

**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.

U.S.V.I. SOCCER FEDERATION, INC
P.O. BOX 2346 KINGSHILL, ST. CROIX 00851
fidheileh@usvisf.com , (340)626-4606

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

Owner

Developer

GOVERNMENT OF THE VIRGIN ISLANDS

8100 LINDBERGH BAY 61

ST. THOMAS VI 00802

3. Location of activity. Plot No. N-1 REMAINDER OF TRACT 1

Estate NAZARETH

Island ST. THOMAS

4. Zoning District P

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

EMILY BURTON ARCHITECTURE, LLC

9500 WHEATLEY CENTER II STE. 2 PMB 110 ST. THOMAS VI 00802 (340)244-7191

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

TO BE BID

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

THE LESSEE PROPOSES TO BUILD A SOCCER FIELD WITH ARTIFICIAL TURF PLAYING SURFACE, DRIVEWAY, AND PARKING AREA.

THE DEVELOPMENT WILL ALSO INCLUDE SITE LIGHTING, PERIMETER FENCING, AND SITE IMPROVMENTS FOR THE SOCCER FEDERATION'S USE.

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

ATHLETIC FIELD (PLAYFIELD)

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

8. Date activity is proposed to start 1/1/27, be completed 12/31/27

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

☐ Minor Permit Application

☒ Major Permit Application

State below which criterion applies in making above check.
LARGE SCALE DEVELOPMENT INCLUDING PLAYING FIELD AND SUPPORT PARKING

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

4/17/26

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
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**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: USVI SOCCER FEDERATION Signature:  Date: 4/7/20

Location of Activity-Plot No. N-1 REMAINDER Estate NAZARETH Island ST. THOMAS

Zoning District: P

1. Proposed use (residential etc.) ATHLETIC FIELD
2. Accessory use if any N/A
3. Number of on site parking spaces Existing 0 proposed 127
4. Area of lot, (sq. ft. or acreage) 219,193.92 SQ.FT. (5.032 ACRES)
5. Area covered by proposed and existing buildings, (sq. ft.)
0
6. Setback of building from street property line, (ft.)
78'-10"
7. Side yard setback ft) 86'-3"
8. Rear yard setback (ft) 35'-7"
9. Height of building (ft. or stories depending on zone) N/A
10. Proposed: N/A NO BUILDING IS PROPOSES, ONLY OPEN FIELD AND PARKING
11. Lot width at street line (ft.) 571.24'
12. Area of usable open space (sq. ft. and (%) of lot 100%
13. Persons per acre ratio 400
14. Floor area ratio N/A
15. Number of onsite parking and loading spaces 127
16. Building setback (yards 11, W-2 only) N/A

FOR DEPARTMENT USE ONLY

Inspector: _____ Date: _____ Permit No. _____

**GOVERNMENT OF THE VIRGIN ISLANDS OF THE UNITED STATES
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**FORM L&WD-4
MAJOR PROJECT SUMMARY DATA**

Section I. Applicant

1. Name, address and telephone number of applicant.

U.S.V.I. SOCCER FEDERATION, INC

P.O. BOX 2346 KINGSHILL, ST. CROIX 00851

(340)626-4606

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

GOVERNMENT OF THE VIRGIN ISLANDS

8100 LINDBERGH BAY 61

ST. THOMAS VI 00802

Section II. Summary of Proposed Development

3. Describe the proposed development

A SOCCER FIELD WITH ARTIFICIAL TURF PLAYING SURFACE, DRIVEWAY, AND

PARKING AREA. THE DEVELOPMENT WILL INCLUDE SITE LIGHTING, PERIMETER FENCING,

AND SITE IMPROVMENTS FOR THE SOCCER FEDERATION'S USE.

Section III. Description of Proposed Development

4. Name of development USVISF Technical Centre

5. Plot No. N-1 REMAINDER OF TRACT 1

6. Zoning District: P

7. PWD Map No.

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

9. Accessory use if any

FORM L&WD-4

MAJOR PROJECT SUMMARY DATA Cont'd

10. Area of Lot(s) (acreage) 5.032
11. Area covered by existing buildings (sq. ft.) 0
12. Area covered by proposed buildings (sq. ft.) 0
13. Floor area total SOCCER FIELD: 74,250 SQ.FT. + PARKING AND DRIVEWAY: 56,947 SQ.FT.
14. Floor area ratio (B-1, B-2 zones only) 0
15. Number of buildings 0
16. Number of units total 0
17. Schedule of units:
- | | Person | | Persons |
|---------------|----------------|------------|------------|
| Efficiencies | <u>0</u> | x 1.5 Unit | <u>---</u> |
| 1 bedroom | <u>0</u> | x 2 | <u>---</u> |
| 2 bedroom | <u>0</u> | x 3 | <u>---</u> |
| 3 bedroom | <u>0</u> | x 4 | <u>---</u> |
| Other | <u>0</u> | x | <u>---</u> |
| Total Persons | <u>300-500</u> | | |
18. Number of on site parking and loading spaces 127
19. Maximum building height (stories/ft) 0
20. Adjoining property land use(s) ST. THOMAS CRICKET ASSOCIATION & EUDORA KEAN HIGH SCHOOL
21. Setback of building from street property line (ft) 78'-10"
22. Sideyard setback (ft) 86'-3"
23. Rear yard setback (ft) 35'-7"
24. Density (person/acre) 400
25. Area of usable open space (sq. ft. % of lot) 100

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

Section IV. Comments

26. Proposed Potable Water Supply (method & quality estimate gal/day)
N/A

27. Proposed Sewage Treatment (method & quality estimate gal/day)
N/A

28. Proposed Solid Waste Disposal (method & quality estimate lbs/day)
N/A

29. Proposed Electrical Supply (method & demand estimate KWH for single & 3 phase)
480Y/277V, 3-PHASE, 4-WIRE FOR SITE LIGHTING

30. Air Conditioning (method & demand estimate (KWH)
N/A

31. Other Utilities STORMWATER BMPS INCLUDING PERMEABLE PAVERS AND UNDERGROUND STORMWATER
INFILTRATION CHAMBERS.

32. Other

Section V.

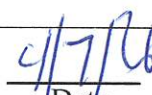
33. Will the development extend onto or adjoin any beach tidelands, submerged lands or public trustlands?
NO, THE DEVELOPMENT DOES NOT HAVE DIRECT ACCESS TO OR AFFECT TIDELANDS OR TRUSTLANDS.

34. Will the development maintain, enhance or conflict with public access to the shoreline and along the coast?
NO, THE DEVELOPMENT DOES NOT AFFECT OR CONFLICT WITH THE PUBLIC ACCESS TO THE SHORE.

35. Will the development protect or provide moderate income housing opportunities?
Will it displace moderate income housing?
NO, THE DEVELOPMENT IS AN ATHLETIC AMENITY AND WILL NOT AFFECT HOUSING.

36. How will the development affect traffic on the coastal access roads?
NO, THE DEVELOPMENT'S PROPOSED DRIVEWAY ENTRY AND SITE CIRCULATION DOES NOT AFFECT OR ALTER EXISTING TRAFFIC PATTERNS AROUND THE PROPERTY.


Signature of owner or authorized agent


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, U.S.V.I. SOCCER FEDERATION, INC being duly sworn depose and say that:
Applicant(s)* (or John Doe of Entity Applicant)

1. APPLICANT am/is the (check one)
(I or Entity/Applicant)

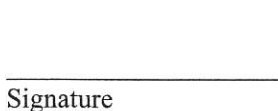
☐ Record title owner (fee simple) ☒ Lessee ☐ Other (specify)

Of the real property described as Parcel No(s) N-1 REMAINDER OF TRACT 1

Estate NAZARETH Quarter RED HOOK Island ST. THOMAS

***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	<u>4/7/16</u> Date
 Signature	 Date

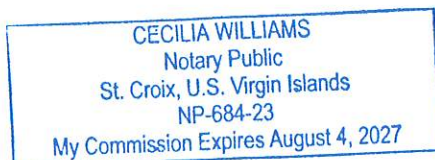
<u>Firas Jabbour</u> Print	 Print
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The foregoing instrument was acknowledged before me this 7 day of April
20 26 by Cecilia Williams at St. Croix county
(Name or Name/Title of Entity)

of U.S.V.I.

Notary Public

8/4/2027
My Commission expires



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**PUBLIC NOTICE
(SUPPLEMENT TO FORM L&WD-6)**

Pursuant to Act 5270, as approved by the Governor of the Virgin Islands on July 30, 1987, amending Section 910 (a) (2) and 911 (d) (2) of the Coastal Zone Management Act (Title 12, VI Code, Chapter 21), all applicants for Coastal Zone Management permits are required to present "certification from Bureau of Internal Revenue and Department of Finance" indicating "that the applicant has filed and paid all taxes, penalties and interest, and from the Office of the Lieutenant Governor that the applicants has filled its required annual report or has satisfactorily made agreement to pay the taxes or fill the required reports "12 VIC 910 (a) (2) (C), and " (2) A coastal zone permit that includes an occupancy or development lease shall only be granted for a particular parcel of filled land for a lease period of not more than 20 years; provided that nothing in this subsection shall prohibit a lessee or permittee from executing a new lease at the end of the 20 year period. Any lease executed at the end of the lease period shall meet the requirements of this Chapter and shall be approved by the Governor and ratified by the Legislature, or in the event the Legislature is not in session, by the Committee on Planning and Environmental Protection.

For applicants not required by law to submit an annual report or to satisfactorily make an agreement to pay taxes or file the required reports, a letter from the Bureau of Internal Revenue, and/or the Department of Finance, and/or the Lieutenant Governor's office so indicating will be required to continue further processing of the application.

Accordingly, all Coastal Zone Management permit applications (both minor and major), which are not accompanied by the certificates, as required by Act 5290, or written notification from said agencies indicating waiver or exemption of these requirements will not be accepted by the permitting office. It is the responsibility of each applicant to demonstrate compliance with the provisions of this Act.

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FORM L&WD-7
CORPORATION/ASSOCIATION APPLICATION
(To be used when a corporation or association is making a Permit Application in Tier 1)

U.S.V.I. SOCCER FEDERATION, INC

(Corporation or Association Name)

By: _____

(Signature)
President or Vice-President or equivalent

Firas Abdelh
Print

LEO/General Secretary
Title/Position (Print)

WITNESS:

ATTEST: _____
Secretary (or equivalent) Signature

Secretary (or equivalent) Print

Seal

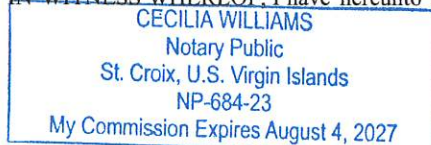
On this 7 day of April, 2026, before me the undersigned officer, personally appeared _____

Firas Abdelh who acknowledges himself to be the individual

of his D.S.; 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.



[Signature]

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

1. Owner: U.S.V.I. SOCCER FEDERATION, INC
 Mailing Address P.O. BOX 2346 KINGSHILL, ST. CROIX 00851
 Home Tel. #: _____ Business Tel. #: _____ Cellular #: (340)626-4606
2. Designer: EMILY BURTON ARCHITECTURE, LLC
 Lic. #: 1710-A Tel. #: (340)244-7191 Cellular #: _____
3. Plot #: N-1 REMAINDER Estate: NAZARETH Quarter: RED HOOK
 Flood Zone Designation: A

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

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

1. 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 SOCCER FIELD AND PARKING LOT

2. Base Flood Elevation at the Development Site is 10' ft. above mean sea level (msl).
3. Elevation of the First Floor, Basement or Flood proof level for proposed structure is 10' ft.
4. Describe the Non-Structural Activity i.e. septic tank, waste water treatment plants etc. (including the location and development): Development of a new soccer facility on a subdivided portion of Parcel N-1, Remainder
of Tract 1, Estate Nazareth, measuring approximately 225 feet by 330 feet and parking lot.
5. 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

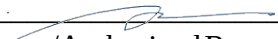
Application: APPROVED () DENIED () RESUBMIT ()

Plan Reviewer Name: _____

Signature: _____ Date: _____

This checklist of items recommended for preparing an Environmental Assessment Report (EAR) has been reviewed and approved with comments and modification as are noted within the text.

Date: _____



Applicant/Authorized Representative

DPNR Representative