

# BRUCE BENNETT LAW

**Bruce P. Bennett, Esq.**

ADMITTED:  
U. S. Virgin Islands  
New York, New Jersey  
Connecticut, Vermont  
Massachusetts

63 Calhoun St.  
Washington Depot, CT 06794  
T: 475-206-1199  
bpb@brucebennettlaw.com

October 27, 2025

## VIA HAND DELIVERY

Marlon Hibbert  
Director – Virgin Islands CZM  
45 Estate Mars Hill  
Frederiksted, VI 00840

**RE: Major CZM Permit No. CZX-39-07W  
Application for Modification**

Dear Director Hibbert:

Pursuant to 12 V.I.R. & Regs. § 910-14 and the terms and conditions of CZM Permit No. CZX-39-07W, please accept the enclosed application for modification of CZM Permit No. CZX-39-07W. The requested modification concerns the proposed installation of mechanical boat lifts in conjunction with the repair of pier/slip damage to Dock "C" caused by Hurricanes Irma and Maria in 2017. The proposed improvement is confined entirely within the approved footprint of CZX-39-07W.

More specifically, the proposed mechanical boat lifts (26) are to be installed within the mooring slips on Dock "C," an existing pier authorized by CZX-39-07W. The requested modification also seeks approval for the installation of two (2) additional boat lifts secured to the existing concrete seawall within the marina. The proposed twenty-eight (28) boat lifts will permit individual boat owners to daily store their boats out of the water. Included with the application are detail drawings reflecting the typical installation of the respective type of proposed boat lift. Also included with the application is a drawing of the configuration of the proposed lifts on Dock "C" ("Exhibit A") as well as a photo overlay ("Exhibit A-1") which depicts the location of the two (2) lifts proposed for the seawall on either side of the

CZX-39-07W

Ltr. M. Hibbert, Director CZM

Re: CZX-39-07W Modification Application

October 27, 2025

entrance to Dock "B."<sup>1</sup> As noted above and as evident from the drawings, the proposed boat lifts will be confined within the approved marina/pier footprint pursuant to CZX-39-07W.

It is to be noted that the marina presently includes twelve (12) mooring slips on Dock "B." There will not be any boat lifts installed on Dock "B." With the proposed twenty-eight (28) boat lifts to be installed on Dock "C" and the seawall, the marina will have a total of forty (40) mooring slips. CZX-39-07W describes the marina as comprising "eight (8) piers, including thirty (30) boat slips." As noted above, the existing marina has only seven (7) piers, only two (2) of which are fitted with mooring slips (Docks B & C). CZX-39-07W includes the language "including thirty (30) boat slips." To any extent necessary, it is respectfully requested that CZX-39-07W be modified (corrected) to reflect the actual number of mooring slips to be forty (40).

It is respectfully submitted that this application should not be treated as a new application for a Coastal Zone Permit. Pursuant to 12 V.I.R. & Regs. § 910-14(a), it is respectfully submitted that the proposed boat lift installations will not substantially alter or modify the scope, nature or characteristics of CZX-39-07W. The "scope" of CZX-39-07W is "the continued use of an existing marina consisting of eight (8) piers, including thirty (30) boat slips and two (2) rail systems."<sup>2</sup> The proposed improvement is perfectly compatible with the "existing marina" and will not involve any expansion or enlargement of any existing facilities. The proposed installation is limited to one (1) existing pier (Dock "C") and the concrete seawall adjacent to Dock B. As noted above, the proposed installations will be confined within the pier/marina footprint authorized under CZX-39-07W. The "scope" of CZX-39-07W will not be affected. Moreover, the "nature or characteristics" of CZX-39-07W will similarly remain unaffected. The nature and characteristics of CZX-39-07W relate to the operation of a commercial "marina." The addition of the proposed boat lifts enhances the marina operation but does not change its nature or characteristics. There will not be any expansion or enlargement of the marina

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<sup>1</sup>The seawall lift to the south of Dock "B" presently exists. The Permittee is seeking retroactive approval for this lift. The second seawall lift is proposed for the seawall to the north side of the entrance to Dock "B."

<sup>2</sup>CZX-39-07W includes an "as built survey stamp dated September 7, 2007." A review of the survey discloses that the property includes, at most, seven (7) piers as opposed to eight (8) as stated in the body of CZX-039-07W.

CZX-39-07W

Ltr. M. Hibbert, Director CZM

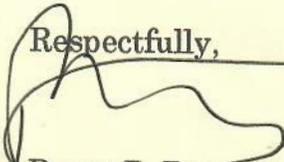
Re: CZX-39-07W Modification Application

October 27, 2025

footprint or the operations conducted. Accordingly, this application should not be treated as a new application for a Coastal Zone Permit.

It is respectfully requested that this application be given favorable consideration and that CZX-39-07W be modified to permit the installation of the proposed twenty-eight (28) boat lifts and the marina be described as including forty (40) boat slips.

Respectfully,



Bruce P. Bennett

BPB/

Enclosure: As noted.

cc: Dirty Bottom, LLC



GOVERNMENT OF THE UNITED STATES VIRGIN ISLANDS  
 -----o-----  
**DEPARTMENT OF PLANNING AND NATURAL RESOURCES**  
**Division of Coastal Zone Management**

No. 45 Estate Mars Hill, Frederiksted  
 St. Croix, VI 00840-4477  
 Tel: (340) 773-1082; Fax: (340) 773-3343

Charles Wesley Turnbull Regional Public Library  
 4607 Tutu Park Mall, St. Thomas, VI 00802  
 Tel: (340) 774-3320; Fax: (340) 714-9524

**APPLICATION FOR MODIFICATION OF PERMIT**

Pursuant to Title 12 Chapter 21 of the Virgin Islands Code and the Coastal Zone Management Rules and Regulations, 12, V.I.R.R. §910-14, the following request for Modification of (check one)  Minor  Major Permit No. CZX-39-07W is hereby submitted.

1. Name, mailing address, email address and telephone number of Applicant/Permittee Dirty Bottom, LLC  
5063 Gallows Bay, Christiansted, St. Croix, USVI, chanley@stcroixmarinecenter.com, 773-0289

2. Name, mailing address, email address and telephone number of the Property Owner St. Croix Marine  
Development Co., Inc., P.O.B. 760, Huntington, N.Y. 11743, tksgalley@yahoo.com, 631-421-3575

3. Location of activity. Plot No. 63/63-A Estate Mt. Welcome Island St. Croix

4. Summary of proposed activity. Include all incidental improvements such as utilities, roads, etc. (Use additional sheets if necessary). Installation of mechanical boat lifts within existing footprint more or less as depicted in Exhibits A and A-1 attached hereto. The proposed installation includes one (1) twenty ton lift, eleven (11) twelve ton lifts and sixteen (16) eight ton lifts. The installation includes one existing eight ton lift for which retroactive approval is sought. See attached 10/27/25 letter..

5. Please attach the Application Fee or Receipt: \$50.00 for Minor Permit; \$500.00 for Major Permit. In addition, please provide the following required documents:

- a) Tax Clearance Letter from the Bureau of Internal Revenue
- b) Property Tax Clearance Letter from the Office of the Lt. Governor
- c) Corporations and Associations: Certificate of Good Standing or equivalent
- d) Required or necessary drawings showing proposed activity
- e) Environmental Assessment Report (if applicable).

Signature of Applicant \_\_\_\_\_ Date 10/29/25

Print Christopher Hanley

Signature of Owner \_\_\_\_\_ Date \_\_\_\_\_

Print \_\_\_\_\_

Inspector \_\_\_\_\_ Date \_\_\_\_\_

Pursuant to 12 V.I.R.R. §910-14 (a) the Commissioner has determined that the request **DOES / DOES NOT** substantially alter the scope, nature or characteristic of the existing permit or approved development. As such, you **MAY / MAY NOT** proceed with the modification request.

Commissioner \_\_\_\_\_ Date \_\_\_\_\_



GOVERNMENT OF THE UNITED STATES VIRGIN ISLANDS  
 -----0-----  
 DEPARTMENT OF PLANNING AND NATURAL RESOURCES  
 Division of Coastal Zone Management

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Development Co., Inc., P.O.B. 760, Huntington, N.Y. 11743, tksgalley@yahoo.com, 631-421-3575

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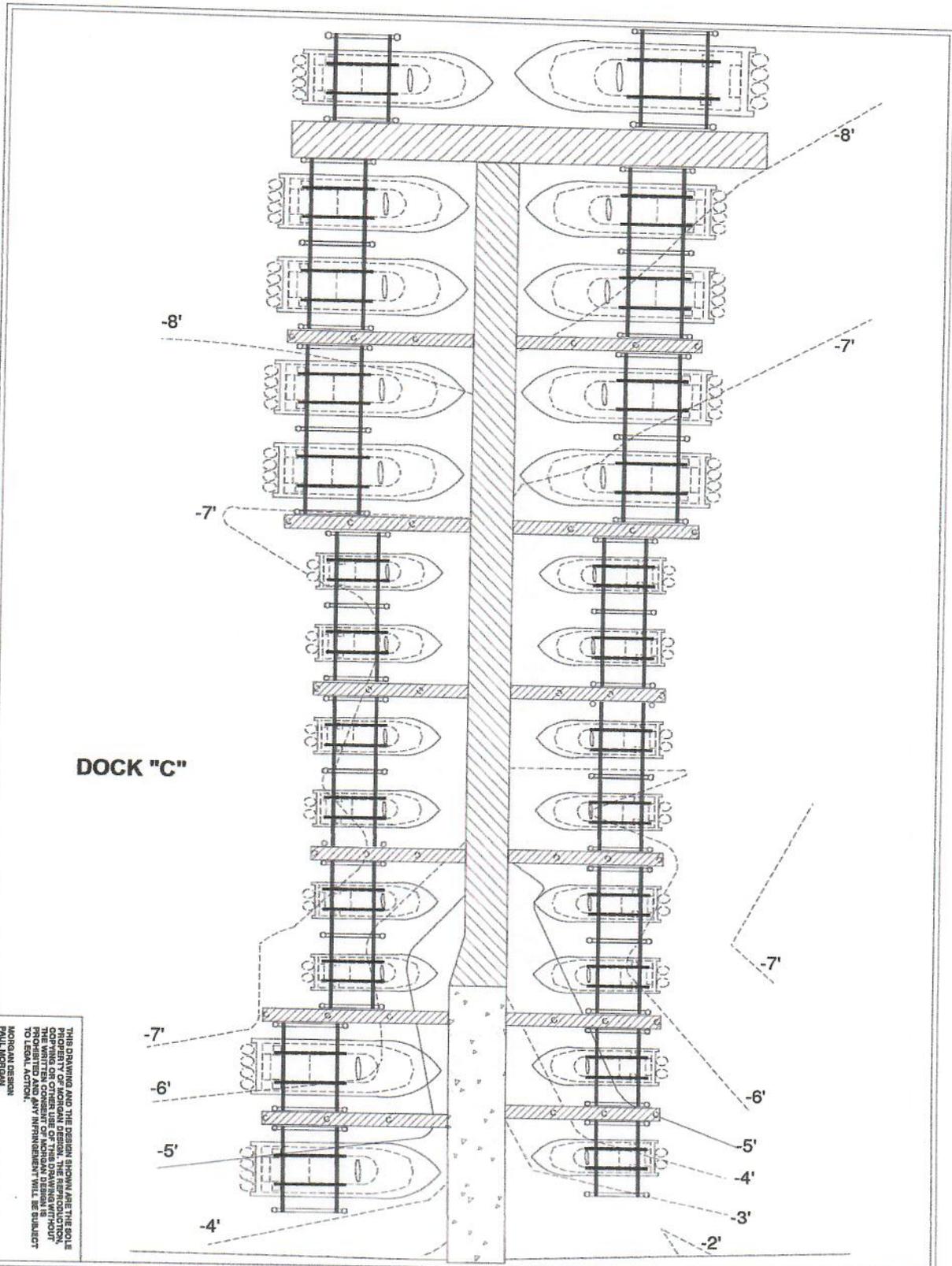
 10/28/25  
 Signature of Applicant Date  
 Print Christopher Hanley

 10/28/25  
 Signature of Owner Date  
 Print TORKE KNUTSON

\_\_\_\_\_  
 Inspector Date

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\_\_\_\_\_  
 Commissioner Date



THIS DRAWING AND THE DESIGN SHOWN ARE THE SOLE PROPERTY OF MORGAN DESIGN. THE REPRODUCTION, TRANSMISSION, OR ANY OTHER USE OF THIS DRAWING WITHOUT THE WRITTEN CONSENT OF MORGAN DESIGN IS PROHIBITED AND ANY INFRINGEMENT WILL BE SUBJECT TO LEGAL ACTION.  
 MORGAN DESIGN  
 PAUL MORGAN

DATE: 8/11/2025  
 SCALE: **A-5**

**morgan design**  
 40 SUNSET DRIVE  
 WHIPERING PINES, NC  
 28327  
 morgandeignnc@gmail.com

**ST CROIX MARINE CENTER**  
 5063 GALLOWS BAY  
 ST. CROIX, VI 00820

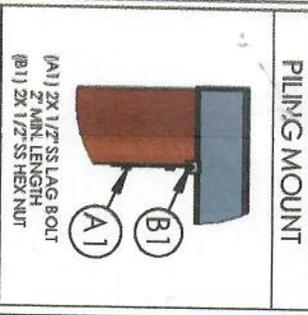
**PROPOSED  
 C-DOCK  
 OVERVIEW**

NO.	REVISION	DATE

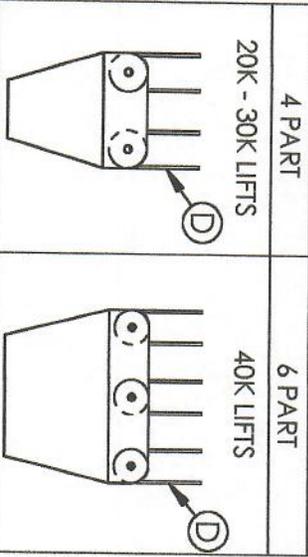
**EXHIBIT A**



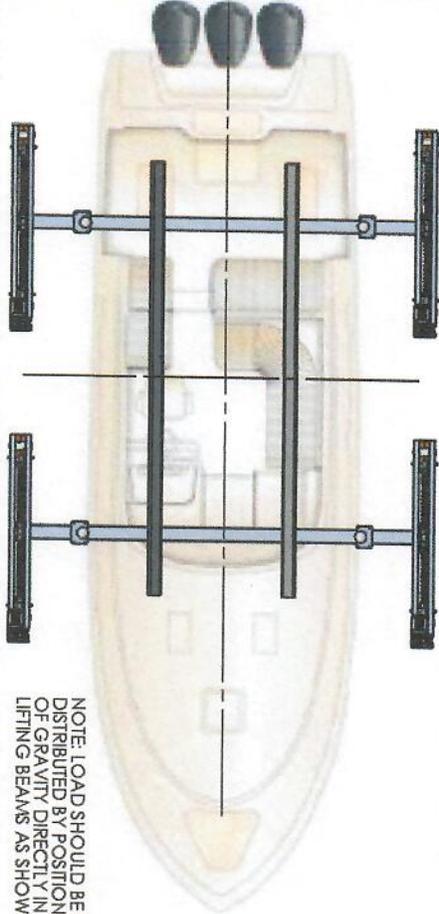
**MOUNTING OPTIONS:**



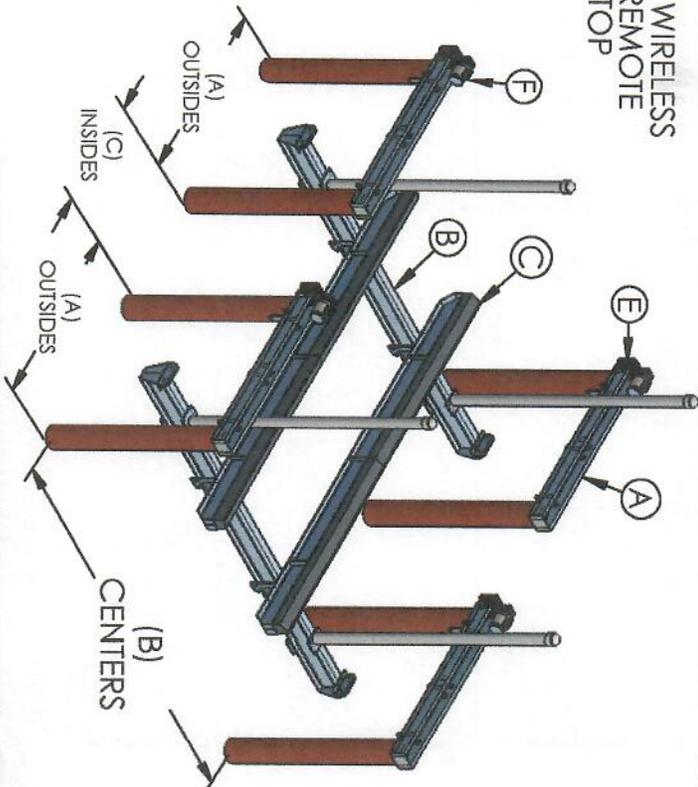
**CABLE ROUTING:**



NOTE: CONTROLS WIRELESS  
TEC4 A/C REMOTE  
W/ AUTO STOP



NOTE: LOAD SHOULD BE EVENLY  
DISTRIBUTED BY POSITIONING THE CENTER  
OF GRAVITY DIRECTLY IN THE CENTER OF THE  
LIFTING BEAMS AS SHOWN IN THE ILLUSTRATION



**8 PILING BOAT LIFT SPECIFICATION SHEET**

2018	TOP BEAM (A)	CRADLE BEAM (B)	BUNKS (C)	CABLE SIZE (D)	DRIVE (E)	H.P. MOTOR (F)	DRIVE SHAFT	MINIMUM PILING (SIZE & QTY.)
20,000 LB.	7" CHANNEL X 86"	6" X 10" X 15'	15' I-BEAM BUNKS	5/16" SS 7/19 (313) 4 PART	DIRECT DRIVE	3/4 H.P. (QTY. 4) 220V 4.9A EACH	1-1/2" (SCH 40)	10" (QTY. 4)
24,000 LB.	7" CHANNEL X 86"	6" X 10" X 15'		5/16" SS 7/19 (313) 6 PART		1 H.P. (QTY. 4) 220V 6.8A EACH		10" (QTY. 4)
30,000 LB.	8" CHANNEL X 86"	6" X 10" X 16'	15' I-BEAM BUNKS	5/16" SS 7/19 (313) 4 PART	DIRECT DRIVE	3/4 H.P. (QTY. 4) 220V 4.9A EACH	1-1/2" (SCH 40)	10" (QTY. 4)
40,000 LB.	8" CHANNEL X 94"	7" X 12" X 18'		5/16" SS 7/19 (313) 6 PART		1 H.P. (QTY. 4) 220V 6.8A EACH		10" (QTY. 4)

**8 PILING BOAT LIFT PILING SPACING**

Weight	(A) BOW TO STERN (OUTSIDES)	(B) PORT TO STARBOARD (CENTERS)	(C) DISTANCE BETWEEN SETS BOW TO STERN (INSIDES)
20,000 LB.	86 IN	15 FT	4 FT - 4 IN MAX
24,000 LB.	86 IN	16 FT	4 FT - 4 IN MAX
30,000 LB.	94 IN	18 FT	4 FT - 4 IN MAX
20,000-30,000 LBS.			4 FT - 4 IN MAX
40,000 LBS.			3 FT - 8 IN MAX

**TITLE:**  
**20K-40K 8 POLE BOAT LIFT  
ENGINEERING SHEET**

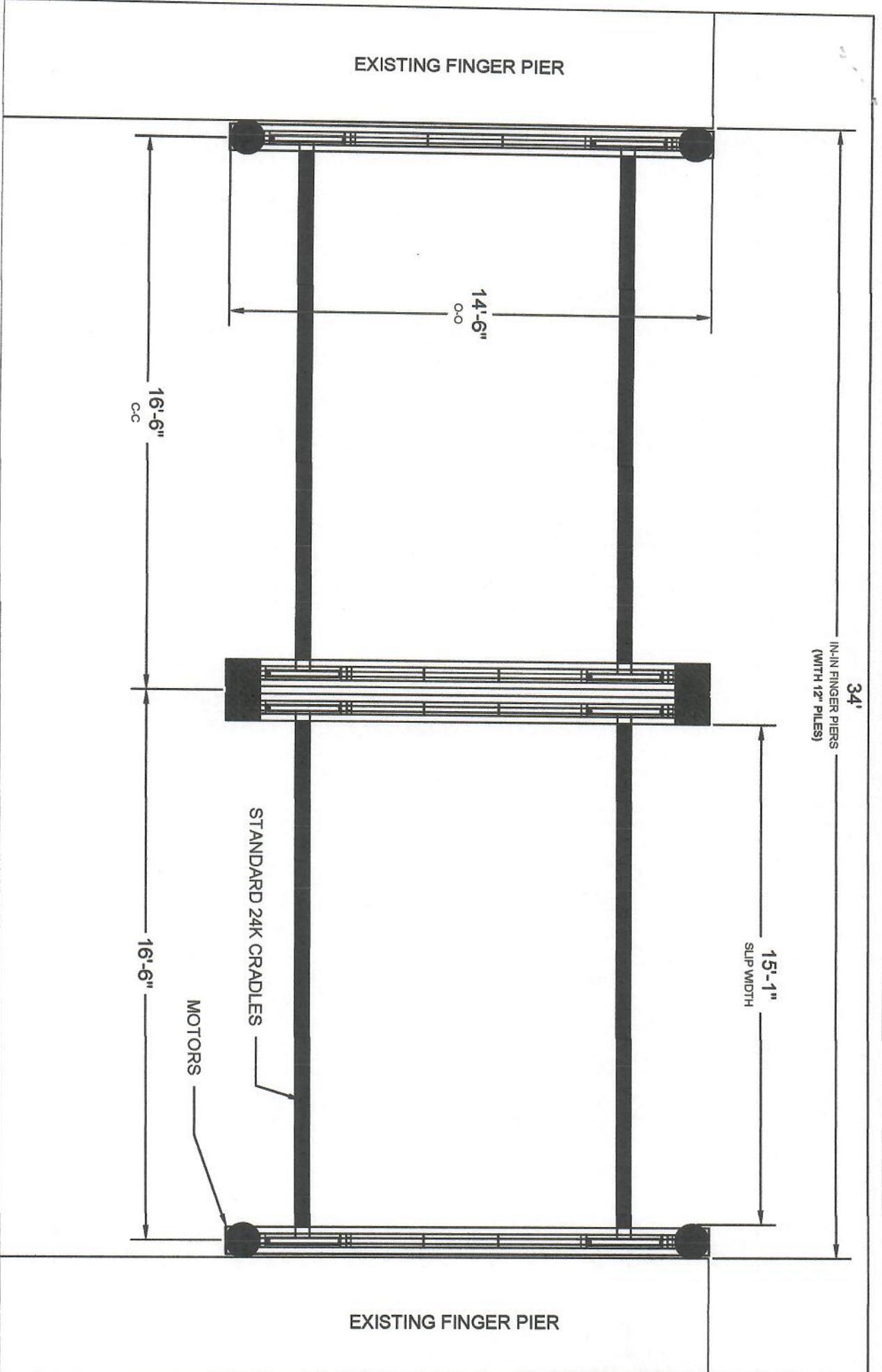
SIZE	DWG. NO.	REV
<b>A</b>	ENGINEERING	2
SCALE AS NOTED	DRAWN BY: DATE:	SHEET 1 OF 1
	ACC	5-10-19

PH: 800-325-1116  
FAX: 252-747-4377  
TIDEFAMER.COM  
P.O. BOX 1118  
SNOW HILL, NC 28580

ENGINEERING SEAL AFFIXED HERETO VALIDATES STRUCTURAL DESIGN AS SHOWN ONLY. USE OF THIS SPECIFICATION BY CONTRACTOR, et. al. IDENTIFIERS & SAVES HARMLESS THIS ENGINEER FOR ALL COST & DAMAGES INCLUDING LEGAL FEES & APPELLATE FEES RESULTING FROM MATERIAL FABRICATION, SYSTEM ERECTION & CONSTRUCTION PRACTICES BEYOND THAT WHICH IS CALLED FOR BY LOCAL, STATE & FEDERAL CODES & FORM DEVIATIONS OF THIS PLAN, EXCEPT AS EXPRESSLY PROVIDED IN HEREIN, NO CERTIFICATION OR AFFIRMATIONS ARE INTENDED.

PROPRIETARY AND CONFIDENTIAL  
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**ENGINEERS SEAL**



NOTES:

- SHARED PILE MOUNT BRACKETS ARE 22" WIDE



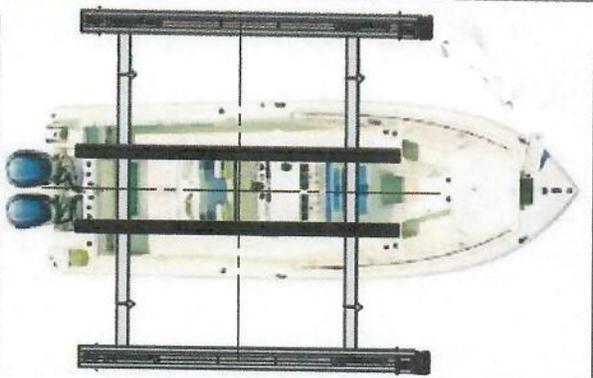
PROPRIETARY AND CONFIDENTIAL

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NAME	DATE	DESCRIPTION:	CUSTOMER:	SO#:	REV.
DRAWN DANIEL P.	7/23/25	24K ON SIDE MOUNT BRACKETS	N/A	N/A	N/A
CHKD					
APPV/D					

TOLERANCES UNLESS OTHERWISE SPECIFIED (UNITS ARE IN INCHES):  
 XX = ±0.1  
 XXX = ±0.01  
 XXXX = ±0.005  
 FRACTIONAL = ±0.125

SCALE: N/T'S | **A** | SHEET: 2 OF 2



**MOUNTING OPTIONS:**

PILING MOUNT	SIDE MOUNT
<p>5K - 24K LIFTS</p> <p>(A1) 2X 1/2" SS LAG BOLT 2" MIN. LENGTH (B1) 2X 1/2" SS HEX NUT</p>	<p>5K - 16K LIFTS</p> <p>MOUNT HARDWARE: 5/8" X PILING DIA., DETERMINED BY CONTRACTOR 2X 1/2" X 2 SS HEX BOLT W/ LOCKS AND NUTS</p>

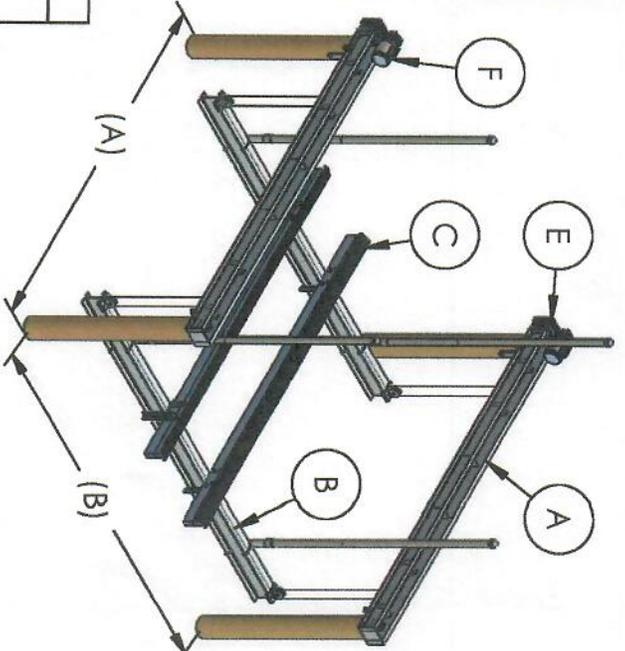
**CABLE ROUTING:**

SINGLE PULL	DOUBLE PULL	TRIPLE PULL
<p>5K - 7K LIFTS</p>	<p>10K - 16K LIFTS</p>	<p>20K - 24K LIFTS</p>

NOTE: LOAD SHOULD BE EVENLY DISTRIBUTED BY POSITIONING THE CENTER OF GRAVITY DIRECTLY IN THE CENTER OF THE LIFTING BEAMS AS SHOWN IN THE ILLUSTRATION

**4 PILING BOAT LIFT SPECIFICATION SHEET**

2018	TOP BEAM (A)	CRADLE BEAM (B)	BUNKS (C)	CABLE SIZE (D)	DRIVE (E)	H.P. MOTOR (F)	DRIVE SHAFT	MINIMUM PILING (SIZE & QTY.)
5,000 LB.	5" CHANNEL X 12' 6"	4" X 6" X 10'	8" ALUM	5/16" SS 7/19 (.313) SINGLE PULL	DIRECT DRIVE	3/4 H.P. (QTY. 2) 220V 4.9A EACH	1-1/2" (SCH 40)	8" (QTY. 4)
7,000 LB.	6" CHANNEL X 12' 6"	4" X 6" X 12' 6"		5/16" SS 7/19 (.313) DOUBLE PULL		1 H.P. (QTY. 2) 220V 6.8A EACH		
10,000 LB.	7" CHANNEL X 12' 6"	5" X 8" X 12' 6"	5/16" SS 7/19 (.313) TRIPPLE PULL	3/4 H.P. (QTY. 2) 220V 4.9A EACH				
13,000 LB.	7" CHANNEL X 12' 6"	5" X 8" X 12' 6"	5/16" SS 7/19 (.313) TRIPPLE PULL	1 H.P. (QTY. 2) 220V 6.8A EACH				
16,000 LB.	8" CHANNEL X 12' 6"	6" X 10" X 14'	10" ALUM	5/16" SS 7/19 (.313) TRIPPLE PULL	3/4 H.P. (QTY. 2) 220V 4.9A EACH	10" (QTY. 4)		
20,000 LB.	9" CHANNEL X 14' 6"	6" X 10" X 15'		5/16" SS 7/19 (.313) TRIPPLE PULL	1 H.P. (QTY. 2) 220V 6.8A EACH			
24,000 LB.	9" CHANNEL X 14' 6"	7" X 12" X 16'		5/16" SS 7/19 (.313) TRIPPLE PULL	1 H.P. (QTY. 2) 220V 6.8A EACH			



**4 PILING BOAT LIFT PILING SPACING**

WEIGHT	(A) BOW TO STERN (OUTSIDES)	(B) PORT TO STARBOARD (CENTERS)	
5,000 LB.	12 FT 6 IN	10 FT	
7,000 LB.		12 FT 6 IN	
10,000 LB.			14 FT
13,000 LB.			
16,000 LB.	14 FT 6 IN	16 FT	
20,000 LB.	14 FT 6 IN	16 FT	
24,000 LB.	14 FT 6 IN	16 FT	

**5K-24K 4 POLE BOAT LIFT ENGINEERING SHEET**

TITLE: 5K-24K 4 POLE BOAT LIFT ENGINEERING SHEET  
 SIZE: DWG. NO. ENGINEERING REV 1  
 SCALE: AS NOTED DRAWN BY: DATE: SHEET 1 OF 1  
 ACC: 12-6-18

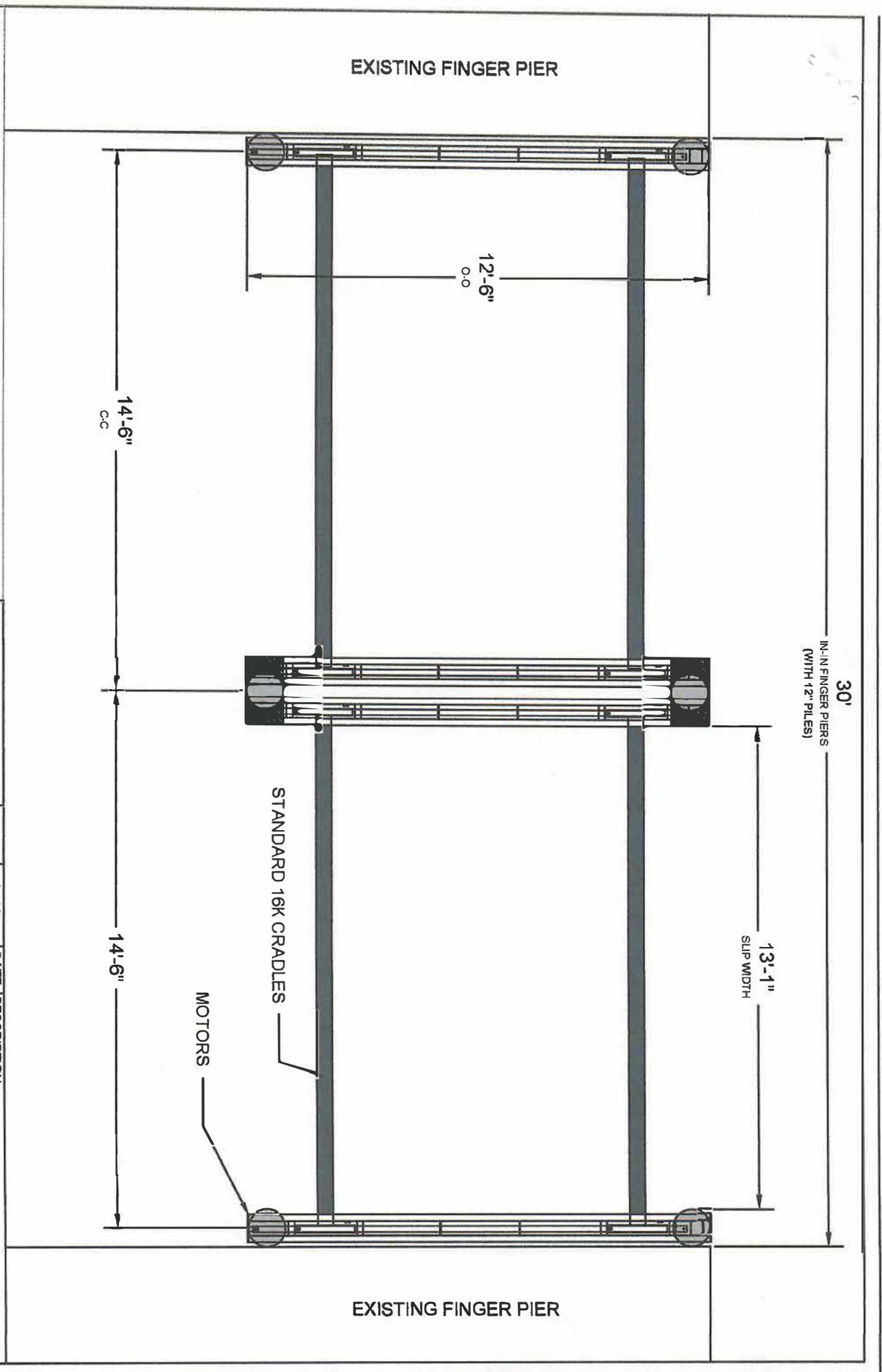
PH: 800-325-1116  
 FAX: 252-747-4377  
 TIDETAMER.COM  
 P.O. BOX 1118  
 SNOW HILL, NC 28580

**PROPRIETARY AND CONFIDENTIAL**  
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ENGINEERING SEAL AFFIXED HERETO VALIDATES STRUCTURAL DESIGN AS SHOWN ONLY. USE OF THIS SPECIFICATION BY CONTRACTOR, et. al. IDENTIFIERS & SAVES HARMLESS THIS ENGINEER FOR ALL COST & DAMAGES INCLUDING LEGAL FEES & APPELLATE FEES RESULTING FROM MATERIAL FABRICATION, SYSTEM ERECTION & CONSTRUCTION PRACTICES BEYOND THAT WHICH IS CALLED FOR BY LOCAL, STATE & FEDERAL CODES & FORM DEVIATIONS OF THIS PLAN, EXCEPT AS EXPRESSLY PROVIDED IN HEREIN, NO CERTIFICATION OR AFFIRMATIONS ARE INTENDED.

PAUL WELCH, INC. HAS NOT VISITED THIS JOB SITE. INFORMATION CONTAINED HEREIN IS BASED ON CONTRACTOR SUPPLIED DATA AND MEASUREMENTS. PAUL WELCH, INC. SHALL NOT BE HELD RESPONSIBLE OR LIABLE IN ANY WAY FOR ERRONEOUS OR INACCURATE DATA OR MEASUREMENTS. WORK SHALL BE VERIFIED PRIOR TO CONSTRUCTION. PAUL WELCH, INC. SHALL BE NOTIFIED AND GIVEN AN OPPORTUNITY TO REEVALUATE OUR WORK UPON DISCOVERY OF ANY INACCURATE INFORMATION PRIOR TO MODIFICATION OF EXISTING FIELD CONDITIONS AND FABRICATION AND INSTALLATION OF MATERIALS.

**ENGINEERS SEAL**



30'  
IN-IN FINGER PIERS  
(WITH 12" PILES)

13'-1"  
SLIP WIDTH

EXISTING FINGER PIER

EXISTING FINGER PIER

12'-6"  
O O

14'-6"  
C C

14'-6"

STANDARD 16K CRADLES

MOTORS

NOTES:

- SHARED PILE MOUNT BRACKETS ARE 22" WIDE



PROPRIETARY AND CONFIDENTIAL

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DRAWN	NAME	DATE	DESCRIPTION	CUSTOMER:	SO#:	REV.
CHK'D	DANIEL P.	7/23/25	16K ON SIDE MOUNT BRACKETS	N/A	N/A	N/A
APP'VD				SCALE: NTS	A	SHEET: 1 OF 2

TOLERANCES UNLESS OTHERWISE SPECIFIED (UNITS ARE IN INCHES):  
 X.X = ±0.1  
 X.XX = ±0.01  
 X.XXX = ±0.005  
 FRACTIONAL = ±0.025



**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 **DIRTY BOTTOM 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, 2026.

**Entity Type:** Domestic Limited Liability Company

**Entity Status:** In Good Standing

**Registration Date:** 12/13/2019

**Jurisdiction:** United States Virgin Islands, United States

Witness my hand and the seal of the Government of the United States Virgin Islands, on this 21st day of October, 2025.



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

Tregenza A. Roach  
Lieutenant Governor  
United States Virgin Islands

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

10/24/2025

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

DIRTY BOTTOM LLC DBA ST. CROIX MARINE CE  
5063 GALLOWS BAY  
CHRISTIANSTED, VI 00820-0000

Business EIN: 660937298  
RE: CZM

Please Submit This Letter To Your CZM Authority

Dear Taxpayer:

This is in response to your application of 10/21/2025 in which you requested a letter of clearance for a Costal 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 Costal Zone Permit purposes only and does not absolve you of any subsequent revelation of tax obligation past or future.

Sincerely,



Delinquent Accounts & Returns



**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:**

<b>PARCEL NUMBER</b>	2-02900-0307-00
<b>CERT NUMBER</b>	2025-74519243
<b>LEGAL DESCRIPTION</b>	63 MOUNT WELCOME
<b>OWNER'S NAME</b>	ST CROIX MARINE DEVELOPMENT

Taxes have been researched up to and including 2025.

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**CERTIFIED TRUE AND CORRECT BY**

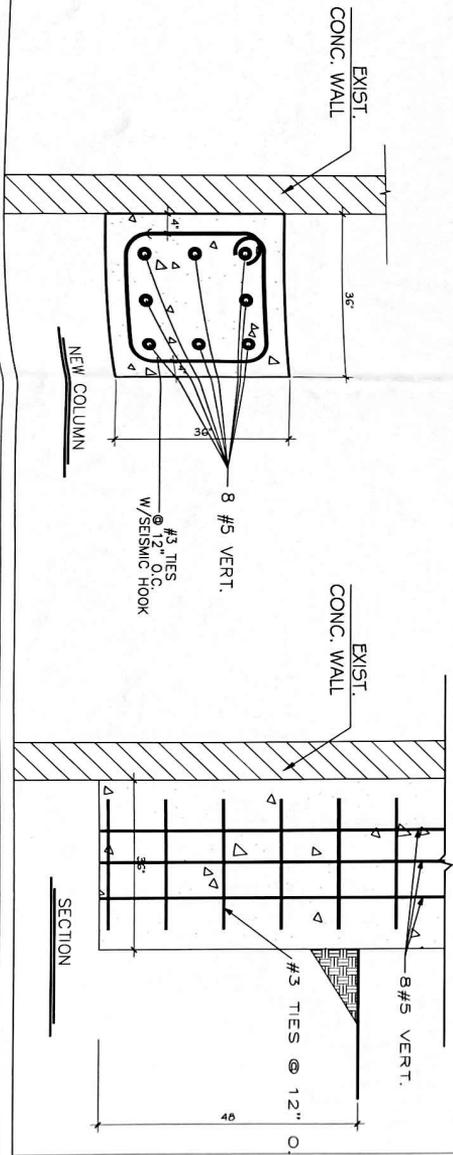
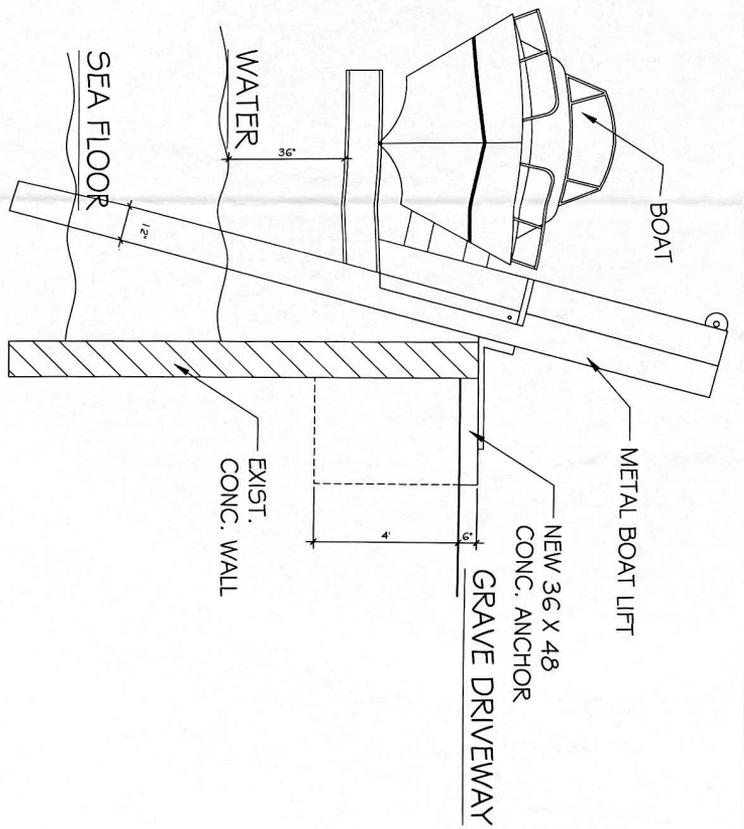
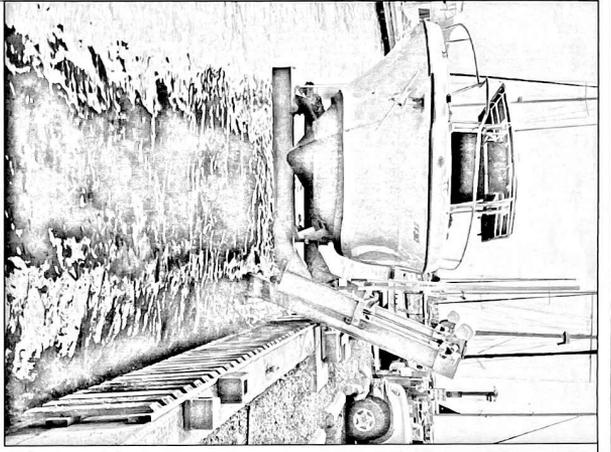
**Brent A. Leerdam**  
Real Property Tax Collector



**SIGNATURE**

**10/23/2025**

**DATE**



**A.B.R. DRAFTING**

2-D LA GRANDE PRINCESS - SUITE #2  
 P.O. BOX 2725 KINGSHILL, USVI 00851

SHOWBREED1111@GMAIL.COM

DESIGN BY: CARLOS REYES  
 DRAWN BY: FRANKLIN GARCIA

DATE: OCT. 1, 2023

PROJECT TITLE:



SCALE: 1/4" = 1'-0"

FIG. NUMBER: 4200

SHEET NUMBER: 4

TOTAL SHEETS: 5

