

JOSEPH B. ARELLANO
VIPHAWAN BOONTAWESUK
P.O. Box 10333
St. Thomas, VI 00801
Tel: (340) 774-9036 (h)
(340) 725-4855 (m)
Email: joevi1@yahoo.com
carvilaw@yahoo.com

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Leia LaPlace, Territorial Planner
Department of Planning and Natural Resources
4611 Tutu Park Mall
Suite 300 2nd Floor
St. Thomas, VI 00802

Via Email
leia.laplace@dpr.vi.gov
keshoi.samuel@dpr.vi.gov
gail.pagan@dpr.vi.gov

Re: DPNR Application No. CCZP0043-26
Application to Rezone Parcel Nos. 2N-1 and 2N-2, Estate Bakkeroc, St. Thomas

Dear Ms. LaPlace:

My wife and I write to oppose the proposed rezoning as referenced above.

A. Introduction

My wife and I attended, via electronic means, the public hearing in this matter held on Monday, July 20, starting at 10:00 a.m. Thank you for the notice and opportunity to attend the hearing which you provided to us as owners of adjacent property.¹

We listened carefully to the presentation by Mr. Kurt Blorstad, of Baywood Hotels on behalf of St. Thomas Hospitality, LLC (“STTH”), and by Atty. George Dudley, as STTH’s counsel, as well as to the questions posed by DPNR staff and the answers provided by STTH’s representatives.

I was also permitted to state a few matters on the record, as well as to ask a few questions, also on the record.

¹ My wife, Viphawwan Boontaweesuk, and I own **Consolidated Parcels Nos. 2H and 2Ha-1 Estate Bakkeroc, St. Thomas**, collectively comprising $\pm$.74 acres.

B. Confirmation of Specific Representations
Made by Mr. Kurt Blorstad, on Behalf of STTH

This will confirm the following three (3) representations made by Mr. Blorstad, on behalf of STTH, to DPNR staff and to me and my wife as invited attendees at a public hearing held on the record:

1. Solar Panels

Mr. Blorstad testified -- in response to a question from DPNR staff re solar panels -- that STTH had considered installing solar panels on the roofs of its various proposed buildings, but later rejected the idea. The reason for the rejection was concern that the solar panels would reflect sunlight upwards, and that the glare would blind up-hill owners.

The property that my wife and I own in Estate Bakkeroc is our home, where we live together with our son. It is directly up the hill from STTH's proposed hotel development. Thus, blinding glare from solar panels on the roofs of the many buildings (approximately 16 buildings, including supporting buildings) being proposed by STTH is **a direct and overriding concern of ours**. We do not want to be blinded by the glare of a beehive of hundreds of solar panels, installed on the roofs of up to 16 buildings, when we go outside to simply enjoy the view from our deck.

It is important to us that this concession by Mr. Blorstad -- namely, no solar panels will be installed on the buildings proposed to be constructed by STTH -- be remembered and, if necessary, be enforced if the rezoning process moves forward.

2. New Access Road for the Proposed Hotel

Mr. Blorstad testified that STTH would not be utilizing the existing road which currently accesses the old Pourzal home² -- namely, Evening Star Road. -- but rather would construct a new road, somewhat to be south of Evening Star.

It is important that Mr. Blarstad's representation in this matter be remembered and, if necessary, be enforced if the rezoning process moves forward. Evening Star is a small and winding estate road, not suitable as an access road to a major hotel.

² The old Pourzal home is situated on the subject parcels for which STTH is seeking rezoning.

3. Parking

Mr. Blorstad testified that STTH would have limited open-air parking, and also would construct a multi-storey parking garage on its property. It was my understanding -- although I might be mistaken in this regard³ -- that there would be parking for 50 vehicles by guests (additional parking for hotel staff) although consideration was active and ongoing within STTH to increase the number of parking spaces..

I believe that 50 parking spaces will prove to be woefully inadequate in view of the fact that 169 rooms are being proposed. Assuming an average of 80% occupancy throughout most of the year, there will be an average of 135 rooms in rent at any given time. If even one-half of those guests choose to rent cars, there will be 67 vehicles chasing 50 parking spots. That is 33% deficit of parking spaces to vehicles.

Inevitably, there will be an irresistible pressure to increase the number of spaces to 100, or 150, or more. Added to that, of course, are the parking spaces necessary for the vehicles of hotel staff, as STTH promises to “create numerous jobs for the resident population.” Letter by George Dudley, Esq., dated May 13, 2026, at p. 2, in support of STTH’s application for rezoning, and attached thereto as Exhibit 2..

Many, many more vehicles in a tightly restricted area will inevitably lead to frequent and intractable traffic jams, traffic accidents, and other traffic woes, including the concomitant and unnecessarily loud noises which attend such traffic, all of which will undermine, if not destroy, the quiet and charming ambience of that portion of Estate Bakkerøe which I (and others) have enjoyed as a homeowner since my purchase of No. 2H Estate Bakkerøe from Nick Pourzal in April, 1987.

4. Height and Density

I do not recall any extended discussion of the height of the buildings proposed to be built.

However, STTH is proposing to build:⁴

- a. Six (6) guestroom buildings, with 5 - 6 floors each,

³ I am writing this letter from memory and without the benefit of a transcript of the July 20 hearing. I have advised DPNR of my interest in purchasing a copy of the transcript once it is prepared.

⁴ See St. Thomas Hospitality, LLC’s Detailed Description of Proposal, attached as Exhibit 1 to the Application.

- b. Two (2) guest support buildings, with 4 - 5 floors each,
- c. Five to seven (5 - 7) buildings for small staff support (number of floors and/or height not specified),
- d. A small electrical generation plant (number of floors and/or height not specified),
- e. A wastewater treatment building (number of floors and/or height not specified),
- f. A parking garage structure (number of floors and/or height not specified).

The six (6) guestroom buildings and the two (2) guest support buildings will all be tall (5 - 6 floors and 4 - 5 floors, respectively) (collectively: “the 8 the Guest Buildings”).

In addition to the 8 Guest Buildings, there will be an additional 7 - 9 *more* buildings, plus the parking garage, with the number stories of each not specified..

Further, there will be multiple scores of vehicles parked in the open air, and/or traveling along the internal roads, with multiple internal roads and driveways on the property snaking all around the 16 or so buildings.

The proposed development will be *extremely dense*, and its buildings will be very tall, in sharp and jarring contrast to the surrounding hillside, which consists of 1 and 2 storey residential structures where families live, raise their children, and enjoy the quiet yet dramatic views of the Caribbean which Estate Bakkerroe affords to all of us.

C. Objections to the Re-zoning

Aside from the risks and details specified above, we object to the rezoning because the proposed development is contrary and detrimental to the overall zoning and use of the subject area and is against the best interests of the community.

As previously stated, the proposed development will be crowded, dense, and noisy, a veritable beehive of development and activity, dramatically at odds with the quiet and residential nature of the area. See discussion above re height and density.

Moreover, the proposed development makes no sense: across the street (Frenchman’s Bay Road) is the Frenchman’s Reef Hotel, by far the largest hotel in the territory (I believe that the Reef boasts over 500 rooms, plus banquet halls, convention halls, pools, gyms, restaurants, etc.), which

has severely limited parking.⁵ Further still, below the proposed hotel is Morningstar, now Buoy Haus, which also has its own parking issues, and with whom STTH will be endlessly jostling for comfortable beach access for its guests.

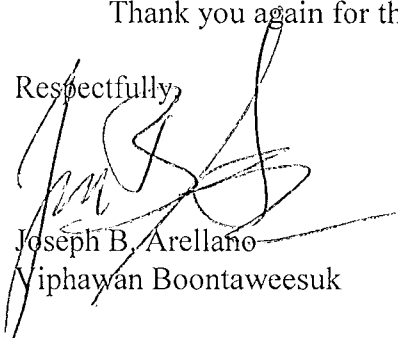
The very last thing Estate Bakkerroe needs is yet another 169 room hotel with all of the attendant density, traffic and noise.

Moreover, in the very near future I will be sending STTH an as-built survey of our property, so that its representatives can better understand our unique situation (“a picture is worth a thousand words”) vis-a-vis the proposed development and the specific problems which we will face if the rezoning is approved and the development is allowed. If necessary, I will ask for permission to supplement these objections.

D. Conclusion

Thank you again for the opportunity to provide our comments and insight.

Respectfully,



Joseph B. Arellano
Viphawan Boontaweek

cc: Mr. Kurt Blorstad (via email: kurt.blorstad@baywoodhotels.com)
George Dudley, Esq. (via email: gdudley@dnfvi.com)

⁵ When conventions take place at the Reef, cars must park all alongside both sides of Frenchman’s Reef Road, all the way past Evening Star Road, past Sunset Road, and frequently past Broad Reach Road as well (and sometimes all the way to Frenchman’s Cove). This is because the parking at the Frenchman’s Reef Hotel is woefully inadequate (not to mention terribly inconvenient).