September 30, 2026

Re: Application No. CCZP0101-26
Parcel No. 32A Hospital Line, King's Quarter
Proposed Rezoning from R-3 to B-2

To Whom It May Concern:

Thank you for the opportunity to submit written comments regarding the proposed rezoning of Parcel No. 32A Hospital Line from R-3 Residential-Medium Density to B-2 Business-Secondary/Neighborhood.

My husband and I are permanent residents of this neighborhood and own and operate The Green Iguana Hotel, which is immediately adjacent to the subject property. Our property is specifically referenced in the applicant's materials as an existing hospitality business, and our private driveway, which provides access to the hotel, is also depicted in the proposed elevation for the Phase 2 development. Because of our immediate proximity, we believe it is important to share our concerns about how the proposed rezoning could affect our property, our guests, and the surrounding neighborhood.

We want to emphasize that our concerns are not personal or directed toward the applicant. We appreciate Darrin John Baptiste's desire to invest in and improve his property, and we are not opposed to the health and wellness concept he has proposed. We believe thoughtful investment and responsible development can be positive for our neighborhood.

Our concern is the requested change of this parcel from R-3 residential zoning to B-2 commercial zoning and whether this particular location and its existing infrastructure can reasonably accommodate the additional commercial activity that designation could allow.

The roadway serving this established neighborhood is narrow, heavily traveled, and has limited space for vehicles to maneuver or pass. Long-time residents, including senior residents, as well as our hotel guests, regularly walk along these same roads. Parking and vehicle circulation are already challenging, and our driveway and hotel entrance are located directly within this constrained area.

We experience these conditions regularly. Our property has sustained damage from vehicles, including damage to planters and landscaping. In one particularly concerning incident, a vehicle went over the concrete wall and into our yard, landing in our landscaping and causing damage. These experiences contribute to our concern about adding additional commercial traffic to an already limited roadway system.

Our concern is not with the ordinary access of neighboring residents. Rather, it is the potential increase in public and commercial traffic associated with a B-2 use—including

customers, employees, deliveries, service vehicles and other business-related traffic—that gives us concern.

Parking is also an important consideration. The property is relatively small, and we believe any proposed development should demonstrate that it can accommodate its own parking, vehicle circulation, deliveries and service needs without shifting those impacts onto the surrounding roadway or neighboring private properties.

Private Property and Construction Access

Because our property is immediately adjacent to the subject property, we are also concerned about construction access. Construction equipment associated with the property has already entered our driveway on more than one occasion. We respectfully ask that any development plan provide for construction access without relying upon or obstructing our driveway, which must remain safely and reliably accessible to our guests, employees, service providers and emergency vehicles.

A multilevel development immediately adjacent to an operating hotel would understandably involve a period of construction activity. We recognize that construction itself is temporary, and we are willing to work cooperatively with our neighbor as improvements are made. Our concern is simply that appropriate provisions for equipment, deliveries and construction access be established so that neighboring properties and the roadway can continue to function safely.

Long-Term Impact of B-2 Zoning

Our primary concern is the long-term zoning designation.

The application before DPNR is not simply approval of the health and wellness business currently proposed; it is a request to change the parcel from residential zoning to B-2 commercial zoning. While we understand and respect the applicant's current plans, ownership and business plans can change over time, while the zoning designation remains.

For that reason, we believe consideration should be given not only to the compatibility of the current proposal, but also to whether this parcel—with its limited access, existing congestion, proximity to residences and hotel rooms, and immediate adjacency to our entrance—is appropriate for the broader commercial activity that B-2 zoning may permit in the future.

Conclusion

We support responsible development and appreciate our neighbor's desire to improve his property. We hope that whatever ultimately occurs on the parcel will be successful,

compatible with the surrounding neighborhood, and respectful of neighboring residents and businesses.

At the same time, we respectfully oppose the requested rezoning of this parcel from R-3 to B-2 because of the existing limitations involving traffic, parking, pedestrian safety and access, as well as the long-term implications of establishing additional commercial zoning at this location.

We respectfully ask DPNR to consider not only the applicant's current plans, but also the cumulative and long-term effects of the zoning change on the surrounding neighborhood, neighboring properties and businesses, and private property access.

Thank you for the opportunity to participate in this process and for your consideration of our concerns.

Sincerely,

Chase and Lyndsey Tyler
Full-Time Residents and Owners
The Green Iguana Hotel
St. Thomas, U.S. Virgin Islands