



Re: [EXTERNAL MAIL] Re: Requested docs for Caret Bay and Bakkerø

From JOHN WOODS <john.woods@jaredian.com>

Date Mon 12/29/2025 5:22 PM

To Leia LaPlace <leia.laplace@dpr.vi.gov>

Cc John Woods <john.jpw.woods@gmail.com>; Keshoi Samuel <keshoi.samuel@dpr.vi.gov>; GAIL PAGAN <gail.pagan@dpr.vi.gov>; Gato <ckean.md@att.net>; juliettekean@msn.com <juliettekean@msn.com>; Jean-Pierre Oriol <jp.oriol@dpr.vi.gov>; Jozette Walker <jozette.walker@dpr.vi.gov>

Furthermore, Ray Charles could see that site layout doesn't align with the site conditions. What you say is you can draw anything without studying if it actually works.

John

On Mon, Dec 29, 2025 at 5:19 PM JOHN WOODS <john.woods@jaredian.com> wrote:

The applicant didn't identify that in their presentation. They sat there like they didn't have to say anything. Don't have to do a Cultural Resources Survey? I have done those for my rezonings for over the past 30 years. That is since the fiasco that occurred after the Tutu Park Mall was constructed over an indigenous village. Are you telling me i did not have to do that? Then why did your predecessors require it?

John

On Mon, Dec 29, 2025 at 5:07 PM Leia LaPlace <leia.laplace@dpr.vi.gov> wrote:

Good afternoon Mr. Woods,

The applicant is indicated on the application, Power of Attorney, and Articles in the file (Item Nos. 1, 5, and 6). All items required and as detailed in the Zoning Map Amendment Application Checklist are also in the file (Link: [CCZP0091-25](#))

The zoning map amendment applications only require conceptual plans. Studies such as the cultural/historical, flora/fauna, and hydrology are not requirements of zoning map amendment applications.

They are, however, requirements of the group dwelling and planned area development applications. The Public comment period ends Friday, January 9, 2026. Analysis of the request takes into consideration the public comments as well as the Comprehensive Land and Water Use Plan.
Regards, LL

CCZP applications: [Applications for public use](#)

Please submit them via the E-permitting portal as outlined in the applications.

To schedule a preapp meeting/discussion with CCZP, use booking app below:

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Leia LaPlace-Matthew
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"Step in not because it's your role, but because you see that something needs to be done." -Author Unknown

From: JOHN WOODS <john.woods@jaredian.com>
Sent: Monday, December 29, 2025 4:56 PM
To: Leia LaPlace <leia.laplace@dpr.vi.gov>
Cc: John Woods <john.jpw.woods@gmail.com>; Keshoi Samuel <keshoi.samuel@dpr.vi.gov>; GAIL PAGAN <gail.pagan@dpr.vi.gov>; Gato <ckean.md@att.net>; juliettekean@msn.com <juliettekean@msn.com>
Subject: [EXTERNAL MAIL] Re: Requested docs for Caret Bay and Bakkerø

Leah,

I listened to that hearing. It was a disgrace. I will be formally responding to this. It appears to me DPNR didn't do their usual diligence in required documentation. First, who is the applicant? That was not clear. Their presentation was horrible. They claimed they were only going to build on the disturbed area. A bold faced lie. The inadequate site plan they presented takes up most of the land area, including what appears to be a drainage area. They said they will have a civil engineer, but that is needed now. Why was this allowed to go forward without a Cultural Resources Survey? isn't that a requirement for a zoning modification? How could this application be deemed complete to begin with? The FEMA funding won't be jeopardized if this poorly conceived zoning amendment isn't approved.

John

On Mon, Dec 29, 2025 at 2:44 PM Leia LaPlace <leia.laplace@dpr.vi.gov> wrote:

Good afternoon Mr. Woods! I did not get your emails but I did get your voicemail.

Caret Bay group dwelling: File link: [62 Caret Bay.STT](#)

Bakkerø, hearing was at 10 am today: Recording link and file links are below:

[CCZP0091-25 VIRTUAL PUBLIC HEARING](#)

File Link: [CCZP0091-25](#)

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Author Unknown

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