GOVERNMENT OF THE VIRGIN ISLANDS OF THE UNITED STATES
Department of Property and Procurement
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July 17, 2026

Via Hand Delivery Mail Receipt
Honorable Milton E. Potter
Senate President
36th Legislature of the Virgin Islands
P.O. Box 1690
St. Thomas, VI 00804

RE: REZONING APPLICATION FOR - Parcel No. 3 Commandant OV and Lot No. 1 Crystal Gade, Queens Quarter, St. Thomas, United States Virgin Islands.

Dear Senate President Potter:

The Department of Property and Procurement ("DPP"), on behalf of The Bunkerhill Group, LLC, hereby submits this rezoning application for Parcel No. 3 Commandant OV and Lot No. 1 Crystal Gade, Queens Quarter, St. Thomas, United States Virgin Islands, consisting of 2,808 U.S. sq. ft. or 0.064 U.S. acres, and 2,362 U.S. sq. ft. or 0.054 U.S. acres of improved land more-or-less for legislative approval.

The purpose of this rezoning request is to facilitate a proposed multi-year lease agreement between the Department of Property and Procurement and The Bunkerhill Group LLC. To ensure the proposed use complies with applicable zoning regulations, DPP is requesting that the property be rezoned from "P" (Public) to "B-1" (Central Business District). The proposed lease will authorize The Bunkerhill Group, LLC to make the necessary capital improvements to develop, operate, and manage a small hotel, guesthouse, residential suites, parking facilities, and other permitted uses. Rezoning is necessary to accommodate these uses and maximize the property's development potential.

Thank you for your immediate consideration of this matter. If you have any questions or concerns, please feel free to contact Assistant Commissioner Vincent Richards at vincent.richards@dpp.vi.gov or (340) 774-0828 ext. 4329.

Respectfully,

Lisa M. Alejandro
Commissioner

LMA/vr/sw

Cc: Leia LaPlace, Department of Planning & Natural Resources (CZZP)
The Bunkerhill Group, LLC