



October 9, 2025

Honorable Milton E. Potter
36th Legislature of the Virgin Islands
56 King Street, Hamilton House
Christiansted, St. Croix, VI, 00820

RE: Zoning Use Variance – 24B & 24D Estate Body Slob – LaReine, St. Croix (REVISED)

Dear Senate President Potter,

The Department of Public Works is seeking a zoning use variance for 24B and 24D Estate Body Slob on the island of St. Croix. The purpose of this variance is to bring these properties into zoning compliance and allow for the demolition of the existing structure and construction of the new Lloyd Alfredo "Sonny" Barnes Bus Terminal.

Lot 24B is approximately 2.00 acres with lot 24D measuring approximately 0.9182 acre located on Governor Kenneth E. Mapp Highway in Estate Body Slob. The lots are currently zoned P (Public) and have been occupied by VITRAN as a bus terminal/transfer station. The lots are surrounded by a mix of uses including restaurants, retail shops, fruit and vegetable markets, a police station and gas station to name a few. These lots have access to public utilities including potable water and sewage connections.

Our team is proposing a use variance of zoning designation P (Public) which, currently, does not allow for bus terminals. This change will bring this property into zoning compliance and allow the Government of the United States Virgin Islands to better serve the people of St. Croix.

We look forward to discussing the merits of this request with you and other members of the 36th Legislature. If you have any questions or comments, please let us know.

Respectfully,

A handwritten signature in blue ink, appearing to read 'Derek Gabriel'. It is a stylized signature with a large 'D' and 'G' and a smaller 'R' and 'B'.

Derek Gabriel
Commissioner