LLC
6100 Red Hook Quarter, Suite E2-1
St. Thomas VI, 00802

RE: St. John Marina and Yacht Club Zoning Designation

Dear Ms. Roberts:

Below you will find corrections and zoning certifications for the (8) parcels located in Estate Carolina, St. John as requested in your letter dated August 29, 2012:

Remainder 13 - Western and Eastern Portion	W-1
Parcel No. 13A	W-1
Parcel No. 13B	W-1
Parcel No. 10-17	W-1
Parcel No. 10-18	W-1
Parcel No. 10-19	W-1
Parcel No. 10-41 Remainder (your letter indicated Parcel No. 41 Remainder)	B-3
Parcel No. 10-42 (your letter indicated R-2)	B-3
Parcel No. 10-40 (your letter indicated R-2)	B-3

I have also attached a spreadsheet showing the zoning map amendments on file with this office for Estate Carolina, St. John.

If you have any questions please do not hesitate to contact my office at (340) 774-3320

Sincerely,

A handwritten signature in black ink, appearing to read "Stuart Smith", is written over the word "Sincerely,".

Stuart Smith
Director

No.	Estate	Property Number	Acreage	Exstig Zone	New Zone	Application #	Comments	Date	Act/Bill #
1	Carolina	6A & 6A-1		R1	B2	ZAJ-86-21	No Action		
2	Carolina	10-4	0.38	R2	B3	ZAJ-00-02			
3	Carolina	10-11	0.60	R2	R3	ZAJ-00-01	Override	01-Jun-00	6351
4	Carolina	10-11			R3 (wrongly entered as B-3)				
5	Carolina	8A-1	0.60	R2	B2	ZAJ-00-01	Rezoned	19-Jun-00	6351
6	Carolina	6B-4	0.74	R1	B2	ZAJ-84-11	Rezoned	01-May-84	4940
7	Carolina	8-4-2	0.88	R1	R2	ZAJ-89-16	Rezoned	01-May-92	5791
8	Carolina	10-41	1.26	R2	B2	ZAJ-92-10	Vetoed		
9	Carolina	8-4-2	1.27	R2	B3	ZAJ-94-12	Rezoned		5994
10	Carolina	8-4-1	1.74	R2	A2	ZAJ-92-10	Rezoned	01-Oct-93	20-0192
11	Carolina	10-40	1.77	A2	B2	ZAJ-92-10	Vetoed	01-Nov-93	5912
12	Carolina	10-42	10,028	R2	B3	ZAJ-94-16	Rezoned	01-Jul-94	5994
13	Carolina	8-4-1	10,183sf	R2	B3	ZAJ-94-15	Rezoned		5994
14	Carolina	8A-2 & 8a-3	15.08	R1	A2	ZAJ-85-09	Rezoned	01-Nov-85	5112
15	Carolina	13	2.6	R1	B2	ZAJ-89-16	Rezoned		5791
16	Carolina	6R	3.1	R2	W1	ZAJ-94-09	Rezoned	01-Oct-94	6022
17	Carolina	6R-2	5.00	R2	B2	ZAJ-77-14	Rezoned	01-Apr-77	3970
	Carolina		9.89	R2	C	ZAJ-78-09	Rezoned	01-Dec-87	5307

COMPANY RESOLUTION

I, Chaliесе Summers, Member Manager of The Summer's End Group, LLC, a United States Virgin Islands limited liability company, (hereinafter called the "Company") with a mailing address of 5000 Estate Enighed #63, St. John, United States Virgin Islands, 00830, do hereby certify that the following is a true and correct copy of resolutions duly adopted by the Member Manger of the Company at a meeting thereof duly called and held on March 27, 2014 at which all members were present and acting throughout:

RESOLVED, that Chaliесе Summers, acting as the Member Manager of the Company, was duly aurtherized to sign, on behalf of the Company, all documents, applications, forms, necessary to apply for and aquire Virgin Islands Coastal Zone Management Major Water and a Major Land Permits; and it is further

RESOLVED that Chaliесе Summers, as the Member Manager of The Summer's End Group, LLC, is hereby authorized to execute any and all documents on behalf of The Summer's End Group, LLC necessary or incident to the Company's applications or other communications with the Department of Planning and Natural Resources and Coastal Zone Management of the USVI; and it is further

RESOLVED that Chaliесе Summers, as the Member Manager of the Company, is hereby authorized and directed, on behalf of The Company, to do and perform all such acts and things and to sign all such other documents and certificates, and to take all such other steps as may be necessary, or advisable, convenient and proper to carry out the intent of the foregoing resolutions.

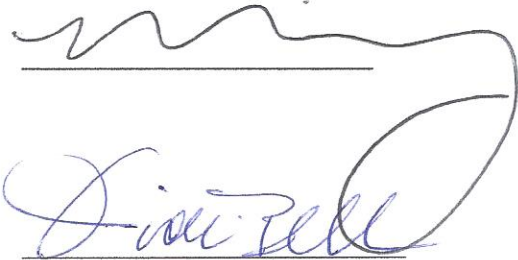
AND I do further certify that said resolutions have not been in anyway amended, annulled or rescinded and that the same are in full force and effect on the date hereof and that the Member Manager of the Company on the date hereof is as follows:

Chaliесе Summers

AND I do further certify that the attached are a true and complete copy of the Articles of Organization of THE SUMMER'S END GROUP, LLC, and that such Articles of Organization have not been further amended or modified as of the date of the signing of this certificate.

⁴ WITNESS my hand and the seal of the company this 27 day of March, 2013.

WITNESSES:



THE SUMMER'S END GROUP, LLC



The Summer's End Group LLC, Member Manager
(through its Member Manager, Chalieese Summers)

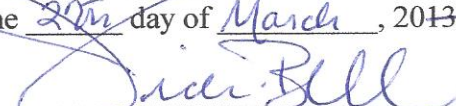

(Member, Rick Barksdale)


(Member, Chalieese Summers)

UNITED STATES VIRGIN ISLANDS)
COUNTY OF St Thomas - St. John

ss:

The foregoing instrument was acknowledged before me by Chalieese Summers, Member Manager of The Summer's End Group, LLC, this the 27th day of March, 2013.


Notary Public

Vicki Bell
Notary Public-U.S. Virgin Islands
District of St. Thomas St. John
NP-083-11 Expires 9/21/2015

Rec'd 4/20/12
Jan

**ARTICLES OF ORGANIZATION
OF
The Summer's End Group, LLC**

ARTICLE I - Company name: The name of the Company is: **The Summer's End Group, LLC**

ARTICLE II - The mailing address of this Company is 5000 Estate Enighed #63, St. John, VI 00830 and the physical address of this Company is [REDACTED] St. John, VI 00830

ARTICLE III - The name of the organizer is Chaliесе Summers and the physical address is [REDACTED] St. John, VI 00830.

ARTICLE IV - Resident Agent: The resident agent and the street address of the resident agent of this Company in the United States Virgin Islands shall be:

Chaliесе Summers

[REDACTED]
St. John, VI 00830

ARTICLE V - Management: The Company shall be managed by its Member/Manager.

ARTICLE VI - The amount of capital with which Company shall commence business is [REDACTED]

ARTICLE VII - The duration of the Company shall have perpetual existence.

ARTICLE VIII - The Company shall have no member liable for the debts and obligations pursuant to Title 13, Chapter 15, Section 1303 (c) of the Virgin Islands Code.

IN WITNESS WHEREOF, the undersigned person has executed the foregoing Articles of Organization on this 20 day of Apr. 1, 2012.


Chaliесе Summers, Organizer

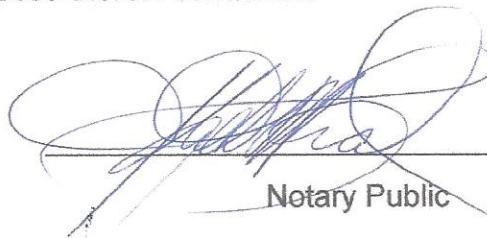
ACKNOWLEDGEMENT

TERRITORY OF THE VIRGIN ISLANDS)

DISTRICT OF ST. THOMAS/ST. JOHN)

ss:

On this 20th day of April, 2012, before me, the organizer personally appeared **Chaliese Summers** known to me and satisfactorily proven to be the person whose name is subscribed to within the instrument and acknowledged that she executed the same for the purpose therein contained.



Notary Public

Commission expires: Ms. Edith Principaal
Notary Public, U.S. Virgin Islands
My Commission Expires: JUNE 26, 2012
NP-057-08