

FLAMINGO BAY ECO-RESORT REPLIES TO QUESTIONS

Major Coastal Zone Permit application No. CZT-01-22(L) to November 30, 2022

Committee Chairman and Committee Members

On behalf of BBK Development LLC, I would like to express our gratitude for taking your time to accompany us on the site visit and discuss your and the public's concerns and questions regarding our proposed project.

We strongly believe that this type of small quaint resort is suited to the island.

Flamingo Bay Eco Resort does not want to change the quiet, and low key nature of the island in any way and we intend to contribute to WICA and WISAR to assist in providing services and improvements to the island residents and guests. Upon hearing the concerns of the committee and the community regarding emergency services we are proposing to add on to \$5 fee to the room rate per night to contribute to support WICA & WISAR.

TRAFFIC

CZM/DPNR planning rules require that 30 parking spaces be provided due to the number of rooms. We do not expect to ever need anywhere near that number of spaces even with parking included for visitors to the restaurant. We intend to use 2 small pick-ups with seats in the flat-bed (max. 8 people) for use as shuttles for our guests. We will have 4 eco-friendly electric vehicles, initially golf carts, 2 for staff use and 2 as emergency/occasional courtesy vehicles for guests. These electric vehicles will benefit from the solar electric farm at the resort.

The resort vehicles will not be allowed to be left at the ferry dock for more than 20 minutes.

Guests wishing to rent carts will do so from existing rental companies. There are established options for cart rentals and we would be excited to see others businesses have the opportunity for growth as a benefit of Flamingo Bay Eco-Resort. It is probable that our guest may rent carts whether it be for a day to explore the island or for their entire stay. Not everyone will be on the road at once and the addition of carts from the resort should not over burden the existing infrastructure. The existing roads already handle the increase in rentals which occurs on weekends and cruise ship days.

During construction we will ensure to repair any damage which may be caused to the public roads. We would also be happy to maximize resources such as a delivery truck not returning empty to St. Thomas to the benefit of the community.

IMPACT ON THE ISLAND

Flamingo Bay Eco Resort will have a maximum of only 29 (bed) rooms. By comparison VI Campground has 13 rooms which are regularly full to capacity so we expect the overall impact on the island to little more than twice that amount.

THE ECO-RESORT

Flamingo Bay Eco Resort, previously the Limestone Inn, has for many years been a hotel. The restaurant and bar will be for our guests and for discerning customers who, we believe, would appreciate a higher-end restaurant than is currently available.

A comparison has been drawn with Dinghy's, Willy-T, Soggy Dollar Bar etc. we believe that this market is fully catered for, and we plan to provide a much quieter alternative. We are promoting the resort as a quaint resort for nature lovers and those seeking a low-key experience. We expect our guests will largely lounge around the pool and restaurant during the day, while still having the choice to go to a beach or to a beach bar.

An open-air bar design with a thatched roof was designed to lower the impact on the environment and provide an "eco-ambiance". To limit noise in the evenings we will not have live music. Any music provided will only be at low-level and turned off at night. We will also optimize the planting scheme for noise attenuation.

In-line with our "eco-credentials" as a resort we will minimize light and noise pollution with regard to both our guests and neighbors.

The lighting scheme has been designed by LEED (*Leadership in Energy and Environmental Design*), certified architects, for sustainability and low pollution. The design is a Dark Sky policy using motion activated low level lighting designed to preserve the Water Island nightscape.

The resort will have a mixture of hotel room, self-contained studio, 1-bed, and 2 bed accommodation, with shared resources and facilities. The hotel room, studio, and 1-bed accommodation will be constructed/refurbished first. The 2-bed accommodation to the south will be constructed upon the completion of the other units. This has been referred to as Phase-2, but it is an integral part of the resort.

There was a misunderstanding about the resort being intended as a "retirement village", the comment was meant to imply that the resort is expecting to attract an older, quieter clientele.

Despite comments to the contrary, we find that 29 rooms per 4 acres is still very low density, and at a projected 1.5 persons per room only means 44 people.

SECURITY & CONTACT PERSON

We will have an on-site manager on the property at all times. As a minimum the resort will have at least one person on-site, 24/7, and be equipped with CCTV.

FIRE, & EMERGENCY

We want to work with current resources in order to enhance the services already in place both financially and with manpower. We will initially train staff on the STCW course at Red Hook which includes First Aid, Fire Prevention and Fire Fighting, and Survival at Sea Techniques. We will appoint Manager(s) to liaise with both WISAR and WICA. At least 2 members of staff will be appointed to join WISAR (which we trust can be mutually agreed). Their time in training/exercises will be paid for by Flamingo Eco-Resort. Since the resort will be manned 24/7 there will always be extra resources for WISAR to call on; including staff, company vehicles and boat if required. We hope to work closely with WISAR and WICA to help develop strategies for the future. We will also assist financially with a small (\$5) per room per night donation given without constraint. This fee will increase every five years with the CPI.

FIRE SAFETY ON-SITE

With the exception of two 1-bedroom apartments all buildings are single story. Fire protection will be provided by smoke/heat detectors per room with fire blankets and extinguishers. All staff will be fire trained and the site will be monitored 24/7 with CCTV coverage. Fire escape signs are mandatory.

WATER FERRY

With a maximum projected occupancy of forty-four persons in the busy period, we anticipate that the existing Ferry service will be able to accommodate our guests. We understand that at peak periods and when cruise ships are in, even with the larger ferry, it is sometimes at capacity. If it becomes necessary, we will provide a local charter service (additionally a United States Coast Guard Inspected staff vessel will be available if required in emergencies).

WATER TREATMENT PLANT

Sewage will be treated by an eco-friendly, sustainable, non-chemical, microbotic treatment plant. All water after treatment is recycled for irrigation and held in underground storage tanks.

There has been some mis-understanding about water flowing towards the salt pond. Only run-off water, after heavy rains, may reach the lagoon. A sediment pond is proposed that will allow sediments to settle out before continuing towards the salt pond. This will help reduce the sediment/nutrient load reaching the pond.

WASTE DISPOSAL

Flamingo Bay Eco Resort will have a dedicated dumpster provided by private licenced contractors who take waste to the Bovoni facility on St. Thomas as required. We will monitor and abide by VIMWA policies.

FUELLING

We intend to use existing fuel and servicing facilities for the 2 pick-up trucks. If additional fuel is needed beyond the periodic deliveries, the resort may bring fuel over in carboys on the staff boat.

EXISTING CISTERNS EAST & WEST BUILDINGS

There are x7 cisterns each of around 25,000 US Gallons. Typical dimensions are 35' x 14' x7' deep.

We hope that you find these replies suitable; we will be happy to answer any further questions.

Yours sincerely,



Barry Osborn for BBK Development LLC

10/26/2022