



TUESDAY,
DECEMBER 17, 2024
10:00 A.M.



EARLE B. OTTLEY
LEGISLATIVE HALL
ST. THOMAS, VIRGIN ISLANDS



THE COMMITTEE OF THE WHOLE - OFFICIAL AGENDA - **REVISED**

The **Thirty-Fifth Legislature** will convene in a Committee of the Whole Hearing to discuss the draft Comprehensive Land and Water Use Plan and to receive testimony on the following zoning permits:

BLOCK I

Discussion on the Draft Comprehensive Land and Water Use Plan

Invited Testifiers:

Honorable Jean-Pierre L. Oriol, Commissioner, VI Department of Planning and Natural Resources

Leia LaPlace-Matthew, Territorial Planner, VI Department of Planning and Natural Resources

Marlon Hibbert, Director, Division of Coastal Zone Management, VI Department of Planning and Natural Resources

Nathan Kelly, AICP, President, Horsley Witten Group, Inc.

Bill No. [35-0401](#) An Act amending Official Zoning Map No. STZ-10 for the island of St. Thomas, Virgin Islands rezoning Parcel No. 41-51-1 Estate Frydenhoj, No. 3 Red Hook Quarter St. Thomas from R-2 (Residential-Low Density-One and Two Family) to B-4 (Business-Residential)

Invited Testifiers:

Leia LaPlace-Matthew, Territorial Planner, VI Department of Planning and Natural Resources

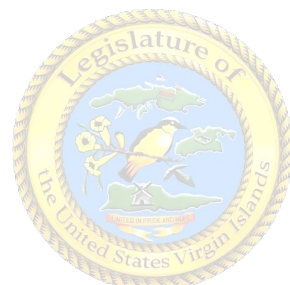
Clifford Graham, Representative

Bill No. [35-0406](#) An Act amending Official Zoning Map No. STZ-10 for the island of St. Thomas to rezone Parcel No. 3J-1A Estate Mariendahl, No. 4 Red Hook Quarter, St. Thomas, Virgin Islands, from R-2 (Residential-Low Density-One and Two Family) to B-2 (Business Secondary/Neighborhood)

Invited Testifiers:

Leia LaPlace-Matthew, Territorial Planner, VI Department of Planning and Natural Resources

Clifford Graham, Representative



Bill No. [35-0407](#) An Act amending Official Zoning Map No. STZ-10 for the island of St. Thomas, Virgin Islands, to rezone Parcel No. N-1-Remainder of Tract 1 Estate Nazareth, No. 1 Red Hook Quarter, St. Thomas, Virgin Islands, from R-2 (Residential-Low-Density-One and Two Family) to P (Public)

Invited Testifiers:

Leia LaPlace-Matthew, Territorial Planner, VI Department of Planning and Natural Resources
Vincent Richards, Assistant Commissioner, VI Department of Property and Procurement
Jeffrey Boschulte, AIA, NCARB, LEED AP, Boschulte Architecture, LLC

Bill No. [35-0421](#) An Act amending Official Zoning Map No. SCZ-11 to rezone Plot No. 13-A Combined Estate Hogensborg, West End Quarter, St. Croix from R-1 (Residential-Low Density) to R-2 (Residential-Low Density-One and Two Family) and Remainder of Parcel No. 4 Combined Estate Hogensborg, West End Quarter, St. Croix be rezoned from R-1 (Residential-Low Density) to B-3 (Business-Scattered) to allow for a mixed use development

Invited Testifiers:

Honorable Jean-Pierre L. Oriol, Commissioner, VI Department of Planning and Natural Resources
Leia LaPlace-Matthew, Territorial Planner, VI Department of Planning and Natural Resources
Clarence Browne, Representative

BLOCK II

Bill No. [35-0404](#) An Act ratifying the Governor's approval of Minor Coastal Zone Permit No. CZMIW0001-23 issued to Coakley Plantation, LLLP for the installation and the submerged lands occupancy of two 224' long and 3" ODHDPE pipes in approximately 6'-7' of water to be used as an intake and brine discharge for a reverse osmosis plant

Invited Testifiers:

Marlon Hibbert, Director, Division of Coastal Zone Management, VI Department of Planning and Natural Resources
Benjamin Keularts, Representative, Coakley Plantation, LLLP



Bill No. [35-0422](#) An Act ratifying Minor Coastal Zone Permit No. CZMIW0002-23 issued to 555 Madison Investors V, LLC for the installation of a 408 sq. ft. dock and a four-inch reverse osmosis intake line on and seaward of Plot 7W Estate Nazareth, St. Thomas, Virgin Islands

Invited Testifiers:

Marlon Hibbert, Director, Division of Coastal Zone Management, VI Department of Planning and Natural Resources

Cristina Zubillaga, President, Madison Investors V, LLC

Bill No. [35-0424](#) An Act ratifying Major Coastal Zone Permit No. CZT-06-21 (L&W) issued to Jack Rock B-A C, LLC for the development of a marina facility consisting of a restaurant, dock, moorings, wave attenuator, storage and services yard, warehouse building, the dredging of 7,200 yards of material, and the use and occupancy of 45.83 acres of submerged land located on and seaward of Parcel No. 3 (Consolidated 9B-A), Estate Nazareth, St. Thomas, Virgin Islands

Invited Testifiers:

Marlon Hibbert, Director, Division of Coastal Zone Management, VI Department of Planning and Natural Resources

Cristina Blackburn, Manager, Jack Rock B-A C, LLC

