

*Legendary*®

MARINA RESORT

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AT BLUE WATER CAY  
Nassau, Bahamas

Presentation By:  
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Vice President of Marina Development  
Legendary, LLC

Wednesday, November 23, 2022  
Environmental Impact Assessment

# Project Location





# Project Location





# Current Site Conditions





# Current Site Conditions



Illegal dumping ground for trash





# Current Site Conditions



Trespassing, drinking and littering





# Current Site Conditions



Crumbling walls and multiple sunken vessels





# Project Master Plan



- MASTERPLAN LEGEND**
1. Entry Gate / Guardhouse
  2. Mixed use / Staff Housing (1-story, 4 units)
  3. Maintenance Garage
  4. Yamacraw Lake
  5. Boat Storage Building (580' x 344' x 65ft tall)
  6. Forklift Launch Area
  7. Administration Building with Customs / Immigration With Retail (2-story, 36 units)
  8. Work Force Housing (2-Story, 36 units)
  9. Mixed Use / Retail (2-story, 12,000sq. ft.)
  10. Restaurant (2-story, 10,000sq. ft.)
  11. Pool
  12. Lighthouse (40ft tall)
  13. Hotel (4-story, 130 keys)
  14. Fuel Docks
  15. Luxury Cottages (2-story, 2,000sq. ft. 1 key each)
  16. Pool
  17. Beachfront Cottages A (1-story, 1,200sq. ft., 1 key each)
  18. Short/Mid Term Lease (3-story, 32 keys)
  19. Pool
  20. Beachfront Cottages B (1-story, 1,200sq. ft., 1 key each )
  21. Condominiums (3-story, 20 units)
  22. Mixed Use / Retail (2-story, 25,000sq. ft.)
  23. Public Beach with Access





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# BENTHIC SURVEY

## Benthic Descriptions





# BENTHIC SURVEY

## Benthic Diversity

### Manatee and Turtle Seagrass



### Corky Sea Finger



### Sandy Sea Bottom & Rocky Intertidal Zone





# BENTHIC SURVEY

Examples of Human Influence  
Fishing traps, nets, car, garbage



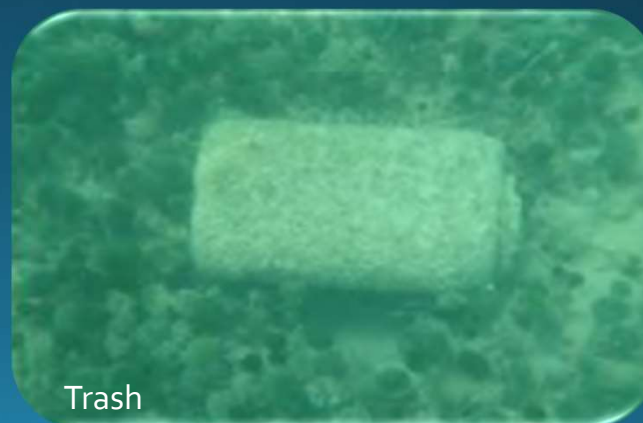
Car



Fishing Trap



Fishing Trap



Trash



# AVIAN SURVEY

Total Site Species Count: 32



Wilson's Plover



Gray Catbird



Laughing Gull

Conservation Status

Near Threatened: 1



White-Crowned Pigeon

Species of Concern: 6



Prairie Warbler



# BOTANICAL SURVEY

Total Site Species Count: 32

Invasive Species Count: 9



Hawaiian Lettuce



Brazilian Pepper



Casuarina



Black Mangrove

Buttonwood







# Environmental Stewardship



Restore tidal flow to the mangrove estuary west of the development, improving vitality of the mangroves, reducing mosquito breeding areas, and improving water quality

Remove invasive vegetation and incorporate native and avian-friendly vegetation into landscaping plan

Replant and incorporate impacted mangroves where possible

Create eco-friendly breakwaters to encourage marine life habitation

Use recycled water for many operations such as irrigation and boat washdowns

State-of-the-art fueling systems to prevent leaks and capture spills at dispensers

Incorporate renewable energy sources where possible, such as solar

Category 5 –rated building and specialized floating docks combine to create marina resiliency

Stormwater from work areas will be responsibly managed to prevent pollutant discharge

Forklift machines will be equipped with latest in emissions and noise reducing technology

Latest green technology in building construction – energy efficient electrical equipment and fixtures

Raise the grade of the entire site to ensure no disturbance to underground water resources

Remove sunken vessels and relocate to create artificial marine habitat



# Environmental Stewardship

Restore tidal flow to the mangrove estuary west of the development, improving vitality of the mangroves, reducing mosquito breeding areas, and improving water quality

Remove invasive vegetation and incorporate avian-friendly vegetation

Replant and incorporate indigenous plants where possible

Create eco-friendly breakwaters to support marine life habitat

Use recycled water for non-potable irrigation and boat wash

State-of-the-art fueling systems to prevent leaks and capture spills at dispensers

Incorporate renewable energy sources where possible, such as solar

Category 5 –rated building and specialized floating docks combine to create marina resiliency

Responsible large

latest in technology

Construction –  
and fixtures

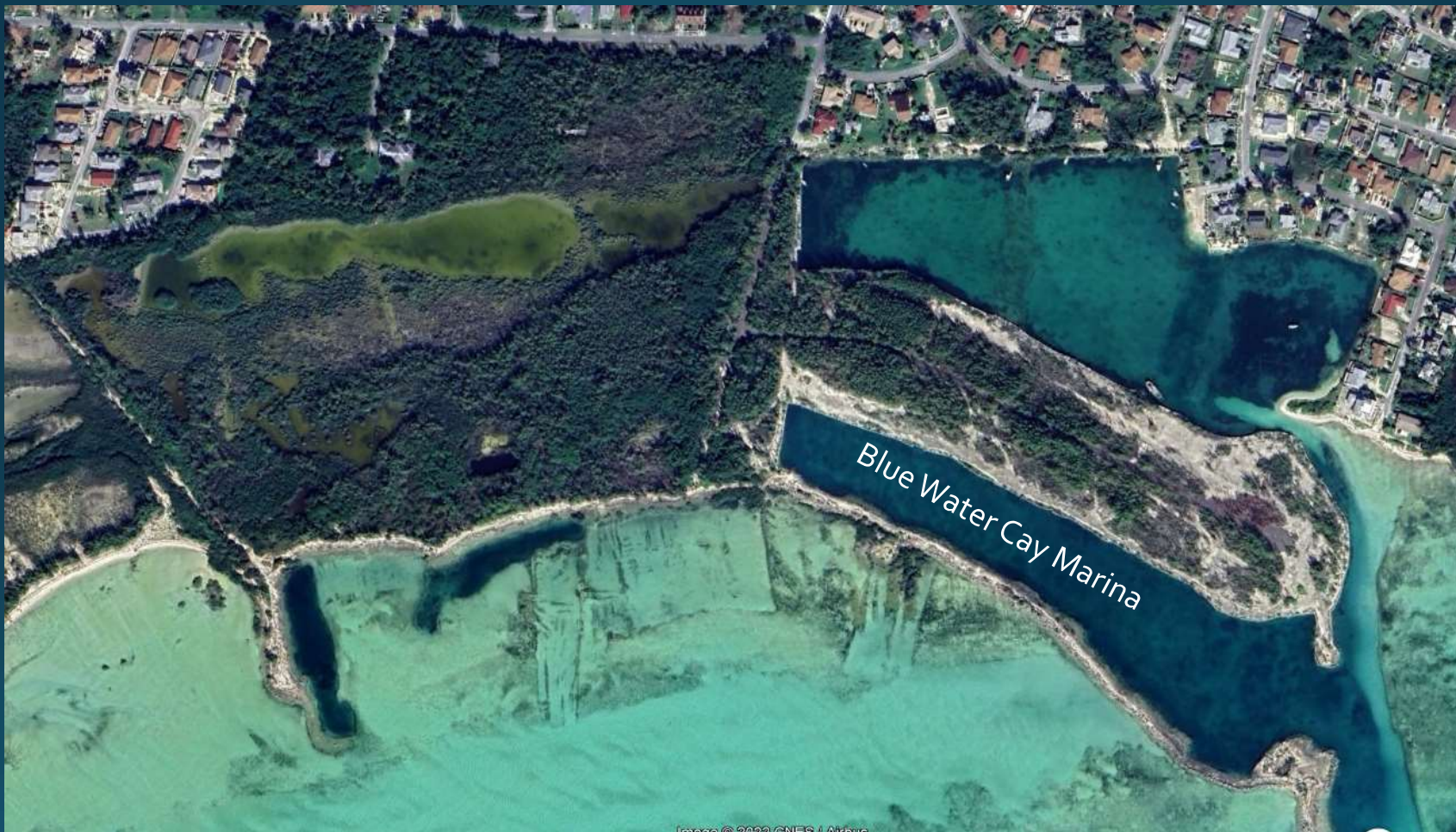
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# Restoring Tidal Flows To Mangroves





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# Restoring Tidal Flows To Mangroves





# Restoring Tidal Flows To Mangroves





# Restoring Tidal Flows To Mangroves



# Revitalizing Mangroves

Healthy Mangroves Provide Many Benefits



Roots provide natural filtration of pollutants

Roots provide underwater nurseries for critical fish species



Roots provide natural barrier against Storm Surge





# Revitalizing Mangroves

## Healthy Mangroves Provide Many Benefits

Mangroves provide an excellent carbon sink



Critical habitat for native bonefish

From the Bahamas Bonefish Conservation Action Plan of 2021:  
*"Restoring degraded [mangrove] creeks will increase the amount of habitat available to bonefish and other economically important species."*



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Restore tidal flow to the mangrove estuary west of the development, improving vitality of the mangroves, reducing mosquito breeding areas, and improving water quality

Remove invasive vegetation and incorporate native and avian-friendly vegetation

Replant and incorporate native and avian-friendly vegetation

Create eco-friendly building materials

Use recycled water for many operations such as irrigation and boat washdowns

State-of-the-art fueling systems to prevent leaks and capture spills at dispensers

Incorporate renewable energy sources where possible, such as solar

Category 5 –rated building and specialized floating docks combine to create marina resiliency

Construction will be responsibly managed to prevent sediment discharge

Buildings will be equipped with latest in green building technology

Latest green technology in building construction – energy efficient electrical equipment and fixtures

Raise the grade of the entire site to ensure no disturbance to underground water resources

Remove sunken vessels and relocate to create artificial marine habitat

Remove invasive vegetation and incorporate native and avian-friendly vegetation into landscaping plan



# Non-Native Plant Growth

Rapid Non-native Invasive Plant Growth

2016



Peninsula Dominated by Casuarina and  
Hawaiian Lettuce

2021



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Remove invasive vegetation and incorporate native and avian-friendly vegetation into landscaping plan

Replant and incorporate impacted mangroves where possible

Create eco-friendly building materials and construction methods

Use recycled water for many operations such as irrigation and boat washdowns

State-of-the-art fueling systems to prevent leaks and capture spills at dispensers

Incorporate renewable energy sources where possible, such as solar

Category 5 –rated building and specialized floating docks combine to create marina resiliency

Stormwater from work areas will be responsibly managed and discharged

Construction methods developed with latest in building technology

Latest green technology in building construction – energy efficient electrical equipment and fixtures

Raise the grade of the entire site to ensure no disturbance to underground water resources

Remove sunken vessels and relocate to create artificial marine habitat

Replant and incorporate impacted mangroves where possible



# Replanting and Transplanting Mangroves

Planting Mature Trees for Rapid Establishment



Transplanting Seedlings and Established Mangroves



# Environmental Stewardship

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Create eco-friendly breakwaters to encourage marine life habitation



# Eco-Friendly Rock Jetties





# Environmental Stewardship



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# Environmental Stewardship

Restore tidal flow to the mangrove estuary west of the development, improving vitality of the mangroves, reducing mosquito breeding areas, and improving water quality

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Replant and incorporate

State-of-the-art fueling systems to prevent leaks and capture spills at dispensers

Create eco-friendly building design to support marine life habitation

Use recycled water for maintenance operations such as irrigation and washdowns

State-of-the-art fueling systems to prevent leaks and capture spills at dispensers

Incorporate renewable energy sources where possible, such as solar

Category 5 –rated building and specialized floating docks combine to create marina resiliency

State-of-the-art fueling systems will be responsibly installed to prevent any pollutant discharge

Building is equipped with latest in green building technology

Latest green technology in building construction – energy efficient electrical equipment and fixtures

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State-of-the-art fueling systems to prevent leaks and capture spills at dispensers

Incorporate renewable energy sources where possible, such as solar

Category 5 –rate and specialized floating docks create marina resiliency

Spill areas will be responsibly discharge

with latest in technology

Latest green technology in building construction – energy efficient electrical equipment and fixtures

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Storm surge and debris areas will be responsibly managed to prevent discharge

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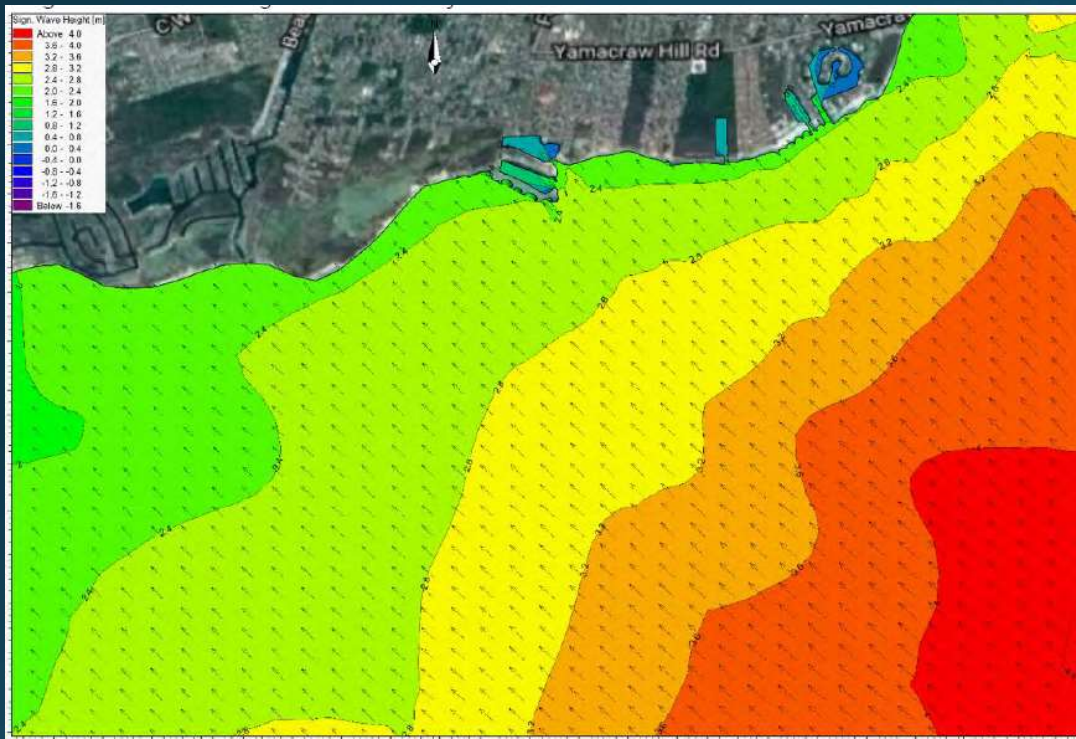
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# Creating Hurricane Resiliency

100-Hurricane Wave Distribution due to SE Wind



Event	Surge Elevation (ft)
5-Year	7.4
10-Year	8.2
25-Year	9.2
50-Year	10.0
100-Year	10.6



+10.0 Finished Floor Elevation will be used as a design basis for occupied buildings



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# EIA Summary

The project will **enhance the surrounding environment by bringing a security presence to the area and cleaning up a blighted site**

Construct a culvert under the entrance road, thereby **restoring natural flushing of the mangroves to the west of the development, helping to offset incidental mangrove removal.**



Dredge the shallow entrance to Yamacraw Lake, which will allow easier access for residents with their vessels and **improve the water circulation thus enhancing the water quality of the lake.**

Removal of invasive species and replating with native vegetation will **enhance the overall wildlife activity in the area.**



# EIA Summary

“These mitigation strategies have the potential to **lessen and even eradicate environmental impacts due to project activities.**”

“These mitigation strategies will be employed where possible to lessen the overall environmental impact of the project, **allowing the full socio-economic benefits of the project to be realized by residents and stakeholders on the island of New Providence.**”



Thank  
you

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