



GOVERNMENT OF THE UNITED STATES VIRGIN ISLANDS

DEPARTMENT OF PLANNING AND NATURAL RESOURCES

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November 14th, 2022

TO: Leia LaPlace
Territorial Planner, Division of Comprehensive and Coastal Zone Planning, DPNR

FROM: Nicole F. Angeli, PhD
Director, Division of Fish and Wildlife, DPNR

RE: Rezone Request for Parcel 30C Estate Elizabeth, St. Thomas

The Government of the Virgin Islands of the United States, Department of Planning and Natural Resources, Division of Fish and Wildlife (DFW) is mandated to “protect, conserve, and manage indigenous fish, wildlife and plants, and endangered or threatened species for the ultimate benefit of all Virgin Islanders, now and in the future” by Virgin Islands Code Title 12, Chapter 2, Subsection 101. This act ensures protection for all fish and wildlife indigenous to the Virgin Islands and within its geopolitical boundaries.

The DFW team reviewed the proposed use variance plans for the 1.251 acres zones R-2 at 30C Estate Elizabeth, St. Thomas. We find that rezoning is unlikely to impact threatened or endangered species. However, new development at this plot may impact suitable habitat for the critically endangered Virgin Islands Tree Boa, *Chilabothrus granti*. Under such circumstance we would require compliance with the VI Tree Boa Site Clearance Protocol linked here; [DPNR-VI-boa-site-clearance-protocol.pdf](#). Development plans will need additional consultation and are not covered under this letter.

Understanding the intent of the use variance is to allow for the construction and operation of a gift shop and scenic outlook, the Division would like to provide some initial guidance to protect indigenous species. Flora and fauna surveys should be conducted prior to construction, and land clearing should be minimized. Landscaping should be done with native plants that are locally grown; species recommendations can be provided by the Division. To reduce runoff and the potential for sediment or debris to enter marine environments, the Division supports the use of permeable surfaces where feasible and the inclusion of native vegetation buffers.

Thus, I support rezoning with the condition that all federal, state, and local permits required by authorities are obtained and respected. For further consultation, kindly contact me at nicole.angeli@dpr.vi.gov or 340-773-1082.

Nicole F. Angeli

11/14/2022

Dr. Nicole F. Angeli, Director

Date