

Central Planning Authority

Minutes for a meeting of the Central Planning Authority held on September 16, 2015 at 10:00 a.m. in the Conference Room, 1st Floor, Government Administration Building, Elgin Avenue.

19th Meeting of the Year

CPA/19/15

Mr. A. L. Thompson (Chairman)

Mr. Robert Watler Jr. (Deputy Chairman)

Mr. Edgar Ashton Bodden (apologies)

Mr. S. T. (Tommie) Bodden

Mr. Dalkeith Bothwell (arrived 10:40)

Mr. Joseph Coe

Mr. Ray Hydes (apologies)

Mr. Trent McCoy

Mr. Rex Miller (except 2.1)

Mr. Eldon Rankin (arrived 11:00)

Mr. Selvin Richardson

Ms. Sharon Roulstone

Mr. Fred Whittaker

Mr. Haroon Pandohie (Executive Secretary)

Mr. Ron Sanderson (Deputy Director of Planning (CP)) (except 5.2)

- 1. Confirmation of Minutes**
- 2. Applications**
- 3. Development Plan Matters**
- 4. Planning Appeal Matters**
- 5. Matters from the Director of Planning**
- 6. CPA Members Information/Discussions**

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5. 1	DAISY EBANKS Block 57E Parcel 103 (F01-0148) (P15-0541) (\$50,000) (EJ)	63
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APPLICANTS THAT APPEARED BEFORE THE CENTRAL PLANNING AUTHORITY

APPLICANT NAME	TIME	ITEM	PAGE
NCB Group Ltd. (BES)	10:30	2.1	4
Jay Easterbrook (CS)	12:00	2.2	16
Sharon Ebanks (CS)	n/a	2.3	20

1.0 CONFIRMATION OF MINUTES

1.1 Confirmation of Minutes of CPA/18/15 held on September 2, 2015.

Moved: S.T. Bodden

Seconded: Selvin Richardson

Confirmed

2.0 APPLICATIONS

APPEARANCES (Items 2. 1 TO 2. 3)

2. 1 NCB GROUP LTD. Block 15E Parcel 106 (F15-0126) (P15-0526) (P15-0527) (P15-0528) (P15-0796) (\$20 million) (BES)

Application for twenty four (24) apartments, swimming pool, gym and sign.

Appearance at 10:30

Rex Miller declared a conflict and left the meeting room.

FACTS

<i>Location</i>	South Sound Road
<i>Zoning</i>	BR/R
<i>Notice Requirements</i>	Objectors
<i>Parcel Size</i>	1.59 acres
<i>Building Size</i>	82,953 sq. ft.
<i>Density</i>	15
<i>Allowable Density</i>	20
<i>Building Coverage</i>	33.6%
<i>Proposed Parking</i>	57
<i>Required Parking</i>	36

Decision: It was resolved to adjourn the application, **for the following reason:**

- 1) The applicant is required to submit revised plans showing the following:
 - a) a maximum building height of 55'
 - b) the wide entry/exit at the north-easterly corner of the site either deleted or reduced in width and provided with 15' turning radii
 - c) the proposed public right-of-way along the easterly boundary situated outside of the adjacent 22' drive aisle
 - d) the public right-of-way delineated from the drive aisle (e.g. fence, raised sidewalk, textured surface)
 - e) space for landscaping along both the easterly and westerly boundaries
 - f) the deletion of parking spaces #9 and #18 or re-labelled as scooter/motorcycle parking
 - g) the sign setback a minimum of 12' from the front property boundary

AGENCY COMMENTS

Comments from the Department of Environment, Chief Environmental Health Officer and National Roads Authority are noted below.

Department of Environment

"Further to a review of the above referenced application, the Department of Environment (DOE) provides the following comments for consideration.

The above referenced parcel forms a critical beach/dune headland transitioning between the north and south coasts of Grand Cayman. Its formation is the result of significant and complex coastal processes that are subject to rapid and continuous changes often leading to large scale fluctuations in the beach profile of this area through erosion and accretion. As is shown in Figure 1 below, in recent years the approximate location of the Mean High Water Mark (MHW) has moved landward significantly.

The DOE's primary concern relates to the building's proposed 75 ft. setback from the currently established MHW, as shown in the submitted plans. A setback of 75 ft. will not likely be adequate for the protection of the property from wave impacts and subsequent beach erosion. Additionally the section of the building footprint from which the minimum setback of 75 ft. is being established (SE corner) is in an area prone to larger fluctuations in beach position (see the following Figures 1-5). The DOE would strongly recommend that, based on historic knowledge and documented evidence of beach movement in this area, the applicants and the CPA should consider a larger setback for the project. An increased setback would allow for the natural beach processes, responsible for maintaining the beach in this area, to remain in vital balance. As has been seen in so many local examples, if built structures such as sea walls, pools or buildings are allowed to directly interact with natural coastal processes (wave action), the complex balance is disrupted and permanent, irreversible beach erosion can occur. This should be a consideration taken into account, not only for the actual building footprint but also any ancillary structures. Additionally building footprints placed well into the active beach system result in the loss of sanddeposits mined for the building foundations and subsequently locked behind seawalls and unavailable to replenish the beach system following major erosion events further compounding erosion problems.

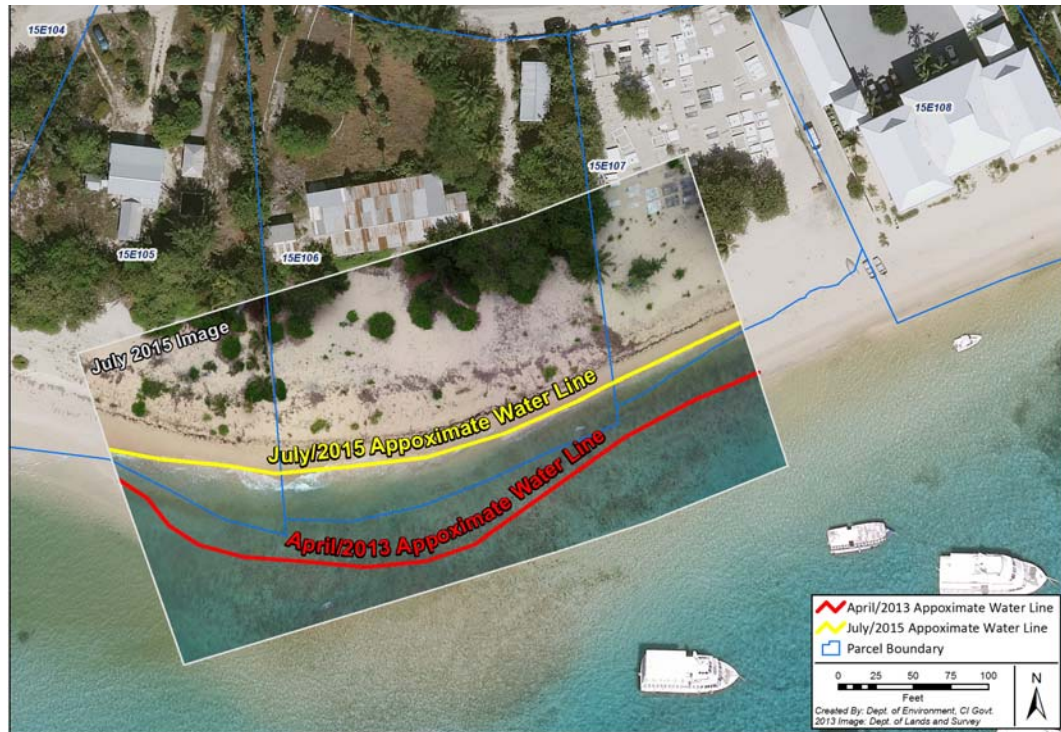


Figure 1: An aerial image of the subject parcel with the 2013 (red) and July 2015 (yellow) approximate waterlines indicated and the current registered property boundary (blue) based on the submitted MHW survey taken on 28 Jan 2015 (source: LIS 2013 and DoE 2015).



Figure 2: An aerial image of the subject parcel in 1994 (source: LIS 1994).



Figure 3: An aerial image of the subject parcel in 2004 (source: LIS 2004 (prior to Hurricane Ivan)) – note the larger fluctuation of sand on the South Eastern boundary where the current 75ft is being established from.



Figure 4: An aerial image of the subject parcel in 2006 (source: LIS 2008).

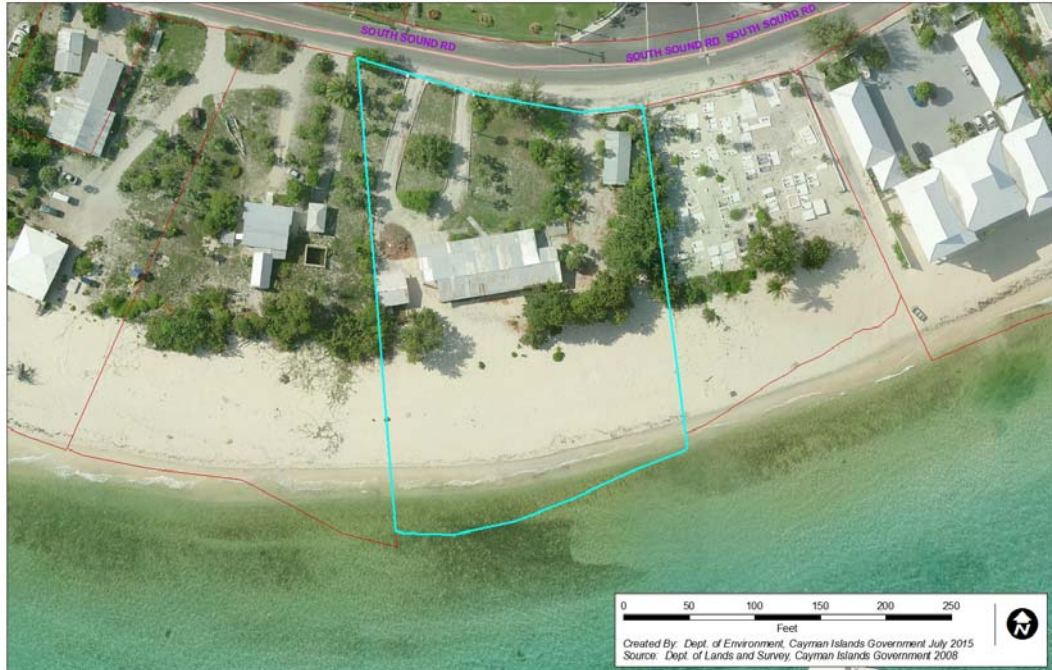


Figure 5: An aerial image of the subject parcel in 2008 (source: LIS 2008).

Figures 2-5 are aerial images that show the subject parcel in the years 1994, 2004 (prior to Hurricane Ivan), 2006 and 2008. It is clear from this imagery that the beach profile in this location is dynamic and subject to significant changes. The lack of permanent or significant nearshore vegetation is strong indicator of historic wave conditions in the area and the potential for beach movement.

The beach in this location is also a turtle nesting beach and it is therefore important to preserve as large an area as possible as habitat for their conservation. The use of artificial lighting in the vicinity of the beach will also be an important consideration to take into account. Only turtle friendly lighting should be allowed as normal artificial lights disorientate and discourage both nesting adult turtles and hatching turtles."

Chief Environmental Health Officer

"The following comments are submitted with respect to the above application:

The Department has no objections to the proposed with the understanding that the following will be submitted;

- Full specifications on the Emergency Generator, must be submitted for review.
- Full drawings and specifications of all swimming pools, consisting of the following must be submitted to the Department for review and approval.

3.2.1 Permit required. No swimming pool installation, alteration or repair work shall be commenced until a permit shall first be obtained from the department.

3.2.2 Application for permit. Any person who desires a permit to install, alter, or repair a swimming pool shall make an application on the forms provided for that purpose. Two or more copies of specifications, and drawings drawn to a scale with sufficient clarity and detail to indicate the nature and character of the work, shall accompany every application. Construction documents, engineering calculations, diagrams and other such data shall be submitted in two or more sets with each application for a permit. Construction documents shall be drawn to scale and shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that the work conforms to the provisions of the code. As a minimum the documents should contain plot plans, structural plans, and mechanical plans.

3.2.3 Plot plans. Plot plans with site grades, dimensioned, and drawn to a scale of not less than 1/8 in/ft are required. These plans should show at least the following: 1. Property lines; 2. Existing structures, fencing, retaining walls, and other relevant characteristics adjacent to pool area; 3. Proposed pool shape, dimensioned and located to show setbacks, side yards, and clearance from existing structures adjacent to pool area; 4. Proposed mechanical equipment pad, dimensions and location as to set backs and side yards; 5. All deck equipment items, if included; 6. Proposed deckwork configuration, showing its anticipated drainage; 7. Anticipated overall drainage of the pool site.

3.2.4 Structural plans. A structural plan showing at least the following: 1. Type of construction; 2. Pool dimensions, including the depth, and adequate cross-sections drawn to scale; 3. Design details of all entry and exits; 4. Floor slopes; and 5. Interior finish details.

3.2.5 Mechanical plans. A mechanical plan showing at least the following: 1. Volume, system flow rate in gallons per minute, and turnover in hours; 2. Type and size of filtration systems and means of waste disposal; 3. Pool piping layout with all sizes, pipe length and flow rate in each pipe section shown and types of material to be used, and showing the location of the main outlet, surface skimmers or perimeter gutters, and inlets; 4. Rated capacity of the pool pump in gallons per minute at the design head with the size and type of motor indicated; 5. Pump room plumbing details showing the location of the pump, filter, pressure gauges, flow meters, and other equipment; and 6. Means of adding makeup water.

3.2.6 Issuance of permit. If the administrative authority determines that the plans, specifications, drawings, descriptions, or information furnished by the applicant is in compliance with the code, a permit will be issued to that effect.

3.2.7 General compliance. The general design and construction of public and residential aquatic vessels shall be in accordance with Chapter 3 of the 2012 International Swimming Pool Code.

3.2.8 Public swimming pools. The design of public swimming pools shall comply with the requirements of Chapter 4 of the 2012 International Swimming Pool Code.

3.2.9 Public spas. The design of public swimming pools shall comply with the requirements of Chapter 5 of the 2012 International Swimming Pool Code.

3.2.10 Aquatic recreation facilities. The design of aquatic recreational facilities shall comply with the requirements of Chapter 6 of the 2012 International Swimming Pool Code.

3.2.11 Permanent inground residential swimming pool. The design of permanent inground residential swimming pools shall comply with the requirements of Chapter 8 of the 2012 International Swimming Pool Code.

3.2.12 Permanent residential spas. The design of permanent residential spas shall comply with the requirements of Chapter 9 of the 2012 International Swimming Pool Code.

3.2.13 Suction entrapment. The circulations systems for all aquatic vessels, including components, devices, shall be designed and installed to protect against entrapment hazards in aquatic vessels in accordance with the provisions of the most recent edition of ANSI/APSP-7 the American National Standard for Suction Entrapment Avoidance in Swimming Pools, Wading Pools, Spas, Hot Tubs, and Catch Basins."

National Roads Authority

"As per your memo dated June 26th, 2015 the NRA has reviewed the above-mentioned planning proposal. Please find below our comments and recommendations based on the site plan provided.

Driveway Location

The north driveway still needs to be removed due to its proximity to Lakefront Drive.

Access and Traffic Management Issues

A six (6) foot sidewalk shall be constructed on South Sound Road, within the property boundary, to NRA standards. The NRA is satisfied with the applicant's changes.

One-way driveway aisles with diagonal parking shall be a minimum of twelve (12) to sixteen (16) ft. wide.

Two-way driveway aisles shall be a minimum of twenty-two (22) ft. wide.

Entrance and exit curves shall have no less than fifteen (15) feet radius curves, and have a width of twenty-four (24) ft.

Tire stops (if used) shall be place in parking spaces such that the length of the parking space is not reduced below the sixteen (16) feet minimum.

Stormwater Management Issues

The applicant is encouraged to implement state-of-the-art techniques that manage stormwater runoff within the subject parcel and retain existing drainage characteristics of the site as much as is feasible through innovative design and use of alternative construction techniques. However, it is critical that the

development be designed so that post-development stormwater runoff is no worse than pre-development runoff. To that effect, the following requirements should be observed:

- The applicant shall demonstrate, prior to the issuance of any Building Permits, that the Stormwater Management system is designed to embrace storm water runoff produced from a rainfall intensity of 2 inches per hour for one hour of duration and ensure that surrounding properties and/or nearby roads are not subject to stormwater runoff from the subject site.*
- The stormwater management plan shall include spot levels (existing and finished levels) with details of the overall runoff scheme. Please have applicant provide this information prior to the issuance of a building permit.*
- Construct a gentle 'hump' at the entrance/exit (along the entire width of each driveway) in order to prevent stormwater runoff from and onto South Sound Road. Suggested dimensions of the 'hump' would be a width of 6 feet and a height of 2-4 inches. Trench drains often are not desirable.*
- Curbing is required for the parking areas to control stormwater runoff.*
- Roof water runoff should not drain freely over the parking area or onto surrounding property. Note that unconnected downspouts are not acceptable. We recommend piped connection to catch basins or alternative stormwater detention devices. If catch basins are to be networked, please have applicant to provide locations of such wells along with details of depth and diameter prior to the issuance of any Building Permits.*

At the inspection stage for obtaining a Certificate of Occupancy, the applicant shall demonstrate that the installed system will perform to the standard given. The National Roads Authority wishes to bring to the attention of the Planning Department that non-compliance with the above-noted stormwater requirements would cause a road encroachment under Section 16 (g) of The Roads Law (2005 Revision). For the purpose of this Law, Section 16(g) defines encroachment on a road as

"any artificial canal, conduit, pipe or raised structure from which any water or other liquid escapes on to any road which would not but for the existence of such canal, conduit, pipe or raised structure have done so, whether or not such canal, conduit, pipe or raised structure adjoins the said road;"

Failure in meeting these requirements will require immediate remedial measures from the applicant. "

OBJECTIONS

Letter #1

"I refer to your notice dated 19 June 2015 (15E Parcel 106) and wish to lodge the following objections:

- 1. Set back from the water: As owners and residents the area for the past 4 years, we have seen extremely large fluctuations in the width of the beach at*

the proposed location of this development. Given these fluctuations, we are very concerned that the proposed setback of 75 ft is insufficient to protect the beach from erosion and could cause us to lose the sandy beach at our property. We request that the setback for the proposed development be increased to take into account the very dynamic nature of this beach.

- 2. Building Height Variance: We object as we want the character of South Sound to be preserved and do not want taller and taller buildings, especially those on the beach, being constructed.*
- 3. Given this is a turtle nesting beach, we ask that every effort is taken to ensure that there is no lighting spill-over onto the beach. Avoiding light pollution on the beach will protect nesting and hatching turtles, preserve the natural ambiance of the beach in the vicinity, and allow us as residents of a nearby property to continue to see the stars and enjoy the beach at night. The use of "turtle-friendly lighting" is recommended and the Sustainable Development Unit of the Department of the Environment has literature to assist the developer in this regard. This is in keeping with lighting used at other developments in the area.*

Thank you for your consideration of these comments"

Letter #2

"Please be advised that per the attached notice, I hereby object to the planned development of the aforementioned plot of land. Reasons for my objection are as follows:

- The road infrastructure is not sufficient to house a 24 unit apartment complex at this particular location- traffic in this area is already high*
- The overdevelopment of public beach and natural environment in the South Sound area in general (various condominiums have been built in the recent years)*

These are only two reasons, however I hope that the department takes into consideration the environmental and sustainable effects that developments in the South Sound area has on Cayman as a whole. I wholly believe that once the natural environment has been destroyed, it will rarely restore itself to its original condition and given the immense economic role that the island's natural beauty has on society, you will proceed with great caution."

PLANNING DEPARTMENT ANALYSIS

General

The application is for twenty four (24) apartments, two (2) dwelling units on the ground floor, swimming pool, gym and sign. The site is next to the Cemetery on South Sound Road.

Zoning

The property is zoned Beach Resort Residential and the Department would offer comments on certain specific issues addressed below.

Specific Issues

a) Suitability

Pursuant to Regulation 15(2)(d) of the Development and Planning Regulations (2015 Revision), the Authority needs to consider whether or not the proposal is suitable for the location. The surrounding land uses in the area are apartments (across the road and two parcels east of the site on the waterfront), single-family dwelling houses, cemetery and vacant properties. The Authority must determine if the site is suitable for apartments.

b) Building Height

The proposed building height is 63'-4", whereas the maximum allowable building height is 55', per 8(2)(f) of the Development and Planning Regulations (2015 Revision). Additionally, the building design includes second level "mezzanine" areas that include bedrooms and bathrooms. These areas would technically conform to the definition of "storey" in the Development and Planning Regulations, thus resulting in a 6 storey building, whereas the maximum allowable number of storeys is 4, per 8(2)(f) of the Development and Planning Regulations (2015 Revision). The Authority must determine if there is sufficient reason and exceptional circumstance to warrant granting a height variance per regulation 8(13)(b).

c) Mass/Scaling

Regulation 15(1) states that development may be permitted in the Beach Resort/Residential zone if it has the appearance of residential development in scale and massing. In this instance, the building is approximately 170' wide and over 60' in height. This scale and mass is not in keeping with the character of the area and together with the architectural design, does not appear particularly residential in nature. The Authority should determine if the proposal complies with regulation 15(1).

d) Site Plan Issues:

- The proposed building setback from the High Water Mark (HWM) is 67.5' at the south-west corner, whereas the minimum setback from the HWM is 75'. Additionally, the proposed pool is setback 72.8' from the HWM. The applicant has not addressed whether there is sufficient reason or exceptional circumstance to warrant granting the lesser setback per regulation 8(13)(b) of the Development and Planning Regulations (2015 Revision).
- The applicant is proposing a 6' public access to the sea, which is required per regulation 15(6), but it is situated within the 22' driveway aisle, thus reducing the effective width to 16'. This width does not allow for vehicles to reverse out of the parking spaces. Further, there is no fence or other barrier to separate the public access from the driveway. Finally, the site plan labels this entire area as asphalt, therefore there is no room for landscaping along the boundary.

- The site plan shows what appears to be a 55' wide opening onto South Sound Rd at the north east corner of the property. Its purpose appears to be to allow access for Fire Department vehicles, but it is excessively wide, does not have proper turning radii and conflicts with the existing entrance into the Lakefront subdivision (see NRA comments).
- Similar to the point above, the northerly driveway aisle extends right to the side boundary, thus eliminating the possibility for landscaping.
- Parking spaces #9 and #18 are not functional for reversing out of the parking spaces, they and can either be deleted, as there is a surplus, or they could be allocated for motorcycle parking.
- The proposed sign is setback 10' from the front property line, whereas the CPA Guidelines recommends 12'.

Prior to the Authority considering the application the Executive Secretary raised a procedural matter for the consideration of the members. An objection letter was received by the Department, but it was well outside the 21 day period for which objections must be submitted. The Department advised the objector twice in writing that the objection letter could not be forwarded to the Authority as it was not submitted within the 21 day time period and there is no discretion afforded to the Authority in Regulation 8(12E) to vary from this requirement. The Authority was then advised that a Mr. Walker was present outside of the meeting room purportedly representing the same objector that was advised their objection could not be considered by the Authority. The Authority considered the matter and determined that pursuant to Regulation 8(12E), the objection letter could not be considered and Mr. Walker could not have an appearance with the Authority.

The Deputy Director of Planning left the meeting room and advised Mr. Walker of the Authority's position on the matter. Mr. Walker did not enter the meeting room.

At 10:30am, Naul Bodden, Matthew Wight and Michael Meghoo appeared on behalf of the applicant. The two objectors on record had emailed the Department advising that they could not attend the meeting and wished for their objections to be read into the minutes. There was discussion regarding certain matters as follows:

- Building height. It was clarified that the height is 60' and not 63' 4" as stated in the Planning Department report. The applicant is seeking a 5' building height variance. The applicant stated that they feel the building is only 4 storeys as the split level storeys contain mezzanines and these are not storeys. The mezzanines are only accessible internally, they cannot be accessed by the elevator. This design will allow for 16' – 17' ceilings in the living room.
- It was noted that the Beach Resort/Residential zone must have the appearance of residential development and it acts as a transition zone between residential zones and the Hotel/Tourism zone.
- The applicant provided digital images that are intended to provide visual clarity to the project.

- The existing development in the area and the context of the proposed development with that existing development.
- The applicant displayed an image showing the natural vegetation line and noted that the proposed building is behind it. The applicant noted that the shoreline is very dynamic at this location and they are confident their proposal will not negatively affect the beach.
- The applicant's summary of their interpretation of site allowances re: density, setbacks, etc.
- Regarding the High Water Mark setback, the applicant noted that there may have been some confusion with the site plan as it shows garden terraces in front of the building, but the building and the pool comply with the 75' setback.
- The units range in size from 2200 sq ft to 3000 sq ft, not including terraces.
- On the road side building elevation people will see only three rows of balconies.
- There is no sea wall proposed as it would be detrimental to the beach.
- They will take into account turtle nesting in regard to lighting.
- The objections letters were read and reviewed.
- The 6' public access is in the driveway, making it only 16' wide and this is not functional. Further, there is no delineation between the public access and the driveway leading to safety concerns.
- There is no space for landscaping along the side boundaries next to the driveways and fire lanes.
- The sign is setback 10' instead of 12'.
- There is a 55' wide opening at the north-east portion of the site and its purpose is unclear.

2. 2 JAY EASTERBROOK Block 1E Parcel 14 (F15-0148) (P15-0593) (\$60,000) (CS)

Application for a sea pool.

Appearance at 12:00

FACTS

<i>Location</i>	North West Point Road, West Bay
<i>Zoning</i>	BR/R
<i>Notice Requirements</i>	No Objectors
<i>Parcel Size</i>	41,817 sq. ft.
<i>Current Use</i>	Vacant
<i>Proposed Use</i>	Pool

BACKGROUND

September 2, 2015 (**CPA/18/15; Item 2.6**) - The Authority resolved to adjourn an application for a sea pool to invite the applicant to appear before them to discuss concerns regarding the proposed alteration of the ironshore.

Decision: It was resolved to grant planning permission, **subject to the following conditions:**

- 1) Prior to the commencement of excavating any portion of the sea pool, the applicant shall install a silt screen to contain the seaward edge of the works. The screen should be maintained and in the event the screen is not effectively containing the turbid water within the property, works should cease. The screen should remain in place throughout the construction and until the water contained in the screen has cleared to the same appearance as the water immediately outside of the screen.
- 2) The seaward portion of the excavation which connects the pool to the sea shall be removed only after the excavation of the pool is completed.
- 3) No excavated material shall be removed from the site.
- 4) Unless specifically authorized otherwise in writing by the Central Planning Authority, the Development shall be carried out strictly in accordance with the approved plans.

AGENCY COMMENTS

Comments from the Department of Environment are noted below.

Department of Environment #1

“Further to a review of the above referenced application, the Department of Environment (DOE) provides the following comments for consideration.

The sea pool area should be excavated in a sequence so as to retain a plug (shown in figure 1 outlined in blue) at the seaward opening of the pool area until the material to be excavated has been removed in order to minimise potential water turbidity. Silt screens should also be put in place to contain the seaward edge of the works and therefore reduce the spread of turbidity whilst all stages of the works are being carried out. The DOE does not support the excavation of the area of ironshore outside of the property boundary (shown in figure 1 in red), and recommends that it should remain intact for a number of reasons. Firstly, it will be difficult to mitigate turbidity caused by excavation in this area (due to the wave climate and the undulating sea bed and shoreline profile). Secondly, the channel width appears insufficient for in water swimming access and therefore provides limited utility. By way of reference, the Sunset House sea pool has a mouth width of 20ft. Finally the works will directly impact ecologically valuable habitat that the ironshore below the water line provides.”

Department of Environment #2

“For clarification the DoE offers the following additional comments regarding the above referenced application.

- It is our understanding that the Central Planning Authority deferred a decision regarding the excavation of a seawater pool adjacent to Lighthouse Point in West Bay partially due to the review and recommendations provided on 14 August by DoE (attached for ease of reference). To assist in the disposition of the application we wish to ensure that our comments are clear.*
- The DoE has no objection to the excavation of the pool (illustrated in yellow on the attached document) provided that the seaward portion of the excavation which connects the pool to the sea (illustrated in blue and referred to as the plug) is removed only after the excavation of the pool is completed. Any submerged formation (seaward of the property boundary illustrated in red) is Crown Property and subject to approval by Cabinet through the Coastal Works Licencing process.*
- Generally, developments requiring both Planning Permission and Coastal Works Licence are processed in sequence with the Coastal Works component being determined prior to submission to the CPA. However, in this case the seawater pool with flushing channel is viable without the additional excavation of submerged ironshore. According to the applicants, leaving the existing channel at its current width will limit some proposed activities but will meet the needs for most uses. The applicants may apply for a Coastal Works Licence as a subsequent phase of the development with Cabinet determining the outcome.*

In summary, the DoE has no objection to the excavation of the seawater pool outlined in yellow followed by the removal of the plug outlined in blue. But excavation seaward of the boundary outlined in red is prohibited at this time pending the submission and approval of a Coastal Works Licence.”

LETTER FROM APPLICANT

“I just finished talking with Nathan Dack from the Department of Environment and these were the topic of clarification:

- 1) The purpose/intent of sea pool is for teaching and training local kids to swim in Divetech’s West Bay Eco Warriors after school swim program. Divetech will also use the sea pool for confined water scuba training. The adjacent apartments and development of 1E15 is not tied to this proposal..2) Methodology for excavation is with a 15 ton trackhoe excavator.*
- 2) The plan is to excavate the sea pool first as not to allow any siltation to enter the ocean. The excavated material will be moved upland to the existing gravel parking area.*
- 3) There is a existing natural cut in the iron-shore that would be opened after the sea pool excavation is completed and the silt has settled to the bottom before connecting the new sea pool to the ocean.*
- 4) Then a 6” thick x 6’ wide concrete side walk will be installed around the sea pool.”*

PLANNING DEPARTMENT ANALYSIS

General

The applicant is requesting planning permission to excavate ironshore to create a sea pool.

Zoning

The property is zoned Beach Resort Residential and the Department would offer comments on certain specific issues addressed below.

Specific Issues

a) High Water Mark Setback

The applicant wishes to excavate an 8’ deep sea pool in the ironshore that will be used for scuba diving instruction, as explained in the applicant’s letter included in this report. The sea pool will connect to an existing inlet within the ironshore.

The high water mark setback for ironshore properties zoned Beach Resort Residential is 50’, the proposed pool will be located 45’ from the shoreline.

Outside of a parking lot, no other development is proposed for this site.

The Authority should determine whether the HWM setback encroachment is appropriate given the intended use of the sea pool.

b) Parking Surface and Sidewalk

A 7-space gravel parking area will be provided along with trash bins. Bathrooms will be available to users via the dive shop located on Parcel 15 (Lighthouse Point apartments). No sidewalk is proposed. The Authority should determine if a gravel parking surface is acceptable and if a sidewalk is required.

c) Department of Environment Comments

DOE has recommendation on the limits of excavation and how operation process should occur. The Department supports DOE's recommendations.

SUPPLEMENTARY ANALYSIS

No changes have occurred since the Authority considered this application. The Board adjourned the application to invite the applicant to appear before them to discuss concerns regarding the proposed alteration of the ironshore.

At 12:00pm, Jay Easterbrook appeared as the applicant. There was discussion regarding certain matters as follows:

- The purpose of pool.
- The parking area will be gravel.
- Last year, Lighthouse Point had 11,000 shore dives.
- Dive Tech is leaving Cobalt Coast as that establishment had concerns with the kids program. Last year they taught 84 local kids to swim and then they try to teach them to dive.
- The sea pool is a natural environment, it won't need chemicals or electricity.
- The sea pool next door is at Danny Soto's former house, but it is filled with sand and blocked.
- The sea pool will taper in depth from 3' to 8'.
- The excavated material will be stockpiled on the property by the parking area to help level the site. It is about 700 cubic yards.
- There is a natural walkway from Lighthouse Point to the site and they are proposing a walkway from parking area to the sea pool.
- They will do some landscaping with natural salt tolerant vegetation.
- The existing inlet is 10' wide.

The Authority considered the application and determined that planning permission would be granted for the following reasons:

1. With the exception of the high water mark setback, which is addressed below, the application complies with the Development and Planning Regulations (2015 Revision).
2. Conditions of approval will be imposed to minimize the negative effects on the natural environment during the construction of the sea pool.

3. The proposed application does not comply with the minimum required setback from the high water mark per Regulation 8(10)(c) of the Development and Planning Regulations (2015 Revision). The Authority is of the opinion that pursuant to Regulation 8(13)(b) there is sufficient reason and exceptional circumstance to allow the lesser setback as follows:
 - a) The characteristics of the proposed development are consistent with the character of the surrounding area; and
 - b) The proposal will not be materially detrimental to persons residing or working in the vicinity, to the adjacent property, to the neighbourhood, or to the public welfare.

2. 3 SHARON EBANKS Block 1C Parcel 78 (F15-0097) (P15-0645) (\$3,200) (CS)

Application for a commercial building.

An appearance was scheduled for 11:30am. The applicant's representatives were present and available for the meeting, but the objector was not present.

FACTS

<i>Location</i>	North West Point Road and Vixville Drive, West Bay North West
<i>Zoning</i>	N COM
<i>Notice Requirements</i>	Objectors
<i>Parcel Size</i>	8712 sq. ft.
<i>Current Use</i>	House
<i>Proposed Use</i>	Commercial
<i>Building Size</i>	298 sq. ft.
<i>Building Coverage</i>	22%
<i>Existing Parking</i>	1
<i>Proposed Parking</i>	2
<i>Required Parking</i>	2

BACKGROUND

A house exists on the site.

August 5, 2015 (CPA/16/15; Item 2.1) The Authority granted planning permission for an after-the-fact container for 10 months only.

Decision: It was resolved to adjourn the application and re-invite the applicant and objector to appear before the Authority to discuss details of the application.

AGENCY COMMENTS

Comments from the Water Authority and National Roads Authority are noted below.

Water Authority

“Water / Wastewater:

The plans do not indicate any water source or sanitary fixtures; if this in fact the case, the Authority has no requirements for this proposal.”

National Roads Authority

“As per your memo dated July 31st, 2015 the NRA has reviewed the above-mentioned planning proposal. Please find below our comments and recommendations based on the site plan provided.

Road Capacity Issues

The impact of the proposed development onto Northwest Point Road is considered to be minimal.

Access and Traffic Management Issues

The two proposed driveways and parking areas should be combined into one with the entrance/exit off of Vixville Drive.

Two-way driveway aisles shall be a minimum of twenty-two (22) ft. wide.

Entrance and exit curves shall have no less than fifteen (15) feet radius curves, and have a width of twenty-two (22) ft.

Tire stops (if used) shall be place in parking spaces such that the length of the parking space is not reduced below the sixteen (16) feet minimum.

Stormwater Management Issues

The applicant is encouraged to implement state-of-the-art techniques that manage stormwater runoff within the subject parcel and retain existing drainage characteristics of the site as much as is feasible through innovative design and use of alternative construction techniques. However, it is critical that the development be designed so that post-development stormwater runoff is no worse than pre-development runoff. To that effect, the following requirements should be observed:

- The applicant shall demonstrate, prior to the issuance of any Building Permits, that the Stormwater Management system is designed to embrace storm water runoff produced from a rainfall intensity of 2 inches per hour for one hour of duration and ensure that surrounding properties and/or nearby roads are not subject to stormwater runoff from the subject site.*
- The stormwater management plan shall include spot levels (existing and finished levels) with details of the overall runoff scheme. Please have applicant provide this information prior to the issuance of a building permit.*

- *Construct a gentle ‘hump’ at the entrance/exit (along the entire width of each driveway) in order to prevent stormwater runoff from and onto Vixville Drive. Suggested dimensions of the ‘hump’ would be a width of 6 feet and a height of 2-4 inches. Trench drains often are not desirable.*
- *Curbing is required for the parking areas to control stormwater runoff.*
- *Roof water runoff should not drain freely over the parking area or onto surrounding property. Note that unconnected downspouts are not acceptable. We recommend piped connection to catch basins or alternative stormwater detention devices. If catch basins are to be networked, please have applicant to provide locations of such wells along with details of depth and diameter prior to the issuance of any Building Permits.*

At the inspection stage for obtaining a Certificate of Occupancy, the applicant shall demonstrate that the installed system will perform to the standard given. The National Roads Authority wishes to bring to the attention of the Planning Department that non-compliance with the above-noted stormwater requirements would cause a road encroachment under Section 16 (g) of The Roads Law (2005 Revision). For the purpose of this Law, Section 16(g) defines encroachment on a road as

"any artificial canal, conduit, pipe or raised structure from which any water or other liquid escapes on to any road which would not but for the existence of such canal, conduit, pipe or raised structure have done so, whether or not such canal, conduit, pipe or raised structure adjoins the said road;"

Failure in meeting these requirements will require immediate remedial measures from the applicant."

LETTERS FROM APPLICANT

Letter #1

"Please accept this letter as a request for variance for the above mentioned project. The project is located in the West Bay district, within a Neighbourhood Commercial zone.

The current existing framed structure has resided on this property since 1972. This property is within a high tourist traffic area, adjacent from the Cracked Conch restaurant and in the close vicinity of the Boatswain Bay Turtle Farm.

The scope of work to be addressed is to remove and replace the existing structure to meet current code standards and safety regulations as the existing structure had not prior approval. The store has a main foot traffic tourist occupant use. This traffic is only substantial when there are cruise facilities within the Port.

There currently exists a total of one (1) parking space, which was identified when the structure was initially developed. With the main target occupants being mostly foot traffic within and from the surrounding commercial areas, we proposed to add an additional two (2) parking spaces as the code required 6 will be too much for our purpose. With this proposed parking arrangement and

surface type we would not require a storm water management/landscaping plan for this project.

The owner for the property has alimited monetary capability for this project and asks you undstanding in this matter as they reventure to make an honest living in tourism.

With the above mentioned in regard, we would like to request a variance on the required stormwater management/landscaping plan and parking count. We look forward to your kind consideration.”

Letter #2

Not being able to conduct a mobile sovenirs and gift business in accordance with the Trade and Business Guidelines, I am seeking planning permission to reconstruct and small storage area to operate from. I am not in the position to build a storm water management system for the property. The purpose for the storage shop is to display and store the good during the day for sale. I would open only the days when cruise ships are in port and the hours would be 9:30 am - 3:00 pm. The customers I am targeting would be walk in and out only. My vehicle will be used to transport the merchandises which would be Cayman Island bags, dress, kids shrits, t-shirts, and crafts to the proposed shed which I had dismantled and proposed reconstructed to comply to planning code and maintaining an island flavor. I look forward to a grant in the meantime. Thank you in advance for your kind assistance in this very important matter and make reference as follows to TBLL15-0332.”

OBJECTIONS

“I write to object to the above-captioned application on the grounds that Ms. Ebanks does not own the property in question. Said property is owned by the late Rita Parchment, who died back in the 1990s, according to Lands & Survey. Therefore, Ms. Ebanks is a squatter and should not be given permission. Furthermore, there is a rental unit behind the proposed tourist attraction with wild dogs running around the place. How can you have a tourist attraction with wild dogs running around? Also, the parking seems to be inadequate. Other people live on that hill and might be affected by all the traffic.

These are my objections to the proposed facility.

If I may say so, there is something wrong with the Laws in Cayman if somebody can be allowed to just jump up and build on property they do not own. Verification of ownership should be a requirement of all planning applications. Not all registered land owners live on island. Suppose an owner were to return to the island and found that someone else had built something on his property? How can this be allowed? The law is archaic and must be changed.”

PLANNING DEPARTMENT ANALYSIS

General

The applicant is requesting planning permission for a 289 sq. ft. commercial building.

Zoning

The property is zoned Neighbourhood Commercial and the Department would offer comments on certain specific issues addressed below.

Specific Issues

a) Parking

The applicant will be providing space for 1-2 vehicles for the commercial space in addition to what exists for the house. The parking area will be accessed off Northwest Point Road and have a crusher run surface.

NRA recommends the site only have one driveway, off Vixville Road. The Department supports the applicant's position that most visitors will be walk-in customers that are visiting the Turtle Farm, Dolphin Discovery and other tourism attractions.

The Authority is recommended to discuss the best access option for this proposal.

2.0 APPLICATIONS

REGULAR AGENDA (Items 2. 4 TO 2. 12)

2. 4 ROBERT SELKIRK WATLER JR Block 48E Parcel 86 Rem 4 (F00-0317) (P15-0712) (\$11,289) (CS)

Application for sixteen (16) house lots and two (2) road parcels.

FACTS

<i>Location</i>	Carrington Lane, Bodden Town
<i>Zoning</i>	LDR
<i>Notice Requirements</i>	No Objectors
<i>Parcel Size</i>	3.9 acres
<i>Current Use</i>	Vacant
<i>Proposed Use</i>	Subdivision
<i>Density</i>	4.1
<i>Allowable Density</i>	4
<i>Number of Parcels</i>	18

BACKGROUND

October 25, 2000 (**CPA/34/00; Item 5.01**) - CPA granted planning permission for a four (4) lot subdivision. A final map was approved by the Planning Department.

July 14, 2004 (**CPA/15/04; Item 2.2**) - CPA granted planning permission for a five (5) lot subdivision. A final map was never approved by the Planning Department. Planning Permission has expired.

September 21, 2005 (**CPA/22/05; Item 2.5**) - CPA granted planning permission for a five (5) lot subdivision. A final map was never approved by the Planning Department. Planning Permission has expired.

December 13, 2006 (**CPA/39/06; Item 2.8**) - The Authority granted planning permission for a six (6) lot subdivision and an excavation.

Decision: It was resolved to adjourn the application at the applicant's request.

AGENCY COMMENTS

Comments from the Water Authority and Department of Environment are noted below.

Water Authority

"Please be advised that the Water Authority's requirements for this development are as follows:

Water Supply:

The proposed development site is located within the Water Authority's piped water supply area.

- *The developer shall contact Water Authority's Engineering Services Department at 949-2837, without delay, to be advised of the site-specific requirements for connection to the public water supply.*
- *The developer shall submit plans for the water supply infrastructure for the development to the Water Authority for review and approval.*
- *The developer shall install the water supply infrastructure within the site, in strict compliance with the approved plans and the Water Authority's Guidelines for Constructing Potable Water Mains and under the Water Authority's supervision.*

The Authority shall not be held responsible for delays and/or additional costs incurred by the developer due to the developer's failure to provide sufficient notice to the Authority.

Wastewater Treatment:

- *Please be advised that wastewater treatment and disposal requirements for built development are subject to review by the Water Authority."*

Department of Environment

"Further to a review of the above referenced application, the Department of Environment (DOE) provides the following comments for consideration.

The pond bordering the subject parcels of land is one of the natural Crown owned Pease Bay ponds (in close proximity to Meagre Bay pond animal sanctuary) which provides significant natural habitat for birds and other organisms. Prior to the development of the subdivided parcels a plan for controlling the surface water runoff into the pond should be devised. Ensuring that the water quality of the pond is managed will benefit the natural ecosystems it supports and also the development itself; poor water quality management generally results in foul odours and the loss of biodiversity. From its current appearance the pond may already have some water quality issues due to high nutrient input due to surface water runoff across clearer and filled land. A drainage management plan may include measures such as buffer areas with berms and vegetation to reduce surface water flow.



Figure 1: A 2013 aerial image showing the proposal site bordering the pond (source: LIS 2013 and DoE 2015).



Figure 2: Photos taken during a site visit showing the Pease Bay pond next to the proposal site (DoE 2015).

The DoE recommends that this application be deferred pending the submission of updated plans with adequate surface water runoff management infrastructure.”

LETTER FROM APPLICANT

“I write to you on behalf of my client to answer your questions in regards to the above planning application.

My client is asking for a variance on the lot sizes so that he can keep the lots affordable and line with the surrounding neighbourhood.

The structure that was on lot 14 has been demolished. We have placed the structure on lot 15 on the plan. Please note that lots 15 and 16 originate from a previous approval, F00-0317, P04-0458. This has been an ongoing subdivision where both of those lots have been sold to a third party by the previous developer and my client is attempting to help them out by incorporating this into his

development so that they can finally receive their parcel numbers. Again, the original approval did not allow for a turnaround in this area, (lot 17), therefore we're asking this to be accepted on the grounds that it meets the original design.

Included with this letter are 2 copies of a plan showing the LDR setbacks for the lots in question. It is our belief that there is ample room for a structure on all of the lots.

L.P.P. has not been provided for in this application as it has apparently been provided for on 48E 109 in a previous application for the original entire subdivision."

PLANNING DEPARTMENT ANALYSIS

General

The applicant is requesting planning permission for a sixteen (16) lot residential subdivision with two (2) road parcels.

Zoning

The property is zoned Low Density Residential and the Department would offer comments on certain specific issues addressed below.

Specific Issues

a) Minimum Lot Size

The minimum lot size permitted within the LDR zone is 10,000 sq. ft. The proposed minimum lot size is 9,012 sq. ft.

The applicant has provided a letter of explanation for the variance request, however the Department is not of the opinion there is any existing hardship such that the applicant cannot comply with Regulation 9(8)(d).

b) Minimum Lot Width

The minimum lot width permitted within the LDR zone is 80'. Proposed lots 4 and 9 have a lot width of 70'. The applicant has not addressed the need for a lot width variance.

The applicant has been advised to either have Carrington Lane follow the easement to Parcel 140 Rem 1 or provide a turnaround at the road's terminus. The applicant wishes to not provide either, as explained in his letter included in this report.

c) Subdivision Design

As noted above, 43D 140 Rem1 has a 30' vehicular easement over the subject property. This easement is currently running through proposed lot 9. When the required setbacks are applied to lot 9, together with the easement, there is very little room left for development. As such, the Department questions the viability of this lot and would recommend that a 30' road parcel be created to extend from Carrington Lane to 43D 140 Rem 1. This will facilitate the future development of that parcel while utilizing its 30' easement through a new road parcel. Lot 16 could then be granted an easement over the road parcel leading

to Carrington Lane and lot 17 would be deleted as its purpose is unclear in any event. The remainder of what was proposed as lot 9 could then be incorporated into the adjacent lots. Finally, this recommendation would then allow the proposed turnaround to be shortened such that it is at the beginning of lots 7, 8 and 10. This will required less road construction and will offset the financial cost of deleting lot 9.

d) Land for Public Purpose

Per Section 28(1) of the Development & Planning Regulations (2015 Revision), the Authority may request up to 5% of the gross area of land for public purposes. For this application no LPP is proposed; however, the Authority could request up to 8,494 sq. ft. be designated as such. As stated in the applicant's letter, they are of the view that LPP has already been provided in previous subdivisions.

2. 5 DATANG INVESTMENT HOLDINGS CO. LTD Block 21C Parcel 1 Rem 1 (F10-0030) (P15-0646) (P10-0084) (P12-0773) (\$10,000) (CS)

Application to modify planning permission for a subdivision to reduce the number of lots from 137 to 69.

FACTS

<i>Location</i>	South Sound Road, South Sound
<i>Zoning</i>	LDR
<i>Notice Requirements</i>	No Objectors
<i>Parcel Size</i>	43 acres
<i>Current Use</i>	Subdivision
<i>Proposed Use</i>	Subdivision
<i>Number of Lots</i>	73

BACKGROUND

May 12, 2010 (CPA/12/10; Item 2.3) - The Authority granted planning permission for a fifty one (51) lot residential subdivision.

October 24, 2012 (CPA/23/12; Item 2.4) – The Authority modified planning permission to increase the number of lots from 51 to 137.

Decision: It was resolved to adjourn the application, **for the following reason:**

- 1) The applicant shall submit a revised plans showing:
 - a) A second road access to South Sound Road to the satisfaction of the Authority.

- b) The portion of the subdivision road connecting to LPP 3 (future by-pass road) with 15' truncations.
- c) The drainage swales incorporated into the subdivision road parcel and not as separate parcels.

AGENCY COMMENTS

Comments from the Department of Environment, Water Authority and National Roads Authority are noted below.

Department of Environment

“Further to a review of the above referenced application, the Department of Environment (DOE) provides the following comments for consideration.

The proposed subdivision area is located in, and takes up a significant proportion of, the South Sound drainage basin as shown in figure 1 and 2. As was outlined in a Memo dated 30 January 2015 from the DoE, Water Authority and National Roads Authority, to the Ministry of PLAHI, there are significant concerns regarding the development of this area without an adequate comprehensive stormwater management strategy. The specific recommendation of the Memo was “to issue an RFP to select a suitably qualified consultant to undertake a hydrological assessment of the South Sound drainage basin and devise a regional stormwater management plan, which will include drainage engineering specifications for the proposed road and future development and Best Management Practices to minimise the impacts of stormwater flooding”.

The Memo outlined that “rather than continuing with the current practice of requiring each development to deal with storm water management in isolation, we believe a basin-wide approach to managing storm water in this location is urgently required”. A number of existing developments in the basin become inundated with rainwater during the wet season; most notably Randyke Gardens. Several new residential subdivisions have been granted CPA approval in recent years, further development without implementing an effective strategy is likely to exacerbate flooding within the area and water quality issues of the receiving waters; i.e., the South Sound lagoon. One potential conveyance method for storm water is a system of swales associated with the gazetted bypass road immediately to the north of the subject parcels. This lends additional urgency to the need for a coordinated approach to this issue as conditions may need to be added to the Planning permission in order to allow for the inclusion of this infrastructure.

This application for subdivision should be deferred until the comprehensive stormwater management strategy for the South Sound drainage basin can be implemented. It should also be highlighted that the property area on the seaward side of South Sound Road is unsuitable for development as the land area does not allow for adequate building setbacks.”

Water Authority

“Please be advised that the Water Authority’s requirements for this development are as follows:

Water Supply:

The proposed development site is located within the Water Authority’s piped water supply area.

- The developer shall contact Water Authority’s Engineering Services Department at 949-2837, without delay, to be advised of the site-specific requirements for connection to the public water supply.*
- The developer shall submit plans for the water supply infrastructure for the development to the Water Authority for review and approval.*
- The developer shall install the water supply infrastructure within the site, in strict compliance with the approved plans and the Water Authority’s Guidelines for Constructing Potable Water Mains and under the Water Authority’s supervision.*

The Authority shall not be held responsible for delays and/or additional costs incurred by the developer due to the developer’s failure to provide sufficient notice to the Authority.

Wastewater Treatment:

- Please be advised that wastewater treatment and disposal requirements for built development are subject to review by the Water Authority.”*

National Roads Authority

“As per your memo dated August 3rd, 2015 the NRA has reviewed the above-mentioned planning proposal. Please find below our comments and recommendations based on the site plan provided.

Layout

The proposed 40ft wide road needs to align with the proposed corridor plan for South Sound Road, please see attached schematic. The alignment is being gazetted in this way to maintain the drainage ditch that is in this location as well as provide optimal access for both 21C1 and 21B9. The location of the road as proposed for gazettal was previously (March 2015) agreed upon with both landowners. Please have applicant comply.

Stormwater Management Issues

A comprehensive drainage plan needs to be provided by the applicant for the entire project.

The applicant shall demonstrate that the Stormwater Management system can be designed to include storm water runoff produced from a rainfall intensity of 2 inches per hour for one hour of duration and ensure that surrounding properties that are lower, and nearby public roadways are not subject to stormwater runoff from this site.

The applicant is encouraged to consider stormwater management techniques other than deep wells, and to contact the NRA for advice on these alternative control measures.

Infrastructure Issues

The NRA advises the CPA to require the developer to provide for signage (stop signs, etc.), street lighting and any other traffic calming measures on the proposed roads of the subdivision. Once the roadway has been taken over as a public road, the NRA can then assume that responsibility.

A thirty (30) ft. wide road parcel needs to be provided in order to have adequate access as the NRA does not endorse the use of vehicular ROWs.

The subdivision's road base shall be constructed to NRA minimum design and construction specifications for subdivision roads - this includes elevations, minimum longitudinal slopes and minimum cross fall of minus 2 percent from the centre line to the shoulder.

The roadway shall be HMA. The NRA shall inspect and certify the road base construction prior to HMA surfacing activities.

All internal roadway curves (horizontal alignment) shall be no less than 46 feet centreline radius. This requirement ensures that the minimum vehicle sweeps for a standard garbage and/or fire truck can be accommodated by the site layout."

PLANNING DEPARTMENT ANALYSIS

General

The applicant is requesting to modify planning permission of a 137-lot residential subdivision to reduce the number of lots to 69, which includes 62 house lots, 3 larger parcels, 3 LPP parcels, 1 road parcel and 4 parcels for drainage swales.

Zoning

The site is zoned Low Density Residential and the Department would offer the comments noted below.

Specific Issues

a) Stormwater Management

The Department of Environment is recommending that a comprehensive storm drainage plan be prepared for the South Sound drainage basin and that this plan be prepared prior to the current applicant is considered for approval. The Authority should determine if it supports Doe's recommendation or that a typical stormwater drainage plan for the subject site will be sufficient to address storm drainage for the property.

b) Road Access

The proposed subdivision is only providing one access onto the existing public road. For large-scale developments, CPA has often required at least two road accesses to a major public road. The Department believes there is

sufficient space available to provide a secondary access onto South Sound Road.

The Department does note the applicant is providing a connection to the future Section 26 Corridor, however there is no timeline as to when this road will be constructed by Government.

Connections are also being provided to the adjacent vacant properties, Block 21B Parcel 9 & Block 21C Parcel 133, which the Department supports.

c) Design Concerns

The Department notes two minor design issues that will need to be resolved should this proposal be approved as designed. Proper road truncations should be provided at the subdivision's main entrance at South Sound Road.

The access to the future Section 26 corridor should include truncations at the intersection.

Finally, the Department would recommend that the drainage swales be included with the road parcel and not as separate parcels.

2. 6 ENCOMPASS LTD. Block 24E Parcel 571, 621, 635 & 640 (now 647) (F14-0211) (P15-0018) (P15-0223) (P15-0224) (P15-0225) (\$7 million) (BES)

Application for apartments, duplexes, garage buildings, seawall, docks and pools.

FACTS

<i>Location</i>	Bonnie View Subdivision
<i>Zoning</i>	LDR
<i>Notice Requirements</i>	No Objectors
<i>Parcel Size</i>	1.388 acres
<i>Building Size</i>	35,955 sq. ft.
<i>Density</i>	12.9
<i>Allowable Density</i>	15
<i>Building Coverage</i>	37.6%
<i>Parking Coverage</i>	23.9%
<i>Total Site Coverage</i>	61.5%
<i>Proposed Parking</i>	36
<i>Required Parking</i>	27
<i>Number of Units</i>	18

BACKGROUND

August 5, 2015 (**CPA/16/15; Item 2.4**) - The Authority resolved to adjourn the application, for the following reasons:

1. The applicant must submit revised plans showing:
 - a) the buildings setback a minimum of 50' from the high water mark; and
 - b) a turnaround at the end of Roxborough Street that will not require vehicles to utilize the drive aisle in front of the proposed apartments.

Decision: It was resolved to grant planning permission, **subject to the following conditions:**

Conditions (1-4) listed below shall be met before permit drawings can be submitted to the Department of Planning.

- 1) The applicant shall submit a site plan that shows the location, dimensions and **size** of the wastewater treatment system (including the disposal system). The treatment system must be labelled as either a septic tank or an aerobic wastewater treatment system, whichever is applicable.
- 2) If not already shown on the site plan, the applicant shall submit a site plan showing tire stops for the parking spaces and the parking area curbed and

surfaced with asphalt or concrete.

- 3) The applicant shall submit a Stormwater Management plan designed in accordance with the requirements of the National Roads Authority (NRA) and approved by the Central Planning Authority. **The applicant should liaise directly with the NRA in submitting the stormwater management plan.**
- 4) The applicant shall submit a landscape plan which shall be subject to review and approval by the Central Planning Authority. *It is suggested that the landscape plan be prepared following the recommendations of the Draft Cayman Islands Landscape Guidelines, found on the Planning Department's website (www.planning.gov.ky) under Policy Development, Policy Drafts.*

In addition to Permit requirements, conditions (5-6) listed below shall be met before a Permit can be issued.

- 5) The applicant shall provide a copy of the documents submitted to the Lands and Survey Department to combine Block 24E Parcel 647 with the relevant portion of Parcel 635.
- 6) Construction drawings for the proposed wastewater treatment system and disposal system shall be submitted to the Water Authority for review and approval. The Central Planning Authority must receive confirmation of the Water Authority's approval.
- 7) The applicant is required to apply for a Permit from the Director of Planning. Construction shall not commence prior to the issuance of a Permit.
- 8) Unless specifically authorized otherwise in writing by the Central Planning Authority, the Development shall be carried out strictly in accordance with the approved plans.

Additionally, once construction has started, conditions (9-10) shall be complied with before a final Certificate of Occupancy can be issued.

- 9) Block 24E Parcel 647 and the relevant portion of Parcel 635 shall be combined and registered with a new parcel number.
- 10) The construction drawings for the proposed swimming pool shall be submitted to the Department of Environmental Health. The applicant shall also submit to the Director of Planning the requisite signed certificate certifying that if the pool is constructed in accordance with the submitted plans it will conform to public health requirements.

The applicant shall obtain a Final Certificate (of Fitness for **Occupancy**) **prior to occupying the building(s).**

If the existing grade level does not currently provide for it, the applicant is reminded that the finished floor level of all buildings should be at least five feet (5') above mean sea level, [i.e. two feet (2') above the Vidal Bench Mark].

AGENCY COMMENTS

Comments from the Department of Environment, Water Authority and National Roads Authority are noted below.

Department of Environment

"The Department's Technical Review Committee has reviewed the above noted application and provides the following comments.

The Application site is classified as being man-modified and is of limited environmental value (see Figure 1).



Figure 1: LIS 2013 Aerial Imagery showing the application site location

Recommendations and Comments

- 1. The Department conducted a site visit on January 29 2015 and noted that the "existing sea wall" shown on the application drawings is only partially constructed on the northern boundary and may be in need of repair, as shown in Figure 2. We recommend that when constructing the remaining part of the wall or reinstating the wall in its entirety, a silt screen is used to prevent sediment/silt from entering the North Sound.*



Figure 2: (L) Showing crack in the existing seawall (R) Showing northern part of property without seawall (Source: DOE Jan 29, 2015)

- 2. The northern portion of the proposed dock further restricts the narrow entrance into the canal, due to the partial 'plug' at the mouth of the canal.*
- 3. The site is low lying (the application plans indicate that it is at 2ft MSL), and the plans state that there is no filling proposed. The DoE is concerned regarding the potential flood risk to the property, particularly if there is a storm surge or rough seas."*

Water Authority

"Please be advised that the Water Authority's requirements for this development are as follows:

Wastewater Treatment:

- The developer shall provide an on-site aerobic wastewater treatment system of a design certified (NSF/ANSI Standard 40 or equivalent) as capable of achieving effluent quality standards of 30 mg/L Biochemical Oxygen Demand (BOD5) and 30 mg/L Total Suspended Solids (TSS).*
- The total treatment capacity required is at least 4,725 US gallons per day (gpd). The treatment capacity can be provided in a single or multiple treatment systems as long as the per-building and total capacities in the table below are met.*
- The developer, or their agent, is required to submit a proposal per the attached Onsite Wastewater Treatment Proposal Form. The developer is advised that Water Authority review and approval of the system, is required as a condition for obtaining a Building Permit.*

Water Supply:

The proposed development site is located within the Water Authority's piped water supply area.

- The developer shall contact Water Authority's Engineering Services Department at 949-2837, without delay, to be advised of the site-specific requirements for connection to the public water supply.*
- The developer shall submit plans for the water supply infrastructure for the development to the Water Authority for review and approval.*
- The developer shall install the water supply infrastructure within the site, in strict compliance with the approved plans and the Water Authority's Guidelines for Constructing Potable Water Mains and under the Water Authority's supervision.*

The Authority shall not be held responsible for delays and/or additional costs incurred by the developer due to the developer's failure to provide sufficient notice to the Authority."

National Roads Authority

"As per your memo dated January 19th, 2015 the NRA has reviewed the above-mentioned planning proposal. Please find below our comments and recommendations based on the site plan provided.

Road Capacity Issues

The traffic demand to be generated by a residential development of an eighteen (18) multi-family units has been assessed in accordance with ITE Code 220. Thus, the assumed average trip rates per dwelling unit provided by ITE for estimating the daily, AM and PM peak hour trips are 6.63, 0.51 and 0.62 respectively. The anticipated traffic to be added onto Bay Island Drive is as follows:

<i>Expected Daily Trip</i>	<i>AM Peak Hour Total Traffic</i>	<i>AM Peak 16% In</i>	<i>AM Peak 84% Out</i>	<i>PM Peak Hour Total Traffic</i>	<i>PM Peak 67% In</i>	<i>PM Peak 33% Out</i>
<i>119</i>	<i>9</i>	<i>2</i>	<i>7</i>	<i>11</i>	<i>7</i>	<i>4</i>

Based on these estimates, the impact of the proposed development onto Bay Island Drive is considered to be minimal.

Access and Traffic Management Issues

Two-way driveway aisles shall be a minimum of twenty-two (22) ft. wide.

Entrance and exit curves shall have no less than fifteen (15) feet radius curves, and have a width of twenty-two (22) ft.

Tire stops (if used) shall be place in parking spaces such that the length of the parking space is not reduced below the sixteen (16) feet minimum.

Stormwater Management Issues

The applicant is encouraged to implement state-of-the-art techniques that manage stormwater runoff within the subject parcel and retain existing drainage characteristics of the site as much as is feasible through innovative design and use of alternative construction techniques. However, it is critical that the development be designed so that post-development stormwater runoff is no worse than pre-development runoff. To that effect, the following requirements should be observed:

- The applicant shall demonstrate, prior to the issuance of any Building Permits, that the Stormwater Management system is designed to embrace storm water runoff produced from a rainfall intensity of 2 inches per hour for one hour of duration and ensure that surrounding properties and/or nearby roads are not subject to stormwater runoff from the subject site.*
- The stormwater management plan shall include spot levels (existing and finished levels) with details of the overall runoff scheme. Please have applicant provide this information prior to the issuance of a building permit.*

- *Construct a gentle 'hump' at the entrance/exit (along the entire width of each driveway) in order to prevent stormwater runoff from and onto Marina Drive. Suggested dimensions of the 'hump' would be a width of 6 feet and a height of 2-4 inches. Trench drains often are not desirable.*
- *Curbing is required for the parking areas to control stormwater runoff.*
- *Roof water runoff should not drain freely over the parking area or onto surrounding property. Note that unconnected downspouts are not acceptable. We recommend piped connection to catch basins or alternative stormwater detention devices. If catch basins are to be networked, please have applicant to provide locations of such wells along with details of depth and diameter prior to the issuance of any Building Permits.*

At the inspection stage for obtaining a Certificate of Occupancy, the applicant shall demonstrate that the installed system will perform to the standard given. The National Roads Authority wishes to bring to the attention of the Planning Department that non-compliance with the above-noted stormwater requirements would cause a road encroachment under Section 16 (g) of The Roads Law (2005 Revision). For the purpose of this Law, Section 16(g) defines encroachment on a road as

"any artificial canal, conduit, pipe or raised structure from which any water or other liquid escapes on to any road which would not but for the existence of such canal, conduit, pipe or raised structure have done so, whether or not such canal, conduit, pipe or raised structure adjoins the said road;"

Failure in meeting these requirements will require immediate remedial measures from the applicant. "

PLANNING DEPARTMENT ANALYSIS

General

The application is for apartments, duplexes, garage buildings (35,955 sq. ft.), seawall, docks and pools. The site is located at Bonnie View Subdivision. The proposal would consist of nine (9) apartments, four (4) duplexes, two (2) garage buildings, 2-storeys and 3-storeys buildings in height.

Zoning

The property is zoned Low Density Residential and the Department would offer the following comments regarding specific issues noted below.

Specific Issues

a) Suitability

In accordance with Regulation 9(8) of the Development and Planning Regulations (2013 Revision, as amended), apartments are permissible in suitable locations. The surrounding land uses in Bonnie View Subdivision is dwelling houses, duplex and vacant properties based on Cayman Land Info Map. The intensity of use from the apartments, including vehicular/pedestrian traffic and general human activity, will not be consistent with the character of

the surrounding low density developments and would detract from the ability of the neighbouring land owners to enjoy the amenity of the area. From a planning standpoint, the proposal would not be a compatible land use with the adjacent properties in Bonnie View Subdivision as noted on Cayman Land Info Map.

b) Building Setbacks

The proposed setback from the high water mark (North Sound) is 20', whereas the minimum required setback is 75' - it is noted that the pools are setback 12'-7" from the HWM (North Sound). Similarly, the swimming pools are setback 15' and 16' respectively from the canal boundary.

For the Authority's information, an application for apartments (24B93) east of Harbour House Marina was granted setback variance of 56' vs. 75' from the HWM. Additionally, the CPA had granted setback variance for a similar pool application on the canal with a 15' setback from the canal boundary on 24E 479 (Bonnie View Subdivision) - the Authority can grant a variance in accordance with Regulation 8(13). It should be pointed out also that the ac units and transformer pads are in the building setbacks.

c) Site Coverage

The proposed site coverage is 37.6% or 12.6% over the allowable, whereas the maximum site coverage is 25% in LDR zone. From a planning perspective, the buildings could be reduced to comply with the maximum allowable site coverage. For the CPA information, the Authority can grant a variance under Regulation 8(13).

d) Cul-de-Sac

The roundabout inside the property would be a turning area for the subdivision road-no gates should be considered to close-off the cul-de-sac.

e) Dock

The proposed dock width on the canal is 7' wide, whereas the CPA guidelines states that a dock should be a maximum width of 6'.

SUPPLEMENTARY ANALYSIS

The applicant has revised the site plan such that Buildings 4, 5 and 6 are setback 50' from the High Water Mark.

The applicant also proposes to install gates setback 40' into the property. The idea is that should vehicles drive into the property and do not have access through the gates, there is ample room for the vehicle to reverse left into the driveway (functioning as a quasi hammerhead) and to exit the site without having to drive through the entire development. The Authority should determine if this design is acceptable.

The Authority considered the application and determined that planning permission would be granted for the following reasons:

1. With the exception of the site coverage and canal setbacks for the pools and pool decks, which are addressed below, the application complies with the Development and Planning Regulations (2015 Revision).
2. The proposed application does not comply with the maximum allowable site coverage and minimum required setback from the canal per Regulations 9(8)(h) and 8(10)(ea) of the Development and Planning Regulations (2015 Revision). The Authority is of the opinion that pursuant to Regulation 8(13)(b) there is sufficient reason and exceptional circumstance to allow the additional site coverage and lesser canal setback as follows:
 - a) The characteristics of the proposed development are consistent with the character of the surrounding area; and
 - b) The proposal will not be materially detrimental to persons residing or working in the vicinity, to the adjacent property, to the neighbourhood, or to the public welfare.
3. The width of the dock at 7' is acceptable as it will not interfere with boating traffic on the canal.

2. 7 MORITZ BRUECKNER Block 21B Parcel 52 (F15-0167) (P15-0677) (\$23,000) (CS)

Application for a subdivision entrance gate.

FACTS

<i>Location</i>	Conch Drive, South Sound
<i>Zoning</i>	LDR
<i>Notice Requirements</i>	No Objectors
<i>Parcel Size</i>	1.6 acres
<i>Current Use</i>	Subdivision
<i>Proposed Use</i>	Subdivision Gate

BACKGROUND

1993 - A sixty two (62) lot subdivision was approved.

Decision: It was resolved to grant planning permission, **subject to the following conditions:**

- 1) Unless specifically authorized otherwise in writing by the Central Planning Authority, the Development shall be carried out strictly in accordance with the approved plans.
- 2) The applicant shall ensure that all emergency service providers have the ability to open the gate.

PLANNING DEPARTMENT ANALYSIS

General

The applicant is requesting planning permission for a subdivision entrance gate.

Zoning

The property is zoned Low Density Residential and the Department would offer comments on certain specific issues addressed below.

Specific Issues

a) Vehicular Turnaround

The applicant has not provided manoeuvring space to allow vehicles to turnaround if they are unable to enter the proposed gate.

The Department requested one be provided, however the applicant states there is ample space to reverse and do a three point turn.

The Authority considered the application and determined that planning permission would be granted as the application complies with the Development and Planning Regulations (2015 Revision).

2. 8 CONNAN HILL Block 4C Parcel 24 H7 (F05-0015) (P15-0234) (P15-0738) (\$40,000) (EJ)

Application for a pool.

FACTS

<i>Location</i>	Bankers Road in West Bay
<i>Zoning</i>	LDR
<i>Notice Requirements</i>	No Objectors
<i>Parcel Size</i>	9,261 sq. ft.
<i>Current Use</i>	House
<i>Proposed Use</i>	Swimming Pool

BACKGROUND

February 15, 2005 - The Department granted planning permission for a 3-bedroom house.

Decision: It was resolved to grant planning permission, **subject to the following conditions:**

Condition (1) listed below shall be met before permit drawings can be submitted to the Department of Planning

- 1) The construction drawings for the proposed swimming pool shall be submitted to the Department of Environmental Health. The applicant shall also submit to

the Director of Planning the requisite signed certificate certifying that if the pool is constructed in accordance with the submitted plans it will conform to public health requirements

- 2) The applicant is required to apply for a Permit from the Director of Planning. Construction shall not commence prior to the issuance of a Permit.
- 3) Unless specifically authorized otherwise in writing by the Central Planning Authority, the Development shall be carried out strictly in accordance with the approved plans.

LETTER FROM APPLICANT

“We write the letter of variance for the construction of a swimming pool and deck at the above mentions block and parcel. The pre-existing house and proposed future road limit the options for pool placement on the lot. The proposed pool location at the side of the existing house would allow the owner to install a pool in a reasonable location with access from the side doors and patio area.

We also wish to confirm that there have been no objections by owners of adjoining parcels to the planning applications as submitted in respect of the construction of a pool and decking which fall within the current 20 foot standard set back requirements as set out in the Development and Planning Laws and Regulations. Please find the confirmation letters attached for.”

LETTER OF CONSENT

Letter #1

“I write to advise you that Christy Braggs is the registered owner of the parcel 284 & 283 and that my parcels adjoin parcel 4C24 H7.

I write to confirm that I have no objection to the planning applications in respect of the construction of a pool and decking which fall within the current 20 foot standard set back requirements as set out in the Development and Planning Laws and Regulations.”

Letter #2

“We write to advise you that Howard & Sissy Thorpe are the registered owners of the parcel 4C24H6 and that 'Our parcel adjoins par 4C24H7, owned by Connan Hill & Yolande Hill.

We write to confirm that we have no objection to the planning applications as submitted in respect of the construction of a pool and decking which fall within the current 20 foot standard set back requirements as set out in the Development and Planning Laws and Regulations.”

PLANNING DEPARTMENT ANALYSIS

General

The applicant is seeking permission for a setback variance for the proposed swimming pool.

Zoning

The property is currently zoned Low Density Residential and the Department would offer comments on certain specific issues addressed below.

Specific Issues

a) Setbacks

The proposed pool does not comply with the required 10' side setback, proposed at 6' from the pool edge and 1' from the deck. The Department would recommend that the proposed be brought more in line with the back of the house and away from the rear boundary; likewise, brought closer to the house and away from the north boundary to give a wider setback from the side boundary.

Originally, the applicant proposed to locate the swimming pool to the rear of the property. The Department consulted with the NRA and they objected to the proposed location as it would conflict with the proposed road widening defined on BP 357. If the pool was allowed to be built in the original location, it would have to be removed at substantial cost to government before the road could be constructed. It was NRA's recommendation that another arrangement for the location of the pool be considered.

Consequently, the applicant has revised the site plan to locate the proposed away from BP 357 and locate it to the north (side) boundary which would not interfere with the gazette BP357; therefore, the Department has no major concerns since the applicant has obtained letters of consent from the affected parcel owners.

The Authority considered the application and determined that planning permission would be granted for the following reasons:

1. With the exception of the side setback, which is addressed below, the application complies with the Development and Planning Regulations (2015 Revision).
2. The proposed application does not comply with the minimum side setback per Regulations 9(8)(j) of the Development and Planning Regulations (2015 Revision). The Authority is of the opinion that pursuant to Regulation 8(13)(b) there is sufficient reason and exceptional circumstance to allow the lesser setback as follows:
 - a) The characteristics of the proposed development are consistent with the character of the surrounding area; and
 - b) The proposal will not be materially detrimental to persons residing or working in the vicinity, to the adjacent property, to the neighbourhood, or to the public welfare.

2. 9 ISLAND FOX Block 17A Parcel 83 (F15-0182) (P15-0739) (P15-0740) (P15-0741) (P15-0742) (\$2 million) (EJ)

Application for a house, swimming pool, fence and dock.

FACTS

<i>Location</i>	Crystal Drive
<i>Zoning</i>	LDR
<i>Notice Requirements</i>	No Objectors
<i>Parcel Size</i>	13,765 sq. ft.
<i>Current Use</i>	Vacant
<i>Proposed Use</i>	House
<i>Building Size</i>	8,353 sq. ft.
<i>Total Site Coverage</i>	26.44%
<i>Proposed Parking</i>	2
<i>Required Parking</i>	1
<i>Number of Units</i>	1

Decision: It was resolved to grant planning permission, **subject to the following conditions:**

- 1) The applicant is required to apply for a Permit from the Director of Planning. Construction shall not commence prior to the issuance of a Permit.
- 2) Unless specifically authorized otherwise in writing by the Central Planning Authority, the Development shall be carried out strictly in accordance with the approved plans.

Additionally, once construction has started, condition (3) shall be complied with before a final Certificate of Occupancy can be issued.

- 3) The construction drawings for the proposed swimming pool shall be submitted to the Department of Environmental Health. The applicant shall also submit to the Director of Planning the requisite signed certificate certifying that if the pool is constructed in accordance with the submitted plans it will conform to public health requirements.

The applicant shall obtain a Final Certificate (of Fitness for **Occupancy**) **prior to occupying the building(s)**.

If the existing grade level does not currently provide for it, the applicant is reminded that the finished floor level of all buildings should be at least five feet (5') above mean sea level, [i.e. two feet (2') above the Vidal Bench Mark].

LETTER FROM APPLICANT

"We are writing to request Planning approval for a pool setback variance from the Central Planning Board to construct a new 16' X 60' swimming pool at ground level & within the recommended 20'-0" canal setback. We are formally requesting approval for a 10'-0" setback from the existing canal property line.

We are also requesting a minor site coverage variance on the house footprint. We understand that the Authority has typically granted such variances and hasn't had issues with minor footprint variances. All other requirements have been met as per Planning regulations.

Thank you for considering our request in order to proceed. Should you require additional information please contact the undersigned for further clarification."

PLANNING DEPARTMENT ANALYSIS

General

The applicant is seeking permission for a setback variance and over site coverage variance for the proposed house, swimming pool, fence and dock.

Zoning

The property is currently zoned Low Density Residential and the Department would offer comments on certain specific issues addressed below.

Specific Issues

a) Setbacks

The proposed swimming pool does not meet the required 20' canal setback as allowed under Regulation 8(10)(ea); proposed at 10' from the pool edge from the canal boundary. The Department is of the opinion that the subject pool could be modified or the entire development be brought 10' closer to the front/road boundary, mindful that the proposed has a 30' setback.

b) Site Coverage

As proposed, the house would be over the allowable site coverage, proposed at 26.44% or 1.44% (199 sq. ft.) over the allowable 25% as allowed under Regulation 9 (8)(h). The Department has no major concerns for this aspect of the application since the authority has traditionally granted similar site coverage variances in LDR zone.

The Authority considered the application and determined that planning permission would be granted for the following reasons:

1. With the exception of the canal setback and site coverage, which are addressed below, the application complies with the Development and Planning Regulations (2015 Revision).
2. The proposed application does not comply with the minimum required canal setback and the maximum allowable site coverage per Regulations 8(10)(ea) and 9(8)(h) of the Development and Planning Regulations (2015 Revision).

The Authority is of the opinion that pursuant to Regulation 8(13)(b) there is sufficient reason and exceptional circumstance to allow the lesser canal setback and additional site coverage as follows:

- a) The characteristics of the proposed development are consistent with the character of the surrounding area; and
- b) The proposal will not be materially detrimental to persons residing or working in the vicinity, to the adjacent property, to the neighbourhood, or to the public welfare.

2. 10 BRONTE GROUP Block 15B Parcel 23 (FA83-0026) (P15-0599) (P15-0600) (\$400,000) (BES)

Application for a house, swimming pool and covered terrace.

FACTS

<i>Location</i>	Moxam Road and Turen Link
<i>Zoning</i>	LDR
<i>Notice Requirements</i>	No Objectors
<i>Parcel Size</i>	10,685.3 sq. ft.
<i>Building Size</i>	2,734 sq. ft.
<i>Building Coverage</i>	22%
<i>Proposed Parking</i>	2
<i>Required Parking</i>	1

Decision: It was resolved to grant planning permission, **subject to the following conditions:**

- 1) The applicant is required to apply for a Permit from the Director of Planning. Construction shall not commence prior to the issuance of a Permit.
- 2) Unless specifically authorized otherwise in writing by the Central Planning Authority, the Development shall be carried out strictly in accordance with the approved plans.

Additionally, once construction has started, condition (3) shall be complied with before a final Certificate of Occupancy can be issued.

- 3) The construction drawings for the proposed swimming pool shall be submitted to the Department of Environmental Health. The applicant shall also submit to the Director of Planning the requisite signed certificate certifying that if the pool is constructed in accordance with the submitted plans it will conform to public health requirements.

The applicant shall obtain a Final Certificate (of Fitness for **Occupancy**) **prior to occupying the building(s)**.

If the existing grade level does not currently provide for it, the applicant is reminded that the finished floor level of all buildings should be at least five feet (5') above mean sea level, [i.e. two feet (2') above the Vidal Bench Mark].

LETTER FROM APPLICANT

"We respectfully request a variance for a proposed residential dwelling that has already been submitted to the Planning Authority on the above noted Block and Parcel.

The front of the house faces onto Turin Link and we have complied with the setbacks as per the current zoning guidelines requiring 20' setbacks front and rear. As the house is single storey we only require 10' side setbacks. We have the setbacks currently shown as 15' on both sides of the building. As Moxam road runs adjacent to the North elevation of the property the planner has requested 20' setbacks at this location. As this is not a major road we don't feel a 20' setback should be required. We respectfully request that a variance be approved permitting a 15' setback.

We also respectfully request a variance for the septic tank. We request that the septic tank be permitted inside the 10' setback noting that this would be compliant per current zoning guidelines if Moxam Road was not adjoining the property.

Please note that we designed a single storey house in keeping with the adjoining house to the South.

We would be grateful if you could please consider our above requests so that we can move forward with the proposed dwelling."

PLANNING DEPARTMENT ANALYSIS

General

The application is for a dwelling house, swimming pool and covered terrace to be located on Moxam Road and Turen Link.

Zoning

The site is zoned Low Density Residential and the Department would offer comments on certain specific issues addressed below.

Specific Issue

a) Setbacks

The proposed house is setback 15' from Moxam Road, whereas the minimum setback is 20'. In addition, the septic tank would be setback 10'-8" from same road. From a planning standpoint, the terrace area could be reduced and the house shifted to comply with the 20' setback from Moxam Road.

It should be pointed that the in the past the Authority has granted setback variances for a pool and generator on Block 7C Parcel 47 on Moxam Road.

The Authority considered the application and determined that planning permission would be granted for the following reasons:

1. With the exception of the front setback, which is addressed below, the application complies with the Development and Planning Regulations (2015 Revision).
2. The proposed application does not comply with the minimum required front setback per Regulations 9(8)(i) of the Development and Planning Regulations (2015 Revision). The Authority is of the opinion that pursuant to Regulation 8(13)(b) there is sufficient reason and exceptional circumstance to allow the lesser setback as follows:
 - a) The characteristics of the proposed development are consistent with the character of the surrounding area; and
 - b) The proposal will not be materially detrimental to persons residing or working in the vicinity, to the adjacent property, to the neighbourhood, or to the public welfare.

2. 11 RC CAYMAN PROPERTY HOLDINGS LTD Block 12C Parcel 451 (F12-0265) (P15-0684) (\$100,000) (CS)

Application for an ancillary (golf simulator) building for the Ritz-Carlton hotel.

FACTS

<i>Location</i>	Ritz Carlton Hotel, West Bay Beach South
<i>Zoning</i>	N COM
<i>Notice Requirements</i>	No Objectors
<i>Parcel Size</i>	8.29 acres
<i>Current Use</i>	Hotel
<i>Proposed Use</i>	Ancillary Hotel Use
<i>Building Size</i>	1,152 sq. ft.
<i>Required Parking</i>	4

BACKGROUND

The Ritz Carlton Hotel ancillary uses exist on this site.

May 27, 2015 (**CPA/11/15; Item 2.12**) - The Authority resolved to modify planning permission to allow the After-The-Fact conversion of 69 valet parking spaces to storage, subject to the following conditions:

A. Paving of grasscrete parking area & conversion of parking area to storage:

- 1) The applicant shall submit a Stormwater Management plan designed in accordance with the requirements of the National Roads Authority (NRA) and approved by the Central Planning Authority. The applicant should liaise directly with the NRA in submitting the stormwater management plan. This condition applies only to the paving of the grasscrete parking area.

B. Additional Required Parking Spaces

- 1) Within 90 days of the date of this decision, the applicant shall submit revised plans showing 50 additional parking spaces to the satisfaction of the Central Planning Authority. The plans must show tire stops for the parking spaces and the parking area curbed and surfaced with asphalt or concrete.
- 2) The applicant shall submit a Stormwater Management plan designed in accordance with the requirements of the National Roads Authority (NRA) and approved by the Central Planning Authority. The applicant should liaise directly with the NRA in submitting the stormwater management plan.
- 3) Within 12 months of the date of this decision, the 50 parking spaces required in condition 1) shall be constructed in accordance with the approved plans.

Decision: It was resolved to grant planning permission, **subject to the following conditions:**

- 1) The applicant is required to apply for a Permit from the Director of Planning. Construction shall not commence prior to the issuance of a Permit.
- 2) Unless specifically authorized otherwise in writing by the Central Planning Authority, the Development shall be carried out strictly in accordance with the approved plans.

The applicant shall obtain a Final Certificate (of Fitness for **Occupancy**) **prior to occupying the building(s).**

If the existing grade level does not currently provide for it, the applicant is reminded that the finished floor level of all buildings should be at least five feet (5') above mean sea level, [i.e. two feet (2') above the Vidal Bench Mark].

AGENCY COMMENTS

Comments from the Water Authority and National Roads Authority are noted below.

Water Authority

“Water / Wastewater:

The plans do not indicate any water source or sanitary fixtures; if this in fact the case, the Authority has no requirements for this proposal.”

National Roads Authority

“As per your memo dated August 14th, 2105 the NRA has reviewed the above-mentioned planning proposal.

The NRA has no objections or concerns regarding the above proposed development.”

LETTER FROM APPLICANT

“This letter services to address the purpose of the proposed Golf Simulator Building and to give clarity of the parking needs of the facility.

The purpose of the building:

** The Golf Simulator building is intended as an additional golf amenity for the Ritz Carlton Resort property, working in conjunction with the Golf Pro Shop. The two Golf Simulators within the building will be administered by the Golf Pro staff and will use the Golf Pro Shop facilities.*

** The new facility will be used by resort guests, in some instances as a training/practice facility before they play a round of golf on the existing course.*

Parking:

** It is assumed that most of the guests will either walk to the facility from their hotel room or will be driven to the facility by existing resort service vehicles. The*

facility will therefore not place an additional burden on the existing parking infrastructure within the resort.

** The Golf Pro Shop is currently serviced by ample parking adjacent to the internal roundabout and by parking to the rear of the Pro Shop, both of which are rarely (if ever) filled to capacity.*

The new Golf Simulator building is a low-impact, single story building embedded within the parcel 12C-451. The architectural style is in keeping with the existing Golf Pro Shop. The new structure is over 80 feet from the existing boundary of lot 2 and completely screened from lot 2 by existing buildings and vegetation. It has no visible or physical impact on lot 2.”

PLANNING DEPARTMENT ANALYSIS

General

The applicant is requesting planning permission for a 1,152 sq.ft. ancillary (golf simulator) building for the Ritz-Carlton hotel.

Zoning

The property is zoned Neighbourhood Commercial and the Department would offer comments on certain specific issues addressed below.

Specific Issues

a) Parking

The applicant wishes to include a 1,152 sq. ft. commercial building to the Ritz-Carlton Development that will support their hotel guests and golf course customers. As this building is considered a commercial building, four additional parking spaces would be required per the Regulations.

The purpose of the building is described in the applicant’s letter, included in this report, to which the applicant requests no additional parking be required.

The Authority considered the application and determined that planning permission would be granted for the following reasons:

1. With the exception of the number of required parking spaces, which is addressed below, the application complies with the Development and Planning Regulations (2015 Revision).
2. The proposed application does not comply with the minimum required number of parking spaces per Regulation 8(1)(iv) of the Development and Planning Regulations (2015 Revision). The Authority is of the opinion that pursuant to Regulation 8(13)(b) there is sufficient reason and exceptional circumstance to allow the lesser number of parking spaces as follows:
 - a) The proposed building provides an amenity for the existing hotel patrons and does not generate any additional parking demand.

- b) The proposal will not be materially detrimental to persons residing or working in the vicinity, to the adjacent property, to the neighbourhood, or to the public welfare.

2. 12 THE KING'S HEAD Block 12D Parcel 95 (F03-0517) (P15-0634) (\$166,800) (CS)

Application for change-of-use of a retail space to a restaurant.

FACTS

<i>Location</i>	The Crescent, Camana Bay
<i>Zoning</i>	G COM
<i>Notice Requirements</i>	No Objectors
<i>Parcel Size</i>	200 acres
<i>Current Use</i>	Commercial
<i>Proposed Use</i>	Restaurant
<i>Building Size</i>	1,668 sq. ft.
<i>Proposed Parking</i>	5.5
<i>Required Parking</i>	8.34

BACKGROUND

The Camana Bay commercial centre exists on this site.

Decision: It was resolved to grant planning permission, **subject to the following conditions:**

- 1) The applicant is required to apply for a Permit from the Director of Planning. Construction shall not commence prior to the issuance of a Permit.
- 2) Unless specifically authorized otherwise in writing by the Central Planning Authority, the Development shall be carried out strictly in accordance with the approved plans.

The applicant shall obtain a Final Certificate (of Fitness for **Occupancy**) **prior to occupying the building(s).**

AGENCY COMMENTS

Comments from the Water Authority are noted below.

Water Authority

“Please be advised that the Water Authority’s requirements for this development are as follows:

The existing development is connected to the West Bay Beach Sewerage System (WBBSS) via Camana Bay's collection system.

- *The developer shall submit plans for the direct or indirect connection of the addition to the WBBSS.*
- *The developer shall make application with the Water Authority for sewerage service for the additions; contact Customer Service at 814-2144.*

Water Supply:

Please be advised that the proposed development site is located within the Cayman Water Company's (CWC) piped water supply area.

- *The developer is required to notify the Cayman Water Company without delay, to be advised of the site-specific requirements for connection.*
- *The developer shall provide water supply infrastructure per CWC's specification and under CWC's supervision."*

PLANNING DEPARTMENT ANALYSIS

General

The applicant is requesting planning permission for change-of-use of a retail space to a restaurant.

Zoning

The site is zoned General Commercial. The proposed change-of-use is allowed in the zone. However the Department wishes to discuss the following:

Specific Issue

a) Parking

As the parking requirements for a restaurant is one space per 200 sq. ft., 1 additional parking space is required for the change-of-use request.

Per the Camana Bay shared parking analysis conducted by the Department in January 2011, there is a current surplus of evening/weekend parking of 1,172 spaces. If this proposal is approved, there will remain 1,171 surplus spaces.

Therefore the Department has no concerns regarding the application.

The Authority considered the application and determined that planning permission would be granted as the application complies with the Development and Planning Regulations (2015 Revision).

3.0 DEVELOPMENT PLAN MATTERS

3.1 RE-ZONE OF CROWN LAND part of Block 13D Parcel 1 and part of Block 13C Parcel 1 (RZ13-0004) (RS)

Proposal for Amendment to Development Plan 1997 from Public Open Space to High Density Residential.

FACTS

<i>Location</i>	Esterley Tibbetts Highway, west of the GT landfill
<i>Zoning</i>	POS
<i>Parcel Size</i>	Approx. 3.2 acres
<i>Current Use</i>	Vacant

BACKGROUND

October 30, 2013 (**CPA/23/13; Item 4.1**) - The Central Planning Authority heard the proposal (RZ13-0004) and it was resolved to forward the application for 60 day notice and advertising period pursuant to Section 11 (2) in the Development and Planning Law (2011 Revision). The notice period commenced on December 4, 2013 and concluded on February 3, 2014, during which time no letters of objection were received by the Department of Planning. The Ministry PLAHI requested that the application be put on hold on June 12, 2014 and then requested that the application be reinstated on May 25, 2015.

Decision: It was resolved to forward the application to the Ministry of PLAHI for onward transmission to the Legislative Assembly for debate.

PLANNING DEPARTMENT ANALYSIS

General

The proposal is to rezone part of Block 13D Parcel 1 (approx 1.8 ac) and part of Block 13C Parcel 1 (approx. 1.4 ac) from Public Open Space (POS) to High Density Residential (HDR).

Zoning

The property is currently zoned Public Open Space and while there is no proposed development at this time, the Department would raise the following issues regarding the proposal.

Specific Issues

a) Background

In 2008, planning permission was granted for a Government Drug Task Force facility on Block 27B Parcels 44 and 113. Parcel 113 was designated as Land for Public Purposes (LPP) and was under private ownership. At the time the application was being considered, a memorandum had been provided from Government to CPA indicating that the affected portion of Parcel 113 would be transferred to Crown and therefore the LPP designation was not an issue. On this basis, the application was approved. Several years have now elapsed and the portion of Parcel 113 has not been transferred to Crown and the owner of the land is demanding from Government a land exchange in order to remedy the problem of the Drug Task Force facility being located in large part on his land. The proposed land exchange would see the portions of the parcels affected by the proposed re-zone being transferred to the individual in question in exchange for the portion of 27D 113 being transferred to Crown. In order to conclude the land exchange, the individual in questions has asked that the land be re-zoned to High Density Residential.

b) Merits of the Re-zone

The land in question was originally zoned POS in order to act as a buffer between the George Town landfill site and the developable land to the west. Since that time, the Esterley Tibbetts Highway has been constructed and it now physically separates the landfill site from the land to the west, effectively eliminating the need for the land to remain as a POS buffer. Additionally, the land in question immediately adjoins land that is currently zoned HDR so the proposed re-zone will be consistent with the existing zoning categories in the area. Finally, the proposed re-zone can facilitate the logical extension of the existing multi-family development known as Lakeside Apartments. For these reasons, the Department supports the proposed re-zone.

3.2 STRATA PLAN #50 Block 14E Parcel 31 (RZ15-0001) (JJ)

Application for Amendment to Development Plan 1997 from Low Density Residential to General Commercial.

Ron Sanderson declared a conflict and left the meeting room.

FACTS

<i>Location</i>	South Church Street, George Town
<i>Parcel</i>	14E 31
<i>Current Zoning</i>	LDR
<i>Proposed Zoning</i>	GC
<i>Ownership</i>	Private
<i>Total Parcel Size</i>	0.512 Acres
<i>Total Rezone Area</i>	0.512 Acres

Decision: It was resolved to forward the rezoning application to change the zoning from Low Density Residential to Neighbourhood Commercial for 60 day notification and advertising per Section 11 (2) in the Development and Planning Law (2015 Revision).

AGENCY COMMENTS

Lands and Survey Department – Lands & Survey Dept / Crown has no comment it would wish to make on the subject re-zone application.

National Roads Authority – The NRA has no objections or concerns regarding the above proposed request for rezone.

Department of Tourism – no comments received

Water Authority – “The Water Authority has no objection to the proposed Low Density Residential to General Commercial rezone.

Cayman Islands Fire Service – no comments received

Department of Environment – Further to a review of the above referenced application, the Department of Environment (DOE) has no comments to make regarding this application at this time.

Department of Environmental Health – “the Department has no objections to this proposal”

Cayman Islands Airports Authority – no comments received

SUMMARY

The applicants are seeking to amend the zoning of a parcel of land that is located on the south-eastern side of South Church Street, from Low Density Residential (LDR) to General Commercial (GC). The intention of this classification change is to enable the current owners to realize the maximum value of the property by dissolving the strata and demolishing the existing condominium building. The applicant notes that it is not economically feasible to bring the building up to modern construction standards and current Building Codes. A change to GC zoning would effectively bring the zoning into equivalency with its neighbouring parcel to the north-east and elongate an existing large swath of GC zoning.

DEPARTMENT OF PLANNING ANALYSIS

Site details

The proposed rezone site is a single parcel that presently contains a 4-unit condominium building called “Westward View”. Currently, the parcel can be accessed via South Church Street or via Eden road, which connects to South Church Street roughly 200 feet south of the subject parcel. The parcel is approximately 265 feet south of the nearest commercial uses - being *Eden Rock* and *Ugland House 2* - and directly across from the recently-constructed *Oceana* condominium building. The elevation of the parcel ranges between 10 to 14 feet above sea level where the current structure is, and 7 to 9 feet in the vacant area, which makes up more than half of the parcel.

between South Church Street and Walkers Road is primarily LDR, containing a mixture of single family and multifamily dwellings.

Concerns can be raised surrounding the possible interaction between the proposed rezone site with commercial uses and the abutting residential parcels to the south-west and those to the rear of the property that are accessed by Eden Road. Due to existing zoning and development on parcels on either side of the proposed rezone site, there is already a natural feeling of transition. Consequently, future commercial development of this site could seem out-of-place and possibly be undesirable to neighbouring residents based on what is permitted in terms of use, scale and bulk.

Other Comments:

There are no environmental concerns that detract from a change in zoning.

A change in zoning to General Commercial could assist in having a positive economic effect on the main commercial area of George Town in the future.

Pursuant to Section 13.(8) of the Development and Planning Regulations (2015 Revision), Residential development would still be permissible in this location if the zoning were to be changed to General Commercial, provided that the development is not on the ground floor of the building, and does not occupy more than seventy per cent of the gross floor area of the building.

Any form of future development or redevelopment on this site would require Planning permission, which would include considerations with respect to the Development and Planning Legislation and effects on neighbouring areas.

3.3 MINISTRY PLAHI Block 13E Parcels 151, 152 and 166 (RZ15-0002) (JJ)

Application for Amendment to Development Plan 1997 from High Density Residential and General Commercial to General Commercial only.

FACTS

<i>Location</i>	Courts Rd, George Town
<i>Parcels</i>	13E 151, 152, 166
<i>Current Zoning</i>	HDR / GCOM
<i>Proposed Zoning</i>	GCOM
<i>Ownership</i>	Public
<i>Total Parcel Size</i>	4.91 Acres
<i>Total Rezone Area</i>	4.61 Acres

Decision: It was resolved to forward the rezoning application for 60 day notification and advertising per Section 11 (2) in the Development and Planning Law (2015 Revision).

BACKGROUND – Excerpt from application letter

The Ministry of PLAHI is applying to rezone Block 13E Parcels 151, 152 and 166 from High Density Residential & General Commercial to General Commercial only.

Block 13E Parcel 166 comprises a 4.15 acre Parcel of land on Courts Road, George Town registered to the National Housing Development Trust (NHDT). It used to comprise a low-cost high-density residential development known as Honeysuckle Heights, although most of these houses have been demolished. NHDT now intends to dispose of the Parcel on the open market as a redevelopment site.

To enable NHDT to leverage maximum value from the disposal it is under consideration to enlarge the site that is to be offered for sale, by including two adjoining ancillary Crown Parcels. The first of these is Block 13E Parcel 151, which comprises 0.32 acres on which is constructed a vacant timber house structure, formerly used by the National Trust as its main office until 2004 but is now vacant and in considerable disrepair. The second of these is Block 13E Parcel 152, which comprises 0.43 acres & is developed as an outdoor public basketball court with restroom. The Ministry intends to undertake a site search now in the George Town area for an alternative site for the basketball court. If such a site can be identified a replacement facility could be constructed, funded from the proceeds from the disposal.

AGENCY COMMENTS

Lands and Survey Department – no comments received

National Roads Authority – “The NRA has no objections or concerns regarding the above proposed rezone.”

Department of Tourism – “...the Department of Tourism has no objections to proceed to General Commercial use; however, the Department of Tourism would recommend a letter of ‘no objection’ from the Department of Environment before approval is granted.”

Water Authority – “The Water Authority has no objection to the proposed rezone.”

Cayman Islands Fire Service – no comments received

Department of Environment – “The Department’s Technical Review Committee has no comments or recommendations to make regarding this proposed rezone application at this time.”

Department of Environmental Health – no comments received

Cayman Islands Airports Authority – no comments received

DEPARTMENT OF PLANNING ANALYSIS

Site details

The proposed rezone site is located along Courts Road, just off of Eastern Avenue in George Town. The three parcels are bordered to the west by Cayman Shipping Centre (Kirk Marine store), to the east by North Town Court Apartments and to the south by Cox Lumber hardware store. The elevation of the site varies between 4 and 5 feet above sea level. Parcel 13E52 is 0.43 acres in area and currently contains a frequently used public basketball court, bleachers and an ancillary structure. Parcel 13E151 is 0.32 acres in area and currently contains an uninhabited building that was formerly occupied by the National Trust. The vegetation is quite dense and overgrown on this property. Parcel 13E166 is 4.15 acres in area and predominantly cleared with grass and gravel ground cover. The parcel also contains remnants of seven affordable housing dwellings at the rear of the property. These dwellings were managed by the National Housing and Development Trust but they are no longer in use – soon to be fully demolished prior to the parcel being sold.

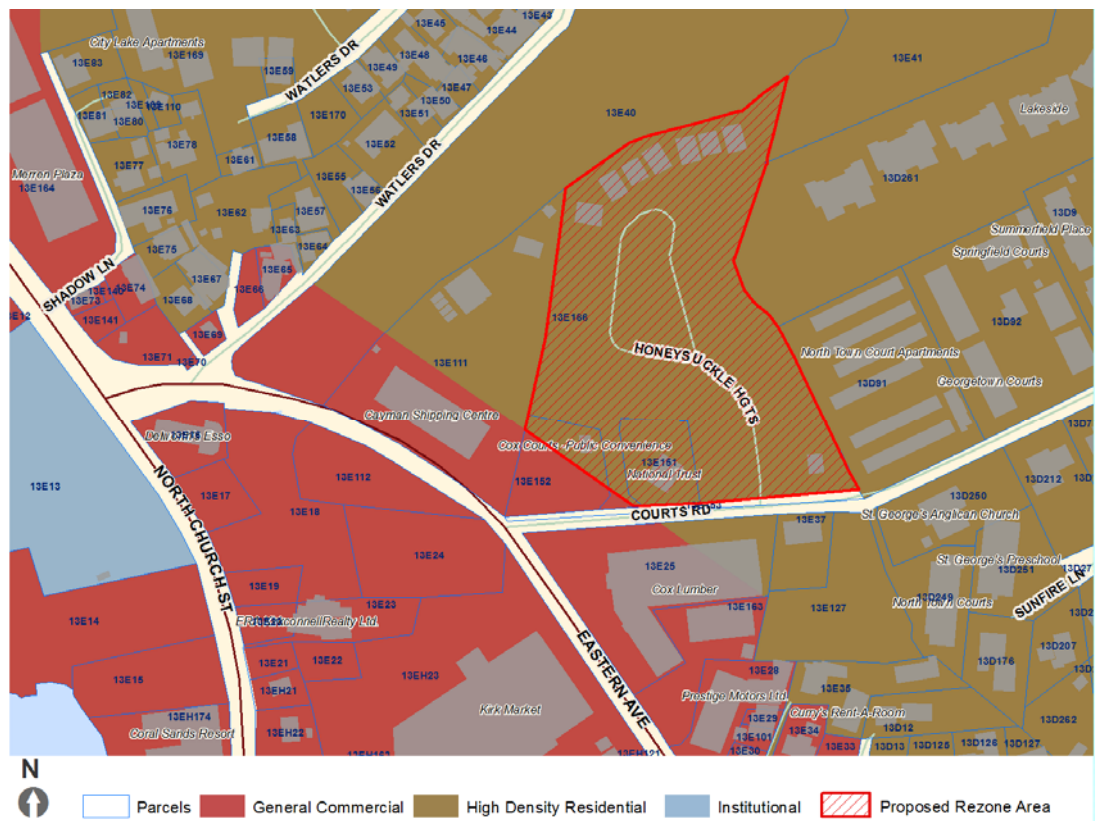


Figure 1: Proposed rezone parcel and surrounding zoning

Character of Surrounding Area / Surrounding Land Uses:

The location of the proposed rezone site is situated on the border of commercial and dense residential uses. Eastern Avenue is a predominantly commercial street

consisting of large and small retail stores, service and storage businesses, and numerous restaurants and bars. There is a mixture of single-family and multi-family residential dwellings to the east of the site, accessible by Courts Road. Two institutional uses in the form of St. George's Anglican Church and George's Preschool are also located near the proposed rezone site. Along the northern border of the site, there is a 4.95 acre parcel that currently acts as a buffer between the high density residential community of Watler's Drive. The rear of Lakeside Apartments also borders the proposed rezone site along the north-east border; but these apartments are accessed via the Esterley Tibbetts Highway. The proximity of the site to both central George Town and the Seven Mile Beach corridor makes it an attractive location for commercial investment.

Other comments:

There are no environmental concerns that detract from a change in zoning.

A suitable relocation site for the existing public basketball court should be identified.

Any form of future development or redevelopment on this site would require Planning permission, which would include considerations with respect to the Development and Planning Legislation and effects on neighbouring areas.

4.0 PLANNING APPEAL MATTERS

5.0 MATTERS FROM THE DIRECTOR OF PLANNING

5.1 DAISY EBANKS Block 57E Parcel 103 (F01-0148) (P15-0541) (\$50,000) (EJ)

Application for an after-the-fact house.

Decision: It was resolved to grant planning permission, **subject to the following conditions:**

- 1) The applicant is required to apply for a Permit from the Director of Planning **within 6 months of the date of this decision.**
- 2) Unless specifically authorized otherwise in writing by the Central Planning Authority, the Development shall be carried out strictly in accordance with the approved plans.

The applicant shall obtain a Final Certificate (of Fitness for Occupancy) **within 12 months of the date of this decision.**

5.2 DEH POOL CERTIFICATES (HP)

The Authority was advised that the DEH pool certificate is currently required prior to the building control submission, however, DEH is extremely backlogged

and this is causing considerable delays in the processing of permits. The Authority considered the matter and directed that the new process will be as follows:

- Where a pool application is submitted with an associated application for a house, duplex or apartments, the DEH certificate will be required prior to the C.O. being issued.
- Where a pool application is submitted on its own, the current process will remain.

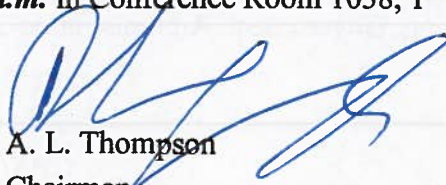
5.3 HWM SURVEY PROCESS (HP)

The Authority was reminded of the recent amendment to the Development and Planning Regulations which requires HWM surveys to be authenticated and registered prior to application submission. This process has caused some timing problems and after re-reading the relevant regulation, the wording includes a “comma” that will allow the existing process to be revised to make it more effective and expeditious for the applicant. The Authority directed that the new process will be as follows:


- At time of application submission, the applicant must provide a copy of the L & S receipt that the HWM survey has been submitted to them.
- Prior to the application being forwarded to CPA or for Admin approval, the applicant must demonstrate that the HWM survey has been authenticated.
- Prior to C.O., the survey must be registered.

6.0 CPA MEMBERS INFORMATION/DISCUSSIONS

The meeting adjourned at 1:40pm. The next regular meeting of the Central Planning Authority is scheduled for **Wednesday 30th September 2015 at 10:00 a.m.** in Conference Room 1038, 1st floor, Government Administration Building.



A. L. Thompson
Chairman



Haroon Pandohie
Executive Secretary

cc: All members of the Central Planning Authority