



GOVERNMENT OF THE UNITED STATES VIRGIN ISLANDS

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DEPARTMENT OF PLANNING AND NATURAL RESOURCES

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Office of the Commissioner

**Report by the Division of Comprehensive and Coastal Zone Planning on
the Petition to Amend Official Zoning Map No. SCZ-20, Application No.
CCZP0038-25**

Petition of applicant, Highest Potential Design, LLC, to amend Plot Nos. 31-B, 32-B, 34-CA, 34-CAA, and 34-CB Strand Street, Christiansted Town, St. Croix from R-3 (Residential-Medium Density) to B-2 (Business-Secondary/Neighborhood). The purpose of this request is to allow a car rental agency as a matter of right.



Photos of site condition- Accessory car rental operation for the Hotel Caravelle

Property Owner(s): Centerline Car Rental, LLC as per Warranty Deed dated April 9, 2024, Document No. 2024001011.

Applicant Representative(s): John P. Woods of Highest Potential Design, LLC and Richard White of Centerline Car Rental, LLC.

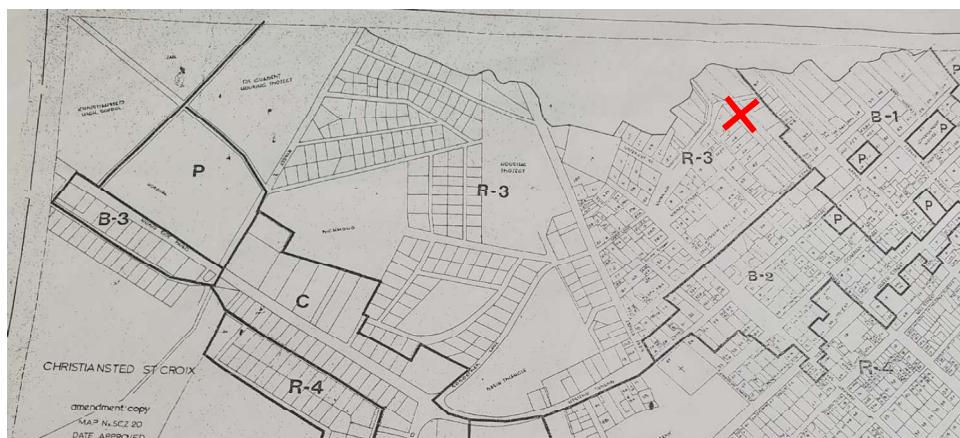
Acreage: 31-B is 0.27 acres and 34-CB is 0.09 acres as described in Survey Drawing No. 176-C. 32-B is 10,822 square feet as described in Measure Brief Folio 137 and 598. 34-CA is 0.2435 acres and 34-CAA is 0.04077 acres as described in Survey Drawing No. 555.

Surrounding Uses and Zones: To the north, east, and a portion of the south is non-residential activity (warehouses and public parking lot). To the west and the other portion to the south is undeveloped land.



MapGeo aerial view of properties (marked in red)

The surrounding area is zoned R-3 (Residential-Medium Density) and B-1 (Business-Central Business District) with two rezonings, Plot Nos. 30-AA and 30-AB Strand Street from R-3 to B-1 by Act No. 5549 and 41 Strand Street from R-3 to C-Commercial by Act No. 5408.



Official Zoning Map No. SCZ-20 (property location indicated by red X)

Infrastructure: Public lines will handle water needs and sewage.

Other needed DPNR Division reviews: Historic Preservation Commission for permit amendment.

Project Summary: At DPNR-CCZP's public hearing, Mr. Woods and Mr. White testified the intent is to allow the car rental operation to operate as a matter of right. It is currently restricted for the use of Hotel Caravelle patrons.



Conceptual Site Plan Layout

Public Response at DPNR-CCZP Public Hearing held September 15, 2025:

There was no opposition or concern expressed with the proposal. There was one question on how rezoning affects property taxes. Our 18 zoning districts are multi-use (residential and non-residential uses allowed). Property tax rates are based on the use occurring on a lot. No post-hearing comments were received.

Analysis of Request/Reason for Recommendation: The property is located within the Historic Christiansted Town district and an analysis of the requested B-2 zone versus the nearby B-1 zone was conducted to determine which would be most appropriate to allow the request. Both zoning districts would allow for the intended car rental agency.

Section 229. Development Provisions	Requested B-2	Alternative, B-1
Residential Density (persons per acre)	80	160
Floor area ratio	1	2
Permitted Lot occupancy for residential structures	40%	40%
Maximum height (Historic District restriction)	3 stories	3 stories
Usable Open Space (residential structures, excluding hotels)	30%	30%

The B-1 and B-2 zoning districts are similar in their development provisions, however, the B-1 zone as per Section 229 was intended to be devoted primarily for commercial enterprises serving the visitors and tourists of the central business districts of Charlotte Amalie, Christiansted, and Frederiksted. It was intended to represent and maintain the historical and commercial character of the business centers of these towns and uses included hotels, professional offices, and residences.

In contrast, the B-2 zone as per Section 229 was intended for the shopping centers outside of the primary B-1 business areas, such as the Golden Rock Shopping Center. It is most appropriate for the properties to be zoned in alignment with the intent of the nearby B-1 zoning district.

Recommendation

The Department of Planning and Natural Resources recommends the following:

Pursuant to Title 29 Virgin Islands Code, Chapter 3, Section 238, Official Zoning Map No. SCZ-20 for the island of St. Croix be amended by changing the zoning designation of Plot No. 31-B Strand Street, Christiansted Town, St. Croix consisting of 0.27 acres as described in Survey Drawing No. 176-C; Plot No. 32-B Strand Street, Christiansted Town, St. Croix consisting of 10,822 square feet as described in Measure Brief Folio 137 and 598; Plot No. 34-CA Strand Street, Christiansted Town, St. Croix consisting of 0.2435 acres as described in Survey Drawing No. 555; Plot No. 34-CAA Strand Street, Christiansted Town, St. Croix consisting of 0.04077 acres as described in Survey Drawing No. 555; and Plot No. 34-CB Strand Street, Christiansted Town, St. Croix consisting of 0.09 acres as described in Survey Drawing No. 176-C, from R-3 (Residential-Medium Density) to B-1 (Business-Central Business District).



Jozette J. Walker, CPM
Assistant Commissioner

10.14.2025

Date

Cc: Jean-Pierre L. Oriol, Commissioner