

MINKOFF & ASSOCIATES, L.L.C./REALTORS®
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CIPS-Certified International Property Specialist
ABR-Accredited Buyer Representative
GRI-Graduate REALTORS® Institute
AHWD-At Home With Diversity

November 8, 2023

Hon. Novelle E. Francis. Jr, President
35th Legislature of the United States Virgin Islands
USVI Legislature
P. O. Box 477
Charlotte Amalie, VI 00802

Dear Senator Francis:

Roger B. Minkoff, as the "Agent" for the Owners/Applicant, AR LEGACY, LLC, herewith submits a request for Rezoning:

- 1) Parcel No. Reconfigured Remainder Consolidated Parcel 1-13
- 2) Estate Donoe
- 3) No. 2-A New Quarter
- 4) St. Thomas, VI
- 5) The Plot appears on O.L.G. No. A4-844-T019
- 7) Measures: 11,142+/- U. S. acre or 485,246+/- Square Feet
- 8) The zoning is presently: R-4-Residential, Medium Density
- 9) The requested change is for a Rezoning to B-3, Business Scattered, allowing mixed use of Residential, Retail, Service Business and Office Space.

Description of Proposal:

Simply stated, conceptually a "Mixed Use Community."

This proposal requests that the owner of this property be permitted to create a "Class A" office, retail, service business and residential campus to fulfill this dire need.

Mixed-use zoning can provide several important benefits, including:

- Reducing combined housing and transportation costs for households by providing diverse housing options and alternatives.
- Creating cohesive, yet diverse, neighborhoods with increased economic and cultural opportunities.

Mixed-use development can save space and provide convenience for residents, while also creating an appealing destination for residents, businesses, and visitors.

Please advise of any further requirements or actions required on our part to achieve the Rezoning of the subject property.

Thank you for your cooperation.

Sincerely,



Roger B. Minkoff, ABR, CIPS, GRI, AHWD
Minkoff & Associates, LLC
Managing Member

cc: Jean-Pierre L. Oriol, Commissioner, DPNR
Leia Laplace-Matthew, Territorial Planner CCZP-DPNR