



OFFICE USE ONLY

Date Application Received: _____
Reviewed by: _____
Date Application Deemed Complete: _____
Date of Pre-Application Meeting: _____
Date Application Fee Paid: _____
Tracking No. ZA: _____

GOVERNMENT OF THE VIRGIN ISLANDS OF THE UNITED STATES

DEPARTMENT OF PLANNING AND NATURAL RESOURCES

Division of Comprehensive & Coastal Zone Planning

St. Croix

340-773-1082

St. Thomas/St. John

340-774-3320

Zoning Map Amendment and Planned Area Development Application

Request is for: Rezoning ☒ Use Variance ☐ Planned Area Development ☐

1. Applicant St. Thomas Hospitality, LLC

Mailing Address 3785 NW 82nd Avenue, #204

City Miami

State FL

Zip 33166

Telephone 301 345 8700

E-mail kurt.blorstad@baywoodhotels.com

Note: Official correspondence will be mailed to the address above

2. Contact Person/Representative George Dudley/Anna Vlasova - DNF

Telephone 340 774 4422

E-mail gdudley@dnfvi.com

3. Property Address 2N-1 and 2N-2 Estate Bakkerø, St. Thomas VI

4. Tax Assessor's Parcel I.D. Number 1-07304-0137-00

5. Current Zone R-1

Proposed Zone or Use Variance R-3

6. Site Acreage Total - 1.37 acres. 2N-1 - 0.790 acres; 2N-2 - 0.580 acres.

7. Property Owner(s) St. Thomas Hospitality, LLC

Address 3785 NW 82nd Avenue, #204

City Miami

State FL

Zip 33166

Telephone 301 345 8700

Email kurt.blorstad@baywoodhotels.com

8. Detailed Description of what currently exists on the property: Residential home

located on 2N-1; a greenhouse like structure located on 2N-2.

9. Does what currently exist on the property conform to its current zoning district's requirements? Yes ☒ No ☐

10. Detailed Description of Proposal: See Exhibit 1 attached.

11. Is the property served by municipal sewer lines? Yes ☐ No ☒

If NO, please explain plan for sewage disposal.

Sanitation station will be placed on the adjoining property, which will

be used for sewage disposal for the entire development property.

12. Is the property served by municipal water lines? Yes ☒ No ☐

If NO, please explain plans for water supply.

13. Are there any flood ways on the site? Yes ☒ No ☐

14. Are there any cultural/historical resources on the site? Yes ☐ No ☒

If YES, describe how the cultural/historical resource(s) will be incorporated into the development proposal.

15. Does the property have any recorded covenants and restrictions?

Yes ☒ No ☐

If YES, provide a copy of the restrictions in the application package.

The former restrictions have been released via a recorded Agreement to Release Restrictive Covenants (the "Release"). A copy of the Release is attached hereto as Exhibit 11.

Do they preclude undertaking the uses that are proposed? Yes ☐ No ☒

Required Submittals with this application

One electronic OR printed copy of this application along with every item in the checklist below.

Printed documents shall be submitted on letter-sized paper (8.5" x 11"). One copy of the Official Recorded and Numbered PWD/OLG Map shall be submitted on letter-sized paper. Maps, Surveys, Plans, and Renderings shall be submitted in a format no larger than 24" x 36".

- ☒ **Letter of Application**- Address letter to the Senate President; Indicate name of property owner(s) and authorized agent(s) with mailing addresses and contact numbers, legal physical address and acreage of parcel(s) to be rezoned, current and requested zone, and specific intent for proposal. Exhibit 2.

- ☒ **Official Recorded and Numbered PWD/OLG Map** (*Obtained from and certified no more than a year from date of submission by the Office of the Lieutenant Governor, Cadastral Division, St. Croix 773-6449; St. Thomas 774-9906*) Exhibit 3.

- ☒ **Adjacent Property Owners Certification**- List of complete names, mailing addresses and plot numbers of all adjacent property owners extending a minimum radius of one hundred and fifty (150) feet from the boundary line of the subject property. **List shall be no older than a year from date of submission.** (*Obtained from the Office of the Lieutenant Governor, Cadastral Division*). Exhibit 4.

- ☒ **Recorded Deed** (*Include copy of covenants and restrictions referenced in deed; obtained from the Office of the Lieutenant Governor, Recorder of Deeds, St. Croix 773-6449; St. Thomas 774-9906*) Exhibit 5.

- ☒ **Real Property Tax Clearance Letter** (*Obtained from the Office of the Lieutenant Governor, Division of Real Property Tax, Office of the Tax Collector, St. Croix 773-6449; St. Thomas/ St. John 774-2991*) **USE ATTACHED TAX CLEARANCE CERTIFICATE REQUEST FORM** Exhibit 6.

- ☐ **Contract of Sale and/or Lease Agreement** (*if applicable*) Type text here
N/A

- ☒ **Power of Attorney** (*Notarized Power of Attorney required if applicant/representative is not the property owner(s) of record, if property is owned by more than one person, and/or if property owner is a corporation.*) Exhibit 7 - Resolution.

- ☒ **Articles of Incorporation** (*required if the property is owned by a corporation and/or a corporation is the applicant/representative*) Exhibit 8 - Articles of Organization.

☒ **Photographs** (*Depicting intervals along the perimeter of the property, its existing on-site conditions, and surrounding neighborhood to the North, South, East, and West*)
Exhibit 9.

☒ **Conceptual Site Plan and/or As-built drawing-** At a minimum scale of 1 inch = 40 feet and may include the following:
Exhibit 10.

☐ Conceptual layout of the property.

☐ Existing/proposed building locations and footprint.

☐ Location of uses and open spaces.

☐ Location of watercourses (*guts*) and existing/type of vegetation on the site.

☐ Location of existing/proposed street and driveways, accesses, and circulation patterns.

☐ Current use and zoning of the site and adjacent property.

☐ Landscape design and screening/buffering plan.

☐ Proposed lot size/density and setback.

☐ Proposed development timing.

PLEASE NOTE: Submission of the requested information is a prerequisite for a pre-application meeting and **DOES NOT** constitute the submission of an application to the Legislature for a Zoning Map Amendment (Rezoning or Use Variance) or a Planned Area Development. **A determination that an application is complete IN NO WAY implies that additional information may not be required.**

I/We attest that the information submitted on this form is a true and accurate representation of my/our development plan(s) for the property. **WE UNDERSTAND AN INCOMPLETE APPLICATION PACKAGE IS INVALID AFTER ONE YEAR OF INACTIVITY. IN CASES OF DENIAL, RENEWAL APPLICATIONS MAY BE REOPENED ONLY AFTER 12 MONTHS FROM DENIAL DATE (VIC, T. 29, CH. 3, SECTION 238 (D)).**

Print Amrit Patel

Print

Sign [Signature]

Sign

Date 4/24/2026

Date

EXHIBIT 1

St. Thomas Hospitality, LLC's Detailed Description of Proposal:

St. Thomas Hospitality, LLC, a U.S. Virgin Islands limited liability company ("STTH") is the title owner of the following real properties:

- a. Parcel No. 2N-1 Estate Bakkerø, No 5 Frenchman's Bay Quarter, St. Thomas, U.S. Virgin Islands;
- b. Parcel No. 2N-2 Estate Bakkerø, No 5 Frenchman's Bay Quarter, St. Thomas, U.S. Virgin Islands;
- c. Parcel No. 2-Q-1 Estate Bakkerø, No 5 Frenchman's Bay Quarter, St. Thomas, U.S. Virgin Islands;
- d. Parcel No. 2-Q Remainder Estate Bakkerø, No 5 Frenchman's Bay Quarter, St. Thomas, U.S. Virgin Islands; and
- e. Parcel No. 2P Estate Bakkerø, No 5 Frenchman's Bay Quarter, St. Thomas, U.S. Virgin Islands

(collectively, the "Hotel Property").

STTH designed a 160 +/- room hotel complex that will be developed on the Hotel Property (the "Hotel Development"). A detailed conceptual site plan for the Hotel Development is attached to this Re-Zoning Application as Exhibit 10.

The current design for this Hotel Development contains:

1. Six guestroom buildings with 5-6 floors. All guestrooms will have balconies with water views.
2. Two guest support buildings with 4-5 floors. These support buildings will house guest amenities such as the lobby area, a dining area/restaurant, a bar, a spa, a

small retail market, a lounge, a gym/exercise room, a pool, a rooftop area, and guest bathrooms.

3. Additional small staff support buildings (5-7 buildings) that will house laundry, housekeeping, dry storage, maintenance, recycling, and trash collection.

4. A small electrical generation plant

5. A wastewater treatment building.

6. A parking garage structure on the property that will provide parking for guests. Limited surface parking and several parking areas underneath buildings will also be available for guests and employees.

According to the current design for the Hotel Development, water will be supplied through the current WAPA water line to the site. Water cisterns will be placed underneath each guestroom building to collect water from the WAPA water line and precipitation and to store it for use by guests and employees.

As shown on Exhibit 10, a portion of the Hotel Development will be situated on Parcel Nos. 2N-1 and 2N-2 Estate Bakker. Both of these parcels are zoned R-1. With the exception of those two parcels, all of the remaining Hotel Property is zoned R-3 and permits the proposed Hotel Development as a matter of right. Because the existing improvements on Parcels 2N-1 and 2N-2 will be developed as support facilities for the Hotel Development, and the current R-1 zoning does not allow hotel use, STTH submits this Application for a zoning map amendment to re-zone Parcel Nos. 2N-1 and 2N-2 Estate Bakker from R-1 zoning to R-3 zoning.