

Testimony of
Vincent Richards

Assistant Commissioner of the Department of Property and Procurement
On behalf of

Lisa M. Alejandro
Commissioner of the Department of Property & Procurement

On

Bill No. 36-0268

Use of Variance for Parcel No. 300-B Revised Cruz Bay Town, St. John, U.S. Virgin Islands

Before

Committee of the Whole

Monday, May 11th, 2026

Earle B. Otley Legislative Hall
ST. THOMAS, U.S. VIRGIN ISLANDS

Good Morning, Committee Chair Milton E. Potter, Vice-Chair Kenneth L. Gittens, Honorable Senators, Central and Legislative Staff, fellow testifiers, visitors present in the chambers, and members of the viewing and listening audience.

I am Vincent Richards, Assistant Commissioner of the Department of Property and Procurement (DPP). I appear today on behalf of Commissioner Lisa M. Alejandro to offer testimony on the use of variance in the St. Thomas/St. John District for Parcel No. 300-B, Revised Cruz Bay Town, Cruz Bay Quarter, St. John, U.S. Virgin Islands, which is before this Committee for consideration. DPP requests this Committee's approval, in accordance with Title 29 V.I.C § 238a, of this variance on behalf of Courtesy Car Wash, LLC (**Bill No. 36-0268**).

I. Bill No. 36-0268 (Use Variance – Parcel No. 300-B Revised Cruz Bay Town, Cruz Bay Quarter, St. John, U.S. Virgin Islands)

DPP entered into a 30-year lease agreement with Courtesy Car Wash, LLC, ratified by the Legislature of the Virgin Islands on December 22, 2022, for Parcel No. 300-B Revised Cruz Bay Town, Cruz Bay Quarter, St. John, U.S. Virgin Islands, consisting of 2,911.36 U.S. sq. ft. or 0.07 U.S. acres of improved land more-or-less¹. The property will be used to operate a public car wash and for other related purposes.

To accommodate the intended use and maximize the use of the property, the proposed use variance is necessary to commence construction in compliance with the Virgin Islands zoning laws. This project is designed to enhance service availability to the community, improve convenience for residents and visitors, and contribute positively to the local economy.

DPP, in accordance with Title 29 V.I.C § 238a, respectfully requests approval of this use variance to permit the operation of a public car wash and for other related purposes on the subject property, which is currently zoned "P" (Public). This request aligns with the scope of improvements outlined in Article IV 4.01 Improvements of the current Lease Agreement.

Chairman and Members of the Committee, thank you for the opportunity to present this testimony and for your consideration of this legislation. This concludes my Testimony, and I am prepared to answer any questions the Committee may have regarding the proposed variance.
