
[EXTERNAL MAIL] Bakkeroe Community Coalition: Rezoning Formal Response

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

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Good Day DPNR Representatives,

We are writing with urgency to formally express the collective primary **concerns and objections of the Estate Bakkeroe Residents** that have been submitted regarding **Application No. CCZP0091-25**, including those raised by affected property owners and residents of Estate Bakkeroe. Incoming votes of residents on the matter are currently reflecting a **unanimous strong opposition** to the Rezoning Application proposed.

Based on the information disclosed during the recent zoning meeting and the subsequent correspondence circulated among residents, it is evident that this rezoning process has been compromised by **serious procedural deficiencies, lack of transparency, and incomplete disclosure**, all of which undermine the integrity of the public notice and hearing requirements.

Undisclosed Parcel and Failure of Proper Notice

Of particular concern is the disclosure—made for the first time during the hearing—that **Parcel No. 1-61-4** is being treated as part of the proposed development, despite never being identified in the application materials, public notices, or official correspondence issued by DPNR. This omission constitutes a fundamental failure of notice. Property owners adjacent to and impacted by this parcel were denied their legal right to receive advance notice and to meaningfully participate in the public process.

Public notice is not a procedural formality—it is a legal safeguard. Discussing and relying upon parcels that were never disclosed to the public invalidates the hearing process and deprives residents of due process.

Lack of Clarity and Scope of Development

Equally troubling is the absence of any site plan, development details, or parcel-specific explanation of how the rezoned properties would be used. The Commission is effectively being asked to approve a sweeping rezoning from R-1 Low Density to R-3 Medium Density without knowing the scale, layout, density, circulation, parking capacity, or operational impacts of the proposed development. This lack of specificity invites misuse, misrepresentation, and future expansion beyond what residents were led to expect.

Incompatibility with Established Residential Character

The proposed relocation of trailer-style workforce housing into a long-established, low-density residential neighborhood is fundamentally incompatible with surrounding land uses. Residents purchased homes in Estate Bakkeroe with the reasonable expectation that zoning protections would preserve neighborhood scale, character, and livability. Once this scale is broken, it cannot be restored.

Traffic, Parking, and Infrastructure Impacts

The neighborhood already bears cumulative impacts from multiple hotel developments, including traffic congestion, inadequate parking, blocked driveways, and compromised emergency access. Introducing medium-density workforce housing—without a traffic study, parking plan, or mitigation strategy—will exacerbate these documented issues. This area is not walkable, lacks sidewalks, and is not served by transit, creating foreseeable safety risks for both residents and future occupants.

Cumulative Rezoning and Disregard for Comprehensive Planning

Perhaps most concerning is the pattern of incremental rezoning decisions being made in isolation, without regard for cumulative impacts or alignment with the recently adopted **Land and Water Use Plan**. If a comprehensive plan was developed, approved, and adopted by the Legislature, it must be respected. Ignoring it within a year of adoption erodes public confidence and renders the planning process meaningless.

Request for Corrective Action

At a minimum, this matter requires:

1. Immediate and complete clarification of all parcels included in the rezoning request
2. Proper public re-notification identifying the full and accurate list of parcels
3. A rescheduled public hearing that allows affected residents a fair and informed opportunity to respond to the complete scope of the proposal

Proceeding without correcting these deficiencies would validate a flawed process and set a dangerous precedent for future rezoning actions across the Territory.

For these reasons, we respectfully urge DPNR and the Commission to **halt further consideration of Application No. CCZP0091-25**, require full re-notification, and deny the rezoning unless and until a transparent, comprehensive, and legally compliant process is followed.

Thank you for providing any clarifications, your urgent attention to this matter and for your commitment to uphold fairness, transparency, and the public trust.

Respectfully,

USVI Estate Bakkeroe Community Coalition

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Zoning Correspondence: #1

cc: BCC Residents

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