

Virgin Islands Housing Authority

St. Thomas

9900 Oswald Harris Court
St. Thomas, VI 00802-3100
Telephone: 340-777-8442
Fax: 340-775-0832

Website: www.vihousing.org



St. Croix

9299 Estate Slob
Kingshill, VI 00850
Telephone: 340-778-8442
Fax: 340-773-3054
TDD Line: 340-778-5245
Email: exec@vihousing.org

Office of the Executive Director

October 10, 2024

DPNR-CCZP

RECEIVED BY:

DATE:

Leia LaPlace

10-15-2024

VIA ELECTRONIC MAIL

The Honorable Novelle E. Francis
Senate President
35th Legislature of the U.S. Virgin Islands
3022 Estate Golden Rock Christiansted, VI 00820

Through:

Ms. Leia LaPlace-Matthew
Territorial Planner
Department of Planning and Natural Resources
Division of Comprehensive and Coastal Zone Planning
#45 Mars Hill, F'sted, VI 00840-4474

Re: Letter of Application – Request for Rezoning from R3 to P

Dear Sir President,

This letter of application by the VI Department of Health is provided in support of the enclosed application for the rezoning of "Portion of Remainder Plot No. 11-E Penitentiary Land, Company Quarter, St. Croix, Virgin Islands, Consisting of 1.56 U.S. acres, and Plot No. 11-F /G Penitentiary Land, Company Quarter, St. Croix, Virgin Islands consisting of 0.68 U.S. acres and 2.603 U.S. acres more or less, from the current R-3 (Residential – Medium Density) designation, to P (Public). This rezoning would occur in support of the relocation (and expansion) of the existing Department of Health's Public Health Laboratory, the EMS' (temporary) Regulatory Offices and the construction of the Donna M. Christian-Christensen Public Health building's park and utilities. These critical facilities need to be relocated so that the upcoming demolition of the Charles Harwood Medical Complex can proceed. The land in question provides an excellent (re)location for these facilities and is undergoing a land swap agreement for ownership by the VI Housing Authority to that of the Department of Health. The Public Health Laboratories provide critical public health testing and would benefit significantly by remaining in close proximity to the new Donna M. Christian-Christensen Public Health facility.

While the site's current R-3 Zoning could be interpreted to support these facilities as "contingency" uses, the determination by CCZP is that the site in question should ultimately



To: The Honorable Novelle E. Francis, Senate President, 35th Legislature of the U.S.V.I.
Re: Letter of Application – Request for Rezoning from R3 to P
Page 2

be rezoned to that of P (Public). This would better align it with the zoning of the Donna M. Christian-Christensen site, and better align it with the allowable prescribed uses within the P zone. Our application materials are structured accordingly.

Property Owner: Virgin Islands Housing Authority

Mailing address: 9299 Estate Slob, Kingshill, St. Croix, US Virgin Islands 00850

Leased To: Virgin Islands Department of Health - GVI Charles Harwood Medical Complex, 3500 Estate Richmond, Christiansted, St. Croix US Virgin Islands, 00820

Authorized Agents:

Reuben D. Molloy, Assistant Commissioner, VI Department of Health Phone: 340-718-1311 Ext 3761 Email: reuben.molloy@doh.vi.gov

Rosalinda Browne, Director, Project Management, VI Department of Health Phone: 340-712-0178 | Email: rosalinda.browne@doh.vi.gov

Property Information: Parcel Number – 2-04900-0131-00 2.10 Acres (more or less) Parcel Description – Portion of Remainder, Plot 11 G, Estate Penitentiary Land Address - Route 752 (no address available), Christiansted | Coordinates - 17 44'49.30" N, 64 42'47.92" W

0.68 Acres (more or less) Parcel

Description – Portion of Remainder, Plot 11 F, Estate Penitentiary Land Address - Route 752 (no address available), Christiansted | Coordinates - 17 44'49.30" N, 64 42'47.92" W

1.56 Acres (more or less) Parcel

Description – Portion of Remainder, Plot 11 E, Estate Penitentiary Land Address - Route 752 (no address available), Christiansted | Coordinates - 17 44'49.30" N, 64 42'47.92" W

Zoning Summary: Existing Zone – R3 (Residential – Medium Density); Proposed Zone – P (Public)

We request your support and that of the Senate in approving this rezoning. CCZP is fully aware of the specifics of this request and application. Should there be any additional questions regarding it, please feel free to contact me or any of the other Authorized Agents listed. We thank you in advance for your consideration and support.

Sincerely,


Dwayne Alexander, CPM
Executive Director

