



Memo

To: Ms. Leia LaPlace-Mathew
Territorial Planner
DPNR, Division of CCZP

From: David S. Rosa, P.E.

Date: July 22, 2026

Re: Rezoning Application No. **CCZP0025-26**

I am submitting this memorandum as a private citizen, a resident of Estate Fortsberg, and a licensed professional engineer with extensive experience in land development, planning, and infrastructure. I respectfully oppose the application to rezone Parcel 10, Estate Fortsberg from R-1 Residential, as designated on the August 1972 USVI Zoning Map, to B-2 Business. I respectfully request that Rezoning Application No. CCZP0025-26 be **denied**.

My objections are based upon the following planning and public policy considerations:

1. **The proposed rezoning is inconsistent with the established character of the neighborhood.**

Estate Fortsberg is overwhelmingly zoned R-1, with the sole exception of a single parcel zoned B-3. The surrounding land uses are predominantly residential, and residents have reasonably relied upon the existing zoning in making long-term investments in their homes and properties. Introducing an isolated B-2 commercial district into an otherwise residential neighborhood would fundamentally alter the area's established character and could create future land-use conflicts involving traffic, noise, lighting, parking, and commercial activity.

2. **Adequate commercial zoning already exists nearby.**

The Coral Bay commercial district contains long-established business-zoned properties located within walking distance of Estate Fortsberg. The applicant has not demonstrated any public necessity or planning justification for expanding commercial zoning into a residential neighborhood when appropriately zoned commercial property already exists nearby.

3. **The application appears to constitute spot zoning.**

Based upon the information currently available, this request appears to be classic spot zoning: the rezoning of a single parcel for the primary benefit of one property owner, without advancing a legitimate public purpose or serving the general welfare. Spot zoning is generally regarded as inconsistent with sound planning principles because it creates isolated zoning districts that are incompatible with surrounding land uses.

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4. **The proposal is inconsistent with the Comprehensive Land and Water Use Plan.**

The requested rezoning does not appear to further the long-term planning objectives established in the current USVI Comprehensive Land & Water Use Plan for Coral Bay. Land-use decisions should be guided by the Comprehensive Plan to ensure orderly, predictable, and coordinated development rather than piecemeal changes that undermine the integrity of the zoning map.

5. **Approval would establish an undesirable precedent.**

Granting this application could encourage similar requests from other property owners within Estate Fortsberg, gradually eroding the residential character of the neighborhood through incremental commercial encroachment. Such cumulative impacts should be considered when evaluating the public interest.

For these reasons, I respectfully request that DPNR determine that the proposed rezoning is inconsistent with sound planning principles, incompatible with the surrounding residential neighborhood, unsupported by demonstrated public need, and contrary to the objectives of the Comprehensive Land & Water Use Plan. Accordingly, I urge the Department to recommend **denial** of Rezoning Application No. CCZP0025-26.

Thank you for your consideration of these comments and for your commitment to protecting the integrity of the Territory's planning process.