

Office Use Only

Tracking No. _____
Date Application Received: Kelly Davis
Reviewed by: 2-7-2020
Date Application Deemed Complete: _____
Date of Pre-Application Meeting: _____



GOVERNMENT OF THE VIRGIN ISLANDS OF THE UNITED STATES

DEPARTMENT OF PLANNING AND NATURAL RESOURCES

Division of Comprehensive & Coastal Zone Planning

St. Croix
PH: 773-1082/ Fax: 713-2418

St. Thomas
PH: 774-3320/ Fax: 714-9534

Official Zoning Amendment Request Form

Zoning Amendment Request is for: Rezoning Use Variance

1. Applicant's Name R JOHNSON VI HOLDINGS LIVING TRUST, Russell Johnson, Trustee

Mailing Address 10064 E. Pampa Ave.

City Mesa State AZ Zip 85212

Telephone [REDACTED] Fax _____ E-mail [REDACTED]

Note: Official correspondence will be mailed to the address above

2. Contact Person/Representative LAB 4 DEVELOPMENT, LLC , Mr. Jon Euwema

Telephone (340)474 -1174 Fax _____ E-mail
euwema@lab4development.com

3. Property Address 8-Y Estate Carolina, Coral Bay, St. John US Virgin Islands 00831

4. Tax Assessor's Parcel I.D. Number 3-06302-0202-00

5. Current Zone R-1 with Land Use Commercial since 1980's Proposed Zone or Use Variance
Official Rezone to B-2 for a formal land map Rezone to Business/Commercial Use

6. Site Acreage 0.37 acres

7. Property Owners Name(s) R JOHNSON VI HOLDINGS LIVING TRUST, Russell Johnson, Trustee

Address 10064 E. Pampa Ave.

City Mesa State AZ Zip 85212

Telephone [REDACTED] Fax _____ Email [REDACTED]

8. Detailed Description of what exists on the property. Remains of a wooden floor of a 640 sq. ft. former wood frame retail shop (bldg.) topside demolished by Hurricane Irma.

9. Does what exists on the property conform to its current zoning district's requirements?
 Yes _____ No

10. Detailed Description of Proposal: Official re-zone of parcel to 'Commercial Use' of 30+ years commercial use & commercial rate taxed property; in order to pursue construction of two (2) 200 sq. ft each residential/hospitality rental units, one (1) bar & grill, and four (4) 200 sq. ft. each commercial retail outlets along with parking, driveways and access-egress facilities/structures.

11. Is the property served by municipal sewer lines? Yes _____ No
If no, please explain plan for sewage disposal. Sewage Treatment Plants and Grey Water Irrigation

12. Is the property served by municipal water lines? Yes _____ No
If no, please explain plan for water supply. New Cisterns

13. Are there any flood ways on the site? Yes _____ No

14. Are there any cultural/historical resources on site? Yes _____ No
If yes, provide letter from Division of Archaeology and Historical Preservation and describe the resources. _____

(If uncertain, verify with the Division of Archaeology and Historical Preservation at 772-2021 or 776-8605).

Describe how the cultural/historical resource(s) will be incorporated into the development. _____

15. Are there any covenants and restrictions of record on the property? Yes _____ No
If yes, provide a copy of the restrictions.

Do they preclude undertaking of the uses that are proposed? Yes _____ No X

Required Submittals

Four Copies of this application along with four copies of those items listed in the checklist below:
Two (2) Copies for Submittal to the Division of Comprehensive and Coastal Zone Planning
One (1) Copy for the applicants records
One (1) Copy for submittal to the Legislature

Documents shall be submitted on letter sized paper (8.5" x 11")
Maps, Surveys, Plans and Renderings shall be submitted in a format no larger than 24" x 36".
Documents larger than 8.5" x 11" shall be folded.

- Letter of Application-** Address letter to the Senate President; Indicate name of property owner(s) and authorized agent(s) with mailing addresses and contact numbers, legal physical address and acreage of parcel(s) to be rezoned, current and requested zone, and specific intent for zoning map amendment.
- Official Recorded and Numbered PWD/OLG Map** (*Must be obtained from and certified by the Office of the Lieutenant Governor, Cadastral Division, St. Croix 773-6449; St. Thomas 774-9906*)
- Adjacent Property Owners Certification-** List of complete names, mailing addresses and plot numbers of all adjacent property owners extending a minimum radius of one hundred and fifty (150) feet from the boundary line of the subject property. (*Obtained from the Office of the Lieutenant Governor, Tax Assessor Division, St. Croix 773-6459 or 772-3115; St. Thomas 776-8505; St. John 776-6737*).
- Recorded Deed** (*Include copy of covenants and restrictions referenced in deed; obtained from the Office of the Lieutenant Governor, Recorder of Deeds, St. Croix 773-6449; St. Thomas 774-9906*)
- Tax Clearance Letter** (*Obtained from the Office of the Lieutenant Governor, Tax Assessor Division, St. Croix 773-6459 or 772-3115; St. Thomas 776-8505; St. John 776-6737*)
- Zoning Map** (*obtained from the Office of the Lieutenant Governor, Cadastral Division*)
- Flood Map** (*obtained from the Office of the Lieutenant Governor, Cadastral Division*)
- Soil Type Map** (*obtained from the Office of the Lieutenant Governor, Cadastral Division*)
- Contract of Sale and/or Lease Agreement** (*if applicable*)
- Power of Attorney** (*Notarized Power of Attorney required if applicant/representative is not the property owner(s) of record or if property is owned by more than one person.*)
- Articles of Incorporation** (*required if the property is owned by a Corporation*)
- Photographs** (*Depicting intervals along the perimeter of the property, its existing on-site conditions, and surrounding neighborhood*)

Conceptual Site Plan- At a minimum scale of 1 inch = 40 feet and includes the following:

- _____ Conceptual layout of the property.
- _____ Existing/proposed building locations and footprint.
- _____ Location of uses and open spaces.
- _____ Location of watercourses (*guts*) and existing/type of vegetation on the site.
- _____ Location of existing/proposed street and driveways, accesses, and circulation patterns.
- _____ Current use and zoning of the site and adjacent property.
- _____ Landscape design and screening/buffering plan.
- _____ Proposed lot size/density and setback.
- _____ Proposed development timing.

Note: You will be notified by the Planning Office if the following items are required.

- Letter from the Division of Archaeology and Historic Preservation (*if applicable; Contact Nos. St. Croix 772-2021; St. Thomas 776-8605*)
- Letter from the Division of Fish and Wildlife (*if applicable; Contact Nos. St. Croix 773-1082; St. Thomas 775-6762*)

PLEASE NOTE: Submittal of the requested information is a prerequisite for a pre-application meeting and **does not** constitute the submittal of an application to the Legislature for a Zoning Map Amendment or Use Variance. **A determination that an application is complete IN NO WAY implies that additional information may not be required.**

I/We attest that the information submitted on this form is a true and accurate representation of my/our development plan(s) for the property.

Print Russell S. Johnson, Trustee

Sign 

Date 01/31/2020

Print _____

Sign _____

Date _____

LAB 4 DEVELOPMENT, LLC

lab4development.com

+1.340.474.1174

Hon. Novelle E. Francis Jr.
Senate President, 33rd Legislature
St. Thomas, US Virgin Islands

12.16. 2019

**Re: Rezoning Request
Parcel 8Y Estate Carolina, St. John USVI**

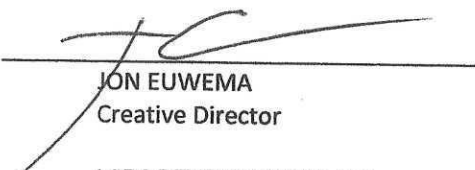
Mr. President:

I am writing in regards of Parcel 8Y Estate Carolina, St. John. The Project herein known as Coral Reef Ridge is requesting a re-zone from R-1 to B-2. This 0.37-acre property is located across the street from the former Chateau Bordeaux Restaurant. As a precursor, please note that the property has always been used commercially and has been taxed accordingly and since these uses commenced in 1985 it has been a satellite to Chateau Bordeaux as a small retail site. However, since Irma and Maria, both Chateau Bordeaux and this site were completely destroyed. The Owner as R JOHNSON VI HOLDINGS LIVING TRUST, Russell S. Johnson, Trustee; wishes to improve and expand this use to incorporate the entire parcel inside the constraints of the proposed zoning. The project is proposing a reintroduction of retail spaces and open-air Caribbean Style Bar & Grill facility in hopes of reviving this landmark commercial area. In addition, and adjacent to this on the eastern hill, we are posing a separate gated hospitality site for two small units of which one will be used as an owner's unit, and the other a rental unit.

The proposal will utilize the existing retail site as a two-level transition retail space that act as an entrance to the open-air concrete pavilion Bar & Grill located at the top of the western butte along this ridge. This space will incorporate Bathrooms, Storage & Office space, and a Look-out deck to enjoy the views of both Reef Bay valley and Coral Bay. Both aspects of this development will have their own cisterns and sewage treatment systems that of which will irrigate different landscape zones to enhance the project.

Attached is an over view of the proposed redevelopment. Thank you in advance for facilitating this application. We are looking forward to your comments and partnership.

Sincerely,



JON EUWEMA
Creative Director



Date

LAB4 DEVELOPMENT, LLC
BOX 320 STT USVI 00804
euwema@gmail.com

ZONING MAP AMENDMENT REQUEST FOR REZONING

Parcel 8-Y Estate Carolina, Parcel No. 3-06302-0202-00

Subject Property:

This 0.37 acre (approx. 16,117 sq. ft.) parcel is currently a near vacant lot with a 16 ft. x 40 ft. floor/foundations/footers (and septic/water tanks) remaining from a previously wooden structure (which was built by a tenant as a commercial tenant improvement in the mid 1980's) after hurricane Irma blew away (removed) the former retail space. The property is located on a mountain ridge at near 1,000 feet in elevation (above sea level) at an intersection between Coral Bay Harbour and Reef Bay Valley with Ocean and Valley views. The property consists of a near flat section on the front yard (South side) with an old excavated cliff face culminating atop of a butte/knoll (mid-section), then declines in elevation to a saddle and gentle upslope in elevation to the rear yard (North side). This parcel is located across the street from parcel no. 8-A-1 Estate Carolina, which housed the Chateaux Bordeaux Restaurant and Bar for many decades (before hurricane Irma in 2017). Parcel 8-A-1 Carolina has been officially zoned as B-2 for many decades. This parcel has been used for business/commercial use (located within 50 feet of a business zone) since the mid 1980's and has been taxed at the higher commercial rate of (0.007110) since then.

Purpose:

This is an official re-zoning request to re-zone Parcel 8-Y Estate Carolina from R-1 (Residential) zoning to B-2 (Business) for the purpose of development of a build-own-operate, and-or build-own-rent, mixed-use facility complex consisting of a Bar & Grill, four small retail shops and two small hospitality/vacation rental/residential use suites.

Concept:

Coral Reef Ridge is a mixed-use Destination. It is a tropical modern facility that includes an island-style Bar & Grill (restaurant & tavern license) located atop of the western butte/knoll. It seeks to use local food ingredients, primarily locally sourced seafood for grilling. Orientated towards beneficial use & value for locals & tourists alike. This restaurant will positively contribute to this existing residential (formerly business and residential) neighbourhood; as well as complement the Coral Bay, East End and South Side business and residential communities. Four small (approx. 200 sq. ft.) modular retail shop spaces and two (approx. 200 sq. ft.) residential/hospitality/vacation rental suites are also proposed to be

constructed. The retail shop spaces will be inter-connected with the restaurant and tavern facility by way of access stairs and ramps passing by/through the retail spaces.

Use:

The western butte/knoll will house the Bar & Grill, storage and restroom facilities. This facility will include a 60-seat capacity for dining and employ up to three full time staff plus one Manager/Supervisor. Hours of initial operation will be evening dining from 5:00 to 10:30pm with the intention of including lunch service from 11:30am to 3:00pm. *Coral Reef Ridge* will also be utilized for special events and group functions within these hours of operation. Live music/entertainment as well as options that will include story telly, poetry and demonstrations will be oriented away from the hillside and in accordance with V.I. noise ordinance laws.

The retail shop spaces will be located below the cliff area and is proposed to employ one employee per space for a total of four employees. The management is expected to be transient.

The Residential/Hospitality suites are proposed to employ or contract one employee for servicing the cleaning and replenishment requirements of the suites on a part time (on demand) basis.

Deliveries and service traffic will be limited to mid-morning and mid-afternoon as to not interfere with patron traffic. Trash waste to be housed in a separate enclosure and to be picked up and disposed of by an independent contractor during the specified hours. A proposed septic system will be connected to a waste water treatment plant that will provide grey water for landscaping and gardening.

Access:

The entrance to this facility will be improved, as per design, to accommodate the additional traffic flow in the area. Although the location of the existing pedestrian entrance has not moved, a 2nd crosswalk will enable access from the public parking spaces to the northwest and a plaza has been designed to improve visibility and minimize hazards associated with the increased traffic. These include new parking configurations, speed reduction in the area, additional signage, traffic control signage and subsequent pavement markings.

Coral Reef Ridge's on-site parking, however, will not comply the requirements for intended use subsequently the project will utilize the public parking, across the street to the northeast, which was once used as spill over parking for the former Chateau Bordeaux restaurant, to comply. The project will include its own on site six parking spaces dedicated for patrons which includes one handicapped accessible space, with ramp access to the lower retail level, a handicapped chair lift to all levels above.

Design:

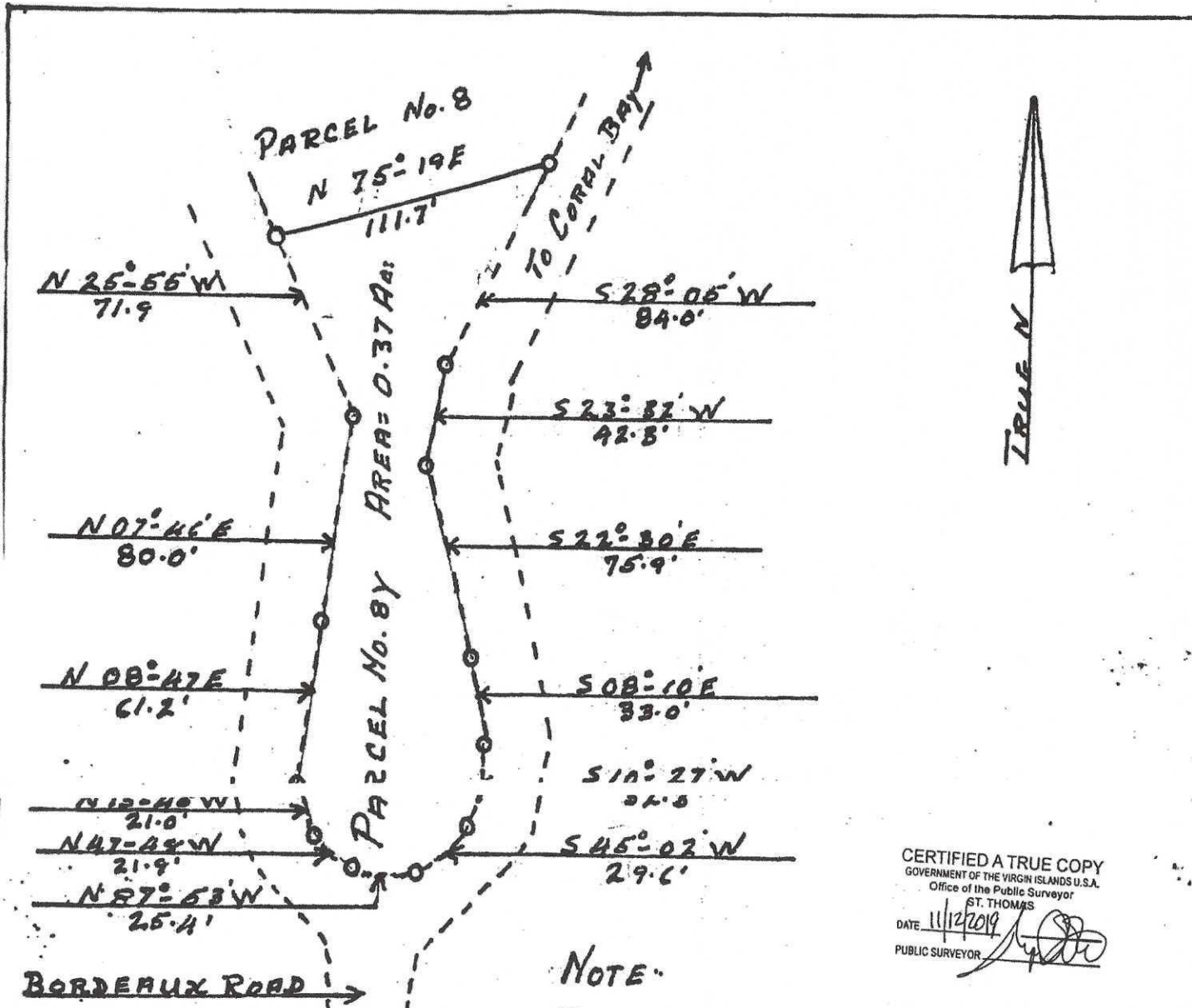
Coral Reef Ridge – named for the vistas on each side of the hill. The stunning views of Coral Bay and Reef Bay valley really encapsulate the spirit of the place. Our design hopes to exploit the beauty of the site by providing a mixed use with the highest point being a Caribbean style bar and grill. This crown will have a 7:12 pitched concrete hip roof. This open-air pavilion which will house a Bar & Grill 1,865 sq. ft., storage and restroom facilities and will include a 60-seat capacity for dining with a 14-seat u-shaped bar (for maximum view and patron interaction).

Access to this will circulate thru two levels of lease retail space and will be ADA compliant (aided with a chairlift and access ramp). These 200 sq. ft. stacked modules are designed to be the entrance to the Bar and grill

On the opposing hill a gated residential component will provide a hospitality component which include two 200 sq. ft. units with a shared common covered deck and outdoor BBQ space. The proposed gated driveway will incorporate a service and turn area that at the bottom of the hill that will be used for managers parking, service and scheduled overflow deliveries to the commercial facility. This area is accessed by way of a fire rated egress staircase.

The retail spaces as well as residential suites are engineered, designed, constructed of modular insulated metal panels with both a galvalume panels and cementitious finishes. They will anchor to concrete footings, slabs and cisterns. The project will incorporate landscaping, marquee signage and tenant signage and cut-off or indirect lighting, all designed not to obstruct views or impair vision of the pedestrian and vehicles alike.

These components will be constructed in a two-phase program as delineated as in the plans. Overall construction and total project completion are anticipated to last 3 ½ years from commencement.



CERTIFIED A TRUE COPY
GOVERNMENT OF THE VIRGIN ISLANDS U.S.A.
Office of the Public Surveyor
ST. THOMAS
DATE 11/12/2019
PUBLIC SURVEYOR

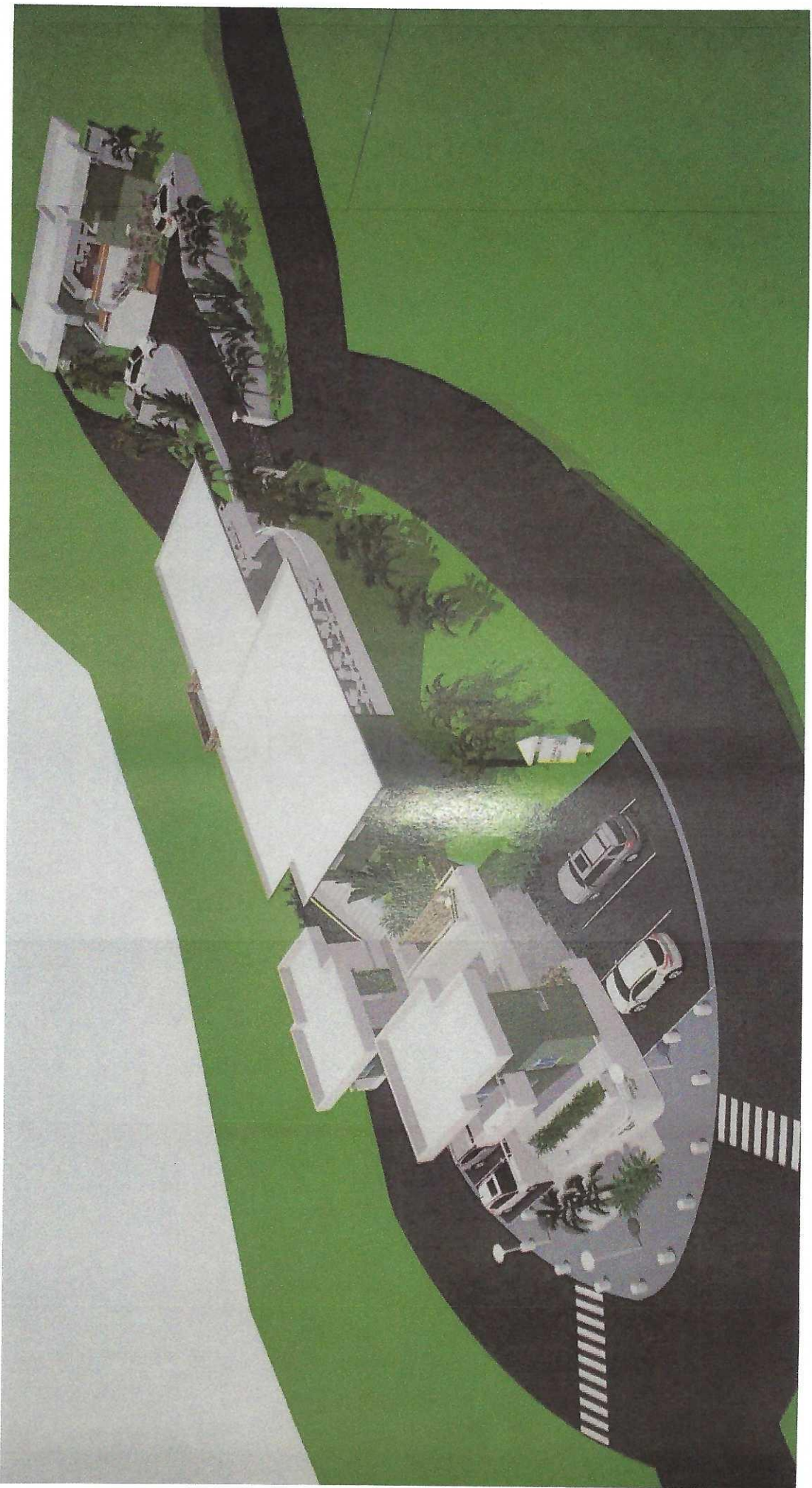
NOTE
THIS MAP SUPERSEDES MAP
P.W. FILE NO. G9-2501-T75



LOUIS M. HARRIGAN LAND SURVEYOR	ST. THOMAS VIRGIN ISLANDS
SURVEYED L.M.H.	PARCEL No. 8-Y
DATE 8/9/75	ESTATE CAROLINA
SCALE 1" = 60'	No. 1 CAROL BAY QTR.
P.W. FILE No.	
F9-3389-T75	ST. JOHN, V.I.







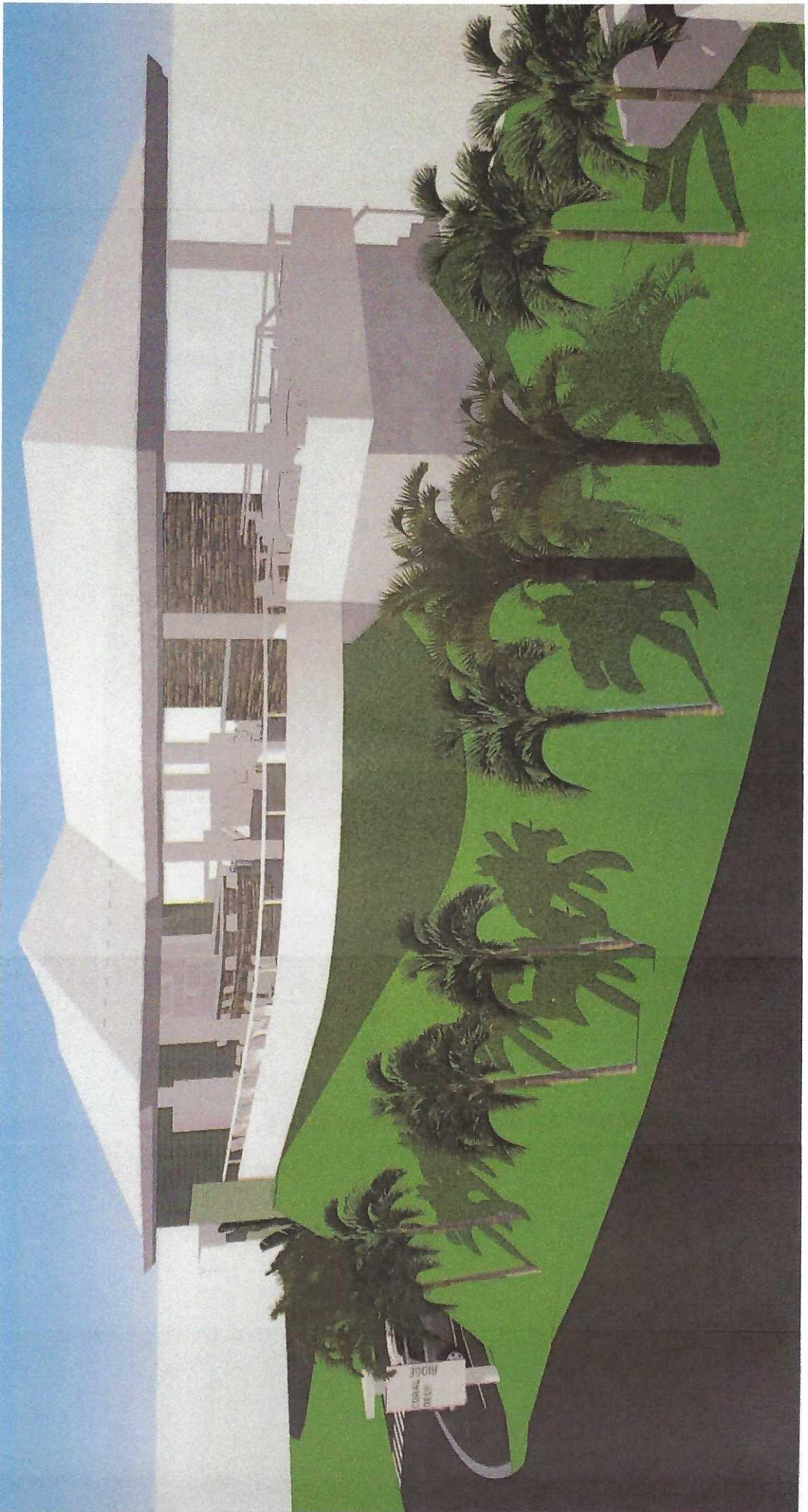


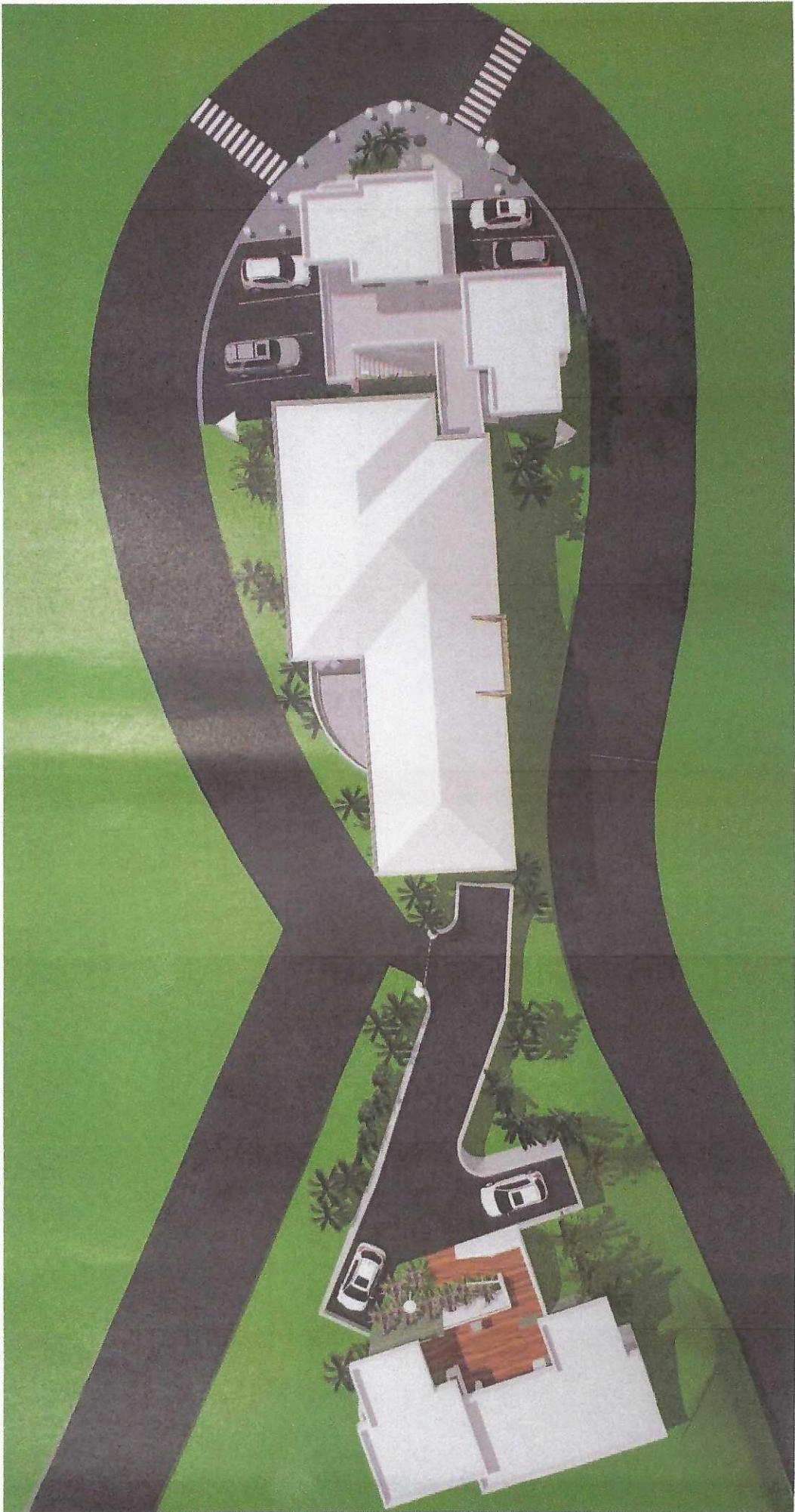


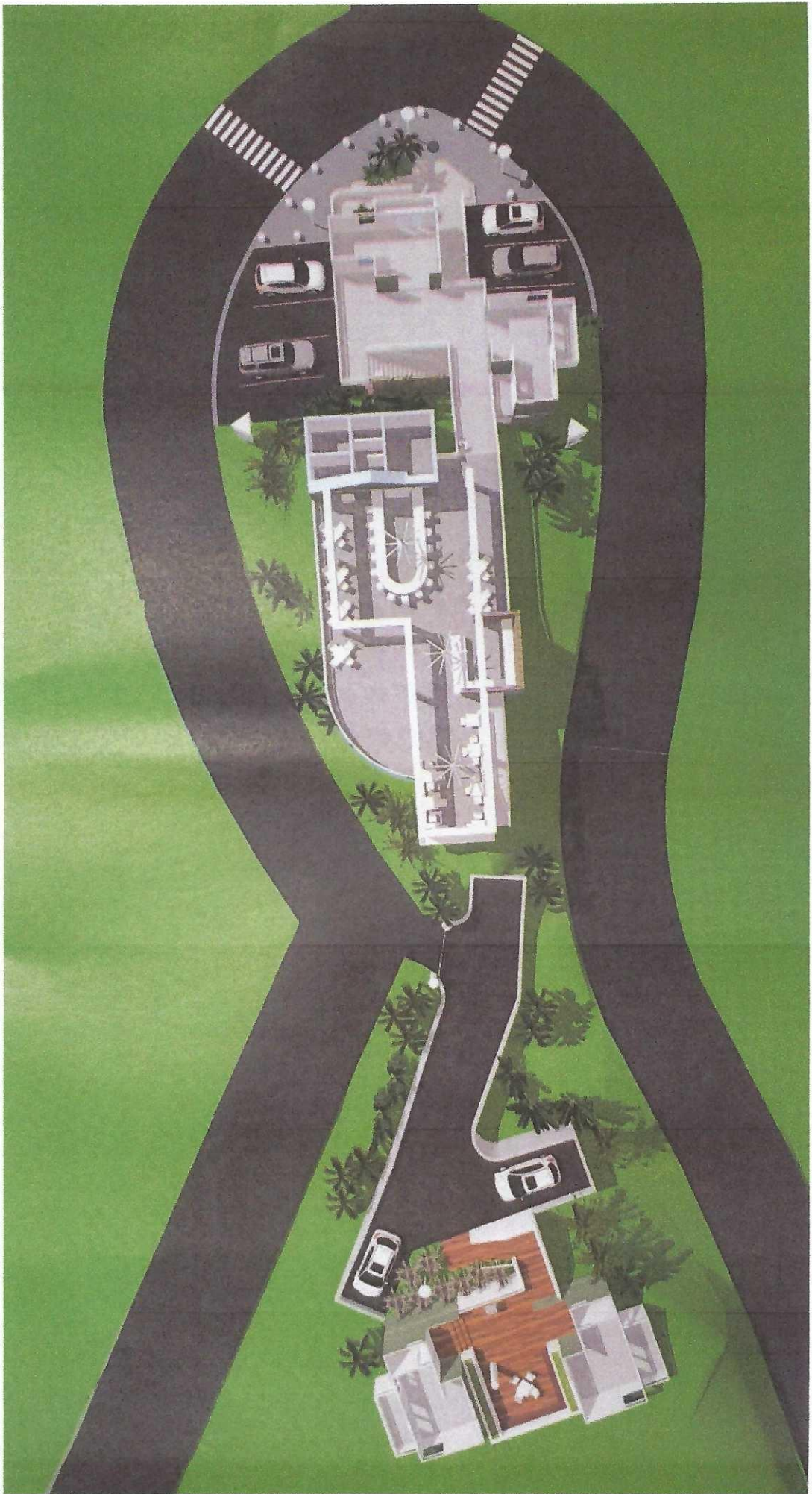












SITE PLAN C5

CORAL REEF RIDGE RE-ZONE PROPOSAL 19/2020

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4142 414 076 lab4development.com

1 IN = 10 FT



LVL 1

CONSOLIDATED S41
COMMERCIAL

CENTERLINE ROAD

PHASE 2
COMMERCIAL - 3 MONTHS

PARCEL B7
3.7 AC (111,111 SQ FT)
DISTRICT ZONE B1
PROPOSED ZONING: B1
LOT AREA: 111,111 SQ FT
LOT DEPTH: 228 FT

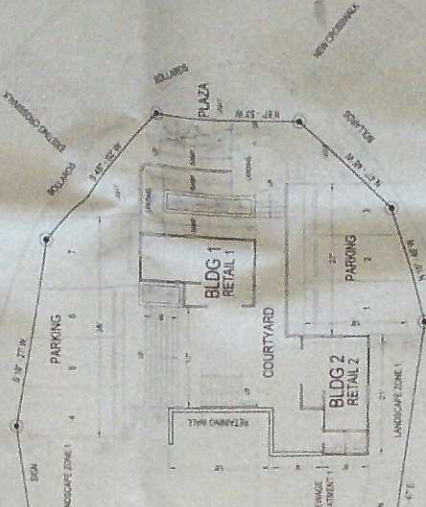
PHASE 1
RESIDENTIAL - 6 MONTHS

PARCEL B8
0.7 AC (242,000 SQ FT)

CENTERLINE ROAD

CENTERLINE ROAD

CENTERLINE ROAD



EXISTING
CHATEAU BORDEAUX
PARKING

BORDEAUX MT ROAD

EXISTING
PUBLIC PARKING

NATIONAL PARK

THIS IS TO VERIFY THE USE, BUILDING PLAN, AND UTILITIES FOR THE PHASE 2. THE DESIGNER AND CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTING CONDITIONS AND UTILITIES WITH THE PROPER AGENCIES AND AUTHORITIES. THE DESIGNER SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTING CONDITIONS AND UTILITIES WITH THE PROPER AGENCIES AND AUTHORITIES.

SITE PLAN C5
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SITE PLAN C5A

CORAL REEF RIDGE RE-ZONE PROPOSAL 10/2020

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1100 15th St, Suite 100, Coral Gables, FL 33134

1 IN = 10 FT

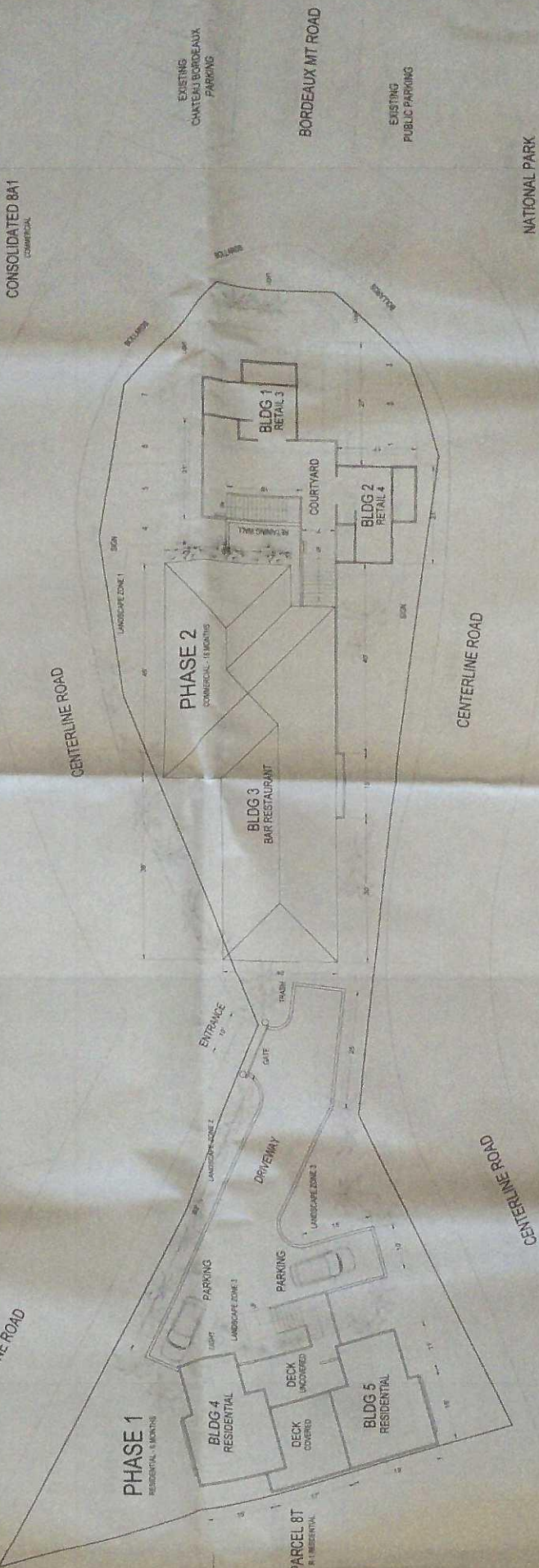
10/2020



LVL 2

SITE PLAN C5A

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1100 15th St, Suite 100, Coral Gables, FL 33134



THIS IS TO CERTIFY THAT THIS DESIGN PLAN WHICH WAS PREPARED ON THE DATE AND AT THE PLACE INDICATED ABOVE AND WHICH IS THE PROPERTY OF THE ENGINEER, ARCHITECT, PLANNING CONSULTANT, LANDSCAPE ARCHITECT, OR SURVEYOR, HAS BEEN PREPARED BY THE ENGINEER, ARCHITECT, PLANNING CONSULTANT, LANDSCAPE ARCHITECT, OR SURVEYOR, AND IS NOT A REPRODUCTION OF ANY OTHER DESIGN PLAN.

SITE PLAN C5B

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CORAL REEF RIDGE RE-ZONE PROPOSAL 197020

1 IN = 10 FT



LVL 3

CONSOLIDATED 8A1
 COMMERCIAL

SITE PLAN C5B

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EXISTING
 CHATEAU BORDENIX
 PARKING

BORDEAUX MT ROAD

EXISTING
 PUBLIC PARKING

NATIONAL PARK

THIS IS TO CERTIFY that this design plan was prepared in the
 state of Florida by the professional engineer herein named
 with the approval of the Board of Professional Engineers
 with the State of Florida, and that the design was prepared
 by the parties herein.

Lab4

OFF ROAD PARKING

CENTERLINE ROAD

PHASE 1
 RESIDENTIAL BLDGS

ENTRANCE

GATE

DRIVEWAY

PARKING

PARKING

BRIDGE
 TREATMENT

PHASE 2
 COMMERCIAL BUILDINGS

BLDG 3
 BAR RESTAURANT

BLDG 1

BLDG 2

BAR

GRILL

STORAGE ROOM

RESTROOM

LANDSCAPE ZONES

LANDSCAPE ZONES

CENTERLINE ROAD

CENTERLINE ROAD

PARCEL 8T
 RESIDENTIAL

BLDG 4
 RESIDENTIAL

DECK
 COVERED

DECK
 UNCOVERED

BLDG 5
 RESIDENTIAL

LANDSCAPE ZONES

LANDSCAPE ZONES

LANDSCAPE ZONES

LANDSCAPE ZONES

LANDSCAPE ZONES

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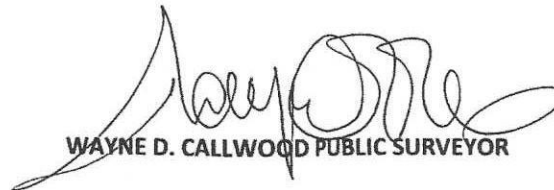
GOVERNMENT OF
THE VIRGIN ISLANDS OF THE UNITED STATES
OFFICE OF THE TAX ASSESSOR - CADASTRAL DEPARTMENT
Charlotte Amalie, St. Thomas, U.S.V.I. 00802

OFFICE OF THE
THE LIEUTENANT GOVERNOR

KONGENS GADE NO. 18
CHARLOTTE AMALIE
ST. THOMAS, VIRGIN ISLANDS 00802
(340) 776-8505

ADJACENT OWNERSHIP CERTIFICATION
Property Ownership within 150' Radius of Parcel # 8Y EST. CAROLINA 11/12/2019

Property ID	Legal Description	Owner	Address	City	State	Zip Code
306302020500	8T CAROLINA CORAL BAY QTR.	UNITED STATES GOVERNMENT		St John	VI	802
306302030600	8-A/1 CAROLINA CORAL BAY QTR.	CUPID'S SHOE INC.	P.O. BOX 2763	St Thomas	VI	803
306302031300	8A-2&3 EST.CAROLINA CORAL BAY QTR.	MONSANTO, WILMA MARSH	PO Box 302763	St Thomas	VI	803
306302040900	CAROLINA ESTATE 18-D CORAL BAY QTR	HEIRS OF WILL MARSH	PO Box 1145	St John	VI	831


WAYNE D. CALLWOOD PUBLIC SURVEYOR