

May 20, 2025

Re: Application No. CCZP0024-25: The Benoit Group/Virgin Islands Port Authority requesting a rezoning from P (Public) to R-3 (Residential-Medium Density) for Parcel No. 68A Estate Lindbergh Bay, No. 4A Southside Quarter, St. Thomas. The purpose of the request is to develop multi-family housing for long-term rentals.”

To Whom It May Concern:

As permitted, I write to state my objection and register my concerns and to the above referenced rezoning for the stated purpose or any similar purpose by the applicant(s). Specifically:

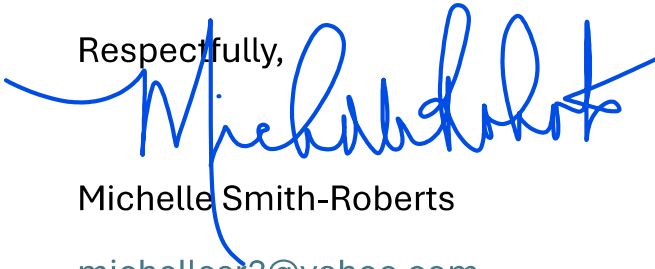
1. The proposed development of 126 units is in a flood zone at the base of a natural gut that flows down the mountainside; best described as a “waterfall” that residents can hear. It floods the area, as evidenced not only by heavy rains but by the flooding from hurricanes and severe storms that flood the entire sector including the former Michael J Kirwan Elementary School and nearby housing community and other property. This development would compound the flooding issue.
2. Public access roads and infrastructure do not support this development without adverse impacts to existing residents.
3. The terrain does not support the development, and any workarounds would adversely impact the existing residents and community.
4. Risk to new residents of the proposed property is a major concern and applicants lack knowledge and depth of response regarding this natural gut and flood zone; one-lane roads and other infrastructure concerns are a few of immediate known adverse impacts.
5. Clients’ assessments were not complete, irrespective of whether that is a requirement of the zoning commission, and applicant could not respond to

Michelle Smith-Roberts via email to leia.laplace@dpr.vi.gov

any questions. Responses were “will be done.” How can impacted residents and the public ask specific questions or have satisfactory feedback without any of these assessments complete?

In summary, I object and recommend that all agencies deny the request based upon the above.

Respectfully,

A handwritten signature in blue ink, appearing to read "Michelle Smith-Roberts", with a stylized flourish at the end.

Michelle Smith-Roberts

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