

Central Planning Authority

Minutes for a meeting of the Central Planning Authority held on April 2, 2008 at 10:30 a.m. in the Conference Room, 1st Floor, Regatta Office Park – Leeward One (formerly Safehaven).

13th Meeting of the Year

CPA/13/08

Mr. Dalkeith Bothwell (Chairman)

Mr. Attlee Bodden (except 2.11 & 2.13)

Mr. Darrell Ebanks (except 2.2, 2.11, 2.24, 2.28 & 2.29)

Mr. Ernley Hurlstone (absent)

Mr. Ray Hydes (apologies)

Mr. Arek Joseph

Mr. Trent McCoy

Mr. Rex Miller

Mr. Arden Parsons (except 2.24)

Mr. Eldon Rankin (except 2.25)

Mr. Owen Rankine (apologies)

Mr. Robert Watler (apologies)

Mr. Fred Whittaker (except 2.10 & 2.19)

Mr. Kenneth Ebanks (Executive Secretary)

Mr. Ron Sanderson (Assistant Director of Planning (CP))

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

1.0 CONFIRMATION OF MINUTES

2.0 APPLICATIONS
APPEARANCES (Items 2.1 to 2.11)

2.1 JUDY BELLAFONTE Block 43D Parcel 37 (F07-0272) (P07-0674) (P07-0675) (\$850,000) (BES)

Application for apartments, cabana and pool.

Appearance at 11:00

FACTS

<i>Location</i>	Kipling Drive, Bodden Town
<i>Zoning</i>	LDR
<i>Notice Requirements</i>	Objectors
<i>Parcel Size</i>	21,780 sq. ft.
<i>Proposed Use</i>	Apartments and Pool
<i>Building Size</i>	7,394 sq. ft.
<i>Density</i>	10
<i>Allowable Density</i>	15
<i>Building Coverage</i>	17.8%
<i>Proposed Parking</i>	16
<i>Required Parking</i>	8
<i>Number of Units</i>	5

BACKGROUND

September 19, 2007 (**CPA/26/07; Item 2.3**) – The application was adjourned and the applicant was requested to submit revised plans showing the following:

- a) The direction of traffic flow through the site reversed.
- b) A sidewalk along the inside of the property line. The sidewalk must have a 15’ turning radius at the junction of Kipling Street and Bodden Town Road.
- c) Retaining walls along the rear and side property lines. A wall along the front property line is optional.

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

Conditions (1-4) listed below shall be met before building permit drawings can be submitted to the Building Control Unit.

- 1) The applicant shall submit a site plan that shows a) the location and dimensions of the wastewater treatment system and b) the location of the disposal system to be installed in accordance with the Water Authority's standards. The treatment system must be labelled as either a septic tank or an aerobic wastewater treatment system, whichever is applicable.
- 2) The applicant shall submit, in accordance with the requirements of the National Roads Authority and approved by the Central Planning Authority, a Stormwater Management plan designed to contain 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/or surrounding roads, are not subject to stormwater runoff from the subject site. The plan shall include provisions for controlling roof runoff.
- 3) 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.*
- 4) 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.

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

- 5) 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.
- 6) The applicant shall submit a construction operations plan to the satisfaction of the Director of Planning indicating in sufficient detail how the development will be constructed without interfering with or obstructing adjacent roads and properties. At a minimum, the plan shall indicate the location of material storage, workers parking, site offices, portable toilets, construction fencing and where applicable, the stockpiling of material excavated from the site and material brought to the site for fill purposes.
- 7) The applicant is required to obtain a Building Permit from the Chief Building Control Officer. Construction shall not commence prior to the issuance of a Building 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 which you will receive when you have complied with all of

the above conditions.

Additionally, once construction has started, conditions (9-15) shall be complied with before a final Certificate of Occupancy can be issued.

- 9) The applicant shall install the approved wastewater treatment system and disposal system in accordance with the requirements of the Water Authority and the recommendations/instructions of the manufacturer of the wastewater treatment system.
- 10) A six-foot wide concrete sidewalk along the road side property lines, and a 4 feet minimum in width landscape strip along the inside edge of the sidewalk.
- 11) The parking lot and driveway aisles surfaced with asphaltic concrete or equivalent and tire stops provided for each parking space which shall be striped.
- 12) Construction of the sidewalk, drain and driveway shall be to the satisfaction of the Director of Planning in consultation with the National Roads Authority
- 13) The approved stormwater management system shall be installed on site.
- 14) Construct a gentle 'hump' at the entrance (along the entire width of the driveway) in order to prevent stormwater runoff from and onto the adjacent road.
- 15) Curbing is required for the driveway and parking areas to control stormwater runoff.

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

The applicant is reminded that the finished floor level should be at least five feet (5') above mean sea level, [i.e. two feet (2') above the Vidal Bench Mark].

Provision shall be made for the **removal of solid waste**, including **construction and demolition waste**, from the site on a regular basis during the construction period.

The applicant shall provide adequate number of **sanitary facilities during the construction stage**.

The applicant is reminded that the proposed development is subject to compliance with the Public Health Law, Fire Brigade Law, Water Authority Law and Roads Law.

To prevent potential delays and save money, the applicant may wish to coordinate with the following agencies prior to commencing any construction: **Caribbean Utilities Company, a Telecommunication Company of your preference and the Cayman Water Company and/or the Water Authority - Cayman.**

**2. 2 WATER AUTHORITY - CAYMAN Block 13B West Bay Road (F08-0060)
(P08-0171) (\$40,000) (CS)**

Application for a generator and 275 gallon above-ground fuel tank.

Appearance at 11:20

Mr. Darrell Ebanks declared a conflict and left the meeting room.

FACTS

<i>Location</i>	In Seven Mile Beach, within the West Bay Road Right-Of-Way, across the street from Queen's Court
<i>Current Use</i>	Public Right-of-Way
<i>Proposed Use</i>	Fuel Tank

BACKGROUND

There is no specific planning history for this portion of West Bay Road.

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

1. The Department is directed to contact the Lands and Survey Department and the National Roads Authority to confirm whether or not the portion of land adjacent to Block 13B Parcels 18, 24, 25 and 26 is considered part of the public road reserve.

2. 3 EVIL AND NICOLE RITCH Block 5B Parcel 120 (F08-0045) (P08-0136) (P08-0272) (\$125,310) (KB)

Application for a house addition and a six foot chain link fence along the western property boundary.

Appearance at 11:40

FACTS

<i>Location</i>	West Bay Road, Near 4-Way Stop, West Bay
<i>Zoning</i>	LDR
<i>Notice Requirements</i>	NA
<i>Advertisements</i>	NA
<i>Parcel Size</i>	8,712 sq. ft.
<i>Current Use</i>	Residence
<i>Proposed Use</i>	Residence
<i>Building Size</i>	1,392 sq. ft.
<i>Density</i>	5
<i>Building Coverage</i>	28%
<i>Total Site Coverage</i>	28%
<i>Existing Parking</i>	1
<i>Proposed Parking</i>	1
<i>Required Parking</i>	1

BACKGROUND

March 19, 2008 – CPA/10/08; item 2.40 – The application was adjourned and the applicant was required to submit plans that comply with all minimum required setbacks and maximum allowable site coverage and show the fence with a maximum height of 4 feet.

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

- 1) The applicant is required to obtain a Building Permit from the Chief Building Control Officer. Construction shall not commence prior to the issuance of a Building 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 which you will receive when you have complied with the above condition.

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

The applicant is reminded that the finished floor level should be at least five feet (5') above mean sea level, [i.e. two feet (2') above the Vidal Bench Mark].

2. 4 R.C. BODDEN OFFICES Block 13E Parcel 164 (FB78-0176) (P07-1518) (\$15,000) (BES)

Application for signs.

Appearance at 12:00

FACTS

Location West Bay Road

Zoning **G COM**

Notice Requirements No Objectors

BACKGROUND

January 23, 2008 (**CPA/03/08; Item 2.18**) - The Authority adjourned the application to invite the applicant to appear before the Authority to discuss concerns regarding the number and size of the signs.

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

Condition (1) listed below shall be met before building permit drawings can be submitted to the Building Control Unit.

- 1) The applicant shall submit a revised site plan showing the free standing monument sign setback a minimum of 12 feet from the road side property boundary.
- 2) The applicant is required to obtain a Building Permit from the Chief Building Control Officer for all illuminated signs. The signs shall not be erected prior to the issuance of a Building 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 which you will receive when you have complied with all of the above conditions.

2. 5 EDMOND JACKSON Block 72B Parcel 43 (F01-0274) (P08-0316) (RS)

Application for modification to planning permission.

Appearance at 12:50

FACTS

Location Off John Mclean Drive, East End

BACKGROUND

CPA/05/02; Item 5.02(B) - approval granted for 14 lot subdivision

Decision: It was resolved that having regard to the Development Plan and other material considerations it is expedient to modify planning permission. Now therefore the Central Planning Authority in pursuance of Section 17 of the Development and Planning Law (2003 Revision) hereby orders that planning permission CPA/05/02; item 5.02(B) be modified to allow Parcels 147 and 148 to be finalized without requiring the applicant to comply with conditions of approval 2) through 5).

2. 6 CENTRE ISLAND PROPERTIES Block 12C Parcel 290 (F04-0060) (P07-1601) (\$1,500,000) (BES)

Application for apartments.

Appearance at 1:00

FACTS

Location Off Jennifer Drive, Snug Harbour

Zoning **LDR & PRIVATE ROAD**

Notice Requirements Objectors

Parcel Size .6197 acres

Proposed Use Apartments

Building Size 9,936 sq. ft.

Density 12.9

Allowable Density 15

Building Coverage 22.1%

Proposed Parking 12

Required Parking 12

Number of Units 8

BACKGROUND

Feb. 10, 2004 (CPA/03/04; Item 7.09) - The Authority granted planning permission for a garage/storage on parcel 290.

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

1. Pursuant to Regulation 9(8) of the Development and Planning Regulations (2006 revision), the subject site is not suitable for apartments for the following reasons:
 - a) The mass and scale of the proposed development would not be consistent with the character of existing development in the immediate area which is predominantly that of single family dwellings and for this reason would negatively affect the amenity of the area for the residents in the immediate vicinity.
 - b) The amount of traffic resulting from the apartments will have to travel the full length of the existing road which is already narrow and heavily used and this increase in traffic will negatively affect the amenity of the area and detract from the quality of life of the existing residents living along the road. The Authority is aware of the National Roads Authority's comments that the impact of the proposed apartments on Jennifer Drive will be minimal, but the Central Planning Authority views those comments as speaking only to the physical capacity of the road to accommodate traffic while not taking into account social impact, which is a factor the Authority is obligated to consider per sections 1.3 a) and 3.01 of The Development Plan (1997) and Regulation 9(5) of the Development and Planning Regulations (2006 Revision).

The Authority wishes to remind the applicant of the right to appeal pursuant to section 48(1) of the Development and Planning Law (2005 Revision). Such appeal shall be made by Notice in writing, and referred to as "Notice of Appeal". It shall be signed by yourself or your attorney-at-law and filed along with the prescribed CI\$50.00 filing fee, in the offices of the Permanent Secretary of District Administration, Planning, Agricultural and Housing within the fourteen (14) day period as stipulated in Section 48(1).

Immediately thereafter the appellant shall serve a copy of the Notice of Appeal on the Director of Planning and on all parties who may have filed objections or been heard at the hearing of the application to which the appeal relates. A copy of the Appeal Rules for the Development and Planning Law may be obtained from the Clerk of the Legislative Assembly.

2.7 COLFRED HILL Block 4E Parcel 661 (F07-0264) (P07-0653) (\$203,940) (KB)

Application for three (3) one-bedroom apartments.

Appearance at 1:20

FACTS

<i>Location</i>	John Bush Road, West Bay
<i>Zoning</i>	HDR
<i>Notice Requirements</i>	No Objectors
<i>Advertisements</i>	Advertising Complete
<i>Parcel Size</i>	16,117 sq. ft.
<i>Current Use</i>	Residential
<i>Proposed Use</i>	Apartments
<i>Building Size</i>	1,450 sq. ft.
<i>Density</i>	10.8
<i>Building Coverage</i>	19.7%
<i>Parking Coverage</i>	17%
<i>Total Site Coverage</i>	36.7%
<i>Existing Parking</i>	1
<i>Proposed Handicapped Spaces</i>	1
<i>Proposed Parking</i>	10
<i>Required Handicapped Spaces</i>	1
<i>Required Parking</i>	6

BACKGROUND

November 28, 2007 (CPA/35/07; Item 2.22) - The Authority adjourned the present application to invite the applicant in to discuss concerns regarding access to the site.

February 20, 2008 (CPA/07/08; Item 2.10) - The Authority adjourned the application to re-invite the applicant in.

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

1. The applicant must obtain a legal vehicular right-of-way over Beta Close or the road must be gazetted as a public road.

2. 8 ALVIN BARNES Block 14E Parcel 536 (F08-0080) (P08-0252) (KB)

Application for an ice machine with storage container.

Appearance at 2:30

FACTS

Location Theresa Drive, Windsor Park

Zoning **HDR**

Notice Requirements No Objectors

Advertisements NA

Parcel Size 9,125 sq. ft.

Current Use Vacant

Proposed Use Ice Machine

Building Size 160 sq. ft.

BACKGROUND

March 19, 2008 (CPA/10/08; Item 2.41) - The Authority adjourned the application in order for the site to be cleaned up prior to considering the application.

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

1. The applicant must obtain a minimum in width 12' vehicular right-of-way to the subject lands.

2. 9 JENNIFER HUNTER Block 12C Parcel 398 (F08-0047) (P08-0138) (\$150,000) (CS)

Application for shoreline modification and dock.

Appearance at 1:40

FACTS

Location Snug Harbour at the end of Jennifer Lane

Zoning **LDR**

Notice Requirements No Objectors

Parcel Size 1.2200 acres

Current Use Vacant

Proposed Use Boat Ramp and Docks

BACKGROUND

November 9, 2007 - A coastal works license for the construction of an access channel, rock groyne, seawall/stone embankment, cabana, and mangrove plantings was approved by the Governor-in-Cabinet.

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

1. The applicant must notify immediately adjoining property owners as required by section 15(4) of the Development and Planning Law (2005 Revision).
2. The applicant shall provide a revised cross-section of the boat basin showing a maximum depth of 12 feet.
3. The applicant shall provide written details of the intended use of the boat basin and the use of the material that will be excavated from the boat basin.

2. 10 ELIAS HABIB Block 4D Parcel 179 (F96-0084) (P07-1307) (CS)

Application for a 2,870 sq. ft. commercial building and four signs.

Appearance at 2:00

Mr. Fred Whittaker declared a conflict and left the meeting room.

FACTS

<i>Location</i>	At the southeast corner of West Church Street and Mona Lisa Way in West Bay North West
<i>Zoning</i>	LDR
<i>Notice Requirements</i>	No Objectors
<i>Parcel Size</i>	11,761 sq. ft.
<i>Current Use</i>	Vacant
<i>Proposed Use</i>	Commercial
<i>Building Size</i>	2,870 sq. ft.
<i>Building Coverage</i>	24.4%
<i>Parking Coverage</i>	31.1%
<i>Total Site Coverage</i>	55%
<i>Proposed Handicapped Spaces</i>	1
<i>Proposed Parking</i>	11
<i>Required Parking</i>	10

BACKGROUND

February 5, 2008 (**CPA/05/08; Item 2.14**) - The Authority resolved to adjourn an application for a commercial building and invite the applicant to appear before the

Authority to discuss concerns regarding the suitability of the proposed building.

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

Conditions (1-2) listed below shall be met before building permit drawings can be submitted to the Building Control Unit.

- 1) The applicant shall submit, in accordance with the requirements of the National Roads Authority and approved by the Central Planning Authority, a Stormwater Management plan designed to contain 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/or surrounding roads, are not subject to stormwater runoff from the subject site. The plan shall include provisions for controlling roof runoff.
- 2) 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.*
- 3) The applicant is required to obtain a Building Permit from the Chief Building Control Officer. Construction shall not commence prior to the issuance of a Building Permit.
- 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 which you will receive when you have complied with all of the above conditions.

Additionally, once construction has started, conditions (5-12) shall be complied with before a final Certificate of Occupancy can be issued.

- 5) The applicant shall provide a septic tank with a capacity of at least 1,000 US gallons for the proposed. The septic tank shall be constructed in strict accordance with the Water Authority's standards.
- 6) All treated effluent shall be discharged into a disposal well by gravity-flow. The disposal well shall be constructed in strict accordance with the Water Authority's standards. The discharge pipe from the treatment system shall enter the disposal well at a height of at least two feet above the water table level in the well. The plans submitted do not indicate the type of tenants that will occupy the building. The applicant is advised that in the event a food service is allowed, initially, or in the future, installation of an in-the-ground grease interceptor will be required. The applicant should liaise with the Water Authority prior to construction to discuss this requirement, as after-the-fact installation can be disruptive and expensive.
- 7) A six-foot wide concrete sidewalk along the road side property lines, and a 4 feet minimum in width landscape strip along the inside edge of the sidewalk.

- 8) The parking lot and driveway aisles surfaced with asphaltic concrete or equivalent and tire stops provided for each parking space which shall be striped.
- 9) Construction of the sidewalk, drain and driveway shall be to the satisfaction of the Director of Planning in consultation with the National Roads Authority
- 10) The approved stormwater management system shall be installed on site.
- 11) Construct a gentle 'hump' at the entrance (along the entire width of the driveway) in order to prevent stormwater runoff from and onto the adjacent road.
- 12) Curbing is required for the driveway and parking areas to control stormwater runoff.

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

The applicant is reminded that the finished floor level should be at least five feet (5') above mean sea level, [i.e. two feet (2') above the Vidal Bench Mark].

Provision shall be made for the **removal of solid waste**, including **construction and demolition waste**, from the site on a regular basis during the construction period.

The applicant shall provide adequate number of **sanitary facilities during the construction stage.**

The applicant is reminded that the proposed development is subject to compliance with the Public Health Law, Fire Brigade Law, Water Authority Law and Roads Law.

To prevent potential delays and save money, the applicant may wish to coordinate with the following agencies prior to commencing any construction: **Caribbean Utilities Company, a Telecommunication Company of your preference and the Cayman Water Company and/or the Water Authority - Cayman.**

2. 11 CREWE RD TILE & BLDG MATERIALS Block 20E Parcel 324 (F08-0065) (P08-0186) (\$16,000,000) (DE)

Application for a commercial office development and a generator.

Appearance at 3:00

Mr. Darrell Ebanks and Mr. Attlee Bodden declared a conflict and left the meeting room.

FACTS

<i>Location</i>	Crewe Road next to Blackbeard Retail Stores
<i>Zoning</i>	MDR
<i>Notice Requirements</i>	No Objectors
<i>Parcel Size</i>	103.000 sq. ft.
<i>Current Use</i>	Commercial/Vacant
<i>Proposed Use</i>	Commercial
<i>Building Size</i>	81,958 sq. ft.
<i>Building Coverage</i>	30%
<i>Parking Coverage</i>	59%
<i>Total Site Coverage</i>	89%
<i>Existing Parking</i>	42
<i>Proposed Handicapped Spaces</i>	6
<i>Proposed Parking</i>	195
<i>Required Handicapped Spaces</i>	6
<i>Required Parking</i>	195

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

1. The applicant shall submit a revised site plan showing:
 - a) A maximum total site coverage of 75% and grasscrete shall not be used to achieve this maximum site coverage.
 - b) A minimum setback of 20 feet from the property boundaries adjacent to Grace Street and Parcels 180 and 186.
 - c) A minimum of 237 parking spaces.

2.0 APPLICATIONS

REGULAR AGENDA (Items 2.12 to 2.27)

2.12 ACE SCREEN PRINT Block 14CF Parcel 22 (F95-0265) (P07-0988) (\$397,950) (CS)

Application for a 2,664 sq. ft. 2-storey commercial addition and a 1,581 sq. ft. after-the-fact commercial addition.

FACTS

<i>Location</i>	In George Town Central, at the southwest corner of Godfrey Nixon Way and Eastern Avenue
<i>Zoning</i>	G COM
<i>Notice Requirements</i>	No Objectors
<i>Advertisements</i>	NA
<i>Parcel Size</i>	10,890 sq. ft.
<i>Current Use</i>	Retail
<i>Proposed Use</i>	Retail/Storage
<i>Building Size</i>	3,790 sq. ft.
<i>Building Coverage</i>	31%
<i>Parking Coverage</i>	37%
<i>Total Site Coverage</i>	68%
<i>Proposed Handicapped Spaces</i>	1
<i>Proposed Parking</i>	13
<i>Required Parking</i>	14

BACKGROUND

1992 A commercial building was approved.

June 29, 2005 (**CPA/15/05; Item 2.20**) - CPA granted planning permission for a second storey commercial addition. Planning permission has expired as a building permit was never obtained.

February 8, 2006 (**CE06-0016**) - The CPA resolved to issue an Enforcement Notice for the construction of a second storey commercial addition due to the required planning conditions were not met nor a building permit obtained.

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

1. Prior to the application being considered further, the applicant is required to demonstrate that the construction of the existing building complies with the requirements of the Chief Building Control Officer.

2. 13 CAYMAN FALLS LTD Block 13EH Parcel 166 (F95-0078) (P07-1614) (\$3,630,000) (BES)

Application for a water sports building with an apartment on the upper floor, a restaurant/bar and three seaside gazebos.

Mr. Attlee Bodden declared a conflict and left the meeting room.

FACTS

<i>Location</i>	North Church Street, George Town
<i>Zoning</i>	G COM
<i>Notice Requirements</i>	No Objectors
<i>Parcel Size</i>	1.0400 acres
<i>Current Use</i>	Apartments
<i>Proposed Use</i>	Water Sports Building
<i>Building Size</i>	16,496 sq. ft.
<i>Building Coverage</i>	21.9%
<i>Parking Coverage</i>	30.2%
<i>Total Site Coverage</i>	521%
<i>Proposed Parking</i>	41
<i>Required Parking</i>	41

BACKGROUND

July 11, 2001 (CPA/23/01; Item 7.02) - The Authority refused an application for water sports cabanas, for the following reasons:

1. The proposed cabanas are intended to be used for water sports activities. As such, the proposed use is not consistent with the permitted uses in a General Commercial zone and would be more appropriately situated within a Hotel/Tourism development zone or Marine Commercial zone. More specifically, Regulation 9(3) states that "Entertainment facilities which are related primarily to the needs of the tourism industry should normally be located within a Hotel/Tourism development zone".
2. Regulation 9(4) states that "Applications in respect of entertainment facilities outside an Hotel/Tourism will be considered on their merits, having regard to the character of the surrounding area and any relevant regulations". The Authority is of the opinion that the amount of pedestrian and vehicular traffic associated with the proposed use would be incompatible with the adjacent development. Further, the layout of the site does not have the proper turning radii or parking area required for taxi buses and other vehicles associated with the proposed use, thereby contributing to traffic safety problems. For these

reasons, the Authority is of the opinion that the proposed use would have a negative impact on the character of the surrounding area.

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

1. The applicant is required to submit a revised site plan showing:
 - a) All structures complying with the minimum required setback from the High Water Mark.
 - b) Additional parking spaces based on the square footage calculation of the upper levels of the gazebos.
 - c) Bus parking for two (2) buses and drop off area, which must be in addition to the minimum required number of parking spaces.

2. 14 BURNADETTE WOOD Block 43A Parcel 9 (F03-0166) (P08-0119) (\$150,000) (CS)

Application for a 30' deep test pit.

FACTS

<i>Location</i>	In Bodden Town adjacent to the Carlos Whittaker Quarry
<i>Zoning</i>	A/R
<i>Parcel Size</i>	89.9000 acres
<i>Current Use</i>	Quarry
<i>Proposed Use</i>	Quarry

BACKGROUND

June 11, 2003 (**CPA/17/03; Item 3.17**) - The CPA approved an application for three lots on the subject property.

July 9, 2003 (**CPA/19/03; Item 3.13**) - The Authority modified planning permission of July 9, 2003 with conditions.

November 24, 2004 (**CPA/26/04; Item 2.1**) - The Authority granted planning permission for a 20-foot deep excavation.

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

- 1) Prior to the commencement of any the excavation operation, the applicant shall submit the following:
 - a) The applicant shall obtain the necessary licensing approvals from the Water Authority.

- b) The applicant shall advise the Director of Planning in writing of the date that the excavation will commence.
- 2) Subsequent to the excavation commencing, the following conditions must be satisfied:
 - a) Every six months from the date of commencement of the excavation, the applicant shall provide a plan prepared by a licensed land surveyor showing lake depths at regular intervals. The lake depths shall not be more than 30'.
 - b) The remaining application fee shall be paid 6 months after the commencement of the excavation.

2. 15 CHRIS & TINA CAMPBELL Block 19E Parcel 87 (F08-0070) (P08-0207) (\$120,508) (DE)

Application for change-of-use from residential to industrial.

FACTS

<i>Location</i>	North Sound Road
<i>Zoning</i>	HI
<i>Notice Requirements</i>	No Objectors
<i>Parcel Size</i>	.3000 acres
<i>Current Use</i>	Residential
<i>Proposed Use</i>	Industrial
<i>Building Size</i>	1,269 sq. ft.
<i>Building Coverage</i>	10%
<i>Parking Coverage</i>	11%
<i>Total Site Coverage</i>	21%
<i>Existing Parking</i>	1
<i>Proposed Handicapped Spaces</i>	1
<i>Proposed Parking</i>	4
<i>Required Handicapped Spaces</i>	1
<i>Required Parking</i>	4

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

Conditions (1-3) listed below shall be met before building permit drawings can be submitted to the Building Control Unit.

- 1) The applicant shall submit a revised site plan indicating the garbage facility located in accordance with the requirements of the Chief Environmental Health Officer and approved by the Director of Planning.
- 2) The applicant shall submit, in accordance with the requirements of the National Roads Authority and approved by the Central Planning Authority, a Stormwater Management plan designed to contain 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/or surrounding roads, are not subject to stormwater runoff from the subject site. The plan shall include provisions for controlling roof runoff.
- 3) 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.*
- 4) The applicant is required to obtain a Building Permit from the Chief Building Control Officer. Construction shall not commence prior to the issuance of a Building Permit.
- 5) Unless specifically authorized otherwise in writing by the Central Planning Authority, the Development shall be carried out strictly in accordance with the approved plans which you will receive when you have complied with all of the above conditions.

Additionally, once construction has started, conditions (6-13) shall be complied with before a final Certificate of Occupancy can be issued.

- 6) If the applicant proposes to utilize an existing septic tank and/or disposal well, they shall verify that it meets Water Authority's standards. In this case the septic tank should have a volume of no less than 750 US Gallons.
- 7) The installation of floor drains in service areas of a facility should be avoided, if possible. If floor drains are installed, they shall be plumbed to an oil/water separator. The applicant is required to contact the Water Authority to provide details on wash equipment that will be installed (e.g., hose, high-pressure wash wands, mop sink) for determination of the capacity of separator required. Best Management Practices (BMPs) shall be used at industrial facilities to prevent contamination of water resources by accidental or intentional spills of hazardous materials stored / used at the facility. BMP brochures can be obtained by contacting the Water Authority's Development Control Division at 949-6352.
- 8) A six-foot wide concrete sidewalk along the road side property lines, and a 4 feet minimum in width landscape strip along the inside edge of the sidewalk.
- 9) The parking lot and driveway aisles surfaced with asphaltic concrete or equivalent and tire stops provided for each parking space which shall be striped.

- 10) Construction of the sidewalk, drain and driveway shall be to the satisfaction of the Director of Planning in consultation with the National Roads Authority
- 11) The approved stormwater management system shall be installed on site.
- 12) Construct a gentle 'hump' at the entrance (along the entire width of the driveway) in order to prevent stormwater runoff from and onto the adjacent road.
- 13) Curbing is required for the driveway and parking areas to control stormwater runoff.

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

The applicant is reminded that the finished floor level should be at least five feet (5') above mean sea level, [i.e. two feet (2') above the Vidal Bench Mark].

Provision shall be made for the **removal of solid waste**, including **construction and demolition waste**, from the site on a regular basis during the construction period.

The applicant shall provide adequate number of **sanitary facilities during the construction stage.**

The applicant is reminded that the proposed development is subject to compliance with the Public Health Law, Fire Brigade Law, Water Authority Law and Roads Law.

To prevent potential delays and save money, the applicant may wish to coordinate with the following agencies prior to commencing any construction: **Caribbean Utilities Company, a Telecommunication Company of your preference and the Cayman Water Company and/or the Water Authority - Cayman.**

2. 16 MANUELA CORNNELSSSEN Block 12E Parcel 39 (F05-0136) (P08-0238) (CS)

Application for a fifth floor addition.

FACTS

<i>Location</i>	On Lizard Run in Seven Mile Beach
<i>Zoning</i>	H/T
<i>Notice Requirements</i>	NA
<i>Advertisements</i>	NA
<i>Parcel Size</i>	6,098 sq. ft.
<i>Current Use</i>	Duplex
<i>Proposed Use</i>	Duplex
<i>Building Size</i>	1,179 sq. ft.
<i>Existing Parking</i>	4
<i>Required Parking</i>	2

BACKGROUND

July 13, 2005 (CPA/16/05; Item 2.31) - The Authority granted planning permission for a 4-storey duplex.

Decision: It was resolved to adjourn the application and invite the applicant to appear before the Authority to discuss concerns that the proposed addition is intended to be used as a separate dwelling unit.

2. 17 ROBERT TRAPP Block 68A Parcel 113 (F03-0352) (P08-0268) (\$35,000) (KB)

Application for a sea wall.

FACTS

<i>Location</i>	Sea View Road, East End
<i>Zoning</i>	LDR
<i>Notice Requirements</i>	NA
<i>Parcel Size</i>	.6600 acres
<i>Current Use</i>	Residence
<i>Proposed Use</i>	Sea Wall

Decision: It was resolved to adjourn the application and invite the applicant to appear before the Authority to discuss concerns regarding the appropriateness of an 8' wall along this portion of the coastline. To assist in further consideration of the proposal, the applicant is requested to submit photographs of the site and a cross-section of the site showing the wall in relation to the house and shoreline.

2. 18 DAVID & KELLY WALKER Block 15D Parcel 110 (FA92-0272) (P08-0273) (P08-0286) (P08-0287) (\$2,000,000) (KB)

Application for a four-bedroom house, swimming pool, and a new wall/fence.

FACTS

<i>Location</i>	South Sound Road, between Lakefront Drive and The Avenue
<i>Zoning</i>	BR/R
<i>Notice Requirements</i>	NA
<i>Advertisements</i>	NA
<i>Parcel Size</i>	.3900 acres
<i>Current Use</i>	Destroyed House
<i>Proposed Use</i>	House
<i>Building Size</i>	11,815 sq. ft.
<i>Density</i>	2.5
<i>Building Coverage</i>	30%
<i>Total Site Coverage</i>	30%
<i>Proposed Parking</i>	2
<i>Required Parking</i>	1

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

1. As the Authority does not have the legal discretion to vary the requirements of Regulation 15(4)(b)(i) of the Development and Planning Regulations (2006 revision), the applicant is requested to submit a revised site plan showing all structures, including septic tanks, on the subject parcel and the adjacent property, Parcel 109, complying with a minimum side setback of 20 feet. For the applicant's consideration, the Authority is currently pursuing an amendment to the aforementioned Regulation that would then provide the Authority with the discretion to vary side setbacks, however, the timing of the eventual approval of the proposed amendment is not known at this time.

2. 19 GEORGE HOLMES Block 4B Parcel 616 (F08-0005) (P08-0011) (\$1,938,464) (DE)

Application for four (4) 2 storey-houses, one (1) swimming pool and pool deck, two (2) cabanas, and a 5' high retaining wall.

Mr. Fred Whittaker declared a conflict and left the meeting room.

FACTS

<i>Location</i>	Anderson Road, West Bay
<i>Zoning</i>	BRR
<i>Notice Requirements</i>	NA
<i>Parcel Size</i>	.9300 acres
<i>Current Use</i>	Vacant
<i>Proposed Use</i>	Houses, Pool, Cabanas and Wall
<i>Building Size</i>	17,622 sq. ft.
<i>Density</i>	4.3
<i>Building Coverage</i>	14%
<i>Total Site Coverage</i>	14%
<i>Proposed Handicapped Spaces</i>	2
<i>Proposed Parking</i>	16
<i>Required Parking</i>	4

BACKGROUND

March 5, 2008 (**CPA/08/08; Item 2.17**) - It was resolved to adjourn the application, for the following reasons:

1. The Department is to obtain the comments from the Chief Fire Officer.
2. The applicant shall submit a revised site plan that complies with minimum required side setbacks.
3. The applicant shall submit plans depicting the appearance of the wall and a maximum height of 4 feet.

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

Conditions (1-4) listed below shall be met before building permit drawings can be submitted to the Building Control Unit.

- 1) The applicant shall submit a site plan that shows a) the location and dimensions of the wastewater treatment system and b) the location of the disposal system to be installed in accordance with the Water Authority's

standards. The treatment system must be labelled as either a septic tank or an aerobic wastewater treatment system, whichever is applicable.

- 2) The applicant shall submit, in accordance with the requirements of the National Roads Authority and approved by the Central Planning Authority, a Stormwater Management plan designed to contain 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/or surrounding roads, are not subject to stormwater runoff from the subject site. The plan shall include provisions for controlling roof runoff.
- 3) 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.*
- 4) 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.

In addition to Building Permit requirements, condition (5) listed below shall be met before a Building Permit can be issued.

- 5) 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.
- 6) The applicant is required to obtain a Building Permit from the Chief Building Control Officer. Construction shall not commence prior to the issuance of a Building Permit.
- 7) Unless specifically authorized otherwise in writing by the Central Planning Authority, the Development shall be carried out strictly in accordance with the approved plans which you will receive when you have complied with all of the above conditions.

Additionally, once construction has started, conditions (8-14) shall be complied with before a final Certificate of Occupancy can be issued.

- 8) The applicant shall install the approved wastewater treatment system and disposal system in accordance with the requirements of the Water Authority and the recommendations/instructions of the manufacturer of the wastewater treatment system.
- 9) A six-foot wide concrete sidewalk along the road side property lines, and a 4 feet minimum in width landscape strip along the inside edge of the sidewalk.
- 10) The parking lot and driveway aisles surfaced with asphaltic concrete or equivalent and tire stops provided for each parking space which shall be

striped.

- 11) Construction of the sidewalk, drain and driveway shall be to the satisfaction of the Director of Planning in consultation with the National Roads Authority
- 12) The approved stormwater management system shall be installed on site.
- 13) Construct a gentle 'hump' at the entrance (along the entire width of the driveway) in order to prevent stormwater runoff from and onto the adjacent road.
- 14) Curbing is required for the driveway and parking areas to control stormwater runoff.

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

The applicant is reminded that the finished floor level should be at least five feet (5') above mean sea level, [i.e. two feet (2') above the Vidal Bench Mark].

Provision shall be made for the **removal of solid waste**, including **construction and demolition waste**, from the site on a regular basis during the construction period.

The applicant shall provide adequate number of **sanitary facilities during the construction stage.**

The applicant is reminded that the proposed development is subject to compliance with the Public Health Law, Fire Brigade Law, Water Authority Law and Roads Law.

To prevent potential delays and save money, the applicant may wish to coordinate with the following agencies prior to commencing any construction: **Caribbean Utilities Company, a Telecommunication Company of your preference and the Cayman Water Company and/or the Water Authority - Cayman.**

2. 20 WESLEYAN HOLINESS CHURCH Block 5B Parcel 286 (F01-0082) (P08-0064) (KB)

Application for a sign.

FACTS

<i>Location</i>	Northwest Point Road, West Bay
<i>Zoning</i>	INST
<i>Notice Requirements</i>	No Objectors
<i>Advertisements</i>	NA
<i>Parcel Size</i>	3.0000 acres
<i>Current Use</i>	Church
<i>Proposed Use</i>	Sign
<i>Sign Size</i>	32 sq. ft.

Decision: It was resolved to adjourn the application and invite the applicant to appear before the Authority to discuss concerns regarding the need for the proposed sign.

2. 21 COLDWELL BANKER Block 43A Parcel 6 (F08-0021) (P08-0066) (\$1,500,000) (KB)

Application for an eighty eight (88) lot subdivision.

FACTS

<i>Location</i>	Bodden Town, just west of Lookout Gardens, North of Anton Bodden Drive
<i>Zoning</i>	MDR
<i>Notice Requirements</i>	No Objectors
<i>Parcel Size</i>	26.0000
<i>Current Use</i>	Vacant
<i>Proposed Use</i>	Single Family
<i>Number of Lots</i>	88

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

- 1) Prior to the commencement of any site works such as filling, grading and road construction, the applicant shall submit the following:

- a) A revised plan showing the southernmost road terminus extended to Block 37A 37 and the existing right-of-way in favour of 37A 37 relocated within the subdivision road and extended through proposed lot 11.
 - b) Documentation demonstrating that the owner of 37A 37 agrees to the relocation of the existing right-of-way through the subdivision road and extended through proposed lot 11.
 - c) A stormwater management plan prepared in accordance with the requirements of the Managing Director, NRA, in consultation with MRCU, and approved by the Central Planning Authority. The plan shall be designed to embrace storm water runoff produced from a rainfall intensity of 2 inches per hour for one hour of duration and should include, but not be limited to, the location of all drainage facilities and general grading details of the site (roads included). In general, the entire site shall be graded in such a manner that stormwater runoff is no more than that which occurred during predevelopment conditions along private boundaries with any excess runoff directed to one central drainage facility or a series of facilities.
- 2) Prior to the subdivision plan being finalized, the following conditions shall be satisfied:
- a) The property shall be filled in such a manner as to ensure that the subdivision road and a reasonable building envelope for each lot are filled to 4 feet above mean sea level, with the remaining subdivision land being filled and/or graded to a level that will assist in the drainage of the subdivision per the stormwater management plan required in condition 1) a) above. After filling the site, the applicant shall submit a plan prepared by a registered land surveyor indicating spot heights at regular intervals, including the finished grade of constructed access road (s), if any.
 - b) The approved stormwater management system shall be installed on site.
 - c) The Land for Public Purposes shall be left in its natural state.
 - d) The final subdivision plan shall indicate a vehicular easement over the subdivision access road in favour of each lot. The final plan must be accompanied with the requisite grant of easement forms detailing the easements to be registered.
 - e) The applicant shall provide a copy of the submission made to the Registrar of Lands to relocate the existing right-of-way in favour of 37A 37 as detailed in conditions 1) a) and b) provide above.
 - f) The access road (s) abutting the proposed lots shall have a minimum of a 30' demarcated road parcel and shall be constructed with asphalt and approved by the Central Planning Authority prior to the lots being registered. The applicant shall liaise with the Managing Director, National Roads Authority (NRA), at predetermined stages of road construction to ensure compliance with the requisite standards. Failure to do so may render the project unacceptable. Please be advised that the road base shall

be constructed to National Roads Authority (NRA) minimum design and construction specifications for subdivision roads. The NRA shall inspect and certify road base construction prior to road surfacing activities.

- g) The applicant shall provide water infrastructure for the entire sub-division. The applicant shall submit plans for the water supply system for approval by the Water Authority. The water supply system shall be installed to the Water Authority’s specifications, under the Water Authority’s supervision. Copies of these specifications are available at the Water Authority’s office on Red Gate Road.
- h) The applicant shall request to have the sub-division connected to the Water Authority’s public water system. This request will be acted upon after the pipelines on the sub-division have been installed in accordance with the WAC specifications and have passed all specified tests.
- i) The surveyor's final drawing shall be submitted to the Planning Department for approval prior to the survey being registered. The applicant shall notify the Chief Surveyor in writing once survey Kaps have been placed in the ground in order for the survey to complete its authentication process and to thereby initiate lifting of the Parcel Survey Restrictions by the Registrar of Lands.

2. 22 BDCL ARCHITECTS Block 17A Parcel 13 (F08-0023) (P08-0072) (\$25,000,000) (CS)

Application for a 145 room hotel and pool

FACTS

<i>Location</i>	On Crighton Drive in West Bay Beach North
<i>Zoning</i>	H/T
<i>Notice Requirements</i>	No Objectors
<i>Parcel Size</i>	3.0000 acres
<i>Current Use</i>	Vacant
<i>Proposed Use</i>	Hotel
<i>Building Size</i>	163,146 sq. ft.
<i>Building Coverage</i>	17%
<i>Proposed Parking</i>	94
<i>Required Parking</i>	93
<i>Number of Units</i>	121

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

1. The applicant is invited to appear before the Authority to discuss concerns regarding the design of what would be the first 7 storey building to be located on the North Sound. There are further concerns regarding the plans showing a lack of hotel functionality and amenities and a lack of adequate parking should the proposal be considered apartments and not a hotel.
2. The site plan needs to be revised so the main building is setback a minimum of 190 feet from the closest point of the high water mark and the pool setback a minimum of 130 feet from the closest point of the high water mark.
3. The Authority encourages the applicant to incorporate “green” building practices into the proposal.

2. 23 JAMES POWELL Block 4E Parcel 197 (F07-0423) (P08-0148) (\$5,000) (KB)

Application for a four (4) lot subdivision.

FACTS

<i>Location</i>	Reverand Blackman Road near intersection at Town Hall Road, West Bay North West
<i>Zoning</i>	HDR
<i>Notice Requirements</i>	No Objectors
<i>Advertisements</i>	NA
<i>Parcel Size</i>	3.7500 acres
<i>Current Use</i>	Church/Vacant
<i>Proposed Use</i>	Same

BACKGROUND

October 3, 2007 (CPA/28/07; Item 2.2) - The Authority granted planning permission for a two-lot subdivision. This application has been withdrawn in order to proceed with the current application.

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

- 1) Lot 'A' and Lot 'C' shall be combined with Block 4E Parcel 180.
- 2) The applicant shall submit a revised plan showing the proposed thirty-foot vehicular right-of-way over Block 4E Parcel 180 extended to Lot 'B'.
- 3) Lots 'B' and 'D' shall be granted a 30' vehicular right-of-way over Block 4E Parcel 180.
- 4) The surveyor's final drawing shall be submitted to the Planning Department for approval prior to the survey being registered.

2. 24 DUEL RIVERS Block 1C Parcel 158 (F98-0101) (P08-0188) (KB)

Application for four apartments.

Mr. Darrell Ebanks and Mr. Arden Parsons declared a conflict and left the meeting room.

FACTS

<i>Location</i>	Boatswain Bay Road, near intersection with Watercourse Road, West Bay North West
<i>Zoning</i>	HDR
<i>Notice Requirements</i>	No Objectors
<i>Parcel Size</i>	19,166.4 sq. ft.
<i>Current Use</i>	Damaged House
<i>Proposed Use</i>	Apartments
<i>Building Size</i>	1,753 sq. ft.
<i>Density</i>	9
<i>Allowable Density</i>	25
<i>Building Coverage</i>	9%
<i>Parking Coverage</i>	23%
<i>Total Site Coverage</i>	32%
<i>Proposed Handicapped Spaces</i>	1
<i>Proposed Parking</i>	7
<i>Required Handicapped Spaces</i>	1
<i>Required Parking</i>	6
<i>Number of Units</i>	4

BACKGROUND

March 18, 1998 (CPA/07/98) - The Authority granted planning permission for an after-the-fact conversion of a portion of an existing house to a second unit.

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

Conditions (1-2) listed below shall be met before building permit drawings can be submitted to the Building Control Unit.

- 1) The applicant shall submit, in accordance with the requirements of the National Roads Authority and approved by the Central Planning Authority, a Stormwater Management plan designed to contain 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/or surrounding roads, are not subject to stormwater runoff from the subject site. The plan shall include provisions for controlling roof runoff.

- 2) 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.*
- 3) The applicant is required to obtain a Building Permit from the Chief Building Control Officer. Construction shall not commence prior to the issuance of a Building Permit.
- 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 which you will receive when you have complied with all of the above conditions.

Additionally, once construction has started, conditions (5-11) shall be complied with before a final Certificate of Occupancy can be issued.

- 5) If the applicant proposes to utilize an existing septic tank and/or disposal well, they shall verify that it meets Water Authority's standards.
- 6) A six-foot wide concrete sidewalk along the road that allows for the future road widening, and a 4 feet minimum in width landscape strip along the inside edge of the sidewalk.
- 7) The parking lot and driveway aisles surfaced with asphaltic concrete or equivalent and tire stops provided for each parking space which shall be striped.
- 8) Construction of the sidewalk, drain and driveway shall be to the satisfaction of the Director of Planning in consultation with the National Roads Authority
- 9) The approved stormwater management system shall be installed on site.
- 10) Construct a gentle 'hump' at the entrance (along the entire width of the driveway) in order to prevent stormwater runoff from and onto the adjacent road.
- 11) Curbing is required for the driveway and parking areas to control stormwater runoff.

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

The applicant is reminded that the finished floor level should be at least five feet (5') above mean sea level, [i.e. two feet (2') above the Vidal Bench Mark].

Provision shall be made for the **removal of solid waste**, including **construction and demolition waste**, from the site on a regular basis during the construction period.

The applicant shall provide adequate number of **sanitary facilities during the construction stage**.

The applicant is reminded that the proposed development is subject to compliance with the Public Health Law, Fire Brigade Law, Water Authority Law and Roads Law.

To prevent potential delays and save money, the applicant may wish to coordinate with the following agencies prior to commencing any construction: **Caribbean Utilities Company, a Telecommunication Company of your preference and the Cayman Water Company and/or the Water Authority - Cayman.**

2. 25 BOOTH HURLSTONE Block 27D Parcel 156 (FA90-0113) (P08-0192) (\$3,000) (KB)

Application for a two (2) lot subdivision.

Mr. Eldon Rankin declared a conflict and left the meeting room.

FACTS

<i>Location</i>	College Close, Savannah
<i>Zoning</i>	LDR
<i>Notice Requirements</i>	No Objectors
<i>Advertisements</i>	NA
<i>Parcel Size</i>	.6000 acres
<i>Current Use</i>	Vacant
<i>Proposed Use</i>	Single Family

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

- 1) The applicant shall submit a revised plan with an improved truncation of lot A. The applicant is directed to liaise with the Department in this regard.
- 2) The surveyor's final drawing shall be submitted to the Planning Department for approval prior to the survey being registered.

2. 26 JANNET & ALVIN BERRY Block 14C Parcel 90 (F00-0074) (P08-0274) (\$120,000) (DE)

Application to rebuild a house.

FACTS

<i>Location</i>	At the end of Whitman Seymour Road, George Town
<i>Zoning</i>	G COM
<i>Notice Requirements</i>	NA
<i>Advertisements</i>	NA
<i>Parcel Size</i>	.8000 acres
<i>Current Use</i>	Houses
<i>Proposed Use</i>	House
<i>Building Size</i>	900 sq. ft.
<i>Density</i>	7
<i>Building Coverage</i>	17%
<i>Total Site Coverage</i>	17%
<i>Existing Parking</i>	4
<i>Proposed Parking</i>	1
<i>Required Parking</i>	1

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

- 1) The applicant is required to obtain a Building Permit from the Chief Building Control Officer. Construction shall not commence prior to the issuance of a Building 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 which you will receive when you have complied with the above condition.

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

The applicant is reminded that the finished floor level should be at least five feet (5') above mean sea level, [i.e. two feet (2') above the Vidal Bench Mark].

2. 27 ALVIN BARNES Block 14E Parcel 438 (F07-0537) (P08-0133) (KB)

Application for one unit of an existing duplex (hurricane rebuild).

FACTS

<i>Location</i>	Short Lane, Windsor Park, George Town South
<i>Zoning</i>	HDR
<i>Notice Requirements</i>	No Objectors
<i>Advertisements</i>	NA
<i>Parcel Size</i>	.1100 acres
<i>Current Use</i>	Duplex
<i>Proposed Use</i>	Duplex
<i>Building Size</i>	422 sq. ft.
<i>Building Coverage</i>	32%
<i>Total Site Coverage</i>	32%
<i>Existing Parking</i>	1
<i>Proposed Parking</i>	1
<i>Required Parking</i>	3

BACKGROUND

November 28, 2007 (CPA/35/07; Item 2.27) - The Authority granted planning permission for an after-the-fact two-bedroom house.

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

- 1) The applicant is required to obtain a Building Permit from the Chief Building Control Officer. Construction shall not commence prior to the issuance of a Building 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 which you will receive when you have complied with the above condition.

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

The applicant is reminded that the finished floor level should be at least five feet (5') above mean sea level, [i.e. two feet (2') above the Vidal Bench Mark].

2. 28 ORION DEVELOPERS LTD Block 12C Parcel 394 (F97-0378) (P08-0229) (KS)

Application for signs, garages and sales office.

Mr. Darrell Ebanks declared a conflict and left the meeting room.

FACTS

<i>Location</i>	West Bay Road
<i>Notice Requirements</i>	No Objectors

Decision: It was resolved to adjourn the application and invite the applicant to appear before the Authority to discuss concerns regarding the need for the proposed signs.

2. 29 SAMUEL THEVASAEYAN Block 12C Parcel 356 (F00-0157) (P08-0298) (CS)

Application for a 90 sq. ft. addition.

Mr. Darrell Ebanks declared a conflict and left the meeting room.

FACTS

<i>Location</i>	At the end of Earth Close in Seven Mile Beach
<i>Zoning</i>	N COM
<i>Notice Requirements</i>	No Objectors
<i>Advertisements</i>	NA
<i>Parcel Size</i>	20,800 sq. ft.
<i>Current Use</i>	Office
<i>Proposed Use</i>	Office
<i>Building Size</i>	90 sq. ft.
<i>Building Coverage</i>	31.6%
<i>Parking Coverage</i>	61.6%
<i>Total Site Coverage</i>	93.2%
<i>Proposed Parking</i>	64
<i>Required Parking</i>	63

BACKGROUND

October 31, 2007 (**CPA/31/07; Item 2.31**) - The Authority granted planning permission for a 4 storey commercial building.

Decision: It was resolved that having regard to the Development Plan and other material considerations it is expedient to modify planning permission. Now therefore the Central Planning Authority in pursuance of Section 17 of the Development and Planning Law (2005 Revision) hereby orders that planning permission CPA/31/07; item 2.31 be modified to allow a 90 square foot addition for an electrical room.

All other conditions of CPA/31/07; item 2.31 remain applicable.

3.0 ENFORCEMENTS

4.0 DEVELOPMENT PLAN MATTERS

5.0 PLANNING APPEAL MATTERS

6.0 MATTERS FROM THE DIRECTOR OF PLANNING

7.0 CPA MEMBERS INFORMATION/DISCUSSIONS