

April 4, 2024

The Honorable Novelle Francis, Jr.
Legislature of the Virgin Islands
56 King Street, Hamilton House
Christiansted, St. Croix, VI, 00820

RE: Zoning Change Amendment – 36-38 & 42 Strand Street – Frederiksted, St. Croix

Dear Senate President Novelle Francis, Jr.:

On behalf of Next to the Fred, LLC and Evolve USVI, LLC I am requesting a zoning map amendment for Plots 36, 37, 38 & 42 Strand Street, Frederiksted, St. Croix, U.S. Virgin Islands.

These (4) lots comprise approximately 3.97 acres located on Strand Street in Frederiksted. These lots are currently zoned W-1 (Waterfront - Pleasure) and have for the most part been in use for restaurant and residential purposes, except plot 42 which is vacant. These lots are surrounded by a mix of uses including residences, public and private offices, and restaurants to name a few. These lots have access to public utilities including potable water and sewage connections.

Next to the Fred, LLC and Evolve USVI, LLC are seeking additional flexibility to achieve their business objectives. Over time, these properties will serve as an extension of commercial operations of the Fred Hotel and will require a broader mix of uses and density. The request, therefore, is for a zoning change from W-1 to R-3.

This proposed amendment will not disrupt the established character of the area and will add much sought-after vitality to this part of Frederiksted. Additionally, this project is under the jurisdiction of the State Historic Preservation Office and subject to review by the Historic Preservation Committee which provides additional checks and balances on impact to the surrounding neighborhood. We are grateful for the opportunity to present this request for consideration and look forward to answering all your questions.

Respectfully,



Clarence Browne
Managing Principal | Design District