

Sunset Estates and Marina Development Project Public Consultation Meeting Report Wednesday November 22nd, 2023, at 6:00PM

ATTENDEES

Barefoot Luxury Bahamas

Scott Blacquiere Principal

JSS Consulting

Starr Cartwright Environmental Specialist

Christina Mcphee Environmental Specialist

Department of Environmental Planning and Protection (DEPP)

Arana Pyform Assistant Director

Quetta Gibson Assistant Environmental Officer

Public (names as shown on Sign in Sheet)

James Palacious	Patrick Nolan
Anya Ferguson	Paula Blacquiere
Samantha Fox	Melinda Wallace
Heather Carey	Doon McKinney
Eric Carey	Casaurina McKinney
Sarah Gardiner	Selima Haubert
Tracey Knowles	Doug Colbert
Glenda Johnson-Ingraham	Tim Hauber
Bob Colman	John Marber
Kathy Colman	Logan Scavella
Moddor Marilyn	Natalia Gardiner
Charmaine Nolan	Kathy Davis
Carol Davis	Ricardo Pinder

Public (names as shown on ZOOM Call)

Janeen Bullard	Nicolette Burrows
Theresa Burrows	Rhianna Neely
Regina Smith	Gammel Deal
Shanette Rahming	Linnette Cooper
TPA Demo	Brynique Miller
Robert Whittingham	Ancielleno Davis

INTRODUCTION

Although the original start time for meeting was at 6:00pm, the meeting was instead started at 6:10pm in order to give the public a few more minutes to enter the St. Patrick's Parish Hall in Governor's Harbour Eleuthera, The Bahamas.

The meeting was started with Assistant Director Arana Pyfrom introducing himself and his team from the Department of Environmental Protection and Planning. The attendees were informed that according to regulation #8 of the EIA regulations 2020 the developer of the project should give the public as well as other interested parties no less than two weeks to conduct a public consultation process of the proposed project in question. He noted this process includes:

- A. State the name of the project component and the area in which the project component should be carried out.
- B. State the date and time of the consultation process.
- C. State the location of the consultation process.
- D. Provide a brief description of the project.
- E. Invite comments from the general public (i.e., attendees present) along with interested parties with respect thereto.

Mr. Pyfrom also noted that during the consultation process, the project component shall:

- A. Provide detailed information on:
 - 1). The project proponents, potential environmental, social, and economic, and cultural effects including adverse effects as defined by the ACT.
 - 2). Any possible impacts to adjacent properties and communities to the proposed project.
 - 3). On any significant impacts by the proposed project to adjacent properties and communities.

It was also stated that consultation process for the proposed project should include:

- B. Provide an opportunity for any public concerns to be addressed.
- C. A written record of all concerns raised for the EIA or EIA consultation process of the proposed project.

At the end of the meeting, there would be 21 business days to submit (via shared email address) any questions, concerns or comments about the information shared during the meeting. The last day to submit was estimated as December 21st, 2023, at 11:59pm. After the 21-day period, the developers by law are required to submit a Public Consultation Report which will document all the questions/concerns that were asked during the virtual meeting and/or through the email addresses provided. Anything submitted by the public after this timeline would not be considered.

Assistant Director Arana Pyfrom then turned the meeting over to the developer Environmental Manager of the Sunset Estates and Marina Development Project. It was noted by Mr. Pyfrom that after this presentation is complete, the public would then be allowed a question-and-answer session.

PRESENTATION

Scott Blacquiere managing principal of Barefoot Luxury Bahamas introduced himself as well as the lead environmental consultant on the project- Janeen Bullard (Principal of JSS Consulting). Scott Blacquiere then proceeded to give details on the document being presented to the public as well as the projects site layout. He stated that the intended project is a proposed subdivision, commercial village and a 32-boat slip marina that is located in one of five parcels of land at the northern end of the settlement of Governor's Harbour on the island of Eleuthera. Scott Blacquiere then gave the floor to Starr Cartwright, an environmental specialist at JSS Consulting, who then proceeded to provide details on the environmental baseline conditions as well as the proposed environmental impacts and mitigations of the proposed project. This presentation is then attached as Appendix III of the report. Main points to note from the presentation are follows:

- A project location map was shown.
- Scott Blacquiere stated that the Sunset Estates and Marina Development project proposes to establish a 30.63 residential subdivision that will consist of 49 single family home lots and parking facilities.
- A 32-boat slip marina will also be established for the proposed project. The marina will have a footprint of approximately 1.6 acres and will supports boats up to 45 feet in length.
- **NO Dredging** is required for the proposed project.
- It was noted that a number of commercial, retail, and sundries businesses will be throughout the marina. The marina will also include a dock master's office.
- The proposed development will also include a commercial village with designated recreational/public space that will include a community and retail center, a clubhouse, a playground, pool, tennis court, and gym.
- Both locals and tourists will have access to the marina and the commercial village of the proposed project.
- The developer has proposed to realign the Queen's Highway Road slightly (about 20 to 30ft) to increase safety and access to the clinic and the proposed marina.
- There will be **NO** structures/buildings built over water.
- There will be **NO** land reclamation for existing shoreline, and it will remain as is during all construction activities for the intended project.
- **NO** steel piling is proposed for this project.
- There are no ongoing residential, commercial or industrial operations that occur within the boundaries of the site. However, the French leave resort is located directly west of the site and there are residential communities north, south and southeast of the site.
- A site plan of the proposed project was shown.
- A conceptual plan of the intended project was shown.

An environmental baseline assessment was conducted, and Environmental Management Plan was developed to govern site activities. The findings from the baseline assessment are as follows:

- The Sunset Estates and Marina Development project site is located in a natural, undeveloped, and disturbed site that rest on sand dunes that is surrounded by a rocky substrate .
- Based on the findings of the environmental survey's conducted, it was determined that the terrestrial ecosystem was dominated by a Bahamian Coppice Forest with evidence of previous disturbance.
- A total of 35 terrestrial plant species were recorded on site.

- Out of the 35 species recorded, 6 of the plant species observed were protected species and 6 were invasive species.
- Karst formations or cavities were observed throughout the site, but no cave or blue holes were seen during the assessment.
- Based on the avian survey's conducted, a total of 10 avian species were recorded; 8 of which were permanent resident breeding and 2 were summer resident breeding species.
- Of the permanent breeding species, 4 of the avian species recorded were endemic sub species within the Bahamas.
- No endangered avian species were recorded.

Additionally, a marine survey was also completed for the intended project. Findings show that there were three types of benthic habitats present within the Sunset Estates and Marina Development site and are as follows:

- Algal Dominated
- Sandybottom
- Seagrass
- The benthic habitat mostly consisted of a sandy bottom substrate and seagrass beds. Hardbottom substrates were also observed along the coastline and the southeastern section of the assessed area.
- In total, there were 23 marine fauna species observed. Of which 7 were fish species, 7 were coral and 9 were other floral and fauna.
- Hardbottom areas were observed to have the most fauna activity throughout the assessment.
- In addition to the 23 marine fauna species observed, there were 7 marine floral species observed throughout the project site.
- No Invasive species was observed or recoded during the assessment.

Due to proposed development, there will be both physical and socio-economic impacts that can or will occur during the construction phase of the project. These proposed impacts are as follows:

- Physical Impacts
 - Air, dust, and noise pollution.
 - Increased erosion.
 - Sedimentation caused by increased turbidity levels.
 - Fuel, oil, and chemical spills.
 - Impacts to groundwater quality.
 - Impacts to wildlife and biodiversity.
 - Sewage and refuse disposal.
- Socio-economic Impacts
 - Increased traffic.
 - Disruptions to neighbouring communities.
 - Impacts to site workers safety.

To minimize these impacts the developer and the environmental team have created a list of mitigations that will ensure the Sunset Estates and Marina Development Project does not have a negative impact or footprint to the environment or surrounding communities in the area. These mitigations include:

- Works will be restricted to daylight hours (0700 hours to 1900 hours) and noise complaints will be reported to the client.
- All workers will be familiar with site emergency response plans and safety procedures.

- Installation and monitoring of turbidity curtains on site.
- Monitoring of turbidity levels on site during the construction phase of the project to ensure that it does not surpass 29NTUs.
- There will be **NO** contact with open water through spillage, hosing off surfaces, rain, or cleaning of tools.
- Biodegradable (non-mineral) drilling fluids and hydraulic oils will be used when working over water.
- **No** storage of large quantities of fuel or hazardous wastes will occur on site.
- Hazardous materials will be properly labeled, stored and disposed of correctly on site.
- Lights will be placed away from residential areas and a shield will be installed to restrict the amount of glare from the lights located on the project site.
- Truck moving in and out of the project area will be covered with tarpaulins to decrease dust emissions.
- An environmental monitor will be present on site to ensure that any wildlife present is not being impacted negatively during construction.
- Any wildlife that is deemed to be impacted by construction activities will be removed and relocated.
- Waste generated from works will be removed by a licensed contractor and taken to the local landfill facility.
- Waste will be removed from the site at a minimum of **once** per week.
- **NO** drainage of sewage or wastewater will be allowed into to the sea or any other natural water bodies.
- Septic tanks or other wastewater systems during the operational phase and will be maintained and installed as directed by the Department of Environmental Health Services.
- Site boundaries will be clearly marked and defined throughout the site.
- Signage will be placed around the property that will indicate the commencement of works.
- Roadway will be kept free of debris.
- The transportation of materials will be conducted in a safe manner and be considerate road traffic regulations.
- Speed restrictions will be adhered to throughout natural waterbodies.

Further mitigation strategies are as follows:

- Notice will be given for the commencement of works on site.
- Mandatory use of PPE by workers on site during the construction phase.
- A laydown area will be determined and kept organized with good housekeeping.
- An adequate number of waste containers will be present on site during the construction phase of the project.
- **NO** refuelling will occur near water on site.
- Maintenance of vehicles on site will be inspected, monitored and serviced regularly.
- All porta potties will be located away from open water bodies and managed by a licensed contractor.
- Operational waste will be removed weekly by Paul Simmons Waste Management.
- Stockpiles from construction will be located away from any open water body.
- Spill kits will be readily available on site.
- Earthworks, roads, and other surfaces will be sprayed with water on site for dust control.

- Inspections of turbidity curtains for any motile marine organisms will be done daily after works to ensure they are moved and relocated.
- First responders will be identified and present on site.
- Native plant species will be incorporated into the landscaping plan to encourage native fauna to make use of the site.
- Invasive species will be replaced with native species.

Positive impacts from development include:

- Socioeconomic benefits which include:
 - It is expected that majority of the jobs generated from the intended project will consist of Bahamian employees.
 - Jobs will be created during both the construction and operational phase of the project.
- Expansion of the tourism product for the island of Eleuthera.
- An increase of accommodations in Central Eleuthera.
- Entrepreneurial and employment opportunities for locals.
- Recreational facilities for the locals and tourists that will include:
 - Goods and services from Bahamian artist, musicians, cooks and other specialists.
- An economic boost for existing communities.
- All equipment and materials will be purchased/sourced locally throughout The Bahamas.

QUESTION AND ANSWER SESSION:

Logan Scavella: Upon receiving of all the permits needed for the intended project, what is the expected length of the project? From the breaking of ground to the opening of operations.

Scott Blacquiere: The residential lots will not be developed until after they have been purchased by clients and a housing design has been decided. The Marina and commercial village will take approximately 30 months to be completed.

Logan Scavella: How long will the Queen’s Highway Road be blocked off during the construction of the project?

Arana Pyfrom: Stated that if the proposed realignment of the Queen’s Highway Road is approved by the government, the realignment will happen before any construction activities occur; therefore, there would not be an increase in traffic throughout Central Eleuthera.

Scott Blacquiere: Also stated that there will be no road diversion at any time during the development of the proposed project. He also stated that he doesn’t anticipate for the proposed project is not expected to have any negative economic impacts to the surrounding community as the proposed project will generate jobs that will consist majorly of Bahamians employees. Additionally, it is not expected to have any negative economic impacts as steps will be taken to reduce the flow of traffic throughout Central Eleuthera, specifically Governor’s Harbour.

Question: Stated that the current landfill is already in a bad state. What are the intended plans for waste removal for the proposed project given the state of the local landfill?

Scott Blacquiere: Stated that the developers are exploring other waste removal tactics, such as recycling. But for right now, waste removal for the project will be monitored and guided by the Department of

Environmental Health Services (DEHS) and the Department of Environmental Planning and Protection (DEPP) to reduce/minimize waste accumulation.

Casaurina McKinney: What are the plans for sewage waste treatment? And can you speak to the master plan of the entire 137-acre piece of land rather than just the 30-acre piece of land for the proposed development?

Scott Blacquiere: Stated that the 137-acre referenced in the EIA is the entire parcel of the land in which the proposed project is located within. However, out of that 137-acre piece of land, only 30 acres of land is designated for the proposed project. The remaining acres of land will be undisturbed as it is outside of the project's development footprint.

In terms of sewage waste, treatment will be governed by agencies such as the Department of Environmental Health Services (DEHS) and Water and Sewerage. A deep injection well and septic tanks will also be installed throughout the project site.

Arana Pyfrom: Also noted that although alternative sewage waste treatment facilities can be recommended or advised, if DEHS or Water Sewerage have approved for the installation of an injection well and septic tanks only for the intended project then the developer will have the rights to adhere to the requirements set forth by DEHS and Water and Sewerage.

Question: How will the proposed project affect the distribution of water throughout Central Eleuthera?

Arana Pyfrom: States that Water and Sewerage is about to undergo a major infrastructure improvement project so water distribution throughout Central Eleuthera should improve.

Scott Blacquiere: Also stated that the electricity and the water supply for proposed project will not be sourced from the main power line or water pipeline of Central Eleuthera.

Tim Hauber: How will the boats that are docked in the marina be fuelled without any spills occurring in the open water below?

Scott Blacquiere: Stated that fuel storage will be on land and away from the main waterline. The fuel storage tanks will be stored underground and the line that will run from the underground tanks to the marina will not be above ground so no spillage can occur.

Tim Hauber: What will the ecological corridors for the proposed project look like?

Starr Cartwright: Stated that the ecological corridors will be located throughout various areas in the commercial village and will consist of native plant species in the landscape.

Scott Blacquiere: The biological corridor will be approximately 40ft in diameter.

Casaurina McKinney: Are there intentions to be ecological biological corridors throughout the remaining 107-acres of land? And given the location of the marina will all boats required to be on lifts during severe weather or hurricanes?

Scott Blacquiere: Stated that not there won't be additional ecological corridors established in the remaining 107-acres of land because that is outside of the proposed project's footprint. He reiterated that the proposed project is only located on and limited to the 30-acre parcel of land.

As it relates to the marina, all boats that reside in the marina will have to be on a boat lift. The boat lifts will be constructed approximately 12ft above the water and designed in a way to prevent any damages during severe weather or hurricanes.

Question: Have the developers gather any community input for the proposed project and its impact?

Scott Blacquiere: Stated that yes there has been multiple conversations with the community about the proposed project; however, at this stage the project has not been approved of any nature. He also stated

that the developers including himself only want what's best for the community and the island of Eleuthera as it relates to the proposed project.

Arana Pyfrom: Also stated that the meeting tonight is a first in a series of meetings and discussions needed for the approval of the proposed project.

Heather Carey: If the developer does not gain approval for the road realignment or the construction of the marina and its facilities, will the subdivision still be developed or will the construction for both phases be halted?

Scott Blacquiere: Stated that he is optimistic that they will do everything they can to get the project to be approved. This includes adjusting the construction plans based on the recommendations or alternatives they might receive from various government agencies and the public.

Ancielleno Davis: What is the expected percentage change of water and electricity demand for the area and how will that be mitigated by additional energy and water production?

Scott Blacquiere: Stated that the developers are exploring eco-friendly options for construction and alternative energy such as solar power to offset any strain the proposed project can place in the electricity demand.

Arana Pyfrom: Also stated that the government requires that each new development or project must have a 30% renewable energy component.

Ancielleno Davis: What is the channel depth for entry into the marina and will construction dredging, or maintenance dredging be required? And if so, how often and how much?

Scott Blacquiere: Stated that there will be no dredging for the project.

Ancielleno Davis: The Great Lizard Cuckoo is an endemic Bahamian subspecies that are only found on two islands and populations are in decline. What measures are being taken to reduce or minimize impacts to their habitat?

Starr Cartwright: Stated that any land clearing activities will be limited to the building footprint to ensure that land clearing impacts will only occur in the footprint and not anywhere else throughout the site. Native plant species will also be included once again into the landscape once construction is completed for species such as the Great Lizard Cuckoo to utilize the area.

Selima Hauber: What percentage of the proposed landscape plan be native species and the diversity of said species?

Scott Blacquiere: The overall objective of this project is to be keep the landscape as natural and as possible. However, majority of the plant species incorporated into the landscape will be native species.

Arana Pyfrom: Also stated that the landscaping plan will have to be approved by the Department of Forestry before any plant species can be incorporated into the landscape.

Doon McKinney: How high above the sea level will the marina is proposed to be?

Scott Blacquiere: Stated that the marina will be constructed approximately 10 to 12ft above the sea level.

Question: What would happen in the event of a category 4 or 5 hurricane and boats that are located within the marina become damaged or end up on land and the road becomes block?

Scott Blacquiere: Stated that he would be unable to speak as to or project what can occur during a category 4 or 5 hurricane. But it is required that should a hurricane of category 3 and up make landfall on the island of Eleuthera all boats should be removed from the marina and taken to locations such as, Hatchet Bay for better shelter.

Comment: An audience member stated that town hall meetings such as the one tonight should be advertised on ZNS and radio stations and not just through newspapers.

Arana Pyfrom: Stated that this meeting and every other townhall meeting for any new development is advertised on various platforms outside of the local newspaper outlets.

Casaurina McKinney: How was this town hall meeting advertised?

Arana Pyfrom: Stated that the town hall meeting was posted on DEPP Facebook page, a flyer was posted in the island's local administrators office and an advertisement was posted in the Nassau Guardian.

CLOSING:

Assistant Director Arana Pyfrom reminded the participants that any other comments or questions can be emailed to the developer/environmental manager or to DEPP by December 21st, 2023 at 12:00am. Mr. Pyfrom also informed the participants that their queries or concerns can be emailed to Eleuther@depp.gov.bs with the subject line **Sunset Estates and Marina Development Project** and to info@barefootluxurybahamas.com. Scott Blacquiere and Assistant Director Arana Pyfrom then thanked all the participants present at St. Patrick's Parish Hall. The meeting was adjourned at 7:35 pm.

EMAIL QUERIES AND RESPONSES:

This section outlines all queries, questions and responses that were sent via email to the Department of Environmental Planning and Protection and the developer of the Sunset Estates and Marina Development.

Doon McKinney:

Date: December 20th, 2023

To Whom it May Concern,

I am a seventh generation Bahamian, who has lived in the Governors Harbour area for 49 years. I am writing to express my concerns and opposition to the proposed Sunset Estates and Marina development at the north entrance to Governors Harbour.

Problems of inadequate power, water, sewage:

In the Governors Harbour area it's common to lose power for one to two hours every day of the week. Often the outages are for much longer: in the past few years I had a four-month outage. How on earth can we encourage developers when we can't even supply to our own people?

Despite the relatively new reverse osmosis system, the water is often off and often does not have sufficient pressure to get up the hills.

We already have large algae blooms from septic tanks leaching into the sea in Governors where this development is proposed. Add to that 49 new house lots, 26 condos, and possibly another development

on the adjacent hundred plus acres and it will be a disaster.

One of the presenters at the town meeting in Governors Harbour suggested that we need more Airbnbs in the area. In fact, the market is flooded and there are literally hundreds of rooms and houses available for rent in the central Eleuthera area.

I agree that it would be wonderful to have a marina in Governors Harbour.

However, in my opinion, having seen a number of large boats smashing into the rocks between 1648 and the corner where Bahama Handprints is, it is an unsuitable location for a marina, even if raised above the sea level. There is no protection from the relentless heavy winter northwest winds and storms as well as hurricanes which, as we know, are becoming more and more severe. Consider the damage from Dorian in Abaco and Grand Bahama.

I agree that we need some development, however, it must be sustainable development and not the kind of over-commercialization and over-tourism which spoils the life of the people who live in the area.

There are many many examples of over tourism, and the horrible effect it has on the locals. Look at Tulum.

And in Harbour Island, so many Brilanders are unable to live on their own island and now have to live on North Eleuthera and commute for their jobs.

The drive into Governors Harbour from the north, offers a breathtaking moment for so many locals and visitors alike. As you round the corner and come down that little hill just past 1648 and gaze out to Cupids Cay and the boats moored in the bay, it is truly iconic and magnificent. Governors Harbour is the oldest settlement in the Bahamas, and it deserves to be valued and preserved. These are the kind of memories that both locals and visitors hold this so dear.

It would be a great tragedy to take this away.

I urge you to reconsider allowing this proposed development.

Thank you in advance for your careful consideration,

I remain,

Yours Sincerely,

Doon McKinney

Theresa Burrows:

Date: December 20th, 2023

Good day,

Please reconsider allowing the development in the subject for Eleuthera. This needs to be reconfigured. It is too close to our native settlement. We do not have infrastructure facilities for such a development. Our electricity is off as I write and has been off for 5 hours. Please reconsider this.

Thank you.
Theresa

Liz Barratt-Brown:

Date: December 20th, 2023

I am concerned about the impact on Governors Harbour. The town is already struggling to manage an adequate water and power supply, garbage management and sewerage.

I am also very concerned that it will change the beautiful aesthetic of Governor's Harbour. It is a historic town with many of the oldest and loveliest buildings on Eleuthera. French Leave is already a big development in town, and this will have a pile on impact that is not positive. Additionally, the plan to move the road will change the view as you enter the town, one of the most beautiful views on the island.

Apparently, the public meeting was not widely advertised and the link to the meeting was missing a digit so those who wanted to participate virtually were not able to join.

Please extend the EIS process to enable answers to be given to the concerns raised above and to enable a redo of the meeting that many who wanted to attend could not attend.

Governors Harbour and the whole feel of Eleuthera will change with these massive developments. A more environmentally friendly and inclusive approach - with development happening on a smaller scale - is what is needed. This would destroy the uniqueness of Gov Harbour.

I would appreciate your letting me know you received this comment and that it will be added to the official record of public comments on the EIS.

Sincerely,

Liz Barratt-Brown

Casuarina McKinney-Lambert:

Date: December 21st, 2023

Dear Sirs/Madams,

Re: "The Sunset Estates and Marina Development Project Electronic Comment Response."

Further to the received comments and concerns received electronically by Casuarina McKinney-Lambert on December 21st, 2023, please note our response listed below.

-
- I. **Could you please advise where it is possible to hear the recording or read the transcript of the Sunset Estates Marina Town Meeting? Also, could you confirm the deadline for submitting comments and questions? I know it was mentioned in the meeting, but I haven't seen it written anywhere.**

Response: The town hall meeting recording and a copy of the meeting transcript can be accessed on the developer's website at info@barefootluxurybahamas.com. A copy of the meeting transcript will also be available on the Department of Environmental Planning and Protection website at <https://www.depp.gov.bs/>. The deadline to submit any questions, concerns or comments about the project is on December 21st, 2023, at 11:59pm.

- II. **I just received a copy of a project brief for this proposed project where it states that the total size is 132 acres, and this 30-acre project is just a part of it. Clearly there would be cumulative impacts associated with each of the pieces of this project and it does not make sense to evaluate the environmental impact in silos- rather the total impact must be considered.**

Response: The Sunset Estates and Marina Development is a proposed subdivision and marina project that is located on a 30-acre parcel of land. The remaining 102-acres of land is outside of the project boundary and as a result the project developers are unaware of any future development or its environmental impacts outside of the proposed 30-acre project boundary and its possible impacts.

- III. **Could you please advise what, if any, approvals or permits have been given for any other part of this project. There is major construction underway of subdivision utilities on the adjacent tract of land.**

Response: Currently, no approvals or permits have been issued for the proposed Development. This is only the preliminary stage of gathering feedback from the Governor's Harbour community on how the project can be improved or better implemented.

- IV. **I would be very concerned that this project would be considered (and as their brief states includes 49 lots, 26 condos, various shopping, restaurants etc without sewage treatment beyond soakaway septic. This would result in contamination of the water of Governor's Harbour.**

Response: The developers of the proposed project will be sure to liaise with the necessary Government agencies, such as the Department of Environmental Health and Safety Services and Water Sewage, to ensure that all waste collection requirements are met and prevent the risk of contamination to the surrounding water body. Essentially, these Governmental agencies will have the final say as to what the project will need in terms of sewage treatment and we as the developers will have to abide by the final decision that is made.

- V. **Also, please could you advise on the coastal setback that would be required for marina buildings. There is only a very narrow strip of land between the Queen's Highway and the ocean, and it is entirely unsuitable for a marina construction. I have had several conversations with local fishermen and guides who laughed out loud when I mentioned this proposal. The environment is not suitable for this use and is dangerous whenever the wind blows from the west. There is serious local objection to moving this scenic road at the entrance to this historic settlement inland and blocking access and view to Governors Harbour and Cupid's Cay.**

Response: Tentatively, there is no coastal setback for the proposed marina buildings as they will be constructed above the marina landing. Similarly, to the marina buildings located at the Valentine Resort and Marina, Harbour Island, the marina buildings will be located above the landing that extends from the side of the existing Queen's Highway Road to beyond the existing ironshore edge. See Figure 1 below for a sample of the proposed design concept for the Sunset Estates Marina.



Figure 1: Proposed Marina Building Design Concept (source: Valentine Resort, Harbour Island)

As it relates to the concerns over the environmental conditions of the proposed project area, The proposed marina has been engineered with the consideration of the existing weather conditions and environment of the area. The proposed marina deck and landing will be positioned above the potential storm surge levels and boats will not be allowed to reside in the water when in the marina over long-periods of time. Additionally, boats remaining at the marina will be required to be on a boat lift that is designed well above sea levels to prevent any possible damage from adverse weather.

The proposed road realignment is solely for public and motorists' safety in Governor's Harbour Eleuthera. Moreover, the proposed realignment is to tentatively be considered and should it be approved then the road is to only be relocated approximately 30ft from the original boundary. This realignment is not expected to affect the aesthetics and views of the Governor's Harbour Settlement.

Additionally, the proposed development will have design guidelines put in place in order to respect the architecture of the community as well as compliment it.

VI. The incorrect link made it impossible for a lot of interested people to participate in the meeting. I'm also trying to understand how the meeting was publicised. It was not on the developer's website, nor on DEPP website or facebook pages. It was not on ZNS. I'm not sure if it was published in the national newspapers (please could you share copies of this if it was), but it was not in the Eleutheran paper. The Eleutheran is the only paper that we get regularly on the island.

Given these issues, I'm not sure that this meeting constitutes a public consultation.

Response: The town hall meeting was advertised in the national newspaper (see figure 2). A Flyer was also posted in the local administrator's office and several WhatsApp social media groups, including the Eleuthera Entrepreneurs Group.

The advertisement is a newspaper flyer for a public consultation meeting. It is divided into two main sections. The left section is a job advertisement for an Assistant Manager position at the Human Resources Board of The National Insurance Board. It lists various duties such as generating goodwill, demonstrating team building, and assisting with dispute resolution. It also lists qualifications including a Bachelor's degree in Human Resources, Business Administration, or Public Administration, and experience in preparing and administering industrial agreements. The application deadline is November 23rd, 2023. The right section is a 'NOTICE OF PUBLIC CONSULTATION' from the Department of Environmental Planning and Protection. It informs the public that SLV Holdings Ltd. is proposing a project in Governors Harbour, Eleuthera, and is inviting the public to participate in a meeting on November 22nd, 2023, at 6:00 PM. The meeting location is St. Patrick's Parish Hall. A digital zoom link is provided for those unable to attend in person. The ad also includes contact information for the Assistant Manager and the Department of Environmental Planning and Protection.

Figure 2: Sunset Estates and Marina Development Newspaper Advertisement

VII. I would like to know who is on the record for preparing the EIA? The October JSS version looks like a copy and paste of the July BRON EIA? I have not compared the documents fully, but I do see that the updated October EIA states: "The site is approximately one hundred and thirty-seven point sixty-five (137.65) acres in size, undeveloped, and composed of a coastal marine ecosystem. "

Response: JSS Consulting is the environmental consultant on record for preparing the Environmental Impact Assessment and the Environmental Management Plan for the Sunset Estates and Marina Development.

Please note that all impacts to present flora and fauna will be addressed in the Environmental Management Plan and the onsite monitoring prior to and during construction. A full-time monitor will be onsite to conduct pre-assessments and continuous monitoring to ensure impacts are limited. Thank you.
Regards,



Janeen Bullard
Principal, Environmental Specialists

Matthew Pinder:

Date: December 21st, 2023

Mathew Pinder
Owner of Matty Pinder Carwash (20 plus years) and Matty and Tanya Takeaway
Governor's Harbour,
Eleuthera, The Bahamas

Telephone: 1-242-470-0365

Re: Sunset Estates Marina and Residential Development

Department of Environmental Planning and Protection

I am writing to show my full support for the New Development in Governor's Harbour.

I have lived here all my life. I have seen developments happening all over Eleuthera and particularly in Governors Harbour.

People have complained about extending the road to get onto Cupids Cay when it was just one single road. Now we have easier access to the boats, coming into the Harbour daily.

People have complained about the historic Junkanoo site which was recently a bakery but now a restaurant – employing many locals.

People have complained about the old Police Residents – not wanting it to be knocked down – but it was an eye sore to the community, but we did it and the aesthetics remains the same.

People have complained about moving out of old working building conditions into new buildings for health reasons – but they did it because it was necessary.

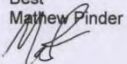
My point is, people love to complain.

I have seen so many people leave this beautiful island because everything remains the same. Change isn't evitable to them but when we are able to give our young people meaningful reasons to move back home, to build up the community's confidence, that's POSITIVE GROWTH.

We must learn to evolve as a community. I see no environmental concerns regarding this project, and I am here to support it 100%.

Give our young people a chance.

Best
Matthew Pinder



APPENDIX I PUBLIC MEETING NEWSPAPER ADVERTISEMENTS

- Generate goodwill among the Human Resources and Training team, customers, employees and stakeholders of The National Insurance Board.
- Demonstrate and foster team building and collaboration throughout the organization.
- Responsible for the development and administration of the Employee Relations Programme including Employee Assistance Programmes.
- Plan and execute staff activities and events such as Annual Christmas Party, Long Service Awards Ceremony and Reception, Wellness initiatives, etc.
- Coordinate Employee Assistance Programmes
- Participate on Health and Safety Committee and other Committees regarding Employee/Labour Relations
- Management's liaison with Unions
- Assist with Dispute Resolution and addressing staff matters, employees complaints and grievances in accordance with Industrial Agreements, Policies and Procedures, etc.
- Assist with Contract Negotiations
- Assist with developing, formulating, updating and recommending Human Resources Policies and Procedures and the staff employee handbook.
- Explain Policies and Procedures and assist with providing related training.
- Provide advice and guidance to supervisors on employee matters in accordance the Industrial Agreements, Policies and Procedures
- Prepare write-ups, reports and recommendations pertaining to Employee and Labour Relations
- Assist with onboarding and exit procedures.
- Manage assigned physical resources to ensure appropriate use and cost effectiveness.
- Assist with departmental budgetary preparations and monitoring.

Qualifications and Requirements




- A Bachelor's degree in Human Resources, Business Administration or Public Administration from an accredited college or university
- Background/Certification in Employment Law
- Good knowledge of Employment Act.
- Experience with preparing, reviewing, and administering Industrial Agreements, Employee Handbooks, Policies and Procedures, etc.
- Outstanding administrative and general office management skills of not less than five (5) years
- Proficient in Microsoft Office Suite of products including but not limited to Microsoft Word, Excel, Power Point.
- Excellent organizational, written and oral communication skills
- Exhibit concern for attention to detail, accuracy and careful adherence to established policies and procedures.

Application

Interested persons may apply by submitting a cover letter with the subject Assistant Manager (Employee Relations Specialist) and resume, along with the necessary proof of qualifications marked **private and confidential** to:

**Assistant Manager
Human Resources
The National Insurance Board
Clifford Darling Complex
Nassau, Bahamas**

Or via e-mail: apply@nib-bahamas.com
Application Deadline: **November 23rd, 2023**

 (242) 225-5642 |  apply@nib-bahamas.com |  www.nib-bahamas.com

lenges in reaching a compromise, the last-minute scramble between the White House and Congress has come to be expected each time the government's surveillance powers are up for renewal. This particular program was last renewed in January 2018 following a splintered vote in Congress and signed into law by Trump, who in a statement

rant requirement included in a legislative proposal announced last week would cross a "red line" for the White House given that it would limit officials' ability to detect, and act on, potentially vital intelligence in real time.

The official, who briefed reporters on condition of anonymity under ground rules set by the White House,

also believed that his team had adopted a measured approach by including significant exceptions to the warrant requirement.

"We're not negotiating with ourselves," Wyden said "We've got an open-door policy. If there are concerns from the administration, they ought to come up, make the case and talk their through."

DEPARTMENT OF ENVIRONMENTAL PLANNING AND PROTECTION

NOTICE OF PUBLIC CONSULTATION

The public is hereby advised that SLV Holdings Ltd. is proposing to carry out a project on Governors Harbour, Eleuthera. The public is invited to participate in a public consultation meeting to be held 22nd of November 2023, by the project proponent to hear and discuss matters relating to the proposed project.

The in-person consultation meeting details can be seen below:

Location: St. Patrick's Parish Hall, Governor's Harbour, Eleuthera

Date: 22nd of November 2023

Time: 6:00 PM

The digital **zoom link** for this meeting can be seen below

<https://us06web.zoom.us/j/86839237974?pwd=9lMCPoA8P6MQXhwYYMxNUJlclE2sQI.1>

Meeting ID: 869 3923 7974

Meeting Passcode: 185229

Date: November 22nd, 2023

Time: 6:00 PM

A general description of the project is as follows:

The project environmental document(s) are available on: <https://barefootluxurybahamas.com/sunset-estates-marina/>

and at the Island Administrator's Office in Governor's Harbour on Queen's Highway.

The general public and interested parties are invited to submit written comments to the Department of Environmental Planning and Protection at cec@depp.gov.bs with respect to the proposed project.

The general public and interested parties are invited to submit written comments to the Developer at info@barefootluxurybahamas.com with respect to the proposed project.

APPENDIX II WEBSITE FOR ENVIRONMENTAL DOCUMENTS

<https://www.barefootluxurybahamas.com/sunsets-estates-marina/>

APPENDIX III SUNSETS ESTATES AND MARINA PROJECT PUBLIC CONSULTATION PRESENTATION

Sunset Estates & Marina

Governor's Harbour, Eleuthera, The Bahamas

A BAREFOOT LUXURY BAHAMAS PROJECT

Public Consultation Meeting
For the Environmental Impact Assessment (EIA)



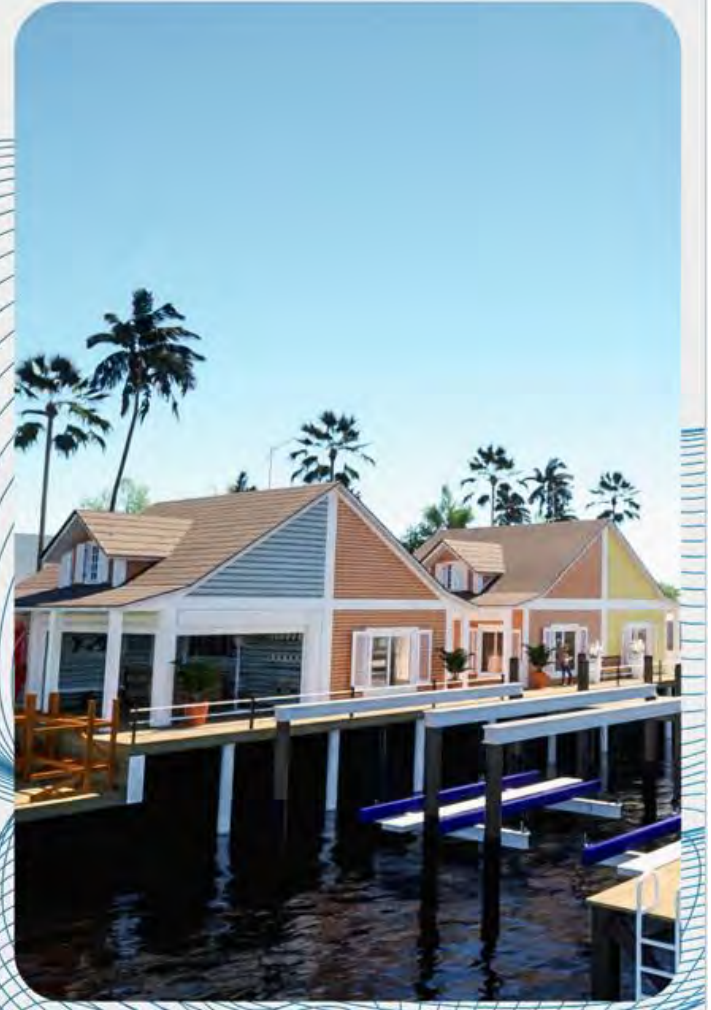
Meeting Agenda

- Welcome & Prayer
- Introductions
- The Project
- Environmental Setting
- Impact Assessment & Mitigation Measures
- Questions & Answers
- Closing Remarks

Introduction

- The Location
- The Development Plan
- The Project Community Benefits

SUNSET ESTATES & MARINA





The Location



Governor's Harbour

The site location is situated on Queen's Highway on the northern end of Governor's Harbour, Eleuthera, The Bahamas



SUNSET ESTATES & MARINA

The Development Plan Phase I **Marina and Residential Subdivision**

- Sunset Estates
 - 49 Single Family Residential Lots
 - Parking Lot
- Marina
 - 32 Boat Slips
 - Marina Amenities
 - Food and Drink Vendor
 - Charter Shop (scuba, fishing, boating)
 - Sundries
- Dock Master
- Marina Fuel

The Development Plan Phase II **Commercial Village Development**

- Open Space (Green Space)
 - Community Center with a retail center
 - Clubhouse,
- Other Recreational facilities:
 - Kids' playground
 - Pool
 - Tennis Court
 - Gym





SITE PLAN - BLOW-UP
SUNSET ESTATE
 September 18, 2023
 Scale: 1:300'

MASTER PLAN - LEGEND KEY NOTES

- | | | | | | | | |
|---------------------------|--------------------------------|--|---------------------------|---------------------------|---------------------------|---------------------|---------------------|
| 1 EXISTING PILE TO MARINA | 7 POOL 4' X 8' | 13 POOL CLEANING STATION | 19 BUILDING 6 2000 SQ FT | 25 BUILDING 10 2000 SQ FT | 31 BUILDING 14 2000 SQ FT | 37 12" X 12" PAVING | 43 12" X 12" PAVING |
| 2 MARINA PIER | 8 ICE CREAM 400 SQ FT | 14 TRASH COLLECTION SERVICE AREA | 20 BUILDING 8 2000 SQ FT | 26 BUILDING 12 2000 SQ FT | 32 BUILDING 16 2000 SQ FT | 38 12" X 12" PAVING | 44 12" X 12" PAVING |
| 3 SWIMMING POOL | 9 LANDSCAPE 400 SQ FT | 15 8' WIDE SERVICE | 21 BUILDING 10 2000 SQ FT | 27 BUILDING 14 2000 SQ FT | 33 BUILDING 18 2000 SQ FT | 39 12" X 12" PAVING | 45 12" X 12" PAVING |
| 4 BEACH BAR | 10 ADMIN & RECEPTION 400 SQ FT | 16 AUTOMATIC COFFEE VENDING (BASKETBALL) 400 SQ FT | 22 BUILDING 12 2000 SQ FT | 28 BUILDING 16 2000 SQ FT | 34 BUILDING 20 2000 SQ FT | 40 12" X 12" PAVING | 46 12" X 12" PAVING |
| 5 LANDSCAPE COFFEE BAR | 11 BOAT LIFT & KAYAK 400 SQ FT | 17 AUTOMATIC PIZZA VENDING (OUTSIDE) 400 SQ FT | 23 BUILDING 14 2000 SQ FT | 29 BUILDING 18 2000 SQ FT | 35 BUILDING 22 2000 SQ FT | 41 12" X 12" PAVING | 47 12" X 12" PAVING |
| 6 SEATING AREA | 12 WATERSPORTS BOAT | 18 VESTIBULE (LANDSCAPE) | 24 BUILDING 16 2000 SQ FT | 30 BUILDING 20 2000 SQ FT | 36 BUILDING 24 2000 SQ FT | 42 12" X 12" PAVING | 48 12" X 12" PAVING |



SUNSET ESTATES & MARINA





Community Benefits

Key Benefits:

- Expanding the tourism product for the island of Eleuthera;
- Increase in the accommodations inventory of central Eleuthera, boosting the economy for existing businesses;
- Entrepreneurial and employment opportunities for local residents;
- Recreational facilities for locals and tourists, including – goods and services from Bahamian artists, musicians, cooks, and other specialists;
- Eye-catching, attractive, modern residential homes while maintaining the distinctive native Bahamian architectural style within the Governor's Harbour community.



ENVIRONMENTAL SETTING

The Sunset Estates site is in a natural, undeveloped, and disturbed state and rests on Pleistocene eolianite sand dunes with undulating rocky substrates.

Karst formations are found in some areas.

The area is dominated by Bahamian coppice forest (broad-leafed, evergreen trees and plants) which is the dominant terrestrial ecosystem on Eleuthera.

There are no ongoing residential, commercial, or industrial operations that occur within the boundaries of the site, however, there is a resort directly west of the site, and residential homes to the north, south and southeast.





Sunset Estates & Marina **Socioeconomic Impacts**

- Expected long-term economic impacts
 - Local employment (during construction and operation)
 - The food and beverage operations will deliver additional revenue for the settlement
 - Increased property value
 - Entrepreneurial opportunities – dive charters, fishing charters, retail, etc.
 - Open Space
 - Community Center with a retail center
 - Clubhouse
 - Other Recreational facilities such as:
 - Kids' playground
 - Pool
 - Tennis court
 - Gym
 - Bars
- 

SUNSET ESTATES & MARINA

Environmental Impacts & Mitigation Strategies

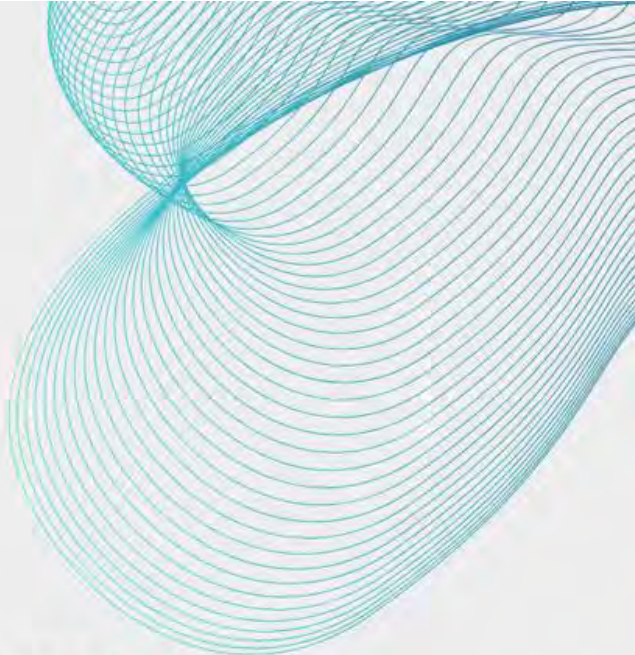
Environmental Aspect	Impacting Factor/s	Mitigation
Biological Resource Management	Land clearing, excavation, turbidity	Environmental windows, pre-clearance surveys, ecological corridors, limit vehicle speeds, native species relocation, native landscaping
Water Quality	Erosion, Accidental Spills, Pile Drilling	Turbidity curtains, silt fences, spill kits
Solid Waste Management	Vegetative waste, construction debris	Mulching & composting, Proper disposal, recycling
Liquid Waste	Site watering, portable toilets	Dust suppression as needed, weekly maintenance by local waste management company
Hazardous Waste	Heavy equipment fuel and fluids, construction materials	Appropriate PPE onsite, trained handling and disposal, spill management plan and equipment
Fire Management	Dry vegetative waste, heavy equipment, construction staff	Mulching and composting, fire extinguishers onsite, no smoking onsite, all flammable products stored in approved safety containers
Hurricane/Severe Weather Management	High winds, heavy rains, flooding, storm surge	Hurricane Action Plan
Traffic Management	Increased traffic, road realignment	Traffic signage, traffic calming measures, road realignment
Health and Safety	Construction workers' daily operations and safety	All-Employee Training Course

Biological Corridor

- Native plant species will be incorporated in the Landscaping Plan to encourage native fauna to make use of the site.
- Invasive species will be replaced with native species.



Q&A



Moderated by DEPP

Please type all questions in the chat

EIA available for review at

www.barefootluxurybahamas.com/sunset-estates-marina/

Questions and comments may be sent to

info@barefootluxurybahamas.com or inquiries@depp.gov.bs by

Thursday, December 21st, 2023.

PROJECT DEVELOPER



PROJECT CONSULTANT

