



127 Estate Smithfield, Frederiksted, VI 00840

(340)772-1205

Testimony of Christopher Richardson, President

Roncan, Inc., dba Sand Castle on the Beach Hotel

Bill No. 35-0244

Presented to Committee of the Whole

Of the 35th Legislature of the US Virgin Islands

May 13, 2024

Good day, Honorable Senator Novelle E. Francis, Jr.; Chair of the Committee of the Whole, Esteemed Members of the 35th Legislature of the US Virgin Islands, and the listening and viewing audiences.

Ladies and Gentlemen, I am Christopher Richardson, President of Roncan, Inc., doing business as Sand Castle on the Beach Hotel. It is an honor for me to appear before the Committee of the Whole of the 35th Legislature to offer testimony on **Bill No. 35-0244**, amending Official Zoning Map No. SCZ-10 to rezone Plots No. 126A, 126B, 126C, 126CA, 127E Combined, and 212 Estate Two Brothers, Smithfield and Hesselberg, West End.

Attending with me today is Hera Psaros Principal Architect & Designer, Design Lab Architects, LLC.

For 18 years my partner, Ted Bedwell, and I regularly visited St Croix and always stayed at Sand Castle on the Beach. In 2016 it became possible for us to acquire the property we had so long loved and appreciated. In September of 2017, like many homes and businesses, we were greatly affected and impacted by Hurricane Maria. Despite this, we managed to move forward with repairs and renovations, not only restoring the property but also enhancing what we were able to offer to tourists and the local community alike. When we took over ownership there was approximately 30 employees. We now proudly employ over 60 people and intend to continue more employment opportunities as the company grows and expands.

The Buildings that make up what is now Sand Castle on the Beach were constructed prior to 1968 before zoning laws were in place. The structures do not align with the current W-1 setbacks creating various unusable areas on the main road facade of the hotel. These unusable areas become dysfunctional spaces that affect the curb appeal of the hotel and its circulation/flow. Also, the property is out of conformity due to our lot area only comprising of 2.6808 acres as opposed to the W-1 requirement of a minimum of 3 acres.

Changing our zoning to R-3 would allow us greater flexibility with current setback requirements while keeping well in mind green spaces, permeable parking areas and enhanced positive connection and flow throughout the property, making it more desirable to guests and their experiences.

Again, thank you for the opportunity to provide testimony on **Bill No. 35-0244**, amending Official Zoning Map No. SCZ-10 to rezone Plots No. 126A, 126B, 126C, 126CA, 127E Combined, and 212 Estate Two Brothers, Smithfield and Hesselberg, West End.

Respectfully submitted,

A handwritten signature in blue ink that reads "CHRIS RICHARDSON". The signature is written in a cursive, slightly slanted style.

Christopher Richardson,

Owner/President/Authorized Agent

Roncan, Inc.

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