
[EXTERNAL MAIL] Opposition to Rezoning Request for [CCP-0011-26 #17 D-5 Estate Adrian, St. John VI – 3-06201-0437-00]

From Gehron Fredericks <gefedericks@yahoo.com>

Date Fri 4/24/2026 6:09 PM

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

You don't often get email from gefedericks@yahoo.com. [Learn why this is important](#)

Gehron Fredericks

Estate Adrian 7 Cruz Bay

17551 SW 12th St.
Pembroke Pines, FL 33029
April 24, 2026

Department of Planning and Natural Resources
Division of Comprehensive & Coastal Zone Planning
c/o Leila LaPlace- Matthew

Dear Members of the Planning and Zoning Board,

I am writing to express my opposition to the request to rezone the parcel located #17 D-5 Estate Adrian, St. John VI – 3-06201-0437-00 from residential to commercial use.

First and foremost, I am also a land owner in Adrian as well. My brother & I are the owners of Estate Adrian 7 Cruz Bay. This proposal feels deeply out of step with the character and spirit of the neighborhood we have all built our lives in. This is a quiet, established residential community where families, seniors, and long-time residents live side by side. The property in question sits within the heart of that setting and is only accessible by a private road that was never designed—or intended—to support commercial or industrial activity. Approving this request would not just be a small adjustment in zoning; it would meaningfully change the nature of this community. It would also affect my desire to build a home on my property considering what the surrounding esthetic would be. Dumping or having a truck storage site in the midst of residential property should not be permitted and needs to be stopped so that the area could be used for its intended purpose.

What is being proposed is especially difficult to accept given the intended use of heavy truck storage. The reality of that use is hard to ignore: constant engine noise, the early-morning rumble of trucks starting up, the impact of idling diesel engines, and the steady increase in traffic and disruption. These are not minor inconveniences—they would become a daily reality for the people who live here. That includes elderly residents at the nearby senior center, who deserve peace, quiet, and stability in their surroundings.

There are also very real concerns about the strain this would place on the private road that serves the property. It was not built for heavy commercial vehicles, and the damage from repeated truck traffic would be inevitable. The burden of repairs and safety concerns would not fall on the developer—it would fall on the residents who have long cared for and maintained that road.

To many of us, this request feels like a clear case of spot zoning—where one parcel is carved out for a use that does not belong in the surrounding area. Beyond policy, it raises a deeper concern about fairness and whether the long-standing character of a neighborhood can be set aside for the benefit of a single property owner. Decisions like this have lasting effects, and once a community is changed in this way, it cannot easily be undone.

On a personal level, this land carries meaning for me and my family. I am a descendant of the land's historical steward, my grandfather, who entrusted his heirs with the responsibility of caring for it thoughtfully and with

respect—for its history, its cultural significance, and the people of St. John. That responsibility is not something I take lightly, and it is part of why this proposal is so difficult to accept.

I am asking you, sincerely and with urgency, to consider what is at stake here beyond zoning maps and parcel lines. What is being decided is the future character of a living community and the well-being of the people who call it home.

For these reasons, I respectfully urge you to deny this rezoning request and encourage the applicant to pursue options that are consistent with existing zoning or appropriately located in designated commercial or industrial areas.

Thank you for your time, your service, and your consideration of the impact this decision will have on our community.

Sincerely,

Gehron Fredericks

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.
