

To: Ms. Leia LaPlace-Mathew
Territorial Planner
DPNR, Division of CCZP
Date: Aug 1, 2026
Re: Rezoning Application No. CCZP0025-26

I am submitting these comments on rezoning Application No. CCZP0025-26 as a neighboring property owner of Estate Fortsberg 10.

Although I am not vehemently opposed to the considerations of rezoning Parcel 10, Estate Fortsberg from R-1 Residential to business related purposes, I think additional reflection, comments and scrutiny must be noted.

The following information shared is objective and publicly verifiable fact. It ought to be reviewed in connection with the rezoning Application No. CCZP0025-26. Please see the following planning policy, environmental and public considerations below:

1. The proposed rezoning is inconsistent with the established character of other nearby Business Zoned parcels.

- A. FORTSBERG 9 CORAL BAY QTR. (304203040900) is zoned B-3
- B. EMMAUS PARCEL OF CORAL BAY QTR (304203020200) is zoned B-3
- C. EST. EMMAUS #9 CORAL BAY (304203020100) is zoned B-3
- D. EMMAUS 8-1 CORAL BAY (304203025400) is zoned B-3
- E. EMMAUS 8-2 #2 CORAL BAY QTR. (304203028600) is zoned B-3

2. Whereas Business Zoned properties in the more “centralized” Coral Bay “Commercial” District are zoned B-2.

- A. 6R-1 NORTHERN & 6R-1 SOUTHERN PORTION CAROLINA #1 CORAL BAY QTR (304104040100) is zoned B-2
- B. 6R-2B-1 ESTATE CAROLINA 1 CORAL BAY QTR (304104045300) is zoned B-2
- C. 6R-2B-2 CAROLINA 1 CORAL BAY QUARTER (304104044300) is zoned B-2
- D. CAROLINA #6R-21 CORAL BAY QTR (304104042800) is zoned B-2
- E. 6R-2C ESTATE CAROLINA 1 CORAL BAY QTR (304104044400) is zoned B-2
- F. 6R-2 REM CAROLINA 1 CORAL BAY QUARTER (304104044500) is zoned B-2
- G. PAR 6R-2A CAROLINA 1 CORAL BAY QTR (304104041300) is zoned B-2
- H. 8-4-1 REM CAROLINA CORAL BAY QTR (306401010700) is zoned B-2

3. Western portions of Fortsberg 10 lie within the “High Risk” Zone AE on the FEMA Flood Zone maps.

- Flood Zone AE is a high-risk area defined by a 1% annual chance of flooding, mandatory insurance rules, and known base flood levels. It is designated by the Federal Emergency Management Agency (FEMA) as a Special Flood Hazard Area.
- Construction in US Virgin Islands (USVI) flood zones is strictly governed by Title 29 of the Virgin Islands Code (Chapter 5), the Amended VI Flood Damage Prevention Rules and Regulations (<https://dpnr.vi.gov/wp-content/uploads/2022/11/Amended-VI-flood-Rules-and-Regulations.pdf>)



4. Coral Bay lacks basic business infrastructure and services that support community/resident needs.

- Community center, park, office space, apartments/housing, legal services, boat/vehicle storage, mechanical repair services, equipment rental, welding, hardware, laundry, child/elderly care, education facilities, police station, barber shop, bank services, gym, etc...

In conclusion, I respectfully request that these comments and the supporting publicly available information be given full consideration during the review of Application No. CCZP0025-26. Any decision to rezone this property should be made only after careful evaluation of its consistency with applicable planning policies, environmental considerations, and the potential impacts on neighboring properties and the surrounding community. Thank you for your time and thoughtful consideration of these comments.