



[EXTERNAL MAIL] Remarks for proposed rezoning of Parcel Nos. 4i Remainder and 4J Remainder Estate St. Joseph & Rosendahl, No. 4 Great Northside Quarter, St. Thomas

From Morgan Monsanto <drmorganmonsanto@gmail.com>

Date Mon 3/31/2025 7:55 AM

To Leia LaPlace <leia.laplace@dpr.vi.gov>

Good morning,

As I ponder if this kind of development is good for the Island, my WAPA goes out. I pull up the web to see that we will be going into rotational outage because there is yet again a fuel shortage.

As I drive to the store, I see drivers making substantial and sometimes dangerous swerves around impossible potholes that have yet to be addressed, due to more service deficits.

At the store, they are sold out of what I came for because the grocers are struggling to meet demand. We do not have a housing shortage crisis on this island, we have an infrastructure crisis. We can barely support the full-time residents that are here, the part-time EDC residents, and the seasonal swelling of tourists. Does allowing high density construction solve any of these problems or only perpetuate them further?

My concerns for development of St. Thomas are grave. We have very few large parcels of forested land remaining. These house indigenous and dwindling species of flora and fauna.

Where will they go? Even if the survey completed did not "find" any of these species, does that simply mean the land is useless to nature?

St Thomas has established building zoning requirements that were put in place based on many factors of which you are keenly aware. The geography, the runoff and landslide potentials, the vision for the neighborhood and for the owners nearby. These two parcels are located in a prime region that will create devastating runoff to the Magen's Bay mangroves, park and bay.

Between the destruction of the beautiful emerald hills and the destruction of our most coveted tourist attraction (is it still one of the best beaches in the world?), the Virgin Islands would suffer tremendously at the loss of these gems. Businesses that rely on tourism would be impacted, tax dollars that rely on tourism would be impacted, and subsequent economic weakness would ensue.

I believe every homeowner in the Joseph and Rosendahl, Wintberg, Lovenlund, Peterborg and Mandahl regions should be consulted about their opinion and an organized, door-to-door manner, not one single small road sign. The owners in these neighborhoods, many of whom are generational, bought here with the expectation that their neighborhood would remain in the current zoning. Who will compensate them for the economic impact that high density neighborhood changes will cost? Is that a requirement of these developers?

I propose a mass public announcement at Magen's Bay where people are informed on this proposal and asked to give an approval or disapproval opinion. Locals and tourists alike. This is not the decision

of one company with a couple architects and some pretty surveys to present to DPNR and the local government, this is a decision that substantially impacts all surrounding residents and visitors.

Furthermore, it is my understanding that the owner of this company is from the Virgin Islands, but living in the states currently. If this is the case, this owner clearly is doing this for pure financial reasons. They do not understand that every day limitations that we face on a growingly overpopulated island. They do not understand the infrastructure issues that we're having with basic things like keeping the lights on. They do not have to face oncoming traffic who's swerving around pavement irregularities. They simply have a few dollars and think they could sneak in a zoning change to make substantially more money than those lots were zoned for. If this person does live on island, then they are simply ignoring these facts in lieu of dollar signs. This is a money grab. From the outside, it appears that somebody thought that they had a shoe-in with changing these properties. That has generated many whispers of corruption and distrust among the community. I know the DPNR has many factors to consider, and ethics is certainly one of them.

My proposal is to deny the request to change the zoning of these lots. Allow the developer to create a subdivision that meets the standing zoning requirements to protect from over population, depletion of infrastructure, destruction of natural resources, a protection of established residential property and neighborhood values.

Thank you for your consideration,

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

.....

Aesthetically Pleasing Medical Spa

205 S El Camino Real, Ste F

Encinitas, CA 92024

P: 760.436.8400

F: 760.232.8588

PRIVACY AND CONFIDENTIALITY: This message is intended only for the use of the individual or entity to which it is addressed, and may contain information that is privileged, confidential and exempt from disclosure under applicable law and HIPAA compliance. If you are not the intended recipient, please contact the sender by return email and destroy all copies of the original message. By choosing to communicate through email with our office or staff you acknowledge that any information contained in the email will not be HIPAA compliant.

Caution: This e-mail has originated outside of GVI network. Do not click on links or open any attachment (s) that might look suspicious unless you have knowledge of who the sender is.