

DPNR-CCZP
RECEIVED BY: *Leia / Reshoi*
RECEIVED DATE:
8/27/2026

SAM GLOBE, LTD.
P.O. Box 194
St. John, US Virgin Islands 00831

August 26, 2026

The Honorable Jean-Pierre L. Oriol, Commissioner
Department of Planning and Natural Resources
4611 Tutu Park Mall, Suite 300, 2nd Floor
St. Thomas, U.S. Virgin Islands, 00802

RE: Response to Issues Raised During the DPNR-CCZP Public Hearing on July 20, 2026
Petition to Rezone Parcel No. 10, Estate Fortsberg, No. 17A Coral Bay Quarter, St. John, VI
From R-1 Residential Low Density to B-2 Neighborhood Business

Dear Commissioner Oriol:

This correspondence is submitted on behalf of Sam Globe, LLC, in response to the public hearing conducted on July 20, 2026, concerning the petition to rezone Parcel No. 10, Estate Fortsberg, from R-1 Residential Low Density to B-2 Neighborhood Business District.

During the hearing, and subsequently through written submissions, various concerns were raised pertaining to the requested rezoning. It is important to note that none of the individuals who provided testimony or written comment are property owners immediately contiguous to the subject parcel nor do they reside in its immediate proximity.

The issues presented are customary within the context of rezoning requests and have been duly considered. For clarity and comprehensiveness, we summarize these concerns as follows:

1. Compatibility of B-2 zoning with surrounding residential land uses;
2. Conformity with the Comprehensive Land and Water Use Plan and applicable statutes;
3. Allegations of spot zoning;
4. Clarification of existing zoning classifications, namely R-1 versus R-2;
5. Implications related to floodplain designation and environmental constraints;
6. Potential impacts to wetlands and storm-water management;
7. Necessity for well-defined prospective uses consistent with zoning;
8. Availability of alternative commercial properties in the vicinity;
9. Long-term effects on the neighborhood's character and developmental trajectory.

We address each concern as follows:

1. Compatibility with Surrounding Residential Land Use

The Estate Fortsberg area, including adjacent Coral Bay neighborhoods, is primarily characterized by low-density residential zoning (R-1 and R-2). Notwithstanding, a historical pattern of small-scale neighborhood commercial uses exists within these zones, serving essential local needs. This established mixed-use environment is consistent with Coral Bay's evolving land use patterns.

The presumption that B-2 rezoning will unconditionally result in increased traffic, noise, lighting disturbances, or parking conflicts is without evidentiary support. The B-2 district is expressly designed to permit neighborhood business activities that are compatible with residential uses when properly regulated. Rezoning does not itself dictate the nature or scale of future development but permits a range of lawful, compatible uses.

2. Consistency with Planning and Zoning Policies

Although the current zoning ordinance has served for over fifty years, the recently adopted Comprehensive Land and Water Use Plan provides enhanced guidance to shape land use directives. Pursuant to Title 29, Subsection 229, B-2 zoning is specifically allocated for neighborhood-oriented commercial uses that cater to the immediate community. The subject petition is therefore consistent with statutory zoning classifications and community planning directives.

3. Spot Zoning Allegations

The petition is premised on legitimate, community-oriented objectives rather than private enrichment. Parcel No. 10 has a documented history of various uses beneficial to the neighborhood, including entertainment and materials distribution, substantively countering claims of arbitrary or exclusionary rezoning.

4. Zoning Classification Clarification

A clerical discrepancy identified the subject parcel as R-2 in public documentation. This has been rectified, and official records now correctly indicate the parcel's zoning as R-1.

5. Floodplain and Environmental Considerations

The parcel itself is not situated within designated floodplains, although adjacent to salt pond wetlands that inform FEMA flood zone maps. There is no demonstrated exposure to flooding or related environmental hazards on the property.

6. Wetlands and Storm-water Management

No negative impacts to wetlands or storm-water runoff are predicted. The surrounding salt pond wetlands act as natural buffers and biofilters, mitigating any runoff effects attributable to future development of the parcel.

7. Defined Future Uses

The demographic and economic growth within Coral Bay warrants expanded neighborhood business services. B-2 zoning will enable the provision of timely, necessary amenities in line with established land use policies.

8. Alternative Commercial Sites Availability

While alternative parcels zoned B-2 or B-3 exist in the general vicinity, these are often limited by size, flooding concerns, or site constraints. Parcel No. 10's location on a principal artery, combined with its absence from flood and hazard zones, renders it uniquely suitable for intended commercial development.

9. Long-Term Neighborhood Character

Rezoning supports a balanced integration of community-serving businesses, including offices, childcare, eldercare, and service providers, which address documented service deficiencies. The parcel's historic use as a neighborhood commercial site further substantiates its suitability.

We respectfully submit that this response, grounded in objective analysis and applicable law, supports a favorable recommendation on the petition. We appreciate the Department's thoughtful consideration and remain available for further discussion or clarification as needed.

Sincerely,



Cloris Faye Samuel
President

cc: Ms. Leia LaPlace, Territorial Director, Division of CCZP, DPNR
Honorable, Milton Potter, President, 36th Legislature of the Virgin Islands
Mr. Willis C. Todmann, Company Representative Sam Globe Ltd., and Financial Advisor