St. John Construction Challenges
DPNR ENFORCEMENT

- Inconsistent Application of Codes
- Inconsistent Enforcement
- No Significant Penalties for Violations or repeat offenders
- Lack of DPNR Review
- Lack of Gov’t Oversight
- Lack of responsible and legal development undermines the whole community
- Lack of Permits undermines property tax
- Poor Construction and lack of code enforcement leads to more hurricane damage - and goes against current disaster mitigation efforts and raises the cost of insurance.
Hurricane Recovery Roofing Projects
“Rebuild Programs”

This senior has not been able to return to her home.

Was “helped” by a rebuild private rebuild program in June of 2018.

Could not receive further assistance afterwards. Volunteer Groups, St. John LTRG and Catholic Charities tired to assist as much as possible.
Shed Style Roof
Hip Style Roof Detail
(not even the same design)
Roof pitch is not to code causing roof to take on water
Insufficient Details
Stamped by an Engineer and Approved by DPNR
Insufficient pitch and drainage to the cistern has caused more damage to this seniors home.
STEP Program. Senior contacted DPNR to report issues with cracks in her rafters. According to the homeowner, DPNR Representative took photos but nothing resulted of it and she may not receive further assistance due to a duplication of benefits.
Unapproved changes to drawings

Another program beneficiary at risk of being disqualified from further assistance due to substandard work and unapproved changes to stamped architectural designs.
Two licensed engineers performed assessments on this property.

It was determined non-pressure treated wood was used on the roof.

Full Engineering reports available outlining issues with the foundation and concrete walls and now necessary demolition.
Zoning Issues

R-2

CCZP review:
2016 to present...
No records found.
Zoning Issues

R-2

A 2019 earth change review was found for... and it stated the reconstruction of a single family dwelling originally built in 1973 and addition of a 2-story single family dwelling
Zoning Issues

Via email from office of territorial planner:

A 2021 earth change review for ... received a disapproval and no building permit should have been issued.

Please reach out to the Division of Building Permits to determine what files they have on these and if the files align with what is being built. They may need to issues stop work orders.

The attached is the department’s policy on mezzanines/lofts.
Enforcement Issues

No fines for NPS Damages and no fines for violating zoning restrictions.

A $9000 fine for exceeding “road work”.

This house is listed for rent at almost $15,000 per night.
CHOCOLATE HOLE

BEFORE

AFTER
CHOCOLATE HOLE

Multiple CZM violations reported.

No Enforcement. Same property.
Lot 126, 126a, 126b

No Permits for Construction.

Steps construction from buildings to beach which are on a public beach

Improper setbacks from ocean

No setbacks from building to other lots

No parking places on lots

No easement or roadway to lot 126b

Zoned w-1, no master plan for water collection or waste treatment

“Grooming” the beach in front of the buildings with heavy equipment

How did these properties receive certificates of occupancy?

Lot 132

Changes to shoreline without CZM Approval

Earth Changes without a permit

Construction of Concrete pad without a Permit

How did these lots get subdivided without review or public notice?

Lots 126a, 126b and Lot 132 and the previous Chocolate Hole Villa are owned by the same person.
POND BAY

After