



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 I**

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**

**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)

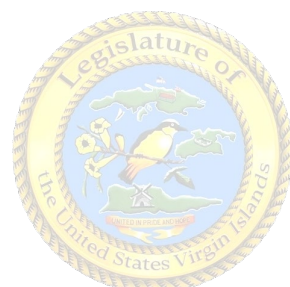
#### **Invited Testifiers:**

**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:**

**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



**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.

