
***Coastal Zone Management
Major Land Permit Application***



***Hibiscus Hotel Phase III Construction
Plot Nos. 108eb, 108ec, 108ed & 47-AA
Estate La Grande Princesse, Company Quarter
Christiansted, St. Croix, U.S. Virgin Islands***

***Submitted by:
Hibiscus Beach, LLC***

***Submitted to:
U.S. Virgin Islands
Department of Planning and Natural Resources***

December 07, 2023

***Prepared by:
Rittenhouse Consulting, LLC
P.O. Box 479
Kingshill, St. Croix, USVI, 00851***

***Major Land Coastal Zone Management
Permit Application
Environmental Assessment Report***

For The

Hibiscus Beach Hotel, LLC

Hibiscus Beach Hotel Phase III Construction
Plot Nos. 108-eb,108-ec, 108-ed & 47-AA,109-C, 109-D,109-Da
109-E, 109-Ea, 109-R, 109-S, 109-sa, 109-T, 109-Ta
Estate La Grande Princesse. Company Quarter
Christiansted, St. Croix., U.S. Virgin Islands

Submitted to the:
Department of Planning and Natural Resources
Coastal Zone Management Division
St. Croix, U.S. Virgin Islands

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St. Croix, USVI 00851

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SECTION 1.00 -NAME AND ADDRESS OF APPLICANT

PROPERTY OWNERSHIP

Full name: Hibiscus Beach, LLC.

Registered office 47AA La Grande Princesse, Christiansted, St. Croix, VI 00820

Place of Registration St. Croix, U.S. Virgin Islands

DEVELOPER'S NAME

The developer of the property is also the owner which Hibiscus Beach, LLC (“Hibiscus Beach”) d/b/a Hibiscus Beach Hotel (the “Hotel”) a U.S. Virgin Islands (“USVI”) limited liability company.

SECTION 2.00 – LOCATION OF PROJECT

The Hibiscus Beach Hotel is located on the island of St. Croix on beachfront property in Estate La Grande Princesse approximately a 10-minutes' drive west-north-west of the town of Christiansted and a 20-minute-drive from the Henry E. Rohlsen airport. It is located about 2 miles north-west of Christiansted in Estate La Grande Princesse, adjacent to the Palms Hotel and Restaurant. The Hotel lies on approximately four (4) acres of beach front property in Estate La Grande Princesse and is currently being renovated to mirror its original configuration with some modifications.

The owner of the hotel also plans to expand the existing hotel. The expansion phase of the project will be done to the east of the existing footprint of the hotel on undeveloped Plots Nos. 47-AA, 108-eb, 108-ec and 108-ed. The entire project is located in the Coastal Zone (Tier I) of the U.S. Virgin Islands. This Environmental Assessment Report (EAR)/CZM Application is specifically for the expansion phase of the project.

2.01 Location Map

The Project Site is located at Latitude 17°45'43.25" North and Longitude -64°43'59.94" West. The regional location of the Hibiscus Hotel Property is displayed in **Figure 2-1**. The layout of the existing hotel is depicted in an aerial map shown in **Figure 2.2**. The property was first developed in the 1992 and was severely damaged by Hurricane Maria

2.02 Property Ownership and Address

The plots of land on which the proposed expansion of the hotel will take place are owned by Hibiscus Beach, LLC ("Hibiscus Beach") d/b/a Hibiscus Beach Hotel (the "Hotel"). Copies of the deeds to properties in question are included in Appendix A of this application. The addresses and legal descriptions of the impacted properties, based on survey maps from the U.S Virgin Islands Government Cadastral offices, are as follows:

Plot No. 47-A
Parcel No. 202700012200
Estate La Grande Princesse, Company Quarter, St. Croix, U.S.V.I.
Latitude: 17.761612° N Longitude: - 64°.731697 W

Plot Nos. 108-eb, 108-ec & 108-ed
Parcel No. 202700010900
Estate La Grande Princesse, Company Quarter, St. Croix, U.S.V.I.
Latitude: 17.761893° N Longitude: -64.731905° W

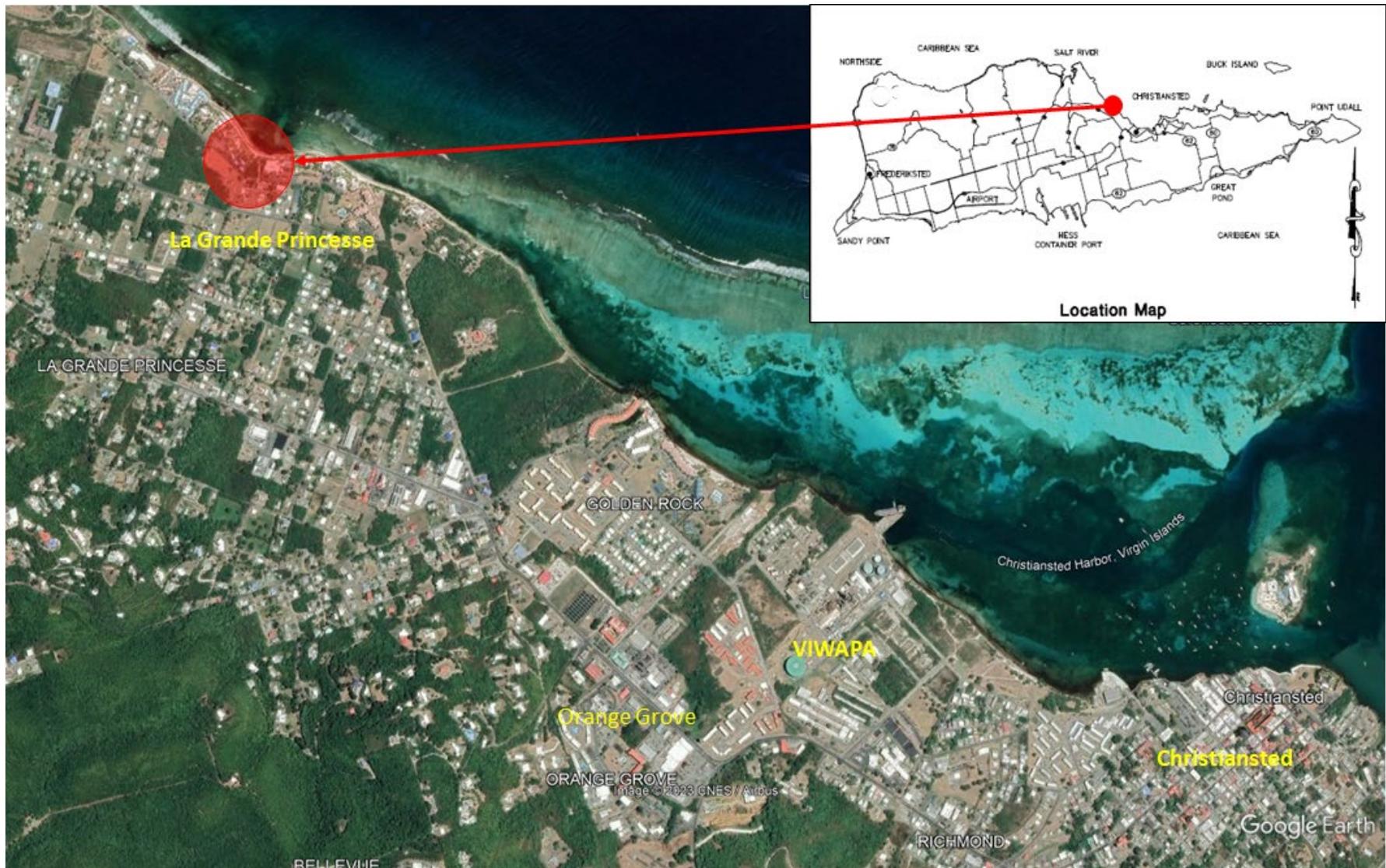


Figure 2.1 Regional Location of Hibiscus Hotel



Figure 2.2 Aerial Map of Current Hibiscus Hotel Site (Google Earth 03/08/2023)

SECTION 3.00 – ABSTRACT

Hibiscus Beach, LLC (“Applicant”) plans to renovate and expand the old Hibiscus Hotel located at La Grande Princesse, St. Croix. On completion of all three phases of construction planned, the hotel will be transformed into a sophisticated, and fashionable establishment which will feature all the amenities associated with a boutique hotel including a bar, a gym a restaurant, a large pool and 115 adequate parking spaces. The establishment will boast one hundred and three (103) guest rooms.

SECTION 4.00 – STATEMENT OF OBJECTIVES SOUGHT BY THE PROPOSED PROJECT

The Property is the site of the former Hibiscus Beach Hotel, which was heavily damaged in the 2017 hurricanes. The Property has sat unused and derelict since the 2017 hurricanes.

The primary objective of the expansion phase (Phase III) of the Hibiscus Beach Hotel is to construct sixty-two (62) additional guest rooms with additional amenities. On completion of the project, the hotel will boast one hundred and three (103) hotel rooms.

On completion of all three phases of construction, this hotel will be transformed into a sophisticated, and fashionable establishment which will feature all the amenities associated with a boutique hotel including a bar, a gym, a restaurant, and a large pool. The establishment will boast one hundred and three (103) hotel rooms.

The demolition/reconstruction is currently being done and the expansion of the hotel will start upon securing the necessary Coastal Zone Management and Building Permits. The three phases of construction are as follows:

- Phase I - Demolition and removal of all hurricane debris and uprooted vegetation from the Property - Demolition of the existing boardwalk and replacement with weatherproof pathways;
- Phase II - Reconstruction of the first forty-one (41) rooms, along with the bar, restaurant and gym - Exterior and interior finishes, and the installation of windows, doors, painting, and fixtures;
- Phase III - Construction of sixty-two (62) additional guest rooms and other amenities (this phase requires a Major Land CZM Permit).

On completion of all three phases of construction, this hotel will be transformed into a sophisticated, and fashionable establishment which will feature all the amenities associated with a boutique hotel including a bar a gym, a restaurant, and a large pool. The living space for a typical new guest room will be about 350 square foot.

SECTION 5.00 – DESCRIPTION OF PROJECT

5.01 Summary of Proposed Activities

The proposed activities for the reconstruction and expansion of the Hibiscus Beach Hotel will be done in three phases. The demolition/reconstruction is currently being done and the expansion of the hotel will start upon securing the necessary Coastal Zone Management and Building Permits. The three phases of construction are as follows:

- Phase I - Demolition and removal of all hurricane debris and uprooted vegetation from the Property - Demolition of the existing boardwalk and replacement with weatherproof pathways;
- Phase II - Reconstruction of the first forty-one (41) rooms, along with the bar and pool - Exterior and interior finishes, and the installation of windows, doors, painting, and fixtures;
- Phase III - Construction of sixty-two (62) additional guest rooms and other amenities (this phase requires a Major Land CZM Permit).

The hotel is expected to serve both leisure and business travelers. The hotel will have food and beverage services, flexible meeting spaces, a fitness center, business center, and outdoor pool. The property owners said the revamped Hibiscus Beach Hotel would have 103 rooms, a swimming pool, convenient parking, a gift shop, a meeting center, a fitness center, a restaurant, and other recreational facilities. The US Virgin Islands Code parking requirements will be met and provided on site. For the overall hotel operations, the coed requirement for parking spaces is 108. There will be 115 parking spaces for hotel guests and employees with seven (7) parking spaces designated for public access to the beach.

The development site is located in La Grande Princesse on the north-central shores of the Island of St. Croix. Phase III construction activities will take place on numerous plots of land which add up to about 4 acres including previously undeveloped parcels Plot Nos. 108eb, 108ec, 108ed & 47-AA Estate La Grande Princesse, Company Quarter, Christiansted, St. Croix., U.S. Virgin Islands. The parcels of land which will be impacted during Phase III construction activities are all zoned R-3 (residential).

5.02 Purpose of this Project

The purpose of the project is to revitalize and expand a hotel that was severely damaged by Hurricanes Irma and Maria in 2017. The reconstructed Hibiscus Beach Hotel will consist of 103 rooms, a swimming pool, convenient parking, a gift shop, a meeting center, a fitness center, a restaurant, and other recreational facilities.

5.03 Presence and Location of Any Critical Area(s) and Possible Trouble Spot(s)

The parcels of land slated for the expansion phase of the hotel are mostly located in a FEMA designated Flood Zone AE . The beachfront segments of two of the four parcels are located in FEMA Flood Zone VE

The current owners purchased four adjacent lots immediately east of the hotel which will be utilized for the proposed hotel expansion. There is a Right-of-Way (ROW) which provides public beach access that separates these four adjacent properties from the old property line of the Hibiscus Beach Hotel and serves as a natural drainage path for stormwater to the ocean for the area upland of the hotel location. Rainwater collects in the lowest point when it rains as does saltwater when there are hightides and storm surges. There is a narrow strip of seven white mangrove (*Laguncularia racemosa*) trees approximately forty feet long and four feet wide on the eastern side of the ROW part of which can be characterized as “wetlands”. The GPS coordinate for this cluster of White Mangroves is N 17° 45.7351’ and W 64° 43.8986’, using the WGS 84 map datum. These mangroves will be protected and will be incorporated in the overall landscape plans for the hotel.

The natural drainage path will not be affected and a small pedestrian bridge will be constructed over the drainage path to connect the existing hotel with the new section.

A new path for public beach access will be established along the western perimeter of the hotel property line and a specific parking area will be constructed and designated primarily for use by members of the public who plan to use the beach.

5.04 Proposed Method of Construction

The additional structures to the existing hotel will be constructed using standard construction methodology including a masonry foundation system supporting a first floor consisting of traditionally constructed cast-in-place concrete slab and site-constructed walls forming the base for the structure. The foundation will be a concrete-reinforced mat foundation. That will involve the removal and replacement of expansive clay with suitable compacted soil as per geotechnical report. The new buildings will have finish floor elevations (FFE) of 10 and 12 feet. Existing buildings will have lower level raised by 1 foot. (see civil drawings for FFE) The intent is to limit subgrade disturbance to the greatest extent possible in the construction of the building’s foundation systems.

5.05 Provisions to Limit Site Disturbance

This proposed expansion area is a disturbed site. The seven white mangrove trees on the north-eastern segment of the current Right-Of-Way (ROW) to the beach will be preserved. Construction will have limited excavation below the level of the existing grade s to minimize soil disturbance.

5.06 Erosion and Sedimentation Controls

Sediment control methods to be implemented include installation of the following best management practices (BMPs) for the protection of the existing storm sewer and drainage systems, installed at the start of construction activities:

1. Sediment control silt fence
2. Fence with dust screen
3. Drop inlet sediment barrier
4. Stabilized construction entrances

Sediment control methods are described in more detail on the following architectural and engineering drawings submitted with the Major Coastal Zone Management Land Permit Application:

1. Erosion Control Plan sheet (Drawing No. 02 C-4)
2. Erosion Control Details Sheet (Drawing No. 02-C-5)

5.07 Construction Activities and Erosion Control Implementation Methods Schedule

At the commencement of construction activities and prior to any earthmoving, sediment protection of the storm sewer or receiving water ways will be installed per the SWPPP. Stormwater inlets shall be protected during construction and employed as soon as practical during the various stages of inlet construction. Silt barriers shall remain in place until construction is complete or if in grassed areas, until sodding around inlets is complete. Stabilized construction entrances shall be installed at the start of construction to reduce sediment tracking off site.

All wash water from concrete trucks, vehicle cleaning, equipment cleaning, etc. shall be detained on site and shall be properly treated or disposed.

Sequence of Construction Activities will be a phased approach:

Step 1:

1. Construct stabilized construction entrance and install silt fence and inlet protection.
2. Perform any clearing and grubbing .

Step 2:

1. Perform mass grading. Rough grade to establish proposed drainage patterns.
2. Construct proposed drainage infrastructure.
4. Construct proposed improvements, including buildings and parking areas.
5. Complete final grading, landscaping/seeding, and final stabilization.
6. Remove temporary erosion control measures.

5.08 Maintenance of Erosion and Sediment Control Measures

All measures stated on the erosion control and sediment control plan, and in the Construction SWPPP shall be maintained in fully functional condition until no longer required for a completed phase of work or final stabilization of the site. All erosion and sedimentation control measures shall be checked by a qualified person at least once every seven calendar days and within 24 hours of the end of a 0.5” rainfall event, and cleaned and repaired.

5.09 Method of Sewage Disposal

The existing hotel is connected to the Virgin Islands Waste Management Authority (VIWMA) Public Sewer System. The proposed expansion will also be connected to the existing sewer system.

5.10 Drawings and Plans.

The required Cadastral Drawing Set is included in Appendix D. The 70% Design Complete Architectural and Engineering Drawing Set is referenced in Appendix E and submitted under separate cover.

5.11 Proposed Project Work Plan and Schedule

Project Schedule

The applicant proposes the following sequence of activities for the Hibiscus Beach Hotel Phase III Construction as outlined in **Table 5-1**.

Steps	Description	
1 st Quarter 2025	Completing Permitting Process	
2 nd Quarter 2025	Start of Construction Activities	
4 th Quarter 2026	Final Inspection & Certificate of Occupancy	
1 st Quarter 2027	Grand Opening	

Table 5-1- Project Schedule

Construction Equipment

Major equipment will be as utilized in standard construction activities of this nature to include dump trucks, flatbed trucks, backhoes, concrete mixing trucks, an excavator, and a small crane.

SECTION 6.00 – ENVIRONMENTAL SETTING AND PROBABLE PROJECT IMPACT ON THE NATURAL ENVIRONMENT

6.01 Climate and Weather

The climate throughout the U.S.V.I. is maritime tropical, generally consisting of fair weather and steady easterly trade winds. Mean air temperatures range between 76° and 82° Fahrenheit (F) throughout the year (NRCS 2002). The highest temperatures occur in August through September and the lowest are typically from January through February. The highest average daytime temperature in the warmest months is about 88° F, and in the coolest months is in the low 80s. Nighttime lows are usually in the mid-70s during the warmer months and in the high 60s during the cooler months (USGS 1996).

Rainfall amounts vary with topography and increase at higher elevations. The wettest period is generally from September to December, and the driest period is from January to June (USGS 1996). The average annual rainfall on St. Croix is approximately 42 inches, ranging from 30 inches toward the eastern end of the island to more than 50 inches at the higher elevations to the west. The La Grande Princesse area receives about 34 inches of rainfall per year on average.

There are numerous weather disturbances during the year, especially squalls and thunderstorms. These occur most frequently during the summer, lasting only a few hours and causing no pronounced change in the trade winds.

The official hurricane season is from June 1st to November 30th. Hurricanes occur most frequently between August and October with their peak activity occurring in September. Hurricane winds may easily exceed well over 74 miles per hour and significantly affect the area. Bowden, M.J. et. al., (1969) estimated the annual probability of a hurricane to be one every sixteen years. However, more recent computer simulations of future hurricane intensity and precipitation as a result of a CO₂-induced warming environment (global warming) predict increased intensity of rainfall (i.e., bigger storms that concentrate rain in time) for many areas of the world including the Atlantic basin (Knutson and Tuleya, 2004).

Since 1989, the Virgin Islands were significantly impacted by Hurricane Hugo in 1989, Hurricanes Luis and Marilyn in 1995 and Hurricanes Bertha and Hortense in 1996. In addition, Hurricane Georges passed directly over St. Croix on September 21, 1998 and Hurricane Lenny, a Category 4 hurricane, impacted St. Croix on November 17, 1999. Hurricane Lenny developed very late in the season and approached the island from the southwest. Minor Hurricanes Earl and Irene did some limited damage to the Virgin Islands in 2010 and 2011.

Most recently (2017), the U.S. Virgin Islands and the Central Caribbean were hit with Hurricanes Irma and Maria, two major category storms within two weeks of each other. Irma made a direct hit on St. John and St. Thomas and Maria made a direct hit on St. Croix causing widespread damage and devastation. Hurricane Irma passed over St. Thomas, US Virgin Islands as a Category 5 storm on September 6, 2017, with peak winds of 180 miles per hour. Two weeks later, on September 20, 2017, Hurricane Maria hit St. Croix, as a

Category 5 storm with sustained winds of 175 mph and then moved across Puerto Rico causing widespread destruction and devastation. The islands have made significant progress in recovering from these two devastating hurricanes.

The project will not have a measurable impact on climate or weather patterns but solar panels will be installed to lower the electricity consumption from VIWAPA and reduce the carbon footprint of the hotel. Electricity consumption will be reduced by 25% or more **(See Section 7.03 Impacts on Public Services and Utilities)**.

All structures to be constructed on the site will be designed to meet hurricane standards and to withstand environmental conditions at the site.

6.02 Landform, Geology, Earthquakes and Soils

Landform

The project site is centrally located on a flat plain that forms the northern-central coastal portion of that region of St. Croix. This track of land consists of flat land ranging in elevation from 10 feet to 15 feet above mean sea level.

Geology of St. Croix

The island of St. Croix consists geologically of two predominant mountainous areas (the North side and the East End ranges), with a central sediment filled valley in between. The oldest rock underlying both ranges, and probably in the valley as well, is from the Cretaceous period, 80 million years ago. These sedimentary rocks which were formed from the erosion of volcanic ash and debris, and are beset with igneous intrusions, underwent a period of orogeny lifting them up from the ocean floor and forming two islands with a channel in between. Oligocene clay and mud was deposited in this channel forming what is known as the Jealousy formation. Next, tertiary limestone was deposited when this channel area became a lagoon encircled by coral reef.

The limestone and marls that overlay the Jealousy formation are known as the Kingshill formation. After these formations were deposited, the area underwent another period of uplifting, the two islands became connected by the newly emergent filled-in area, and the island of St. Croix was formed. Since that time, geologic activity has been limited primarily to the erosion of sediments and the formation of ponds, beaches, reefs, and beach rock coast.

The southern and eastern portions of the St. Croix Platform, differing greatly from the northern and western regions, have a gradient of much less amplitude and therefore, a wider shelf area.

Geology of Project Site

According to an article published by H. H. Hess et al (1966) in the Journal of the Geological Society of America, the bedrock of St. Croix is generally composed of volcanic uplands and sedimentary lowlands. Underlying the project site is part of a large layer of surficial

deposits. This layer comprises the Caledonia formation, the Cane Valley Formation, and the Judith Fancy Formation. The oldest rocks exposed on St. Croix are the alternating dark and light-banded sedimentary rocks of the Caledonia Formation. These rock formations are tephaceous rock consisting of consolidated volcanic ash ejected from vents during a volcanic eruption. There are some igneous rocks located in Windsor in the Northside range and Recovery Hill in the East End Range.

The Caledonia formation is characterized by alternating layers of light-gray and bluish-black beds. The lighter colored rocks are sandstones and conglomerates. The darker colored rocks are either mudstones or silicified mudstones or chert. The Caledonia Formation grades laterally and vertically into a variety of other sedimentary rocks, including the Allandale Formation, the Cane Valley Formation, the East End Member (of the Caledonia Formation), and the Judith Fancy Formation. Although these rocks are variable in lithology, all contain tephaceous material or fragments of altered glass and crystals deposited originally as volcanic ash. The rocks are probably all of marine origin, and the sediments show signs of reworking by currents.

The Hibiscus Beach Hotel property is a beachfront property and lies about 40 ft from the coastline on the north central coast of St. Croix in the coastal plain (see Figure 6-1). The coastal plain, which is composed of sedimentary rocks of Tertiary age, occurs in a graben between the Northside and East End ranges. The sedimentary rocks lie the Judith Fancy Formation.

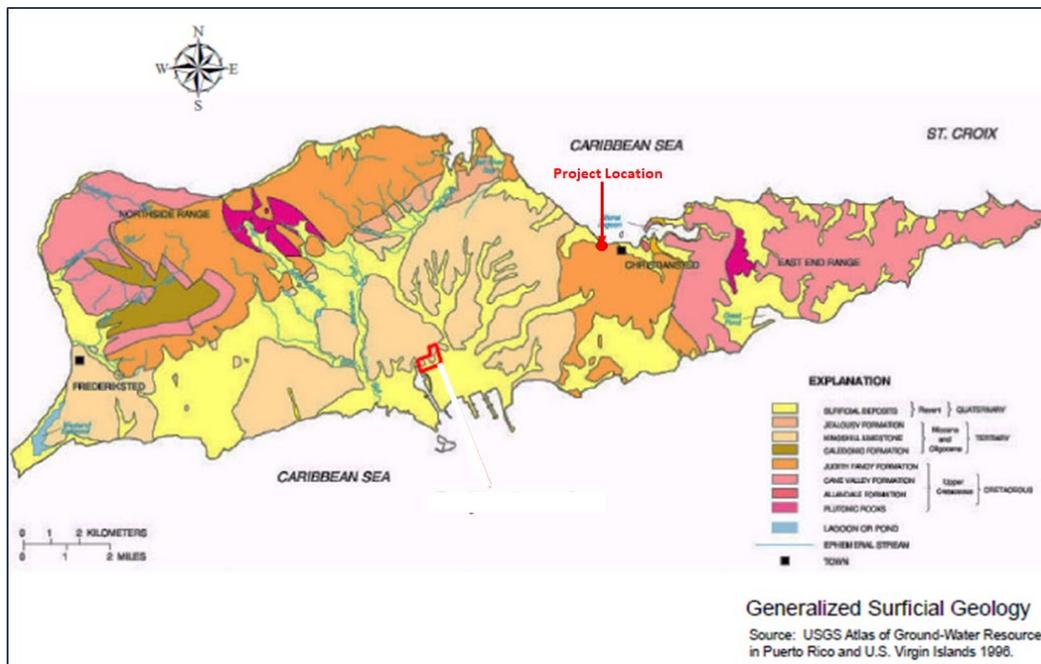


Figure 6.1 St. Croix Geology
 Source: USGS Ground Water Resources

Earthquakes

The U.S.V.I. is susceptible to earthquakes and tsunamis (tidal waves) (Hays, 1984). The last major earthquake in the islands occurred in 1867. The earthquake probability map for St. Croix, produced by the University of the Virgin Islands (UVI) Conservation Data Center, is shown in **Figure 6-2**.

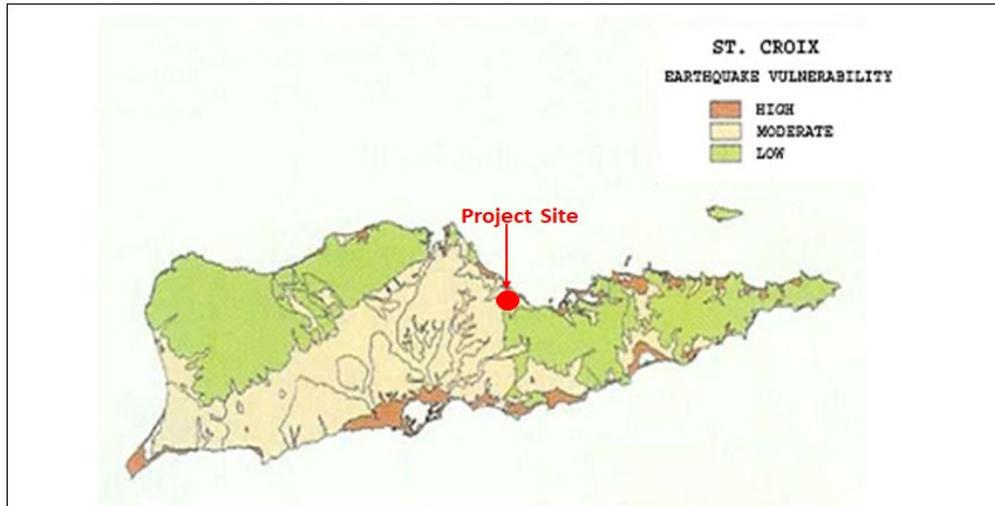


Figure 6.2- Earthquake Probability Map

Source: UVI Conservation Data Centre

Soils Within the Project Site

The United States Department of Agriculture (USDA) Natural Resources Conservation Service's (NRCS) Soil Survey Map for the four parcels (Plot No. 44-A and Plot Nos. 108-eb, 108-ec & 108-ed, Estate La Grande Princesse) depicts two soil types within the proposed project area. There is the beach front which is primarily sand (*BsB*) immediately along the shoreline and Sion Clay (*SiA*- 0 to 2 percent slopes) which is prevalent on the remainder of the property. Sion Clay is found on valley floors and at the toe of slopes. These are well drained soils which are clay to 12" becoming gravelly clay between 12"-16" and then gravelly sandy clay loam to 32" and then loam below. No filling, grading or dredging is proposed that will affect the geology of the area. A soil survey map is presented below and the approximate distribution on the site is depicted in **Figure 6-3**

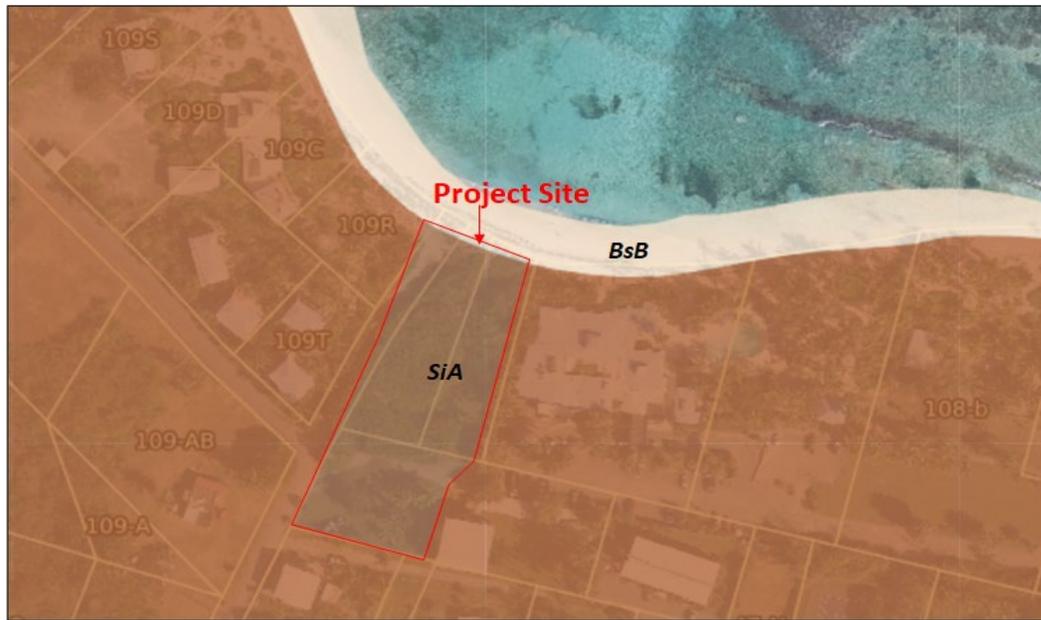


Figure 6.3-Approximate Distribution of NRCS Mapped Soil Units at Hibiscus Beach

6.03 Drainage, Flooding and Erosion Control

Existing Drainage Patterns

Based on the existing topography of the site, the Right-of-Way which provides public beach access, serves as a natural drainage path for stormwater that sheet flows to the ocean for the area.

Proposed Alterations to Drainage Patterns

No alterations will be made to the existing drainage pattern.

Relationship to Coastal Flood Plain

Review of Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM) for U.S. Virgin Islands Index shows the site area on Panel No. 7800000071G dated April 16, 2007 indicates most of the proposed development area is located within Flood Zone AE where 100yr storm elevations have been determined to be 10 ft. The northern beach front area along the shoreline is in Flood Zone VE Units where 100yr storm elevations with velocity (wave action) have been determined to be 14ft. The existing structures on the site have high foundations to meet first floor elevation requirements. The new structures will also be built to meet first floor elevation requirements as well.

Flooding

Flooding on St. Croix occurs in the guts at the lower elevations during high intensity rainfall as water drains from the steeper slopes of the mountainous areas in the northern part of the island (NRCS 2002). The project site is located inside the Federal Emergency

Management Agency (FEMA) Flood Zone because it is located in a flood plain and in close proximity to the coastline. The project site falls within a Flood Zone AE designation zone which is a high-risk flood zone. Flood Zone AE areas have a 1% risk of flooding annually with a 26% risk of flooding over the course of a 30-year mortgage. The FEMA Flood Zone Map is shown in **Figure 6-4**.

The Hibiscus Beach Hotel is located about 10 feet above mean sea level (MSL) and was severely damaged by Hurricane Maria in 2017. The facility experienced some flooding as a result of the waves that impacted the shoreline during that storm event. The construction of a retaining wall along the seaward perimeter of the property is planned to mitigate a recurrence of this problem.

Erosion Control

The applicant is sensitive to the protection and preservation of both the marine and terrestrial eco-systems. Effective sediment control requires effective erosion control. Preventing soil particles from entering storm water runoff is the most efficient way to prevent sediment from leaving the site. The project will be constructed using Best Management Practices (BMPs) in order to reduce erosion.

BMPs will be employed during construction and will include installation of a silt fence on the down-gradient (north) side of the site. The silt fence will be maintained until the end of construction. The silt fence will be inspected weekly and after every rain event that produces runoff within a 24-hour period and repaired or replaced, as necessary. Silt fencing will be cleaned out when sediments have reached 6 inches in depth.

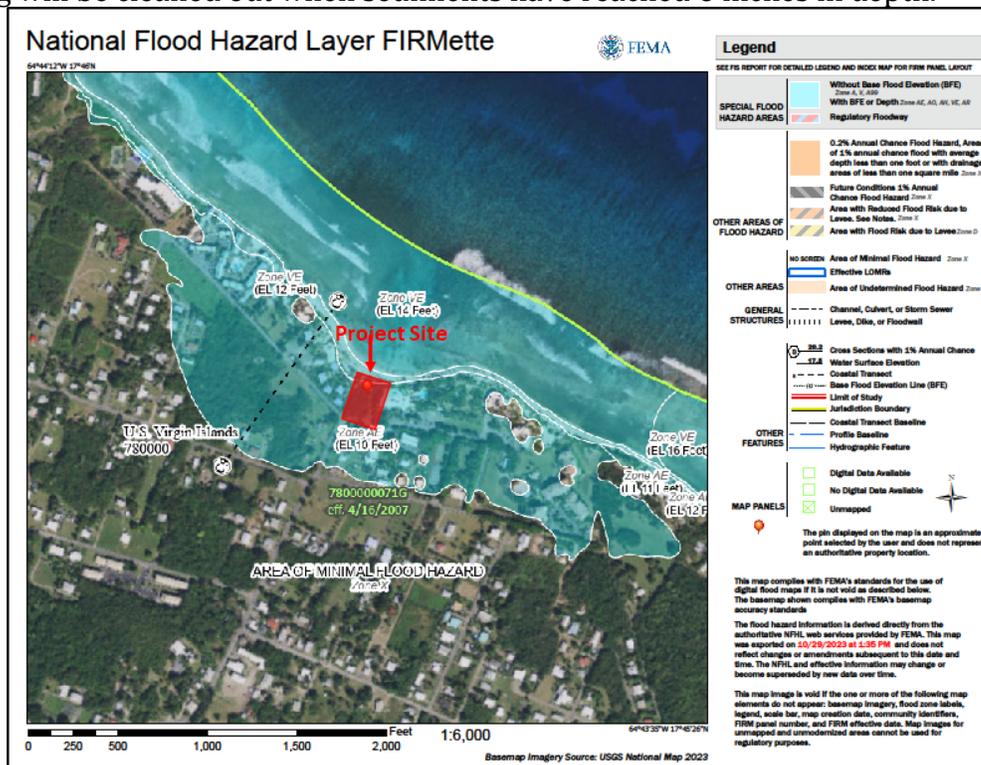


Figure 6.4 – FEMA Flood FIRM Map of the Hibiscus Beach Hotel Project Site

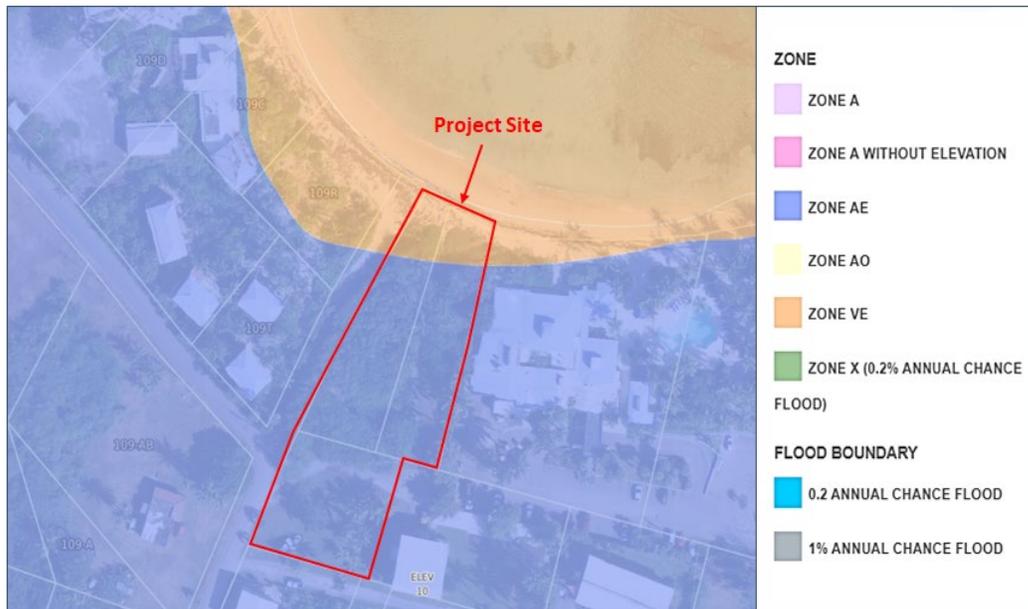


Figure 6.5 – Hibiscus Beach Hotel Mapgeo USVI FEMA Flood Zones

6.04 Fresh Water Resources

Fresh water is a limited resource in the U.S.V.I. (DPNR 2000). The Kingshill Limestone formation of central St. Croix is the only ground water aquifer on the island. There are no fresh water ponds or surface water resources in close proximity to the project site.

The project will have no impact on freshwater resources. No wells are proposed, and the facility will tie into the existing public water service. A public water main is available adjacent to the property and will be supplement with the collection of rainwater from the roofs of the buildings which are stored in basement cisterns underneath each building

6.05 Oceanography

Seabed Alteration

No seabed alterations are proposed for this project. There will be no effluent discharges from the hotel into the ocean. The proposed project is located about 50 ft inland and would not affect the marine benthic environment.

Tides and Currents

The Virgin Islands coastal areas are not subject to significant tidal ranges or tidal currents. Due to the small size of the islands, the sea flows around the island, causing an average tidal height of only a few inches and maximum change of only a little over a foot. The mean tides range from 0.8 feet to 1.0 feet and the spring tidal ranges reach up to 1.8 feet (IRF 1977). Normal tidal ranges may be greatly exceeded during storm conditions, however, when a combination of lower barometric pressure at the ocean surface and storm winds amplify the tidal crest.

A. H. Gleen and Associates (1973) estimated the 10-year and 100-year storm tides for the project area to be 20 inches and 36 inches respectively offshore and four feet and seven feet respectively at the shoreline. The tides on the north coast of St. Croix are primarily diurnal in nature.

The surface currents throughout the Caribbean are driven by the North Equatorial Current that runs through the islands west-northwest and then joins the Gulf Stream. Currents off the north shore of St. Croix average around 0.7 knots. The dominant currents along the north coast of St. Croix run from east to west driven by easterly trade winds. In general, water flow parallels the coast from east to west, following the trend of bottom contours (**Figure 6-6**). Water currents are largely wind and wave driven with only a minor influence attributable to the small tides in this part of the Caribbean.

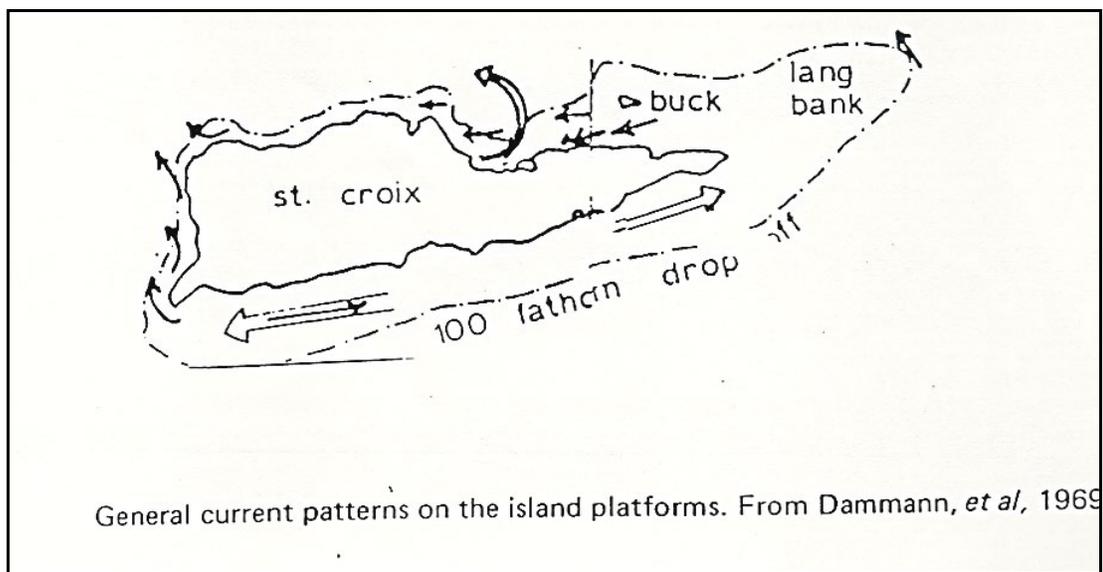


Figure 6-6 General Currents off St. Croix (IRF 1977)

Waves

The deep-water waves off St. Croix are primarily driven by the northeast trade winds that blow most of the year. Waves average from one to three feet from the east, 42 percent of the time throughout the year (IRF, 1977). For 0.6 percent of the time easterly waves reach twelve feet in height. The southeasterly swell with waves one to twelve feet high become significant in late summer and fall when the trade winds blow from the east or when tropical storms and hurricanes pass the islands at a distance to the south. During the winter months, the northern swells are larger than in the summer and develop to a height of one to five feet. Numerous studies have been conducted along the north shore in the Salt River Bay Area. These studies have determined that the wave amplitude ranges between two feet and six feet most of the time and that waves seldom exceed ten feet.

A. H. Glenn and Associates, through analysis of wave regime and submarine conformation of the area, have predicted that the maximum wave heights for the 10- and 100-year periods have crests of 27 feet and 40 feet above still water depth, respectively. The

corresponding wave periods are 12 and 15 seconds, respectively. The National Hurricane Center’s Storm Surge Group has determined that the maximum envelope of water - the height of water over mean sea-level - will occur at the site during a Category 5 storm from the north northwest, northwest or north, and will be 6.8 feet in height.

The proposed Hibiscus Beach Hotel expansion project will not affect wave action on the north central coast of St. Croix.

Marine Water Quality

According to the current U.S. Virgin Islands water quality standards, the waters of the U.S. Virgin Islands exist in one of four classes: I, A, B and C. Class “I” waters can be either inland surface waters or inland groundwaters. Marine waters are classified as either A, B, or C depending on the water quality.

Storm-water run-off from the Hibiscus Beach Hotel property and its environs discharges into the Caribbean Sea immediately north of the property location. DPNR has marine water quality monitoring station (VI-STC-23) in the vicinity of St. Croix-by-the-Sea that cover from St. Croix-by-the-Sea to Pelican Cove (**See Figure 6-7**). Hibiscus Beach Hotel is located 0.55 miles south-east of St. Croix-by-the Sea and 0.9 miles north-west of Pelican cove. Marine waters in that location has a water quality classification of B.

According to the USVI Integrated Water Quality Monitoring and Assessment Report (DPNR-2022), the coastal waters of St. Croix are primarily designated for Class B uses, which are of a quality sufficient for “propagation of desirable species of marine life and for primary contact recreation (swimming, water skiing, etc.)”. The criteria for maintaining this class are defined by the Virgin Island Code of Rules and Regulations (VIR&R) Title 12, Chapter 7, Section 186-3(b), and are listed in **Table 6-1**. Class C waters require similar, but less stringent standards, and are limited to industrial areas and Class A waters are designated for the “preservation of natural phenomena” and are only found around Bucks Island.

Table 6-1 Water Quality Criteria

Parameter	Class B Criteria	Class C Criteria
Dissolved Oxygen	Not less than 5.5 mg/L	Not less than 5.0 mg/L
pH	7.0 - 8.3	6.7-8.5
Temperature	< 90 F	< 90 F
Bacteria	Not to exceed 70 fecal coliforms per /100 ml by MF or MPN count; Not to exceed a geometric mean of 35 enterococci per 100 ml; Not to exceed a single sample maximum of 104 per 100 ml at any time	Not to exceed 200 fecal coliforms per /100 ml by MF or MPN count; Not to exceed a geometric mean of 35 enterococci per 100 ml; Not to exceed a single sample maximum of 104 per 100 ml at any time
Phosphorus	< 50 mg/L	Same as Class B
Suspended, Colloidal, Settleable Solids	None from wastewater which would cause deposition or be otherwise deleterious	Same as Class B
Oil and Floating Substances	No residue attributable to waste water. No visible film; no globules of grease	Same as Class B

Parameter	Class B Criteria	Class C Criteria
Radioactivity	<u>Gross Beta</u> : 1000 picocuries per liter, in the absence of Sr90 and alpha emitters <u>Radium-226</u> : 3 picocuries per liter <u>Strontium-90</u> : 10 picocuries per liter	Same as Class B
Taste and Odor	None in amounts to interfere with use for primary contact recreation, potable water supply or to render undesirable taste or odor to edible aquatic life	None in amounts to interfere with use for primary contact recreation, potable water supply or to render undesirable taste or odor to edible aquatic life
Color and Turbidity	A. A secchi disc shall be visible at a minimum depth of one meter. For waters where the depth does not exceed one (1) meter, the bottom must be visible. B. A maximum nephelometric turbidity unit reading of three (3) shall be permissible	A secchi disc shall be visible at a minimum depth of one meter.

MPN-most probable number
Source: DPNR, 2016

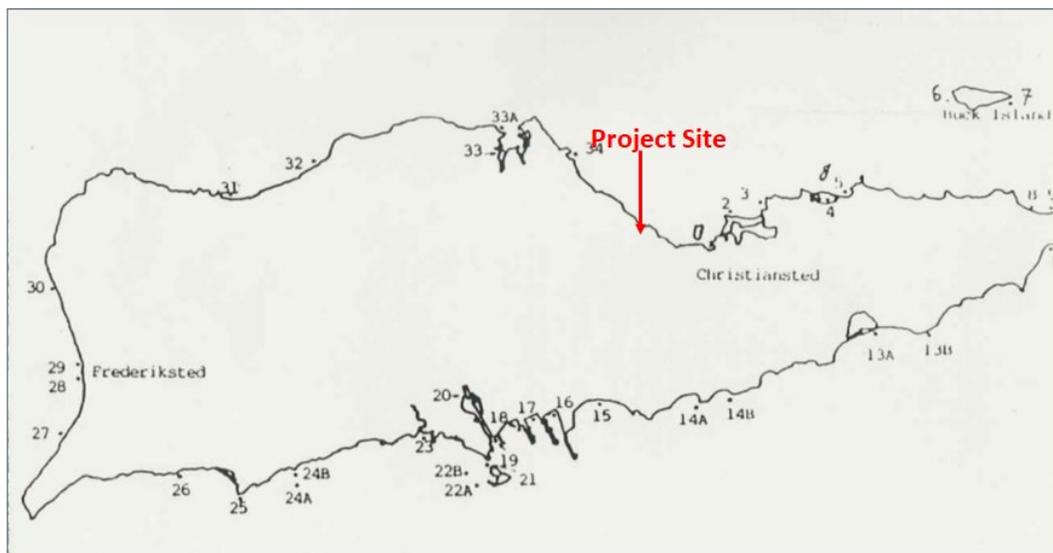


Figure 6-7 Location of DPNR Sampling Stations around St. Croix

6.06 Marine Resources

The project site is located 50 feet upland of the coastal waters of the Caribbean Sea at Hibiscus Beach and 2.2 miles west-north-west of the town of Christiansted. The coastal water is part of Christian Harbor.

There are dense scattered seagrass beds off-shore and a barrier reef which protects the harbor from most wave action. There appears to be a man-made breach in the barrier reef at Hibiscus Beach which apparently was done to allow local fishermen to navigate through beyond the barrier reef. The National Oceanic and Atmospheric Administration (NOAA) National Ocean Service (NOS) Benthic habitat map shows the site as having Reef Colonized

Pavement on the shoreline to the north-west of the project site and continuous seagrass beds offshore to the south-east. There is no coral colonized pavement along the shoreline only a sandy/cobbly beach. The seagrass beds are fairly continuous but only occupy between 50 and 70% of the area immediately north of the shoreline. Nearshore there is scattered coral rubble and small stones (See Figure 6-8).

In recent years, like most waters and beaches in the Caribbean, the area has been inundated with brown seaweed (*Sargassum*) (See Figure 6-9 below). Efforts to manage this perennial problem will be based on implementing recent policies and practices as detailed in the recently DPNR-CZM published document “A Foundational Blueprint for the Development of a Comprehensive Pelagic Sargassum Management Plan for the United States Virgin Islands.”

Given the location of the proposed site for the project there will be no impact on any resources in the marine environment.

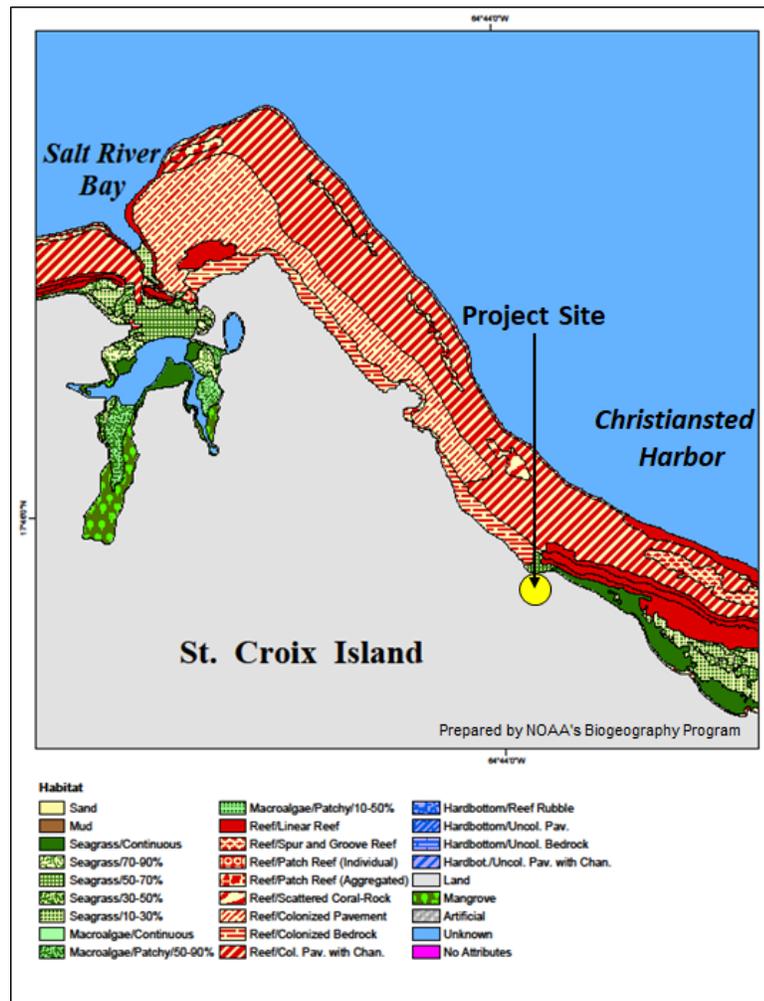


Figure 6-8 Benthic Map of Coastal Area in Close Proximity to Project Site



Figure 6-9 Sargassum on Hibiscus Beach (Photo taken 3-24-2023 (Courtesy EDD))

6.07 Terrestrial Resources

In April of 2023, a plant and wildlife animal expert from the University of the Virgin Islands Experimental Station conducted a flora and fauna field survey of the vegetated area on Plot No. 44-A and Plot Nos. 108-eb, 108-ec & 108-ed, Estate La Grande Princesse. This survey was conducted to document terrestrial resources. Vegetation and wildlife were observed on that property and recorded.

Vegetation

The area can be divided into four distinct zones, the beach and foredune, a woodland of *Thespesia populnea* growing on the sandy berm behind the beach, an area of mainly exotic and invasive woody vegetation growing behind the berm woodland, and the public right of way. Most of the vegetation is considered invasive and exotic, but there are some native species too. The only vegetation that has to be conserved and protected are seven white mangrove (*Laguncularia racemosa*) trees growing on the east edge of the right of way.

The Beach and Foredune:

The closest part to the water is just sand but as one gets above the high tide mark, plants adapted to salt water, salt air, and sand grow and trap windblown sand. There are scattered coconut palms. Grasses such as saltmarsh cord grass, (*Spartina patens*), and herbs as Seaside Rocket (*Cakile edentula*) and Hawaiian Naupaka (*Scaevola sericea*) trap windblown sand and start the formation of dunes. Loose sand then gets colonized by a low growing, spreading and succulent herb called Sea purslane (*Sesuvium portulaca*) that traps the loose sand beneath it.

It should be mentioned that Hawaiian Naupaka with its white fruits was introduced as an ornamental and is an invasive exotic that forms large stands on the beach. It has displaced

the native (*Scaevola plumeria*) with black fruits. In an ideal world, careful landscapers in the Caribbean would replace the Hawaiian Naupaka (*S. sericea*) with the native Caribbean Inkberry (*S. plumeria*). This beach growing inkberry, although it shares the same name, is not the Inkberry Bush or Crucian Christmas Tree (*Randia aculeata*).

Berm Woodland:

Behind the windswept foredune, a woodland of (*Thespesia populnea*) trees has grown upon a berm of sand. These multi-stemmed trees with showy flowers go by various names such as Portia-tree, Haiti-Haiti, Seaside Majo, and Seaside Hibiscus. This last common name is shared with another similar looking tree, Hibiscus tiliaceus. Perhaps these trees gave the Hibiscus Hotel its name. *Thespesia populnea* is originally a species native to the Old-World Tropics of Africa and Asia, but after many years became naturalized on the shores of the Caribbean Basin.

Exotic and Invasive Scrub:

Once off the berm and between it and a driveway, there is an area of mainly exotic and invasive woody vegetation, such as the very invasive rubber vine (*Cryptostegia grandiflora*) and white manjack (*Cordia alba*). It is visibly lower than the berm and is a clayey soil as opposed to a sandy soil. Clay soils hold moisture whereas sands readily drain.

The Public Right of Way:

There is an existing "right of way". It runs south to north and appears to be the outlet of a natural drainage that ran from the hills south of the Estate Princess Grande neighborhood to the sea. Most of that drainage has been paved over. Rainwater collects in the lowest point when it rains as does saltwater when there are high tides and storm surges. There is a narrow strip of seven white mangrove (*Laguncularia racemosa*) trees. The strip is approximately forty feet long and four feet wide on the eastern side of the right of way. Behind the mangroves are some crabholes in the mud and then the sand berm starts. The white mangroves are clearly marked with orange flagging. The GPS coordinate is N 17° 45.7351' and W 64° 43.8986', using the WGS 84 map datum.

Public access to the beach will be provided along the eastern perimeter of the property with seven designated parking spaces.

Wildlife:

The beach in front of the Hibiscus Hotel and the adjacent Palm Hotel are sea turtle nesting sites. Two species of sea turtles, the green sea turtle (*Chelonia mydas*) and the hawksbill turtle (*Eretmochyles imbricata*) use this beach as nesting sites (personal communication with Claudia Lombard, Biologist and assistant director, Sandy Point National Wildlife Refuge). Both are endangered species; the Hawksbill Turtle is considered critically endangered.

The beach at the adjacent Palms Hotel is also a turtle nesting site. The previous owner was a board member of the Saint Croix Environmental Association and was very interested in sea turtle conservation and took some active measures to protect them such as making sure there were no lights pointing towards the beach. There were various signs and pamphlets attesting to this. When the Hibiscus Hotel reopens perhaps similar measures can be taken.

As to other animals seen during the survey, some Pearly Eyed Thrashers , AKA thrushies (*Margarops fuscatus*) and some Zenaida Doves (*Zenaida aurita*) in the *Thespesia populnea* woodland were seen. Some ferule chickens were observed in the background. However, there are plenty of other bird and animals that use this tract of land, passing through it on their daily or nightly routines.

In conclusion, other than the narrow strip of white mangroves growing in the public right of way to the beach, there are no endangered plant species that need to be protected. Most of the vegetation growing on site is not native and in the case of rubber vine (*Cryptostegia grandiflora*), Snake Plant (*Sansevieria trifascata*) and Beach/Hawaiian Naupaka (*Scaevola sericea*) are very invasive. In the case of Hawaiian Naupaka, it would be worthwhile to dig them out and replace them with the black fruited native *Scaevola plumeria*.

With regards to sea turtle protection and conservation, the applicant will not illuminate the beach at night with artificial light.

Table 6-2 -List of Plants & Shrubs plus some other common plants found on site

Type	Scientific Name	Common Name	Family	Abundance	Exotic?
Tree	<i>Coccoloba uvifera</i>	Seagrape	Polygonaceae	A few	Native
Tree	<i>Hippomane mancinella</i>	Manchineel	Euphorbiaceae	One	Native
Tree	<i>Laguncularia racemosa</i>	White Mangrove	Combretaceae	Seven	Native
Tree	<i>Leucaena leucocephala</i>	tan-tan	Fabaceae	two	Invasive Exotic
Tree	<i>Terminalia catappa</i>	Sea-Almond	Combretaceae	One	Naturalized
Tree	<i>Thespesia populnea</i>	Seaside Majo	Malvaceae	Thirty	Naturalized

Palm	<i>Cocos nucifera</i>	Coconut palm	Arecaceae	A lot	Naturalized
Palm	<i>Sabal palmetto</i>	Palmetto, Sabal Palm	Arecaceae	one	Exotic
Bush	<i>Cordia alba</i>	White Manjack	Boraginaceae	two	Naturalized
Bush	<i>Cynophalla flexousa</i>	Limber Caper	Capparidaceae	A few	Native
Bush	<i>Morinda citrifolia</i>	Noni	Rubiaceae	Two	Exotic
Bush	<i>Vitex trifolia</i>	Chastetree	Verbenaceae	Some	Exotic
Herb	<i>Cakile edentula</i>	American Sea Rocket	Brassicaceae	A few	Native
Herb	<i>Euphorbia mesembrianthemifolia</i>	Coast Spurge	Euphorbiaceae	Some	Native
Herb	<i>Hymenocallis caribea</i>	Caribbean Spider Lily	Amaryllidaceae	Two	Native
Herb	<i>Sansevieria trifasciata</i>	Snake Plant	Asparagaceae	Some	Invasive exotic
Herb	<i>Scaevola sericea</i>	Beach Naupaka	Goodeniaceae	A lot	Exotic

Herb	<i>Sesuvium portulacastrum</i>	Sea purslane	Aizoaceae	Some	Native
Grass	<i>Bamboo spp</i>	Bamboo	Poaceae	A big clump	Exotic
Grass	<i>Cenchrus spinifex</i>	Sandspur	Poaceae	Some	Native
Grass	<i>Spartina patens</i>	Salt Marsh Cordgrass	Poaceae	Some	Native
Grass	<i>Sporobolus virginicus</i>	Seashore Dropseed	Poaceae	Some	Native
Vine	<i>Cavanalia rosea</i>	Beach Pea	Fabaceae	some	Native
Vine	<i>Cryptostegia grandiflora</i>	Rubber Vine	Apocynaceae	One clump	Invasive Exotic
Vine	<i>Dalbergia ecastaphyllum</i>	Coin Vine	Fabaceae	Two	Native

Table 6.3. List of Common Birds at the Hibiscus Hotel and Surroundings

Habitat	Scientific Name	Common Name	Family
Beach	<i>Ardea herodias</i>	Great Blue Heron	Ardeidae
Beach	<i>Butorides virescens</i>	Green Heron	Ardeidae
Beach	<i>Egretta caerulea</i>	Little Blue Heron	Ardeidae
Beach	<i>Nyctanassa violacea</i>	Yellow Crowned Night Heron	Ardeidae

Beach	<i>Charadrius wilsonia</i>	Wilson's Plover	Charadriidae
Beach	<i>Falco peregrinus</i>	Peregrine Falcon	Falconidae
Beach	<i>Fregata magnificens</i>	Magnificent Frigatebird	Fregatidae
Beach	<i>Haematous palliatus</i>	American Oystercatcher	Haematopodidae
Beach	<i>Sterna antillarum</i>	Least Tern	Laridae
Beach	<i>Sterna maxima</i>	Royal Tern	Laridae
Beach	<i>Larus articilla</i>	Laughing Gull	Laridae
Beach	<i>Pandion haliaetus</i>	Osprey	Pandionidae
Beach	<i>Pelecanus occidentalis</i>	Brown Pelican	Pelecanidae
Beach	<i>Himantopus mexicanus</i>	Black Necked Stilt	Recurvirostridae
Beach	<i>Calidrus mauri</i>	Western Sandpiper	Scolopacidae
Beach	<i>Calidrus minutilla</i> <i>Calidrus pusilla</i>	Least Sandpiper	Scolopacidae
Beach	<i>Calidrus pusilla</i>	Semipalmated Sandpiper	Scolopacidae
Beach	<i>Catoptrophus semipalmatus</i>	Willet	Scolopacidae

Beach	<i>Tringa flavipes</i>	Lesser Yellowlegs	Scolopacidae
Beach	<i>Tringa melanoleuca</i>	Greater Yellowlegs	Scolopacidae
Beach	<i>Sula leucigaster</i>	Brown Booby	Sulidae
Parking lot/buildings	<i>Columba livia</i>	Common Pigeon/Rock dove	Columbidae
Parking lot/buildings	<i>Passer domesticus</i>	House Sparrow	Passeridae
Woodland	<i>Buteo jamaicensis</i>	Red Tailed Hawk	Accipitridae
Woodland	<i>Coccyzus minor</i>	Mangrove Cuckoo	Cuculidae
Woodland	<i>Crotophaga ani</i>	Smooth Billed Ani	Cuculidae
Woodland	<i>Columba leucocephala</i>	White-crowned Pigeon	Columbidae
Woodland	<i>Columba passerina</i>	Common Ground Dove	Columbidae
Woodland	<i>Patagioenas squamosa</i>	Scaly-naped Pigeon	Columbidae
Woodland	<i>Zenaida asiatica</i>	White Winged Dove	Columbidae
Woodland	<i>Zenaida aurita</i>	Zenaida Dove	Columbidae
Woodland	<i>Falco columbarius</i>	Merlin	Falconidae

Woodland	<i>Falco sparverius</i>	American Kestrel	Falconidae
Woodland	<i>Margarops fuscatus</i>	Pearly Eyed Thrasher	Mimidae
Woodland	<i>Dendroica petechia</i>	Mangrove/Yellow Warbler	Parulidae
Woodland	<i>Melanospiza bicolor</i>	Black-faced Grassquit	Thraupidae
Woodland	<i>Eulampis holosericeus</i>	Green-throated Carib	Trochilidae
Woodland	<i>Orthorhyncus cristatus</i>	Antillean Crested Hummingbird	Trochilidae
Woodland	<i>Tyrannus dominicensis</i>	Grey Kingbird	Tyrannidae

Table 6-4. List of Animals Commonly Found in Scrub and Grassland Habitats

Group	Scientific Name	Common Name	
Amphibians	<i>Eleutherodactylus coqui</i>	Common Coquí	
	<i>Leptodactylus albilabris</i>	White-lipped Frog	
	<i>Osteopilus septentrionalis</i>	Cuban Treefrog (I)	
	<i>Rhinella marina</i>	Cane Toad	
Reptiles	<i>Ameiva exsul</i>	Ground Lizard	
	<i>Chelonia mydas</i>	Green Sea Turtle	
	<i>Eretmochyles imbricata</i>	Hawksbill Turtle	
	<i>Iguana iguana</i>	Green Iguana	
	Mammals	<i>Brachyphylla cavernarum</i>	Cave Bat
		<i>Canis familiaris</i>	Dog
		<i>Felis catus</i>	Cat
<i>Herpestes javanicus</i>		Small Indian Mongoose (I)	
<i>Rattus spp.</i>		Rat (I)	
	<i>Stenoderma rufum</i>	Red Fruit Bat	

6.08 Wetlands

The U.S. Army Corps of Engineers defines wetlands as "those areas that are periodically inundated or saturated by surface or groundwater at a frequency and duration sufficient to support and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, bogs, marshes and similar areas." (U.S. Army Corps of Engineers, 1986).

There is a small patch of land within the beach access ROW that has six white mangroves that can be classified as a wetlands area. The nearest significant watercourse resources is the open ocean located about 40 feet from the beachfront property. Mapped Wetlands Units in relation to the proposed project site are depicted in **Figure 6-10**.

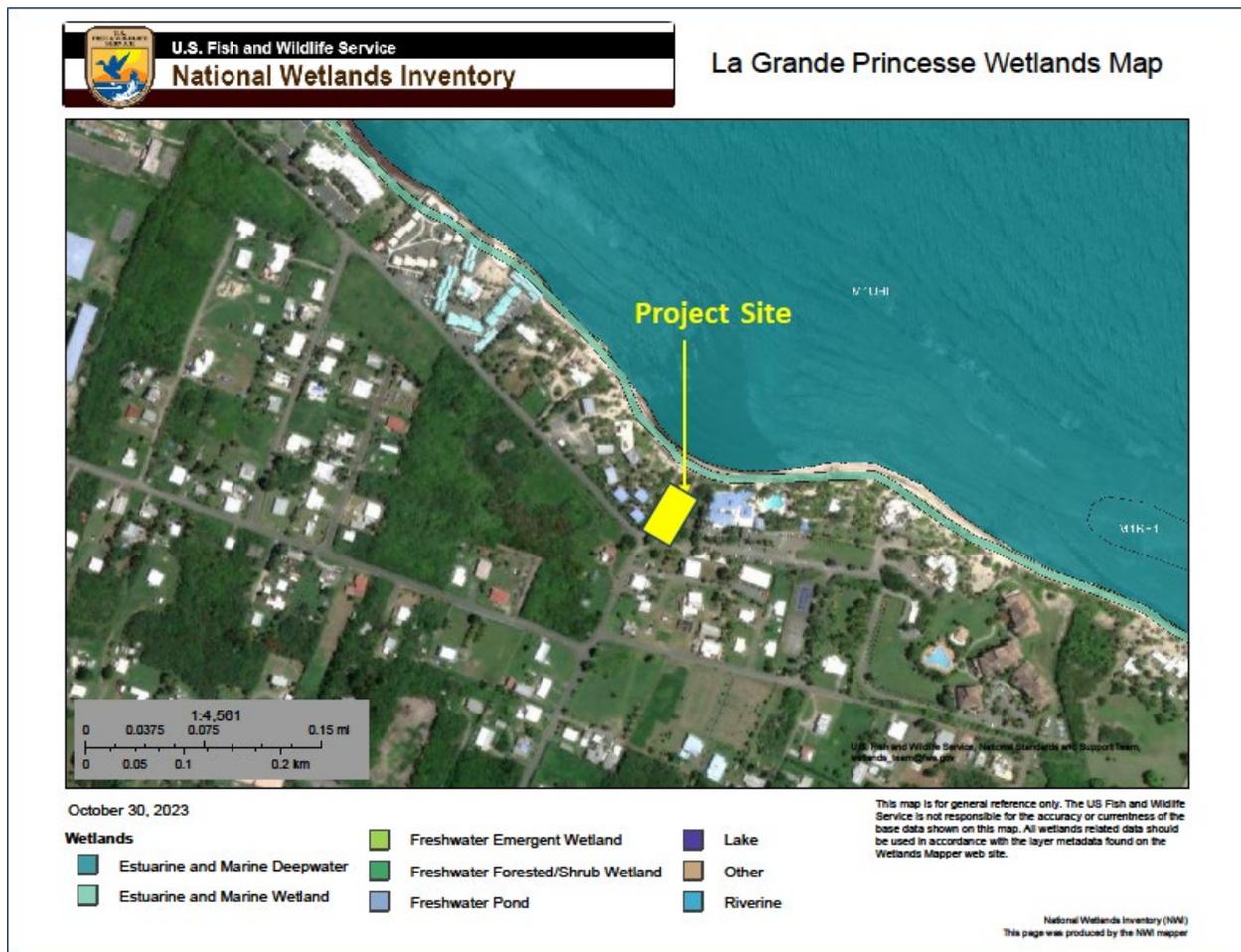


Figure 6.10 Location of Mapped Wetlands Units in relation to Project Site

(Source: U.S. Fish and Wildlife Service)

6.09 Rare and Endangered Species

Other than the narrow strip of white mangroves growing in the public right of way to the beach, there are no endangered plant species that need to be protected. Most of the vegetation growing on site is not native and in the case of rubber vine (*Cryptostegia*

grandiflora), Snake Plant (*Sansevieria trifasciata*) and Beach/Hawaiian Naupaka (*Scaevola sericea*) are very invasive. In the case of Hawaiian Naupaka, it would be worthwhile to dig them out and replace them with the black fruited native *Scaevola plumeria*.

With regards to sea turtle protection and conservation, the applicant will not illuminate the beach at night with artificial light.

Species listed by the U.S. Fish and Wildlife Service (USFWS) for St. Croix as endangered or threatened are listed in **Table 6-5**. No vegetation or wildlife species listed by the USFWS, or the Territory of the Virgin Islands as threatened or endangered were observed on the proposed project site.

Table 6-5 U.S. Virgin Islands and U.S. Fish and Wildlife Service Endangered and Threatened Species List

Group	Common Name	Scientific Name	Status
Birds	Roseate tern	<i>Sterna dougallii dougallii</i>	Threatened
Flowering	No common name	<i>Agave eggersiana</i>	Endangered
Flowering	Vahl's boxwood	<i>Buxus vahlia</i>	Endangered
Flowering	No common name	<i>Catesbaea melanocarpa</i>	Endangered
Reptiles	Hawksbill sea turtle	<i>Eretmochelys imbricata</i>	Endangered
Reptiles	Leatherback sea turtle	<i>Dermochelys coriacea</i>	Endangered
Reptiles	St. Croix ground lizard	<i>Ameiva polops</i>	Endangered
Reptiles	Virgin Islands tree boa	<i>Epicrates monensis granti</i>	Endangered

6.10 Air Quality

All of St. Croix is designated Class II by the EPA in compliance with the National Ambient Air Quality Standards. According to the Virgin Islands Rules and regulations (VIR&R), in Class II air quality regions, the following air pollutants are regulated: open burning, visible air contaminants, particulate matter emissions, volatile petroleum products, sulfur compounds, and internal combustion engine exhaust.

Construction activities on the project site may generate some dust emissions. However, any emissions from construction equipment will be temporary and limited in duration to the construction period. Temporary fugitive dust generated during the site preparation will be controlled by water spraying if necessary to keep dust to a minimum. Therefore, temporary air quality impacts to any residential areas would be non-existent to minimal.

SECTION 7.00 IMPACT ON THE HUMAN ENVIRONMENT

7.01 Land Use Plans

Based on the Official USVI Zoning Map Plots Nos. 108-EB, EC, ED, and 47-AA, 109 C, D, E, S, T, R, are in the R-3 zoning district. Use of the site for a hotel and related amenities such as a restaurant, a gym and pool conform to the R-3 zoning district as a matter of right and/or ancillary use. Additionally, the use conforms to all adjacent properties which are also zoned R-3. The project entails the redevelopment of the existing Hibiscus Beach Hotel which operated at the subject location for many years. Adjacent properties to the East and West of the site include similar developments.

7.02 Visual Impacts

The proposed redevelopment of the Hibiscus Beach Hotel will significantly improve and enhance the appearance of the surrounding area. The project will transform the hurricane damaged property, which has been an eyesore since the 2017 storms, into a world class boutique hotel. The architectural design will be compatible with surrounding area structures and conform to the zoning district.

7.03 Impacts on Public Services

- a. Water: The main water source will be onsite cisterns as well as the public potable water. The existing cistern water storage capacity is 80,000 gallons. An additional 170,000 gallons of storage capacity is proposed for a total of 250,000 gallons of onsite water storage capacity. The estimated daily water consumption is 20,848 gallons which translates to an average monthly water consumption of 625,440 gallons. The proposed project is a site redevelopment. Metered water consumption is not anticipated to exceed prior demands.
- b. Sewage Treatment and Disposal: The hotel will be connected to the public sewer system. Average monthly discharge to the public sewer system is estimated at approximately 174,000 gallons.
- c. Solid Waste Disposal: The hotel will have a 30-yard trash compactor for solid waste collection. Private haulers will be used to transport solid waste to the public sanitary landfill on a weekly basis.. Waste generated from the proposed development will not adversely impact the operations of the municipal sanitary solid waste landfill.
- d. Roads, Traffic, and Parking: The projected increase in traffic activity to and from the hotel will not adversely impact traffic flow patterns in the area.. Ingress and egress to and from the hotel will be from the south-eastern corner of the property.

Virgin Islands Code for off-street parking and loading requires (1) parking space per 500 ft² of floor space for customers/guests. The proposed number of customer/guest parking spaces is 115.

Virgin Islands Code for off-street parking and loading requires (1) parking space for every (5) employee. The proposed operation will employ 12 to 15 employees. The minimum number of employee parking spaces required is 25. The proposed number of employee parking spaces is 25.

Electrical: The proposed redevelopment will be 25% solar. Even with the net billing option, there will be no significant impact/demand to/on the WAPA electrical system. The solar energy system will comprise of the following components:

1. 450 KW Modules: 614
2. 25 KW Inverters: 9
3. 14 KW Inverters: 2
4. KWDC: 276,300
5. KWAC: 253,000

7.04 Social Impacts

The Hibiscus Beach Hotel operated on St. Croix for several years offering a safe, affordable, and accessible setting for local residents and tourists. The redevelopment of the property will improve the overall quality experience of the entire area by providing enhanced beach access with designated parking. It will also once again provide an enhanced venue for local activities and events.

7.05 Economic Impacts

The redevelopment of the site will have significant micro (economic activity) and macro (economic development) impacts. The overall construction cost for Phase III of the project is estimated at \$6.0 Million. Anticipated employment during the construction phase is estimated at 50 to 60 employees. In addition to the employment resulting from the proposed construction activities, once fully operations the Hibiscus Beach Hotel will employ 12 to 15 employees. The business operations will expand the tax base via gross receipts, income tax, and other payments to the VI Government. The redevelopment of the property will also increase hotel occupancy availability, thus positively contributing to the US Virgin Islands Tourism Industry.

7.06 Impacts on Historical and Archeological Resources

As the project is the redevelopment of a previously disturbed site, there is no potential for any items of archeological significance. VISHPO has issued a determination of no findings of no impact on historical and archaeological resources.

7.07 Recreational Use

The redevelopment of the property will improve the overall quality experience of the entire area by providing enhanced beach access with designated parking. It will also once again provide an enhanced venue for local activities and events.

7.08 Waste Disposal

Proposed operations at the site will generate approximately 120 cubic yards of solid waste per month. Private haulers will be used to transport waste to public sanitary landfill. Waste generated from the proposed development will not adversely impact the operations of the municipal sanitary solid waste landfill.

7.09 Accidental Spills

The proposed site redevelopment includes a stand-by diesel generator. The diesel tank will be double walled and appropriately staged on the site. An SPCC Plan, if required, will be developed. Notwithstanding oil spill response equipment, including containment booms and absorbent pads will be maintained on site.

7.10 Potential Adverse Effects Which Cannot Be Avoided

During the construction phase of the project there may be a potential for erosion due to stormwater run onto the site. Accordingly, erosion and sediment control measures will be implemented as outlined in the mitigation section of this report.

8.00 MITIGATION PLANS

Erosion and sediment control construction site Best Management Practices (BMPs) will be implemented during earth change activities to protect natural features and minimize impacts.

Prior to commencement of earthwork silt fencing will be installed with re-bar or steel fence posts and wire mesh where needed. The installation will follow the guidelines in the Virgin Islands Environmental Protection Handbook, (VIEPH).

All silt fences will be inspected daily and after every rain event that produces runoff within a 24-hour period and immediately repaired or replaced, as necessary. Sediments will be removed from the silt fencing once it has reached a depth of 6 inches.

A seawall is proposed to protect the hotel from wave action and to prevent beach erosion.

9.00 ALTERNATIVES TO PROPOSED ACTION

9.01 No Action Alternative –The Phase III expansion which includes the addition 63 guest rooms and amenities is an integral part of the hotel business model. Failure to undertake this phase of the project would adversely impact project margins and the overall economic viability of the hotel.

9.02 Replacement In-kind Alternative - This would adversely impact Hibiscus Beach Hotel LLC’s business model’s profit margins by limiting its ability to capture market share and maximize its investment.

9.03 Preferred Alternative - None

10.00 RELATIONSHIP BETWEEN SHORT & LONG-TERM USES OF MAN'S ENVIRONMENT

The project will be executed in a manner that is consistent with the overarching goals and policies of the Virgin Islands Coastal Zone Management Program (VICZMP); “To ensure Environmental and Economic sustainability for future generations.” Further, the proposed activity is consistent to the maximum extent practicable with the Virgin Islands Coastal Zone Management Program and will be conducted in a manner consistent with said program.

It is not anticipated that the proposed project will result in any changes to the manner in which the use of the site has historically impacted the long- and short-term uses of the surrounding environment.

11.00 REFERENCES

Federal Emergency Management Agency Flood Insurance Rate Map
Map number:

University of the Virgin Islands Cooperative Extension Service
Virgin Islands Environmental Protection Handbook 2002

United States Department of Agriculture
USDA Natural Resources Conservation Service (NRCS)
National Cooperative Soil Survey

Government of the Virgin Islands
Department of Planning and Natural Resources
V.I. Official Zoning Map

Government of the Virgin Islands
Department of Conservation and Cultural Affairs
Sediment Reduction Program

Government of the Virgin Islands
Department of Conservation and Cultural Affairs
Water Resources Edition

Bowden, M.J. et. al., 1969. Climate, Water Balance, and Climatic Change in the Northwest Virgin Islands. Caribbean Research Institute, CVI, St. Thomas, Virgin Islands.

DPNR 2016. Department of Environmental Protection, Division of Planning and Natural Resources (DPNR), Government of the Virgins Islands, “USVI Integrated Water Quality Monitoring and Assessment Report”, 2016.

Federal Emergency Management Agency (FEMA), “FEMA Flood Map Service Center”. Flood Map Number 7800000060G, effective on 04/16/2007.
<https://msc.fema.gov/portal/home>

Hays, W.W. 1984. “Evaluation of the Earthquake-Shaking Hazard in Puerto Rico and the Virgin Islands”. Paper presented at the Earthquake Hazards in the Virgin Islands Region Workshop, St. Thomas, April 9-10, 1984.

H. H. Hess; Carl O. Bowin; Thomas W. Donnelly; John T. Whetten; E. R. Oxburgh, 1966. “Caribbean Geological Investigations”. Geological Society of America, Volume 98

- Island Resources Foundation (IRF). 1977. “Marine Environments of the Virgin Islands”. Technical Supplement No.1 1976. Prepared for the Virgin Islands Planning Office.
- Knutson, Thomas R. and Robert E. Tuleya 2004. Impact of CO₂-Induced Warming on Simulated Hurricane Intensity and Precipitation: Sensitivity to the Choice of Climate Model and Convective Parameterization NOAA/Geophysical Fluid Dynamics Laboratory, Princeton, New Jersey Center for Coastal Physical Oceanography, Old Dominion University, Norfolk, Virginia. *Journal of Climate* 17(18): 3477-3495.
- NRCS 2002. Davis, John R., Natural Resources Conservation Service, Soil Survey of the United States Virgin Islands, United States Department of Agriculture NRCS in cooperation with the Virgin Islands Department of Planning and Natural Resources; the Virgin Islands Cooperative Extension Service; and the U.S. Department of Interior, National Park Service, Issued 2002.
- Storm Surge Group. “A Storm Surge Atlas for the American and British Virgin Islands, Culebra and Vieques.” National Hurricane Center, National Oceanic and Atmospheric Administration, Coral Gables, Florida, 1992.
- Thomas, Toni and Barry Devine. 2005. *Island Peak to Coral Reef*. University of the Virgin Islands.
- US Department of Agriculture. Natural Resources Conservation Services (NRCS) Web Soil Survey. Jan, 2020;
<https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx>
- U.S. Fish and Wildlife Service National Wetlands Inventory, Wetlands Data Mapper. downloaded November 2019.
<https://www.fws.gov/wetlands/data/mapper.html>
- U. S. Fish and Wildlife Service, Threatened and Endangered Species System, Listings by State and Territory as of 2019, <http://ecos.fws.gov/tess>

Appendix A
Appendix A: Other Required Submittals and Forms

APPENDIX A OTHER REQUIRED SUBMITTALS

1. PERMIT APPLICATION (FORM L&WD-2)
2. ZONING REQUIREMENTS TABLE (FORM L&WD-3)
3. MAJOR PROJECT SUMMARY DATA (FORM L&WD-4)
4. PROOF OF LEGAL INTEREST (FORM L&WD-5)
5. INCOME TAX CLEARANCE LETTER (FORM L&WD-6)
6. CORPORATE APPLICATION FORM (FORM L&WD-7)
7. NFIP FLOOD ZONE DESIGNATION (FORM L&WD-8)
8. CERTIFICATE OF GOOD STANDING
9. COPY OF DEED/LEASE
10. PROPERTY TAX CLEARANCE LETTERS
11. LIST OF PROPERTY OWNERS WITHIN 150 FEET OF PROPERTY BOUNDARIES
12. HIBISCUS BEACH LLC BUSINESS LICENSE 2023-2024

**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.

Hibiscus Beach Hotel LLC
14 Plessen Frederiksted, VI 00820-4621
340-719-1870, EXT 110

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

Owner

SAME AS ABOVE

Developer

SAME AS ABOVE

3. Location of activity. Plot No. 108-EB, EC, & ED, 47-AA, 109 C,D,E, S, T, R

Estate La Grande Princess

Island St. Croix

4. Zoning District R - 3

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

Highest Potential Design, LLC

5333 Raadets Gade Suite 14, St. Thomas, VI 00802-6900 (340) 777-1600

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

To Be Determined

7. Summary of proposed activity. Include all incidental improvements such as utilities, roads, etc. (Use additional sheets if necessary).

Construction and development of a boutique hotel and amenities normally associated with a hotel. The project includes beach replenishment and expansion of the greenspace footprint. The hotel will have 103 rooms, bar, gymnasium, restaurant and pool.

- 7a. State type of Land Uses as specified in the VI Zoning Law, which are applied for e.g., restaurant, hotel, single dwelling, etc.

Hotel

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

8. Date activity is proposed to start 1st Quarter 2025, be completed 2nd Quarter 2027

9. Classification of minor or major permit. Check one:

Minor Permit Application

Major Permit Application

State below which criterion applies in making above check.
Major Land (Tier I) CZM Permit - Construction Cost greater than \$75,000.00

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 the 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 inspections regarding this application, and that to the best of my knowledge and belief the information provided herein, is true, complete and accurate. I further certify that I possess the authority to undertake the proposed activities.

Signature of Applicant or Agent

Date



12/3/2023

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

**FOR DEPARTMENT USE ONLY
Inspector Record**

Date Inspected: _____

() Permit Approved

() Permit Disapproved

Inspector's Remarks: _____

Inspector

Date

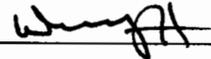
Commissioner, Planning & Natural Resources

Date

**GOVERNMENT OF THE VIRGIN ISLANDS OF THE UNITED STATES
DEPARTMENT OF PLANNING AND NATURAL RESOURCES
DEVELOPMENT PERMIT APPLICATION**

**FORM L&WD-3
ZONING REQUIREMENTS TABLE**

The following table shall be completed by the applicant with entries as appropriate for the zoning district in which the activity is taking place. Not all the requirements will necessarily apply to a particular zone. Consult the Zoning Law. For your guidance also consult the zoning Requirement Matrix attached to the application forms, i.e., for a R-2 zone only items 1 through 11 will apply.

Applicants Name: Hibiscus Beach Hotel LLC Signature:  Date: 12/4/2023

Location of Activity-Plot No. ^{108FB,EC,&ED,47AA,108C,D,E,S,T,R} Estate La Grande Princess Island St. Croix

Zoning District: R-3

1. Proposed use (residential etc.) Hotel
2. Accessory use if any Restaurant, Gym, Bar & Pool
3. Number of on site parking spaces Existing 28 proposed 115
4. Area of lot, (sq. ft. or acreage) 4.170 Acres
5. Area covered by proposed and existing buildings, (sq. ft.)
31,890.42 sq. ft
6. Setback of building from street property line, (ft.)
8 ft
7. Side yard setback (ft) 10.0 ft
8. Rear yard setback (ft) 50 ft
9. Height of building (ft. or stories depending on zone) 2 stories
10. Proposed: 2 stories
11. Lot width at street line (ft.) 608 ft
12. Area of usable open space (sq. ft. and (%) of lot) 112,578 or 62%
13. Persons per acre ratio 155 / per person
14. Floor area ratio 0.34
15. Number of onsite parking and loading spaces 115 plus 2 loading spaces
16. Building setback (yards 11, W-2 only) Not Applicable

FOR DEPARTMENT USE ONLY

Inspector: _____ Date: _____ Permit No. _____

**GOVERNMENT OF THE VIRGIN ISLANDS OF THE UNITED STATES
DEPARTMENT OF PLANNING AND NATURAL RESOURCES
DEVELOPMENT PERMIT APPLICATION**

**FORM L&WD-4
MAJOR PROJECT SUMMARY DATA**

Section I. Applicant

1. Name, address and telephone number of applicant.

Hibiscus Beach Hotel LLC

14 Plessen Frederiksted, VI 00820-4621

340-719-1870, ext. 110

2. Name, address and telephone number of owner of Property and of developer.

Waleed Hamed

14 Plessen Frederiksted, VI 00820-4621

340-690-9395 wally@kacvi.com

Section II. Summary of Proposed Development

3. Describe the proposed development

Construction and development of a boutique hotel and amenities normally associated with a hotel, to be located on St. Croix at Hibiscus Beach. The project site lies on

approximately four (4) acres of beach front property in Estate La Grande Princess, St. Croix, US Virgin Islands. The project will also include beach replenishment and

expansion of the green space footprint. Once restored, the hotel will boast 103 guest rooms. The rooms will be 320-600 square feet. The hotel will have a bar,

restaurant, gym, and pool.

Section III. Description of Proposed Development

4. Name of development Hibiscus Beach Hotel, LLC

5. Plot No. 108EB, EC, ED and 47AA, 109C, D, E, S, T, R

6. Zoning District: R-3

7. PWD Map No. DWG No. 4512 & DWG 2247

8. Proposed use (residential, etc. as listed in Zoning Law): _____

Hotel

9. Accessory use if any restaurant, gym, bar, pool

FORM L&WD-4
MAJOR PROJECT SUMMARY DATA Cont'd

10. Area of Lot(s) (acreage) 4.170 acres

11. Area covered by existing buildings (sq. ft.) 12,945 sq.

12. Area covered by proposed buildings (sq. t.) 18,944 sq. ft

13. Floor area total 31,890 sq ft

14. Floor area ratio (B-1, B-2 zones only) Not Applicable

15. Number of buildings Existing- 7 Proposed - 4

16. Number of units total 62 additional guest rooms

	Person		Persons	
17. Schedule of units:	Efficiencies _____	x 1.5 Unit _____	=	_____
	1 bedroom _____	x 2 _____	=	_____
	2 bedroom _____	x 3 _____	=	_____
	3 bedroom _____	x 4 _____	=	_____
	Other ^{62 additional rooms} _____	x _____	=	_____
	Total Persons _____			

18. Number of on site parking and loading spaces 115 plus 2 loading spaces

19. Maximum building height (stories/ft) 2 stories

20. Adjoining property land use(s) A hotel to the east, Christiansted Harbort o the north, private residences private residences to the south & west

21. Setback of building from street property line (ft) 608 ft

22. Side yard setback (ft) 10 ft

23. Rear yard setback (ft) 50 ft

24. Density (person/acre) 155 persons

25. Area of usable open space (sq. ft. % of lot) 112,578 sq. ft or 62%

**FORM L&WD-4
MAJOR PROJECT SUMMARY DATA Cont'd**

Section IV. Comments

26. Proposed Potable Water Supply (method & quality estimate gal/day)
20,848 gpd - Average Daily usage of a hotel guess room at 75% occupancy

27. Proposed Sewage Treatment (method & quality estimate gal/day)
5,800 gpd

28. Proposed Solid Waste Disposal (method & quality estimate lbs/day)
30 cubic yards per week- month

29. Proposed Electrical Supply (method & demand estimate KWH for single & 3 phase)
25% from Solar Energy, 75% from VIWAPA & Backup Generator

30. Air Conditioning (method & demand estimate (KWH))

31. Other Utilities None

32. Other _____

Section V.

33. Will the development extend onto or adjoin any beach tidelands, submerged lands or public trust lands?
Yes

34. Will the development maintain, enhance or conflict with public access to the shoreline and along the coast?
The development will enhance public access to the shoreline along the coast by providing uninterrupted pedestrian access and designated parking.

35. Will the development protect or provide moderate income housing opportunities?
Will it displace moderate income housing?
No

36. How will the development affect traffic on the coastal access roads?
No impact



Signature of owner or authorized agent

12/4/2023
Date

GOVERNMENT OF THE VIRGIN ISLANDS OF THE UNITED STATES DEPARTMENT OF PLANNING AND NATURAL RESOURCES DEVELOPMENT PERMIT APPLICATION

FORM L&WD-5
PROOF OF LEGAL INTEREST

AFFIDAVIT

I, Waleed Hamed being duly sworn depose and say that:
Applicant(s)* (or John Doe of Entity Applicant)

1. Hibiscus Beach Hotel LLC am/is the (check one)
(I or Entity/Applicant)

Record title owner (fee simple) Lessee Other (specify)

Of the real property described as Parcel No(s) 108EB, EC, ED, 47AA, 109C, D, E, S, T, R

Estate La Grande Princess Quarter King Island St. Croix

*Applicant(s) is required to provide documentation for legal interest stated above (e.g. deed, lease, etc.)

2. I have the irrevocable approvals, permission, or power of attorney from all other persons with a legal interest in the property to undertake the work proposed in the permit application as more fully set forth in the exhibit (s) attached hereto:

[Signature] 12/15/23
Signature Date

Signature Date

Waleed Hamed
Print

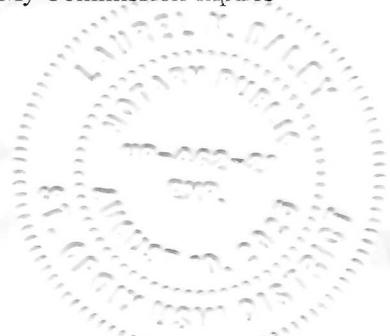
Print

The foregoing instrument was acknowledged before me this 5th day of December
20 23 by Laurel N. Daley at St. Croix county
(Name or Name/Title of Entity)

of US Virgin Islands
[Signature]
Notary Public

August 10, 2025
My Commission expires

Laurel N. Daley
Notary Public
St. Croix, U.S Virgin Islands
NP-462-21
My Commission Expires: August 10, 2025



**GOVERNMENT OF
THE VIRGIN ISLANDS OF THE UNITED STATES
-0-
VIRGIN ISLANDS BUREAU OF INTERNAL REVENUE**

**(DPR FORM L&WD-6)
APPLICATION FOR TAX FILING AND PAYMENT STATUS REPORT****

Date: 12/4/2023

The applicant identified below hereby requests a letter certifying his or her tax filing and payment status for the purpose of receiving a Coastal Zone Management Permit from the Virgin Islands Department of Planning and Natural Resources pursuant to Act 5270, amending Sections 910 (a)(2) and 911 (d)(2) of the Coastal Zone Management Act (Title 12, Chapter 21, Virgin Islands Code). The applicant authorizes the Bureau of Internal Revenue to disclose any taxpayer information necessary to process this application to the Virgin Islands Department of Planning and Natural Resources, who may make such further disclosures as are necessary to carry out the requirements of the Coastal Zone Management Act, as amended.

Name: Waleed Hamed

Business Name: Hibiscus Beach Hotel LLC

EIN/TIN: 66-0931372

SSN: _____

Please Indicate:

- | | |
|-------------------------------------|--------------|
| <input type="checkbox"/> | *Corporation |
| <input type="checkbox"/> | *Partnership |
| <input type="checkbox"/> | Individual |
| <input checked="" type="checkbox"/> | Other |

Type of Business: LLC

Please circle forms that you use: 1120, 1120s, 1065, 1040, 941 VI, 722 VI, 720, 720 VI, 720 BVI, 50VI, other (list)

Date Business Started: 10/5/2018

Person Representing Applicant: Waleed Hamed Position: President

Signature: 

Mailing Address: 14 Plessen Fredricksted, VI 00820-4621

Date: 12/4/2023 Telephone Number: 340 7121870, ext. 110

Reply to: #1A Lockharts Garden, St. Thomas VI 00802 or 4008 Estate Diamond, St. Croix VI 00820

* Partnerships and/or Corporations must list partners/ corporate officers, social security numbers and addresses on a separate sheet and attach it to this application.

GOVERNMENT OF THE U.S. VIRGIN ISLANDS
BUREAU OF INTERNAL REVENUE

6115 EST. SMITH BAY-
ST. THOMAS, VI 00802
Tel: (340) 714-9320
Fax: (340) 714-9341

12/04/2023

4008 ESTATE DIAMOND - PLOT 7-B
CHRISTIANSTED, VI 00820
Tel: (340) 773-1040
Fax: (340) 773-1006

HIBISCUS BEACH LLC
14 ESTATE PLESSEN
FREDERIKSTED, VI 00840-0000

Business EIN: 660931372
RE: HOTEL

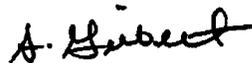
Please Submit This Letter To Your CZM Authority

Dear Taxpayer:

This is in response to your application of 12/04/2023 in which you requested a letter of clearance for a Coastal Zone Management Permit pursuant to Title 12, V. I. Code, Section 910 (a) (c).

Based on the information in our files, we find that you are current in the filing and payment of your tax obligation. This Certification is for Coastal Zone Permit purposes only and does not absolve you of any subsequent revelation of tax obligation past or future.

Sincerely,



Delinquent Accounts & Returns

GOVERNMENT OF THE VIRGIN ISLANDS OF THE UNITED STATES
DEPARTMENT OF PLANNING AND NATURAL RESOURCES
DEVELOPMENT PERMIT APPLICATION

FORM L&WD-7
CORPORATION/ASSOCIATION APPLICATION
(To be used when a corporation or association is making a Permit Application in Tier I)

Not Applicable

(Corporation or Association Name)

By: _____

(Signature)
President or Vice-President or equivalent

Title/Position (Print)

Print

WITNESS:

ATTEST: _____
Secretary (or equivalent) Signature

Secretary (or equivalent) Print

Seal

On this ____ day of _____, 20____, before me the undersigned officer, personally appeared _____
_____, who acknowledges himself to be the _____
of _____; that he executed the foregoing instrument in the capacity above and has the
authority to execute this application on behalf of the company.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year above written.

Include Supporting Documents:

1. Compliance with Act No. 5270 by providing:
 - (a) Tax clearance letter from the Bureau of Internal Revenue
 - (b) Property tax clearance letter from the Lieutenant Governor's Office.
 - (c) Corporations and Associations: Certificate of Good Standing or equivalent, organizational documents & Amendments (Articles, Bylaws, Operating Agreement, Declarations)
 - (d) Corporate Resolution (or equivalent) authorizing action on behalf of the company.

Flood Plain Determination and Permit Application

To be completed by all applicants

- Owner: Hibiscus Beach Hotel LLC
 Mailing Address 14 Plessen Frederiksted VI 00820-4621
 Home Tel. #: _____ Business Tel. #: 340-719-1879 Cellular #: 340-690-9395
- Designer: Highest Potential Design, LLC (John Woods)
 Lic. #: 437-A Tel. #: 340-777-1600 Cellular #: 340-514-3064
- Plot #: 108EB, EC, ED, S8AA, 109C, D, E, S, T, R _____ Estate: La Grande Princesse Quarter: King
 Flood Zone Designation: AE & VE

If your flood zone designation is Zone A, AE, AO, A1-30, A99, V, VO, Ve or V1-V30 as shown on the NFIP FIRM Map, then complete this section.

***** NFIP Flood Zone Designation *****

- Type of development:
 - 1 or 2 Family dwelling Mobile Home Non-Structural
 - 3 Family or more, Apartment or Condo Structure Non- Residential Structure:
 - Commercial Structure New Construction Non-Structural
 - Addition to Structure () 50% Substantial Improvement of Existing Structure
 Description of Activity Expansion of a Hotel
- Base Flood Elevation at the Development Site is AE-10 & VE -12 ft. above mean sea level (msl) .
- Elevation of the First Floor, Basement or Flood proof level for proposed structure is 10 ft & 12 ft ft.
- Describe the Non-Structural Activity i.e. septic tank, waste water treatment plants etc. (including the location and development): N/A
- Attach a certified copy of site plan (8.5" x 11") showing Base Flood Elevation . See sample attached.

FOR OFFICE USE ONLY

Is the property located in an identified Flood Hazard Area? () YES () NO

NFIP Zone Designation: _____ Forward to Flood Plain Manager : () YES () NO

Application : APPROVED () DENIED () RESUBMIT ()

Plan Reviewer Name: _____

Signature: _____ Date: _____

SITE PLAN

SCALE: ONE INCH EQUALS 50 FT.

SPHA or 100-Year Flood plain

100 YR FLOOD BOUNDARY

NOTES: ALL BASEMENTS WILL BE CONSTRUCTED OF CINDER BLOCK AND WILL BE LEFT UNFINISHED. FOR STRUCTURES LOCATED ON LOTS #1 AND #2, UTILITIES WILL BE SITUATED ON FIRST FLOORS.

BFE- Base (Or 100 Year) Flood Elevation
(Tied Into Elevation 6.0 NGVD)

BASEMENT FLOOR EL
4 FT. BELOW GROUND LEVEL

Existing House

LOT #1

PROPOSED HOUSE

LOT #1

BFE - EL. 6

BASEMENT FLOOR EL
4 FT. BELOW GROUND LEVEL

Undeveloped Lot

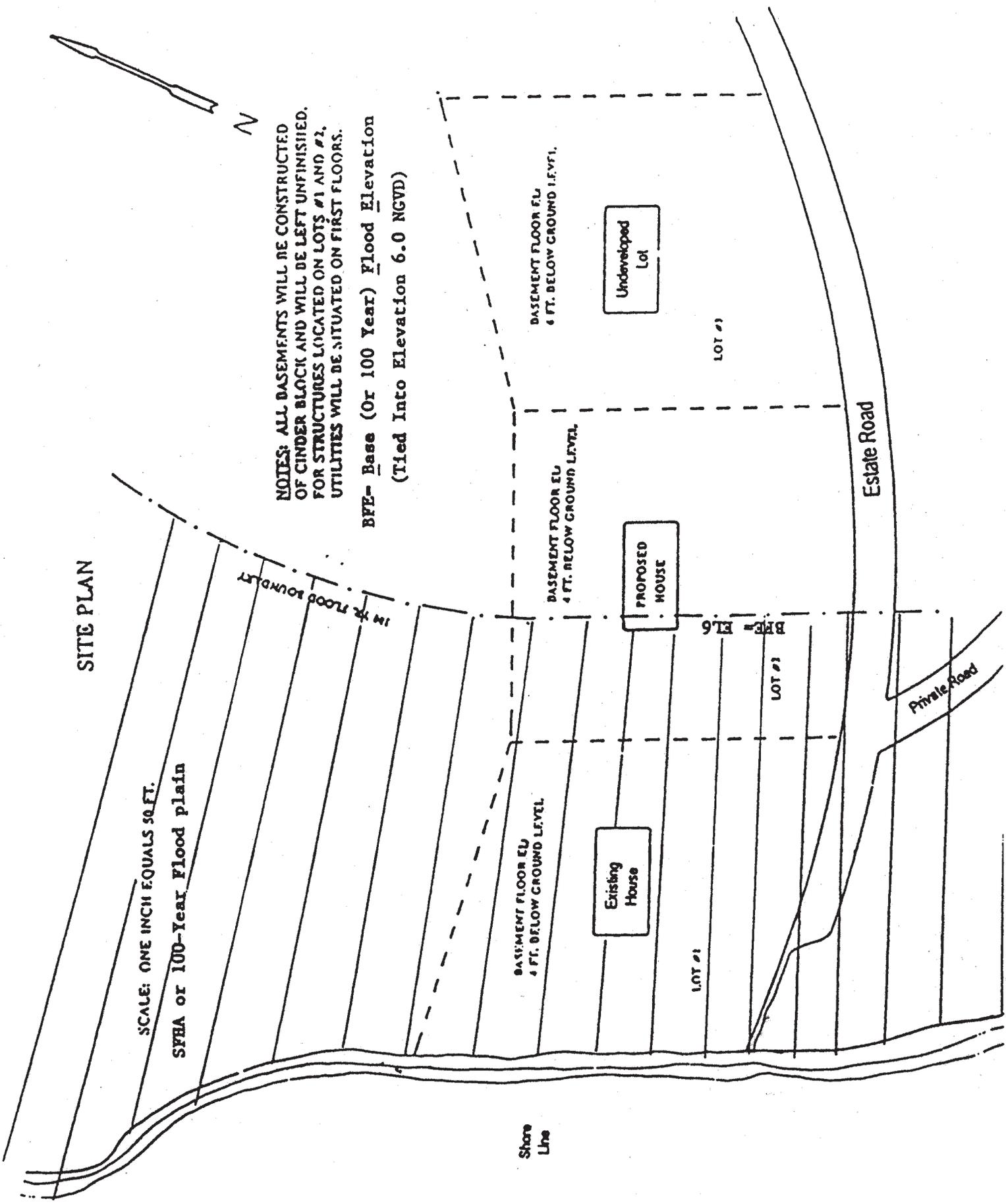
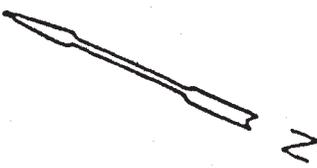
LOT #1

BASEMENT FLOOR EL
6 FT. BELOW GROUND I.E.V.F.I.

Estate Road

Private Road

Shore Line





**Government of
The United States Virgin Islands**

-O-

*Office of the Lieutenant Governor
Division of Corporations & Trademarks*

CERTIFICATE OF GOOD STANDING

To Whom These Presents Shall Come:

I, the undersigned Lieutenant Governor the United States Virgin Islands, do hereby certify that **HIBISCUS BEACH, LLC** has filed in the Office of the Lieutenant Governor the requisite annual reports and statements as required by the Virgin Islands Code, and the Rules and Regulations of this Office. In addition, the aforementioned entity has paid all applicable taxes and fees to date, and has a legal existence not having been cancelled or dissolved as far as the records of my office show.

Wherefore, the aforementioned entity is duly formed under the laws of the Virgin Islands of the United States, is duly authorized to transact business, and, is hereby declared to be in good standing as witnessed by my seal below. This certificate is valid through June 30th, 2024.

Entity Type: Domestic Limited Liability Company

Entity Status: In Good Standing

Registration Date: 10/03/2018

Jurisdiction: United States Virgin Islands, United States

Witness my hand and the seal of the Government of the United States Virgin Islands, on this 2nd day of July, 2023.



A handwritten signature in blue ink that reads "Tregenza A. Roach".

Tregenza A. Roach
Lieutenant Governor
United States Virgin Islands

#83175
4030474
Anita Baron

0076034

OFFICE OF THE VIRGIN ISLANDS MARSHAL
MARSHAL'S DEED

THIS INDENTURE is made and entered into this 22nd day of October 2018 between the Chief Marshal of the Virgin Islands (hereinafter referred to as "the Marshal" or "Grantor"), in his official capacity, and HIBISCUS BEACH, LLC with a mailing address of 4608 Tutu Park Mall, Ste 100, St. Thomas, VI 00802-1816 (hereinafter referred to as "Grantee").

WHEREAS, on or about October 4, 2016, in the Superior Court of the Virgin Islands for the Judicial Division of St. Croix, Plaintiff Merchants Commercial Bank recovered a judgment of foreclosure against Defendants Kiskidee, LLC, John Odatu, Michelle Forgenie-Odatu, Roy G. Parsons, and Judith Parsons (collectively, "Defendants") in an action captioned *Merchants Commercial Bank v. Kiskidee, LLC, et al.*, Civil No. SX-12-CV-244 ("the Judgment");

WHEREAS, the stated amount of the Judgment was One Million Four Hundred Twenty-Eight Thousand Two Hundred Seventy-Three and 69/100 Dollars (\$1,428,273.69); plus interest at the statutory rate of four percent (4.000%) per annum from the date of entry of the Judgment until the Judgment is satisfied;

WHEREAS, on January 13, 2017, in the same action, the Superior Court issued a Writ of Execution directing the sale of the hereinafter described real property by the Marshal to collect that Judgment;

WHEREAS, on March 10, 2017, the Marshal did levy the same Writ upon the hereinafter described real property;

WHEREAS, the hereinafter described real property was first advertised for sale by the Marshal according to law, then sold at a public sale on July 14, 2017 at the Office of the Virgin Islands Marshal for the Division of St. Croix to Plaintiff who credit bid the highest and best bid in the amount of One Million Two Hundred Sixty Thousand Dollars and 00/100 Dollars (\$1,260,000.00) against the aforementioned Judgment;

WHEREAS, the Marshal issued a Certificate of Sale on February 27, 2018 acknowledging the purchase of the hereinafter described property by Plaintiff at the aforementioned sale, and the Superior Court entered an order confirming such sale; and

WHEREAS, Plaintiff conveyed all rights to and under the Certificate of Sale to Grantee by an assignment dated October 4, 2018, which was recorded on October 12, 2018 in Book 1519, page 421, Document No. 2018004083;

NOW THEREFORE, I, Dwayne A. Callwood, Chief Marshal of the Virgin Islands, by virtue of my office and according to law, and in consideration of One Million Two Hundred Sixty Thousand Dollars and 00/100 (\$1,260,000.00) credit bid by Plaintiff against the aforementioned Judgment, hereby convey, grant, bargain, and sell unto Grantee (as assignee of the Certificate of Sale) all right, title, interest, and claim that Defendants had in the following tract(s) or parcel(s) of land:

MARSHAL'S DEED

Merchants Commercial Bank v. Kiskidee, LLC, et al., No. SX-12-CV-244

Page 2 of 5

Plot 108-eb Estate La Grande Princesse
Company Quarter
St. Croix, U.S. Virgin Islands
as more fully shown on O.I.G Drawing No. 2447 dated August 16,
1968, revised June 09, 1988
consisting of 0.458 U.S. acre, more or less;

Plot 108-ec Estate La Grande Princesse
Company Quarter
St. Croix, U.S. Virgin Islands
as more fully shown on O.I.G Drawing No. 2447 dated August 16,
1968, revised June 09, 1988
consisting of 0.326 U.S. acre, more or less;

Plot 108-ed Estate La Grande Princesse
Company Quarter
St. Croix, U.S. Virgin Islands
as more fully shown on O.I.G Drawing No. 2447 dated August 16,
1968, revised June 09, 1988
consisting of 0.138 U.S. acre, more or less;

Plot 109-D Estate La Grande Princesse
Company Quarter
St. Croix, U.S. Virgin Islands
as more fully shown on O.I.G Drawing No. 205 dated March 8,
1950, revised January 20, 1994
consisting of 0.64 U.S. acre, more or less;

Plot 109-E Estate La Grande Princesse
Company Quarter
St. Croix, U.S. Virgin Islands
as more fully shown on O.I.G Drawing No. 205 dated March 8,
1950, revised January 20, 1994
consisting of 0.67 U.S. acre, more or less;

Plot 109-Ea Estate La Grande Princesse
Company Quarter
St. Croix, U.S. Virgin Islands
as more fully shown on O.I.G Drawing No. 205 dated March 8,
1950, revised January 20, 1994
consisting of 0.069 U.S. acre, more or less;

Plot 109-Da Estate La Grande Princesse
Company Quarter
St. Croix, U.S. Virgin Islands

MARSHAL'S DEED

Merchants Commercial Bank v. Kiskidee, LLC, et al., No. SX-12-CV-244

Page 3 of 5

as more fully shown on OLG Drawing No. 205 dated March 8,
1950, revised January 20, 1994
consisting of 0.069 U.S. acre, more or less;

Plot No. 47-AA Estate La Grande Princesse
Company Quarter
St. Croix, U.S. Virgin Islands
as more fully shown on OLG Drawing No. 4512 dated January 24,
1989
consisting of 0.2755 U.S. acre, more or less;

Plot 109-C Estate La Grande Princesse
Company Quarter
St. Croix, U.S. Virgin Islands
as more fully shown on OLG Drawing No. 1764 dated September
12, 1964, revised January 20, 1994
consisting of 0.409 U.S. acre, more or less;

Plot 109-R Estate La Grande Princesse
Company Quarter
St. Croix, U.S. Virgin Islands
as more fully shown on OLG Drawing No. 1764 dated September
12, 1964, revised January 20, 1994
consisting of 0.3245 U.S. acre, more or less;

Plot 109-S Estate La Grande Princesse
Company Quarter
St. Croix, U.S. Virgin Islands
as more fully shown on OLG Drawing No. 1764 dated September
12, 1964, revised January 20, 1994
consisting of 0.335 U.S. acre, more or less;

Plot 109-T Estate La Grande Princesse
Company Quarter
St. Croix, U.S. Virgin Islands
as more fully shown on OLG Drawing No. 1764 dated September
12, 1964, revised January 20, 1994
consisting of 0.204 U.S. acre, more or less;

Plot 109-Sa Estate La Grande Princesse
Company Quarter
St. Croix, U.S. Virgin Islands
as more fully shown on OLG Drawing No. 1764 dated September
12, 1964, revised January 20, 1994
consisting of 0.097 U.S. acre, more or less;

MARSHAL'S DEED

Merchants Commercial Bank v. Kiskidee, LLC, et al., No. SX-12-CV-244

Page 4 of 5

Plot 109-Ta Estate La Grande Princesse
Company Quarter
St. Croix, U.S. Virgin Islands
as more fully shown on OLG Drawing No. 1764 dated September
12, 1964, revised January 20, 1994
consisting of 0.074 U.S. acre, more or less;

(collectively, "the Property");

TOGETHER with any and all improvements thereon and the rights, privileges and
appurtenances belonging thereto;

SUBJECT, HOWEVER, to and with the benefit of United States Virgin Islands zoning
laws, declarations, regulations, covenants, restrictions, agreements and easements of record;

TO HAVE AND TO HOLD the Property hereby conveyed together with all the
appurtenances thereto belonging unto the Grantee and the Grantee's successors and assigns in
fee simple absolute forever.

IN WITNESS WHEREOF, I have hereby set my hand and seal this 22nd day of
October 2018.

WITNESSES:

LAWRENCE A. WALCOTT, JR.
Chief Marshal

Sherry Simmonds Heywood
Print Name:

By:

[Signature]
Print Name:

Deputy Marshal

Clifton Smith
Print Name:

TERRITORY OF THE U.S. VIRGIN ISLANDS)
)
JUDICIAL DIVISION OF ST. CROIX)

The foregoing instrument was acknowledged before me this 22nd day of October 2018 by
Carl Chan who acknowledged his capacity to act for the Office
of the Virgin Islands Marshal of the United States Virgin Islands and further acknowledged that
he executed the foregoing instrument in his stated capacity.

[Signature]
Notary Public

My commission expires: *Ex Officio*

CERTIFICATE OF THE PUBLIC SURVEYOR

IT IS HEREBY CERTIFIED that according to the records in the Office of the Public Surveyor, the property described herein has not undergone any changes in regard to boundary and area.

Office of the Public Surveyor, Christiansted, St. Croix, U.S. Virgin Islands.

DATED: **OCT 24 2018**

FEE: **\$280^w**

BY:


for Wayne D. Callwood
Public Surveyor

Doc # 2019000024

Book: 1528

Page: 139

Filed & Recorded

01/09/2019 09:13 AM

C. PORTIA PIERRE

RECORDER OF DEEDS

ST CROIX

RECORDING FEE \$1,272.00

TRANSFER TAX 3% \$37,800.00

PER PAGE FEE \$9.00

PENALTY FEE \$100.00



Recorder

MARSHAL'S DEED

Merchants Commercial Bank v. Kiskidee, LLC, et al., No. SX-12-CV-244

Page 5 of 5

TERRITORY OF THE U.S. VIRGIN ISLANDS)
) AFFIDAVIT
JUDICIAL DIVISION OF ST. CROIX)

The undersigned, being first duly sworn, does hereby state and affirm as follows:

1. I am an attorney for BOLTNAGI PC, and I am authorized to execute this affidavit.
2. Hibiscus Beach, LLC is the Grantee named in the attached Marshal's Deed ("the Deed").
3. For recording purposes, the value of this real property is \$ 1,260,000.00

FURTHER AFFIANT SAYETH NOT.

Witnesses:

Leanne LaPlace
[Signature]

[Signature]
Steven K. Hardy
BOLTNAGI PC

Subscribed and sworn to before
me this 2nd day of January, 2018 ⁹ AM

[Signature]
Notary Public

DENISE J-Y. MARTIN [SEAL]
My Commission Expires June 23, 2021
Notary Commission No. NP-57-17

Doc # 2019000024
Book: 1528
Page: 139
Filed & Recorded
01/09/2019 09:13 AM
C. PORTIA PIERRE
RECORDER OF DEEDS
ST CROIX
RECORDING FEE \$1,272.00
TRANSFER TAX 3% \$37,800.00
PER PAGE FEE \$9.00
PENALTY FEE \$100.00

C. Portia Pierre
Recorder



**OFFICE OF THE LIEUTENANT GOVERNOR
DIVISION OF THE TAX COLLECTOR**

5049 Kogens Gade · Charlotte Amalie, Virgin Islands 00802 · 340.774.2991 · Fax 340.779.7825

1105 King Street · Christiansted, Virgin Islands 00820 · 340.773.6449 · Fax 340.719.2355

REAL PROPERTY TAX CLEARANCE CERTIFICATE

TO ALL WHOM THESE PRESENTS SHALL COME

In accordance with 28 V.I.C. §121, as amended, I hereby certify that there are no outstanding Real Property Tax obligations for the following parcel:

PARCEL NUMBER	2-02700-0122-00
CERT NUMBER	2023-66775657
LEGAL DESCRIPTION	47-AA LA GRANDE PRINCESSE
OWNER'S NAME	HIBISCUS BEACH, LLC

Taxes have been researched up to and including 2023.

CERTIFIED TRUE AND CORRECT BY

Brent A. Leerdam
Real Property Tax Collector



SIGNATURE

10/10/2023

DATE



**OFFICE OF THE LIEUTENANT GOVERNOR
DIVISION OF THE TAX COLLECTOR**

5049 Kogens Gade · Charlotte Amalie, Virgin Islands 00802 · 340.774.2991 · Fax 340.779.7825

1105 King Street · Christiansted, Virgin Islands 00820 · 340.773.6449 · Fax 340.719.2355

REAL PROPERTY TAX CLEARANCE CERTIFICATE

TO ALL WHOM THESE PRESENTS SHALL COME

In accordance with 28 V.I.C. §121, as amended, I hereby certify that there are no outstanding Real Property Tax obligations for the following parcel:

PARCEL NUMBER	2-02700-0109-00
CERT NUMBER	2023-70068503
LEGAL DESCRIPTION	108-EB, EC & ED LA GRANDE PRINCESSE
OWNER'S NAME	HIBISCUS BEACH, LLC

Taxes have been researched up to and including 2023.

CERTIFIED TRUE AND CORRECT BY

Brent A. Leerdam
Real Property Tax Collector



SIGNATURE

10/10/2023

DATE



**OFFICE OF THE LIEUTENANT GOVERNOR
DIVISION OF THE TAX COLLECTOR**

5049 Kogens Gade · Charlotte Amalie, Virgin Islands 00802 · 340.774.2991 · Fax 340.779.7825

1105 King Street · Christiansted, Virgin Islands 00820 · 340.773.6449 · Fax 340.719.2355

REAL PROPERTY TAX CLEARANCE CERTIFICATE

TO ALL WHOM THESE PRESENTS SHALL COME

In accordance with 28 V.I.C. §121, as amended, I hereby certify that there are no outstanding Real Property Tax obligations for the following parcel:

PARCEL NUMBER	2-02700-0106-00
CERT NUMBER	2023-8333059
LEGAL DESCRIPTION	109 C, D, E, S, T & R LA GRANDE PRINCESSE
OWNER'S NAME	HIBISCUS BEACH, LLC

Taxes have been researched up to and including 2023.

CERTIFIED TRUE AND CORRECT BY

Brent A. Leerdam
Real Property Tax Collector



SIGNATURE

10/10/2023

DATE

**GOVERNMENT OF
THE UNITED STATES VIRGIN ISLANDS
OFFICE OF THE LIEUTENANT GOVERNOR
OFFICE OF THE TAX ASSESSOR – CADASTRAL SURVEYS & DEEDS**

1131 King Street, Suite 101 Christiansted, U.S. Virgin Islands 00820 Tel: 340-773-6459

**ADJACENT OWNERSHIP CERTIFICATION
(CZM)
Property Ownership within 150' Radius of Parcel**

Hibiscus Beach, LLC

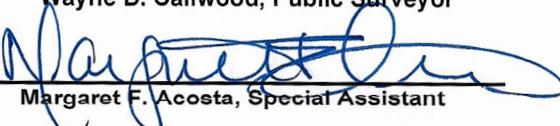
This letter is to certify that the following list of owners and addresses are consistent with the records of the Office of the Tax Assessor of Christiansted, St. Croix U. S. Virgin Islands.

The stated ownerships are those adjacent to Parcel No. (PIN): 2-02700-0109-00

Estate Plot 108-eb La Grande Princess

Island of St. Croix, U. S. Virgin Islands.

Authorized Signature _____
Wayne D. Callwood, Public Surveyor

Alternate Signature  _____
Margaret F. Acosta, Special Assistant

Fee Paid: \$30.00

Date: May 15, 2023

Property Owners within 150' Radius of Parcel / Plot No.: Plot 108-ebEstate: La Grande Princess Island: St. Croix, USVI

	Tax I.D. Number	Parcel / Plot No.	Estate Name	Owner's Name & Mailing Address
1	2-02700-0123-00	Rem. Plot 47	La Grande Princess	Ruth Robles & Others 207 Whitail Cir Hinesville, GA 31313
2	2-02700-0171-00	Rem. Plot 47-A	La Grande Princess	Thomas Ainger & Elizabeth A. Kilesch 4085 La Grande Princess Christiansted, VI 00820
3	2-02700-0122-00	Plot 47-AA	La Grande Princess	Hibiscus Beach, LLC 14 Plessen Frederiksted, VI 00840
4	2-02700-0207-00	Plot 47-AB	La Grande Princess	Thomas Ainger & Elizabeth A. Kilesch 4085 La Grande Princess Christiansted, VI 00820
5	2-02700-0112-00	Plot 47-F	La Grande Princess	Knute J. & Mesiaann B. Bysheim 21 Essex St. Bayshore, NY 11706
6	2-02700-0176-00	Plot 47-G	La Grande Princess	Carmen S Whitehead & T M Serrano P. O, Box 656 Christiansted, VI 00821
7	2-02700-0188-00	Plot 47-J	La Grande Princess	Cristobel & Valentina Gomez P. O. Box 5729 Christiansted, VI 00823
8	2-02700-0191-00	Plot 47-K	La Grande Princess	Carl & Tabita Phangyou P. O. Box 656 Christiansted, VI 00821
9	2-02700-0111-00	Plot 108-a	La Grande Princess	The Palms of St. Croix, LLC 108 La Grande Princess Christiansted, VI 00820
10	2-02700-0109-00	Plot 108-ec	La Grande Princess	Hibiscus Beach, LLC 14 Plessen Frederiksted, VI 00840
11	2-02700-0109-00	Plot 108-ed	La Grande Princess	Hibiscus Beach, LLC 14 Plessen Frederiksted, VI 00840
12	2-02604-0208-00	Plot 109-AB	La Grande Princess	Gregorio Mercado & Deanna Farrelly 4109 La Grande Princess Christiansted, VI 00820

Property Owners within 150' Radius of Parcel / Plot No.: Plot 108-eb

Estate: La Grande Princess Island: St. Croix, USVI

	Tax I.D. Number	Parcel / Plot No.	Estate Name	Owner's Name & Mailing Address
1	2-02700-0106-00	Plot 109-R	La Grande Princess	Hibiscus Beach, LLC
				14 Plessen
				Frederiksted, VI 00840
2	2-02700-0106-00	Plot 109-T	La Grande Princess	Hibiscus Beach, LLC
				14 Plessen
				Frederiksted, VI 00840
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**GOVERNMENT OF
THE UNITED STATES VIRGIN ISLANDS
OFFICE OF THE LIEUTENANT GOVERNOR
OFFICE OF THE TAX ASSESSOR – CADASTRAL SURVEYS & DEEDS**

1131 King Street, Suite 101 Christiansted, U.S. Virgin Islands 00820 Tel: 340-773-6459

**ADJACENT OWNERSHIP CERTIFICATION
(CZM)
Property Ownership within 150' Radius of Parcel**

Hibiscus Beach, LLC

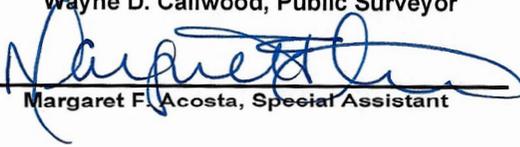
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The stated ownerships are those adjacent to Parcel No. (PIN): 2-02700-0109-00

Estate Plot 108-ec La Grande Princess

Island of St. Croix, U. S. Virgin Islands.

Authorized Signature _____
Wayne D. Callwood, Public Surveyor

Alternate Signature  _____
Margaret F. Acosta, Special Assistant

Fee Paid: \$30.00

Date: May 15, 2023

Property Owners within 150' Radius of Parcel / Plot No.: Plot 108-ecEstate: La Grande Princess Island: St. Croix, USVI

Tax I.D. Number	Parcel / Plot No.	Estate Name	Owner's Name & Mailing Address
1	2-02700-0123-00	Rem. Plot 47	La Grande Princess Ruth Robles & Others 207 Whitail Cir Hinesville, GA 31313
2	2-02700-0171-00	Rem. Plot 47-A	La Grande Princess Thomas Ainger & Elizabeth A. Kilesch 4085 La Grande Princess Christiansted, VI 00820
3	2-02700-0122-00	Plot 47-AA	La Grande Princess Hibiscus Beach, LLC 14 Plessen Frederiksted, VI 00840
4	2-02700-0207-00	Plot 47-AB	La Grande Princess Thomas Ainger & Elizabeth A. Kilesch 4085 La Grande Princess Christiansted, VI 00820
5	2-02700-0176-00	Plot 47-G	La Grande Princess Carmen S Whitehead & T M Serrano P. O, Box 656 Christiansted, VI 00821
6	2-02700-0191-00	Plot 47-K	La Grande Princess Carl & Tabita Phangyou P. O. Box 656 Christiansted, VI 00821
7	2-02700-0111-00	Plot 108-a	La Grande Princess The Palms of St. Croix, LLC 108 La Grande Princess Christiansted, VI 00820
8	2-02700-0109-00	Plot 108-eb	La Grande Princess Hibiscus Beach, LLC 14 Plessen Frederiksted, VI 00840
9	2-02700-0109-00	Plot 108-ed	La Grande Princess Hibiscus Beach, LLC 14 Plessen Frederiksted, VI 00840
10	2-02604-0208-00	Plot 109-AB	La Grande Princess Gregorio Mercado & Deanna Farrelly 4109 La Grande Princess Christiansted, VI 00820
11	2-02700-0106-00	Plot 109-C	La Grande Princess Hibiscus Beach, LLC 14 Plessen Frederiksted, VI 00840
12	2-02700-0106-00	Plot 109-R	La Grande Princess Hibiscus Beach, LLC 14 Plessen Frederiksted, VI 00840

Property Owners within 150' Radius of Parcel / Plot No.: Plot 108-ec

Estate: La Grande Princess Island: St. Croix, USVI

	Tax I.D. Number	Parcel / Plot No.	Estate Name	Owner's Name & Mailing Address
1	2-02700-0106-00	Plot 109-S	La Grande Princess	Hibiscus Beach, LLC 14 Plessen Frederiksted, VI 00840
2	2-02700-0106-00	Plot 109-T	La Grande Princess	Hibiscus Beach, LLC 14 Plessen Frederiksted, VI 00840
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**GOVERNMENT OF
THE UNITED STATES VIRGIN ISLANDS
OFFICE OF THE LIEUTENANT GOVERNOR
OFFICE OF THE TAX ASSESSOR – CADASTRAL SURVEYS & DEEDS**

1131 King Street, Suite 101 Christiansted, U.S. Virgin Islands 00820 Tel: 340-773-6459

**ADJACENT OWNERSHIP CERTIFICATION
(CZM)
Property Ownership within 150' Radius of Parcel**

Hibiscus Beach, LLC

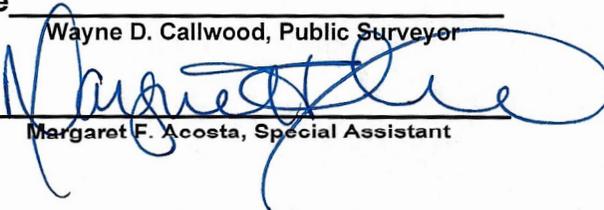
This letter is to certify that the following list of owners and addresses are consistent with the records of the Office of the Tax Assessor of Christiansted, St. Croix U. S. Virgin Islands.

The stated ownerships are those adjacent to Parcel No. (PIN): 2-02700-0109-00

Estate Plot 108-ed La Grande Princess

Island of St. Croix, U. S. Virgin Islands.

Authorized Signature _____
Wayne D. Callwood, Public Surveyor

Alternate Signature 
Margaret F. Acosta, Special Assistant

Fee Paid: \$30.00

Date: May 15, 2023

Property Owners within 150' Radius of Parcel / Plot No.: Plot 108-ed

Estate: La Grande Princess Island: St. Croix, USVI

Tax I.D. Number	Parcel / Plot No.	Estate Name	Owner's Name & Mailing Address
1	2-02700-0111-00	Plot 108-a	La Grande Princess
			The Palms of St. Croix, LLC
			108 La Grande Princess
			Christiansted, VI 00820
2	2-02700-0109-00	Plot 108-eb	La Grande Princess
			Hibiscus Beach, LLC
			14 Plessen
			Frederiksted, VI 00840
3	2-02700-0109-00	Plot 108-ec	La Grande Princess
			Hibiscus Beach, LLC
			14 Plessen
			Frederiksted, VI 00840
4	2-02700-0106-00	Plot 109-C	La Grande Princess
			Hibiscus Beach, LLC
			14 Plessen
			Frederiksted, VI 00840
5	2-02700-0106-00	Plot 109-R	La Grande Princess
			Hibiscus Beach, LLC
			14 Plessen
			Frederiksted, VI 00840
6	2-02700-0106-00	Plot 109-S	La Grande Princess
			Hibiscus Beach, LLC
			14 Plessen
			Frederiksted, VI 00840
7	2-02700-0106-00	Plot 109-T	La Grande Princess
			Hibiscus Beach, LLC
			14 Plessen
			Frederiksted, VI 00840
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**GOVERNMENT OF
THE UNITED STATES VIRGIN ISLANDS
OFFICE OF THE LIEUTENANT GOVERNOR
OFFICE OF THE TAX ASSESSOR – CADASTRAL SURVEYS & DEEDS**

1131 King Street, Suite 101 Christiansted, U.S. Virgin Islands 00820 Tel: 340-773-6459

**ADJACENT OWNERSHIP CERTIFICATION
(CZM)
Property Ownership within 150' Radius of Parcel**

Hibiscus Beach, LLC

This letter is to certify that the following list of owners and addresses are consistent with the records of the Office of the Tax Assessor of Christiansted, St. Croix U. S. Virgin Islands.

The stated ownerships are those adjacent to Parcel No. (PIN): 2-02700-0122-00

Estate Plot 47-AA La Grande Princess

Island of St. Croix, U. S. Virgin Islands.

Authorized Signature Wayne D. Callwood, Public Surveyor

Alternate Signature Margaret F. Acosta, Special Assistant

Fee Paid: \$30.00

Date: May 15, 2023

Property Owners within 150' Radius of Parcel / Plot No.: Plot 47-AAEstate: La Grande Princess Island: St. Croix, USVI

	Tax I.D. Number	Parcel / Plot No.	Estate Name	Owner's Name & Mailing Address
1	2-02700-0123-00	Rem. Plot 47	La Grande Princess	Ruth Robles & Others 207 Whitail Cir Hinesville, GA 31313
2	2-02700-0171-00	Rem. Plot 47-A	La Grande Princess	Thomas Ainger & Elizabeth A. Kilesch 4085 La Grande Princess Christiansted, VI 00820
3	2-02700-0207-00	Plot 47-AB	La Grande Princess	Thomas Ainger & Elizabeth A. Kilesch 4085 La Grande Princess Christiansted, VI 00820
4	2-02700-0176-00	Plot 47-G	La Grande Princess	Carmen S Whitehead & T M Serrano P. O, Box 656 Christiansted, VI 00821
5	2-02700-0101-00	Plot 47-H	La Grande Princess	Marc A. Shearn & Desarie B. Shearn 17244 N.W. 60 th Court Hialeah, FL 33015
6	2-02700-0123-00	Plot 47-I	La Grande Princess	Ruth Robles & Others 207 Whitail Cir Hinesville, GA 31313
7	2-02700-0188-00	Plot 47-J	La Grande Princess	Cristobel & Valentina Gomez P. O. Box 5729 Christiansted, VI 00823
8	2-02700-0191-00	Plot 47-K	La Grande Princess	Carl & Tabita Phangyou P. O. Box 656 Christiansted, VI 00821
9	2-02604-0245-00	Plot 60	La Grande Princess	Gregory Mercado 4109 La Grande Princess Christiansted, VI 00820
10	2-02700-0111-00	Plot 108-a	La Grande Princess	The Palms of St. Croix, LLC 108 La Grande Princess Christiansted, VI 00820
11	2-02700-0109-00	Plot 108-eb	La Grande Princess	Hibiscus Beach, LLC 14 Plessen Frederiksted, VI 00840
12	2-02700-0109-00	Plot 108-ec	La Grande Princess	Hibiscus Beach, LLC 14 Plessen Frederiksted, VI 00840

Property Owners within 150' Radius of Parcel / Plot No.: Plot 47-AA

Estate: La Grande Princess Island: St. Croix, USVI

	Tax I.D. Number	Parcel / Plot No.	Estate Name	Owner's Name & Mailing Address
1	2-02604-0208-00	Plot 109-A	La Grande Princess	Gregorio Mercado & Deanna Farrelly 4109 La Grande Princess Christiansted, VI 00820
2	2-02604-0208-00	Plot 109-AB	La Grande Princess	Gregorio Mercado & Deanna Farrelly 4109 La Grande Princess Christiansted, VI 00820
3	2-02700-0106-00	Plot 109-R	La Grande Princess	Hibiscus Beach, LLC 14 Plessen Frederiksted, VI 00840
4	2-02700-0106-00	Plot 109-S	La Grande Princess	Hibiscus Beach, LLC 14 Plessen Frederiksted, VI 00840
5	2-02700-0106-00	Plot 109-T	La Grande Princess	Hibiscus Beach, LLC 14 Plessen Frederiksted, VI 00840
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THE GOVERNMENT OF THE VIRGIN ISLANDS
DEPARTMENT OF LICENSING AND CONSUMER AFFAIRS
BUSINESS LICENSE

KNOW ALL BY THIS PRESENT

That, in accordance with the applicable provisions of Title 3 Chapter 16 and Title 27 V.I.C. relating to the licensing of businesses and occupations, and compliance having been made with the provisions of 10 V.I.C. Sec. 41 relating to the Civil Rights Act of the Virgin Islands, the following license is hereby granted.

Licensee:	HIBISCUS BEACH LLC		
Trade Name:	HIBISCUS BEACH LLC		
Mailing Address			Physical Address
14 PLESSEN FREDERIKSTED ST. CROIX VI 00840			47AA LA GRANDE PRINCESS CHRISTIANSTED ST. CROIX VI 00820
Business No:	56882	License No:	2-56882-1L
Types of License(s) General Business License			

As provided by law, the authorized licensing authority shall have the power to revoke or suspend any License issued hereunder, upon finding, after notice and adequate hearing, that such revocation or suspension is in the public interest; provided, that any persons aggrieved by any such decision of this office shall be entitled to a review of the same by the Territorial Court upon appeal made within (30) days from the date of the decision; provided, further, that all decisions of this office hereunder shall be final except upon specific findings by the Court that the same was arrived at by fraud or illegal means.

2023

If a renewal is desired, the holder is responsible for making application for same without any notice from this office. It is the responsibility of the Licensee to notify the Department in writing within (30) days, when a license is to be cancelled or placed in inactive status. Failure to do so will result in the assessment of penalties as authorized by law.

Valid from 05/01/2023 until 05/31/2024
Printed on 03/06/2023
Issued at St. Croix, V.I.
Fee 200.00

Richard Suggesta

Commissioner, Department of Licensing and Consumer Affairs

THIS LICENSE MUST BE PROMINENTLY DISPLAYED AT PLACE OF BUSINESS

Appendix B
Archeological Phase I Report & VISHPO Correspondence

APPENDIX B
VISHPO CORRESPONDENCE AND NO OBJECTION LETTER

**PHASE I A&B CULTURAL RESOURCES SURVEY
PLOTS 47AA, 108eb,108ec,108ed
ESTATE LA GRANDE PRINCESS
ST. CROIX, VIRGIN ISLANDS**

Prepared for:

**John P. Woods
Highest Potential Design, LLC
PO Box 306777
St. Croix, Virgin Islands
00803**

Prepared by:

**CocoSol International Inc.
777 Brickell Ave
#500-97996
Miami, Florida
33131**

May 26, 2023

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1.0 INTRODUCTION

CocoSol International Inc. (CocoSol) performed a Phase I (A & B) Cultural Resources Survey (*Survey*) for approximately 1.2 acres of land located on Plots 47AA, 108eb, 108ec, and 108ed, Estate La Grande Princess, St. Croix, USVI, (Figures 1 and 2). The *Survey* was performed on behalf Highest Potential Design, LLC of St. Thomas.



Figure 1: Google Earth image depicting the eastern parts of St. Croix and the location of the survey area



Figure 2: Surveyor's map overlain with Google Earth image of the subject property

1.1 Assumptions

We understand that the subject property would serve as additional space for the Hibiscus Beach Resort and that earth change activities would be required for the expansion.

1.2 Regulatory Framework

The Phase IA and B Cultural Resources Survey complies with Title 29, Chapter 17, Section 959, of the Virgin Islands Code, also known as the Virgin Islands Antiquities and Cultural Properties Act.

1.3 Environmental Setting

The subject property is located on the north central coastal plain of the island, the property extends from the approximate surf zone towards the south for approximately 75 meters. The vegetation consists of pioneer species and numerous sea oats. The approximate center of the subject property contains a dune like feature composed of sand but its irregular in form and may have been, in part, formed by dredged materials during the installation of a sewer line located on the west side of the subject property. The southern parts contain clay soils that extend to a depth of approximately 40 centimeters below surface.

2.0 SURVEY METHODS

The methods employed during this Survey are presented below.

2.1 Literature and Records Review

A literature/records search for properties listed on the National Register of Historic Places (NRHP) and the Virgin Islands Registry of Historic Buildings, Sites, and Places (VI Registry) was performed to determine whether cultural resources of record existed in the subject property and vicinity. A review of cartographic sources dating from the mid 18th to the 20th century was completed to gather information regarding settlements in the general vicinity of the subject property. A review of readily available literature was performed to provide a summary of the archaeology and history of the region and locality and is provided in Section 3.0.

2.2 Field Survey

CocoSol first performed a pedestrian reconnaissance of the subject property to identify above ground cultural features and/or artifacts contained in surface contexts. CocoSol then performed shovel tests for the subject property at 20-meter intervals (Figure 3). The excavated soil was screened through ¼ inch mesh, to recover artifacts, if any. Figures 4, 5, 6, and 7 depict the shovel testing activities in progress and example shovel tests.

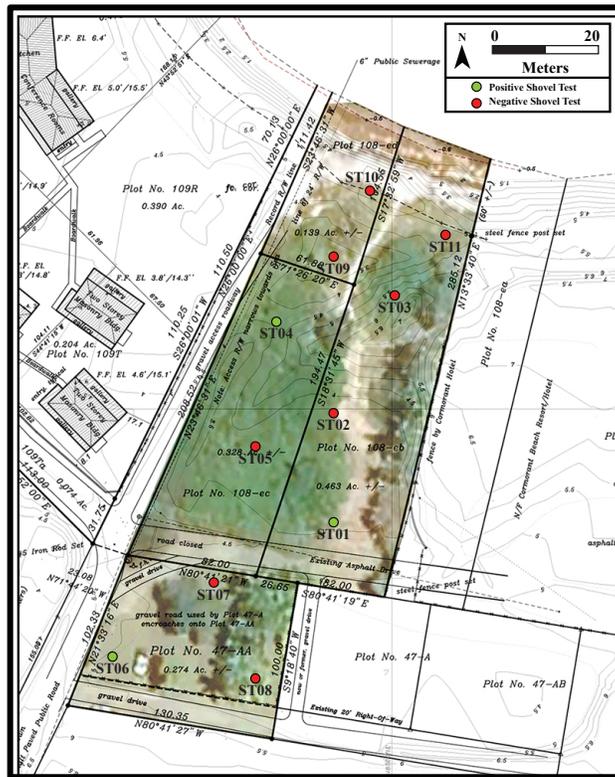


Figure 3: Surveyor's map of the subject property with Google Earth overlay depicting the location of the shovel tests



Figure 4: Photograph of shovel testing activities in progress



Figure 5: Photograph of the screening activities in progress.



Figure 6: Photograph of example shovel test in the sandy surface soil of the subject property



Figure 7: Photograph of example shovel test in the clay surfaces of the subject property

3.0 FINDINGS

No potentially significant cultural resources were identified during the Phase IA&B Cultural Resources Survey performed for Plots 47AA, 108eb, 108ec, and 108ed, Estate La Grande Princess, St. Croix, USVI.

3.1 Records and Literature Search

The VISHPO's Archaeological Site Files indicate that no precolonial or colonial cultural resources of record exist within the subject property. A review of historic and modern cartographic sources (Figures 8 and 9) indicate that no colonial settlements are depicted within the subject property, however, several other plantation settlements such as Little Princess and La Grande Princess are respectively, 800 and 480 meters distant from the subject property.

3.2 Archaeological Background

The U.S. Virgin Islands (USVI) contains a rich milieu of cultural resources that offer testimony to over three thousand years of human experience. These cultural resources range from habitation sites established during the Archaic Period at Krum Bay and the Magens Bay Arboretum Complex on St. Thomas approximately three thousand years ago, to the multiple village and farmstead sites on all the islands, to chiefly ceremonial centers such as the Salt River Site on St. Croix, which is the site of the first encounter between the Taino and Europeans.

After the Archaic Period, the indigenous people of the Virgin Islands participated in a geographically vast network of social and economic relationships. Recent archaeological research indicates that the insular landscapes were dotted with small and large villages, along the coastal section fringes of the islands as well as the uplands. Additionally, small settlements herein characterized as farmsteads are beginning to be discovered in the uplands. These small farmsteads in the uplands have mostly been unrecognized in the archaeological record; however, recent archaeological surveys for large development projects have resulted in the identification of such sites.

The indigenous people of the Virgin Islands participated within a larger social, religious, and economic network (s), as evidenced by shared stylistic attributes of ceramics from the Saladoid, Ostionan and Chican culture periods across a significant part of the Antilles. Shared cosmological ideas are also evidenced by the presence of cemís and other religious paraphernalia in the Virgin Islands and across large areas of the Caribbean Archipelago.

Long distance trade is evidenced by the presence of jadeite artifacts manufactured from raw lithic sources found in Central America and chert from Puerto Rico and down island. A whole host of cultigens with origins in the continent became part of the quotidian diet; more exotic items such as guinea pig, an Andean domesticate, have been found in Puerto Rico and are likely be documented by future archaeological studies as also present in Virgin Island archaeological contexts.

On November 14, 1493, Columbus's expeditionary fleet anchored in Salt River Inlet and Columbus ordered his long boat to search for provisions and water. The Spanish prevarication was met with a fierce barrage of arrows from the Taino, and what appears to have been a short skirmish ensued, resulting in casualties on both sides. The Spanish named the site Cabo de las Flechas (Cape of Arrows), located approximately 3 kilometers to the northwest of the subject property.

3.3. Colonial Period

Following the brief European incursion on St. Croix in 1493, the islands came to be in the possession of several European nations including Spain, England, Malta, the Netherlands, and France. The colonies that these nations attempted to establish largely failed. Not until Denmark's Danish West Indies Company settled in St. Thomas in 1672 and on St. John in 1694, did these colonies become viable enterprises. The Danes purchased St. Croix from the French in 1733 and the island, with its larger size, gentler topography, fertile soils, and surface streams, became a dynamic sugarcane-based enterprise that lasted for a century.

The Danes divided the islands into estates that were largely dedicated to agriculture. Although largely owned by Danes, British managers often administered the estates. The early plantations, particularly on St. Thomas and St. John were primarily dedicated to the production of cotton and indigo, but because of competition from the continent, particularly the southern U.S. states, these two agricultural pursuits were largely abandoned in favor of sugarcane. The economies of St. Croix and St. John were primarily based on sugarcane agriculture and the production of muscovado sugar and rum. In contrast, the economy of St. Thomas was primarily based on trade, although agricultural pursuits also formed an integral part of its economy.

An unusually large number of colonial era plantation sites containing well preserved archaeological remains characterize the St. Croix where the remains of scores of plantations are also preserved on St. Croix. These plantation sites contain the domestic contexts of the planter elite, the spatially organized village structures of the enslaved work forces, the iconic windmill towers, sugar factories and curing houses, as well as a host of other architectural features and their village cemeteries.

An unusually large number of colonial era plantation sites containing well preserved archaeological contexts characterize St. Croix. These plantation sites contain the domestic contexts of the planter elite, the spatially organized village structures of the enslaved work forces, the iconic windmill towers, sugar factories and curing houses, as well as a host of other architectural features and their village cemeteries.

A review of historic and modern cartographic sources such as the 1750 Cronenberg-Jagaesberg (Figure 7), Beck 1754, Oxholm 1799 (Figure 8), Parsons 1851, and 20th-century USGS maps do not depict the presence of a settlement or structures in or the immediate vicinity of the subject property. The closest settlement depicted on the maps is La Grande Princess which is approximately 480 meters to the west and Little Princess located approximately 800 meters to the southeast.



Figure 8: 1750 Cronenberg-Jagaesberg map depicting the approximate location of the subject property and plantation settlements in the vicinity. Source: Danish Geodata Agency

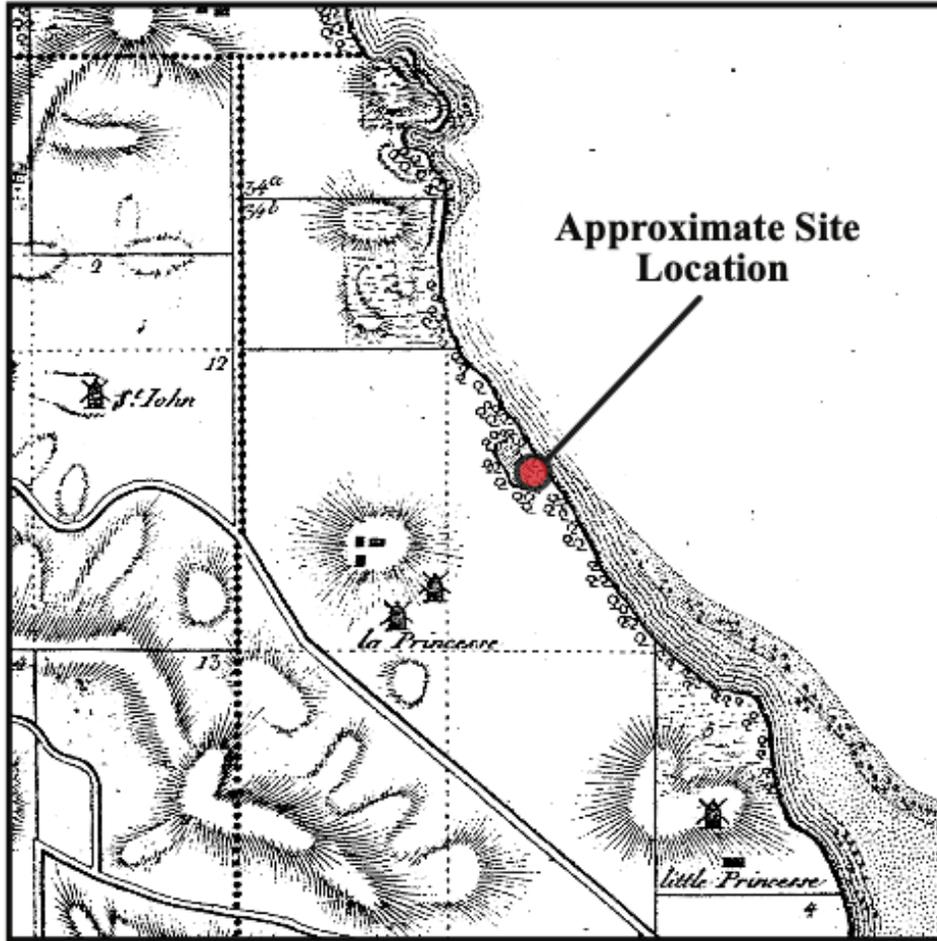


Figure 9: 1799 Oxholm map depicting the approximate location of the subject property and plantation settlements in the vicinity.

3.4 Field Survey

The systematic shovel testing and visual observations of exposed ground surfaces and the length of the adjacent unimproved beach road that borders the western limits of the subject property did not provide indication of the presence of precolonial or colonial artifacts on the subject property. Two clam shells were recovered in Shovel Test 01 and a single coral fragment from Shovel Test 04, (Figure 3).

Additionally, no concentrations of shell that might evidence resource procurement activities were observed. The subject property is however littered with modern glass, mostly Heineken green, a large rug, tires, etc.

The accumulations of sand on the north central part of the subject property may represent dredged materials from the installation of the existing sewer pipe adjacent to the western boundary of the subject property that extends for some distance into the ocean.

4.0 CONCLUSIONS AND RECOMENDATIONS

Our concluding remarks and recommendations for the Phase IA&B Cultural Resources Survey performed for Plots 47AA, 108eb, 108ec, and 108ed, Estate La Grande Princess, St. Croix, USVI are presented below.

4.1 Conclusions

The absence of potentially significant cultural resources is attributed to its environmental setting in near shore contexts and within the agricultural fields of La Grande Princess and possibly Little Princess during colonial times. We note that similar environmental contexts on the island often contain evidence of resource procurement during precolonial times in the form of accumulations of shell particularly conch, but none were observed on the subject property.

4.2 Recommendations

Based on the negative finds of potentially significant cultural resources on Plots 47AA, 108eb, 108ec, and 108ed, Estate La Grande Princess, St. Croix, USVI, CocoSol recommends that the VISHPO issue a finding of *no objection* to the earth change activities proposed for the subject property. If potentially significant cultural resources are identified during clearing and earth change activities, we recommend that work be suspended, the resource protected, and the VISHPO be notified immediately.

REFERENCES

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1994 *A History of the Virgin Islands of the United States*. Canoe Press, Kingston, Florida Museum of Natural History.

Hardy, Meredith

2008 Saladoid Economy and Complexity on the Arawakan Frontier. Unpublished Ph.D. Dissertation, Department of Anthropology, Florida State University, Tallahassee.

Hatt, Gudmund

1924 Archaeology of the Virgin Islands. In *Proceedings of the 21st International Congress of Americanists* (Part 1), 29-42. The Hague.

Keegan, William F.

2000 West Indian Archaeology. 3. Ceramic Age. *Journal of Archaeological Research*, 8:135-167.

Morse, Birgit Faber

1989 Saladoid Remains and Adaptive Strategies in St. Croix, Virgin Islands. In *Early Ceramic Population Lifeways and Adaptive Strategies in the Caribbean*, edited by Peter E. Siegel, pp. 29-42. British Archaeological Reports, BAR International Series 506. Oxford.

Rouse, Irving B.

1992 *The Tainos: Rise and Decline of the People Who Greeted Columbus*. Yale University Press, New Haven.

Soltec International Inc.

United States Department of Agriculture

1994 *Soil Survey of the United States Virgin Islands*. Natural Resources Conservation Service, U.S.D.A., Washington, D.C.

Re: [EXTERNAL MAIL] VISHPO Review of Hibiscus Beach Hotel Cultural Resources Survey

David Brewer <David.Brewer@dpr.vi.gov>

Wed 05/31/2023 2:54 PM

To: Alicia Barnes <abarnes@rittenhouseconsultingllc.com>; Sean L. Krigger <sean.krigger@dpr.vi.gov>; Eboni Powell <eboni.powell@dpr.vi.gov>

Cc: Wally Hamed <wally@kacvi.com>; Comptroller Cheryl Tobierre <cheryl@kacvi.com>; Eric Douglas <caritechgroup@gmail.com>; John Woods <john.jpw.woods@gmail.com>

Re: VISHPO Review of Phase I A&B Cultural Resources Survey, Plots 47AA, 108eb, 108ec, 108ed, Estate Laa Grande Princesse, St. Croix

Dear Ms. Barnes:

We have reviewed the above-referenced report, and there were no indications of any potentially significant cultural resources that may be impacted by the development.

Based on the fact that, as a result, no significant cultural remains were identified, **the VISHPO concurs with the findings of CocoSol, and hereby states that we have *no objection* to the earth change activities proposed for the subject property.**

Thank you for the opportunity to review this matter.

David M. Brewer

Senior Archaeologist

Virgin Islands State Historic Preservation Office

Fort Frederik Museum

198 Strand St.

Frederiksted, St. Croix

U.S. Virgin Islands 00840

E-mail: david.brewer@dpr.vi.gov

Phone: (340) 719-7089

From: Alicia Barnes <abarnes@rittenhouseconsultingllc.com>

Sent: Wednesday, May 31, 2023 11:43 AM

To: Sean L. Krigger <sean.krigger@dpr.vi.gov>; David Brewer <David.Brewer@dpr.vi.gov>

Cc: Wally Hamed <wally@kacvi.com>; Comptroller Cheryl Tobierre <cheryl@kacvi.com>; Eric Douglas <caritechgroup@gmail.com>; John Woods <john.jpw.woods@gmail.com>

Subject: [EXTERNAL MAIL]Fwd: Hibiscus Beach Hotel Cultural Resources Survey

You don't often get email from abarnes@rittenhouseconsultingllc.com. [Learn why this is important](#)

Good day,

Kindly confirm receipt of the attached report which was submitted via e-mail yesterday, May 30th.

Warm regards,

Alicia V. Barnes

RITTENHOUSE CONSULTING, LLC
Business Development & Permitting Experts

P.O. Box 879
Kingshill, VI 00851
Abarnes@rittenhouseconsultingllc.com
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Begin forwarded message:

From: Alicia Barnes <abarnes@rittenhouseconsultingllc.com>
Date: May 30, 2023 at 8:52:24 AM AST
To: "Sean L. Krigger" <sean.krigger@dpr.vi.gov>, David Brewer <David.Brewer@dpr.vi.gov>
Cc: Wally Hamed <wally@kacvi.com>, "Cheryl Tobierre, Comptroller" <cheryl@kacvi.com>, Eric Douglas <caritechgroup@gmail.com>, John Woods <john.jpw.woods@gmail.com>, Anita E Nibbs <anita.nibbs@dpr.vi.gov>
Subject: Hibiscus Beach Hotel Cultural Resources Survey

Good day Director Krigger and Mr. Brewer:

Attached is the Cultural Resources Survey Report for Plots 47AA, 108eb, 108ec, 108ed Estate La Grande Princess St. Croix USVI. The report's findings conclude that, "No potentially significant cultural resources were identified during the Phase IA&B Cultural Resources Survey performed for Plots 47AA, 108eb, 108ec, and 108ed, Estate La Grande Princess, St. Croix, USVI." As such, it is herein requested that "the VISHPO issue a finding of *no objection* to the earth change activities proposed for the subject property."

Warm regards,
Alicia V. Barnes
RITTENHOUSE CONSULTING, LLC
Business Development & Permitting Experts

P.O. Box 879
Kingshill, VI 00851
Abarnes@rittenhouseconsultingllc.com
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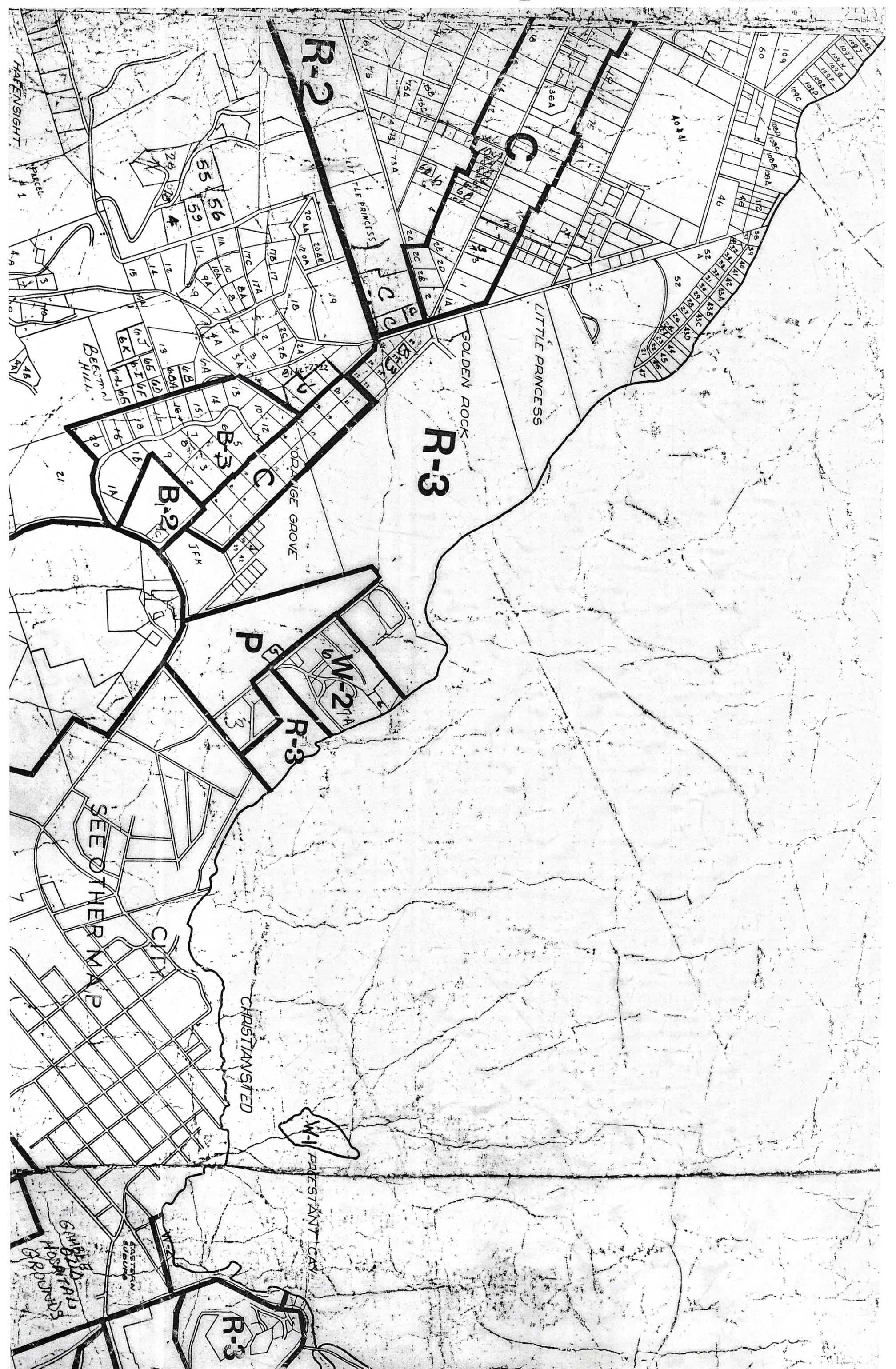
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The information contained in this communication, and in any accompanying documents, may constitute confidential or proprietary. If you are not the intended recipient of this message, then you may not disclose, print, copy, or disseminate this information, nor take any action in reliance on this information. If you have received this communication in error, please reply and notify the sender (only) and then delete the message. Unauthorized interception of e-mail communications is a violation of federal criminal law.

Appendix C
Required Maps From Cadastral

APPENDIX C REQUIRED MAPS

1. REGISTERED SURVEY MAP
2. OFFICIAL ZONING MAP
3. FEMA FLOOD INSURANCE RATE MAP
4. WATER RESOURCE MAP
5. SOIL SURVEY MAP
6. SEDIMENT REDUCTION PROGRAM MAP



St. Johns

ZONE VE
(EL 12)

ZONE AE
(EL 10)

ZONE VE
(EL 12)

ZONE X

ZONE VE
(EL 14)

ZONE AE
(EL 10)

ZONE X

La Grande Princesse

ZONE AE
(EL 11)

ZONE AE
(EL 12)

ZONE X

U.S. Virgin Islands
Island of St. Croix
780000

NORTHSHORE ROAD

MAIN PRINCESS ROAD

ZONE A
(EL 11)

74

752

752

752

74

752

NORTHSIDE ROAD

Bellevue

Little Princess

River Bay

417 acres

JUDITH'S FANCY

13B

13A
13F

13C

ST CROIX BY THE SEA

GRENADA DEL MAR

LA GRANDE PRINCESSE

CORAL PRINCESSE

ST. JOHN'S

CARIBBEAN VIEW

CRUZAN PRINCESSE

CARIBBEAN REEF CLUB

LA GRANDE PRINCESSE

THE MANOR SCH

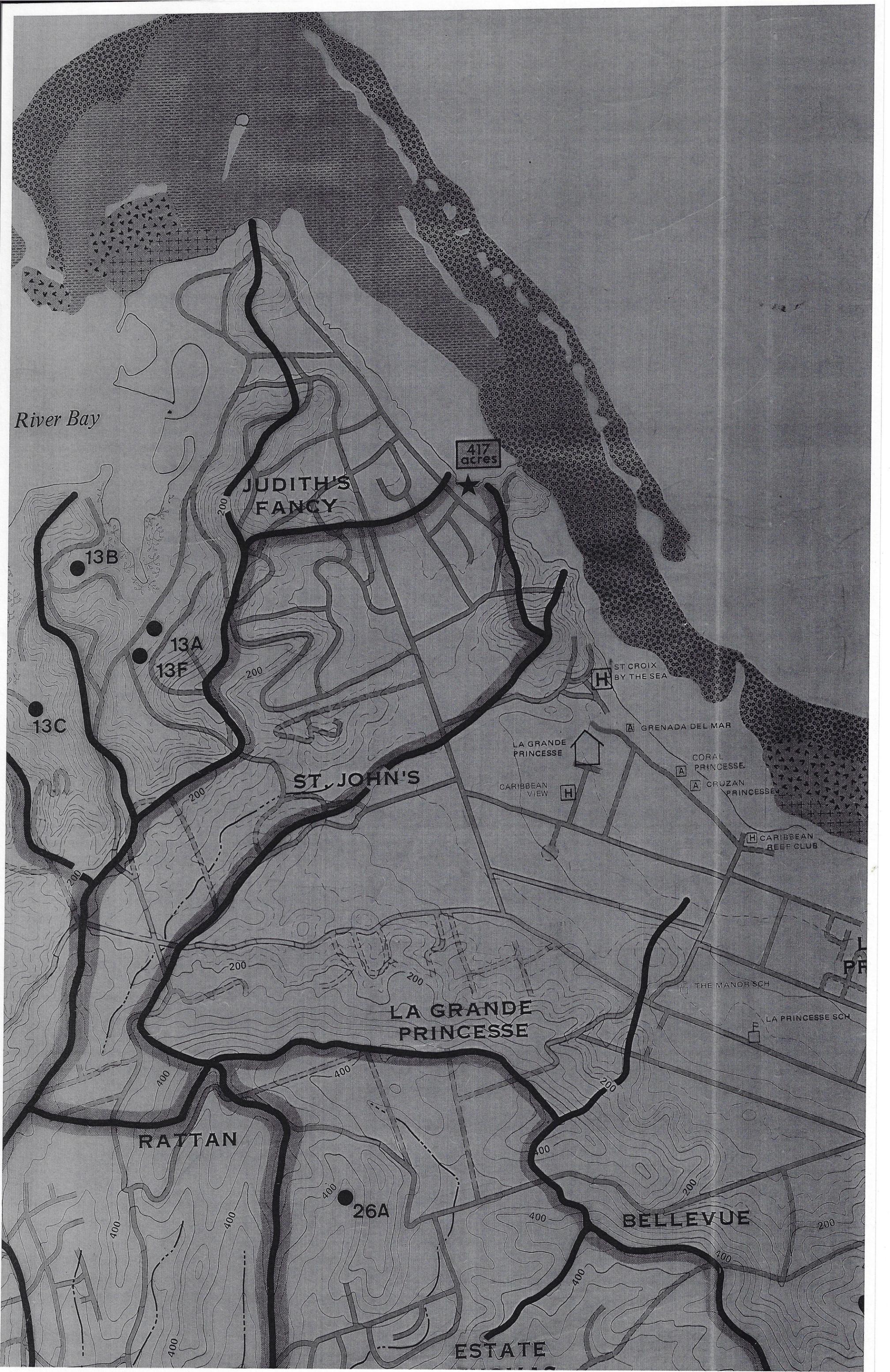
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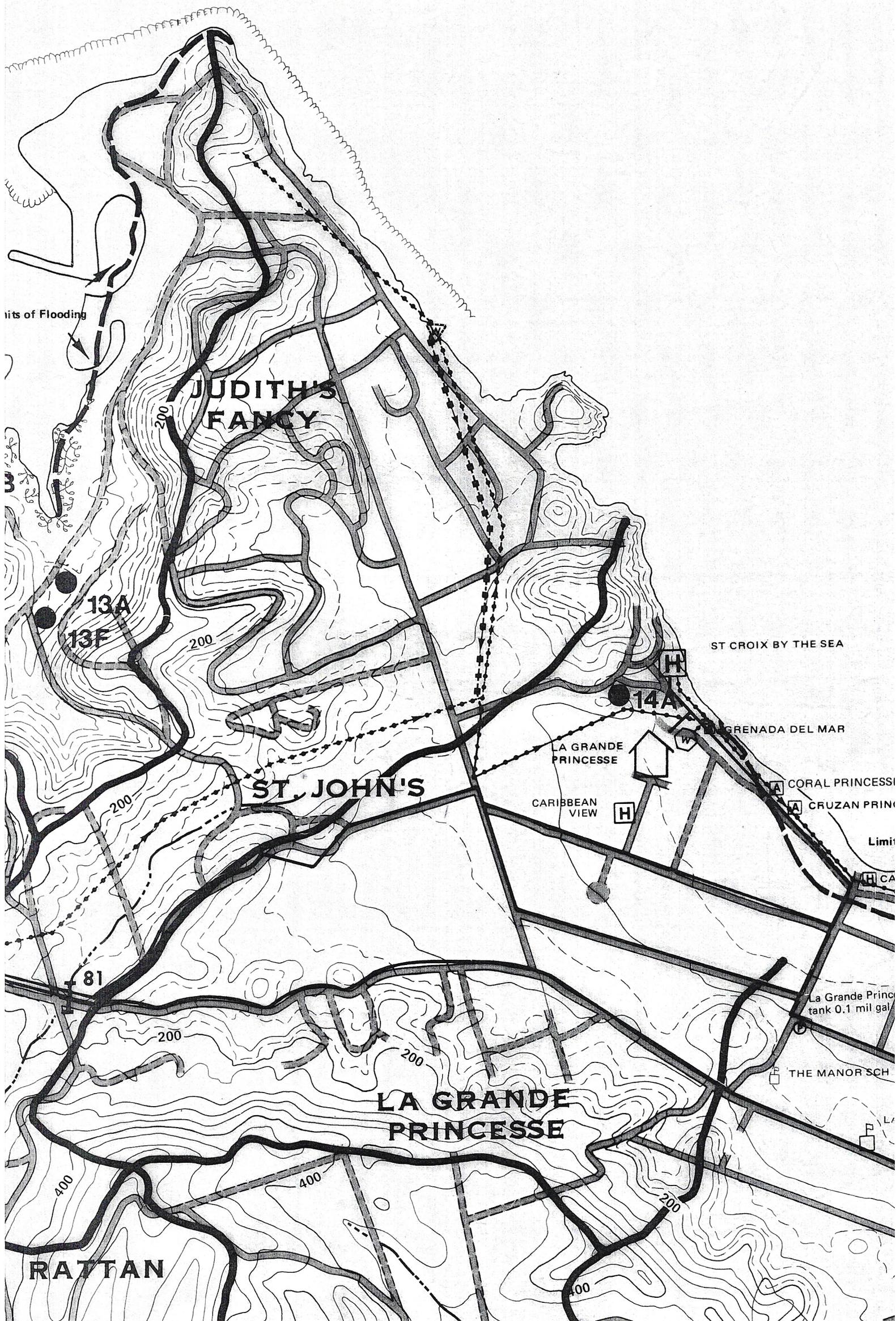
RATTAN

26A

BELLEVUE

ESTATE





Limits of Flooding

JUDITH'S FANCY

13A

13F

200

200

ST. JOHN'S

LA GRANDE PRINCESSE

CARIBBEAN VIEW

14A

ST CROIX BY THE SEA

GRENADA DEL MAR

CORAL PRINCESS

CRUZAN PRINCE

Limit

La Grande Prince tank 0.1 mil gal

THE MANOR SCH

LA GRANDE PRINCESSE

400

400

200

200

400

RATTAN

Appendix D
Project Engineering Drawings (Under Separate Cover)

Appendix E
Qualifications of Consultants

ALICIA V. BARNES - CV SUMMARY

Results oriented proven leader with 30+ years in environmental/energy compliance, project management, business development, legislation/policy and public/private sector executive management.

- Held key roles in major USVI energy production, environmental protection, and planning projects, to include, but not limited to:
 - VIWAPA Fuel Pier & Generating Units– CZM and Air Permitting & Construction/Project Management;
 - VI Energy Office Public High School Gymnasium Energy Efficient AC Installation – DOE Funding Approval, Project Specifications, & Solicitation;
 - VI Energy Office/VIWAPA Residential Energy Audit Program and Fuel Diversification– Program Development & Implementation;
 - DPNR Permit Review Committee- Comprehensive and collaborative permitting of public & private sector capital projects;
 - DPNR Zoning Code Updates and Development of Form Based Code – Prerequisite for Comprehensive Land & Water Use Planning;
 - VI Housing Finance Authority Board Member – Territorial Homeownership and Rental Development Projects;
 - Operation Breathe Easy – Regulatory response, crisis management, and corrective action to noxious gas release incident on St. Croix South Shore;
 - HOVENSA Closure – Environmental compliance and closure negotiations;
 - HOVENSA Supplemental Environmental Project Funding – Development of USVI Cancer Registry;
 - Rate Payers/Consumer Protection & Business Development Legislation – Rate Payers Bill of Rights Act, Expedited Business License Act, Start-up Business Gross Receipts Penalty Relief Act; and
 - Disaster Recovery Infrastructure – Streamlined CZM permitting for FEMA funded road repair projects.

PROFESSIONAL EXPERIENCE

ASSOC. MANAGING DIR.	Witt O'Brien's USVI	FEMA Public Assistance DR Project Management
SENATOR	USVI Legislature	Secretary, Chairman, Energy, Planning & Consumer Protection
BUSINESS DEVELOPMENT REP.	VITOL Virgin Islands	Government & Community Liaison
COMMISSIONER	Dept. of Planning & Natural Resources	Planning & Environmental Protection Administration
ASSISTANT CEO	Economic Development Authority	Tax Incentive Program Administration
ENVIRONMENTAL MANAGER	VI Water & Power Authority	Environmental Compliance Program Management

EDUCATION

B.S. - MARINE SCIENCE & ENVIRONMENTAL STUDIES - HAMPTON UNIVERSITY - 1988

MASTER OF PUBLIC ADMINISTRATION - UNIVERSITY OF THE VIRGIN ISLANDS - 1997

COMMUNITY HONORS & AWARDS

Young Careerist - Business & Professional Women's Organization
Employee of Merit - VI Water & Power Authority
Outstanding Woman of St. Croix - Alpha Kappa Alpha Sorority, Inc.
Emerging Leader - GenerationNOW
Woman of Influence - New Horizon Women's Democratic Club

ORGANIZATION MEMBERSHIP

Alpha Kappa Alpha Sorority, Inc
League of Women Voters USVI

ALICIA V. BARNES

CV Summary

P.O. Box 879 Kingshill VI 00851

194 Catherine's Rest VI 00820

AVIOLABARNES@GMAIL.COM

VOLUNTEER ACTIVITY

The World Ocean School/Aboard The Roseway_Board Member

St. Croix Mission Outreach Board, Vice President

Democratic Party of the USVI, Past District Chairman and Territorial Committee Member

CAPABILITIES

- Understands the local landscape and nuances of doing business in the region;
- Government expertise which provides a competitive edge in navigating regulatory bureaucracies, providing time managed objectives and the delivery of results effectively and efficiently;
- Business Entity Formation and Licensure;
- Business Development;
- Professional Development Training;
- Regulatory Compliance Monitoring & Reporting;
- Multi-media Environmental & Development Permitting (Federal and Local);
- Technical Project Management;
- Empowerment Speaker; and
- Author

PUBLISHED WORKS

- *NUGGETS OF AUTHENTICITY*, Alicia V. Barnes, *OUTSKIRTS PRESS*, ©2021
-



Eric Douglas, MSc, PE

PROFESSIONAL PROFILE

Mr. Eric Douglas completed his undergraduate degree in chemistry (summa cum laude) at the University of the Virgin Islands and his master's degree in chemical engineering at Auburn University. Mr. Douglas's education at the graduate level was focused on chemical process design and computer simulations. His engineering experience includes seven years with Dow Chemical,

three years with Hess Oil Virgin Islands Corp., two years with the Virgin Islands Water and Power Authority (WAPA), fifteen years with Maguire Group Inc and 12 years as independent engineering consultant. His teaching experience covers 20 years including six years as a part-time faculty member and fourteen years as a full-time faculty member (Program Director/Assistant Professor) on the St. Croix Campus of the University of the Virgin Islands. He is a registered Professional Engineer in the Virgin Islands.

At Dow Chemical, Mr. Douglas was a senior research engineer working on coal gasification, petrochemical process technology development, statistical data analysis, math models and computer process simulation development, and environmental services.

As a senior process engineer with HOVIC, he provided technical support to refinery operational units including atmospheric distillation towers, vacuum distillation towers, visbreakers, distillate desulfurizers, platformers, sulfur recovery and treatment units, and wastewater treatment units.

He also spent two years with WAPA engaged in the installation and management of portable water system projects including water purification and treatment, waterline installation, meter sizing, and reverse osmosis plant commissioning and operations.

Mr. Douglas joined Maguire in 1996 as a Senior Project Manager and the Virgin Islands Location Manager. Mr. Douglas has helped expand the commitment of Maguire to its USVI clients and projects. Responsibilities included administration of the Virgin Islands office, marketing of engineering services provided by Maguire, generating environmental site assessment reports, applying for environmental permits (CZM, Air Permits, TPDES, Terminal License, Earth Change), proposal and technical report writing, and managing an assortment of projects including solid waste management, landfill design and operations, demolition of buildings, marine facilities design and construction, flood control design, and water systems design.

From 2002 to 2016, Mr. Douglas was a full-time professor and **Program Director of the Process Technology Program** on the St. Croix Campus of the University of the Virgin Islands (UVI). Under his direction, the program produced over one hundred-twenty (120) process technology graduates, the vast majority of whom are now pursuing rewarding careers in local industries such as Limetree, Diageo, Cruzan Rum, Seven Seas Water, VIWAPA and abroad.

As an engineering consultant and principal of Caritech Group LLC, Mr. Douglas conducts training in process technology and environmental compliance for private industry and government agencies. His company recently completed (October, 2018) a comprehensive six-week technical training program for entry-level operators at the VITOL LPG Supply Terminal on St. Thomas, U.S. Virgin Islands.

TECHNICAL EXPERTISE

- Process Technology Industrial Technical Training
- Project Management
- Oil refinery Operations
- Industrial/Environmental Compliance and Permitting including SWPPP, SPCC, Air and CZM Permits
- Environmental Site Assessment Reports
- Water System design
- Chemical Process Simulation, Troubleshooting and Optimization

TITLE

Principal /General Manager
Caritech Group LLC
P.O. Box 5018, Kingshill VI 00851
U.S. Virgin Islands

YEARS OF EXPERIENCE

Teaching: 20 years
Engineering: 36 years

EDUCATION

BS/Chemistry/
University of the Virgin Islands
MSc/ Chemical Engineering/
Auburn University

PROFESSIONAL REGISTRATIONS

Professional Engineer
USVI 565-E

PROFESSIONAL AFFILIATIONS

Member of the
American Institute of Engineers
Member of the
American Chemical Society

EDUCATION

- **Bachelor of Architecture, 1979**
COOPER UNION for the Advancement of Science and Art Cooper Square, New York City, NY
- **Diploma, Salutatorian, 1974**
CHARLOTTE AMALIE HIGH SCHOOL, St. Thomas, VI

REGISTRATION

Registered Architect, United States Virgin Islands/No. 437A

PROFESSIONAL AND CIVIC AFFILIATIONS

- **National Council of Architectural Registration Boards**
NCARB/Member, No. 51,498; 1999 — Present
- **Virgin Islands Chapter of the American Institute of Architects**, *Chairman 1999-Present; President 1987-1988; Member since 1984*
- **VI Board of Land Use Appeals** — *Chairman 2007-Present, Member since 1998*
- **Industrial Development Commission**
Commissioner — 1996-1999
- **St. Thomas/St. John Chamber of Commerce**
President 2023; Board of Directors 2012-Present
- **St. Thomas Reformed Church**
Deacon 1991 – 1997, 2014-2018
- **Harmonic Lodge No. 356 E.C.**
Secretary, Past Master
- **St. Thomas Lodge No. 9679 E.C.**
Past Master, Secretary
- **Downtown Revitalization Initiative**
Board Member 2011-2013

EXPERIENCE

October 2020 through Present — **Managing Member of HIGHEST POTENTIAL DESIGN, St. Thomas, VI**

October 1992 through Present — **Principal of JAREDIAN DESIGN GROUP, St. Thomas, VI**

December 1982 through September 1992 — **Associate Principal, deJONGH ASSOCIATES, St. Thomas, VI**

July 1989 through September 1992 — **Deputy Program Manager, deJONGH/WILLIAMS, St. Thomas, VI**

July 1982 through November 1989 **Staff Architect, deJONGH ASSOCIATES, St. Thomas, VI**

January 1982 through August 1982 — **Graduate Architect, DANIEL GOLDNER & ASSOCIATES, New York, USA**

November 1979 through December 1981 — **Graduate Architect, JUAN MONTOYA DESIGN CORPORATION, New York, USA**

Summer 1974 through 1978 — **Architect Intern, deJONGH ASSOCIATES, St. Thomas, VI**

EXHIBITIONS

Exhibits in New York City in April 1982 as a founding member of STUDIO PORTFOLIO, a New York City design group that focused upon future concepts in architecture.

EMPLOYMENT HIGHLIGHTS

- **October 1992 through Present through Present HIGHEST POTENTIAL DESIGN, St. Thomas, VI**
Managing Member of an architectural/ engineering firm providing comprehensive architectural/engineering design and management services throughout the Virgin Islands. Projects focus on luxury residential and commercial designs. Projects include Hibiscus Hotel, Caret Bay Development, and the Virgin Islands Cultural Center.

- **October 1992 through Present through Present JAREDIAN DESIGN GROUP, St. Thomas, VI**
Principal of a six-(6)-person architectural/ engineering firm providing comprehensive architectural/engineering design and management services throughout the Virgin Islands. Specific duties include management of architectural design activities from project concept development through project closeout. Directly responsible for the management of the design studio. Some of our most accomplished design work includes the noteworthy award-winning presentations for architectural design for the Quarters "B" project, the Roosevelt Park Renovations, and the Villa Whydah luxury residence.

- **September 1982 through September 1992 deJONGH ASSOCIATES, St. Thomas, VI**
Associate Principal of a 50-person architectural/ engineering firm providing comprehensive architectural/engineering design and management services throughout the Virgin Islands. Supervised the firm's project architects, as well as engineering and CAD support personnel.

Deputy Program Manager for joint venture of two (2) architectural/ engineering firms providing Program Management Services on a \$330 million Capital Improvement Program for the Government of the Virgin Islands. Directly responsible for management of Project Managers, Project Engineers and inspectors, as well as activities of the Program Controls Group. The Program Controls Group provided project reporting, cost tracking and scheduling services.

- **January 1982 through August 1982 DANIEL GOLDNER & ASSOCIATES New York, USA**
Graduate Architect for an architectural/engineering firm specializing in residential and commercial renovations. Directly responsible for design development and production coordination.

- **November 1979 through December 1981 JUAN MONTOYA DESIGN CORPORATION New York, USA**
Graduate Architect for an interior design firm, specializing in residential and commercial interior design. Directly responsible for design development and production coordination. Hired into a newly created position. Took initiative to develop requirements and standards for design production. Project included major interior design renovations for Jones New York, Government of Columbia Headquarters – New York City, and the New York residences of painter Francisco Botero and developer Jack Parker. Mr. Montoya's work was widely published in Architectural Digest, Interior Design, Town and Country between 1979 and 1982.

DESIGN DISTRICT

ARCHITECTS



WASHINGTON, DC

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ABOUT THE FIRM

Design District, PLLC is a Virgin Islands based and locally owned architectural firm with global experience and specialized designers. Our holistic approach to problem solving, refined use of industry-leading technology and our commitment to transparency, give our clients the edge in making critical decisions about their projects.

SERVICES OFFERED

ARCHITECTURE

PLANNING

INTERIOR DESIGN

CONTRACT ADMINISTRATION

VISUALIZATION & RENDERINGS

PROGRAMMING

ENTITLEMENTS & PERMITTING

HISTORIC PRESERVATION

REHABILITATION & ADAPTIVE REUSE

3D SCANNING & MODEL TECHNOLOGY

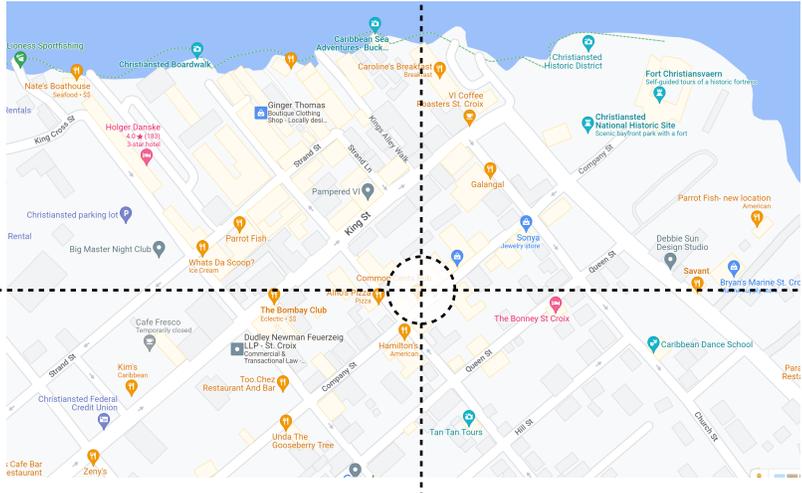
CONTACT INFORMATION

A 2110 Company Street, Suite #15
Christiansted, VI, 00820

P (340)-227-6265

E clarence@designdistrictvi.com

W www.designdistrictvi.com



Qualifications

Leadership



CLARENCE BROWNE, RA, AIA
Founding Principal | Architect



JEREME SMITH, AIA, NCARB
Architect



LAURENCE REED
Architectural Designer



ANGELA BOCLAIRE
Architectural Designer



NASTASIA BUCKLEY, AIA
Architect



K'YARA SIMON
High-School Intern
St. Croix Central High School



LORENZO ALLEN
Architectural Designer

KECIA PENN
Admin. Assistant

DIANNA CHRISTIAN
Permit Coordinator

BREANNA WARD
Admin. Assistant

PATRICK BOULGER
Field/BIM Technician

Clarence E. Browne, RA, AIA | FOUNDRING PRINCIPAL

Crucian architect, Clarence Browne, leads this firm with over 17 years experience as a design professional. Since obtaining his Masters in Architecture from Andrews University, he has worked on a wide range of public and private sector projects within and outside of the territory. From a \$230M hotel and apartment complex in the heart of Washington, D.C., the masterplanning of a resort on St. Croix, installation inspection for the territory's fiber optic network, to the rehabilitation of hurricane damaged homes in the territory, he has a proven record of design and delivery.

Mr. Browne is responsible for design management, client and stakeholder management, project delivery and management of the firm's resources.

PROFESSIONAL EXPERIENCE

Principal, Design District, PLLC | Christiansted, VI, 2019-2023
Project Architect, Cooper Carry, Inc. | Atlanta, GA | August 2014-2019
Architect, Jaredian Design Group | St. Thomas, VI | March 2010- August 2014
Designer, William M. Karr & Associates | St. Croix VI | 2007-2009
Intern Architect, Springline Architects | St. Thomas, VI | 2004-2006
Independent Designer/Architectural Consultant | 2004-2010

EDUCATION

Masters in Architecture, Andrews University, Berrien Springs Michigan | 2006
Bachelors in Architecture, Andrews University, Berrien Springs, Michigan | 2005

SKILLS & QUALIFICATIONS

- Registered Architect - U.S. Virgin Islands
- Over 17 years professional experience in Design & Construction Industry
- Experience with large scale complex construction projects
- Experience with Public & Private sector projects
- Excellent graphic and presentation skills
- Proficient in multiple CAD and BIM programs

LAURENCE REED

Architectural Designer

PROFESSIONAL EXPERIENCE

Design District | June 2019 - Present

Full architectural services supporting a variety of commercial, hospitality, and Government projects.

ASD|SKY | February 2015–Current

Navy Federal Credit Union Phase 2 | Project coordinator/architect for 1 million+ sqft of office and amenities along with 5000 spot parking deck in Pensacola, FL.

Duties Include: DD, CD, CA ongoing \$550M+

Morrison Yard | Project coordinator/architect for 9 story office building with 300 spot parking deck and retail components in Charleston, South Carolina.

Duties Include: DD, CD, and future CA \$40M (Est. Construction)

Millcreek – Modera Prominence | Project coordinator/architect for retail scope of architectural services.

Duties Include: Design, CD's (Revit), 3D modeling, illustrations \$2M (Est. Construction)

CDH Partners | March 2013–February 2015

Wellstar Health System Paulding Hospital | Intern architect for this eight-story project that includes 56 beds, staffs 300 employees, 30 emergency exam rooms, and six surgery suites.

Duties Include: CD's (CAD), consultant coordination \$135M

WHS East Cobb Health Park | Project coordinator for 190,000sqft health park that provides services for urgent care, imaging, medical offices, childcare and retail for its neighboring residential popular.

Duties Include: Design, CD's (Revit), 3D modeling, consultant coordination \$42M

WHS Vinings Health Park | Coordinator for site development, building design and interior build.

Duties Include: Design, CD's (Revit), 3D modeling, illustrations \$46M (Est. Construction)

Norfolk Southern Crew Building | Full architectural services for new 11,500sqft new building.

Duties Include: CD's(Revit), RFIs, client management \$3M (Est. Construction)

EDUCATION

Bachelors of Architecture Degree with a Minor in Construction Management

South Polytechnic State University, Marietta, GA | 2012

Completed 5-year professional degree program

Dessau GE Summer Abroad | Participated in Urban Design Summer Abroad program where I studied, analyzed and documented architecture and planning patterns in Berlin, Hamburg, Cologne, Essen, Frankfurt and Stuttgart.

JEREME A. SMITH, AIA, NOMA, REVIT CP, NCARB

TEAM MEMBER PROFILE:

Jereme Smith is Owner Architect and technology lead for BILD Design Studios an Architecture, Vision Consulting, and Interiors Design firm headquartered in Atlanta GA specializing in commercial, office, retail, K-12, mixed use residential and branding. BILD partners with various firms as a consultant providing Architectural and Design Technology expertise. Jereme leads teams in preparing design concepts that integrate programmatic requirements, codes/regulations and the overall client vision into a cohesive design utilizing BIM and related software. Jereme is an Autodesk Revit Certified Professional and BIM (Building Informational Modeling) specialist who has presented at RTC, a national conference on Revit and taught various courses at ITT Tech, Kennesaw State University and online exploring the intersection of Architectural design and Technology. Innovative approaches are in his DNA and he expresses that through his work at BILD and in his collaboration with consultants and clients alike.

Jereme is also very passionate about mentoring and service to the profession and is currently serving on the Drew Charter Engineering Advisory board, and has served on the board of the National Organization of Minority Architects Atlanta chapter board and the American Institute of Architects Atlanta chapter.

Awards & Affiliations

- American Institute of Architects (AIA)
- National Organization of Minority Architects, NOMA Atlanta
- DREW Charter School | Engineering Advisory Board
- Christopher Kelley Leadership Development Program | AIA Atlanta
- Autodesk Revit Certified Professional
- AIA GA Design award for Design Excellence on the DC Sports Complex.

PROJECT ROLE:

Jereme will take a leading role during all phases of Schematic Design, Design Development and Construction Documents and Construction Administration phases of the project. Jereme will oversee the coordination of all the Building informational modeling and consultant requirements on the project as well as oversee any visualizations required such as Virtual Reality and renderings.

PROJECT ROLE DESIGN ARCHITECT

EDUCATION BACHELOR OF ARCHITECTURE 2011 KENNESAW STATE UNIVERSITY

REGISTERED ARCHITECT GEORGIA, ALABAMA, SOUTH CAROLINA, VIRGINIA, FLORIDA, MASSACHUSETTS, NORTH CAROLINA

PROJECT EXPERIENCE - SHORT LIST

Front Porch on Auburn Mixed Use Development
Atlanta, GA

Douglas County High School Sports Complex
Douglasville, GA

Shaw High School - Addition & Renovation
Columbus, GA

College of Charleston Science Center Renovation & Auditorium
Charleston, SC

Devereux Outdoor Classroom & Performance space
Kennesaw, GA

Navy Federal Credit Union BLDG 7,8, Amenities & Parking Decks 3,4
Pensacola, FL

Howell's Kitchen and Bar—Exterior Design
Atlanta, GA

1280 West Peachtree Penthouse Condo Renovation
Atlanta, GA

Larkin on Memorial—Adaptive Reuse
Atlanta, GA

Marriott Fairfield Inn & Suites
Nashville, TN

LORENZO ALLEN

Architectural Designer

PROFESSIONAL EXPERIENCE

Design District | June 2019 – Present

Full architectural services supporting a variety of commercial, hospitality, and Government projects.

Project Manager and Designer, Sun Collective Designs, Houston, Texas | 2015 – 2019

- Designed projects for clients through all phases from schematic design to construction documents.
- Managed Residential & Commercial projects.
- Research & analyze applicable project type building codes.
- Coordinate with multiple consultant disciplines.
- Submitted projects for building permits & visit with city officials as necessary.

Landscape Architect Associate, McDugald Steele, Houston, Texas | 2014

- Survey and create Cad base plans of site properties.
- Create C.D.'s, Planting Plans, presentation drawings, details, and revise red lines.

Project Manager/Inspector, Antillean Engineers Inc, St. Croix, USVI | 2013

- Traveled to various project sites to take photos and process documents.
- Supervised the installations of project designs according to specifications.

Engineering Draftsman, Atlantic Engineering Group, St. Croix, USVI | 2011–2013

- Prepared CAD city based maps to be designed for fiber optics utility projects.
- Reviewed fiber optics overall designs, revised necessary changes and updates as per client request.

Junior Designer, William M. Karr & Associates, St. Croix, USVI | 2005–2011

- Researched, planned, designed, and administered building projects for clients, while applying knowledge of design, zoning and building codes.
- Completed CD's for hotels, aviation hangars, high end residences and commercial buildings.

EDUCATION

Bachelor of Science in Architectural Technology, New York Institute of Technology, New York | 2004

Advance Drafting Certification, St. Croix Vocational School, U.S. Virgin Islands | 1999

H.S. Diploma, St. Croix Educational Complex, U.S. Virgin Islands | 1999

SKILLS & QUALIFICATIONS

- 10+ years of experience in Architecture
- 10+ years creating Construction documents
- Highly proficient in Revit, AutoCad, and other software
- Work well under pressure to meet deadlines
- Analytical, pro-active, self starter, organized, detail oriented and resourceful
- Technical skills include: AutoCAD, SketchUP, 3DS Max, Revit, Photoshop, Microsoft Excel, InDesign, Adobe Acrobat and MS Office

ANGELA BOCLAIRE

Architectural Designer

PAST EXPERIENCE

BILD

Designer

HERA

Lab Planner

Shelter Design Group *Atlanta, GA*

Intern Architect

- Assisted with contract administration responsibilities.
- Developed drawings, renderings, and high impact presentation graphic to communicate concepts to clients.
- Interacted with senior management, vendors and clients at weekly briefings related to project status.
- Consulted with clients to determine functional and spatial requirements.
- Conducted periodic on-site observation of work during construction to verify compliance with working drawings.
- **Notable Project:** NailMall Nail Supply. Doraville, GA

OTHER EXPERIENCE

Endeavor Telecom *Atlanta, GA*

Workforce Coordinator

- Collaborated with a team to provide excellent customer service, field guidance, and extensive technical support.
- Coordinated with field technicians, field managers, customers and coworkers to handle appointment reschedules, cancels and reassignments.
- Updated information in real-time to reflect changes in field technician schedules and assignments.

Southern Polytechnic State University *Marietta, GA*

Health and Wellness Student Assistant

- Assisted in coordinating Health and Wellness Center activities. Carried out basic administrative work.

EDUCATION

Bachelor of Architecture *May 2012*

Southern Polytechnic State University

SKILLS & QUALIFICATIONS

- Production: **Autodesk Revit**, **Autodesk AutoCAD**, Sketchup
- Presentation: Adobe Illustrator, Adobe Photoshop, Adobe In-design, Microsoft PowerPoint, Microsoft Word.



DAMIAN CARTWRIGHT, P.E.

Managing Principal

340-513-6918

dcartwright@buildteceng.com

#7-1 Bonne Esperance
P.O. Box 8269, Christiansted, VI 00823

SUMMARY

Versatile and accomplished Civil Engineer with over 21 years of experience, adept in Aviation and Marine Port Management, Capital Project Management, and Professional Engineering Design Consulting. Notably registered as a Professional Engineer in Florida, the Bahamas, US Virgin Islands, and Alabama.

Proficient in a wide range of software applications including Staad Pro, AutoCAD, Revit, and more. Proven track record in successfully managing and executing diverse projects,. Seeking opportunities to apply expertise and drive impactful engineering solutions

GET IN TOUCH

Website
buildteceng.com

Linked In
linkedin.com/damiancartwright/

Education

Civil Engineering
Bachelors of Science with Honors
University of Florida
Gainsville, Florida
December 2000

Professional Registration

Professional Engineer

- Florida P.E. No. 63056 | 2005
- The Bahamas P.E. No. 10141 | 2011
- US Virgin Islands P.E. No. 28851 | 2014
- Alabama P.E. No. 50673 | 2022

Skills

Staad Pro	
Auto Turn	
ASAD	
Cascade	
AdICPR	
Civil 3D	
AutoCAD	
Micro Station	
WaterCAD	
Revit	



Experience

BuildTEC, LLC

2021- Present

Principal

Cyril E. King Airport Terminal Expansion – Phases 1 & 2 Structural Analysis, St. Thomas, USVI

- Conducted structural analysis of the existing terminal facility to support the Phase 1 Commuter Wing and Phase 2 Northern Jet Bridge Expansions.
- Collaborated with T.Y. Lin International as a sub-consultant to deliver comprehensive engineering analysis.

Hampton Inn Suites, St. Thomas, USVI

- Performed schematic 30% structural analysis and design for the deep foundation system of a new 70,000 sq. ft. 5-story Hampton Inn Suites Hotel on St. Thomas, USVI.
- Worked as a sub-consultant to Kimley Horn & Associates (KHA).

Ocean Point Terminals, LLC, St. Croix, USVI

- Provided miscellaneous structural and site/civil consulting services to Ocean Point Terminals, LLC under the Master Services Agreement (MSA) through Task Orders.
- Demonstrated versatility and expertise in addressing various structural and site-related challenges.

Landsby Developers, LLC – 30 Acre Mixed-Use Residential/Commercial Development, St. Croix, USVI

- Led civil engineering efforts for the site layout, roadways, paving, grading, drainage, potable water, and sanitary sewer utility infrastructure design.
- Managed diverse aspects of the project to facilitate the development of a 30-acre mixed-use residential/commercial complex.
- Designed a portable water and fire protection storage system, and a packaged waste water treatment plant (WWTP) for the Development.

Henry E. Rohlsen Airport (HERA) – Runway Paved Shoulders and Electrical Vault Project, St. Croix, USVI

- Undertook nighttime construction inspection services for the project in collaboration with American Infrastructure Development (AID).
- Ensured adherence to safety protocols and quality construction standards.

U.S. Virgin Islands Department of Public Works (DPW) Administration Complex, St. Croix, USVI

- Served as the civil engineering consultant for site layout, paving, grading, drainage, potable water, and sanitary sewer utility infrastructure design.
- Worked in conjunction with Jaredian Design Group to deliver a comprehensive and sustainable facility.

U.S. Virgin Islands Department of Public Works (DPW) – Concordia West Complex, St. Croix, USVI

- Served as the civil engineering consultant responsible for site layout, paving, grading, drainage, potable water, and sanitary sewer utility infrastructure design.
- Demonstrated expertise in delivering robust infrastructure solutions for government facilities.

U.S. Virgin Islands Police Department Administration Complex, St. Croix, USVI

- Dual role as the structural and civil engineering consultant for the project.
- Successfully executed the building structural analysis and design, site layout, paving, grading, drainage, potable water, and sanitary sewer utility infrastructure design.

Independent Consulting

2007-2021

Civil Engineer

U.S. Virgin Islands Legislature Building Remodel, St. Croix, USVI

- Conducted structural engineering analysis and design for the remodel of a 20,000 sq. ft. building, incorporating a new multi-level interior stairwell, elevator shaft, and grand portico entrance.
- Successfully transformed an existing 5,000 sq. ft. basement into office space, enhancing the building's functionality.

Yusef and Sons, LLC Convenience Center, St. Croix, USVI

- Led structural engineering analysis and design for a new two-story 350,000 sq. ft. structural steel and concrete department store.
- Demonstrated expertise in handling large-scale construction projects to ensure structural integrity and safety.

VIYA Building Atrium Closure Remodel, St. Croix, USVI

- Performed structural engineering analysis and design to close an existing 1400 sq. ft. atrium, creating second-level floor space for medical offices.
- Provided innovative solutions for repurposing existing spaces to accommodate the client's needs.

Sunny Isles Clock Tower Restoration, St. Croix, USVI

- Undertook structural engineering analysis and design for the rehabilitation of the Sunny Isles Clock Tower steel structure.
- Implemented necessary improvements to preserve and restore the historic landmark.

U.S. Virgin Islands Housing Finance Authority – Estate Mount Pleasant, Phase 4 – Subdivision Development, St. Croix, USVI

- Designed the gravity sewer main network for a 13.71-acre, 40 – ¼ acre lot subdivision development in collaboration with the design-build contractor, New Wave Development, LLC.
- Ensured efficient and reliable sewer infrastructure for the residential development.

Albany Marina Development, Nassau, Bahamas

- Conducted civil engineering analysis, design, and plan production for the site layout, utility infrastructure, and drainage design of a high-end mixed-use development.
- Contributed to the successful development and functionality of a prestigious project.

Queen Elizabeth Sport Centre Highway Design, Nassau, Bahamas

- Performed the roadway civil engineering design, utilizing AutoCAD Civil 3D for extensive corridor modeling to develop the alignment, vertical profile, super-elevation, and cut and fill sections.
- Ensured a well-planned highway design to accommodate the Sport Centre's transportation needs.

The Pointe West Bay Street Re-Alignment, Nassau, Bahamas

- Led the roadway civil engineering design to re-align approximately 1-mile of the West Bay Street Corridor to accommodate The Pointe Resort Development.
- Successfully integrated infrastructure changes to support the resort development project.



Experience

Virgin Islands Port Authority, St. Croix, USVI

June 2017–May 2021

Assistant Executive Director | Director of Engineering

- Collaborated with the Executive Director to develop and propose policies for approval by the Governing Board, ensuring alignment with organizational objectives and regulatory requirements.
- Played a key role in policy implementation, working on behalf of the Governing Board to ensure effective execution and compliance across the organization.
- Demonstrated exceptional management and oversight skills while leading St. Croix District Operations, optimizing processes and resources for efficient operations.
- Strategic Planning and Capital Improvement Program Manager.
- Assisted the Executive Director in the successful implementation of the Agency's Strategic Plan, driving strategic initiatives to achieve long-term goals and enhance overall performance.
- Held direct responsibility for the development and execution of VIPA's Capital Improvement Program, overseeing various infrastructure projects from conception to completion.
- Provided expert oversight and management of the Engineering Department, including the coordination of Architect/Engineer Consultants, bid solicitations, permitting, construction supervision, grant management, federal agency compliance, and project closeout.

August 2014–June 2017

Senior Engineer

- Developed a comprehensive Capital Improvement Program for VIPA's St. Croix District, strategically identifying priority projects to address infrastructure needs and support the region's growth.
- Collaborated with stakeholders to align project objectives with the organization's mission and long-term goals, ensuring efficient allocation of resources.
- Directed and coordinated the activities of the Engineering Department on St. Croix, fostering a cohesive and high-performing team.
- Implemented best practices and standard operating procedures to streamline engineering processes and improve project delivery timelines.
- Provided expert oversight throughout the entire project lifecycle, from conceptualization to project closeout, to ensure adherence to quality standards and regulatory requirements.
- Managed grant applications and compliance with federal agencies' guidelines, securing additional funding for vital infrastructure improvements.

Craven Thompson & Associates, Inc., Fort Lauderdale, Florida

September 2007–May 2013

Senior Engineer/Project Manager

Airside at Opa Locka Airport, Miami, FL

- Project Engineer overseeing a 220-acre development at Opa Locka Airport in Opa Locka, Florida.
- Provided civil engineering services, including analyses and design for roadways, taxiways, and utilities.
- Developed construction drawings and specifications, facilitated permitting with local, state, and federal agencies, including the Federal Aviation Administration (FAA), and provided construction administration support.

City of Miami Gardens Livable Neighborhoods Improvements Project, Miami, FL

- Engineer of Record for drainage, lighting, and streetscape improvements in three neighborhoods within the City of Miami Gardens, Florida, covering approximately 222 acres.
- Conducted extensive storm water modeling using AdICPR software and engaged in community involvement presentations.
- Led the development of construction drawings and specifications to enhance the livability and functionality of the neighborhoods.

NW 21st Avenue Improvements (From NW 19th Street to Oakland Park Blvd., Fort Lauderdale, FL

- Engineer of Record responsible for designing and permitting around 2400 linear feet of 8-inch potable water main.
- Performed the drainage design and permitting process, resolving potential conflicts with existing utilities.
- Ensured the successful integration of the proposed potable water and drainage system within the existing infrastructure.

EAC Consulting, Inc.

January 2001– August 2007

Senior Project Manager

Parking Garage #6 - Miami-Dade County Aviation Department, Miami, FL

- Project Engineer overseeing civil and structural engineering design for Park 6 Garage Project.
- Provided civil engineering services, including paving layout, drainage/site design, and utility coordination.
- Designed 4 vehicular space frame truss bridges and 1 pedestrian space frame truss bridge using STAAD Pro.

Port Everglades Security Building, Fort Lauderdale, FL

- Project Engineer responsible for structural design of a two (2) story security facility at Port Everglades.
- Developed construction documents and handled all jurisdictional permitting.

Vizcaya Museum and Farm Village Hurricane and Flood Protection Project, Miami, FL

- Provided hurricane and flood protection retrofit design for Vizcaya facilities, a national historic landmark.
- Involved in the design of operation mechanisms for hurricane shutters and structural aspects.

Greynolds Parks & Recreation Facilities, Miami, FL

- Managed design aspects, including timber and masonry design, for wood cabins, washroom, and kitchen.
- Preserved architectural character using CBS, timber, and rustic stone materials.
- Coordinated with various agencies and provided inspection services for the project.

Experience

EAC, Consulting, Inc.

January 2001– August 2007

Senior Project Manager

Miami-Dade Water and Sewer Department– Potable Water and Sanitary Sewer Upgrades, Miami, FL

- Led design of new potable water and sanitary sewer mains and lift stations throughout Miami-Dade County.
- Part of a \$2B Capital Improvement Program (CIP) upgrade under the Consent Decree with EPA and FDEP.

Miami Central High School, Miami, FL

- Evaluated existing utility infrastructure and site configuration for Phase I improvements.
- Designed new academics building, chiller plant, parking lot, and athletics fields.

International College of Policing, Miami, FL

- Provided civil engineering services for site improvements, new water and sanitary sewer connections, and storm water management.
- Assisted in the design and permitting of the new facility within the City of Miami.

Florida International University Football Stadium Expansion (Design-Build), Miami, FL

- Provided civil engineering services for site development, drainage, potable water, fire protection, and sanitary sewer design.
- Ensured compliance with design standards and permitting requirements.

Engineering Material Arresting System (EMAS) – Broward County Aviation Department, Fort Lauderdale, FL

- Designed and developed construction documents for EMAS installation at Fort Lauderdale Hollywood International Airport.
- Modified environmental resource permits for additional impervious cover with storm water management improvements.

PLC Lincoln Loft Condominiums, Miami, FL

- Provided civil engineering services for the design and permitting of a 9-story condominium complex with retail space.
- Salvaged portions of an existing building and constructed a new tower and parking garage.

Biscayne Point Neighborhood Improvements, Miami, FL

- Managed design and permitting of more than 7 miles of roadway and infrastructure improvements in Miami Beach.
- Enhanced streetscapes, upgraded utilities, and implemented traffic calming measures.

Treasure Cove Sanitary and Water Distribution Improvements, Fort Lauderdale, FL

- Led design and permitting of utility infrastructure improvements in the Treasure Cove community.
- Upgraded water distribution system and extended sanitary sewer service.

Metro Zoo Aviary Miami-Dade County Parks & Recreation Department, Miami, FL

- Provided utilities design and construction management for the “Wings of Asia” Aviary at the Metro Zoo.
- Assessed existing pump station capacity and designed drainage and paving for the Aviary entrance.

Miami-Dade Housing Agency Miscellaneous Engineering Services, Miami, FL

- Provided various civil engineering services, including ADA compliance upgrades, site improvements, and drainage enhancements.

Amelia Earhart West Entrance Upgrade, Miami, FL

- Managed the design and construction supervision for a large traffic circle and security booth at the entrance.
- Ensured compliance with ADA criteria and incorporated aesthetic treatments.

Hurricane Restoration and Renovation – Greater Orlando Aviation Authority (GOAA), Orlando, FL

- Coordinated provision of professional civil engineering services for improvements to Terminal Facilities at Orlando International Airport.
- Ensured compliance with safety and code requirements, and managed utilities and infrastructure improvements.

Miami Dade College Science Lab – Phase 2 Improvements, Miami, FL

- Provided civil engineering design for the construction of an 85,000 square foot facility.
- Designed paving, storm water management, utilities, and sanitary pump/lift station.

Miami-Dade Fire Rescue Training Facility, Miami, FL

- Provided civil engineering services for the design and permitting of a state-of-the-art training complex.
- Designed water mains, gravity sewer mains, force mains, stormwater management, and related permitting.