

Central Planning Authority

Minutes for a meeting of the Central Planning Authority held on December 17, 2008 at 10:30 a.m. in the Conference Room, 1st Floor, Regatta Office Park – Leeward One (formerly Safehaven).

39th Meeting of the Year

CPA/39/08

Mr. Dalkeith Bothwell (Chairman) (left at 3:00)

Mr. Darrell Ebanks (except 2.24)

Mr. Ernley Hurlstone (absent)

Mr. Ray Hydes (arrived 11:00) (Acting Chairman from 3:00)

Mr. Arek Joseph (except 2.2) (left 12:00)

Mr. Trent McCoy

Mr. Rex Miller

Mr. Arden Parsons (apologies)

Mr. Eldon Rankin

Mr. Owen Rankine (except 3.3)

Mr. Robert Watler (apologies)

Mr. Fred Whittaker (except 2.1, 2.2, 2.4, 2.16, 2.25)

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. Matters from the Chairman**
- 8. CPA Members Information/Discussions**

1.0 CONFIRMATION OF MINUTES

1.1 Confirmation of Minutes of CPA/32/08 held on October 1, 2008.

Moved: Arek Joseph

Seconded: Rex Miller

Confirmed

1.2 Confirmation of Minutes of CPA/38/08 held on December 3, 2008.

Moved: Dalkeith Bothwell

Seconded: Owen Rankine

Confirmed

2.0 APPLICATIONS

APPEARANCES (Items 2. 1 TO 2. 6)

2.1 SCOTTS EQUIPMENT LTD Block 70A Parcel 15 Rem 1 (F04-0282) (P04-0695) (\$2,000,000) (BES)

Application for excavation/fill removal.

An appearance was scheduled for 11:00, but the applicant did not attend the meeting.

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

FACTS

Location Off Farm Road, East End

Zoning A/R

Notice Requirements No Objectors

Parcel Size 94.6000 acres

BACKGROUND

CPA/26/08; Item 2.8 - The Authority adjourned the application to allow the applicant to appear before the Authority.

CPA/34/08; Item 2.1 - CPA adjourned the application to re-invite the applicant to appear before the Authority.

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

1. The application is contrary to section 4. A. (1) of the Central Planning Authority's Aggregate Policy (adopted by Cabinet on July 26, 2004), which states that no new quarries will be approved until the combined total reserves of all licensed quarries reaches a quantity equal to a 5 year supply (5 million cubic yards). The Aggregate Advisory Committee has indicated that the aggregate reserve limit is currently between 6.4 and 10.8 million cubic yards. As the reserve limit has not reached the bottom threshold of 5 million cubic yards, the subject application is premature and must be refused.

The Authority is aware of the issue of natural justice when processing and considering applications. The applicant has been afforded two opportunities to appear before the Authority to discuss the application and on both occasion chose not to attend the meeting. As such, the Authority is of the opinion that a final decision can be rendered without violating any principles of procedural natural justice.

The Authority wishes to remind the applicant of the right to appeal pursuant to section 48(1) of the Development and Planning Law (2008 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. 2 RUM POINT CLUB LTD Block 33B Parcel 176 (F08-0420) (P08-1194) (P08-1196) (P08-1204) (P08-1205) (\$2,000,000) (BES)

Application for a five-storey mixed-use building with restaurant/bar, twenty six (26) apartments, sign and pool.

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

An appearance was schedule for 11:20. The applicant and his agent were present and prepared to attend the meeting, but the objector was not in attendance. As such, the Authority determined that consideration of the application must be adjourned and the objector afforded one more opportunity to appear before the Authority to discuss the application.

FACTS

<i>Location</i>	Rum Point
<i>Zoning</i>	H/T
<i>Notice Requirements</i>	Objectors
<i>Parcel Size</i>	1.9700 acres
<i>Building Size</i>	92,519 sq. ft.
<i>Density</i>	13.2
<i>Allowable Density</i>	25
<i>Building Coverage</i>	13.2%
<i>Proposed Parking</i>	38
<i>Required Parking</i>	53
<i>Number of Units</i>	26

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

2. 3 JASON WELCOME Block 24E Parcel 63 (F08-0041) (P08-0128) (\$10,000) (KB)

Application for an addition to convert a house into a duplex.

An appearance was scheduled for 11:30, but the applicant's agent advised the Department that he would be unable to attend the meeting.

FACTS

<i>Location</i>	Siberia Avenue, Spotts
<i>Zoning</i>	LDR
<i>Notice Requirements</i>	No Objectors
<i>Advertisements</i>	NA
<i>Parcel Size</i>	12,197 sq. ft.
<i>Current Use</i>	Duplex
<i>Proposed Use</i>	Addition
<i>Building Size</i>	156 sq. ft.
<i>Density</i>	3.6
<i>Building Coverage</i>	15.8%
<i>Existing Parking</i>	2
<i>Required Parking</i>	2

BACKGROUND

April 16, 2008 (**CPA/15/08; Item 2.12**) - The Authority adjourned the application to invite the applicant in to discuss concerns with the proposal.

July 2, 2008 (**CPA/22/08; Item 2.7**) - The Authority adjourned the application in order for the applicant to submit revised plans that clearly depict the intent of the application.

December 3, 2008 (**CPA/38/08; Item 2.9**) - The Authority adjourned the application to invite the applicant in to discuss concerns with the application.

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.
- 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.**

2. 4 ADRIAN PORTER Block 20D Parcel 236 (FA93-0230) (P08-1336) (\$44,436) (KB)

Application for an after-the-fact addition to create a duplex.

Appearance at 11:40

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

FACTS

<i>Location</i>	Damascus Close, off Palm Dale Avenue, George Town East
<i>Zoning</i>	MDR
<i>Notice Requirements</i>	NA
<i>Advertisements</i>	NA
<i>Parcel Size</i>	.3400 acres
<i>Current Use</i>	Residential
<i>Proposed Use</i>	Duplex
<i>Building Size</i>	800 sq. ft.
<i>Building Coverage</i>	10.4%
<i>Existing Parking</i>	2
<i>Required Parking</i>	4

BACKGROUND

October 27, 1993 (**CPA34/93; Item 5.2**) - The Authority granted planning permission for a single-family dwelling.

December 8, 1993 (**CPA/40/93; Item 7.9**) - The Authority granted an amendment to approval for a duplex.

December 3, 2008 (**CPA/38/08; Item 2.13**) - The Authority adjourned the present application in order to invite the applicant in to discuss concerns in person.

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

- 1) The applicant is required to obtain the necessary approvals from the Chief Building Control Officer.
- 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.**

2.5 FITZROY L MUNROE Block 14D Parcel 62 (FA85-0059) (P08-0758) (\$5,000) (BES)

Application for an outdoor patio.

An appearance was schedule for 12:00, but the applicant did not attend the meeting.

FACTS

<i>Location</i>	Smith Road, George Town
<i>Zoning</i>	N COM
<i>Notice Requirements</i>	No Objectors
<i>Parcel Size</i>	.4500 acres
<i>Building Size</i>	152 sq. ft.

BACKGROUND

July 16, 2008 (**CPA/24/08; Item 2.24**) - The CPA adjourned the application to invite the applicant to discuss concerns about the obstruction of the parking area and customer safety due to the proximity of vehicles in the parking area.

October 8, 2008 (**CPA/33/08; Item 2.5**) - CPA adjourned the application re-invite the applicant to appear before the Authority to discuss concerns regarding the obstruction of the parking area and customer safety due to the proximity of vehicles in the parking area.

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

1. The Authority is of the opinion that the proposed seating area being situated immediately adjacent to the parking area will pose an unwarranted safety risk for the clientele using the seating area from vehicles maneuvering near the patio.
2. The proposal does not comply with Regulation 8 (1) (iii) in that the outside seating area will require 1 additional parking space which the applicant has not provided.

The Authority is aware of the issue of natural justice when processing and considering applications. The applicant has been afforded two opportunities to appear before the Authority to discuss the application and on both occasions chose not to attend the meeting. As such, the Authority is of the opinion that a final decision can be rendered without violating any principles of procedural natural justice.

The Authority wishes to remind the applicant of the right to appeal pursuant to section 48(1) of the Development and Planning Law (2008 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. 6 KIM RAMOON Block 13D Parcel 217 (FA88-0063) (P08-1031) (\$90,000) (KB)

Application for three (3) after-the-fact apartments.

Appearance at 1:00

FACTS

<i>Location</i>	Green Wood Drive at Brushy Avenue, George Town
<i>Zoning</i>	HDR
<i>Notice Requirements</i>	No Objectors
<i>Parcel Size</i>	6,534 sq. ft.
<i>Current Use</i>	Residential
<i>Proposed Use</i>	Residential
<i>Building Size</i>	648 sq. ft.
<i>Density</i>	26.6
<i>Allowable Density</i>	25
<i>Building Coverage</i>	44.3%
<i>Parking Coverage</i>	9.8%
<i>Total Site Coverage</i>	54%
<i>Existing Parking</i>	4
<i>Required Handicapped Spaces</i>	1
<i>Required Parking</i>	6
<i>Number of Units</i>	4

BACKGROUND

March 9, 1988 (**CPA/05/88; Item 2.3**) - The Authority granted planning permission for a house.

November 27, 1991 (**CPA/30/91; Item 2.9**) - The Authority granted planning permission for a house extension.

November 23, 1994 (**CPA/36/94; Item 7.1**) - The Authority granted planning permission for an addition to the house.

The application was taken off the agenda for the November 5, 2008 CPA meeting due to the applicant requesting a postponement the day before the meeting.

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

- 1) The structure in the south-west corner of the property shall be removed within 60 days of the date of this decision.
- 2) The applicant is required to obtain the necessary approvals from the Chief Building Control Officer.
- 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.

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

2.0 APPLICATIONS

REGULAR AGENDA (Items 2. 7 TO 2. 23)

2. 7 BELMONT LTD Block 20E Parcel 350 (F08-0453) (P08-1316) (P08-1317) (\$916,439) (KB)

Application for a mixed-use two-story building: six (2) retail/office units and five (5) one-bedroom apartments.

FACTS

<i>Location</i>	Crewe Road at Belmont Road, George Town
<i>Zoning</i>	MDR
<i>Notice Requirements</i>	No Objectors
<i>Parcel Size</i>	17,581 sq. ft.
<i>Current Use</i>	Used Car Lot
<i>Proposed Use</i>	Commercial/Residential
<i>Building Size</i>	8,331 sq. ft.
<i>Density</i>	12.3
<i>Allowable Density</i>	20
<i>Building Coverage</i>	25.3%
<i>Parking Coverage</i>	32%
<i>Total Site Coverage</i>	57%
<i>Proposed Handicapped Spaces</i>	1
<i>Proposed Parking</i>	20
<i>Required Handicapped Spaces</i>	1
<i>Required Parking</i>	20
<i>Number of Units</i>	11

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

- 1) The applicant shall submit revised plans that comply with the requirements of the Chief Building Control Officer regarding a second point of egress.

2. 8 BEACH CLUB ENTERPRISES Block 12E Parcel 4 (FA90-0525) (P08-1416) (KB)

Application for a modification to planning permission to delete condition 1a and modify condition 1b of the CPA approval letter CPA/28/08; Item 2.1 dated September 9, 2008.

FACTS

<i>Location</i>	West Bay Road, south of The Hyatt, North of Lacovia
<i>Zoning</i>	H/T
<i>Notice Requirements</i>	NA
<i>Advertisements</i>	NA
<i>Parcel Size</i>	3.0000 acres
<i>Current Use</i>	Hotel
<i>Proposed Use</i>	Apartments
<i>Density</i>	13.3
<i>Building Coverage</i>	29.23%
<i>Parking Coverage</i>	10.39%
<i>Total Site Coverage</i>	40%
<i>Proposed Handicapped Spaces</i>	4
<i>Proposed Parking</i>	91
<i>Required Handicapped Spaces</i>	4
<i>Required Parking</i>	60

BACKGROUND

September 3, 2008 (**CPA/28/08; Item 2.1**) - The Authority granted planning permission for forty apartments with a basement parking garage, swimming pool, three gazebos and a sign.

Decision #1: 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 (2008 Revision) hereby orders that planning permission CPA/28/08; item 2.1 be modified by replacing condition 1) a) with the following:

“1) a) The existing sidewalk shall be upgraded to the current requirements of the National Roads Authority.”

All other conditions of CPA/28/08; item 2.1 remain applicable.

Decision #2: It was resolved to adhere to condition 1) b) of planning permission CPA/28/08; item 2.1.

2.9 EDMOND JACKSON Block 72B Parcel 43 (F01-0274) (P08-1371) (KB)

Application for a modification to planning permission to reduce the number of lots from the original fourteen to five.

FACTS

<i>Location</i>	Off John Mclean Drive, East End
<i>Zoning</i>	MDR
<i>Notice Requirements</i>	NA
<i>Advertisements</i>	NA
<i>Parcel Size</i>	2.3300 acres
<i>Current Use</i>	Vacant
<i>Proposed Use</i>	Residential
<i>Density</i>	.8

BACKGROUND

March 6, 2002 (**CPA/05/02; Item 5.02(B)**) - The Authority granted planning permission for a fourteen-lot subdivision.

June 15, 2005 (**CPA/14/05; Item 2.18**) - The Authority granted a request to modify planning permission in order to allow Lot 'A' to be finalized without requiring the subdivision road to be constructed or the piped water supply to be installed.

April 2, 2008 (**CPA/13/08; Item 2.5**) - The Authority granted a request to modify planning permission in order to allow parcels 147 and 148 (Lots L and M) to be finalized without requiring the applicant to comply with conditions of approval 2) through 5).

Decision: It was resolved to adjourn the application and invite the applicant to appear before the Authority to discuss concerns regarding the proposal to delete the LPP designation.

2. 10 BEACH CLUB ENTERPRISES LTD Block 11B Parcel 61 (FA92-0015) (P08-1319) (\$600,000) (CS)

Application for a restaurant, cabanas and dive shop.

Appearance at 11:00

FACTS

<i>Location</i>	In West Bay at the intersetion of Raleigh Quay and West Bay Road
<i>Zoning</i>	H/T
<i>Notice Requirements</i>	No Objectors
<i>Parcel Size</i>	3.7500 acres
<i>Current Use</i>	Vacant
<i>Proposed Use</i>	Restaurant Bar
<i>Building Size</i>	5,182 sq. ft.
<i>Building Coverage</i>	3.1%
<i>Parking Coverage</i>	7.5%
<i>Total Site Coverage</i>	11%
<i>Proposed Handicapped Spaces</i>	1
<i>Proposed Parking</i>	35
<i>Required Parking</i>	26

BACKGROUND

There is no applicable planning permission for this site.

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 showing:
 - a) the driveway in front of the building widened to 20 feet;
 - b) a minimum of two dedicated bus parking spaces and one service/delivery parking space; and
 - c) the locations of the steps leading to and over the existing seawall – the steps cannot protrude into the high water mark setback more than 4 feet.
- 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 (6-12) shall be complied with before a final Certificate of Occupancy can be issued.

- 6) The development shall be connected to the West Bay Beach Sewerage System (WBBSS). The applicant is directed to liaise with the Water Authority to ensure compliance with their requirements.
- 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 also 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 CHURCH OF GOD Block 58A Parcel 71 and 73 (FA93-0122) (P08-1349) (\$25,000) (BES)

Application for modification to increase the floor area of church hall.

FACTS

<i>Location</i>	Frank Sound Road
<i>Zoning</i>	A/R
<i>Notice Requirements</i>	No Objectors
<i>Parcel Size</i>	69,000 sq. ft.
<i>Current Use</i>	Church
<i>Proposed Use</i>	Addition to Church Hall
<i>Building Size</i>	1,331 sq. ft.
<i>Building Coverage</i>	12.9%
<i>Parking Coverage</i>	23.5%
<i>Proposed Parking</i>	30
<i>Required Parking</i>	51

BACKGROUND

November 29, 2006 (**CPA/37/06; Item 2.34**) - The CPA granted planning permission for church hall with conditions.

December 10, 2007 - A Building Permit was issued for church hall.

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 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 labeled as either a septic tank or an aerobic wastewater treatment system, whichever is applicable.
- 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.*

In addition to Building Permit requirements, condition (3) listed below shall be met before a Building Permit can be issued.

- 3) 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.
- 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 (6-7) shall be complied with before a final Certificate of Occupancy can be issued.

- 6) 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.
- 7) The central portion of the driveway area surfaced with asphaltic concrete or equivalent (please liaise with the Planning Department for further details). All parking spaces must have tire stops.

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 also 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. 12 JOE ANDERSON Block 37A Parcel 1 (F08-0466) (P08-1350) (\$200,000) (CS)

Application for an eleven (11) lot subdivision.

FACTS

<i>Location</i>	In Lower Valley, Near Will T Road
<i>Zoning</i>	LDR
<i>Parcel Size</i>	4.3110 acres
<i>Current Use</i>	Vacant
<i>Proposed Use</i>	Subdivision
<i>Density</i>	8.4
<i>Allowable Density</i>	4

BACKGROUND

There is no planning history for this site.

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 stormwater management plan prepared in accordance with the requirements of the Managing Director, NRA 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 parcels (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. ***The plan shall include proposed lot grading in order to facilitate the implementation of condition 2) a) below.***

- 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 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.
 - d) 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.
 - e) The 30' vehicular easement over Block 31A Parcel 42 shall be constructed with asphalt and approved by the Central Planning Authority prior to the lots being registered. ***The road shall be constructed in such a manner that there are 15' turning truncations.*** 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.
 - f) 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.

- g) 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.
- h) The surveyor's final drawing **shall include the surveyed dimensions of all lots** and 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. 13 SHIREYNOLDS Block 13EH Parcel 66 (FA88-0403) (P08-1380) (\$11,780) (DE)

Application for a six feet high concrete wall and gate along the front portion of the property.

FACTS

<i>Location</i>	Off Eastern Avenue, George Town
<i>Zoning</i>	G COM
<i>Notice Requirements</i>	No Objectors
<i>Advertisements</i>	NA
<i>Parcel Size</i>	.9000 acres
<i>Current Use</i>	Commercial Existing
<i>Proposed Use</i>	Wall/Gates

Decision: It was resolved to adjourn the application and invite the applicant to appear before the Authority to discuss concerns regarding the height of the wall and the lack of vehicle stacking where the gates are proposed.

**2. 14 RICHARD PURDOM Block 24E Parcel 441 (F08-0467) (P08-1352)
(\$550,000) (DE)**

Application for a house and swimming pool.

FACTS

<i>Location</i>	Amity Street
<i>Zoning</i>	LDR
<i>Notice Requirements</i>	NA
<i>Advertisements</i>	NA
<i>Parcel Size</i>	.3314 acres
<i>Current Use</i>	Vacant
<i>Proposed Use</i>	House
<i>Building Size</i>	4,746 sq. ft.
<i>Density</i>	3
<i>Building Coverage</i>	32%
<i>Total Site Coverage</i>	32%
<i>Proposed Parking</i>	2
<i>Required Parking</i>	1

BACKGROUND

December 3, 2008 (CPA/38/08; Item 2.29) – The Authority adjourned the application, for the following reason:

1. The proposed development shall comply with site coverage requirements.

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

1. The proposed development shall comply with site coverage requirements.

**2. 15 MR. & MRS. S. DODD Block 68A Parcel 123 (F08-0486) (P08-1428)
(\$280,000) (EJ)**

Application for a three-bedroom house and detached double garage with a maid's bedroom.

FACTS

<i>Location</i>	High Rock Drive in East End
<i>Zoning</i>	LDR
<i>Parcel Size</i>	12,514 sq. ft.
<i>Current Use</i>	Vacant
<i>Proposed Use</i>	House
<i>Building Size</i>	2,960 sq. ft.
<i>Density</i>	3.48
<i>Allowable Density</i>	3
<i>Building Coverage</i>	23.65%
<i>Total Site Coverage</i>	24%
<i>Proposed Parking</i>	2
<i>Required Parking</i>	1
<i>Number of Units</i>	2

BACKGROUND

Not applicable.

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. 16 EUGENE & LORI ANN FOLEY Block 14D Parcel 20 (FA94-0184) (P08-0874) (P08-0875) (\$459,778) (BES)

Application for clinical offices and an apartment.

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

FACTS

<i>Location</i>	Smith Road
<i>Zoning</i>	N COM
<i>Notice Requirements</i>	No Objectors
<i>Parcel Size</i>	8,712 sq. ft.
<i>Current Use</i>	Retail Building
<i>Building Size</i>	3,885 sq. ft.
<i>Building Coverage</i>	26.1%
<i>Parking Coverage</i>	29.7%
<i>Total Site Coverage</i>	558%
<i>Proposed Handicapped Spaces</i>	1
<i>Proposed Parking</i>	8
<i>Required Handicapped Spaces</i>	1
<i>Required Parking</i>	10

BACKGROUND

CPA/31/08; Item 2.7 - The CPA adjourned the application for 10 parking spaces.

CPA/38/08; Item 2.30 - The Authority adjourned the application to allow staff and National Roads Authority time to review revised plans.

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.*

In addition to Building Permit requirements, condition (3) listed below shall be met before a Building Permit can be issued.

- 3) 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.
- 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) The applicant shall provide a septic tank with a capacity of at least 1,250 US gallons for the proposed clinical & residential building. The septic tank shall be constructed in strict accordance with the Water Authority's standards.
- 7) 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. Disposal wells shall be located at least 100 feet from the mean high waterline of any water body (sea, lakes, canals, etc.), or as far as practical given the dimensions of the lot.
- 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 also 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. 17 MONTEPELIER PROPERTIES Block 14BH Parcel 159 (FA80-0403) (P08-1292) (\$630,000) (BES)

Application for generator.

FACTS

Location Eizabethan Square

Zoning **G COM**

Notice Requirements No Objectors

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

1. The applicant shall submit a revised site plan showing the generator located such that it does not occupy any parking spaces. Upon receipt of the revised site plan, the Director of Planning is authorized to approve the application administratively.

2. 18 RENAISSANCE DEVELOPMENT Block 10E Parcel 7 (FA76-0047) (P08-1405) (P08-1406) (\$16,500) (BES)

Application for a fence and sign.

FACTS

<i>Location</i>	The Renaissance on West Bay Road
<i>Zoning</i>	H/T
<i>Notice Requirements</i>	No Objectors
<i>Parcel Size</i>	1.5900 acres

BACKGROUND

CPA/07/05 Item 2.19 - The Authority granted planning permission for apartments with conditions.

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

- 1) The applicant shall submit revised drawings showing the wall with a maximum height of 5 feet.
- 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.

2. 19 RENAISSANCE DEVELOPMENT Block 10E Parcel 7 (FA76-0047) (P08-1407) (\$52,000) (BES)

Application for a generator and storage tank.

FACTS

<i>Location</i>	The Renaissance on West Bay Road
<i>Zoning</i>	H/T
<i>Parcel Size</i>	1.5900 acres

BACKGROUND

CPA/07/05; Item 2.19 - The Authority granted planning permission for apartments with conditions.

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) The applicant is required to obtain the necessary approvals from the Chief Petroleum Inspector and the applicant must submit the required drawings to that office.
- 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. 20 KEITH A. HARRISON Block 25B Parcel 365 (F06-0267) (P08-1423)
(\$106,153) (DE)**

Application for modification to CPA condition to extend time period to remove “Building B”.

FACTS

<i>Location</i>	Mangrove Avenue, Spotts
<i>Zoning</i>	LDR
<i>Notice Requirements</i>	No Objectors
<i>Advertisements</i>	NA
<i>Parcel Size</i>	.2537 acres
<i>Current Use</i>	House
<i>Proposed Use</i>	House
<i>Building Size</i>	1,117 sq. ft.
<i>Density</i>	3
<i>Building Coverage</i>	23%
<i>Total Site Coverage</i>	23%
<i>Existing Parking</i>	1
<i>Proposed Parking</i>	1
<i>Required Parking</i>	1

BACKGROUND

September 20, 2006 (CPA/30/06; Item 2.30) - The application was adjourned to invite the applicant to appear before the Authority.

November 1, 2006 (CPA/34/06; item 2.10) - it was resolved to grant planning permission, subject to the following conditions:

- 1) The remainder of building C shall be removed from the site immediately.
- 2) The remaining wooden structures shall be removed prior to a Final Certificate of Occupancy being issued for the main house.

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 (2008 Revision) hereby orders that planning permission CPA/34/06; item 2.10 be modified to allow building B to remain on the site for an additional 12 months from the date of this decision provided that buildings C, D and E are removed within 60 days of the date of this decision.

All other conditions of CPA/34/06; item 2.10 remain applicable.

2. 21 WALLY SMITH Block 32C Parcel 354 (F06-0392) (P08-1432) (\$30,000) (DE)

Application for after-the-fact modification of planning permission to increase floor area for an approved house (under construction).

FACTS

<i>Location</i>	Valley Drive, Savannah
<i>Zoning</i>	LDR
<i>Notice Requirements</i>	No Objectors
<i>Advertisements</i>	NA
<i>Parcel Size</i>	.3254 acres
<i>Current Use</i>	House
<i>Proposed Use</i>	House
<i>Building Size</i>	534 sq. ft.
<i>Density</i>	3
<i>Building Coverage</i>	27%
<i>Total Site Coverage</i>	27%
<i>Existing Parking</i>	4
<i>Required Parking</i>	1

BACKGROUND

A house was approved administratively on July 31, 2006.

A modification to planning permission to increase was approved on June 14, 2007.

A modification to planning permission to increase was approved on April 3, 2008

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 (2008 Revision) hereby orders that planning

permission be modified to allow the as-built building foot print.

2. 22 RICHARD TERRY Block 32C Parcel 28 (FA94-0191) (P08-1367) (\$300,000) (KB)

Application for a four-bedroom house.

FACTS

<i>Location</i>	Shamrock Road at Discover Drive, Lower Valley
<i>Zoning</i>	LDR
<i>Notice Requirements</i>	NA
<i>Advertisements</i>	NA
<i>Parcel Size</i>	23,958 sq. ft.
<i>Current Use</i>	Residential
<i>Proposed Use</i>	Residential
<i>Building Size</i>	2,383 sq. ft.
<i>Density</i>	3.6
<i>Building Coverage</i>	15.6%
<i>Existing Parking</i>	1
<i>Proposed Parking</i>	2
<i>Required Parking</i>	2

BACKGROUND

The original file could not be located prior to this report. Trakit shows an approval for an after-the-fact addition to a house in 2003.

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. 23 JOHN MACKENZIE Block 19A Parcel 38 (F05-0400) (P08-1403) (CS)

Application for an after-the-fact modification for 196 sq. ft. mezzanine addition to a storage warehouse unit.

FACTS

<i>Location</i>	At the northwest corner of Sleepy Hollow Drive and Hidden Lagoon Drive in the Industrial Area
<i>Zoning</i>	LI
<i>Parcel Size</i>	20,300 sq. ft.
<i>Building Size</i>	400 sq. ft.

BACKGROUND

November 1, 2005 (**CPA/27/05; Item 2.9**) - The Authority granted planning permission for a warehouse and sign.

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 (2008 Revision) hereby orders that planning permission CPA/27/05; item 2.9 be modified to allow a 196 sq. ft. mezzanine.

All other conditions of CPA/27/05; item 2.9 remain applicable.

2. 24 STINGRAY CONSTRUCTION Block 12C Parcel 394 (F08-0363) (P08-0932) (\$60,000,000) (BES)

Application for 125 apartments, excavation for boat harbour/docks and two (2) pools.

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

FACTS

<i>Location</i>	The land side portion of the Ritz Carlton site located on 12C 394/3/H9
<i>Zoning</i>	POS/NC
<i>Notice Requirements</i>	No Objectors
<i>Parcel Size</i>	6.4600 acres
<i>Proposed Use</i>	Apartments and Excavation
<i>Building Size</i>	296,055 sq. ft.
<i>Density</i>	19.3
<i>Building Coverage</i>	20.7%
<i>Parking Coverage</i>	27.9%
<i>Proposed Handicapped Spaces</i>	8
<i>Proposed Parking</i>	170
<i>Required Parking</i>	230
<i>Number of Units</i>	125

BACKGROUND

CPA/38/08; Item 2.10 - It was resolved to adjourn the application, for the following reasons:

1. The applicant shall submit a master parking plan that illustrates the existing parking locations for the existing Ritz Carlton and Stingray Construction developments in addition to the proposed parking areas for future development phases.
2. The maximum building height shall be 5 stories or 65', whichever is the less.
3. Address Department of Environmental Health's comments in regards to solid waste collection.
4. Provide shower facilities for the club house pool area.

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

1. Staff requires a reasonable amount of time to review the revised drawings that were submitted after the Agenda for this meeting was prepared.

2. 25 HARVEY'S CONSTRUCTION Block 19E Parcel 27 (F06-0272) (P08-1347) (\$926,250) (BES)

Application for warehouse/office.

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

FACTS

<i>Location</i>	Sparkys Drive, George Town
<i>Zoning</i>	HI
<i>Notice Requirements</i>	No Objectors
<i>Parcel Size</i>	65,000 sq. ft.
<i>Building Size</i>	9,750 sq. ft.
<i>Building Coverage</i>	15%
<i>Parking Coverage</i>	13.8%
<i>Proposed Parking</i>	13
<i>Required Parking</i>	13

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 omitting parking space #1 and relocated on site. In addition, the applicant must obtain the approval from the Chief Environmental Health Officer regarding the location of the garbage dumpster.
- 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.*

In addition to Building Permit requirements, condition (4) listed below shall be met before a Building Permit can be issued.

- 4) 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.
- 5) 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.
- 6) 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 (7-13) shall be complied with before a final Certificate of Occupancy can be issued.

- 7) 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.
- 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 also 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 Water Authority - Cayman.

2. 26 ITS Block 20B Parcel 384 (F05-0218) (P08-1381) (\$100,000) (BES)

Application for change-of-use from warehouse storage to commercial.

FACTS

<i>Location</i>	Owen Roberts Drive
<i>Zoning</i>	AIRPORT
<i>Notice Requirements</i>	No Objectors
<i>Parcel Size</i>	1.7010 acres
<i>Building Size</i>	972 sq. ft.
<i>Proposed Parking</i>	125
<i>Required Parking</i>	75

BACKGROUND

CPA/21/05; Item 2.41 - The Authority granted planning permission for warehouse storage and commercial.

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 Planning Department, the development shall be carried out strictly in accordance with the approved plans, which you will receive when the above condition is complied with.

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

3.0 ENFORCEMENTS

3.1 GAYLE S. CHAMBERS, ANTHONY M. CHAMBERS & FIONA CHAMBERS Block 13D Parcel 129 (CE08-0346) (TS/CE)

Illegal construction, constructing within the setbacks and change-of-use.

FACTS

<i>Location</i>	Junction of Cypros & Greenwood Drive Washington Blvd.
<i>Zoning</i>	HDR
<i>Parcel Size</i>	0.14 Acres
<i>Current Use</i>	Multi-Family Dwelling- Apartments

BACKGROUND

The system was checked, no application was submitted for additions and renovations on the property.

September 17, 2008, a site visit was conducted. Dialogue was held with Mrs. Gayle Chambers, she stated that she would contact an architect and have an application submitted. To date no application has been received.

Decision: It was resolved to authorize the issuance of an Enforcement Notice in accordance with Section 18 of the Development and Planning Law (2008 Revisions).

3.2 UNITED PENTECOSTAL CHURCH OF JAMAICA Block 13D Parcel 401 (CE08-0203) (TS/CE)

Illegal trailer, tents, electrical generator car shed wooden structure and a commercial kitchen operation

FACTS

<i>Location</i>	Junction of Woodlake Drive and Esterley Tibbetts Highway
<i>Zoning</i>	HDR
<i>Parcel Size</i>	1.864 acres
<i>Current Use</i>	Church

BACKGROUND

The system was checked, no application was submitted for the trailer, tents, electrical generator, auto shed, commercial kitchen and wooden structure.

May 20, 2008, a site visit was conducted. May 20, 2008 a warning letter sent to the owner. To date no application has been received.

Decision: It was resolved to authorize the issuance of an Enforcement Notice in accordance with Section 18 of the Development and Planning Law (2008 Revisions).

3. 3 JENNIFER JENNINGS Block 72B Parcel 41 (CE08-0434) (TS/CE)

Illegal addition of a carport, porch, wooden deck and maids quarters.

Mr. Owen Rankine declared a conflict and left the meeting room.

FACTS

<i>Location</i>	John McLean Drive East End
<i>Zoning</i>	LDR
<i>Parcel Size</i>	9836.9575 sq. feet
<i>Current Use</i>	Single family dwelling w/maids quarters

BACKGROUND

The system was checked, no application was submitted for the construction for the change-of-use of the property.

October 1, 2008, a site visit was conducted. Dialogue was held with Chris Connolly. He was advised to submit an application. October 21, 2008 a warning letter was to Mrs. Jennifer Jennings. To date no application has been received.

Decision: It was resolved to authorize the issuance of an Enforcement Notice in accordance with Section 18 of the Development and Planning Law (2008 Revisions).

3. 4 EDMOND C. MCFIELD Block 20D Parcel 236 (CE08-0588) (TS/CE)

Two illegal wooden dwellings.

FACTS

<i>Location</i>	Damascus Close
<i>Zoning</i>	MDR
<i>Parcel Size</i>	.34 acres
<i>Current Use</i>	Duplex and two dwellings

Decision: It was resolved to authorize the issuance of an Enforcement Notice in accordance with Section 18 of the Development and Planning Law (2008 Revision).

4.0 DEVELOPMENT PLAN MATTERS

5.0 PLANNING APPEAL MATTERS

6.0 MATTERS FROM THE DIRECTOR OF PLANNING

7.0 MATTERS FROM THE CHAIRMAN

8.0 CPA MEMBERS INFORMATION/DISCUSSIONS