

BILL NO. 35-0284

Thirty-Fifth Legislature of the Virgin Islands

June 20, 2024

An Act approving the lease agreement between the Government of the Virgin Islands, acting through its Commissioner of the Department of Property and Procurement and Role Enterprises, Inc., d/b/a/ Best Car Rental, Parcel No. 294 Estate Contant and Enighed, Cruz Bay Quarter, St. John, Virgin Islands for the continued operation of a car and jeep rental business, and for other related purposes

PROPOSED BY: Senator Novelle E. Francis, Jr.

1 **WHEREAS**, on April 25, 2023, the Governor of the Virgin Islands approved the lease
2 agreement between the Government of the Virgin Islands and Role Enterprises, Inc., d/b/a/ Best
3 Car Rental for a term of 20 years with the option to renew for two additional terms of 10 years;

4 **WHEREAS**, Role Enterprises, Inc., d/b/a/ Best Car Rental will be leasing Parcel No. 294
5 Estate Contant and Enighed, Cruz Bay Quarter, St. John, Virgin Islands, consisting of
6 approximately 4,820 U.S. square feet or 0.11 U.S. acres of improved land, zoned P-Public. The
7 leased land will be used for the continued operation of a car and jeep rental business, and for
8 other related purposes;

9 **WHEREAS**, the rent will be \$14,400, per annum, payable in equal monthly installments
10 of \$1,200; and

11 **WHEREAS**, title 31 Virgin Islands Code, chapter 21, section 205, subsection (c)
12 provides that in addition to the Governor's approval of any lease, the Legislature of the Virgin
13 Islands must approve all leases exceeding a term of one year; Now, Therefore,

1 *Be it enacted by the Legislature of the Virgin Islands:*

2 **SECTION 1.** Pursuant to title 31 Virgin Islands Code, section 205, subsection (c), the
3 Legislature of the Virgin Islands approves the lease agreement between the Government of the
4 Virgin Islands, acting through its Commissioner of the Virgin Islands Department of Property
5 and Procurement and Role Enterprises, Inc., d/b/a/ Best Car Rental for Parcel No. 294 Estate
6 Contant and Enighed, Cruz Bay Quarter, St. John, Virgin Islands, consisting of approximately
7 4,820 U.S. square feet or 0.11 U.S. acres of improved land, zoned P-Public, for a term of 20
8 years with an option to renew for two additional terms of 10 years at an initial annual rent of
9 \$14,400, for the continued operation of a car and jeep rental business, and for other related
10 purposes.

11 **BILL SUMMARY**

12 This bill approves the lease agreement between the Government of the Virgin Islands
13 and Role Enterprises, Inc., d/b/a/ Best Car Rental.

14 **DRAFTER’S NOTE**

15 **Please be advised that this lease is in violation of the zoning code. The P-public**
16 **zoning district does not allow for car rentals. The P-Public zoning district allows a**
17 **multitude of public uses, including, but not limited to, automobile and motorcycle storage**
18 **(fleet parking). However, automobile rentals are not allowed in the P-Public zoning**
19 **district. The only zoning district that allows both automobile rental offices along with**
20 **automobile fleet storage is the C-Commercial zoning district (R-3, B-2, and R-3 allow car**
21 **rental offices only). Therefore, as written, the bill is not legally sufficient.**

22 **BR23-0537/May 9, 2023/PFA**