



Lt. Governor Vargrave Richards

The Government of the Virgin Islands is an integral partner in the Annaly Bay resort community, guaranteeing improvements to the overall infrastructure needed for a project of this magnitude. Upon beginning his second term, Gov. Charles W. Turnbull appointed Lt. Governor Vargrave Richards to spearhead economic development on St. Croix. The leadership and guidance exhibited by Lt. Governor Richards on this project over the past two years has been pivotal in the decision of The Throgmartin Company to confidently invest in the public/private partnership of Annaly Bay, a new resort community.

OTHER CONSULTANTS

- Gordon Finch, St. Croix
- Miles L. Plaskett, Esq., Duane Morris LLP, Miami (Legal counsel)
- Hans Lawaetz, St. Croix
- Amy Dempsey, Bio-Impact, St. Croix (Environmental consultants)
- Justin Berkeley, Antillean Engineers, St. Croix (Surveyors)
- Panamerican Consultants, Alabama (Archaeological consultants)
- Leon Teske, Sugar Island
- David Pearson Associates, Coral Gables (Marketing consultants)



Annaly Bay, St. Croix



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ANNALY BAY, ST. CROIX

A NEW RESORT COMMUNITY



The Development Team

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THE THROGMARTIN COMPANY

FORT MYERS, FLORIDA

Founded in 1987, this family-owned, nationally recognized development company will take the lead in the creation of the Annaly Bay resort community. Developers of high-quality residential and commercial projects offering extensive experience in all aspects of construction, from dynamic architectural and interior design to engineering, development and sales, the Throgmartin Company has developed more than three million square feet of retail and commercial space in the Midwest and thousands of residential units throughout the Southeastern U.S. Notable examples include *The Gardens at Beachwalk*, a 320-unit condominium community in Fort Myers; *Blue Water*, a 56-unit luxury condominium community accessible by boat in Cape Coral; and *The Vue*, a 27-story luxury riverfront high-rise condominium project in downtown Fort Myers.

EDSA

FORT LAUDERDALE, FLORIDA

Founded in 1960, EDSA is a world-renowned planning and landscape architectural firm that is widely recognized for its skill and creativity in planning complex projects such as hotels and resorts, residential communities, attractions and entertainment, urban design, campus and cultural, and ecotourism. At Annaly Bay, EDSA is developing a master land plan and site plans that combine environmental sensitivity, aesthetic design and economic feasibility. Among the clients EDSA have served in St. Croix are the *Frederiksted Waterfront Revitalization*, *Coakley Bay*, *Diamond Keturah*, *King's Alley*, *Palm Shores*, *Spring Garden Estates*, *St. Croix Cultural Complex* and *Sugar Island*. Other nearby clients include *Little Dix Bay, B.V.I.*; and *Caneel Bay*, *Mahogany Run*, *Ritz-Carlton Residences*, *Frenchman's Reef*, *Cabrita Point*, *Botany Bay* in St. Thomas; and *The Atlantis Hotel and Casino* in the Bahamas.

APPLIED TECHNOLOGY &
MANAGEMENT, INC.

GAINESVILLE, FLORIDA

Founded in 1984, ATM is a marine, coastal, environmental and water resources engineering firm that specializes in marina, waterfront, and resort development, coastal engineering, beach restoration and renourishment, stormwater management, infrastructure design, environmental permitting, hydrological modeling, wetland permitting, and construction management. It serves public and private clients throughout the world, including several in the U.S. Virgin Islands: *Sanctuary Cove*, *Mahogany Run*, *Yacht Haven* and *Thatch Cay* on St. Thomas; and the *Gallows Bay* marina facility on St. Croix.