



December 22, 2016

HONORABLE DAWN HENRY, ESQ.
Commissioner, Government of the Virgin Islands
Department of Planning and Natural Resources
Cyril E. King Airport, Terminal Building – 2nd Floor
8100 Lindberg Bay
St. Thomas, U.S. Virgin Islands 00802

THRU: JEAN-PIERRE ORIOL, DIRECTOR OF COASTAL ZONE MANAGEMENT

RE: SCOPE OF PERMIT NO. CZT-05-17(L) FOR GREAT ST. JAMES CAY, ST. THOMAS

Dear Commissioner Henry,

The Jaredian Design Group, on the behalf of our client, Great Jim, LLC, seeks to amend the Scope proposed for **MINOR COASTAL ZONE MANAGEMENT PERMIT NO. CZT-05-17(L) FOR GREAT ST. JAMES CAY, ST. THOMAS, U.S. VIRGIN ISLANDS**. This amended Scope is a result of an outgrowth of further meetings between Project Representatives of Great St. Jim, LLC, and DPNR's Coastal Zone Management staff on the proposed Work to be done on Great St. James Cay, St. Thomas, Virgin Islands. The Great St. Jim Team, on the advice of CZM, has reviewed and made initial determinations as to how the Cay will be developed in the near, foreseeable future.

We have broken the Work Scope into two phases that address immediate needs in Phase I and the longer range goals in Phase II. In general, each phase can be described briefly as:

1. **PHASE I** will include the Cay-wide cleanup, stabilization of existing driveways; construction of some new driveways; limited landscaping; concrete pads; and the erection of two flags poles.
2. **PHASE II** consists of the construction of Residential Cottages and accessory structures to be done in the future. We understand that more information will be required for the construction of these future structures, but request approval of them conceptually to be included the Scope of the permit.

Specifically, the overall Scope is shown graphically on Sheet C1.0 of the attached Design Drawings. This Site Plan also includes the tagging of site-plan enlargements for particular improvements. The improvements by phases are as follows:

PHASE I –

- Installation of the Mobile Cabana/Tiki Bar on Parcel No. A Remainder;
- Paving of an existing Driveway on Parcel No. A Remainder with "Blue-Bit" Stone and concrete;

- Installation of a 75-foot-diameter-concrete *Terrace* on Parcel No. A Remainder;
- Erection of two 80-foot *Flag Poles* on Parcels Nos. A-2 and C-1 Remainder;
- Stabilizations of the existing *Driveway Pathways* throughout the Cay, through the use of erosion mats, tackified polymer/gravel. This Scope shall also include the *clearing of debris and brush berms with replanting*, utilizing native shrubs and grass;
- *Landscaping* with the use of palms and native shrubs on Parcel No. C-1 Remainder;
- Construction of two new 12-foot-wide *Dirt Accessways* on Parcels Nos. A Remainder, B-1-2 and A-2;
- Construction of a 25-foot by 75-foot *Concrete Pad* to erect a portable tent on Parcel No. A-1;
- Creation of a 50-foot in diameter *Observation Area* on Parcel No. B-1-1, with the finish to be native grass.

PHASE II –

- Construction of a new *Residential Cottage, Pool Pavilion, and new Swimming Pool* on Parcel No. A Remainder;
- Construction of a new 25-foot by 50-foot *Pre-engineered Storage Building* on Parcel A Remainder;
- Construction of a new *Pavilion* adjacent to the 75-foot in diameter *Concrete Terrace* on Parcel No. A Remainder;
- Construction of a new *Residential Guest House* on Parcel No. B-2-1;
- Construction of a new *Pavilion* on Parcel No. C-2 Remainder;
- Construction of a new *Residential Cottage* on Parcel No. B-1 Remainder;
- Construction of a new *Residential Cottage* on Parcel No. C-1 Remainder;
- Construction of a 60-foot by 100-foot *Pre-Engineered Storage Building* on Parcel No. C-1 Remainder.

All of the proposed Phase II structures will be single story buildings, in keeping with the scale of the existing buildings located on the Cay. The attached drawings describe, and graphically show the location of these proposed improvements. While there are some 17 lots throughout the Cay that could result in up to 34 residential units, our vision for the Cay is to add five residential cottages to supplement the existing house on Parcel No. A Remainder. The other two pavilions will not be full cottages, but special spaces to enjoy different views on the knolls throughout the Cay. The two storage buildings [one on the north-western end, the other on the south-eastern end] will be screened from the shore and hillsides, and will provide the necessary maintenance and storage for the Cay, at anticipated marine entry points. The 75-foot-diameter Concrete Terrace on Parcel No. A Remainder will not be a helipad. If, in the future, this deck is used as a private landing site, Great St. Jim will apply for the necessary permits required for that purpose, at that time.

As stated earlier, this revised Scope is based on joint meetings between Great St. Jim and DPNR's staff to more fully define the short-term and long-term goals for the Cay. The short-term goals

identified in Phase I, in our opinion, still remain consistent with the Scope outlined in the original Permit Document. Please contact me at 777-1600 for further questions or comments.

Very truly yours,

JAREDIAN DESIGN GROUP



John P. Woods, AIA, NCARB
Principal

Attachments

Cc: Attorney Erika Kellerhals, Legal Counsel for Great St. Jim, LLC
LeRoy V. Smith, Jr., PE, Principal, Jaredian Design Group
Paul Kalloo, Division of Coastal Zone Management