



**GOVERNMENT OF THE VIRGIN ISLANDS OF THE UNITED STATES**

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**DEPARTMENT OF PLANNING AND NATURAL RESOURCES Division  
of Coastal Zone Management**

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**MEMORANDUM**

**TO:** Major CZM Project Review Team

Senator Carla J. Joseph, Chair, Committee of Government Operations, Veterans Affairs and Consumer Protection Thirty-Fifth Legislature of the Virgin Islands St. Croix Coastal Zone Management Committee  
Derek A. Gabriel, Commissioner, Department of Public Works  
Garry Molloy, Commissioner, Department of Labor  
Ray Martinez, Commissioner, Virgin Islands Police Department  
Carlton Dowe, Executive Director, Virgin Islands Port Authority  
Andrew Smith, Virgin Islands Water & Power Authority  
Roger E. Merritt, Jr., Executive Director, Virgin Islands Waste Management Authority  
Daryl George, Sr., Director, Virgin Islands Fire Services  
Bernadette Melendez, Director, Bureau of Economic Research  
Daryl Jaschen, Director, VITEMA  
Vice Provost, Eastern Caribbean Center, University of the Virgin Islands  
United States Fish and Wildlife – Caribbean Field Office  
National Marine Fisheries Services  
USFWS National Wildlife Refuge

**FROM:**   
Gregory Richards  
Asst. Director, CZM

**DATE:** November 12, 2024

**RE:** Review of Major CZM Permit Application No. CZMJL0002-24/Z Property VI LLC

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Enclosed is a copy of an Environmental Assessment Report (EAR) and drawings submitted by Z Property VI, LLC. The applicant is proposing to construct and develop a boutique hotel and the amenities associated with a hotel. The location of the proposed hotel development are plots 7-B, 8-B, and leased 8-A, Hospital St, Christiansted Town, St. Croix.

Please review the enclosed project scope and drawings and submit your comments by **November 26, 2024**. If you have any questions or concerns, please feel free to contact me at (340) 773-1082 ext. 2247.