




Outlook

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**Re: [EXTERNAL MAIL] Objection to DPNR's Application No. CCZP0091-25**

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**From** Leia LaPlace <leia.laplace@dpnr.vi.gov>**Date** Thu 1/8/2026 6:06 PM**To** Darien Wheatley <nei33rad@gmail.com>

Good afternoon, the file was reviewed and all properties mentioned in the public notice are in the file (deed and surveys). The file is also linked for your review:  [CCZP0091-25](#)

The application and request can only be for properties the applicant has legal interest in as evidenced by the deed. A review of the recording (link below) also indicates the applicant mentions only the properties they own. MapGeo identifies 1-61-4 which is correctly identified by the certified survey map and deed as 1-68-4. MapGeo is not 100% accurate and only the survey maps and deeds can be used for legal descriptions.

[Clipchamp](#)

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:

 [Book time to meet with me](#)

Leia LaPlace-Matthew

Territorial Planner

Department of Planning and Natural Resources- <https://dpnr.vi.gov>

Division of Comprehensive and Coastal Zone Planning

#45 Mars Hill, F'sted, VI 00840-4474

Tel: 340.773.1082/774.3320 x2215

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

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**From:** Darien Wheatley <nei33rad@gmail.com>**Sent:** Thursday, January 8, 2026 4:06 PM**To:** Leia LaPlace <leia.laplace@dpnr.vi.gov>**Subject:** [EXTERNAL MAIL] Objection to DPNR's Application No. CCZP0091-25

You don't often get email from nei33rad@gmail.com. [Learn why this is important](#)

Good afternoon Director LaPlace:

I strongly object to DPNR's Application No. CCZP0091-25, which was submitted by Sweetgrass

Valley Properties, LLC. I and my late husband Cardiff Wheatley bought a parcel of land located at 1-25 Estate Bakkerø, St. Thomas, U.S. Virgin Islands 00801 in 1977. We built a home on said parcel and moved into our home during December, 1979.

This application has a major procedural failure since it did not indicate all the parcels of land that would be affected by the rezoning request. Therefore, all of the adjacent property owners were not given notice concerning said application. Therefore, I believe based on DPNR's rules that said application needs to be revised, adjacent property owners be given proper notice about the application, and a rescheduled public hearing be allowed, which will give all parties the opportunity to provide comments about this application.

I wish to be informed about all actions taken concerning this application, since I wish to provide additional comments concerning this application. Thank you for your forthcoming cooperation concerning my request.

Sincerely,

Mrs. Valaria Wheatley  
Property Owner  
1-25 Estate Bakkerø  
St. Thomas, VI 00801  
Tel. No: (340) 244-2386  
Email Address: [nei33rad@gmail.com](mailto:nei33rad@gmail.com)

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