

September 20, 2023

The Honorable Novelle Francis, Jr.  
Legislature of the Virgin Islands  
56 King Street, Hamilton House  
Christiansted, St. Croix, VI, 00820

**RE: Zoning Change Amendment – Plot 7a & 8a-8b Hospital Street – Christiansted, St. Croix**

Dear Senate President Novelle Francis, Jr.:

I am writing this letter on behalf of Z Property VI, LLC to request a zoning map amendment for Plot 7a & 8a-8b Hospital Street, Christiansted, U.S. Virgin Islands.

These (2) lots total 0.882 acres and sits between Hospital Street and the Christiansted Harbor. This lot is currently zoned B-1 (Business – Central Business District) and is the former site of the Outrigger Hotel, Restaurant and Yacht Club which was destroyed by fire around 1980. Located in the historic downtown, this lot is surrounded by a mix of uses including restaurants, professional offices, residences, government offices and a boat repair shop to name a few. This lot has public road frontage on the west side which provides access to public utilities such as electricity, potable water and waste.

Z Property VI, LLC intends to return the property to its pervious use, with construction of a hotel and rebuilding of the dock/marina component. This request is for you to consider a use variance to the B-1 designation to allow for marina use.

We are confident that this proposed amendment fits within the established character of the area and will have only a positive effect on the community and surrounding property owners. Additionally, this project is under the jurisdiction of the State Historic Preservation Office and subject to review by the Historic Preservation Committee which provides additional checks and balances on impact to the surrounding neighborhood. We are grateful for the opportunity to present this request for consideration and look forward to answering all your questions.

Respectfully,



**Clarence Browne**  
Managing Principal | Design District