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**Re: [EXTERNAL MAIL] Public Hearing Request**

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**From** Morgan Monsanto <drmorganmonsanto@gmail.com>

**Date** Thu 3/6/2025 6:50 PM

**To** Leia LaPlace <leia.laplace@dpnr.vi.gov>

Good afternoon,

Thank you for your prompt response.

I would like to express my grave concern for this proposal and state that I am adamantly opposed to this development.

Not only is there a dangerous lack of infrastructure in public road access to this location that would require substantial cost of land acquisition or easement to adequately address, but the run off would forever ruin Magen's Bay and the territory would forever lose its golden gem. The territory needs to preserve our precious greenery that we have left.

Thank you,

**Dr Morgan Monsanto, ND**

**Virgin Islands Natural Medicine**

5302 Yacht Haven Grande, Ste S102

St Thomas, VI 00803

P: 340.227.1299

F: 786.605.1056

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**Aesthetically Pleasing Medical Spa**

205 S El Camino Real, Ste F

Encinitas, CA 92024

P: 760.436.8400

F: 760.232.8588

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On Thu, Mar 6, 2025 at 8:02 AM Leia LaPlace <[leia.laplace@dpnr.vi.gov](mailto:leia.laplace@dpnr.vi.gov)> wrote:

Dear Attendee,

Thank you for registering for "Virtual Public Hearing via Microsoft Teams for Application No.

CCZP0003-25: AC Development, LLC requesting a Planned Area Development on the R-2 (Residential-Low Density-One and Two Family) zoned Parcel Nos. 4i Remainder and 4J Remainder Estate St. Joseph

& Rosendahl, No. 4 Great Northside Quarter, St. Thomas. The purpose of the request is to develop a residential development with 80 for sale units comprised of 28 twenty-foot townhouse units, 36 twenty-four-foot townhouse units, and 16 single-family detached units.”

Join DPNR’s Division of Comprehensive and Coastal Zone Planning (CCZP) at 11 am AST, Monday, March 24, 2025. Any questions/comments you may have before the hearing can be emailed to me.

#### HOW TO JOIN THE VIRTUAL PUBLIC HEARING:

1. Click the link to join the hearing on the specified date and time.

[https://teams.microsoft.com/l/meetup-join/19%3ameeting\\_Nzg0ZjFhYTEtZWYxMC00MmJhLWI5ZmMtYTQ1NTQ4ZmVkZTQ3%40thread.v2/0?context=%7b%22Tid%22%3a%22c6c12b25-87cc-4f04-8d48-314ff405b090%22%2c%22Oid%22%3a%22def25434-41a7-4923-9639-2f6143b7b2b5%22%7d](https://teams.microsoft.com/l/meetup-join/19%3ameeting_Nzg0ZjFhYTEtZWYxMC00MmJhLWI5ZmMtYTQ1NTQ4ZmVkZTQ3%40thread.v2/0?context=%7b%22Tid%22%3a%22c6c12b25-87cc-4f04-8d48-314ff405b090%22%2c%22Oid%22%3a%22def25434-41a7-4923-9639-2f6143b7b2b5%22%7d)

Meeting ID: 282 047 735 321, Passcode: kz6Qa9ih

Dial in by phone, +1 939-236-6758, Phone conference ID: 762 281 322#

Join on a video conferencing device, Tenant key: [855297178@t.plcm.vc](https://teams.microsoft.com/join/855297178@t.plcm.vc), Video ID: 116 810 367 8

2. Please see the attachment for instructions on “How to join a Teams Meeting without Microsoft Teams installed on your computer.”
3. When joining the hearing, please have your camera and microphone off/muted. At the appropriate public comment period, you will be allowed to place your comments/questions on record (either by chat OR audio, determined by the number of hearing attendees) (Limited to three minutes). Testimony in excess of three minutes can be submitted in writing, for the file and recommendation report.
4. A public comment period will also follow the public hearing, and it will end on Monday, March 31st.

Regards,

Leia LaPlace-Matthew

Territorial Planner

Department of Planning and Natural Resources- <https://dpr.vi.gov>

Division of Comprehensive and Coastal Zone Planning

#45 Mars Hill, F'sted, VI 00840-4474

Tel: 340.773.1082/774.3320 x2215

"Step in not because it's your role, but because you see that something needs to be done." -Author Unknown

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**From:** Morgan Monsanto <[drmorganmonsanto@gmail.com](mailto:drmorganmonsanto@gmail.com)>

**Sent:** Wednesday, March 5, 2025 8:22 PM

**To:** Leia LaPlace <[leia.laplace@dpr.vi.gov](mailto:leia.laplace@dpr.vi.gov)>

**Subject:** [EXTERNAL MAIL] Public Hearing Request

Good Evening Mrs LaPlace,

I am writing to request to be included in the March 24 hearing for the discussion regarding the proposed development of Parcel Nos. 4I Remainder and 4J Remainder Estate St. Joseph & Rosendahl, No. 4 Great Northside Quarter, St. Thomas.

Thank you,

**Dr Morgan Monsanto, ND**

**Virgin Islands Natural Medicine**

5302 Yacht Haven Grande, Ste S102

St Thomas, VI 00803

P: 340.227.1299

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