



[EXTERNAL MAIL] CCZP0048-26

From noreen.gordon . <noreen.gordon@mix-llc.com>

Date Mon 8/31/2026 8:12 PM

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

Cc noreen.gordon . <noreen.gordon@mix-llc.com>

Leia LaPlace-Matthew, Territorial Planner
Department of Planning and Natural Resources
Division of Comprehensive and Coastal Zone Planning
#45 Mars Hill
Frederiksted, St. Croix, VI 00840-4474

Re: Support for Application No. CCZP0048-26 – Adrian Emprise, LLC, et al., Estate Adrian, St. John

Dear Ms. LaPlace-Matthew and Members of the Zoning Board:

I am writing in strong support of CCZP0048-26 and request the rezoning of Parcel Nos. 17-C Remainder, 17-C1 Remainder, 17-K, 17F-1 Remainder, and 17F-1A, Estate Adrian, No. 18 Cruz Bay Quarter, St. John, from R-1 (Residential-Low Density) to R-4 (Residential-Medium Density), B-3 (Business-Scattered), and/or B-4 (Business-Residential Areas) to facilitate the development of a mixed-use community.

For transparency, I serve as Assistant Treasurer and a member of the Board of Adrian Emprise, LLC. I am also a part-owner of Parcel 17E, Estate Adrian, which is not presently included among the parcels subject to this rezoning application. My family also has an ownership interest in approximately six acres of undeveloped property in the area which may present opportunities for compatible future development.

My support for this application is based not only on my involvement with Adrian Emprise, LLC, but also on my family's longstanding connection to Estate Adrian and my belief that thoughtful, coordinated planning is essential to the area's future.

The proposed mixed-use concept provides an opportunity to address several important needs on St. John. Appropriate residential development can expand housing choices for individuals and families, while carefully planned commercial areas can support locally owned businesses, employment opportunities, dining, professional services, and other amenities. The inclusion of recreational areas, pedestrian connections, and green space can further contribute to a community that is functional, attractive, and connected.

I am particularly supportive of a comprehensive approach to the future of Estate Adrian. The rezoning of these parcels can serve as an important foundation for coordinated development in the area, including the possibility that neighboring family-owned properties may one day complement the proposed community through compatible uses. Any future development of those properties would, of course, be subject to the applicable planning, zoning, environmental, infrastructure, and public review requirements.

Estate Adrian has a significant history, but it also has a future. I believe responsible planning can respect both. The goal should not simply be to increase development, but to create a community that provides housing, supports economic opportunity, incorporates appropriate commercial activity and green space, and remains sensitive to the character and natural environment of St. John.

For these reasons, I respectfully support Application No. CCZP0048-26 and request that the Department of Planning and Natural Resources and the appropriate reviewing authorities give the rezoning application favorable consideration.

Thank you for your consideration and for your continued service to the people of the Virgin Islands.

Sincerely,

Noreen Gordon

Assistant Treasurer and Board Member
Adrian Emprise, LLC
Part-Owner, Parcel 17E, Estate Adrian

Respectfully,

Noreen Gordon, President/Principal Consultant

www.mix-llc.com

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