

Appendix 'B'

Peacey, Jessica

From: George Corbett <gcorbett@technicote.com>
Sent: Thursday, April 25, 2019 8:42 AM
To: Pandohie, Haroon; Peacey, Jessica
Cc: Jim Cary; terri; celia (commonwealth)
Subject: [EXTERNAL] RE: Letter of Objection

Subject: The Shores – 10E65 Letter of Objection

Our personal data is listed below in our previous objection. The revised proposal is little changed. The building height is lessened, but the building is essentially the same size. Parking spots are increased but still insufficient to handle guests, visitors and staff creating the same problem on West Bay road. Beach access continues to be a problem. I will let others speak to the shortcomings in setbacks, sewerage and drainage which I am sure remain.

The proposed project continues to be a degradation of the area, and will definitely change the lifestyle we have come to enjoy in Cayman. Please reject it once again!

Thank you,

George and Theresa Corbett, Dawlish Corporation
Owners, Strata 142

From: George Corbett
Sent: Tuesday, February 26, 2019 3:22 PM
To: Haroon.Pandohie@gov.ky; Jessica.peacey@gov.ky
Cc: Jim Cary
Subject: Letter of Objection

**Re: Planning application dated 5 December 2015 by Libanon Corporation
Block and Parcel 10E65
Development of a 10-storey hotel with restaurant and amenities**

Our names are George and Theresa Corbett, Dawlish Corporation, residing at the Commonwealth, unit #3, Strata 142. We are filing this letter of objection on the same grounds as that filed by Nelson and Company, on December 20, 2018. In particular we object on the following:

***Setbacks not included on Zoning Data
Sewerage and Drainage
Character of the area
Traffic and safety, beach access, and***

likely trespassing

***Restaurant
Fencing and Dumpster***

In addition, we are concerned that there is insufficient parking planned for the customers and employees. We feel that these things will force us to hire private security 24 hours per day – a significant cost – to protect our property and lifestyle.

Please reject the application to preserve the fine Caymanian lifestyle we have enjoyed and allow us to continue visiting the Island for years to come.

Thank you for your consideration. Sincerely,

George and Theresa Corbett, Dawlish Corporation
Owners, Strata 142

Peacey, Jessica

From: Department of Planning
Sent: Tuesday, May 14, 2019 5:39 PM
To: Peacey, Jessica
Subject: FW: [EXTERNAL] Application for planning permission for the purpose of Developing a 7 Story, 129 Room Hotel

From: Syntrex, LLC [<mailto:syntrex@windstream.net>]
Sent: Tuesday, May 14, 2019 1:11 PM
To: Department of Planning
Cc: 'The Anchorage'
Subject: [EXTERNAL] Application for planning permission for the purpose of Developing a 7 Story, 129 Room Hotel

May 14, 2019

Director of Planning
P.O. Box 113
Grand Cayman KY1-9000
Cayman Islands

My name is Thomas R. Foster, owner of Block and Parcel 10E45H8. I responding to the Notice of Application for Planning Permission I received in the mail today.

There does not seem to be much difference in this Hotel Proposal #2 and the original one placed in February 2019 for a 10 story hotel.

I placing my objection of developing a 7 story hotel for several reasons. A hotel of this size would cause overcrowding on the beach taking away from the natural beauty that attracts people from all around the world. A hotel this size would increase the traffic causing a danger to people crossing the road from the condos and the large hotel mentioned in this application notice. It is my understanding this will be built in a curve in the road. If approved, a red light would need to be put in for the safety of the residents and tourist crossing the road to the beach.

During the construction of such a large hotel, heavy trucks would be traveling back and forth damaging the road. This would put additional cost for road repairs on the local government. I can forsee the speed limit being dropped to 20 MPH, hindering the people further up the road. At a minimum, at least a walk way overpass would need to be constructed if the development of the 7 story , 129 room hotel is approved.

Sincerely,

Thomas R. Foster
641 Callahan Rd. SE
Dalton, GA 30721

Peacey, Jessica

From: Phillip H. Morse <phmorse98@yahoo.com>
Sent: Thursday, April 25, 2019 10:44 AM
To: Peacey, Jessica
Subject: [EXTERNAL] The Shores.... 10E65

Dear Jessica,

My family members have been coming to Grand Cayman every year since 1977. It is truly one of the special places in the world and the one place I can relax.

Our first purchase was a time share at Plantation Village in the late 70's. We loved the island's relaxing environment so much that we purchased Unit 11 at the Commonwealth in it's pre-construction phase because of more tranquil pace at the north section of Seven Mile Beach. There certainly has been significant growth in the area, but the area has maintained the old charm by limiting the growth to multifamily units in the area around the Commonwealth .

The pending development of the Shores Project would destroy what has been so special for so many people for so many years in the immediate area.

My plea is that you reject this project out of hand as just not being suitable for the area.

Sincerely,

Phillip H. Morse
Vice Chairman
The Boston Red Sox



Peacey, Jessica

From: Henderson, Jim <hendersonj@bnpmedia.com>
Sent: Thursday, April 25, 2019 12:57 PM
To: Peacey, Jessica
Cc: Pandohie, Haroon
Subject: The Shores building proposal

As I mentioned in my original objection, my wife and I have been coming to Grand Cayman for 49 years. We own a condominium at The Commonwealth, almost across the street from the above. Most of the island changes over the years have been good ones. But we strenuously object to allowing multi-guest/tenant buildings on the eastern side of West Bay Road. The primary reason is that these guests have to share beach frontage currently used by condominium owners on the beach side of the road. This will require substantial added security costs to us and other nearby condominium owners. It also means awkward confrontations between the interlopers and the beach side owners as the former attempt to use the latter's beach furniture, pool, and hot tub. I've already seen this happen involving guests from the apartments next door to the proposed new structure.

Please consider allowing this northern section of Seven Mile Beach to remain less crowded and noisy than the beach south of the Kimpton.

Thank you for your consideration.

Jim and Robin Henderson

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Peacey, Jessica

From: he <slblack1@aol.com>
Sent: Thursday, April 25, 2019 12:59 PM
To: Peacey, Jessica
Subject: [EXTERNAL] Hotel proposal #

Hello,

As a Commonwealth condominium owner, I would like to express my objections to the proposed hotel that will be across the street from me. They are as follows:

1. It will affect the integrity of this area along Seven Mile Beach as there are no hotels or restaurants in this area and have been none in the 25 years I have been here.

There are no tall buildings anywhere on the north side of Seven Mile Beach. Will this just be the beginning of such projects? It also seems the project will be taking up a larger footprint than the original proposal. Also do not believe the hotel will be limited to business people with known "international" brand, whatever that means.

2. Despite the fact that the parking spaces have been increased and are within the law, there will still not be enough parking for hotel and restaurant guests. People will be forced to park on West Bay Road and in the Villa Royale area. It is already very difficult to cross the road now and especially on foot. A pedestrian crosswalk still does not totally increase the safety of people crossing back and forth as the road is quite busy and there is still the issue of crossing in the dark. And with all the cars parking on West Bay Road it will be even more difficult to enter the road having to look around all the parked cars.

3. If and I mean if, there will beach access via the Dart property, this will also increase cars parking along the road to access beach, hotel guests or not. The question then becomes who is going to be responsible for the beach area? People will be crossing the road back and forth for rest room facilities and will they be carrying lounge chairs across the road? The hotel will not have total control of the beach area and would be hard for them to provide chairs, trash containers and rest room needs. This could cause a problem for all the condos in the area what with people using their beach chairs and littering their areas and using rest room facilities all of which is private property of the condos. I don't see that the hotel is going to be able to control these problems. Doesn't seem to be thought out at all.

4. There will major disruption caused by the construction; the presence of excavating equipment, dust and debris, the noise and the coming and going of equipment disrupting traffic on the road. Once built, there are still concerns of smells from the restaurant, the increased traffic problems and hotel garbage locations. I do not believe the developers are very concerned about these annoyances now or once the hotel is completed.

This project may follow all the laws it needs but does not consider the quality of life for all affected and does not belong in a residential area, yes, residential! I see nothing that speaks of "tourism" around this area except the beach. I do not believe the hotel will be able to control or want to control the disruption that will occur to all the condominiums along this area. This proposal does nothing to change the rejection of the first proposal. All the concerns are the same despite the alterations.

I strongly oppose the construction of this hotel.

Sheryl Black

Commonwealth #4

Peacey, Jessica

From: The Commonwealth <cwealth@candw.ky>
Sent: Thursday, April 25, 2019 2:12 PM
To: Peacey, Jessica
Subject: [EXTERNAL] FW: FW: Hotel Proposal #2

From: Joan Farrow [<mailto:joan.r.farrow@gmail.com>]
Sent: Thursday, April 25, 2019 8:11 AM
To: The Commonwealth
Subject: Re: FW: Hotel Proposal #2

This is still objectionable as it is too high and does not have enough parking spaces and it would change the character of the neighborhood. I and my family object. Joan Farrow

Virus-free. www.avast.com

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Joan R. Farrow/unit No.9 The Commonwealth

Email: joan.r.farrow@gmail.com

(345) 945-4446

magic jack: (845) 423-5128

(845) 794-8116

Peacey, Jessica

From: Bill Kruse <wckrusejr@yahoo.com>
Sent: Thursday, April 25, 2019 4:02 PM
To: Peacey, Jessica
Cc: Pandohie, Haroon
Subject: [EXTERNAL] The Shores- 10E65

Dear Ms. Peacey,

Please allow this letter to serve as my objection to Proposal # 2 of the above. I am the owner of Unit #16 (W&CGRC) at the Christopher Columbus Condos. My opposition is based again on the "Scale & Mass" of the project not being in concert with the surrounding area.

Nothing of substance has changed including it being re-branded as a Business Hotel. The re-submittal has done nothing to change the previous stated concerns of all the surrounding owners and the Boards decision to deny.

Respectfully

Bill & Cindy Kruse
W&CGRC

Sent from my iPhone

April 26, 2019

RE: The Shores - 10E65

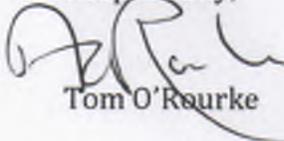
Dear Ms. Jessica Peacey:

We are writing to you to express our objection to the revised proposed development (The Shores-10E65). As you will recall we objected to the original development plan and all our original objections are applicable to this revised plan. Although the new plan revises the building height from ten to seven levels the plan does not reduce the impact on the surrounding community. The new plan includes the same number of rooms, has inadequate parking, beach access issues and safety issues for both the proposed hotel guests and the island's residents. It remains completely inappropriate for this area of the island. Specifically:

1. All of the surrounding developments are low-rise residential structures and a seven story commercial development will have a detrimental impact on local residents and the ecological environment.
2. The revised proposal does not have direct access to the beach. The homes along the beachfront are all low-rise, low-density residences. Adding a hotel of this size will not only negatively impact the life style of these residents but also negatively impact the value of their homes.
3. The proposed development will be a 24 by 7 operation. The noise and the traffic generated by not only hotel guests but also hotel employees will be continuous and degrade the quality of life for all area residents.

In summary, we are not opposed to development on the island however this project does not suit the neighborhood, would bring undue hardship to those who live in the area, negatively impact the value of surrounding properties and eliminate one of the few quiet areas along Seven Mile Beach.

Respectfully,



Tom O'Rourke



Patty O'Rourke

Christopher Columbus #26

Peacey, Jessica

From: Neal Gross <NEAL@nealrgross.com>
Sent: Friday, April 26, 2019 1:58 PM
To: Peacey, Jessica; Pandohie, Haroon
Subject: RE: Opposition to Shores Project Block 10E Parcel 65/ Version [2]

Dear Ms Peacey and Mr Panhodie,

This correspondence is being sent in opposition to a successor version [2] of an originally submitted plan for authorization of a massive development on less than 2 acres of land identified officially as Block 10E, Parcel 65, on the land [East] side of West Bay Road, immediately north of the Yacht Club Roundabout.

My opposition to this virtually identical “revision” is based on the very same weaknesses, detriments, disadvantages, and pernicious consequences that have been previously illustrated. But even more, the abject and intentional dismissing of the CPA’s carefully articulated rational and legal basis for denial of the original submission demonstrates distinctly and positively that this developer, Libanon, and its anonymous collaborators are displaying an overt and offensive posture not only towards their impacted neighbors but towards the CPA and its lawful authority in itself.

The overall mass of this revised version [2] of the plans is virtually identical to the explicitly unacceptable and improper plan [1] previously rejected. The amount of green space is reduced by a dexterous but even more destructive trading of height for greater lot coverage. The deleterious impact on the “ability of the surrounding land owners to enjoy the amenity of their properties” is a conclusion that seems to have completely evaded the attention of the developers, even though it was so clearly set forth by CPA.

As another unfortunate example of this dismissive attitude is the fact that this version of the plan merely reduces the height from 10 to 7 stories, which again indicates that the developer in this version does nothing more than flaunt the well-founded and well-expressed guidance by the CPA which at a minimum should have provided a normal, reasonable and justifiable basis on which to make substantive modification, which this version obviously does not do. This developer seems to be unaware or oblivious to the fact that no building of any kind higher than 5 stories exists on the land [East] side of West Bay Road, anywhere. The neighbors know this, the CPA knows this, everyone who has ever travelled along WBR knows this; is there some ulterior intent on the part of Libanon and its anonymous collaborators that cause them to intend that this building be an unequivocal public statement of demarcation that from now on rules, regulations, customs, usages, patterns, and acceptable land-use patterns take a back seat, and oversized, imposing, grandiose, monumental, mammoth, and overwhelming projects are henceforth to prevail? And may I add: prevail and proliferate in an atmosphere of anarchy! Forever impairing or destroying the global high regard which Seven Mile Beach now enjoys for the short term financial gain of some anonymous collaborators is an expense that the people of the Cayman Islands should not be forced to bear, and relief from that damage is precisely what they look to their CPA to prevent.

Further, not only have all of the points I raised below been ignored in the revised version [2] of the plan, but in my submission I carefully avoided repeating so many of the already filed very valid points of opposition raised by others [in the interest of efficiency for the CPA], but unfortunately the applicant has largely ignored those imperfections, irregularities, deficiencies, and flaws as well.

So, in sum, it appears undeniable that this version [2] of the plan is entirely without merit. I respectfully request that the CPA reject, deny, and in every other way refuse to permit this preposterous and indefensible project to move forward.

Thank you.

From: Neal Gross

Sent: Wednesday, February 27, 2019 2:34 PM

To: 'Jessica.peacey@gov.ky' <Jessica.peacey@gov.ky>; 'haroon.pandohie@gov.ky' <haroon.pandohie@gov.ky>

Subject: Opposition to Shores Project Block 10E Parcel 65

Dear Madam and Sir,

I am an owner of waterfront property [#29] at the Renaissance Strata, neighboring the proposed construction of The Shores on Block 10E Parcel 65 and hence have a vital, immediate interest in this matter. I write as a concerned citizen.

I am personally in opposition to this project being permitted to be approved, and my objections represent not only those that represent factors of widespread general public interest, but also those of similarly situated waterfront property owners in the immediate vicinity.

The following are the bases of my opposition:

1. Exaggerated Size of Project:
 - a. The architectural character of the dwellings and other buildings in the vicinity are small, personal, family-oriented, and modest. The visual presence of this proposed Hotel is oversized, imposing, towering, massive, overwhelming, and completely not in keeping in any way whatever with the proportions, stature, volume, extent and substance of the community and surroundings;
 - b. The quantity of persons, personal and vehicular traffic, usage of the public rights-of-way, utilization of the public and private infrastructure in this locality is modest whereas the actual and expected impact on both the 1.9 acre plot itself as well as the proximate locale and environs is indisputably burdensome, excessive, unwieldy, and frankly dangerous to both residents and passersby;
 - c. While the size of the plot may physically sustain such an enormous structure, it is evident that the scope of usage of this proposed Hotel, at 129 units and 89 parking spaces, is vastly out of proportion with its environs, which means that the exaggerated size of the project far exceeds the size of the proportional magnitude that would be appropriately suited to its plot.
2. Undue Risk to Life and Limb:
 - a. The number of parking spaces is inadequate for the number of personal and commercial vehicles utilizing the building complex. While it is possible that the ratio of parking spaces to occupancy units may be in compliance with overall codes and regulations, the generality with which these ratios have been determined may not comport with the actual needs, usages and applications of this particular site and the proposed development. At peak occupancy it is likely that due to the parochial location of this land-side development, literally hundreds of newly created vehicular trips, specifically and explicitly connected to this development will occur. Guests of the hotel, family members, other visitors, customers of the eating establishment and gift shop [or other retail or commercial installations], maintenance personnel, kitchen staff, wait staff, bell and desk-staff, administrative staff, repair contractors and staff, and numerous others will be making entry and exit from the premises driveway onto West Bay Road, all day and well into the darkness of the evening, and possibly throughout the night as well. There is simply inadequate parking available on premises. As a visitor, owner, admirer and devotee of the Cayman Islands for more than a generation, I am well aware that along West Bay Road, with which I am particularly familiar, there is a distinct and observed penchant for drivers who are unable to park within the boundaries of a complex to use the sides of West Bay Road [WBR] for parking. Both sides. With the absence of sidewalk, off-road, pedestrian walkways for the separation of vehicles and people, there is also a proclivity to use the roadway surface for foot traffic. This is a major hazard, and is explicitly and

unequivocally a consequence of the lack of adequate parking for all the categories of vehicles associated with this development project. This is an endangerment that the CPA can and must avoid, as it carries out its civic and social responsibility to protect the populace.

- b. As vehicles cannot be accommodated on premises and therefore line both sides of West Bay Road, land-side developments lodging and serving large numbers of visitors, guests, employees, contractors, artisans, craftspersons, tradespersons, delivery operatives, and all manner of related persons, will prompt risk of injury and worse to those inevitably trying to cross between the sea-side and the land-side of West Bay Road, particularly if they or their children [accompanied or unaccompanied] were to dart out from between parked vehicles, and be unseen, unnoticed or obscured by the presence of vehicles that are too numerous to be accommodated on premises. The placement of the entry/exit roadway of this project is just far enough up WBR from the Yacht Club Roundabout for those heading North on WBR to accelerate to a speed that while conforming to local regulation is far too fast for them to be able detect, recognize, slow and preserve the safety of pedestrians and others [bikes, scooters, other forms of cross traffic]. The same conditions describe traffic issues for those heading South, along the lengthy, unencumbered run from points North on WBR. Harm, trauma and injury is precisely not what the CPA may intend, but such will inevitably result if this project is approved.
 - c. Please note in addition that a preponderance of vehicular traffic will be entering the driveway for this proposed project from travelling Northbound on WBR [consider the delivery vehicles for food and other necessities coming from the industrial sectors, the airport, Georgetown itself, etc]. As Northbound traffic driving on the left side of WBR must turn right into these premises, doing so requires crossing busy Southbound traffic from West Bay, again at all hours, in daylight and darkness, with pedestrians, bicycles, accompanied and unaccompanied children, and all manner of crowds in this narrow, restricted, and limited vicinity. What a terrifying endangerment to all concerned!
 - d. Further, as either large groups of hotel guests, their own guests and families, and other non-related pedestrians will be crossing WBR from East on the land-side to West on the sea-side [and back again] OR constant flows of smaller groups all day and well into the evening [dark] hours try to negotiate the same road surface as the normal, but nonetheless dangerous, traffic burden habitual to WBR, the chances of serious calamity is increased well beyond what is acceptable according to any rational perspective of community order, even if we set aside the real and present danger of delivery and personal vehicular traffic intended specifically for this hotel. The CPA surely must prioritize safety as this stretch of WBR is completely unsuited to the amount of pedestrian and small unmotorized-device traffic that will be confronted by normal non-urban travel. And vice versa. Drivers will not be able to cope with the risky challenges a CPA authorization of this project will inevitably bring.
 - e. Please remember that no sanitary or hygienic provisions will be available on the sea-side of WBR to the occupants of this hotel complex using the beaches. Children and adults will again have to put themselves and others at great risk crossing WBR to go back to the hotel for hygienic services, thus exacerbating the peril, danger, exposure and prospect of unwanted jeopardy. Surely the CPA cannot countenance turning this stretch of a busy thoroughfare into a major health and safety hazard, likely the direct outcome of approval of this exaggerated development proposal.
3. Rights of property owners, the public, and residents:
- a. An argument may be made that the owner and/or developer of this lot has private property rights that must be respected consistent with the fundamental laws of the Cayman Islands. I encourage the CPA in contrast to the narrow proportions of this line of argument rather to consider the wider rights of neighboring property owners, who at a very minimum should also be permitted “quiet enjoyment” of their own property, by right, and by centuries of legal precedent. In addition, the use of the road surface along WBR is truly a common good, and a right shared by all legitimate users. I urge the CPA to consider the inequitable consequences to the common good, public interest, and lawful and reasonable expectations and rights of the wider community if this disproportionate proposal is allowed to prevail.

- b. Also may I respectfully request that CPA note that approval of this proposal on this relatively modest sized lot will without doubt encourage, invite, and prompt nearby and adjacent land-side property owners to seek CPA approval for similar or identical exaggerated development projects, the consequence of which will produce the most prominent, conspicuous, incomparable, signature hazard in all of Grand Cayman, and one which can be so readily avoided by CPA merely declining to allow this severely troubled project at this site. Denying, dismissing, vetoing, or renouncing this application will express to all an assurance by the CPA that human and humane conditions for all Caymanians, visitors, and guests are the paramount aims, objectives and intentions of the Government of the Cayman Islands as it demonstrates a degree of leadership and community responsibility that is unmatched anywhere.

I deeply appreciate the opportunity to submit these essential concerns to the CPA, and respectfully request that I be allowed to explain, amplify, clarify, and if asked, answer any questions that the CPA at the March 20, 2019, meeting, may have in connection with the fundamental, serious, and extraordinary public policy issues that consideration of this project raises. Please let me know.

Sincerely,

Neal R. Gross
1883 West Bay Road
#29

Peacey, Jessica

From: Ruth Baidas <RBDoubled@aol.com>
Sent: Friday, April 26, 2019 6:39 PM
To: Peacey, Jessica; Pandohie, Haroon
Subject: [EXTERNAL] Proposed "The Shores" Hotel and Restaurant

Dear Sir and Madam,

Re: Planning Application by Lebanon Corporation
Block and Parcel 10E65

I, Ruth Baidas, reside at the Commonwealth Condominiums. I have been informed that once again the Lebanon Corporation is proposing to build a MASSIVE HOTEL and Restaurant along the west side of West Bay Road.

I would like to submit to you my objection to this project. I feel there are a number of things, you as individuals, appointed to protect the integrity of Grand Cayman, need to look into before approval of this application. The safety of both the people and the infrastructure of the island are of great concern.

This project has not addressed the issues for which you as a governing body rejected "The Shores" application last March. To quote your reasoning "this project must also be considered in relation to the character of the existing development surrounding the area....The mass and scale....is not in keeping with the character of the established area...."

"The Shores" newest proposal, still maintains it is an extended hotel with the same number of rooms, 129. Now the only difference is it is 7 stories tall and not 10. It now covers more square footage of ground than before. The existing structures in the area are only 3 story condominiums, with 6-16 units within the structures.

As before, my objection, concerns the sewer and water systems. I understand the sewer system along West Bay Road only extends as far north as the Renaissance. Can the line be extended? If not, with the amount of people using the hotel, and being that this hotel is proposed to be erected in the Mangroves with an enormous amount of fill, will there be adequate drainage for a septic system? Where will all the rain water go? Is this building going to damage the landscape and the already delicate ecosystem?

With the increase of at least 129 people staying at the hotel and the amount of staff required to run and manage the property. Does the proposal with only 110 parking spaces have adequate room for everyone's cars? As you must realize this structure is quite a distance from any work opportunities. The people will need a car!!! Does that mean the excess vehicles will be parked on the narrow West Bay Road?

The access to the hotel is once again, proposed to be along the road used by the owners of Villa Royale. You questioned the width of that road in March. Is it wide enough for emergency vehicles? This is a private road!!!

To me, it is very interesting that the developers are calling this hotel "The Shores" when in fact the the hotel is across West Bay Road and the closest access to the beach is 450 feet north, between the Anchorage and Christopher Columbus. With the current amount of traffic and the increase from this hotel, the safety of individuals walking along Narrow West Bay Road is of great concern. And then crossing the road to get to the beach? The hotel is creating a hazard for their guests.

I remind you, you were appointed to protect and preserve the integrity, beauty and development of Grand Cayman. I beg you to look deeply into all aspects of this project and do not take this proposal lightly. It is now time for you step up and put a stop to the over development of Grand Cayman.

Please take into consideration my opinions I have put forth in this letter before you make your final decision.

Thanks-you for your time and consideration, Sincerely, Ruth Baidas Owner, Commonwealth #6

Sent from my iPad

Peacey, Jessica

From: Frithjof Krueger <frithjof@sympatico.ca>
Sent: Friday, April 26, 2019 7:17 PM
To: Peacey, Jessica; Pandohie, Haroon; Ollie Ebanks
Subject: [EXTERNAL] Objection to revised The Shores-10E65 proposal

Greetings:

We are owners of Discovery Point Club Unit #21 and are strongly objecting to the REVISED "The Shores Hotel" proposal.

The revision in no way addresses the concerns that prompted our strong objection in the first place. The excessive size of the proposed hotel has not been changed in a significant way. On the contrary, the increased parking spaces only aggravate vehicular traffic. -

The beach access problem has not been addressed beyond the mere possibility of Dart providing one. Similarly a road crossing for pedestrians has not been granted.

The key problem of this oversized hotel construction on the east side of West Bay Road is that it is utterly out of character with the low density nature of the neighbourhood. Granting permission for this project would create a precedent and open the flood gates for similar projects on the east side of West Bay Road. Thereby the "habitat" of the people would be utterly destroyed. The reason this area is desirable is the fact that it is not overbuilt.

Lastly it is clear that there is absolutely no need for mega hotels in this area. The ultimate beneficiaries are only the owners & operators of the proposed hotel, who have not the slightest interest in the preservation of the low density ambience of this area.

Respectfully, Eric & Rosamund Krueger, proprietors.

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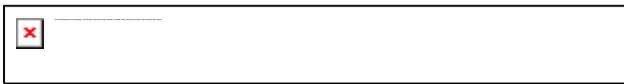
F. Eric Krueger, B.A.Sc, M.Eng, P.Eng.
Consulting Engineer
25 Nesbitt Drive
Toronto, ON M4W 2G2.

Peacey, Jessica

From: Bill Burke <bill@brkco.com>
Sent: Friday, April 26, 2019 9:28 PM
To: Neal Gross
Cc: Peacey, Jessica; Pandohie, Haroon
Subject: Re: Opposition to Shores Project Block 10E Parcel 65/ Version [2]

Neil, so eloquently noted. I think you captured the essence of the ill fated argument presented by the developer.

All the best,
Bill



On Apr 26, 2019, at 1:57 PM, Neal Gross <NEAL@nealrgross.com> wrote:

Dear Ms Peacey and Mr Panhodie,

This correspondence is being sent in opposition to a successor version [2] of an originally submitted plan for authorization of a massive development on less than 2 acres of land identified officially as Block 10E, Parcel 65, on the land [East] side of West Bay Road, immediately north of the Yacht Club Roundabout.

My opposition to this virtually identical “revision” is based on the very same weaknesses, detriments, disadvantages, and pernicious consequences that have been previously illustrated. But even more, the abject and intentional dismissing of the CPA’s carefully articulated rational and legal basis for denial of the original submission demonstrates distinctly and positively that this developer, Libanon, and its anonymous collaborators are displaying an overt and offensive posture not only towards their impacted neighbors but towards the CPA and its lawful authority in itself.

The overall mass of this revised version [2] of the plans is virtually identical to the explicitly unacceptable and improper plan [1] previously rejected. The amount of green space is reduced by a dexterous but even more destructive trading of height for greater lot coverage. The deleterious impact on the “ability of the surrounding land owners to enjoy the amenity of their properties” is a conclusion that seems to have completely evaded the attention of the developers, even though it was so clearly set forth by CPA.

As another unfortunate example of this dismissive attitude is the fact that this version of the plan merely reduces the height from 10 to 7 stories, which again indicates that the developer in this version does nothing more than flaunt the well-founded and well-expressed guidance by the CPA which at a minimum should have provided a normal, reasonable and justifiable basis on which to make substantive modification, which this version obviously does not do. This developer seems to be unaware or oblivious to the fact that no building of any kind higher than 5 stories exists on the land [East] side of West Bay Road, anywhere. The neighbors know this, the CPA knows this, everyone who has ever travelled along WBR knows this; is there some ulterior intent on the part of Libanon and its anonymous collaborators that cause them to intend that this building be an unequivocal public statement of demarcation that from now on rules, regulations, customs, usages, patterns, and acceptable land-use patterns take a back seat, and oversized, imposing, grandiose, monumental, mammoth, and overwhelming projects are henceforth to prevail? And may I add: prevail and proliferate in an atmosphere of anarchy! Forever

impairing or destroying the global high regard which Seven Mile Beach now enjoys for the short term financial gain of some anonymous collaborators is an expense that the people of the Cayman Islands should not be forced to bear, and relief from that damage is precisely what they look to their CPA to prevent.

Further, not only have all of the points I raised below been ignored in the revised version [2] of the plan, but in my submission I carefully avoided repeating so many of the already filed very valid points of opposition raised by others [in the interest of efficiency for the CPA], but unfortunately the applicant has largely ignored those imperfections, irregularities, deficiencies, and flaws as well.

So, in sum, it appears undeniable that this version [2] of the plan is entirely without merit. I respectfully request that the CPA reject, deny, and in every other way refuse to permit this preposterous and indefensible project to move forward.

Thank you.

Neal Gross
1883 WBR #29

From: Neal Gross
Sent: Wednesday, February 27, 2019 2:34 PM
To: 'Jessica.peacey@gov.ky' <Jessica.peacey@gov.ky>; 'haroon.pandohie@gov.ky' <haroon.pandohie@gov.ky>
Subject: Opposition to Shores Project Block 10E Parcel 65

Dear Madam and Sir,

I am an owner of waterfront property [#29] at the Renaissance Strata, neighboring the proposed construction of The Shores on Block 10E Parcel 65 and hence have a vital, immediate interest in this matter. I write as a concerned citizen.

I am personally in opposition to this project being permitted to be approved, and my objections represent not only those that represent factors of widespread general public interest, but also those of similarly situated waterfront property owners in the immediate vicinity.

The following are the bases of my opposition:

1. Exaggerated Size of Project:
 - a. The architectural character of the dwellings and other buildings in the vicinity are small, personal, family-oriented, and modest. The visual presence of this proposed Hotel is oversized, imposing, towering, massive, overwhelming, and completely not in keeping in any way whatever with the proportions, stature, volume, extent and substance of the community and surroundings;
 - b. The quantity of persons, personal and vehicular traffic, usage of the public rights-of-way, utilization of the public and private infrastructure in this locality is modest whereas the actual and expected impact on both the 1.9 acre plot itself as well as the proximate locale and environs is indisputably burdensome, excessive, unwieldy, and frankly dangerous to both residents and passersby;
 - c. While the size of the plot may physically sustain such an enormous structure, it is evident that the scope of usage of this proposed Hotel, at 129 units and 89 parking spaces, is vastly out of proportion with its environs, which means that the

exaggerated size of the project far exceeds the size of the proportional magnitude that would be appropriately suited to its plot.

2. Undue Risk to Life and Limb:

- a. The number of parking spaces is inadequate for the number of personal and commercial vehicles utilizing the building complex. While it is possible that the ratio of parking spaces to occupancy units may be in compliance with overall codes and regulations, the generality with which these ratios have been determined may not comport with the actual needs, usages and applications of this particular site and the proposed development. At peak occupancy it is likely that due to the parochial location of this land-side development, literally hundreds of newly created vehicular trips, specifically and explicitly connected to this development will occur. Guests of the hotel, family members, other visitors, customers of the eating establishment and gift shop [or other retail or commercial installations], maintenance personnel, kitchen staff, wait staff, bell and desk-staff, administrative staff, repair contractors and staff, and numerous others will be making entry and exit from the premises driveway onto West Bay Road, all day and well into the darkness of the evening, and possibly throughout the night as well. There is simply inadequate parking available on premises. As a visitor, owner, admirer and devotee of the Cayman Islands for more than a generation, I am well aware that along West Bay Road, with which I am particularly familiar, there is a distinct and observed penchant for drivers who are unable to park within the boundaries of a complex to use the sides of West Bay Road [WBR] for parking. Both sides. With the absence of sidewalk, off-road, pedestrian walkways for the separation of vehicles and people, there is also a proclivity to use the roadway surface for foot traffic. This is a major hazard, and is explicitly and unequivocally a consequence of the lack of adequate parking for all the categories of vehicles associated with this development project. This is an endangerment that the CPA can and must avoid, as it carries out its civic and social responsibility to protect the populace.
- b. As vehicles cannot be accommodated on premises and therefore line both sides of West Bay Road, land-side developments lodging and serving large numbers of visitors, guests, employees, contractors, artisans, craftspersons, tradespersons, delivery operatives, and all manner of related persons, will prompt risk of injury and worse to those inevitably trying to cross between the sea-side and the land-side of West Bay Road, particularly if they or their children [accompanied or unaccompanied] were to dart out from between parked vehicles, and be unseen, unnoticed or obscured by the presence of vehicles that are too numerous to be accommodated on premises. The placement of the entry/exit roadway of this project is just far enough up WBR from the Yacht Club Roundabout for those heading North on WBR to accelerate to a speed that while conforming to local regulation is far too fast for them to be able detect, recognize, slow and preserve the safety of pedestrians and others [bikes, scooters, other forms of cross traffic]. The same conditions describe traffic issues for those heading South, along the lengthy, unencumbered run from points North on WBR. Harm, trauma and injury is precisely not what the CPA may intend, but such will inevitably result if this project is approved.
- c. Please note in addition that a preponderance of vehicular traffic will be entering the driveway for this proposed project from travelling Northbound on WBR [consider the delivery vehicles for food and other necessities coming the industrial sectors, the airport, Georgetown itself, etc]. As Northbound traffic driving on the left side of WBR must turn right into these premises, doing so requires crossing busy Southbound traffic from West Bay, again at all hours, in daylight and darkness, with pedestrians, bicycles, accompanied and unaccompanied children, and all manner of

crowds in this narrow, restricted, and limited vicinity. What a terrifying endangerment to all concerned!

- d. Further, as either large groups of hotel guests, their own guests and families, and other non-related pedestrians will be crossing WBR from East on the land-side to West on the sea-side [and back again] OR constant flows of smaller groups all day and well into the evening [dark] hours try to negotiate the same road surface as the normal, but nonetheless dangerous, traffic burden habitual to WBR, the chances of serious calamity is increased well beyond what is acceptable according to any rational perspective of community order, even if we set aside the real and present danger of delivery and personal vehicular traffic intended specifically for this hotel. The CPA surely must prioritize safety as this stretch of WBR is completely unsuited to the amount of pedestrian and small unmotorized-device traffic that will be confronted by normal non-urban travel. And vice versa. Drivers will not be able to cope with the risky challenges a CPA authorization of this project will inevitably bring.
 - e. Please remember that no sanitary or hygienic provisions will be available on the sea-side of WBR to the occupants of this hotel complex using the beaches. Children and adults will again have to put themselves and others at great risk crossing WBR to go back to the hotel for hygienic services, thus exacerbating the peril, danger, exposure and prospect of unwanted jeopardy. Surely the CPA cannot countenance turning this stretch of a busy thoroughfare into a major health and safety hazard, likely the direct outcome of approval of this exaggerated development proposal.
3. Rights of property owners, the public, and residents:
- a. An argument may be made that the owner and/or developer of this lot has private property rights that must be respected consistent with the fundamental laws of the Cayman Islands. I encourage the CPA in contrast to the narrow proportions of this line of argument rather to consider the wider rights of neighboring property owners, who at a very minimum should also be permitted "quiet enjoyment" of their own property, by right, and by centuries of legal precedent. In addition, the use of the road surface along WBR is truly a common good, and a right shared by all legitimate users. I urge the CPA to consider the inequitable consequences to the common good, public interest, and lawful and reasonable expectations and rights of the wider community if this disproportionate proposal is allowed to prevail.
 - b. Also may I respectfully request that CPA note that approval of this proposal on this relatively modest sized lot will without doubt encourage, invite, and prompt nearby and adjacent land-side property owners to seek CPA approval for similar or identical exaggerated development projects, the consequence of which will produce the most prominent, conspicuous, incomparable, signature hazard in all of Grand Cayman, and one which can be so readily avoided by CPA merely declining to allow this severely troubled project at this site. Denying, dismissing, vetoing, or renouncing this application will express to all an assurance by the CPA that human and humane conditions for all Caymanians, visitors, and guests are the paramount aims, objectives and intentions of the Government of the Cayman Islands as it demonstrates a degree of leadership and community responsibility that is unmatched anywhere.

I deeply appreciate the opportunity to submit these essential concerns to the CPA, and respectfully request that I be allowed to explain, amplify, clarify, and if asked, answer any questions that the CPA at the March 20, 2019, meeting, may have in connection with the fundamental, serious, and extraordinary public policy issues that consideration of this project raises. Please let me know.

Sincerely,

Neal R. Gross
1883 West Bay Road
#29

Director of Planning

133 Elgin Avenue

Government Administration Building

Georgetown, Grand Cayman

Cayman Islands

April 27, 2019

Re: Revised Planning Application by Libanon Corporation

The Shores Hotel Block and Parcel 10E65

Dear Director of Planning:

We are the owners of Unit # 14 at Discovery Point Club, 2043 West Bay Rd., West Bay, Grand Cayman. We would like to formally submit our strong objections to the revised proposed development plan.

We purchased our lovely Seven Mile Beach property in 2012 because we wanted the best of both worlds: a beautiful beach and quiet surroundings. We did not want to be near hotels, bars and shops. They are available to us here, but not intrusive to our vacation. Our many guests feel the same way.

I am sure you know that even this slice of paradise tends to get congested during peak times and our small Discovery Point Club can lose some of its quiet charm. Another large hotel will not help. Visitors can go to many other islands and parts of Grand Cayman if they don't mind being crowded in. Overdevelopment will take away what makes the north end of 7 Mile such an enchanted place.

While I can understand the temptation to get as much income as possible from the gem that our beach is, I believe that this proposal is not in the best interest of the future of Grand Cayman. When I was a child I heard the story of the "goose that laid the golden egg"... Please do not harm or kill the goose.

Please deny this application.

Respectfully yours,

Shari & Scott Goldsmith
Discovery Point Club #14

Peacey, Jessica

From: Kathryn Emrick <kayemrick@gmail.com>
Sent: Saturday, April 27, 2019 4:20 PM
To: Peacey, Jessica; Pandohie, Haroon
Subject: Objection to Proposed Development - The Shores 10E65

Dear Ms. Peacey,

As owner of Unit #22 at The Christopher Columbus Condos on West Bay Road, I am writing once again to voice my objection to the proposed Shores Development 10E65. We were very pleased when the first application for this development was turned down by the Central Planning Authority. It has come to my attention that the developer has made very minor changes to his project, and is once again seeking approval. I cannot state strongly enough our opposition to the new proposal. After having read the changes, it appears they are very insignificant. Spreading the same number of rooms over a broader base, even though the height has dropped from 10 stories to 7, would solve nothing. The structure is still not appealing from the road. The 129 proposed guest rooms will still house the same number of people, still requiring parking spaces and access across the busy West Bay Road to reach the beach. The parking, as I understand it, is taking away from landscaped areas and lessening their size. Also, if there are 129 rooms, and 110 parking spaces, where is the overflow, and where will employees park? It would seem that there may be many cars parked along West Bay Road, or in neighboring areas that are definitely residential. The elevations provided were less than satisfactory. The building appears as a huge square mass with absolutely no curb appeal.

The biggest reason for objecting to this is the simple fact that this area of West Bay Road north of the Roundabout is lower height buildings, residential, and in a quiet area. Our family has been visiting Grand Cayman since 1981, and we have always stayed at The Christopher Columbus because of the more quiet, less commercial aspect of this part of The Seven Mile Beach. We have owned our condo since 2000, almost 20 years, with over the period of time 4 generations of our family visiting this lovely part of the island.

One of the best ways to enjoy Cayman is to walk the beach in that area, and on occasion the roadway itself. Adding a hotel of this size, with restaurants, a pool, an exercise facility, and other traffic drawing situations, would certainly impact both the neighboring condos and homes. Those parts of the beach that do have added development are certainly not as conducive to quiet peaceful walks with beautiful scenery.

I was concerned, as well, as to the definition of a "business" hotel. What does that even mean, and who would the "well known international brand" be that is going to manage it?

I hope the Central Planning Authority takes into account the huge number of objections to this project, and turns it down once and for all.

Thanks for your careful consideration to how this would impact the area along West Bay Road.

Sincerely Yours,

Kathryn A. Emrick

Peacey, Jessica

From: enorrett1@verizon.net
Sent: Saturday, April 27, 2019 10:53 AM
To: Peacey, Jessica
Cc: Pandohie, Haroon
Subject: [EXTERNAL] Revised hotel application The Shores

Dear Jessica,

I am writing to object to the Shores hotel proposed for the residential area off of West Bay road. My objection is based on the fact that the revised plan is that the mass and scale of the proposed development is not in keeping with the character of the established area and will detract from the ability of the surrounding land owners to enjoy the amenity of their properties and the area in general. The mass of the new building is virtually unchanged from the previous proposal, 113,933 now vs 114,542 in the previous proposal.

There are no contracts in place nor easements given to allow the hotel guests to use a beach. Unless you've never been to Cayman, you know that's where these "business travelers" are going, the beach. To allow residents of townhouses access to the beach is one thing, hotel tourists are quite another. The only ones to benefit from this proposal will be security companies, and the police required to evict tourists from condo beach amenities, i.e., pools, hot tubs, beach chairs, beach huts, etc. Trip Adviser will be alive with stories of the "friendly Cayman Islands".

Respectfully,
Ed Norrett

Discovery Point Club

P.O. Box 439,
Grand Cayman KY1-1302, Cayman Islands
Tel: 345-945-4724; Fax: 345-945-5051
Toll Free: 866-384-9980
Web Site: www.discoverypointclub.com
Email: vacation@discoverypointclub.com

Director of Planning
Department of Planning
133 Elgin Avenue
Government Administration Building
George Town, Grand Cayman
Cayman Islands
April 27, 2019

Dear Sir,
Re: Planning Application by Lebanon Corporation, The Shores
Block and Parcel 10E65

I am the Strata No. 81 Chairman and represent the owners of 45 Strata lots at Discovery Point Club, 2043 West Bay Rd., West Bay, Grand Cayman.

Though no notice of the revised planned development, known as The Shores, was made to Strata No. 81 and possibly is not required, it has come to my attention that it proposes access to Seven Mile Beach through private property for which an easement has not been secured and may never come to fruition. Thus the only sanctioned access for the guests of the hotel will most likely be the Public Access that is positioned on our south boundary. (between Discovery Point Club and Christopher Columbus). We have always improved and maintained this path and actually it uses our south sidewalk so that the landscaping on our south boundary line could be retained. Use of this access by Cayman Island residents has been welcomed and without negative incident. This problem noted in our objection to the original plan remains. Since the occupancy in the revised plan is identical to the original plan the anticipated increase in pedestrian traffic through the public access is unchanged and would require Strata No. 81 to rethink its design of the access. This seems an unfair burden to expect Strata No. 81 to

2.

assume. Additionally, the added use by hotel guests will undoubtedly lead to conflicts as to the use of Strata No. 81 private property and exact limits of the “public” portion of Seven Mile Beach right of way adjacent to Seven Mile Beach properties.

Strata 81 has great concerns over these issues and the apparent lack of the revised plan to adequately address them. Add to that that the impact of the sheer size of this hotel is totally out of character for the West Bay region of Seven Mile Beach.

It is our position that this revised proposal remains ill-conceived, poorly thought through, and the problems that led Planning to reject the original plan still exist. We respectfully request Planning reject the development.

Sincerely,
H. Todd Cubbon, Chairman
Strata No. 81, Discovery Point Club

Peacey, Jessica

From: Butch Evans <butch@snaive.ca>
Sent: Sunday, April 28, 2019 12:48 PM
To: Peacey, Jessica; Pandohie, Haroon
Cc: Kevin & Jackie Downey
Subject: [EXTERNAL] THE Shores - 10E65

To the attention of;
Jessica Peacey, Haroon Pandohie and who else it concerns,

I am totally against this proposal being approved.

It is much too massive and will overload the area with persons and vehicles.

It is too large for an area that is not sufficient to support the additional load.

It will also most certainly lead to over crowding of beach areas and probable trespassing onto private and rental complex's that are located in that area of 7 mile beach.

This area of 7 mile beach in West Bay is a quieter area of private and rental condo's that is and has been enjoyed by owners and stay over guests for years.

These are repeat guests that come back year after year to enjoy the quieter more private condo's rather than the large resort complexes.

This proposal would have a very negative effect on the peacefulness of this area.

It is not in the character of the area at all and will definitely detract from the surrounding properties.

Thank you,

John Evans

Snaive Holdings Ltd.

Christopher Columbus Condos

Unit 06

West Bay

Peacey, Jessica

From: Jeannie Alexander <bigsurcloud9@aol.com>
Sent: Sunday, April 28, 2019 3:36 PM
To: oebanks.discoverypoint@candw.ky; Peacey, Jessica
Subject: [EXTERNAL] Dear planning commission of the Cayman Islands,

Dear planning commission of the Cayman Islands, My name is Jeannie Alexander and I have owned a unit at Discovery Point Club for over 25 years.

When buying our condo 25 years ago the appeal to buying in West Bay was the small town island feeling. I remember my grandmother saying let's get as far away from the Holiday Inn as possible. The Holiday Inn was one of the biggest hotels on the island at the time. The planning commission's rule at that time was no hotels could be taller than the tallest palm tree. How wonderful! We had found paradise.

When I look at what the Libanon Corporation wants to build it makes me extremely sad for our little island. We don't want to look like Miami Beach. Their design looks like we've parked a cruise ship at the west end of the island. It Dooms over the low-lying condos on 7 mile beach. I don't want a skyline of massive Hotels at the beach. It is out of character with the small island and its charm.

If you allow them to build this hotel you will lose the charm of this wonderful island. If you let them build you will have to let others build losing the small island feel. If you lose the small island feel you will lose tourism. Who wants to come to an island and have massive buildings looming over the beach and blocking the sun and Magnificent views across the island.

In addition to the mass and character issues of the building, lack of parking and beach access has still not been laid out and guaranteed.

I urge the planning commission of the Cayman Islands to reject the revised plans for the building for the Libanon Corporation. I also strongly encourage the planning commission to not accept another plan in this magnitude.

Thank you very much
Jeannie Alexander
Owner of unit 5 at Discovery Point Club West Bay

Sent from my iPhone

Peacey, Jessica

From: Darrell Blegen <dblegen@gmail.com>
Sent: Sunday, April 28, 2019 6:30 PM
To: Peacey, Jessica
Cc: Pandohie, Haroon; krisb52@hotmail.com
Subject: [EXTERNAL] objection to "The Shores"

Ms. Peacey,

Id like to register my objection to The Shores - 10E65. Despite the CPA recently rejecting a project for a hotel of the same name due to "the mass and scale of the proposed development", the developer's latest proposal has the same number of room and an even larger parking lot!

The CPA prior ruling stated that the Shore project "is not in keeping with the character of the established area and will detract from the ability of the surrounding land owners to enjoy the amenity of their properties and the area in general." I whole heartily concur with the CPA and Find the developers new proposal didn't take heed of the CPAs feedback and is trying to work around the ruling rather than truly embrace the feedback which is the project is too large for this area.

If there is any way the CPA can fine or ban this developer for their blatant attempt to go around the previous ruling I would strongly ask that you impose this deterrent.

Thank you for protecting our community!

Best regards,

Darrell & Kristin Blegen
Discovery Point Club #12

proposed development is not in keeping with the character of the established area and will detract from the ability of the surrounding land owners to enjoy the amenity of their properties and the area in general.” (emphasis added).

Since the mass of the building is still the same and the character of the neighborhood hasn't changed, we believe that the authority should reject this proposal as only the height, but not the mass has changed. There are no buildings higher than 5 stories on the East side of West Bay road — anywhere! This should certainly not be the first one.

In addition to the mass and character issues, there is no guarantee that the beach access will be agreed to by Dart or that the NRA will provide a pedestrian crossing. And even if the beach access is provided, the issues of beach usage and policing remain.

Essentially everyone who stays in this area has to have a vehicle. Parking remains a concern as 110 spots are not enough to serve 129 rooms plus staff plus restaurant patrons, thereby creating an unsafe overflow parking situation on West Bay road (Witness the parking in front of the VH beach on Easter Weekend!).

We had an extremely large number of owners submitting objection letters the last time, but we need to exceed that amount this time if possible.

When submitting to the Planning board, the project you are objecting to is The Shores - 10E65. Objections should be emailed to Jessica.Peacey@gov.ky, with a copy to Haroon.Pandohie@gov.ky

Feel free to use any of the above information in your contacts with your owners. But please remind them not to use a form letter.

If you need anything else, please let me know.

Jim Cary — For all of us concerned owners!

Darrell

Peacey, Jessica

From: Steven Lancaster MD <jaxbones@aol.com>
Sent: Monday, April 29, 2019 1:48 PM
To: Peacey, Jessica
Subject: [EXTERNAL] The Shores-Block and Parcel 10E65 Libanon REVISION

Director of Planning
Department of Planning
133 Elgin Avenue
Government Administration Building
George Town, Grand Cayman
Cayman Islands

Dear Ms. Peacey

I am an owner at Discovery Point Club Condominiums (unit #45) and have been so since 2003. I am writing because I understand The Libanon group is appealing the decision to deny their first submission for The Shores. The new REVISED plans still DO NOT comply with the surrounding character and the mass and scale of the REVISION is still too big!

I enjoy the solitude of West Bay as a break from the "hustle and bustle" of downtown George Town. We purchased my unit specifically because we were told there was a moratorium on new condos that would exceed 3 stories at the beach. The new development, The Shore, referenced above significantly compromises that concept. It will overflow the West End with car traffic that it will not be able to handle and will destroy the peaceful atmosphere at the beach with the overcrowding that will occur on the beach as a result. The Kimpton Seafire already has compromised the solitude of that area. The condo rentals in that area will be significantly reduced because of the change as well as our property values. We do not want high rises looking into our condos across the street which invades our privacy.

Please keep the development as it currently is and do not let a developer place a high rise where one is not needed and did not exist before. We ask that you refuse this new revised submission also.

Thank you for your consideration.

Sincerely,

Steven Lancaster MD
Jacksonville Orthopaedic Institute
[Jaxbones@aol.com](mailto:jaxbones@aol.com)



KEVIN J. DOWNEY

3952 MAPLE HILL EAST • WEST BLOOMFIELD, MICHIGAN • 48323
CELL: 248-763-1860
FOX2653.DOWNEY@GMAIL.COM

April 27, 2019

Mr. A.L. Thompson
Central Planning Authority

Re: The Shores – 10E65

Dear Sir,

My wife Jackie and I are owners of condo #4 at The Christopher Columbus Strata #17 and once again are expressing our heartfelt objection to the resubmitted plans entitled, The Shores – 10E65. The overall mass of these revised plans are virtually identical to the previously rejected proposal. The size of the building is virtually the same with only 3 stories less, with the same number of hotel rooms and same attached amenities. The Central Planning Authority in its own words stated, “ The Authority has determined that the mass and scale of the proposed development is not in keeping with the character of the established area and will detract from the ability of the surrounding land owners to enjoy the amenity of their properties and the area in general”. They have reduced the development mass by 605 sq. ft. or .55%. Do they really think that reduction would be sufficient for the Planning Authority to reverse their original decision? I sincerely hope not.

Parking also is still a major concern. Yes, they increased the number of parking spaces from 99 to 110, but with the same number of rooms, 129 and a ground floor restaurant open to the general public plus the number of staff to service the hotel and restaurant, 110 spaces is clearly not enough. For example at Christopher Columbus, 95% of our owners and renters rent cars for their entire stay. That alone would require The Shores – 10E65 to provide 122 spaces .

My final point is that Libanon purposes to provide beach access through the Dart ocean front property. That deal has not been finalized and I truly cannot imagine Mr. Dart allowing unending beach access to guests of a 129 room hotel through his almost priceless beach front property.

Thank you for your time and consideration.

Respectfully Submitted,

Kevin & Jackie Downey

Peacey, Jessica

From: Mike Kariotis <mike@insureonthespot.com>
Sent: Monday, April 29, 2019 6:03 PM
To: Peacey, Jessica; Department of Planning
Cc: Justin Miller
Subject: [EXTERNAL] The shores 10E65

To whom it may concern,

I am writing this letter to object to the proposed development called the shores at 10E65.

This proposed monstrosity has been unchanged in mass and scale since the authorities last rejection. Only the height of this colossal project has been altered. Furthermore, there is no other development in this area on the east side, anywhere!

The mass and scale of this proposal is not in the best interest of anyone in the area and certainly not in keeping with the character of the established area. It would detract from the surrounding land owners who currently enjoy amenities of their property not to mention policing of the proposed beach access route if even allowed by another party.

I am a property owner of the Heritage Club and I ask the authorities to forcefully decline this ghastly proposal.

Respectfully,

Michael Kariotis

Founder - President

Insure On The Spot

5485 N. Elston Ave

Chicago IL, 60630

773-202-5060 Ext. 701

mkariotis@insureonthespot.com

insureonthespot.com

Peacey, Jessica

From: Janel Denny <dennyj708@gmail.com>
Sent: Monday, April 29, 2019 9:34 PM
To: Peacey, Jessica
Subject: [EXTERNAL] 2nd Hotel Application - Objection for THE SHORES/10E65

Our manager Justin Miller addressed the CPA board and I am going to pass on his note/speech that is spot on. He is a manager that is not only a Caymanian but as they say Walks the talk. Justin has a love for the island and instills the Cayman traditions to owners and renters alike. He doesn't hesitate to call out owners/guest when they disrespect the Cayman's beaches or the Cayman traditions. He is always educating folks of the history of the island and what makes our end of the Seven-mile beach the best keep secrets of the Caribbean. Our 18 owners and their family and friends truly love our complex, our beach, and the island.

Needless to say, Justin and our owners do not feel this Hotel is a good idea or needed for our end of Seven Mile Beach.

Please read Justin speech he read to the CPA

Thank you all for the opportunity to address the CPA. I'm here this afternoon as a relatively young Caymanian representing the Heritage Club and the wider north end community. The tranquil idyllic north end of the beach is its best-kept secret and is what vacation dreams are made of. Local faces, Small quaint properties, calm serene surrounds and quite wide stretches of beach are what makes the North ends distinctly unique from the rest of SMB. It is a specific segment of the market that provides an ambiance that harkens back to the good old days, and it's kept guests coming back year after year. Many of the properties on the north end of the beach started welcoming guests in the late 70's & early 80's and are now welcoming back our 3rd generation of guest. While the country has a return guest rate of 48% (over the last 5 years) many on the North end see a return rate well over 60%. These are the tried and true folks that have continued to choose Cayman as their vacation destination of choice in good times and bad, they consider the north end their happy place their home away from home. Not looking to take anything from Cayman other than a little R & R and some color on their skin. As these kind places disappear on the south and central sections of the beach we see more & more families headed to the properties on the north end looking for the Cayman they remember, the Cayman that calls them back year after year. This area needs to be protected from over-development as it is a vital part of the tourism product. The north end is an economic engine all on its own, many of the properties generate revenues well into the 7 figure range and contribute greatly to the CI Gov tax base. Much of the North end can boast of having majority Caymanian employment and typically distributing our revenues amongst the small Caymanian owned & operated business & service providers. We still bring guests limes, papayas and mango's from our yards and cut coconuts on the beach providing that truly Cayman kind experience.

With overall occupancy for the country in the low 60% range over the last 2 (available) years- one has to ask, what is driving this development? Many on the north end have occupancy rates well below the national average and question the necessity for additional room stock on the area. This project has

the potential to impact nightly rates, property values and overall local and guest experience. The recent trend to drive volume and maximize square footage has crowded our beaches, diminishing the access and enjoyment for visitors and locals alike.

Should we not put this on pause while we wait for the build-out of nearly 900 apartments/condos/studios/villas etc. that have come online or plan on coming online in the near future along the SMB corridor. Not to mention the neighborhood this project will be forced into, it is a charming area for locals and visitors enjoyment that will only be degraded by its approval. Forcing them both to find some other destination. I would ask that this application be denied at this time while we as a country plan for Cayman.

Thank you for your time on this matter and please vote to deny The Shores 10E65 applications.

Janel Denny Owner of Unit 19 at the Heritage Club and Chair of the Heritage Club board

Director of Planning
Department of Planning
133 Elgin Avenue
Government Administration Building
George Town, Grand Cayman
Cayman Islands

April 29, 2019

Re: Planning Application by Libanon Corporation – Revised Plans for “The Shores”
Block and Parcel 10E65

I and my wife, (Kirk and Michelle Baxter) own Unit #1 in Discovery Point Club. We respectfully object to the new development based on the revised plans.

The following are among our concerns unchanged from before the revision:

1. The increase in vehicle traffic will detract from the quiet nature of this end of the island and pose a higher risk of traffic accidents with the high number of visitors into the new development.
2. The increase in pedestrian traffic will be the most serious safety issue. At an 80% occupancy rate with 2.5 people per room, would be approximately 258 people ($129 \times 0.80 \times 2.5$). I would estimate that 75% of these people will want to visit the beach as this is one of the primary reasons most people visit the Cayman Islands. This would mean approximately 194 people (0.75×258) would cross West Bay Road at a minimum of twice a day. So, 387 crossings could be expected daily. The number will likely be higher, however, as people return to their rooms to eat, use the restroom, and bring more suntan lotion and snacks back to the beach.
3. The increase in the beach visitors will also generate garbage. It will not be convenient to cross the road to dispose of trash, and as such, beachgoers will need to dispose of it locally. Proper trash receptacles will need to be placed so that the existing beach properties, public beaches and waters are not littered. Who will pay for and where will these trash cans be placed?
4. The increase in the beach load will result in conflicts where these guests will want to simply hop in a nearby pool or grab a beach chair. This will result in higher costs for security and instances of these conflicts will be seen on Trip Advisor. Negative reviews will not reflect well for the Seven Mile Beach Corridor.

The new revision attempts to address the concerns by:

1. Adding a paltry 11 parking spaces to the plans for a total of 110. This is completely inadequate. The guests in 129 rooms, the hotel staff, the restaurant staff, and associated vehicles for maintenance and deliveries will not have enough parking spaces. This will lead to overflow situations with vehicles parking on the side of West Bay Road. This will compound the safety situation with people crossing the road to go to the beach.
2. The proposed pedestrian crossing and access through Dart's property has not been confirmed, and there is no guarantee that it will be approved. The safety situation along this area will be dire should this development be approved as proposed.

3. The reduction in the number of stories is also inadequate. The number of rooms (guests) has not been reduced. Additionally, there are no buildings on the east side of West Bay Road higher than 5 stories.

The Shores development is not in character with the area. Guests that frequent this end of the island will surely find this development a detriment and a deciding factor for future vacations. Their bad reviews on TripAdvisor and other travel sites will lead to lower property values, rental rates, and occupancy.

Please consider addressing these important items when assessing the development.

Respectfully,

Kirk and Michelle Baxter

Peacey, Jessica

From: Tom Hutton <tomh@boyle.com>
Sent: Tuesday, April 30, 2019 3:47 PM
To: Peacey, Jessica
Cc: haroon.pandhoie@gov.ky; Kevin Downey; Garnett Hutton
Subject: [EXTERNAL] The Shores-10E65

Jessica- We are the Owners of Unit #7 in the Christopher Columbus Strata. Our reasons for purchasing in this area of Seven Mile a few years back were the quietness(very little traffic) of this residential part of Seven Mile, a strong Strata that has maintained the quality of Christopher Columbus in a likeminded and proper way, and a special place where our children and grandchildren can enjoy coming to in the future(they are currently ages 18 and 15).

If this revised commercial Development proposed by Libanon is approved, my wife and I feel will completely alter the landscape of this calm stretch of Seven Mile Beach and likely change the way we have thought about our investment above.

For one, daily rentals in 129 rooms will bring in the wrong kind of renters on Seven Mile Beach. Foot traffic would obviously increase on this end of the beach, thus upsetting the serene conditions we are used to, in addition to neighboring Strata's. There is public beach access on the North and South Property lines of Christopher Columbus, so our Strata would bear the brunt of this increase(even if Libanon gets the 6' wide beach access approved). This would prompt us to eventually pay for Security we would need to keep renters from this development off of our Property/Facilities and for trash pickup in front of our beaches. Crime could also be a future problem with this type of development.

We are for quality development(s) in our area of Seven Mile Beach. However, this is not what we had in mind.

We would appreciate the Cayman Central Planning Authority's consideration in preventing this type of revised Use from being approved.



I object to the potential building of a hotel on the North End of West Bay Road called the Shores. I have been an owner of a unit at Discovery Point Club since the building was built. We choose Discovery Point Club because it was at the quiet end of Seven Mile Beach, far from the large hotels that are closer to Georgetown. Building a large hotel, where it is proposed to be build, will have a dramatic impact on the properties that is there. Increased congestion both pedestrian and vehicle will change the very nature of the northern end of West Bay Road. What is even more concerning is accepting this project will set a precedent and other similar projects will be proposed and built. The very nature of this area will change forever. Please reject this proposal for many of the same reasons it was rejected recently and the concerns I have listed here. Thank you.

Peter Moody

#29 Discovery Point Club

Peacey, Jessica

From: Tina Lingenfelder <tinal@surewest.net>
Sent: Wednesday, May 01, 2019 4:20 PM
To: Peacey, Jessica
Cc: Ollie Ebanks; Pandohie, Haroon
Subject: [EXTERNAL] REVISED PLAN THE SHORES HOTEL

We are writing to voice our loudest objection to the Revised Shores Hotel Plan. As far as we can tell, not much has changed except that the proposed height is now 7 stories instead of 10. Yes, the design has also changed making it look even less attractive. The parking has been expanded which means more concrete/asphalt and less greenery and much more traffic since there will also be a restaurant. None of these proposals is in keeping with the character of the surrounding area and will very likely affect the property values of our condos making them less desirable. Many tourists come to this end of Seven Mile Beach for its tranquility and it should remain that way. Not every piece of land needs a high rise building on it.

Also noted, beach access and pedestrian crossing is "proposed". There is no guarantee that this will ever happen so the issues of beach usage and policing is still in question.

Regards,

Dick & Tina Lingenfelder
Owners at Discovery Point Club

Christopher Columbus

GRAND CAYMAN CONDOS

PO Box 1091, Grand Cayman KY1-1102, Cayman Islands
Tel: 345-945-4254 • Fax: 345-945-5062
E-mail: info@christophercolumbuscondos.com
Website: www.christophercolumbuscondos.com

May 1, 2019

Mr. A.L. Thompson
Central Planning Authority

Re: The Shores – 10E65

Dear Sir,

As treasurer of our strata, I am representing the owners of The Christopher Columbus Strata #17 and we are once again expressing our profound objection to the resubmitted plans entitled The Shores – 10E65 Business Hotel with a restaurant, pool, generator and meeting rooms operated by a not yet identified “well known international brand”. Why won’t Libanon identify the proposed operator? The overall mass of these revised plans are virtually identical to the previously rejected proposal. The size of the building is virtually the same with the same number of hotel rooms and same attached amenities. The Central Planning Authority in its own words stated, “the Authority has already determined that the mass and scale of the proposed development is not in keeping with the character of the established area and will detract from the ability of the surrounding land owners to enjoy the amenity of their properties and the area in general”. They have reduced the development mass by 605 sq. ft. or .55%. Do they really think that reduction would be sufficient for the Planning Authority to reverse their original decision? I sincerely hope not.

As an operator of 30 for rent high end condos I am very concerned about safety of our guests and the excessive number of people with access to our property. Currently, this beach area is frequented by our guests and your citizens. We all enjoy the peace and tranquility of the northern end of Seven Mile Beach, one of the most pristine beaches in the world. Your own Department of Tourism use this area of beach for its worldwide advertising. Do you really want to jeopardize that?

Available parking is still a major concern. Yes, they increase the number of parking space from 99 to 110, but with the same number of rooms 129, a ground floor restaurant open to the general public and the number of staff needed to service the hotel and restaurant 110 spaces is clearly no were near enough. At The Christopher Columbus 95% of our renters rent cars for their entire stay, that alone would require 122 spaces.

Thank you for your time and consideration.

Respectfully Submitted,

Kevin Downey
Treasurer Christopher Columbus Condos Strata #17

1 May, 2019

To Whom it May Concern,

As an owner at Discovery Point Club I am writing to strongly object to the revised plan for The Shores Hotel located on block 10E, parcel 65 in West Bay, Grand Cayman. My concerns are outline below:

1. The revised plan for this hotel DOES NOT change the mass of the structure. It is my understanding the previous plan would have resulted in the hotel being a total of 114, 542 sq. ft., with the revised plan showing a total of 113,933 sq. ft. There are no hotels of this sort located on this side of West Bay Road and the approval of this hotel would likely provide a catalyst for more applications to build this sort of structure in serene West Bay. This hotel, should it be approved, will destroy the well known "quiet end" of Seven Mile Beach. Is this something worth destroying? I think not!
2. It appears the developer hopes to provide beach access through a "proposed 6' wide beach access (in discussion with Dart)" and a pedestrian crossing through a "proposed pedestrian crossing (in discussion with the NRA)." The key word here is "proposed." There is NO guarantee either of these items will be approved. Thus leading us back to the exact same issue with the first proposal; that being, the closest access to the beach is located between The Anchorage and Christopher Columbus, a 420' walk along West Bay Road. What if the "proposed" beach access and pedestrian crossing are not approved? Can you in good faith approve this property knowing everyone who stays at this hotel will be expected to cross West Bay Road then continue to walk along West Bay Road to access the beach? Regardless of what is expected of the guests the reality is they will not walk 420' up the road to use the legal beach access, they will most likely cross West Bay Road directly in front of the hotel and attempt to access the beach via The Commonwealth, Mandalay Bay or other properties located closer to the hotel. This will result in those properties employing additional security to prevent hotel guests from crossing private property. If the guests do observe the use of public beach access they will be placing themselves and their children at risk of injury by walking along West Bay Road.
3. The hotel is slated to have 129 rooms and the new proposal increases parking to 110 spots. Originally the plan was to have 89 parking spaces; I'm not sure how an additional 21 parking spaces changes our concern regarding where people will park when the hotel is at capacity. I am confident most of the occupants of this hotel WILL have a rental car. When the hotel is at or near capacity there are not enough parking spaces for the guests, let alone hotel employees. Another factor is the restaurant; even though it may be geared toward serving hotel guests, outside patrons will choose to dine there, adding addition parking issues to an already poorly planned space. When at or near capacity where will people park their cars when the lot is full? Most likely on the side of West Bay Road or they will attempt to park illegally in the parking lots of properties on the opposite side of the road, yet another reason those properties will be required to hire additional security to prevent non-guests from parking in their lot.
4. The north end of Seven Mile Beach has long been known for its tranquil and serene setting. Guests of the properties located in this area seek-out this environment, they stay on the north end of Seven Mile Beach because they do not want the crowds found in mid to south Seven Mile Beach. If this hotel is approved the entire ambiance of the "quiet end" of Seven Mile Beach will be forever impacted and not in a positive way.

The Central Planning Authority rejected the original proposal because "...The Authority has determined that the mass and scale of the proposed development is not in keeping with the character of the established area and will detract from the ability of the surrounding land owners to enjoy the amenity of their properties and the area in general." The reduction of the hotel to 5 stories does not change the mass and scale of the project and the "character of the established area" has most certainly NOT changed; therefore, it is with the utmost respect I ask the authority to reject the new Shores Hotel proposal. It is abundantly clear the negative impact on the area will far outweigh the good.

Regards,
Clark Hoesman
Owner Discovery Point Club #19

GREGORY A. AND PAMELA B. WEISS
8000 EAST BOULEVARD DRIVE
ALEXANDRIA, VIRGINIA 22308
(703) 765-6732
gawpbw@comcast.net

May 1, 2019

Ms. Jessica Peacey
Planning Assistant
Department of Planning
Cayman Islands Government
Grand Cayman KY1-9000
Cayman Islands

Via Email

Re: The Shores – 10E65 – Proposal #2

Dear Ms. Peacey,

We are the owners of Units #22 and #30 at The Discovery Point Club (Strata 81). We have been advised that Libanon has submitted a revised proposal to build a hotel on the east side of West Bay Road. This proposal is repetitious, will unnecessarily waste the Central Planning Authority's valuable time, and should be summarily rejected.

In rejecting Libanon's earlier proposal, the CPA "determined that the mass and scale of the proposed development is not in keeping with the character of the established area and will detract from the ability of the surrounding land owners to enjoy the amenity of their properties and the area in general." Nothing in the latest proposal suggests that the Authority's concerns have been addressed or alleviated.

While the proposed height apparently has been reduced from 10 stories to 7, the overall size of the hotel is roughly the same – a reduction of merely 609 square feet. That size, and seven stories remain inconsistent with the "character" of this part of West Bay. There are no buildings on the east side of West Bay Road north of the Yacht Club round-about in excess of five stories, and we can only think of a couple on the west side of the road. Parking places will increase by 11. Since most guests in this part of West Bay use rental cars for transportation, 110 spots for 129 guest rooms plus staff plus restaurant

guests is inadequate, and will result in congestion along West Bay Road, creating a dangerous situation for pedestrians and vehicles alike.

In an attempt to address all the concerns regarding beach access raised by the objectors to the first proposal, Libanon has apparently suggested that would provide access through some sort of pedestrian crossing. At this time, we don't know what that means. Does it mean an overhead bridge ala the Ritz-Carlton? That would be totally out of character with the area. Does it mean a dedicated crosswalk with flashers? Where will it terminate? At a public access point that may become difficult for the public to access; on private property (we understand that Libanon is discussing beach access with the Dart organization)? While that may ease some safety concerns addressed by the initial objections, there are still issues of trash management. Will The Shores staff clean the beach daily? Will the Shores provide beach chairs and other paraphernalia on the beach for their guests? What about Bar and food service?

We are convinced that this new proposal does not, in any way, correct the deficiencies that led to the Agency's denial of the original application. The CPA has recognized the special character of this part of Seven Mile Beach. There is no doubt that both owners and guests have come to this area because of low rise buildings, serene atmosphere, and lack of crowds, among others. This can be verified by reading comments about any of this area's condos on TripAdvisor. It is great to have a vibrant downtown tourist area, but not all people, such as families with small children or retirees, want that. The area of West Bay Road north of the Yacht Club round-about to the cemetery and even beyond is a needed respite from the activities heading south into George Town. We would have thought that the closing of West Bay Road at the Kimpton, would have marked a clear delineation for those seeking lots of activity and those seeking relaxation. In places such as Aruba, for example, zoning appears to require a clear separation between high rise and low rise accommodations. That policy, whether formalized or not, should be established in Grand Cayman. None of us, including the folks in the Central Planning Authority we hope, want to see Seven Mile Beach become Miami Beach. The Shores proposal is only the first sign of a cancer that could, inevitably, spread. Let's nip it in the bud.

Ms. Jessica Peacey

May 1, 2019

Page 3

Accordingly, we respectfully request that CPA reject the subject application.

Sincerely,

Gregory & Pamela Weiss (for DPC Unit #22)

Gregory Weiss, Pamela Weiss, Jennifer Weiss, Bradley Weiss (for Points Beyond, Ltd, owner of DPC Unit #30)

cc: Haroon Pandohie, Planning Assistant, Department of Planning
Ollie Ebanks, Manager, Discovery Point Club

Peacey, Jessica

From: Luiz Cogliati <cogliati20@gmail.com>
Sent: Thursday, May 02, 2019 7:51 AM
To: Peacey, Jessica
Cc: Pandohie, Haroon
Subject: Objection - The Shores 10E65

To the central planning authority

Dear Sirs/Madams

I am one of the many that wrote a letter about this construction The “new” project is an insult to the intelligence of everybody that complained about the previous one,once it’s basically the same,with even less green area. If the proposal is to be a business hotel it would be logical to be located in the vicinities of town,airport or Camana Bay Each and every issue why it was not approved are still there.About EVENTUAL beach access through Mr. Dart property and pedestrian crossing,this is sincerely laughable,not to mention the lack of beach facilities .Even the name is a joke/lie,the shore is on the other side of the street and it doesn’t suggest a business environment!!! Please help to preserve the beautiful Cayman Islands

Thanks for your attention

Luiz and Ines Cogliati
Owners at Commonwealth and Aquabay

Sent from my iPad

Director of Planning
Department of Planning
133 Elgin Avenue
Government Administration Building
George Town, Grand Cayman
Cayman Islands

May 2, 2019

To Whom it May Concern,

Re: Revised Planning Application for The Shores Block and Parcel 10E65

We are the owners of #10 Discovery Point Club, 2043 West Bay Road, West Bay, Grand Cayman. We have reviewed the revised planning application for The Shores and would again like to formally object to the development. Our concerns are as follows:

We still believe the hotel is not in keeping with the character of the area, which is known as the quieter end of 7 Mile Beach with low rise resorts and a residential area. We are concerned about the noise, traffic (both vehicular and pedestrian), and potential conflict regarding beach access. Even though it has been reduced from 10 to 7 stories, the number of rooms in the development remains the same at 129 and the total mass of the building remains virtually unchanged.

In short, we don't think it's an appropriate development given the neighborhood.

Sincerely,

Todd and Susan Wilcox

Discovery Point Club #10

Peacey, Jessica

From: norman archibald <normanarchibald@gmail.com>
Sent: Tuesday, April 30, 2019 6:35 PM
To: Peacey, Jessica
Cc: Pandohie, Haroon
Subject: [EXTERNAL] The Shores Hotel - Planning Application #2

Dear Jessica,

My wife and I are residents of the Cayman Islands, and owners at Christopher Columbus Condos on SMB. We are very concerned with the planned future development of these small beautiful islands, and specifically the location for a proposed new hotel, named **“The Shores” on Block 10E Parcel 65.**

The most recent plan for this hotel calls for a **seven story structure** when there is **currently no existing building over five stories** between Camana Bay and the West Bay Cemetery. To set this president would be a gross mistake, as many similar structures will follow, which would spoil this predominantly quiet residential area of the island. In addition, you will be aware that most of the proposed construction site for The Shores Hotel lies at a very low elevation and in a potential flood zone, having been mined for fill to create the E.Tibbett’s highway some years ago.

Another major concern is tourist safety! This section of West Bay road is very long and straight and prone to speeding cars and motorcycles. It would be hazardous for large numbers of hotel guests crossing back and forth to get to the beach at all times of the day. I must stress that the majority of tourists to the island are unfamiliar with the driving code of "driving on the left," as they mistakenly look to the left for nearside traffic. We have witnessed so many near accidents along this stretch of road over the years, especially when cars are parked along the roadside while passengers visit the beach. Equally troubling is residents and guests exiting beach condo car parks and driveways on to West Bay road when oncoming traffic is obscured from view.

Please review this application with a critical eye, and if such a hotel is deemed necessary for Grand Cayman, please consider a **safer alternative location where support facilities for hotel guests, are more readily available.**

Regards,
Norman & Esther Archibald

Director of Planning
Department of Planning
133 Elgin Avenue
Government Administration Building
George Town, Grand Cayman
Cayman Islands

May 2, 2019

Re: Objection to **The Shores - 10E65**

Dear Sir,

We are the owners of Unit #8 at Discovery Point Club, 2043 West Bay Rd., West Bay, Grand Cayman, and would like to formally submit our objection of the revised proposed development on the following grounds:

- 1) This area of Seven Mile Beach is not conducive to a large hotel. It has always been known to be the “quiet end” of Seven Mile Beach, not an area for restaurants, bars, shops or resorts. While such amenities may be attractive to some visitors, there are as many others who appreciate the more serene atmosphere, and our rental properties are marketed as such. Reducing the number of floors from ten to seven is hardly in keeping with the structures of the surrounding area, none of which exceed five stories.

- 2) Beach access for what will be an incredible increase of foot traffic is a major concern. The mandatory 6 ft passageways can hardly accommodate this new over-flow, thereby infringing on the privacy of the smaller properties in the area. “Instructing” the new establishment’s guests not to cross property boundaries will hardly be an effective deterrent. The “proposed” beach access and pedestrian crossing in the “revised” proposal has neither been secured nor guaranteed.

- 3) The development of such a property will inevitably put a strain on the area's infrastructure, including but not limited to, sewerage and drainage. Additionally, increased vehicular traffic will be prohibitive to the unobstructed access of emergency vehicles.

Developers and planning must consider the negative impact such a development will have on this local area.

Sincerely,

Sean & Mary Ann Dineen

Discovery Point Club #8

2 May 2019

Dear Sir or Madam,

Re: Planning Application by Libanon Corporation Block and Parcel 10E65

We are owners of # 25 Discovery Point Club, Strata 81, 2043 West Bay Rd., West Bay, Grand Cayman. We are writing to voice our objection and concerns over the proposed development on West Bay Road across from our home. It appears that nothing in the new proposed development rectifies the deficiencies that we identified in the first round of review and the proposal's rejection by the CPA.

Our concerns are primarily in the following areas:

- **Beach Access:** although no notice of this planned development was made to our Strata No. 81, the main access to Seven Mile Beach for the guests of the hotel will most likely be the Public Access that is positioned on our south boundary between Discovery Point Club and Christopher Columbus. We have always maintained this path and it uses our south sidewalk. Use of this access by Cayman Island residents has been welcomed and without negative incident. The anticipated increase in pedestrian traffic from hotel guests through the access will require Strata No. 81 to rethink its design of the access and seems an unfair burden to expect Strata No. 81 to assume. The added use by hotel guests will undoubtedly lead to conflict in determining the private property rights of Strata No. 81 owners relative to the public portion of Seven Mile Beach right of way adjacent to Discovery Point Club.
- **Traffic:** The proposed development, with 129 rooms, will increase vehicular traffic significantly in an area where the West Bay Road infrastructure is insufficient to handle the volume. Pedestrian and vehicular safety will certainly suffer, especially if foot traffic to gain access to the beach across West Bay Road increases substantially. number of parking spots for the hotel and associated amenities appears inadequate to ad
- **Residential Nature of the Neighborhood:** Grand Cayman may benefit from an increase in affordable business hotel development, but our neighborhood is not a business district. The seven-story, high-density hotel would forever damage the low-density, low-rise character of our end of Seven Mile Beach. Tourist experiences and property values in our neighborhood would suffer.

It is our position that this proposed development does not belong in its proposed location. We respectfully request planning reject the development.

Sincerely,

Christopher R. Dyckman and Susan Scotto Dyckman
Strata No. 81, Discovery Point Club #25

May 3, 2019

Mr. A. L. Thompson
Central Planning Authority

Gentlemen:

We are Karen and Don Young, owners of two units at Christopher Columbus Condos. We wrote to you on February 23, 2019 to express our opposition to the then-proposed 10-story hotel - the "Shores 10E65" - to be located directly across West Bay Road from the Mandalay. We also presented our objections to you in person on behalf of the owners of Christopher Columbus Condos at your meeting in March to consider this project.

We are writing to you today to express our opposition to the new proposal for the Shores hotel project.

In our original letter, our objections were based on:

- (1) The inappropriate location of a commercial 10-story hotel in an area which has always been a residential area.
- (2) The precedent which would be set for a cascade of properties like this which would wipe out the entire residential area along Seven Mile Beach going north
- (3) The lack of beach access other than routes surrounding our property, which were originally created for the Cayman people, not the residents of a 129 room hotel
- (4) The fact that Christopher Columbus is sandwiched in between the only two nearby beach access routes, the use of which by this hotel would comprise the enjoyment and safety of our guests.
- (5) The location of the proposed hotel is in an area of poor drainage, and the environmental impact of this development could be quite significant
- (6) Public safety – there was recently a multi-car accident requiring an ambulance exactly at the entrance to the proposed hotel off of West Bay Road
- (7) The recommendation of the Department of Tourism, which was contained in the original application, that no new hotels be built on or in the vicinity of Seven Mile Beach until an overall Plan for the Island is developed.

Based on our understanding of the proposed changes to the original application, our original objections still stand, and we have the following additional objections:

(We note that the CPA said in response to the original proposal, “... **the Authority has determined that the mass and scale of the proposed development is not in keeping with the character of the established area and will detract from the ability of the surrounding land owners to enjoy the amenity of their properties and the area in general**”)

(1) While the height of the proposed development has been reduced, the size of each floor has been increased, and thus the mass is still the same. Thus, the concern of the CPA about the “mass and scale of the proposed development” has not been addressed. Furthermore, the problem of the precedent for further development of this type if this project is approved remains

(2) The character of the neighborhood has not changed, and there is nothing in the proposal which addresses the concern of the CPA in this respect

(3) The proposals for beach access – something which was dismissed as unimportant by the attorney for this development at the CPA meeting, which we both attended - are problematic at best. Even if beach access is somehow provided, the issues of beach access, sanitation, trash, and policing remain.

(4) Nothing has changed with respect to environmental damage in the new proposal

(5) We presume that the recommendation of the Department of Tourism for a moratorium on the building of new hotels in this area of Seven Mile Beach still stands.

The developer has obviously tried to address the objections of the CPA and all of us in the surrounding community, but we think he has completely failed to do so.

Respectfully submitted.

Karen Young and Don Young

Christopher Columbus Condos

Peacey, Jessica

Subject: FW: [EXTERNAL]

From: Frances Holbrook [<mailto:conaryisland@gmail.com>]

Sent: Friday, May 03, 2019 10:38 AM

To: Department of Planning; Jim Cary; Judi

Subject: [EXTERNAL]

To Whom it May Concern (ref. block10E65)

I am an owner of a unit at The Anchorage.

This new application by the Libanon Corp. has not answered my concern that were expressed on their earlier application.

As I previously stated, I am concerned with the safety aspect of people walking along and crossing the road. Also the proposed building would change the atmosphere and physical characteristics of West Bay. It would destroy the last section of Seven Mile beach that reflect the noncommercial values of Grand Cayman.

I respectfully suggest The Libanon Corp. look elsewhere to build their large commercial hotel.

Tim Holbrook

Box 186
North Pownal, Vt. 05260
USA

Joan Keit
3764 39th Ave
Columbus, NE 68601
May 3, 2019

I am writing to object to the construction project "The Shores - 10E65," a 7 story hotel proposal.

I am an owner at Christopher Columbus Condos, unit #14. I chose to buy the condo in this quiet area of Seven Mile Beach for its peaceful, relaxed, safe atmosphere. This quiet seclusion is why families rent our condo year after year. Our strata is sensitive to keeping the environment calm, quiet, and tranquil. We respect the environment for wildlife, -even going to the expense of changing to turtle-friendly lighting.

This large 7 story new hotel with 129 rooms will ruin the character of our established neighborhood.

-The vehicle traffic will markedly increase. It will be more difficult to walk or bike near our condo along West Bay Road with the extra traffic.

-Traffic noise will increase.

-The parking proposed of 110 spots is certainly inadequate to accommodate 129 rooms with presumably 129 cars (since you need a car in this area of SMB) plus the staff plus the restaurant guests. How will all those vehicles be accommodated?

-The beach has never accommodated such a high volume of people. How will trash be handled? How will policing and safety be addressed? What about bathrooms?

-Beach noise is going to be markedly increased. We have quiet respect for our neighbors at our condos but certainly cannot enforce that on large numbers of guests on the beach that may want to party into the night.

-There will be an effect on wildlife. There will be greenspaces removed for the birds. There will be a lot more beach traffic to interfere with the turtle nesting that we try to encourage on the beach.

-The look and feel our our area will irrevocably change for the worse. There are currently no buildings higher than 4 or 5 stories. Let us not start with the first here. The zoning may be for tourism but the characteristic charm of the area is *low density* tourism. Please help preserve this treasured area of Grand Cayman and do not permit this high density large ugly building.

Sincerely,

Joan Keit

Peacey, Jessica

From: Donna Ramsay <dramsay1@comcast.net>
Sent: Saturday, May 04, 2019 1:28 PM
To: Peacey, Jessica
Cc: Pandohie, Haroon; Kevin Downey
Subject: [EXTERNAL] Letter Of Objection to 10 Story High-rise

Dear Representatives,

I am writing on behalf of being an owner of a condo at Christopher Columbus. We bought our place in the early 1980s, and have seen so much growth and change. Many of these changes have been good, but as the building and zoning continues to approve of high-rise buildings in our area (which still holds the natural Cayman appearance) the community is losing the character of the island. We have two public accesses on either side of us, which many of the Caymanian people use to come and enjoy the beach. These are the people that live and work on the island, these are also the people that will find it more difficult to find a place to bring their families. You are the leaders who are opening up the high-rise buildings in high density areas. This is all done in the word of GREED. If you continue to approve all these buildings, our community will lose what this beautiful island once had. We will lose our mangroves and vegetation of the environment, we will lose the quiet and peaceful areas, only to be crowded by ever changing visitors. As owners and Caymanian's we can not stand by these recent proposed developments. History will hold you accountable for these proposed plans. I hope we do not end up looking like Miami Beach, Naples Florida, or Mexico. You have the power and responsibility to hold the line to what we all love, and to save the beauty of this island. We truly hope that you will reconsider this for all of us.

-Donna and Bill Ramsay

Peacey, Jessica

From: Dan Wolff <gdanwolff@gmail.com>
Sent: Monday, May 06, 2019 11:58 AM
To: Peacey, Jessica
Cc: Pandohie, Haroon
Subject: Objection To Proposed Hotel located at 10E65 - The Shores

Ms. Jessica Peacey
Department of Planning

George and Gale Wolff are owners of unit #1 at The Commonwealth since 1994 and wish to register our objection to the proposed Shores business hotel application.

The CPA on March 20, 2019 rejected the previous proposal from the same developer for a business hotel. **"The mass and scale of the proposed development is not in keeping with the character of the established area."** The new application while reducing the height of the building from ten stories to seven but widens the building footprint so that the mass is essentially not changed and is the same as the previously denied application. The CPA needs to be consistent rejecting this application for the same reason.

The established area is low rise condominiums and the area has become known as the "Quiet End" of SMB. Section 3.04 of The Development Plan 1997 states that, "The authority is of the view that the site cannot be viewed solely in isolation. The site must be considered in context of its general locale." There are no businesses located in the area and is totally inconsistent with the neighborhood and the architectural heritage. There are no buildings along the east side of West Bay Road that are this tall. The application should be rejected on this basis.

The applicant states that he is in negotiations with the NRA for a cross walk across West Bay Rd. West Bay Rd. is the major feeder road from West Bay to the Esterly Tibbetts Hwy. roundabout at the Yacht Club. Further it is the major road for tourists to access both West Bay Dock and the Turtle Farm. There is no evidence to suggest that the applicant will be successful in obtaining this crosswalk. The application should be rejected on this basis.

There are no businesses located in the proposed applicant location for a "Business Hotel". Camana Bay is 4+/- miles and central George Town 5+/- miles from the location. The application is inconsistent with the existing neighborhood, proposed business plan and its potential clients' accounts. The application should be rejected on this basis.

The distances to the business community will require that each guest have a vehicle. If 80% (103 cars) of the 129 guest rooms have cars, plus hotel staff, restaurant staff, patrons of the restaurant, service vehicles minus handicap parking and electrical vehicle charging stations the parking area will be overflowing. Thus causing parking on West Bay Rd. exactly like what the Ritz Carlton Hotel experiences on a daily basis. The application should be rejected on this basis.

Though proposed as a "Business Hotel" it is inevitable that guests will want to access SMB. The closest beach access point is some 700 feet north, across WBR. The developer has stated that he is in discussions with the

land owner across the street (Dart) for access to the beach. The land owner at present has no development plans and there is no evidence to suggest that the applicant would be successful in obtaining an easement for access to the beach. The application should be rejected on this basis.

It is apparent that the applicant is attempting to fit a round peg into a square hole. While the applicant may have checked most of the boxes to meet the requirements of the code for a hotel that is only a starting point to meeting the existing architecture and character of the neighborhood. The CPA should use its authority in section 1.1 of the 1997 Development Plan to, "apply practical guidelines with flexibility, understanding and commonsense." The CPA has requested the development plan for this area be revisited as a part of Plan Cayman. It would be putting the cart before the horse to authorize such a building before the adoption of the plan. For all the reasons stated this application should be rejected.

Sincerely yours,

George & Gale Wolff

--

Be Decisive. Right or Wrong. The road of life is paved with flat squirrels who couldn't make a decision.

Director of Planning
Department of Planning
133 Elgin Avenue
Government Administration Building
George Town, Grand Cayman
Cayman Islands

May, 6 2019

To Whom it May Concern,

Re: Revised Planning Application for The Shores Block and Parcel 10E65

We are the owners of #44 Discovery Point Club, 2043 West Bay Road, West Bay, Grand Cayman and would like to formally object to the planning application for The Shores development. Our concerns two-fold:

Despite the change in plans, still, the hotel is not in keeping with the character of the area, which is known as the quieter end of 7 Mile Beach with low rise resorts and a residential area. We are concerned about the noise, traffic (both vehicular and pedestrian), and potential conflict regarding beach access.

Additionally, from a broader perspective, as the development of 7 Mile Beach continues, we believe it is in the best interest of the island and tourism to avoid the totality of 7 Mile Beach from becoming an over-crowded, over-commercialized and unattractive destination. We believe it is of value to allow at least a portion of 7 Mile Beach to retain it's quieter, less-crowded, appealing quality, as is currently the case with the northern portion of 7 Mile Beach.

We object to the currently planned development with it's significant impact on the attractiveness of this area.

Sincerely,

Paul & Tonia Egleston

Discovery Point Club #44

From: Tania Davies <taniaannd@gmail.com>
Subject: Proposed ten storey hotel next to Villa Royale
Date: December 23, 2018 at 11:44:32 PM EST
To: Jessica.peacey@gov.ky
Cc: haroon.pandohie@gov.ky

Dear Ms. Peacey and Mr. Pandohie,

I recently found the attached notification in my mail box. I therefore went to the planning department in the government building last Thursday during my lunch hour and was horrified when shown the plans for the hotel to which the letter refers. I was also told that the letter should have been sent by registered mail – which it wasn't. I spoke to the two lads on the front desk – who put me on the phone to a gentleman named Ron Sanderson since I was becoming jolly upset. He was very sympathetic and told me I could complain on any grounds I felt strongly about.

First of all – there shouldn't be a hotel built in the neighbourhood – no matter which plot of land or what the structure looks like. This is a quiet, residential area. There are no tourist facilities. There are areas in Cayman which are dedicated to tourists. Seven Mile Beach. The Kimpton area. Rum point. George Town.

There are also areas which are residential. Areas for us to live quiet, normal lives. The character of existing development on our side of the road is small, family use, owner-occupied apartments. Families with children and slow, peaceful lives. Where people know each other and feel safe. Neighbours meeting at strata events, chatting outside in the communal areas and visiting each other's homes. Neighbours whose children all play together outside.

The proposed monstrosity of a development is completely out of character with other buildings in the area and will have a massively negative impact on the feel of the street.

It is an enormous hotel for budget accommodation. Cramped rooms towering on top of each other to fit more than the site can hold, with beds and kitchen

facilities squeezed into each room (like an Extended Stay hotel in America, more basic than Sunshine Suites – which at least provides separate living areas for bed and kitchen) and one long corridor connecting them all like university housing. It will bring hundreds of strangers every day to stay right next to us. Strangers looking for cheap accommodation and who are therefore unlikely to be paying the prices charged by local taxis to be taken from our residential area to the main tourist sites. Instead they will stay at the hotel, walking across the road to the hitherto quiet, unspoiled stretch of beach opposite – taking drinks, food, snacks etc... from the hotel. Then leaving behind the empty containers, plastic cutlery, bottles, plastic glasses etc.... when finished.

We have all seen the impact of high traffic in certain parts of the beach. Smith Cove and Public Beach spring to mind. Both of these are maintained by the government and still one encounters overflowing rubbish bins at the end of the day. Litter and forgotten items laying around. During the day a noisy, rambunctious feel – as it should be on a public beach – and sometimes at night loud music and partying. All appropriate for a public beach, a tourist area. None of this is appropriate in a quiet section of the beach in a residential area. It will be the residents who will be left to clean up after these unwanted visitors. Residents who are already negatively impacted by the noise and the crowds of over 260 people a day trudging through their properties to get to the beach. And how long will it take for those looking to profit from the tourists to move in? Selling liquor and renting beach chairs. Offering to braid hair and sell half hour experiences on beach toys. An operation like Royal Palms, in the tourist area, operating on the beach front, has a vested interest in keeping the beach clean in front of their business. Sunshine Suites send their guests across to the Westin – which monitors the activities and keeps the beach clean. What incentive do the owners of a cheap stay hotel have? They are clearly looking to provide budget accommodation with an emphasis on quantity over quality. I purposefully bought an apartment opposite a quiet stretch of beach. Not a part of the beach with 260 tourists sitting on it every day – marching back and forth across the road right outside my apartment, trekking to and from the sea.

The developers do not care that they building in between people's homes on a quiet street. They do not care that there will be no attractions nearby for

their visitors to enjoy. They are clearly looking for a captive audience who will have to eat their meals at the restaurant which is to be located at the front of the hotel facing the street – and thereby looking to attract trade in addition to hotel guests. We are therefore looking at a kitchen which must be capable of providing meals for over 260 guests (129 rooms, double occupancy at least and some with additional people (children etc...) as well as meals for people from outside the hotel who they hope to attract with the roadside positioning for the restaurant, staff meals for kitchen staff and probably everyone else working at the hotel since there are no other places to go and eat nearby. Again: it is a residential area. So the kitchen will need to churn out three meals a day for over 300 people at each sitting. At least 900 covers a day. Kitchen staff, waiters, other front of house. All needing to go on break. To stand outside and have a quick smoke. Let's not pretend any kitchen anywhere is a completely non-smoking environment.

And the smell! We all know how the back of restaurants smell. Whether it's the back of Sunshine Suites, or the back of restaurants by World Gym, or the back of Morgan's Harbour or the back of Grand Old House. You can't avoid it. There is food being cooked, old oil, refuse, dumpsters, vermin It's the reality of restaurants. Which is why they aren't in residential areas. Like the restaurant next to Whitehall House where I work - which smells of frying and food every night as I walk in and out when I work late. It's horrible. There is nothing you can do to avoid it. I do not want to then drive home to that – on a much larger scale. What is the possibility of them containing the vermin problem? None. None at all. The roaches and rats and mice and ants aren't going to stay on their side of the property line. They will become our problem. Just like the smell from the dumpsters. Our strata does a really good job of keeping the area around the one dumpster which services the kitchens in our complex – one for each apartment. How many dumpsters will the hotel need for 129 kitchens in each room and the main kitchen serving 900 covers a day? And how will that smell?

The parking spaces will be insufficient. They will need cleaners in every day to clean 129 rooms, and a kitchen, and a restaurant and then gardeners to look after the landscaping, and no doubt leaf blowers up and down in the grounds every day. They will need concierge staff. And kitchen staff, waiters,

cashiers... Where are all the service people going to park? And where do they go on their break? Walking up and down the road outside Villa Royale going to and from Fosters? I don't need that many strangers walking past every day staring in at my apartment, seeing my garage door open – the way I leave it most of the weekend – with my beach items in it. Or seeing that there are stairs up to the back of the apartment and a large glass window...not door.

The restaurant is right at the front of the hotel on the road – and will be open to the public. How many additional cars will that be? And where will people park who come to the restaurant? All along the road outside so we can't see properly to pull out? And most likely in the grounds of Villa Royale. Each will think – oh it's just me ... and they will all park along our access road. We'll have buses and taxis dropping off and picking up for early flights and late flights. Congestion in the quiet road I wanted to live on, since I knew the bypass behind us would take all the traffic other than the few cars requiring local access. What about deliveries of laundry, staff, restaurant provisions, cleaning provisions We've all seen the delivery areas for hotels on island. We know how large and how smelly they are. And all that traffic will also be coming down our quiet street, ruining the surface so our tyres suffer.

And how long will it take to build a gigantic concrete block with hundreds of windows? There will be cranes, and trucks and workmen All on a site 100 feet wide? And where will they all go during their lunch break? Where will the overflow be? Where will the cranes be positioned? How long will the noise last? And the dust?

One reason I bought my apartment is because the master bedroom window is high up on the fourth floor. Since the Villa Royale apartment complex consists of alternating three and four storey buildings, it gives me privacy in the master bedroom – which has floor to ceiling sliding glass doors leading on to the balcony. My daughter currently sleeps in this bedroom and I do not want ten floors, each with fifteen rooms with at least two occupants – being over 260 complete strangers staring into my daughter's window every night. I bought the property in the expectation of privacy and this will completely rob me of any privacy whatsoever.

I do not need 260 tourists – changing daily/weekly - wandering around our apartment block since it's right next door, they can all see it from their windows – every single room in the hotel will have a window facing Villa Royale. Every Single Room. All 260 or more occupants of all 129 rooms will have a window allowing them to stare into my home. Into my bedroom. I don't want them all walking past to 'just have a look around'. I do not need to be a tourist attraction. I do not want my home, my garage, my car and my children to be a tourist attraction.

The height of the building will negatively impact my view, my privacy, the feel of the neighbourhood since it is completely out of character with other buildings in the area. Right now I love sitting on my balcony in the sun, or leaning on the railing and staring out at night, in the peace and quiet that is Villa Royale. If I see anyone walking we say hello – most people know each other. I can see the sea, I can watch fireworks down the beach on New Year's Eve, I can watch the stars at night, see the sun rise in the morning..... Now all I'll see is a monstrosity. A vast, skinny, tall building of rooms piled on top of each other. Knowing that they are all looking back at me. When I renovated, I put the sink under the kitchen window so I can look out. Because the apartments are all built above their respective garage the kitchen is on the first floor and I can see landscape, green and then sky above the green. If the hotel is built then all I will see is hotel. Ten storeys of hotel. Even if I crouch on the floor and stare up it will be difficult to be at an angle where I will be able to see the sky again. That is not reasonable.

We have children who need to go to school in the morning and we all need to go to work. It is a quiet, out of the way apartment block. Away from Seven Mile Beach and Camana Bay. We have a small quiet pool with rules about late night use. How many tourists will wonder across from next door if their pool is full – quite likely with hundreds of guests and one small pool. We all know the noisiness of tourists partying late into the night round hotel pools. And how late at night will the restaurant be open? To hotel guests and other members of the public? And that noise as well? There will be guests being dropped off at all hours – I don't want to think about karaoke! There will be guests partying in rooms, sometimes with windows open. Our ability to enjoy

our amenities – being outside quietly by our pool will no longer be possible with a noisy hotel next door. And how long until children wonder down in the morning to find empty bottles and cigarettes and passed out tourists by our pool?

I lay by the pool for a couple of hours over the weekend. It was quiet. I could hear some wind in the trees and the occasional air conditioning unit kick into life. It was so peaceful. Each time I walked back to my apartment I saw garage doors wide open and unattended. It is a complex which feels and is safe. And private. The people who buy and rent here did so for that reason. Not because they are located close to schools, or close to town or close to shops. They are not.

Another reason people bought property in Vila Royale is because the apartments are a good investment. They withstood Ivan. They are well built, the roof doesn't leak, the grounds are well maintained and the apartments hold their value, indeed have steadily increased in value over the last few years. But what if someone is allowed to develop a small 100 foot wide site by placing a wrongly zoned, over-populated eye-sore next door, crammed full of budget conscious tourists looking to spend as little as possible on their stay in Cayman? I bought my apartment as a long term home. My children's names are on the deeds. I spent a fortune on renovations for it to be my final home and just how I want it. I will never re-coup the money if I now have to sell it. And who will I sell it to with an enormous, ugly hotel right next door? No-one will ever buy at Villa Royale again. The value of the property will plummet.

Will the hotel developers buy from me for the amount it's worth – with all the renovations? Because no-one else will. And who will want to rent there? We'll have to drop the rent to attract people -and it will no longer be attractive to professional families with children. It will be a very different demographic choosing to live there. The only people willing to rent will be the staff for the hotel next door. The complex will devolve into being staff accommodation for the adjacent property.

I bought the apartment for a number of reasons. Not to have a hotel built

next door and all the negative impacts, the intensity of use of all facilities, the impact on the road, our resulting inability to enjoy our amenities, crime in the area, congestion in all adjacent areas, complete lack of any privacy.

As you can tell ... I am very unhappy and urge you to prohibit the misguided construction of an hotel on the adjacent piece of land.

Yours sincerely,

Tania Davies
No. 2 Villa Royale

Peacey, Jessica

From: Tania Davies <im.not.terry@gmail.com>
Sent: Monday, May 06, 2019 9:07 PM
To: Department of Planning; Pandohie, Haroon
Cc: Peacey, Jessica
Subject: Libanon Corporation - a second application for a 129 room hotel
Attachments: Proposed ten storey hotel next to Villa Royale.rtf

Dear Mr. Pandohie,

I recently collected a second notification from the Libanon Corporation who have apparently submitted very slightly revised plans for their proposed hotel for 129 rooms on the 100 foot wide plot of land next to Villa Royale. It will still have 129 rooms, still have a restaurant, still have a pool and still have cooking facilities in the rooms etc.... Therefore, since almost nothing has changed in their plans, I have nothing to change about my objections which were initially raised on 23 December 2018 and my email is attached hereto for ease of reference.

I am appalled that they are allowed to immediately submit what is a barely altered proposal. I had just started to relax and confirmed to my builder that he could proceed with the renovations inside my apartment. How long will they be allowed to disrupt our lives? I bought an apartment at Villa Royale because I wanted a really quiet life away from all the busy bustle in South Sound, George Town and Seven Mile Beach. I wanted peace and quiet and to be left alone. Not to have to endure the stress that the prospect of such a looming monstrosity being erected right in from of my kitchen and bedroom windows is causing. Not to mention the fear that I will have to sell my apartment, move and start all over again to build a home for me and my children.

I cannot state strongly enough the anger this proposal is eliciting, the fear that they might be allowed to continuously submit variations of the same plans for ever and ever and that we will never revert to the quiet and peace we all sought when we purchased in such an apartment block, off the main highway and on the quietest stretch of beach.

I beg you to reject this application, as you did its former incarnation, and allow us to return to the safety of knowing our home life is no longer going to be threatened.

Kind regards,
Tania Davies

Peacey, Jessica

From: George M. Jirotko <gmjirotka@aol.com>
Sent: Sunday, May 05, 2019 6:06 PM
To: Peacey, Jessica
Cc: Pandohie, Haroon
Subject: [EXTERNAL] The Shores - 10E65

Dear Ms. Peacey:

Thank you for allowing me again to express my concerns about the now revised The Shores proposed development. I am the owner of a unit at the Christopher Columbus Condos strata which is located near it.

As I mentioned in my email correspondence to you of February 28, 2019 in connection with the previous incarnation of this development, 1) I do not wish The Shores' developers anything ill but 2) before I became a Circuit Court Judge in Florida I had over 20 years experience in real estate law such as real estate development (including zoning/land use) with a large law firm and 3) this proposed development as revised again raises red flags.

I will not repeat the concerns I expressed in my February 28th correspondence other than to state that these concerns continue to apply to the revised proposal; for example, a "proposed beach access" is not a "beach access" and similarly a "proposed pedestrian crossing" is not a "pedestrian crossing". Additionally it is my understanding that while the height of the building would be reduced from the original proposal, several green areas would be eliminated.

Again, thank you for allowing me to express my concerns.

Respectfully submitted,

George M. Jirotko

Warren Wright
WWright0345@gmail.com

I am an owner at Christopher Columbus Condos and am writing to object to the construction project “The Shores - 10E65.”

This large, monolithic 7 story proposed hotel with 129 rooms is completely out of character with our established neighborhood, which consists of small, low density Caribbean buildings with quiet, tranquil ambience. Not only is the building itself out of place, but most importantly the volume of tourists it will bring will have massive impact on our quality of life. It will affect our peaceful enjoyment of the area where we have a substantial financial investment.

The high density occupancy of this hotel is incongruent with the peaceful charm of this area of Seven Mile Beach. It will increase traffic, noise, garbage and safety concerns. It will be by far the largest and most densely populated structure in our area. The parking lot is certainly inadequate for 129 rooms plus staff, plus restaurant guests. It will destroy green spaces and overload the beach, which has no infrastructure to support that large amount of people.

Sincerely,

Warren Wright

Peacey, Jessica

Subject: FW: Plannng Application Block and Parcel 10E65 Livanon Corp.

From: Edelgard Beister [<mailto:Edelgard.Beister@vega-cayman.ky>]

Sent: Sunday, May 05, 2019 8:22 PM

To: Peacey, Jessica

Subject: [EXTERNAL] Re: Plannng Application Block and Parcel 10E65 Livanon Corp.

Dear Ms. Peacey,

I would like to object again the altered plan. Though the building is reduced to 7 stories, it still houses too many rooms for such small piece of land. This seize simply does not allow sufficient room for all necessities of those accommodations in every respect, parking, sanitation equipment, garbage etc. Apart of constructing a real inappropriate monolith in this area.

I could sign off on 7 only floors reducing the amount of rooms respectively to the previous plan. My approval would as well only come with a firm agreement of Dart for beach access and a pedestrian crossing.

Kind regards,
Edelgard Beister
44 Marsh Road

Edelgard Beister
Sent from my iPhone

Peacey, Jessica

From: Rana Denninger <ranadenninger@icloud.com>
Sent: Sunday, May 05, 2019 9:08 PM
To: Peacey, Jessica; haroon.pandohoie@gov.ky
Subject: [EXTERNAL] Fwd: Letter of objection re: block 10E parcel 65 the shores

> To whom it may concern,
>
> I am writing to you today, to express my objection to the proposed
> hotel building by the Libanon Corporation, located on west bay road ,
> The shores - 10E65.
>
> Our family are owners of unit 12, at Christopher Columbus, on west bay
> road. This area of the island is home to condominium complexes and
> residential homes, and has maintained its natural beauty, peace, and
> tranquility for many years. It is a peaceful quiet area, which
> attracts families with small children and vacationers looking for an
> out of the way location with no hustle bustle.
>
> The construction of a seven storey eye sore in this peaceful lovely
> West Bay area , will deter our present return guests , hurting us
> financially , and also cause many extra issues that come with a development of this nature.
> Our issues with this hotel also include:
>
> a) BEACH ACCESS- this hotel does not have beach facilities available for
> their guests. We are concerned about the extra policing required to
> ensure that the hotel guests do not abuse our facilities or possibly cause
> us unwanted noise and safety issues with our owners paddle boards and
> boats. Our building is right next to the beach access , so we would be
> under the largest threat from the hotel guests. The people who typically
> rent our units are repeat clientele, typically elderly ,family, who respect
> and wish for quiet and peaceful surroundings.
>
> b) NOISE SMELL GARBAGE RODENTS -129 rooms filled at capacity will
> definitely turn this quaint area into something completely different.
> Why ruin this peaceful area, when it could be located in an area suited
> for tourists yearning for entertainment, restaurants, and spa amenities.
> The proposed restaurant brings with it smells, noise, rodents, and excess
> garbage. With 110 proposed parking spots for 129 rooms , plus spa and
> restaurant facilities, where will the guests and restaurant patrons go for
> excess parking? Other condo buildings?
>
> c) BUILDING HEIGHT-A seven storey hotel standing out like a sore thumb
> within its neighbours, takes away from the natural beauty of the West
> Bay Area. It seems to appear as a monolithic
> rectangle,unsuitable for
The west Bay Area.

- > d) SAFETY- our ground floor unit faces the beach walkway. The increase
- > In traffic, noise, garbage, and possible looting will definitely affect our
- > ability for our family to rent our unit . We all have outdoor patios, and
- > enjoy the peaceful, quiet that exists presently. Adding 129 hotel rooms
- > filled with guests will change the whole landscape of this beautiful
- > section of seven mile beach.
- >
- > In conclusion, we are completely against this project, and we hope
- > that you can help to preserve this area of Grand Cayman, and ensure
- > that these
- > 7 storey type of buildings do not destroy the landscape of what we
- > have come to know and love, and call our second home.
- >
- > Thank you
- > Rudi and Margo Denninger and family
- >
- >
- >
- >
- >

James and Patricia Cary
P.O. Box 30249
Grand Cayman, KY 1-1201
Cayman Islands
JimLCary@gmail.com

May 3, 2019

To: Ms. Jessica Peacey
Department of Planning
133 Elgin Avenue
Government Administration Building
George Town
Grand Cayman

By email to: Jessica.Peacey@gov.ky

Re: Objection to Proposed Hotel located at 10E65 – The Shores

As owners of unit 7 of Strata 142 (The Commonwealth) we wish to register our objection to the proposed business hotel.

On March 20th the CPA, rightfully and demonstrating complete understanding of their responsibility under Section 1.1 of the 1997 Development Pan, rejected the previous proposal from this same developer because **“the mass and scale of the proposed development is not in keeping with the character of the established area” (emphasis added)**. The current proposal reduces the height of the proposed hotel from 10 to 7 stories but widens the tower portion to the width of the base. **The result is that the mass of the building is reduced by a mere 619 sq feet or only .5% less and for all practical purposes equal to the mass of the prior proposal.** Consequently, with the mass being essentially the same and the character of the area not having changed during the past two months, **the CPA must be consistent and reject this proposal on the same basis as the previous rejection.**

Factors which should be considered in rejecting this proposal were articulated in our prior objection letter and are summarized below:

Inconsistent with the surrounding area - The existing structures are all low-rise, low density private residences and condominiums. The area lacks the amenities, traffic handling abilities and beach access to support a hotel. If this development were to be allowed it is reasonable to assume that others would follow, exacerbating the problems. No structures this high exist on the east side of West Bay Road --- anywhere! Given that the CPA has requested the development plan for this area be revisited as a part of *Plan Cayman*, it would be premature to authorize such a structure before *Plan Cayman* is adopted.

Inappropriate location for a business hotel – The logical location for a business hotel is in a business area where offices and desired amenities are located. None of those exist near this site, with the result that personnel will have to drive to their business locations.

Inadequate parking – Given that guests will need private vehicles to reach their business areas or to enjoy other amenities, the proposed parking is woefully inadequate at 110 spaces. 4 electric and 4 handicap spaces reduce available parking to 102 spaces for a 129 room hotel with restaurant. After allowing for staff, outside restaurant diners, and service vehicle parking, there are probably only 80 or so spaces available for guests. Put another way, once occupancy approaches 60% the parking lot will be full, forcing guests to park on adjacent properties, or alongside West Bay Road (which has virtually no shoulders to speak of) setting up a dangerous and hazardous situation.

Lack of beach access – Although this is characterized as a business hotel, there is little doubt that guests will want to visit our famous beach while in residence. Currently the nearest beach access is some 700 feet away, requiring visitors to cross a busy West Bay Road and walk several hundred feet essentially on the side of the road – clearly a dangerous situation. While their plans indicate that beach access and a pedestrian crosswalk are in discussion with Dart and the NRA respectfully, there is no guarantee that these discussions will be successful.

Restaurant noise and odor – The prevailing winds blow from ENE to ESE which will bring any noise from the pool and outside restaurant terrace directly into the Mandalay and Commonwealth. Furthermore, unless extremely good kitchen odor venting and cleansing is employed, these same residents will be treated to the smell of whatever is being cooked only a hundred or so feet away.

There may well be a place for a hotel such as this on Grand Cayman ---- most likely in a commercial area ---- but certainly not at the proposed location. Accordingly, we request that the CPA use its authority granted in Section 1.1 of the 1997 Development Plan to “apply practical guidelines **with flexibility, understanding and commonsense**” and reject this proposal.

Sincerely

James L Cary Patricia L. Cary

cc: Haroon.Pandohie@gov.ky

BLOODWORTH FAMILY CAYMAN TRUST
West Bay South, Block 5D, Parcel 11H17

May 7, 2019

Mr. Haroon Pandohie, Director of Planning
Mr. A. L Thompson, Chairman of
Ms. Jessica Peacey

Re: THE SHORES Block 10E Parcel 65 Revised applicaiton

Good Sirs and Madam:

This letter is in response to the Shores resubmittal.

My family has been in continuous ownership of a condominium across West Bay Road from the proposed hotel for forty years. Though we are not residents of the Island, we continue to be concerned with the future development of Grand Cayman. In particular, I am focused on the area northwest of the roundabout that adjoins the Dart properties just north of the Seafire. This area includes the site of the proposed Shores resubmittal.

What I have learned as I reviewed many of the Island's planning documents causes me a great deal of concern for the aforementioned area. The introduction of the Esterly Tibbetts Hwy a few years ago created basically an undeveloped district that exceeds 130 acres. This large parcel of land is bounded on the east by Tibbetts Hwy and on the west by West Bay Road. Most is below flood in elevation and much of it has been mined for fill to create the Hwy. But all of it is currently zoned Hotel/Tourism. Unless projects of the density (65 hotel rooms per acre) and height are not rejected, I believe we will all experience unintended detrimental consequences which will negatively affect our property, the residents of West Bay and really the long term vitality of the Dart properties.

The revised application has neither changed in density and hardly a half a percent in mass! The new application is 99.468% of the former based on square footage. The Planning Commission rejected the original application in particular because of both height and mass. Though the height has been reduced somewhat, the density and mass is basically the same, i.e. not changed. So how can the new application be in **“keeping with the character of the established area and [not] detract from the ability of the surrounding land owners to enjoy the amenity of their properties and the area in general.”**? If the mass of the revised Shores is approved, we will all suffer severe unintended consequences because once the door is open, many other massive projects can follow. You still have a policy reason in hand to avoid this outcome, and I will discuss it in a moment.

Density Issues. If we project the POTENTIAL number of rooms over the large district earlier described, we still come up with something in excess of 8500 hotel units SEPARATED from the beach by West Bay Road. There are few beach access routes and a huge number of potential rooms to accommodate them. If developed, we will have a situation much worse than that at Sunshine Suites and the Westin where the Island has already experienced fatalities even with a flashing stop sign. And the Sunshine Suites development is probably less than 15 units to the acre. Unlike the Dart developments which have done grade crossings to make crossing less dangerous, the proposed hotel has not addressed its problem nor the problem of the emerging district. To have the very first application for this zone come in at the absolute max on a postage-stamp sized plot puts you and the rest of us in a difficult situation, but one that suggests great caution and a look at other related policy issues.

To get a better handle on the precedent implications, I created an admittedly crude google map where I placed the proposed application and then drew comparable sized parcels on the remaining district. Please carefully review how many of these small hotels could actually be eventually before you. I made no effort to actually draw a circulation plan for how all of these would be accessed; it was simply an exercise to give me a rough idea of the number of parcels. Since I have been in the Planning field for now 50 years, I believe I am close in my guesstimate of 60 more of the Shore type hotels for the district. Very sobering. Here is my drawing:



Mass Issues. Again, I wanted to visualize roughly the potential impact of having more similarly conceived hotels along West Bay Road. First, we have an “as is” photo looking north on West Bay Road. I positioned myself just south of the Commonwealth driveways on the west side of the road looking north. Here is the current view:



I have revised my earlier submitted sketch of the earlier application hotel to show the height at 7 stories instead of 10 and repeated that height down the road toward West Bay. I did not eliminate the existing tennis court complex immediately north of the proposed site though I suspect it will soon apply for hotel use if the Shores is approved as resubmitted.



Is this really what we want for the island? And, imagine the cross over pedestrian demand.

I want to make what I believe is a telling point. **There is NO existing building over five stories in height between Camana Bay and the West Bay Cemetery in the area bounded on the west by West Bay Road and on the east by Tibbetts Hwy. NONE. Nada.** And where there is a four-story section at the Ritz Hotel west of West Bay Road, it has a pedestrian overpass. Even Camana Bay for all of its breath is basically four stories or less. So why in the world would we want a high-rise district adjoining one of the Island's most important residential zones. I think it a grave mistake. In my professional opinion, the area should not exceed five floors in height and certainly each project should be judged carefully on both merit and long-term impact from a precedent point of view.

Please consider:

The Department of Environment has already noted that *“The application site is low lying and consists of tidally flooded mangrove habitat. The Department notes that the surrounding area is currently prone to flooding.”*

What this means to me is that Section 2 of your Development Plan for the Island is triggered so that the following gives you leeway to weigh in heavily on the two concerns I have outlined.

1. *(i) the application site is suitable for the use and form of development proposed;*
2. *(ii) the development will not have a detrimental impact on the natural, human and built environments of the area; and*
3. *(iii) the scale, density and design of development take proper account of a site's physical and environmental characteristics.*

There is no question in my mind that there will be a negative impact on the existing developments immediately adjoining and nearby on the market value of the properties. But I am as concerned about the safety of the pedestrians, the overuse of the beach nearby, the insufficient access to the beach, the danger of people (as they do at Sunshine Suites) crossing the road with chairs and umbrellas in hand.

There is other important guidance in your planning document:

The provisions for development setbacks are for achieving the following purposes:

1. *(a) to provide adequate natural light, ventilation and privacy to all buildings;*
2. *(b) to provide amenity space and to facilitate landscaping around buildings;*
3. *(c) to maintain and enhance the quality and character of development fronting a road;*
4. *(d) to provide a buffer between buildings on neighbouring lots; and,*
5. *(e) to avoid or minimize any negative impact the development or use of one lot may have on the occupants of a neighboring lot.*

Think for a moment that should another “copycat” come along and apply for an identical building on an identical site plan immediately to the south. I know the garages and a manager’s office is immediately south, but bear with me and just imagine if one were to be proposed. The next seven story building would be about 65 feet from the initial Shores building. The views from the upper floors of the Shores would look into the rooms of the adjoining hotel and vice versa. Much of the building would be in the shade during the morning as the ten-story hotel to the south cast a long shadow to the north, completely shadowing the pool zone. There are many reasons to draw the line on this application, and I respectfully request that you do so.

With much appreciation for your good intentions, intelligence and long-term thinking,



Russell Bloodworth, Jr.,
Trustee of the Bloodworth Family Cayman Trust

Peacey, Jessica

From: scott eidson <scottdds@hotmail.com>
Sent: Tuesday, May 07, 2019 12:05 PM
To: Pandohie, Haroon; Peacey, Jessica
Cc: Kevin Downey
Subject: Objection letter for the proposed 7 story hotel on the property on Block 10E, parcel 65.
Attachments: Objection Letter to Block 10E, parcel 65 New Proposal for 7 story Development.docx

Please see the attached letter for my sincere objection to the follow up proposal the a new development for a 7 story hotel on the property on Block 10E, parcel 65.

Dear Ms. Peacey and Mr. Pandohie,

I am one of the current owners at Christopher Columbus condominiums. I have visited the Cayman Islands since 1981 and have been a vacationer and a condo owner at Christopher Columbus since 1989. I again wish to express my highest objection to the latest proposed development of a “7 story hotel now referred to as The Shores, with a restaurant, pool, generator and amenities” on Block 10E, parcel 65.

In my mind, nothing is substantial different in the goal and overall impact on the area and the neighborhood around this parcel than existed in the previous application for a 10 story hotel. I wonder if the developers had this planned all along where the submitted a plan they knew would be attacked and then are now trying to submit something that on the surfaces sounds less than 10 stories but it still has the very same negative impact on the surrounding properties and neighborhoods.

As I stated in my first letter concerning a 10 story hotel. this is a hallmark decision for the planning board as it represents a huge “attack” by developers on a new section of Cayman’s Seven Mile Beach that has survived up to the this point as “old Cayman”. This has always been an area where the beach is uncrowded, and people live with families and co-exist with vacationers. The condos that are on this side of the beach represent what Cayman used to be with only three stories maximum. That has always resulted in less density on the beach and less impact to the environment. The families that live nearby share the beach with the small manageable volume of tourists. The condos that are on this part of the beach have always worked together in keeping this part of the beach a quiet family area. The values and prices of real estate in this area reflect how people value this type of property in Cayman and it is becoming exceedingly rare. It is also rare that a property in this area is not in high demand. Our rental business at Christopher Columbus is largely based on attracting customers that are looking for a family beach, a quiet beach, and a beach that is not crowded even during the high Christmas season. I know many times I have been so thankful not to own a condo in the area of crowded high rise 10 story condos that are now built on the middle area of Seven Mile Beach.

I would still have the same great concerns about the environmental impact and social impact such a large property would be if build in this area. 7 stories is still so much larger than anything that exists anywhere in the vicinity. You would still attract huge crowds that come with a full seven story hotel that has a restaurant with both guests, staff, restaurant patrons, and mix that in with the existing families and guests of the low volume existing properties will undoubtedly ruin the very nature of the part of Seven Mile Beach. The destruction of more of the natural environment with the construction of this building and associated structure will be felt and ruin the life of the neighbors in this area. We have already seen a huge structure in the Seafire Resort nearby and the crowds that have come with that new business.

Where does it stop and why does no one seem to care about why Cayman is a great place to come for vacation? Please do not ruin this section of Grand Cayman! This is so important to Cayman overall. Progress in the name of more building is a fool's folly. Look at all the places in the USA that has fallen prey to the greed of more and more development. Myrtle Beach in South Carolina is a perfect example that I can relate since I grew up in this area of the states. It used to be mostly single-family vacation homes on the beach areas and beaches were shared by all. Now huge 10-20 story condos and hotels are the norm. Traffic is always terrible, there is trash on the beach every day, and there is more pollution that no one seems to care about. People complain but more are built. It has absolutely ruined Myrtle Beach and this development is another nail in the coffin of Cayman as a special place.

As an important point to consider from the Department of Environment concerning the impact this development could have on this part of the beach. This alone is reason not to approve this development. We have to stop destroying Cayman natural beauty and the eliminating the mangroves.

The application site is low lying and consists of tidally flooded mangrove habitat. The Department notes that the surrounding area is currently prone to flooding. With the proposed conversion of the mangrove habitat, it is essential that drainage is properly assessed. The Department, therefore, recommends the incorporation of a storm-water management plan in any grant of approval to prevent any further flooding to adjacent properties. The DoE also notes that the proposed 10-storey hotel is to be located directly across from an active turtle nesting beach. While we believe that the existing Mandalay condo building and the existing vegetation on the empty lot across the road will be enough to block the proposed hotel's lighting being visible from the beach and causing a sea turtle misorientation, the applicant should be mindful that they are located across from an active turtle nesting beach when designing lighting for the proposed 10-storey hotel. Although we are not requesting turtle-friendly lighting for this property at this time, we ask that the applicant does not include any floodlights or spotlights which are directed towards the turtle nesting beach.

Please don't listen to greed and listen to the environment and the people of this neighborhood who are not selfish but really hate to see the destruction of another part of Cayman that is so special. Don't let these developers ruin this neighborhood!

Sincerely,
Scott Eidson
Owner
#21 Christopher Columbus Condominiums
Home address:
21 Frontier Way
Durham, NC 27713
Cell 828-446-5550

Peacey, Jessica

From: Shelly <shellyseidel@aol.com>
Sent: Tuesday, May 07, 2019 12:48 PM
To: Peacey, Jessica
Cc: Pandohie, Haroon
Subject: [EXTERNAL] Opposed to construction of hotel/restaurant across from northern SMB

To whom it may concern:

My husband and I are owners of condo #23 at Discovery Point Club. We strongly object to the erection of the proposed hotel/restaurant across the road from us towards the south.

There is not enough high water line to accommodate the number of people that the hotel can hold.

There are no public restroom in the vicinity. Where they releave themselves will ultimately be disgusting and polluting and most definitely a health hazard.

Quite frankly, that size of hotel will be an eye sore for our quaint and quiet area of northern SMB.

Most definitely, our condo value will decrease due to your negative impact.

Regards,

John and Michele Seidel
Owners DPC #23

Peacey, Jessica

From: Melinda Kolchinsky <mkolchinsky@sbcglobal.net>
Sent: Tuesday, May 07, 2019 1:27 PM
To: Peacey, Jessica
Cc: Kevin Downey
Subject: [EXTERNAL] Objection to The Shores development

May 7, 2019

Mr. Haroon Pandohie, Director of Planning

Mr. A.L.Thompson

Ms. Jessica Peacey

RE: The Shores Block 10E Parcel 65 (F18-0499) (P18-1171)

Good Sirs and Madam:

Once again, the proposed development of The Shores on West Bay Road has come to my attention and is of continued grave concern. As an owner at the Christopher Columbus for the past 17 years, it has has been disturbing to see the environment of the island being disrupted and the natural habitats being destroyed. The government must protect the precious resources before they are forever ruined by overbuilding and increased human encroachment on nature.

The proposed development would flood the area with a volume of people the beach cannot support in the way Cayman has always been proud of. The scale of the proposed building would be out of character for the area and forever change the quality and atmosphere of the existing neighborhood in a negative way. Cayman has long been known and loved for the charm of its comfortable and safe neighborhoods which would be lost with the addition of a development of this size. This area of West Bay Road cannot safely support the influx of hundreds of additional tourists and cars that result from developments such as this.

It is unfortunate that there is a movement to "sell the soul" of the island as development continues. It would be hoped and expected that the Caymanian people would guard and support their precious environment and beauty of their homeland. Selling out to over development is to forever let go of the

unique and beloved community that has blended humans and nature in a way both could co-exist. The character of the island must be protected and it is the obligation of the government to ensure the soul of the country is protected.

Please give intense consideration to the negative impact an over sized development such as this will have upon the neighborhood, the beach and the infrastructure. The most recent proposal would have equal negative impact as the developer's first attempt to acquire approval. The current proposal is equally opposed for this neighborhood.

Please acknowledge receipt of this letter of opposition to the development of The Shores.

Melinda Kolchinsky

Christopher Columbus Unit #1

May 7, 2019

Mr. Haroon Pandohie, Director of Planning
Mr. A.L. Thompson, Chairman
Ms. Jessica Peacey

Re. The Shores 10E65

Dear Sirs and Madam,

I objected to the original 10 stories hotel development -10E 65P18-1171. It was rejected by the Central Planning Authority March 20th 2019, as it determined that the mass and scale of the proposed development was not in keeping with the character of the established area and would detract from the ability of the surrounding land owners to enjoy the amenity of their properties and the area in general.

Libanon Corp submitted a revised hotel proposal April 24, 2019 – The Shores 10E65. The revised proposal made only some relatively minor adjustments. These do not address the major objections made to the initial proposal – namely the overall size of the building; insufficient number of parking spaces; unsafe beach crossing; beach access and policing.

1. Building size:

The height has been reduced from 10 to 7 stories, but the total mass of the building has minimally decreased from 114,542 sq. feet to 113,933

The tower has been widened to the width of the base – creating a monolithic rectangle. While the size of the rooms has been increased on an average of 14%, the proposed number of rooms of 129 remains the same.

2. Parking

Parking has been expanded from 99 to 110 spaces essentially by eliminating the several greenery areas. The addition of 11 parking spaces is still insufficient to serve 129 rooms, plus staff and restaurant patrons, thereby creating an unsafe overflow on West Bay Road.

3. Beach access and security

Beach access has not been resolved. Even if the beach access under discussion to provide a pedestrian crossing with Dart and the NRA was approved, the issues of beach access and policing remain unchanged.

Given the fact that the major objections have not been mitigated in the revised proposal, I recommend that the Central Planning Authority reject the Shores 10E65 proposal.

Sincerely,
Catherine Michaud – Christopher Columbus Condos unit#19

Peacey, Jessica

From: Chris Welsford <cwelsford@fswelsford.com>
Sent: Tuesday, May 07, 2019 2:04 PM
To: Peacey, Jessica; Pandohie, Haroon
Cc: Ollie Ebanks
Subject: Objection to Revised Planning Application by Libanon Corporation - Block and Parcel 10E65

Gilbert and Christina Welsford
15 Houndstooth Lane
Chester Springs, PA 19425 USA

Director of Planning
Department of Planning
133 Elgin Avenue
Government Administration Building
George Town, Grand Cayman
Cayman Islands

May 7, 2019

Re: Revised Planning Application by Libanon Corporation - Block and Parcel 10E65

Dear Sir or Madam,

We own a condo in Discovery Point Club, #32. We are very upset about the proposed development across from the Mandalay complex. We love the area as it currently is and are very happy with the tranquil feel at this end of Seven Mile Beach. We fear that bringing in a new complex that currently does not have access to immediate beach access will change the entire area for the worse. We understand that they are trying to get a Beach Access, but there is no guarantee that this will happen. We have no problem with the Cayman Island residents utilizing the beach access on the Discovery Point Club property, but an additional influx of many visitors (129 hotel rooms) without a beach of their own will change the entire area and make it a congested mess.

When the guests of the new hotel want to spend the day on Seven Mile Beach as all will, they will be forced to cross the traffic on West Bay Road which can be treacherous most of the day even before the increase in traffic from this complex takes place. The entrances and exits from the currently complexes on West Bay Road cause a danger to pedestrians today, adding the increased number of cars and increased pedestrian traffic the situation will only get

worse. I understand that they are applying for a Pedestrian Crosswalk, but there is no guarantee that this will happen either.

We, as well as our paying guests love sitting on the beach in front of the complex with no issues. I have seen situations on this island where unauthorized visitors (guests of another hotel or condo complex) use the chairs and umbrellas (private property) of a complex when they are not authorized to do so. Our complex owns the furniture in front of our complex, pays to maintain the furniture and does not want to be forced to police the unauthorized use of such property. The additional maintenance and security will be and an additional cost to the members of our Strada. I see this as becoming a major issue if the new complex is allowed to be built.

We love seeing the growth and prosperity here on Grand Cayman today and over the years, but want to be certain that such development and advancements are made with everyone's needs kept in mind. We respectfully request the Planning Committee to reject the new development unless these concerns can be satisfied in the development plan.

Sincerely,

Christina and Gilbert Welsford

Discovery Point Club #32 Owners



Attorneys-at-Law

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Director of Planning
Department of Planning
133 Elgin Avenue
Government Administration Building
George Town
Grand Cayman
Cayman Islands

7 May 2019

Dear Sir,

**Re: Planning application by Libanon Corporation
Block and Parcel 10E65 ("the Site")
Development of a 7-storey hotel with pool and gym**

We represent the Proprietors of Strata Plan No. 142 ("**The Commonwealth**") in respect of a renewed application by Libanon Corporation ("**The Applicant**") to develop a hotel on the Site.

Please accept this correspondence as The Commonwealth's formal objection to the application.

It should be noted from the outset that the proposal relates to land in the hotel zone. For the avoidance of any doubt, The Commonwealth is not opposed to hotel development in the surrounding neighbourhood *per se*, provided the need is demonstrated, and provided that any such proposal is viable, consistent with the character of the area and with The Development Plan 1997 ("**The Plan**").

However, notwithstanding some aesthetic changes, the Applicant is persisting with a renewed application for a large hotel with an occupation density at the very top of that contemplated by the Development and Planning Regulations (2018 Revision) ("**The Regulations**").

Once again, the proposal is completely out of place with the character of the area. Moreover, the renewed proposal is for a hotel of substantially the same size already rejected by the Central Planning Authority ("**the CPA**").

Application at odds with the 3 April 2019 Decision

The previous proposal submitted by the Applicant was for a hotel building with a mass of 114,532 square feet. This was carefully considered by the CPA, alongside section 3.04 of the Plan. In refusing the application, the CPA considered that the *mass and scale* of the proposed development was not in keeping with the character of the established area and would detract from the ability of the surrounding land owners to enjoy the amenity of their properties and the area in general.

This decision was entirely correct.

The definition of "massing" is provided by section 2 of the Regulations:

"massing", in relation to a development, means the overall size, bulk and dimensions of the buildings concerned and their overall appearance resulting from their juxtaposition

In respect of mass, the square footage of the hotel in respect of the new proposal is 113,933 square feet- in short, there is no perceivable difference between the size of the hotel in this application, and that submitted previously. The Applicant is seeking to reheat and serve up a proposal that is, for all practical purposes, the same size as that already expressly rejected, and once again with 129 rooms- the maximum permissible by The Regulations.

The Commonwealth's objection, unsurprisingly, remains that the proposed hotel is simply too big and the occupation density too high for the parcel size and the character of the locale, and merely changing the shape and aesthetics of the building can do nothing to remedy these fundamental flaws. The scale and density of the proposed development remain wholly insensitive to the physical characteristics of the Site (see 3.04 (c) of the Plan). The high-rise, high density proposal on a narrow parcel remains completely at odds with the low-rise, low-density accommodation in the area.

It seems that the Applicant has either misunderstood the reason for the previous decision or is simply ignoring it. Plainly, merely changing the shape and reducing the number of storeys from 10 to 7 does not and cannot serve to reduce the size, mass and scale of the hotel with reference to the parcel size and the neighbourhood where the square footage of the building remains substantially the same.

It follows that the CPA must refuse the application. To do otherwise would be to necessarily arrive at a decision that is both logically and legally inconsistent with that delivered previously.

Inadequate Beach Access

Contrary to the Plan, the proposal presently fails to ensure adequate allowance for public access to the sea (See section 3.04 (f) of the Plan.). While it has been represented to The Commonwealth that the Applicant is in discussions with the National Roads Authority in respect of a pedestrian crossing, and with DART in respect of beach access over the parcel opposite owned by a DART entity, unless and until those matters are resolved, the application is fatally flawed and cannot be granted without necessarily offending against this part of the Plan. As it stands, the obvious dangers to children and families seeking to walk along the West Bay Road to the nearest public access some 700 feet away hardly need to be stated.

Inevitably, in the absence of proper beach access as required by the Plan, guests will be tempted to trespass over private property at The Commonwealth, The Mandalay, Anchorage or Christopher Columbus in order to access the beach, creating a nuisance and security burden for residents.

Inadequate Parking

The new proposal has added some 11 parking spaces, and is within regulatory limits, but each application must be placed in context and considered on its own merits. The reality is that the provision for parking remains completely inadequate given the high density of the hotel as compared with the lack of nearby amenities.

Unlike the residents of hotels further south, guests of the proposed hotel would be unable to walk to the restaurants, bars, shops and the Camana Bay attractions. Guests at the proposed hotel would need to drive everywhere, and consequently parking capacity would be reached when the hotel was only half full. Inevitably, and as has been the experience for other hotels further south, cars will end up parking along the side of West Bay Road creating an eyesore and a traffic hazard.

Implications for Future Development

There are no hotels presently on the East side of the West Bay Road in this area, and no buildings of 7 storeys on that side.

Permitting the application would set a depressing precedent for further high-rise, high-density hotel projects on a number of similar sized and proportioned undeveloped parcels in the area, totally changing the low-rise, low density and tranquil character of the locale for the worse, and forever.

Conclusion

For the above reasons, The Commonwealth vigorously objects to the application.

However, The Commonwealth has communicated to the Applicant's agents that it would more favorably view a 3 storey genuine boutique hotel with a much reduced square

footage, with around half the number of rooms currently contemplated (which would be larger and well appointed) and high end amenities. Such a development would have appropriate parking and landscaping, proper beach access, and an eco-friendly design inspired by Caymanian culture and traditions. It would be viable and consistent with the character and needs of the area.

In particular, this approach would reflect the need for diversity in the tourism and visitor accommodation product, providing guests in the northern part of Seven Mile Beach with a sensitively preserved paradise of tranquility to enjoy, as contrasted with the busier sections further south which provide for watersports, shopping, bars, restaurants and other entertainment amenities.

The Commonwealth encourages the Applicant to think again.

Yours faithfully,



Nelson & Co

cc Ms Jessica Peacey (Jessica.Peacey@gov.ky)

Peacey, Jessica

From: Ryan Young <ryanhyoung@chicagobooth.edu>
Sent: Tuesday, May 07, 2019 3:04 PM
To: Peacey, Jessica
Cc: Pandohie, Haroon
Subject: [EXTERNAL] Strong Objection to "The Shores 10E65" Proposed Development on SMB

Dear Jessica,

I am writing to strongly object to the proposed "The Shores 10E65" development on Seven Mile Beach on Grand Cayman.

I wrote previously about my strong objection to the earlier proposed "The Shores" development. I want to reiterate why I strongly object to this new proposal, and to large-scale development on Grand Cayman that does not adequately value the benefits that the natural world provides.

As you may be aware, yesterday the United Nations, through the Intergovernmental Science-Policy Platform on Biodiversity and Ecosystem Services (IPBES), released a comprehensive report on the damage that human activity is having on the planet (<https://www.bbc.com/news/science-environment-48169783>). The report states that human activity "threaten(s) 1m species with extinction" and that "transformative change" is needed with how humans interact with nature.

This report lends credence to why I object to this new proposal and why I objected to the last one. Simply put, it is time to draw a line in the sand and stop development on Cayman that does not adequately value and protect natural resources. Not only are these natural resources vital to a thriving Cayman tourism industry, they are also vital to the habitability of our planet for future generations. If we continue to allow unfettered development on Grand Cayman (and the other isles), we potentially may end up with an impressive amount of occupancy for tourists, but we will have made extinct the very reason tourists come to Cayman in the first place - its pristine beauty.

The rest of this letter repeats the concerns I raised about the prior 10-story proposal. Reducing it to 7-stories under the new proposal does not begin to address the strong concerns I have about developing this land.

I live in the United States and am a co-owner of two units at the Christopher Columbus Condos up the street from the proposed site.

I have been coming to Cayman since 1986, when I was 13. I'm now 45 so that means 32 years! To me Cayman, until recent years, has represented a place where anyone can reconnect, or remain connected, to the natural world. The ocean offers abundant opportunities to remind us that we are part of a complex ecosystem that is beautiful while at the same time fragile. The land offers similar opportunities for connection and

reflection. Both of these are under threat on Cayman - from this proposed 10 story hotel as well as from the already built developments now dotting SMB.

In March 2018, my family and I were driving to the Christopher Columbus after landing at the airport. Just past the "Seafire" hotel, I was horrified to see pristine mangroves being literally ripped out of the ground by two excavators. The next time I was back, Dec 2018, this entire area had been cleared and I learned of the development of a "park" for the music festival.

This unfettered development at the cost of both the terrestrial and oceanic environments is not the Cayman I know and grew to love. It has me seriously questioning whether I want to be a property owner on such an island, and whether I will have the same opportunity to have my children fall in love with Cayman as I did.

To reiterate, I strongly oppose the newly revised development on SMB called "The Shores 10E65" - it would wreak havoc on an already fragile and reeling Cayman environment and threaten the health of the oceans on which the island depends. I request that you deny any applications to develop this land.

Thank you,

Ryan Young

ryanhyoung@chicagobooth.edu

May 7, 2019

TO: Jessica Peacey

RE: Application for a 10 story Hotel with Generator and Two(2) Pools on Block 10E Parcel 65 (F18-1171) (JP)

Allowing a large hotel in this area is inconsistent with this part of Seven Mile Beach. We purchased a condo @ Discovery Point Club 20 years ago. One of the selling points for buying in this area was because it was known as the "quiet end of the beach". That meant no restaurants, hotels, massive car and people population were to be on this part of Seven Mile Beach.

We do not think it prudent or in the best interest of the current residents and guests who have bought in this area. Hotels belong with the other hotels on the island and not where it is proposed.

In addition, more cars means more accidents, people parking on other people's property as they do not have enough parking for their guests.

There is not room in this plan to take care of buses, cars, taxis, etc. Plus more noise and pollution is not desired on our end.

Putting a hotel will decrease the value of the existing homes and condos. They need to look elsewhere. Trying to squeeze an operation such as this here is only for the greed of the owners, without regard for the current surroundings and our dwellings.

It would definitely make the guests of the hotel feel not wanted on the beaches and could likely become a real problem. You would have established an area where there most likely would cause confrontations between the hotel, its employees, and guests versus the owners and guests who already are here. Flooding the beach with more people will cause serious problems. The hotel guests will always be told to not be where they are as they will try to use the accommodations of the current residents and its guests. Using pools, lounge chairs, , towels, and garbage of the beach as they will have to bring food and drink with them and there will be more glass to deal with, plus garbage.

I request that this proposal be rejected and rejected FOREVER.

I personally am getting angered by this deluge of people, cars, traffic, garbage, unlawful use of the condo's facilities, taking chairs and lounge chairs, on and on. Leave it the "quiet end of the beach" and do not bend your vote just for more money, political gain, bribes, and making the environment of this part of the island a commercial mecca as your departments have already done, up and down the beach.

Reject this and move on.

Neil E. and Neila K. Balfour

Peacey, Jessica

From: Jamie Mollwitz <jlmollwitz@gmail.com>
Sent: Tuesday, May 07, 2019 6:58 PM
To: Peacey, Jessica
Cc: Pandohie, Haroon
Subject: [EXTERNAL] Objection/Proposed Hotel 10E65

Jamie Mollwitz
PO Box 30249
Grand Cayman, KY 1-1201
Cayman Islands

JLMollwitz@gmail.com

May 7, 2019

To: Ms. Jessica Peacey
Department of Planning
133 Elgin Avenue
Government Administration Building
Georgetown, Grand Cayman

By email to: Jessica.Peacey@gov.ky

Re: Objection to Proposed Hotel located at 10E65 - The Shores

As owner of unit #12 of Strata 142 (The Commonwealth) I wish to register my objection to the proposed hotel.

Ms. Peasey

The previous proposal for The Shores was rejected on March 20th, 2019. The same developer has now come back with a current proposal that clearly mimics the original. He just ever so slightly, shifts some numbers around. However, the mass is still essentially the same.

Factors which should be considered once again in rejecting this proposal:

- The structure is inconsistent to the low-rise low-density structures in the area.
- The location is inappropriate for a "Business Hotel". Their location should be suitable to businesses areas.
- The parking is inadequate for the number of guests, staff, and restaurant visitors. (Forcing guests to park along West Bay Road which is already very hazardous).
- Restaurant noise will become a factor and is inconsistent with the area.
- Refuse/trash will require HUGE dumpsters creating odor and vermin along with loud removal noises.
- Beach access is inadequate and extremely hazardous crossing West Bay Road.

Please reject this proposal and leave the last remaining area of West Bay Road & Seven Mile Beach as it is & should be, beautiful and quiet. A "Commercial Free Zone"!

Sincerely,

Jamie L Mollwitz

cc: Haroon.Pandohie@gov.ky

Sent from my iPhone

Peacey, Jessica

From: Craig & Candy Devenport <devenport1@att.net>
Sent: Tuesday, May 07, 2019 9:39 PM
To: Peacey, Jessica
Cc: Pandohie, Haroon; panning.dept@gov.ky
Subject: [EXTERNAL] Libanon Corporation proposal 10E65

To whom it may Concern,

Our family first purchased a residence in Cayman approx. 1980 at LaCovia, Casa Caribe and finally the Commonwealth participating in it's initial development and continue to maintain tat residence to present. Obviously we love the Cayman Islands and have witnessed many changes over the past 40 years.

Today (May 7) I received notice delivered by US Mail regarding another development proposal by Libanon, so I hope you will excuse me for my last minute comments on this proposal.

When we invested in Commonwealth a height restriction was in place limiting buildings to 3, possibly 4 floors. We respected and were encouraged that government was seeking to maintain the ambiance and character of that area of seven mile beach and that was our deciding factor. We trusted these requirements would allow the beauty and serenity of the area to be retained indefinitely.

Now comes two development proposals from Libanon Corporation in quick succession. The first being found deficient causing negative impact to the area significantly changing the character of the neighborhood. This is a quiet area of small condominium residences, maintaining uncrowded idyllic beaches for all to enjoy. This area is a poster child for what you want people to think of when they think of The Cayman Islands.

All this will change if Libanons new proposal is approved. There are already areas where developments with many floors exist and it would seem prudent to zone those vicinities for like development. Nothing in the area in question approaches the scope, use, appearance and density of this proposal.

129 rooms, pool, restaurant and 110 spaces on 2 1/2 acres is not doable without having an extreme impact on this area. The parking for hotel guests, patrons, service vehicles and employees seems totally insufficient and I fear would often flow onto the shoulders of West Bay Rd causing hazards to drivers and pedestrians as well as a bottleneck to the flow of traffic. There also is simply not enough room to allow for smooth efficient ingress and egress to the property. lastly the building itself would dwarf the existing condominium residences and is in no way architecturally compatible with the charm of the neighborhood

This proposal is nothing but a regurgitation of the first proposal with inconsequential changes with no attempt made to seriously address any of the initial concerns leading to the original rejection. This is the same plan in scope and character as the first and therefor I respectfully urge you to reject Libanons latest proposal.

Respectfully Submitted
Craig Devenport
(Block and Parcel 10E52H12)
Commonwealth

Mailing Address:
6245 Scenic Dr.
West Bend, Wi 53095
USA

James E. George
P.O. Box 30843
Grand Cayman KY1-1204
Cayman Islands

Director of Planning
P.O. 113
Grand Cayman KY1-9000
Cayman Islands

EMAIL: planning.dept@gov.ky

RE: "The Shores"- Libanon Corp.- BLOCK 10E PARCEL 65- Proposed Hotel

5 May 2019

Dear Sir,

As owners of a unit at The Mandalay, this letter is written to express our *very strong objection* to the newly submitted application for the above referenced project and to earnestly request that the CPA *not* grant approval of this application.

In reviewing the scope and design of the proposed new application we find that very little has changed from the previous application with respect to the size and scope of the proposed hotel. The CPA refused the first application on the basis that **"The mass and scale of the proposed development is not in keeping with the character of the established area..."**. We would argue that other than reducing the height of the building from 10 stories to 7 stories, the new application does little to address those concerns.

We would note that with 129 rooms still proposed, the issues previously addressed by ourselves and the many objectors to the original application hold true for the new one as well. These include, but are not limited to: **Inadequate parking**. Despite an slight increase in the number of spaces, more defined parking spaces for electrical access, taxi waiting, etc. reduce access for general parking space and still can be easily seen to be woefully inadequate for hotel guests, staff, visitors, delivery persons, etc. ; **Traffic congestion** on this end of West Bay Rd. for commuters and visitors; **Pedestrian safety** for persons walking to and from the beach from the hotel, seeking public transportation or simply walking for exercise ; **Potential on street parking** by visitors, restaurant guests, employees due to lack of parking space availability on site; **Lack of nearby amenities** to support a hotel including restaurants, entertainment, shopping; **Lack of designated, controlled and maintained beach access** for hotel guests.

We understand from the presentation of the proposed project that "discussions are under way with DART" regarding potential beach access for the proposed hotel. We further understand that discussions are also underway with the NRA for the provision of a pedestrian crosswalk to be installed from the proposed hotel. We would point out that without these elements being in place at the time of notification, potential objectors are not able to evaluate nor provide comments on those potential elements. As a result, the CPA would be unable to consider those elements that are under consideration in their decision process.

We would also note that should this application be approved by the CPA prior to completion of the "Plan Cayman" process, the opportunity to ensure the preservation of the last remaining quiet and peaceful, low density neighborhood on Seven Mile Beach will be lost forever. As noted during the last application process by Libanon Corp., the north end of SMB is truly a unique neighborhood and has long attracted tourism and investor markets seeking a much different experience in Cayman than the highly developed hotels, restaurant, entertainment and commercial areas of the remainder of the beach. Those of us who live on the north end of SMB, those who choose this area of Grand Cayman to visit, as well as those who have worked so hard to develop this sector of the tourism market, are clearly aware that should this application be approved, many similar proposals will follow and the opportunity to preserve this very special area will be lost forever.

In summary, other than the reduction of the height of the proposed hotel has been reduced from 10 stories to 7 stories, little else has been changed from the previous application. The proposed hotel would still not fit in with the character of the neighborhood, and the development of a building over 5 stories tall located on the east side of SMB would set a precedent for the entire island and threaten overdevelopment of remaining land on the east side of the road.

We would most humbly request that the CPA use their reasonable judgment and refuse this application.

With regards,

A handwritten signature in black ink, appearing to read "James E. George". The signature is fluid and cursive, with a large loop at the end.

Dr. James E. George

The Mandalay- Unit #3

Peacey, Jessica

From: Avis Barlow <avisbarlow@gmail.com>
Sent: Wednesday, May 08, 2019 10:31 AM
To: Peacey, Jessica; Pandohie, Haroon
Cc: Ollie Ebanks
Subject: The Shores Development

Dear Sirs,

I am very surprised to see the building application for the Shores hotel has reappeared so quickly with only minor changes.

Obviously the majority of property owners in the immediate area on West Bay road have already voiced their opinions against this development taking place.

It will be such a shame to see the last natural green section of West Bay Road Seven Mile beach starting to be developed. Probably the beginning of the end.

Grand Cayman is already too developed and has lost a lot of it's Caribbean charm and appeal that attracted us to the Island in 2000.

Please think hard before allowing high rise buildings on this quieter Northern section of Seven Mile Beach.

Thanking you in advance,
Avis Barlow
41 Discovery Point Club
2043 West Bay Road



Virus-free. www.avg.com

From: Nancy Snowden <nsnowden@protechadvisors.com>
Sent: Wednesday, May 08, 2019 10:53 AM
To: Peacey, Jessica; Pandohie, Haroon
Cc: Kevin Downey
Subject: [EXTERNAL] The Shores - 10E65 OBJECTION

I am an owner at the Christopher Columbus condos. I was quite alarmed when I heard of the proposed hotel across from the Mandalay Bay on West Bay Road. The current proposal with relatively minor changes continue to give me cause for alarm. I have been an owner since 1996 and have seen some nice improvements to the general area. However, the encroachment of high rise hotels and the destruction of the natural habitat in recent years has detracted from the overall experience of visiting the island. I am strongly opposed to this project.

This proposal of a 7-storey hotel is completely out of line and way beyond what should be acceptable for this quiet, uniquely uncrowded residential area. It is also critical to protect what little remaining habitat and mangrove areas are still in existence in order to preserve the precious resources that make Cayman unique and special. Adding hotels of this size north of the existing Kimpton and Kaboo area will truly be ruining the area and destroying irreplaceable and invaluable natural assets.

Specifically, I am concerned with:

- Pedestrian, transient traffic along West Bay Road greatly increasing safety concerns
- Additional automobile traffic which increases safety concerns and congestion
- Increased pedestrian, transient foot traffic to and from the beach. The volume of people the proposed hotel will dump onto the road and beach will be beyond the capacity to be safely or comfortably absorbed into the area.

- The area does not have ample restaurants, grocery stores, or beach facilities to accommodate this volume of tourists.
- The tranquil nature of this portion of Seven Mile Beach, and the reason we own property in this area, will be forever changed.
- This will allow for further encroachment and the accompanying deterioration of the property values, safety and beauty of the area.
- The effect on wildlife will be irreversible and the full effect may be unknown until it is too late to recover from.

Again, I implore you, do not allow this out-of-place and environmentally destructive project to take place here. Thank you.

Nancy Snowden
Pro-Tech Advisors, Inc.
+1-480-694-6604 (Direct & Mobile)
+1-623-321-1733 (Fax)
[+1-712-647-1670](tel:+17126471670) (Main Office)

May 8, 2019

Director of Planning
Department of Planning
133 Elgin Avenue
Government Administration Building
George Town, Grand Cayman
Cayman Islands

Re: Objection to Revised Planning Application by Libanon Corporation
“The Shores” Block and Parcel 10E65

Dear Director,

We are the owners of Unit 43 at Discovery Point Club, 2043 West Bay Rd., West Bay, Grand Cayman, and members in good standing of Strata No. 81. We respectfully submit this object to the revised application for the development of The Shores Hotel currently before the Department of Planning.

We were pleased with the decision reached by the Central Planning Authority to deny the previous proposal, stating that “the mass and scale of the proposed development is not in keeping with the character of the established area.” We respectfully request that this denial be upheld, especially given that the mass and scale of the revised proposal has not changed significantly from the previously denied proposal.

We respectfully request Planning reject the development, especially since the myriad of listed problems have not been adequately addressed. In fact, it seems that the revised plan relies heavily on resolutions to pedestrian safety and beach access that cannot be confirmed.

Sincerely,

Danny & Cinda O’Keefe
Owners of Unit 43, Discovery Point Club, Strata No. 81

Peacey, Jessica

From: Jean Saillant <jsaillan@umich.edu>
Sent: Wednesday, May 08, 2019 1:28 PM
To: Peacey, Jessica; Pandohie, Haroon
Subject: The Shores-10E65
Attachments: Grand Cayman.docx

May 8, 2019

To the Planning Board,

Revised plan for The Shores Hotel

My family has been visiting the Cayman Islands for almost fifty years, and we have come to love Grand Cayman and its people. It is with dismay that I see the revised plans for the Shores Hotel. They seem very similar from the original plans, which were rejected for valid reasons. We chose to buy a place at Discovery Point Club twenty eight years ago because we liked the quiet beach, relaxed atmosphere for family vacations, and the relatively low environmental impact. Adding a large building, with more floors than any others in the area, will have a negative impact on this end of Seven Mile Beach. The dense occupancy, questionable beach access, limited parking and minimal green space will be detrimental to both the land and the ocean, as well as the atmosphere enjoyed by the current residents.

The lovely landscaping along the highway, the new ease of residential recycling, the environmental zones in the ocean, and the beach clean up activities are all things that will make this little bit of paradise wonderful for generations to come. Please don't allow developments like The Shores Hotel have a negative impact on the area.

Sincerely,

Jean Saillant
#20 Discovery Point Club

6 Clinton Lane
Dearborn, MI 48120
313 399 7389

Peacey, Jessica

From: Susan Cathcart <susan.cathcart@valleyviewagri.com>
Sent: Wednesday, May 08, 2019 4:37 PM
To: Peacey, Jessica; Pandohie, Haroon
Cc: Wendy Moore
Subject: [EXTERNAL] Opposition to Shores Project Block 10E Parcel 65/ Version [2]

Dear Ms. Peacey and Mr. Pandohie,

Please accept this letter as an opposition to Shores Project Block 10E Parcel 65 / Version (2) from Fred and Susan Cathcart. We are owners of Villa #31 at Renaissance located at 1883 West Bay Road. Below is e-mail written to the Central Planning Authority from Neal Gross, another owner at Renaissance. Our thoughts are the same as his and this letter serves to reiterate his very same concerns.

Best regards,
Fred and Susan Cathcart

From: Neal Gross
Sent: Friday, April 26, 2019 2:57 PM
To: 'Jessica.peacey@gov.ky' <Jessica.peacey@gov.ky>; 'haroon.pandohie@gov.ky' <haroon.pandohie@gov.ky>
Subject: RE: Opposition to Shores Project Block 10E Parcel 65/ Version [2]

Dear Ms Peacey and Mr Panhodie,

This correspondence is being sent in opposition to a successor version [2] of an originally submitted plan for authorization of a massive development on less than 2 acres of land identified officially as Block 10E, Parcel 65, on the land [East] side of West Bay Road, immediately north of the Yacht Club Roundabout.

My opposition to this virtually identical “revision” is based on the very same weaknesses, detriments, disadvantages, and pernicious consequences that have been previously illustrated. But even more, the abject and intentional dismissing of the CPA’s carefully articulated rational and legal basis for denial of the original submission demonstrates distinctly and positively that this developer, Libanon, and its anonymous collaborators are displaying an overt and offensive posture not only towards their impacted neighbors but towards the CPA and its lawful authority in itself.

The overall mass of this revised version [2] of the plans is virtually identical to the explicitly unacceptable and improper plan [1] previously rejected. The amount of green space is reduced by a dexterous but even more destructive trading of height for greater lot coverage. The deleterious impact on the “ability of the surrounding land owners to enjoy the amenity of their properties” is a conclusion that seems to have completely evaded the attention of the developers, even though it was so clearly set forth by CPA.

As another unfortunate example of this dismissive attitude is the fact that this version of the plan merely reduces the height from 10 to 7 stories, which again indicates that the developer in this version does nothing more than flaunt the well-founded and well-expressed guidance by the CPA which at a minimum should have provided a normal, reasonable and justifiable basis on which to make substantive modification, which this version obviously does not do. This developer seems to be unaware or oblivious to the fact that no building of any kind higher than 5 stories exists on the land [East] side of West Bay Road, anywhere. The neighbors know this, the CPA knows this, everyone who has ever travelled along WBR knows this; is there some ulterior intent on the part of Libanon and its anonymous collaborators that cause them to intend that this building be an unequivocal public statement of demarcation that from now on rules, regulations, customs, usages, patterns, and acceptable land-use patterns take a back seat, and oversized, imposing, grandiose, monumental, mammoth, and overwhelming projects are henceforth to prevail? And may I add: prevail and

proliferate in an atmosphere of anarchy! Forever impairing or destroying the global high regard which Seven Mile Beach now enjoys for the short term financial gain of some anonymous collaborators is an expense that the people of the Cayman Islands should not be forced to bear, and relief from that damage is precisely what they look to their CPA to prevent.

Further, not only have all of the points I raised below been ignored in the revised version [2] of the plan, but in my submission I carefully avoided repeating so many of the already filed very valid points of opposition raised by others [in the interest of efficiency for the CPA], but unfortunately the applicant has largely ignored those imperfections, irregularities, deficiencies, and flaws as well.

So, in sum, it appears undeniable that this version [2] of the plan is entirely without merit. I respectfully request that the CPA reject, deny, and in every other way refuse to permit this preposterous and indefensible project to move forward.

Thank you.

Neal Gross
1883 WBR #29

From: Neal Gross
Sent: Wednesday, February 27, 2019 2:34 PM
To: 'Jessica.peacey@gov.ky' <Jessica.peacey@gov.ky>; 'haroon.pandohie@gov.ky' <haroon.pandohie@gov.ky>
Subject: Opposition to Shores Project Block 10E Parcel 65

Dear Madam and Sir,

I am an owner of waterfront property [#29] at the Renaissance Strata, neighboring the proposed construction of The Shores on Block 10E Parcel 65 and hence have a vital, immediate interest in this matter. I write as a concerned citizen.

I am personally in opposition to this project being permitted to be approved, and my objections represent not only those that represent factors of widespread general public interest, but also those of similarly situated waterfront property owners in the immediate vicinity.

The following are the bases of my opposition:

1. Exaggerated Size of Project:
 - a. The architectural character of the dwellings and other buildings in the vicinity are small, personal, family-oriented, and modest. The visual presence of this proposed Hotel is oversized, imposing, towering, massive, overwhelming, and completely not in keeping in any way whatever with the proportions, stature, volume, extent and substance of the community and surroundings;
 - b. The quantity of persons, personal and vehicular traffic, usage of the public rights-of-way, utilization of the public and private infrastructure in this locality is modest whereas the actual and expected impact on both the 1.9 acre plot itself as well as the proximate locale and environs is indisputably burdensome, excessive, unwieldy, and frankly dangerous to both residents and passersby;
 - c. While the size of the plot may physically sustain such an enormous structure, it is evident that the scope of usage of this proposed Hotel, at 129 units and 89 parking spaces, is vastly out of proportion with its environs, which means that the exaggerated size of the project far exceeds the size of the proportional magnitude that would be appropriately suited to its plot.
2. Undue Risk to Life and Limb:
 - a. The number of parking spaces is inadequate for the number of personal and commercial vehicles utilizing the building complex. While it is possible that the ratio of parking spaces to occupancy units may be in compliance with overall codes and regulations, the generality with which these ratios

have been determined may not comport with the actual needs, usages and applications of this particular site and the proposed development. At peak occupancy it is likely that due to the parochial location of this land-side development, literally hundreds of newly created vehicular trips, specifically and explicitly connected to this development will occur. Guests of the hotel, family members, other visitors, customers of the eating establishment and gift shop [or other retail or commercial installations], maintenance personnel, kitchen staff, wait staff, bell and desk-staff, administrative staff, repair contractors and staff, and numerous others will be making entry and exit from the premises driveway onto West Bay Road, all day and well into the darkness of the evening, and possibly throughout the night as well. There is simply inadequate parking available on premises. As a visitor, owner, admirer and devotee of the Cayman Islands for more than a generation, I am well aware that along West Bay Road, with which I am particularly familiar, there is a distinct and observed penchant for drivers who are unable to park within the boundaries of a complex to use the sides of West Bay Road [WBR] for parking. Both sides. With the absence of sidewalk, off-road, pedestrian walkways for the separation of vehicles and people, there is also a proclivity to use the roadway surface for foot traffic. This is a major hazard, and is explicitly and unequivocally a consequence of the lack of adequate parking for all the categories of vehicles associated with this development project. This is an endangerment that the CPA can and must avoid, as it carries out its civic and social responsibility to protect the populace.

- b. As vehicles cannot be accommodated on premises and therefore line both sides of West Bay Road, land-side developments lodging and serving large numbers of visitors, guests, employees, contractors, artisans, craftspersons, tradespersons, delivery operatives, and all manner of related persons, will prompt risk of injury and worse to those inevitably trying to cross between the sea-side and the land-side of West Bay Road, particularly if they or their children [accompanied or unaccompanied] were to dart out from between parked vehicles, and be unseen, unnoticed or obscured by the presence of vehicles that are too numerous to be accommodated on premises. The placement of the entry/exit roadway of this project is just far enough up WBR from the Yacht Club Roundabout for those heading North on WBR to accelerate to a speed that while conforming to local regulation is far too fast for them to be able detect, recognize, slow and preserve the safety of pedestrians and others [bikes, scooters, other forms of cross traffic]. The same conditions describe traffic issues for those heading South, along the lengthy, unencumbered run from points North on WBR. Harm, trauma and injury is precisely not what the CPA may intend, but such will inevitably result if this project is approved.
- c. Please note in addition that a preponderance of vehicular traffic will be entering the driveway for this proposed project from travelling Northbound on WBR [consider the delivery vehicles for food and other necessities coming from the industrial sectors, the airport, Georgetown itself, etc]. As Northbound traffic driving on the left side of WBR must turn right into these premises, doing so requires crossing busy Southbound traffic from West Bay, again at all hours, in daylight and darkness, with pedestrians, bicycles, accompanied and unaccompanied children, and all manner of crowds in this narrow, restricted, and limited vicinity. What a terrifying endangerment to all concerned!
- d. Further, as either large groups of hotel guests, their own guests and families, and other non-related pedestrians will be crossing WBR from East on the land-side to West on the sea-side [and back again] OR constant flows of smaller groups all day and well into the evening [dark] hours try to negotiate the same road surface as the normal, but nonetheless dangerous, traffic burden habitual to WBR, the chances of serious calamity is increased well beyond what is acceptable according to any rational perspective of community order, even if we set aside the real and present danger of delivery and personal vehicular traffic intended specifically for this hotel. The CPA surely must prioritize safety as this stretch of WBR is completely unsuited to the amount of pedestrian and small unmotorized-device traffic that will be confronted by normal non-urban travel. And vice versa. Drivers will not be able to cope with the risky challenges a CPA authorization of this project will inevitably bring.

- e. Please remember that no sanitary or hygienic provisions will be available on the sea-side of WBR to the occupants of this hotel complex using the beaches. Children and adults will again have to put themselves and others at great risk crossing WBR to go back to the hotel for hygienic services, thus exacerbating the peril, danger, exposure and prospect of unwanted jeopardy. Surely the CPA cannot countenance turning this stretch of a busy thoroughfare into a major health and safety hazard, likely the direct outcome of approval of this exaggerated development proposal.
3. Rights of property owners, the public, and residents:
- a. An argument may be made that the owner and/or developer of this lot has private property rights that must be respected consistent with the fundamental laws of the Cayman Islands. I encourage the CPA in contrast to the narrow proportions of this line of argument rather to consider the wider rights of neighboring property owners, who at a very minimum should also be permitted "quiet enjoyment" of their own property, by right, and by centuries of legal precedent. In addition, the use of the road surface along WBR is truly a common good, and a right shared by all legitimate users. I urge the CPA to consider the inequitable consequences to the common good, public interest, and lawful and reasonable expectations and rights of the wider community if this disproportionate proposal is allowed to prevail.
 - b. Also may I respectfully request that CPA note that approval of this proposal on this relatively modest sized lot will without doubt encourage, invite, and prompt nearby and adjacent land-side property owners to seek CPA approval for similar or identical exaggerated development projects, the consequence of which will produce the most prominent, conspicuous, incomparable, signature hazard in all of Grand Cayman, and one which can be so readily avoided by CPA merely declining to allow this severely troubled project at this site. Denying, dismissing, vetoing, or renouncing this application will express to all an assurance by the CPA that human and humane conditions for all Caymanians, visitors, and guests are the paramount aims, objectives and intentions of the Government of the Cayman Islands as it demonstrates a degree of leadership and community responsibility that is unmatched anywhere.

I deeply appreciate the opportunity to submit these essential concerns to the CPA, and respectfully request that I be allowed to explain, amplify, clarify, and if asked, answer any questions that the CPA at the March 20, 2019, meeting, may have in connection with the fundamental, serious, and extraordinary public policy issues that consideration of this project raises. Please let me know.

Sincerely,

Neal R. Gross
1883 West Bay Road
#29

Susan Cathcart
(870) 930-5754 (cell)
susan@valleyviewagri.com

"Success in life has nothing to do with what you gain in life or accomplish for yourself. It's what you do for others." ~ Danny Thomas

Jerry & Marge Presson Unit #7
Discovery Point Club
2043 West Bay Road
Grand Cayman
Cayman Islands
Email: s.queenan@sbcglobal.net

8th May'19

Planning Department
Grand Cayman
Cayman Islands

Attention: Ms Jessica Peacey & Mr. Haroon Pandohie

Dear Ms. Peacey & Mr. Pandohie,

Re: Resubmission to Central Planning Authority of proposed application: The Shores by the Lebanon Corporation at Block and Parcel 10E65

Dear Sir/Madam:

We are the owners of unit #7 & #34 of the 45 Strata Lots at The Discovery Point Club located at 2043 West Bay Road, West Bay, Grand Cayman. We have owned these units for more than 25 years. We much appreciate your denial of Lebanon's prior application for the reasons stated which are equally, if not more so, applicable to reject the instant application.

The revised building structure still provides rooms with minimum floor space and living quarters resulting in cramped living accommodations. The inclination for Hotel Guests to spend time on the sands of Seven Mile Beach rather than in their confined hotel rooms is quite realistic to us. We believe that this is setting a stage for conflicts to develop between hotel guests of the Shores on DPC property and DPC condo owners and the guests of DPC over access to DPC cabanas, pool, shower, umbrellas, beach chairs, towels, etc and DPC parking lot. DPC guests pay for their pool usage and would undoubtedly question any usage by non-paying third parties from the Shores. We believe it realistic to assume that those SMB Condos receiving an influx of guests from The Shores through the proposed access and pedestrian crossing will need to employ security personnel to protect their beach assets. This is not the image we, or the Grand Caymans want to project; quite the opposite. The Discovery Point Club tries to protect and practice a guest friendly environment. Requiring uniformed security people does not help our desired image. As correctly stated in its CPA opinion, "The proposed development is not in keeping with the character of the established area". We need to keep the character of SMB unaltered by the instant Proposal.

Rejection of the instant proposal by CPA is, therefore, respectfully requested.

Marge & Jerry Presson
Unit #7 & #34.

Peacey, Jessica

From: JAMES S THOMPSON <jthompson049@comcast.net>
Sent: Wednesday, May 08, 2019 7:33 PM
To: Peacey, Jessica
Cc: Department of Planning; cayman, heritage
Subject: [EXTERNAL] The Shores-10E65

Dear Ms Peacey

I would like formally express my objections to the proposed hotel at the north end of West Bay Rd. Many of the concerns which I initially expressed remain the same. It makes no difference whether it is called a boutique hotel or a business hotel. The number of rooms remain the same at 129 which still generates the same amount of congestion and traffic issues. Parking has only been increased 11 spaces to accommodate 129 rooms. This would not include extra patrons to the restaurant. Even though it is classified as a business hotel, there will still be a large number of people looking for beach access. These beach goers will still be seeking shade, beverages and showers and restroom facilities. This will cause additional problems for condo owners near the new hotel.

Those of us who have purchased property on the north end did so to escape the crowds and have peace and tranquility on our beaches. Please take our concerns into consideration when making your decision on this project. This proposed hotel will not portray the image of Cayman that we all know and love.

Regards, Jim & Jane Thompson, Heritage Club

Peacey, Jessica

From: Department of Planning
Sent: Thursday, May 09, 2019 10:50 AM
To: Peacey, Jessica
Subject: FW: [EXTERNAL] Planning Application - 7 Storey Hotel adjacent to Villa Royal, West Bay Road

Fyi

From: Ron Tompkins [<mailto:tomppkins@candw.ky>]
Sent: Monday, May 6, 2019 8:16 AM
To: Department of Planning
Subject: [EXTERNAL] Planning Application - 7 Storey Hotel adjacent to Villa Royal, West Bay Road

Dear Ms. Peacey and Mr. Pandohie

I understand that there is a renewed planning application (!! for a now 7 storey, instead of 10 storey, hotel planned for development adjacent to the Villa Royale townhouses on West Bay Road. As the owner of two of the units at Villa Royale, I should like, once again, to register my **very** strong objection to *any* such building of this magnitude alongside the site. I would be happy to write a more specific letter as to my reasons, please do let me know if you should require another formal letter.

Your sincerely,

Ronald Tompkins

Mr and Mrs McGriele

20 Villa Royale

West Bay Road

Director of Planning

Department of Planning

By email only: - planning.dept@gov.ky

Dear Sir/ Madam,

Block 10 E, Parcel 65, proposed 7 storey hotel with restaurant. Provisionally named The Shores and the Libanon Corporation ("the Applicant")

We write further to our previous objection letter in regard to the first planning application (a copy of which is enclosed and incorporated by reference into this letter).

A. The application is not materially different to the last application which was rightly rejected.

The Applicant has reduced the height but widened the footprint so that the net effect is that the capacity of the hotel would remain essentially the same as the previous application. The objections set out at points 1 and 2 of our first letter, namely the application being a departure of what is envisaged by the town plan and the magnitude of the plot infringing on our property, apply equally to this application.

The original application was rejected on the grounds that it would result in an over development of the site by the Applicant. If this application was to be granted this would have the effect of reversing the previous decision. We reiterate that if this plan was accepted it would be a departure from previous decisions and set an unwelcomed precedent.

B. The access to the hotel is over a shared road.

(i) Traffic overburdening the private road

The Applicant does not own the intended access road to the hotel but merely has an easement right over the same. The use would overburden what is a small private road that is totally unsuitable for servicing a hotel. No impact assessment has been conducted in respect to proposed use of this road but common sense dictates that having navigated two busy junctions will result in significant interruption to all users.

(ii) The increased use also possesses a hazard to pedestrians in particular Children.

As noted in our previous objection letter the private road is parallel to the Junior Tennis Courts, the users of which are aged four and up and include my own children. The nature of the area is town homes many of which are occupied by families.

As will be evident from the plans submitted by the Applicant the private road ends at the first house on the street, there is no physical boundary between the homes and the private road. The current users of private road expect to see children playing as they are in the mind-set of taking into consideration residential usage. Those on holiday will not be in that mind set. As children do not read signs or always follow rules the only sensible solution is to locate the access to the hotel away from the children. It is clear from enquires made of the Applicant's representatives during a presentation on 1 May at the Kimpton that they do not intend to in anyway mitigate the adverse impact on residents of Villa Royale. The Applicant confirmed that:-

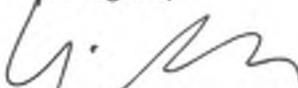
- (i) They do not intend to have a separate road for the hotel;
- (ii) They do not intend to employ a staff member to direct traffic when using the private road;
- (iii) They do not intend to construct gates to put in place a physical barrier; and
- (iv) They do not intend to put in place any alternative provisions whilst the construction works take place. This is an aggravating feature as heavy piling and plant equipment are particularly hazardous to pedestrians particularly children.

C. Nuisance.

There is nothing to prevent contractor, staff, visitors and guest using Villa Royale as an overflow parking area. As noted in our previous letter there is insufficient parking to accommodate staff, guest, spa guest, taxis, tour buses etc. thus the burden would be on Villa Royale to ensure users are either authorised guests and residents.

As with the first application we thank you for taking the time to consider our objections.

Kind regards,



Elaine and Kai McGriale

Mr and Mrs McGrielle
20 Villa Royale
West Bay Road
West Bay

Director of Planning
Department of Planning
Government Administration Building
George Town, Grand Cayman

Dear Sir / Madam,

Block 10E, Parcel 65, Proposed 10-storey Hotel with restaurant, provisionally named The Shores and the Libanon Corporation ("the Applicant")

We take this opportunity to note that we do not object to the plot being developed in order to provide hotel accommodation in accordance with the zoning and Development Plan. We do however, object to this particular development for the following reasons:-

1. Development is a departure from what was envisaged by the Development Plan.

We consider that the Applicant, in seeking to maximize volume and by extension profit, has failed to ensure that scale of the development is in keeping with the character of the area. In this regard, we have had opportunity to consider the Development Plan and particularly Clause 3.03 which provides for the transition between beach resort and residential development zone. We note that the Authority when considering applications for planning in a Beach Resort/Residential Zone shall ensure that the

"...development provides a high standard of accommodation, amenities and open spaces. For developments other than a detached and semi-detached and a semi-detached house and a duplex outdoor facilities such as swimming pools, gardens, sun decks, patios, terraces, and an abundant degree of lush, tropical; landscaping, incorporating sufficient screening to provide privacy from adjacent properties..."

This particular application falls well short of this provision in Clause 3.2. Unlike the neighbouring Kimpton sea Fire development (a comparative 10 storey hotel) there is insufficient landscaping between the developments and surrounding residential buildings. There is little open space or privacy due to the height but small distance between the hotel and the boundary. Such a departure from the Development plan would be an unwelcome precedent to set for the wider community and would be inconsistent with previous decisions of the Authority.

We also consider that the amenities are also insufficient; in this regard I note that development only provides for 86 parking spots. This will undoubtedly result in on-street parking as 86 spots would be insufficient to accommodate staff and guests let alone day visitors to the hotels conference, spa and restaurant.

2. Magnitude of the hotel given the size of plot would directly infringe on our property.

As alluded to in the above paragraph the size of plot is not large enough to accommodate a 10 story hotel and the landscaping required to integrate the development with its immediate neighbours. If

Mr and Mrs McGriele
20 Villa Royale
West Bay Road
West Bay

this particular planning application was granted it would overwhelm Villa Royale, which consists of family town homes. It would significantly reduce the enjoyment of our property.

3. Access to hotel over shared road.

The CPA view was that the access should be relocated to the southern end of the property notwithstanding the CPA's view I note that the proposed Entrance comes off the easement 10E39 which is used by Villa Royale.

The access to Villa Royale is where West Bay road narrows to one lane and then via a private road. We consider that the private road in particular is unsustainable to safely accommodate traffic flows from hotel staff, guest, visitors, suppliers of goods and services, in addition to residents and guests of Villa Royale. It is at odds with other 10 story hotels such as the Kimpton Sea Fire and the Ritz who do not have shared access with residential housing.

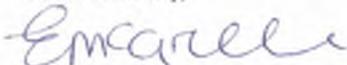
Our children play tennis at the junior tennis courts and play football in proximity to the private road which is in keeping with the nature of the area, residential family accommodation. If this development proceeded with such an access point we would feel that it would be unsafe to allow our children to walk to the tennis court area without supervision and would restrict access to outdoor space which allows us peaceably to enjoy our home.

4. Nuisance

We note that it is proposed that the large refuse bins required for a commercial building such as a hotel have been positioned at the boundary between the plot and Villa Royale. This will no doubt result in odour and noise nuisance. The heavy machinery required to service such a refuse area would pose a significant hazard to the safety of the children who live and play at Villa Royale

We thank you for taking the time to consider our objections.

Yours faithfully,



Kai and Elaine McGriele

Peacey, Jessica

From: Department of Planning
Sent: Thursday, May 09, 2019 10:57 AM
To: Peacey, Jessica
Subject: FW: [EXTERNAL] Libanon Corporation 10E65 Shores Hotel

Fyi

-----Original Message-----

From: Karen Barren [<mailto:kmb3299@yahoo.com>]
Sent: Thursday, May 9, 2019 9:24 AM
To: Department of Planning
Subject: [EXTERNAL] Libanon Corporation 10E65 Shores Hotel

Dear Planning Department, May 9, 2019

We are owners at Villa Royale unit 26. We object to the Shores Hotel being built. It will have a negative affect on North Seven Mile Beach. Visitors, that I talk to on the beach , choose North Seven Mile Beach because of the tranquility and island vibe it offers. Villa Royale is a residential community and a hotel next door will impact the privacy of our units with noise, safety, balcony views of parking lots, dumpster and restaurant smells.

I was under the impression from the last denial from the planning commission that the Shores Hotel was not going to be built.

I strongly urge , the Planning Department talk to the Department of Tourism about over building NSMB. The visitors and residents want to keep the low key island feel that it offers. Thank you for your time reading my concerns .

Karen Barren

Peacey, Jessica

From: Roan Flenniken <rflenniken@highlandclinic.com>
Sent: Thursday, May 09, 2019 12:37 PM
To: Peacey, Jessica; Pandohie, Haroon
Subject: [EXTERNAL] The Shore Block 10E, parcel65

Dear Ms. Peacey, I would like to express my objection to the proposed development of The Shores Block 10 E parcel 65. I feel that the previous proposal made by the developers and rejected by the planning authority has not been significantly changed at all with their revised proposal.

The number of rooms is the same and the parking concerns are not improved. Although the developers state this is a business hotel it makes no sense to place a business hotel so far from Georgetown and I instead expect they are using the business hotel aspect to try to cover for the lack of beach access. The expected significant problems with the large number of guests trying to access the beach will, in my opinion cause significant problems. I think a development of this type in this area undermines the objectives the PlanCayman initiative. Also the pedestrians crossing the road creates, in my opinion, safety concerns as well as the traffic flow problems from a project of this size. Thank you for your time. Sincerely, Roan Flenniken Renaissance #7 1883 West Bay Road

Peacey, Jessica

From: Pandohie, Haroon
Sent: Thursday, May 09, 2019 2:22 PM
To: Peacey, Jessica
Subject: FW: [EXTERNAL] Objection to Proposed Business Hotel in West Bay

Haroon L. Pandohie, MCRP, MBA, AICP

Director of Planning

☎ +1 -345 244-6501 (Main)

☎ +1 -345 244-6506 (Direct)

www.planning.ky



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From: Jeremy Varlow <jeremyvarlow@gmail.com>
Sent: Thursday, May 9, 2019 2:01 PM
To: planning@gov.ky; Pandohie, Haroon <Haroon.Pandohie@gov.ky>
Cc: Kimberly Valliere <kimberly.valliere@gmail.com>
Subject: [EXTERNAL] Objection to Proposed Business Hotel in West Bay

To whom it may concern,

Good afternoon,

We are writing today to voice our objection to the business hotel proposed for construction near Villa Royale in West Bay, Grand Cayman. As the owners of a unit on Marsh Road, we believe this development is out of place and if constructed, would ruin the character of the area on that stretch of road.

There are a number of technical issues with the plan, such as: inadequate parking, beach access, and pedestrian safety. Additionally, this development does not conform to the principles of the Cayman Islands Development Plan--- low rise and low density.

We understand that the CPA agreed with the initial assessment that 'mass and scale of the proposed development is not in keeping with the character of the established area' as per the minutes of the March 20th meeting on your website.

Further, while the developers adjusted plan for the area does includes a reduction from 10 to 7 stories, the square footage/mass of the building remain unchanged.

We ask that you consider the above in your review of the project,

Sincerely,

Jeremy Varlow & Kimberly Valliere
Residents of Marsh Road, West Bay

May 9, 2019

Director of Planning
PO Box 113
Grand Cayman KY1-9000
Cayman Islands

RE: Libanon corporation proposed hotel on block 10E parcel 65
Email: Jessica.Peacey@gov.ky
Copy: Haroon.Pandohie@gov.ky

Dear Board,

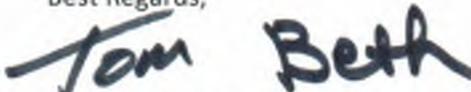
My wife and I have been visiting the Islands somewhat regularly since 1993. We have visited 5 times in the last three years. Most recently in January and March of 2019. We have stayed at Condos on the northern end of seven mile beach as well as visited to Grand Cayman via cruise ships. We have been very fortunate to have traveled to many places in the Caribbean, Mexico and Europe. We both enjoy our Cayman vacations the best.

This past spring break we learned of the potential for a new hotel being proposed that would be within walking distance of several condos we have stayed. Additionally, we have used the public cemetery beach when we have visited on cruises.

The idea for a new hotel to stay at or even a place to come enjoy a morning coffee, breakfast or and evening dinner just a short refreshing walk from where we might be staying is appealing. Currently if we would stay at Aqua Bay Club, London House or Discovery Point Club or visit at cemetery beach there is no such amenities within walking distance.

This new facility looks to be another improvement to the allure of Seven Mile Beach.

Best Regards,

Handwritten signature of Tom and Beth Hooper in black ink. The signature is written in a cursive, flowing style. 'Tom' is on the left and 'Beth' is on the right, both names are connected to the line above.

Tom and Beth Hooper

Peacey, Jessica

From: Gail Mancuso <gailmancuso@comcast.net>
Sent: Thursday, May 09, 2019 9:54 PM
To: Peacey, Jessica; Pandohie, Haroon
Cc: Ollie Ebanks; Todd Cubbon
Subject: [EXTERNAL] Opposition to The Shores Revised plan

Dear Madam and Sir,

We are owners at Discovery Point Club #11 and are extremely opposed to the revised proposed shore project on West Bay Road.

We are very concerned due to the fact that this proposal will adversely impact the traffic flow, the safety of pedestrians crossing the road to go to the beach, and the negative impact on tourism. Additionally, there is inadequate parking for the number of proposed rooms for both travelers and the staff.

The current properties are family oriented and are on a small scale. These guests currently enjoy this type of "low key" accommodations, and the type of property proposed does not fit this paradigm.

Travelers enjoy this quieter end of Seven Mile Beach. If they prefer a hotel type accommodation, they have many options to choose from at the southern end of the beach. The proposed hotel would not allow these travelers the choice they prefer. The proposed new building will add a significant increase of beach goers, which would increase the noise level. Our guests enjoy a quieter vacation which is why they choose to stay at Discovery Point Club.

Pedestrian safety is also a big concern, since this new building will add to increasing traffic issues for this small island. People will be crossing the road in both directions and this poses a tremendous safety problem.

This proposed project would detract from the charm and beauty of the northern Seven Mile Beach area and would adversely impact tourism by travelers seeking other Caribbean islands.

Thank you very much for the opportunity to submit our concerns again to the CPA regarding this project.

Kind Regards,

Jim and Gail Mancuso

Discovery Point Club Unit 11

To the CENTRAL PLANNING AUTHORITY

Jessica.Peacey@gov.ky - Haroon.Pandohie@gov.ky

LETTER OF OBJECTION To Project: The Shore - Libanon Corp - 10E 65 - P18-1171

BY MICHAEL REHBERG OWNER OF VILLA 28 AT THE RENAISSANCE

By means of this letter I reiterate my objection to the project in reference. Libanon has submitted a revised hotel proposal to the Central Planning Authority with the new name of "The Shores" and is now being billed as "a business persons hotel".

The height has been reduced from 10 to 7 stories but the tower has widened, so it is basically a monolithic rectangle. The size of the rooms have been increased on an average of 14%, but the number of rooms remain unchanged at 129. Parking has been expanded from 99 to 110 spaces mainly by eliminating several greenery areas. Included in that number are 6 spaces assigned to the restaurant, 3 spaces for taxis and 3 spaces for electric cars. The plans indicate they hope to provide beach access through a "Proposed 6' wide beach access (in discussion with Dart)" and a pedestrian crossing through a "Proposed pedestrian crossing (in discussion with the NRA). To date, these are only "discussions" and we have nothing. The total mass of this building is virtually unchanged from the previous proposal - 113,933 sq ft. now vs 114,542 in the previous proposal.

The mass of the building is still the same and the character of the neighborhood hasn't changed, we believe that the authority should reject this proposal as only the height, but not the mass has changed. There are no buildings higher than 5 stories on the East side of West Bay road. In addition to the mass and character issues, there is no guarantee that the beach access will be agreed to by Dart or that the NRA will provide a pedestrian crossing. And even if the beach access is provided, the issues of beach usage and policing remain. Parking remains a concern as 110 spots are not enough to serve 129 rooms plus staff (by their estimation to be 40) plus restaurant patrons, thereby creating an unsafe overflow parking situation on West Bay road. The previous proposal was rejected by the Central Planning Authority because "....The Authority has determined that the mass and scale of the proposed development is not in keeping with the character of the established area and will detract from the ability of the surrounding land owners to enjoy the amenity of their properties and the area in general." It is my conviction that it should be rejected again for the same points.

BY MICHAEL REHBERG OWNER OF VILLA 28 AT THE RENAISSANCE

May 9, 2019 Grand Cayman

Director of Planning
Department of Planning
133 Elgin Avenue
Government Administration Building
George Town, Grand Cayman
Cayman Islands

Reference: The Shores - Block and Parcel 10E65-Revised plan

We wish to express our objection to the proposed revised plans of the development of a “7 storey, 129 room hotel, with a restaurant, pool, generator and amenities” on Block 10E, parcel 65.

As owners of a unit at Discovery Point club we strongly feel that a hotel with a large room count (129) is not suited for the surrounding area and neighbourhood. A hotel of this size and caliber has a high chance of destroying the high end market and value of properties on this quiet section of Seven Mile Beach.

The height of the proposed building is out of character for the area and size of property- most of the properties in the area are three stories and quite quaint.

Thank you for your consideration.

Sincerely,

Cheryl & Don Seymour
Owners 24 Discovery Point Club

3350 Dutch Ridge Rd.

Beaver, Pa. 15009

May 3, 2019

Central Planning Commission

Georgetown CI

Subject: Objections to The Shores 10E65

Dear Ms Peacey/Mr Haroo,

I have reviewed the revised proposal for the proposed Project known as The Shores 10E65. In my previous letter I indicated that there was not enough parking for both the guest and the staff. This still has not been addressed. The old problems of beach loading and road crossing also have not been addressed nor has the negative environmental impact been studied or a solution been proposed.

If this project is to be approved the government will need to widen West Bay Road and set up traffic lights to handle the additional traffic and loading on the road, which now is extremely busy during commuting hours of 7 to 9 am and 3:30 to 5:30 pm.

A final point to be made is that this is a significant project and will significantly put a heavy load on all aspects of the local community. What are the plans to obtain a potable water supply and can the present plant handle it. The biggest question is what and how is the waste water going to be handled and how will this affect the neighboring properties.

Until the issues of beach loading, road crossing, highway loadings, water sources, waste water handling and parking can be successfully addressed I feel that this project should be strongly rejected.

Respectly

Gerald W Groff/ Jacqueline Groff,

Todd W Groff / John H Groff

Owners of Unit 31 Discovery Point Club

Peacey, Jessica

From: Neal Gross <NEAL@nealrgross.com>
Sent: Friday, May 10, 2019 12:04 PM
To: Peacey, Jessica; Pandohie, Haroon
Subject: new presentation, new opposition; The Shores 10E65
Attachments: Shores Presentation Owners 1 May Emailed to Attendees FINAL w cover.pdf

Dear Ms Peacey and Mr Panhodie,

Although I have submitted a formal statement in opposition to the above referenced proposal before the CPA, and have requested that the CPA reject this application [version 2], subsequently I have received a copy of the new formal graphic presentation [attached] provided to your office by the applicants. I feel it is very important for you to be aware of vital issues that this presentation presents:

1. Page 2 of 19 purports to display a rendering of the final layout of the project, if approved. There are a number of both minor and major discrepancies in all the graphics and material contained in this presentation, but the import of several does need exposure:
 - a. The shadows of the Villa Royale [VR] trees appear to fall southward [towards George Town], as do the two vehicles on the service entrance to the property off West Bay Road [WBR]. This is impossible and rather blatantly mis-represents any possible aspect, character, or appearance of this project since in our hemisphere the sun is always in the southern sky, no matter the season, and is never northward of this project. Therefore the shadows from any object, be it pedestrian, trees, buildings, vehicles, etc., will always land northward, precisely the opposite of what these applicants would have the CPA envision. Further, the shadows from the imaginary trees lining the west side [seaside] of WBR appear to fall eastward [towards north sound, away from Seven Mile Beach]. While this would be possible rather late in the afternoon such as at times approaching sunset, in the graphic as presented, it is impossible that those shadows fall in the direction depicted at any hour taht those of the vehicles, VR trees, etc., fall as they are shown. Also based on the length of the shadows of the west side trees out into the WBR thoroughfare, the low angle of the sun required for this view to be anywhere near accurate prohibits the shadows on the NW corner overhangs of the main building itself [above the common swimming pool] to fall anywhere close to what is depicted, which rather would require the sun to be quite high in the sky [obviously at a very different hour of the day].
 - b. Even more significant is that because of these intentionally selective mis-representations of the positions and angles of the sun, the more likely visual impact of this project would be that when the sun is properly rendered, the shadow of the proposed building will entirely envelope the Villa Royale in shadow, entirely blocking out any natural direct sunlight to those residents. In other words, if the position and angle of the sun, at any time after early morning hours, were to be more genuinely rendered, a large and entirely obscurant shadow would blanket virtually every single one of the VR residences.
 - c. What is compelling and meaningful about the above points is not merely that the creators of this fanciful and make-believe layout have been negligent and oblivious to the required natural, ecological, aesthetic, actual geographically physical characteristics of the site [which was eloquently pointed out to them in the CPA rejection notice of April 3, 2019], it is even more central and relevant that it appears they would like the CPA to rely on misinformation to possibly make a decision in their favor based on these injurious and prejudicial inaccuracies. One wonders where else these anonymous applicants have exaggerated, overstated, equivocated, and otherwise embellished this blatantly detrimental plan? Might it be in the completely indefensible and unenforceable commitment that this project is for a “business hotel; not a resort hotel” [on the next

page: 3 of 19]? On the grounds that so much of this application is at best ambiguous, puzzling, or merely inaccurate, or at worst replete with inoperative, unverified, and essentially void aspects, it is quite evident that the only possible decision is the utter rejection of this application.

2. Reference may be made in the CPA submissions that perhaps a smaller overall mass and scale project, as yet completely undetermined, might be acceptable for siting in this locale. I urge the CPA to ignore any such alternative proposals by any party as irrelevant to the question at hand: this application with all its attendant materials. It is clearly not up to any third party, neighbor, related or unrelated, identified or anonymous, or whomever, to make any alternative offerings to the CPA in this matter at this time. Surely, the CPA would consider only the proposal as submitted by the applicants on its own merits, and not let any representations about what might be alternatives intrude on the decision making process.
3. Discussion of the term “site” as used in the CPA references:
 - a. In Section 3.04 of the Development Plan of 1997, as pointed out by the CPA in its rejection notice of April 3, 2019, the word “site” is used as a noun in paragraph (c): “The Authority shall take into consideration the characteristics of the form of tourist accommodation proposed and shall be satisfied that the layout, scale and massing of development are compatible with the ecological, aesthetics, and other physical characteristic of the **Site** ; and that a high quality of design and landscaping are used.” [Emphasis mine.] We have already shown that the “quality of design” does not meet the requirements of this Section in version 2, and the CPA has already concluded the very same thing in rejecting version 1.
 - b. However, the term “site” is also a verb, used such as: this building is to be “sited” in such and such a way. This use of the term, I submit, is what Section 3.04 was precisely intended to convey: i.e. that the “siting” of this oversized, mammoth, out-of-scale project is in no way consistent “in relation to the character of the existing development surrounding the site” [used as a noun]. Siting this proposed development right here on this lot of less than 2 acres is precisely “not in keeping with the character of the established area”, and as such falls short of meeting the requirements of Section 3.04. As such it fails, and would be rejected on that ground. The CPA is well aware of the “ecological, aesthetics, and other physical characteristics of” not only the site of the plot of land itself, but more significantly of the violation that would occur to the entire “general locale site” if this project were to be permitted to be “sited” here. Elsewhere in the Cayman Islands, there may be plots of land and density of developments that would allow this project to be “compatible with and sensitive to the physical characteristics” of the general locale, but not here, not now, and not under any current circumstances. The applicants seem to have not understood or appreciated the issues of “compatible”, “sensitive”, “density”, “existing”, “siting”, etc., or any other of the fundamentally central elements of both Section 3.04 and the basis of the rejection of version 1 of these plans.

In light of these conspicuous and plentiful failures on the part of these applicants, we respectfully request that this application be denied, rejected, and given no permission to proceed.

Thank you for your attention.

Sincerely,

Neal Gross
1883 W. Bay Rd.
#29

Peacey, Jessica

From: Wendy Moore <Wendy@Renaissance.ky>
Sent: Friday, May 10, 2019 3:15 PM
To: Peacey, Jessica; Pandohie, Haroon
Subject: [EXTERNAL] The Shores 10E, 65

Dear Sir/Madam,

We wish to express our objection to the proposed development of The Shores, Block 10E, parcel 65.

Our main reason for objection is that it is abundantly evident that the carefully worded explanation of the basis for rejection of the previous submission has been virtually totally ignored by the developers. It is clear that the proposers presented a very defective plan the first time, and that the CPA gave careful consideration and carefully worded references to the regulations that are expected to be obeyed. It is even more clear that this new version continues to fail to meet the requirements of mass, scale, compatibility with the ecological, aesthetic and other physical characteristics of the site as understood in its entire character of the established area, and will indeed detract from the ability of the surrounding land owners to enjoy the amenity of their properties. Merely tipping a mammoth structure on its side, while at the same time increasing its footprint, does not in any way reduce the mass, or improve the scale: both essential requirements of a potentially successful plan.

We also object on the basis that there is no beach frontage for the hotel and wonder where will those guests will go to the beach. It is impossible to imagine that guests of this proposed hotel (or anyone visiting Grand Cayman for that matter) will not want to experience our World Famous Seven Mile Beach. With 129 rooms there will be a significant increase in volume of people in this area and they will be vying for the public accesses and impacting those areas normally used by locals. We are very concerned that a development of a hotel that does not have its own beach frontage will have a negative impact on the public beach accesses and strongly object to the commercialization of these accesses by this development. There is cause for concern that guests of The Shores will overcrowd the beach access points. Our local population is finding it harder to access and enjoy the beach; adding a hotel to this area will only add to an increasingly heated situation. With increased demand on the beach access, who will be responsible for keeping those areas clean? How will hygiene and restroom needs be addressed?

The north end of the beach has long been known as “the quiet end of Seven Mile Beach”. We market and promote our properties as being on “the quiet end of Seven Mile Beach” and have done so for decades. The north end is unique, offering an alternative on Seven Mile Beach to the areas that are much more active. Our tourism industry as a whole benefits from being able to offer diverse experiences, including an area of SMB that is tranquil and less crowded. Images from the north end of Seven Mile Beach are often used to promote the Cayman Islands. Those that visit and own property in this area have done so because of the very peaceful, tranquil and inviting surroundings. The value this brings to the overall tourism product cannot be over stated nor over looked.

As a nearby property, we will have increased costs for security and property cleaning. Guests from the hotel with no beach will try to utilize neighbouring property amenities. As a result, we will have to hire additional security to maintain the privacy of our property and amenities for our owners and guests. We will also need to increase the common area cleaning staff due to increased traffic and usage along the beach.

In light of the PlanCayman government initiative, this development, if approved will undermine that very process by significantly changing this neighbourhood. There are no businesses in this area to attract a “Business Hotel” and there is no evidence of a demand for one in this area. Furthermore, there are no developments on the east side of the West Bay Road at all that are over 5 storeys, nor do we know the impact of the 900+ rooms currently under construction.

Although this version of the plan claims emphatically that this is a “business hotel; not a resort”, it is quite a stretch to argue that world travelers will come to Cayman with the specific intention of avoiding Seven Mile Beach. Therefore, to be quite realistic, we must account for the impact of traffic and other increased strains on West Bay Road. Increased traffic, insufficient parking and an ongoing flow of pedestrians crossing the West Bay Road to go to the beach will create public safety concerns for the general public and residents of this area. The hotel only has 110 parking spaces for 129 rooms and roughly 40 staff (this figure provided at the presentation by Eamon Wilson, May 1). Lack of parking will result in overflow parking along the West Bay Road, the access road to Villa Royale and The Shores, as well as elsewhere in the vicinity. This will obstruct visibility of those entering and exiting from and to the West Bay Road. An additional 129 rooms, plus staff will increase traffic to this area and traffic flow in both directions will be interrupted when vehicles travelling north, stop to wait for an opening to cross traffic to enter the property. Traffic flow will be further interrupted by pedestrians crossing the West Bay Road. Visibility and movement of drivers entering and exiting the property and pedestrians crossing in this area will be further impeded by vehicles entering and exiting London House, Commonwealth and Mandalay, thereby increasing potential for accidents, and possible injury to residents and visitors.

We welcome any opportunity to further express our objection. I may be reached at The Renaissance on 949-8246.

Sincerely,

Wendy Moore
On behalf of The Renaissance Strata Owners

Wendy Moore, Manager
The Renaissance
[1883 West Bay Road](#)
P.O. Box 31328
Grand Cayman KY1-1206
Cayman Islands
US Ph: (754) 444-5004
Ph: (345) 949-8246
Fax: (345) 947-7438
Email: wendy@renaissance.ky

Website: www.renaissance.ky



Peacey, Jessica

From: Debra Wightman <tarquynn15@hotmail.com>
Sent: Friday, May 10, 2019 2:11 PM
To: Peacey, Jessica
Cc: Pandohie, Haroon
Subject: [EXTERNAL] Application for The Shores 10E 65

To whom it may concern,

My family has owned property on The Renaissance site since 1976. My father choose this end of Seven Mile Beach due to its tranquil and quiet atmosphere. I believe that allowing The Shores 10E 65 to be built it will forever change this end of Seven Mile Beach. The proposed hotel is not in keeping with the existing neighbourhood structures and housing density.

My other concerns are as follows:

- With no designated beach access how will the guests of The Shores reach the beach? How will the private property of the condos on the beach side be respected by The Shores guests as they try to access the beach?
- Once The Shores guests are at the beach how will the garbage they generate be addressed? Will The Shores provide adequate waste containers and oversee the removal of that waste from the beach area on a daily basis insuring the beach remains clean. As we are well aware any waste left on the beach will make its way into our ocean harming wildlife, damaging reefs and polluting the water itself.
- The guests of The Shores will have no chairs or loungers to use at the beach which will encourage vendors to come and rent out these items for daily use. This will greatly increasing the noise level of the area. Also how will they access the beach to rent the chairs and loungers?
- The Shores has not properly addressed the parking issues for their hotel guests, staff and people using their restaurant facilities. They are still proposing too few spaces for the number of people who will need to park at their establishment leaving people no option but to park on West Bay Road. This is not a viable option.
- The restaurant facilities at The Shores and the proposed waste management for the restaurant will encourage vermin causing health risks for nearby residents/condominiums.
- The beach at this end of Seven Mile Beach is a popular place for turtles nesting. As the hatchlings leave the nest to find the ocean they can be distracted by light pollution and be unable to find the water. A building of this height, density and with a bar/restaurant facilities will be unable to control their light pollution enough as to not distract the hatchlings, decreasing the number of hatchlings that can reach the water and have a chance at repopulating our ocean.
- With the building of The Shores we will be losing more of our precious mangrove which houses birds, fish hatching and protects the land from tidal surges and storms.

I could continue with many more concerns but I am sure there are those who are far more knowledgeable than I that can debate the pros and cons of this venture going forward.

I ask that you consider our concerns and deliberate in good faith for what is best for the future of Cayman and return a decision denying the development of The Shores.

Thank you
Resident of The Renaissance

Sent from my iPhone

Peacey, Jessica

From: Judy Loft <jloft@me.com>
Sent: Friday, May 10, 2019 4:23 PM
To: Peacey, Jessica
Cc: Pandohie, Haroon
Subject: [EXTERNAL] The Shores 10E, 65

I implore you to please reject the proposal ‘THE SHORES 10E, 65, for the same reasons that you rejected it before:

I.E: The Authority had determined that the mass and scale of the proposed development is not in keeping with the character of the established area and will detract from the ability of the surrounding land owners to enjoy the amenity of their properties and the area in general.

1. The building is virtually still the same and the character of the neighborhood hasn't changed.
2. The total mass of this building is virtually unchanged from the previous proposal - 113,933 sq ft. now vs 114,542 in the previous proposal.
3. The project is too dense for the existing neighborhood. i.e 129 rooms on 1.9 acre. Greatly impact water and sewer, traffic flow, service companies, etc.
4. Parking is not ample for the number of visitors, plus staff and service providers for a complex of 129 hotel rooms.
5. Lack of beach access, and pedestrian crossing, **WOULD SET UP A MAJOR SAFETY ISSUE!**
6. There are no buildings higher than 5 stories on the East side of West Bay Road. **DO NOT ALLOW THIS TO SET A NEW PRECEDENT!**
7. The project will negatively impact the ‘quiet enjoyment of the beach,’ that owners and visitors enjoy, that attracts investors. That would negatively impact the value of residences in this area.

AGAIN, I IMPLORE YOU TO REJECT THIS PROPOSAL.

Thank you,
Judith Loft
Renaissance Condominiums

Peacey, Jessica

From: Tanya Dube <tcdube73@gmail.com>
Sent: Monday, May 13, 2019 8:28 AM
To: Pandohie, Haroon; Peacey, Jessica
Subject: Block 10E parcel 65 - Proposed Development

Director of Planning
Department of Planning
[133 Elgin Avenue](#)
Government Administration Building
George Town, Grand Cayman

As a Caymanian and resident of West Bay, I wish to express my strong objection to The Shores proposed development of a 7 story 129 room hotel on block 10E parcel 65. I would request that the department of planning take a very careful look at the proposed project, the intent of the applicants and the potential negative impact that it will have on the area and district of West Bay.

The Cayman Islands has an upscale tourism product and this proposed project, in my view, is completely contrary with that product or the image that the Cayman Islands wants to market to tourists. Any potential approval of a hotel project should be in line with the high end tourism product that the Cayman Islands markets. This proposed project does not appear to be a luxury hotel and therefore it will not provide Caymanians with the high paying employment opportunities that are necessary to maintain a family on this island or provide a benefit to the island and its residents.

The proposed project is located in an area that is considered the quieter side of Seven Mile Beach. Residents and visitors enjoy the location for this experience. The proposed project will completely change this and have a negative impact on existing residents and repeat visitors. Also, there will be the dangerous traffic issue of hotel visitors crossing the busy road to obtain beach access. This would also have a detrimental impact on the residents of West Bay and bring little or any benefit to the district.

I would respectfully request that the planning department consider all these negative implications of this proposed project and reject the application.

Tanya Dube
DPC#15

Peacey, Jessica

From: Sybersma, Stu <ssybersma@deloitte.com>
Sent: Monday, May 13, 2019 10:32 AM
To: Peacey, Jessica; Pandohie, Haroon
Cc: Ollie Ebanks
Subject: [EXTERNAL] The Shores - Block and Parcel 10E65 - Revised Application

May 13, 2019

Director of Planning
Department of Planning
133 Elgin Avenue
Government Administration Building
George Town, Grand Cayman
Cayman Islands
Re: Revised Planning Application by Libanon Corporation
Block and Parcel 10E65

Dear Sirs.

Following the Central Planning Authorities initial denial of Libanon Corporation's original application (based on record number of objections being received), I understand that a revised application has been filed. The application remains for 129 room hotel and has been slightly modified from the original 10 story structure to a 7 story structure, albeit that the square footage of the building remains virtually unchanged.

I am the owner of Unit 16, Discovery Point Club, 2043 West Bay Rd., West Bay, Grand Cayman. I am writing to express my concern and objection to the revised Application.

The basis of my concerns / objections are as follows:

- The property continues to market itself as "the Shores". That is misleading and creates an expectation for guests that they are booking a room "on the shore" with immediate beach access. How disappointed those guests will be when they learn that the property is not "on the beach", and they will have to cross a busy Seven Mile Beach road (which will only become busier over time) to obtain extremely limited access to that beach.
- Even if the name of the property was changed to be less misleading, the point remains that any future marketing of any hotel approved on that site is no doubt going to refer to proximity and access to Seven Mile Beach. And that fact is the fundamental reason for my objection to the application. There is simply not sufficient beach access in this area for a hotel of this size on the east side of Seven Mile Beach Road. The beach access that is in this particular area is intended and envisaged for far fewer numbers than that contemplated by guests staying in a 129 room 7 story hotel. Such application if granted will diminish the experience for all and will inevitably result in conflict with existing adjacent private properties which are prized by both owners and repeat stay over guests for their "low density" beach experience.

- Introducing hotel patrons to that quiet end of Seven Mile Beach also raises possibility of beach vendors selling beach chairs, food, drinks and water sport toys to those guests. This will not be welcome and would significantly diminish the experience of adjacent private property owners.
- That many potential hotel patrons on the beach would also inevitably lead to garbage problems on the beach. Who will be responsible for that?
- Even if a pedestrian cross walk is installed there will still be safety issues associated with that number of potential guests crossing Seven Mile Beach Road, and inconvenience for drivers who utilize the road.
- There also appears to be insufficient parking for the number of rooms. This is not a part of the beach where guests can easily walk to nearby bars, shops, and restaurants. Rental cars will be required. Consider requirements if full occupancy and also need room for staff to park. Results in a scenario of cars being parked on Seven Mile Beach road which will be dangerous for all.
- The high density nature of the proposed property is inconsistent with the upscale properties on that part of Seven Mile beach whose enjoyment of property and property values will inevitably be negatively affected if the application is approved.

Thank you for your attention and please let me know if you have any questions.

A concerned Caymanian.

Best regards

Stuart Sybersma

D: +1 (345) 814 3337 | M: +1 (345) 916 6392

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Peacey, Jessica

From: John Foster <jkfoster89@gmail.com>
Sent: Sunday, May 12, 2019 8:22 PM
To: Peacey, Jessica
Cc: Pandohie, Haroon
Subject: [EXTERNAL] The Shores 10E, 65

Dear Ms. Peacey,

We wish to express our objection to the proposed development of "The Shores-10E65, 7 story business persons hotel, with a well known international brand, 129 rooms, with a restaurant, pool, generator and amenities".

There is no guarantee that the beach access will be agreed to by Dart or that the NRA will provide a pedestrian crossing. Even if the beach access is provided, the issues of beach usage and policing remain.

The main reason we bought in this area was it was the quiet part of the beach with no large hotels. A hotel of this size and type will disrupt traffic, over crowd the beach and change the neighborhood.

As owners of a condo at The Renaissance, this type of development will directly cause an increase on our Strata expenses for security and cleaning.

Sincerely,
John and Kelly Foster

Peacey, Jessica

From: Wilfred van Dam <wvandam123@gmail.com>
Sent: Sunday, May 12, 2019 4:42 PM
To: Peacey, Jessica
Cc: Pandohie, Haroon
Subject: [EXTERNAL] Hotel Application 10E, parcel 65

Dear Mrs. Peacey,

I refer to the above (revised) application, the below communication in this regard and to the Planning Department's decision to refuse the application, reason being "**The Authority has determined that the mass and scale of the proposed development is not in keeping with the character of the established area and will detract from the ability of the surrounding land owners to enjoy the amenity of their properties and the area in general.**"

I have now learned that a 'revised' application has been filed, however, not at all revised to address the reasons the Planning Department has given to refuse the first application in the first place. One could possibly even consider this an insult towards the Planning Department for wasting its time to consider a revised application that is not really revised.

In addition to my concerns set out below and your reasons given to refuse the initial application, I have now also understood the hotel is supposed to be a business hotel which, in my opinion, is even a more out of place characteristic of the proposed hotel in a residential area. Why not build the hotel closer to Camana Bay or George Town where the businesses are actually established?

Consequently, I can only object to the revised application.

Yours sincerely,
Wilfred van Dam
Renaissance 25

On 11 Mar 2019, at 09:37, Peacey, Jessica <Jessica.Peacey@gov.ky> wrote:

Thank you for your email of representation.

The Planning Department invites you to address the Central Planning Authority in person regarding the above application on Wednesday March 20th 2019 at 11:00 a.m. Located at the Government Administration Building (133 Elgin Avenue) Ground Floor Conference Room. The meeting Agenda will be available on the Department's website www.planning.gov.ky at the end of business on Friday 15th March.

Please confirm attendance.

Note: New documents, plans or other materials may not be submitted to the Authority on the day of the scheduled hearing.

Kind regards

Jess Peacey MRTPI
Department of Planning |Cayman Islands Government
(+1 345 244-6501 (Main)(+1 345 244- 6526 (Direct)
* jessica.peacey@gov.ky |: www.planning.ky

-----Original Message-----

From: Wilfred van Dam [<mailto:wvandam123@gmail.com>]
Sent: Sunday, March 10, 2019 5:20 AM
To: Peacey, Jessica
Cc: Pandohie, Haroon
Subject: [EXTERNAL] 10 Story Hotel Application 10E, parcel 65

Dear Mrs. Peacey,

I am an owner of one of the apartments in the Renaissance. Having lived and worked on the island from 1995 to 2006 and the mother of my children, her relatives and our children all being Caymanians living on the island, I decided to move back to the island a few years ago because I simply love the island. The reason why I specifically bought one of the apartments in the Renaissance is because I believe it is (still) the best part of Seven Mile Beach. It is a part of the island that is relatively quiet on the beach, there are no hotels in the area (except for the Kimpton these days but that is just far away enough for it to have any affect on where we are), no businesses, no industry, it is a truly residential area where people live and visit and have a lot of money invested because of its quiet character.

I was just advised of a proposal for a 10 (TEN?!?!?) story low budget 129 room hotel almost right across the road from the Renaissance. In all honesty, my first reaction was that they were trying to pull my leg, I simply could not believe it. Why would anyone allow such a monstrosity to be built in this area? It simply does not fit there, it would be so out of place unless we want to make the island a mismatch of buildings all over the place. I would think the Cayman Islands Government have a future zoning plan in place, how to further develop the island from a landscaping point of view. I cannot imagine such a building at this particular spot would fit into that plan. Maybe at another place on the island although I wonder whether we want to have 10 story buildings on the island in general (I personally find 7 stories already (too) high).

Also, from an infrastructure point of view, I can only imagine the additional traffic this would create in the area. All these guests driving out picking up some groceries in West Bay and therefore the need to cross the road, driving to a 'different beach' every day, going out for lunches and dinners. Just an average case scenario 129 times 4 times a day. I wonder where these cars will be parked anyhow because the lot where the hotel would be built seems way too small for both building and parking for 129 rooms. And then the guests who want to walk to the beach they will have to cross West Bay Road, I see accidents already happening considering how people drive on that part of West Bay Road and tourists not being used to cars driving on the lefthand side of the road.

I could continue going on why this is such a bad plan but I am sure you will carefully consider the proposal and hopefully come to a similar conclusion as I did.

Yours sincerely,
Wilfred van Dam

May 14, 2019

To Whom it May Concern,

We would like to submit our letter of objection to the re- application by “The Shores” (10E65) to build a now 7 story- 129 room hotel across from The Mandalay Condominiums.

The previous proposal was rejected by the Central Planning Authority because ***“the Authority determined that the mass and scale of the proposed development is not in keeping with the character of the established properties and the area in general.”***

This new proposal is simply a change of dimensions and configuration from the original submission. The total mass of this building is virtually unchanged from the original proposal – and in no way addresses the objections and basis for the rejection by the Authority. Nor does it diminish the negative impact to the existing neighborhood.

It now appears that the number of parking spaces has increased by 11 parking spaces mainly by eliminating several greenery areas. Included in that number are 6 spaces assigned for the restaurant, 3 for taxis, and 3 for electric cars. The net result is there is no additional parking spaces, therefore there are still not enough parking spaces to accommodate the guests of the hotel.

The new plan bills the property as a Business Hotel – not a Resort Hotel – and as such it does **NOT** belong and should **NOT** be allowed at our residential end of the island. This property, as a Business Hotel should logically be located closer to where business is conducted which would be the city centre.

As original owners of Tarquynn Manor and now the Renaissance, we chose to make a substantial investment in our unit over the years based largely on the value of the serene environment away from the crowds and congestion of hotels and commercial areas. The proposed hotel would dramatically, and negatively impact the quality of life for us, as well as a multitude of other residents at this end of the island.

The proposed hotel will clearly be detrimental to nearby properties from the standpoint of substantial increases in traffic throughout the day onto West Bay Rd by both hotel guests and employees of the hotel.

There is also the very real danger to many pedestrians who would be walking on and crossing the road from the hotel to the beach. Guests of any hotel located on Seven Mile Beach would expect to have beach access readily and conveniently available during their stay. The fact that this hotel will be across the street from the beach creates a danger to those who want to cross as well as an invasion of privacy for the owners of the properties that are beachside.

The new plans indicate they HOPE to provide beach access through a PROPOSED 6ft wide beach access (through discussions with DART) and a pedestrian crossing (through discussions with the NRA). To date, these are only discussions and NOTHING is confirmed.

While we are not against development of the island – we believe development should be THOUGHTFUL. Part of the beauty of Grand Cayman is its pristine and un-crowded beaches. While we don't own the beachfront, we, as owners at this end of the island take pride in maintaining the tranquility of the beaches. People come to Grand Cayman for the Idyllic scenery. The only way to preserve the island is through thoughtful and careful development.

Who really benefits from The Shores being built at this end of the island? It is certainly not the citizens of West Bay or Grand Cayman. It is not the owners of the Condominiums at this end of the Island – since we oppose the proposal to build multi-story buildings which produce additional demands on already traffic taxed roads.

This is the third proposal made by this Hotel and it seems that they continue to push proposals in hopes that the owners/ neighbors who are impacted by the outcome will get tired of writing objection letters and eventually their proposals will be approved.

We urge you to deny this application, and any other proposal for a hotel at this end of the island. Please protect the pristine beauty of Grand Cayman through thoughtful and careful development to prevent overdevelopment that other islands are now experiencing.

Sincerely,

Neil Drouillard, Cheryl Ward, Cathy Schuster

Peacey, Jessica

From: David Hall <davidhall053@gmail.com>
Sent: Saturday, May 11, 2019 9:46 AM
To: Peacey, Jessica
Cc: Pandohie, Haroon
Subject: The Shores 10E, 65

Ms. Peacey

This letter is concerning an upcoming meeting regarding the recently proposed “business” hotel on West Bay Road. We are restating our position (as shown below from our original submission). The fact that they are now proposing a 7 story hotel property versus the originally proposed 10 story doesn’t change the proposed location. This area is not conducive to a hotel property or the increase in traffic – both pedestrian and vehicular. Also as we understand it their parking plan has actually increased from the original proposal from 99 spaces to 110 spaces. They also seem to have some less then definitive plans, i.e. in discussion with Dart regarding beach access. They “hope” to have a 6’ wide access path that they are in discussions with Dart about. Hope is not a good business strategy. Additionally any guests would have to cross the road for the beach access in an area of the island where normal foot traffic across the road is not common. This could create a safety risk for both drivers and pedestrians.

“Maybe the development company would consider that unfinished building and location up near Buckingham Square. That property has been vacant for years and would make an ideal location for a hotel (not 10 story) that is not on the beach and has no water access, like the proposed location.”

While I have no understanding of ownership, situation or details of the property I reference above it would appear on the surface to be a great location for a “business” hotel. Typically while on business the first priority isn’t recreation, i.e. beach access. The property I am referring to appears to have the “bones” of a hotel type space but for some reason was never finished being developed. It’s the large white concrete structure located near Waterman, Blue Cilantro, etc.

Thank you for allowing us to restate our position. We are against any type of hotel development in the currently proposed location. We appreciate the opportunity for our voices to be heard.

Kindest Regards

David & Valerie Hall
Renaissance Unit # 27

Original Submission dated March 4, 2019

Ms. Peacey

We are writing to you in response to an upcoming meeting that concerns the approval of a newly proposed 10 Story. It is our understanding that this hotel project is being proposed near the site of a Condominium unit we own at the Renaissance located just down the road on West Bay Road.

Our family has been coming to your beautiful home for over 25 years. We have seen it go through several transformations over those 25 years. Some of the infrastructure growth, i.e. the new bypass system has been

very beneficial to moving traffic and making it easier, faster and safer to move around the island. The building growth has been steady and Dart's Kimpton hotel was a nice addition to 7 Mile Beach. While some might view it differently we feel like that project was a good example of a thoughtful, well laid out plan to best utilize the surrounding area and enhance, not detract from the natural beauty of the island.

The reason for our letter today is to let the decision makers know that we are in objection to a hotel complex located in the proposed location. Sure, selfishly we are the one's saying "not in our back yard". However, we think when the decision makers step back and take a look at it this location it simply doesn't make sense for this kind of development. We understand the parcel is less than 2 acres in size. This causes a lot of reasons for concern given the number of rooms a 10 story hotel would have....which translates to a lot of people in a small space. The 10 story part definitely needs to be dialed back regardless of where it's at on the island. If we want high rise buildings and water we can go to Miami Beach. I would challenge that a 10 story building anywhere in Cayman is not of benefit to Grand Cayman. Growth and development is good but there have to be restrictions.

How do they plan on getting Beach Access for their guests (assuming most guests that come to Grand Cayman are there, in part for the beautiful water and warm sun)? How do those guests safely get back and forth across West Bay Road? Are the developers proposing a walking bridge over West Bay Road? The over the road walkway at Camana Bay at least makes some sense as it leads guests on the ocean side across to a shopping, dining and entertainment venue. If the proposed property only has +/- 2 acres where will guests and staff park? I am not aware of the number of proposed rooms but let's use 100 as an example.....if even 30% of the guests bring a rental vehicle that's 33 required spots not including any staff driven vehicles. Where do they all park?

While we are pro development the selection of this parcel of land for a 10 story hotel seems to not be in the best interest of the current homeowners and residents that will be impacted. Maybe the development company would consider that unfinished building and location up near Buckingham Square. That property has been vacant for years and would make an ideal location for a hotel (not 10 story) that is not on the beach and has no water access, like the proposed location.

We wish you all the best in your approval/disapproval process. We know decisions like these come with a lot of passion when it comes to everyone's interests and expectations. We simply do not feel that a development of this nature, given the location is in the best interest of the local area land and property owners as well as Grand Cayman as a whole.

Kindest Regards

David & Valerie Hall
Renaissance Unit # 27

RE: “The Shores 10E, 65”

May 10, 2019

Thank you for the opportunity to address the issues concerning the above property. First, I am most grateful for the opportunity to participate on your first hearing. You were so accommodating of the large crowd of concerned citizens, residents, and friends of the Cayman Islands.

As I have reviewed the revised application by the developers, it appears that they continue to fall far short in correcting the objections of the CPA. Therefore I would recommend that the CPA reject the amended application. The following summary is respectfully submitted for your consideration.

1. The misalignment of “neighborhood character” has not been resolved. Nothing was addressed to meet the significant objection that the development of this “business” commercial hotel property does not align with the long-standing character of the neighborhood.

2. The density has not been resolved. The number of rooms remains the same. The revised solution eliminated 609 sq. ft.—less than 1/20 of 1% (113,933 sq. ft. now vs. 114,542).

3. The safety issues have not been resolved. How will 200-400 “business” hotel customers cross a busy road, especially at dusk or at night? As a grandfather of 12 grandchildren, I’m specifically concerned about young children darting back and forth with their beach toys, towels, and floats.

4. The beach accommodation issues have not been resolved. By suggesting that this is a “business customer hotel” and “business” people would travel thousands of miles to stay across the street from the world famous Seven Mile Beach—but would prefer to hunker down in their hotel room is unfathomable. From personal experience, working for my hundred year old family business—I’ve traveled over six million miles, over 30 years—and this one thing I know—I hate hotel rooms—it is sunshine and fresh air that rejuvenates the soul—and all “road warriors” agree! Hundreds of “business customers” will make Seven Mile Beach their destination.

A. **No convenient beach access**—No system to monitor trespassing by hotel customers between private properties.

B. **No designated beach location**—other than the space now occupied by other private property owners. Any encroachments into the designated private space by hundreds of “business customers” has not been addressed.

C. **No restrooms, no water** available—without crossing back over the busy highway—a significant disincentive to solve this problem “creatively”.

D. **No security solutions**—With hundreds of transient “business customers” will security personnel be employed? I.D. requirement, coordination with condominium management and owners, complaints, littering, lost or damaged property, etc.?

Respectfully submitted,

John Brunner,

The Renaissance. Villa 3
Resident of the Cayman Islands
P.O. Box 31711 SMB KY1-1207
jb@johnbrunner.ky

Peacey, Jessica

From: Chuck Geenen <chuckgeenen@gmail.com>
Sent: Friday, May 10, 2019 8:09 PM
To: Peacey, Jessica
Cc: Pandohie, Haroon
Subject: [EXTERNAL] The Shores 10E, 65

We are owners of Renaissance villa#23, and we would like to object to the application by Libanon Corporation to develop a hotel on Block and Parcel 10E65 also know as the proposed Shores Hotel project. Obviously this project is not on the shore of Seven Mile Beach.

The project is a public safety hazard due to no sidewalk network located on the East side of West Bay Road. Pedestrians will be crossing West Bay Road with or without an approved pedestrian crossing and cars will be traveling at high speeds through this area with the potential to have a serious accident.

Additionally, the project is much to dense for the neighborhood due to the scale of the building with 129 rooms on a very small land parcel. The building mass has not changed from the original application and should have changed due to the reply from CPA findings in the first application. Clearly there's not enough parking provided on site and this will result in parking spilling off site of it's parcel.

It would be a dangerous precedent to approve a hotel with these deficiencies.

We love Grand Cayman and West Bay, so we would not want to change the quiet end of the beach, which for many residents and visitors was the appeal for investing here.

Regards,

Chuck and Julie Geenen
Renaissance #23

Sent from my iPad

Peacey, Jessica

From: cgstan <cgstan@aol.com>
Sent: Monday, May 13, 2019 11:07 AM
To: Peacey, Jessica
Cc: Pandohie, Haroon
Subject: [EXTERNAL] The Shores 10E, 65. Letter of Objection

To: Central Planning Authority, Cayman Islands

Dear Sir/Madam,

As residents of The Renaissance condominiums on West Bay Road, we are writing to state our objection to the proposed development known as The Shores in regards to their second application. Little has changed in their revision, mainly the height, thus all objections remain.

- Too dense for the existing neighbourhood – 129 rooms on 1.9 acres
- Parking – 110 spaces - Not enough parking for 129 hotel rooms, plus staff and service providers – parking on the roadside
- Dangerous precedent – a hotel across from the beach with no beach – where will the guests go
- Increased traffic in the area
- A significant change to the “quiet end of the beach”, which for many was the appeal for investing here
- Public safety – guests from 129 rooms crossing the road to go to the beach, very dangerous due to heavy traffic.

Thanks you for your time,

Sincerely,

Cecile Stanley
Lowell Stanley
Renaissance Condominium
Villa 10

Sent from my iPad

May 10, 2019

Director of Planning
PO Box 113
Grand Cayman KY1-9000
Cayman Islands

Re: Proposed Shores Hotel on Block 10E Parcel 65
Via Email: to Jessica.peacey@gov.ky copy to haroon.pandohie@gov.ky

Dear Sir,

We would like to submit our letter in support of the planning application from Libanon Corporation.

The proposed hotel is to be marketed as a business hotel that will be for workers that are only on island from 2 weeks to less than 6 months and not as a normal Cayman Islands tourist hotel. With the present construction and growth on Cayman there is a definitive need for this type of accommodation as there is presently very little if any of this type accommodation available on island.

The hotel in its present plan will have a coffee bar and restaurant that will service this area of the island and be available for the general public to use. There is not a coffee bar or restaurant within close proximity to this location on this end of the island.

The estimated beach use as I understand it will be minimal with this type of hotel. Because this is not a tourist hotel, the use of the beach will be minimal and usually only on weekends. This shouldn't bother those of us in our condominiums. After all it is a public beach.

This hotel as proposed will be 7 stories high and 89 feet tall which is considerably shorter than The Renaissance that is built next door to London House. It will be 3 stories shorter than the 10 stories and 120 feet tall allowed by current planning law.

In closing we support the present application as proposed by Libanon Corporation since it will enhance the much needed amenities on our end of the island.

Sincerely,

Annabelle & Everette Wood
William & Joanne Moore
London House Condominiums
10E49 H1

PO Box 10559
George Town
Grand Cayman
KY1-1005
Tel: 927 3765

May 10, 2019

Director of Planning
PO Box 113
Grand Cayman
KY1-9000

Via email to jessica.peacey@gov.ky Haroon.pandohi@gov.ky

The Shores - 10E65

Dear Sirs

I am the registered owner of Unit 36, The Discovery Point Club, 2043 West Bay Road, 7 Mile Beach, Grand Cayman.

I am writing in connection with the revised hotel proposal to the Central Planning Authority called "The Shores". I note that since the first proposal the proposed height has been reduced from 10 to 7 stories but the number of rooms remains unchanged. I also note that parking has been increased to 110 spaces. The square footage of this revised proposal is also virtually unchanged.

I object to the proposed revised application on the basis that:

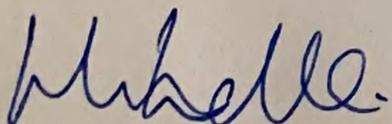
- the mass of the building remains the same and the character of the neighbourhood has not changed. There are no buildings higher than 5 stories on the east side of West Bay and I feel it is important to keep the area as it is;

- the increased traffic and parking requirements will create an unsafe parking situation on West Bay Road;

- the guests of this hotel would wish to use the beach which will create an unsafe situation with people crossing the busy West Bay Road. There is no pedestrian crossing. The beach in this area has private areas for the small properties on the beach and has the public right of way up to the high water mark. A hotel being built in this area will mean hundreds of people using this quiet stretch of beach.

For the above reasons, I respectfully ask that the current application be refused.

Yours sincerely



Lisa Hindle

Peacey, Jessica

From: Matt Renner <MRenner@nremgmt.com>
Sent: Friday, May 10, 2019 5:45 PM
To: Peacey, Jessica; Pandohie, Haroon
Cc: ligrenner@gmail.com
Subject: [EXTERNAL] The Shores 10E, 65

Importance: High

We wanted to write this e-mail to go on record with our continued opposition to the above referenced project. As owners at the Renaissance we will be impacted significantly if the proposed project is allowed to proceed. We note that CPA denied the initial proposal because “the proposed development is not in keeping with the character of the established area and will detract from the ability of the surrounding land owners to enjoy the amenity of their properties and the area in general.” While the building height has been reduced from seven stories to ten stories, the “tower” has been widened, such that structure is now even more monolithic in nature. Since the mass of the building is still the same and the character of the neighborhood hasn’t changed, there is no reason for the Authority to consent to the revised proposal as only the height, but not the mass has changed. In addition, there is no guarantee that the beach access will be agreed to by Dart or that the NRA will provide a pedestrian crossing. Even if the beach access is provided, the issues of beach usage and policing, as discussed in detail during the prior proposal, remain. Furthermore, the following issues, raised previously, remain a concern:

- Too dense for the existing neighbourhood – 129 rooms on 1.9 acres
- Only 110 parking spaces for a 129 hotel rooms, plus staff, restaurant guests and service providers => parking on the roadside, which will cause potential traffic hazards
- Allowing a hotel across from the beach with no beach will set a dangerous precedent and is not in line with the prudent planning that Cayman has followed to this point – where will the guests go
- Increased traffic in the area
- A significant change to the “quiet end of the beach”, which is the main reason we invested in Cayman and spend so much time in Cayman
- Public safety – guests from 129 rooms crossing the road to go to the beach

We urge you to deny the revised application, as the applicant has not addressed any of the concerns raised by the Authority that ultimately led to a denial for the original application. Thank you for your consideration.

Matt & Linda Renner
Renaissance#19

Peacey, Jessica

From: ALBERT POPOLI <apopoli@comcast.net>
Sent: Monday, May 13, 2019 11:55 AM
To: Peacey, Jessica; Pandohie, Haroon
Cc: Ollie Ebanks; htoddcubbon
Subject: [EXTERNAL] The Shores, Block and Parcel 10E65

To:

The Planning Department

Gov't Admin Building

George Town, Grand Cayman

Cayman Islands

From:

Albert Popoli & Janet Rush

Owners of Unit #4, Discovery Point Club

2043 West Bay Road

West Bay, Grand Cayman

Cayman Islands

RE: Revised development plan, Shores Hotel, Libanon Corporation, Block and Parcel 10E65

Date: 13-May-2019

Dear Sir or Madam:

As owners of a condominium unit at Discovery Point Club, we would like to express our objection to the revised development plan proposed by Libanon Corporation on West Bay Road. We respectfully request that the Planning Department reject the proposed development.

The revised plan does not address the previous Central Planning Authority comment that the, "...mass and scale are not in keeping with the character of the established area..." The revised plan also does not address the beach access issues raised during the first comment period regarding inadequate planning for public access to and use of Seven Mile Beach. Our concerns are related to the potential volume of pedestrian traffic on our property and beach, and the lack of safety crosswalks on West Bay Road.

By ignoring previous comments, the developer is not showing good faith dealing with the Authority, and the owners and residents of West Bay. We urge you to reject this non-responsive submission.

Respectfully yours,

Janet Rush

Albert Popoli

Peacey, Jessica

From: discoverypoint20@yahoo.com
Sent: Friday, May 10, 2019 4:55 PM
To: Peacey, Jessica
Cc: Pandohie, Haroon
Subject: [EXTERNAL] Re: Planning Application submitted by Libanon Corporation, Block 10E Parcel 65

Director of Planning
Department of Planning
133 Elgin Avenue
George Town, Grand Cayman
Cayman Islands

10 May, 2019

Re: Planning Application submitted by Libanon Corporation, Block 10E Parcel 65

Dear Sir:

We are one of the owners at Strata number 81. We wish to voice our concern about the plan for the Shore Hotel. As a persons very familiar with the area, we believe that the hotel will be totally out of character in relation to the surrounding area. The north part of Seven Mile Beach has low population.density. That is why local residents live and tourist rent properties in the area. The Shore Hotel will destroy the tranquility of the neighborhood.

Another concern is the increased number of cars this facility will attract The capacity of the car park is inadequate. The hotel will have 129 rooms, a restaurant and a bar. The restaurant and bar will draw off-site guests who arrive by car. The car park will frequently be filled to capacity and cars will be parked on the street. Drivers on West Bay Road will have their views obscured by the cars on the street. When pedestrians attempt to cross the street between cars or when cars pull out of the Tennis Academy road or Villa Roma, drivers on West Bay Road will not have time to react properly All of which could lead to a dangerous situation.

There is no need for another hotel on Seven Mile Beach given that 3 new hotels, the Locale, the Grand Hyatt and the Curcio Collection by Hilton are open or will be open on Seven Mile Beach in the next 2 years.

We urge you to again reject this application.

Scott and Madeline Reisler
Discovery Point Club

May 13th 2019

TO: CENTRAL PLANNING AUTHORITY
Grand Cayman, Cayman Islands

Reference to: Applications of The Shores 10E, 65

To Whom it May Concern

I own a unit at the Renaissance and have been in this area of the seven mile beach since 1980. I came here because I like the destiny and the residential character of this section of the beach. I object to the building of this 'Business' hotel in a residential area without any business close by. My objections are the same as the majority of my neighbours. My main objections are that;

1. It has a high density of 129 rooms. This is a much larger building capacity than anything in the area.

2. It does not have enough parking for 129 rooms and 40 - 50 staff

3. Although it is called a business hotel it will be operating as a resort. The customers who arrive there will find they have no beach access and no beach facilities. They will be dissatisfied with their experience and there will be disputes with local residents if these tourists use their facilities. We pride ourselves on offering a first class product in Cayman and this hotel will not be a first class product.

4. It has no documentation in writing to allow beach access nor anything agreed in writing for a pedestrian crossing.

5. The traffic on west bay road is very busy, especially in high season. This hotel with its only access from West Bay Road will significantly add to the congestion, noise and danger from the road.

Finally, after reviewing the reasons why the Central Planning Authority rejected the original application I do not see any changes in the re-application which addresses the Authority's objections.

I would encourage you to reject again this application. I thank you for your consideration

Sincerely

Paul Naffah

May 13, 2019

Central Planning Authority

To whom it may concern:

My name is Robert Young, and I currently own two properties at the Christopher Columbus Condominiums on Seven Mile Beach.

I was very happy to hear the outcome of the past CPA meeting where the proposed Shores Hotel was rejected. The CPA made the right decision for Grand Cayman and its people to preserve the West Bay area for residential use, and to reject the numerous and problematic issues with the Shores project which would upset the unique feel of the area.

It is not surprising, but distressing, that the developer wants to return to the CPA for another attempt to push this project through, despite the clear message about the suitability of the project by the CPA. The decision this time should be identical to the last one because the macro problems of the initial rejection remain the same, and I strongly recommend the CPA once again reject this project.

In addition to issues surrounding hotel type, environmental damage and beach access, importantly, the Department of Tourism made it very clear that projects like this should be not approved until a broader plan for Grand Cayman is completed. Approving this at this time would be premature and go directly against the DOT's recommendation.

It would permanently alter the character of West Bay, which would be impossible to reverse if the larger plan for the Island would make this type of project prohibited. This should not be approved before there is a broader understanding of what is best for Cayman and for the area.

I don't believe that technical changes to the original application can overcome the larger issues the CPA found when rejecting the initial application. I encourage you to once again reject the Shores.

Sincerely -

Robert Young

Christopher Columbus Condos

Peacey, Jessica

Subject: FW: [EXTERNAL] FW: Please forward.

From: Tom Duvall [mailto:tom@truckmovers.com]

Sent: Monday, 13 May 2019 8:23 PM

To: Ollie Ebanks; **Subject:** Please forward.

Dear Ms Peacey and Mr Panhodie,

Although I have submitted a formal statement in opposition to the above referenced proposal before the CPA, and have requested that the CPA reject this application [version 2], subsequently I have received a copy of the new formal graphic presentation [attached] provided to your office by the applicants. I feel it is very important for you to be aware of vital issues that this presentation presents:

1. Page 2 of 19 purports to display a rendering of the final layout of the project, if approved. There are a number of both minor and major discrepancies in all the graphics and material contained in this presentation, but the import of several does need exposure:
 - a. The shadows of the Villa Royale [VR] trees appear to fall southward [towards George Town], as do the two vehicles on the service entrance to the property off West Bay Road [WBR]. This is impossible and rather blatantly mis-represents any possible aspect, character, or appearance of this project since in our hemisphere the sun is always in the southern sky, no matter the season, and is never northward of this project. Therefore the shadows from any object, be it pedestrian, trees, buildings, vehicles, etc., will always land northward, precisely the opposite of what these applicants would have the CPA envision. Further, the shadows from the imaginary trees lining the west side [seaside] of WBR appear to fall eastward [towards north sound, away from Seven Mile Beach]. While this would be possible rather late in the afternoon such as at times approaching sunset, in the graphic as presented, it is impossible that those shadows fall in the direction depicted at any hour that those of the vehicles, VR trees, etc., fall as they are shown. Also based on the length of the shadows of the west side trees out into the WBR thoroughfare, the low angle of the sun required for this view to be anywhere near accurate prohibits the shadows on the NW corner overhangs of the main building itself [above the common swimming pool] to fall anywhere close to what is depicted, which rather would require the sun to be quite high in the sky [obviously at a very different hour of the day].
 - b. Even more significant is that because of these intentionally selective mis-representations of the positions and angles of the sun, the more likely visual impact of this project would be that when the sun is properly rendered, the shadow of the proposed building will entirely envelope the Villa Royale in shadow, entirely blocking out any natural direct sunlight to those residents. In other words, if the position and angle of the sun, at any time after early morning hours, were to be more genuinely rendered, a large and entirely obscurant shadow would blanket virtually every single one of the VR residences.
 - c. What is compelling and meaningful about the above points is not merely that the creators of this fanciful and make-believe layout have been negligent and oblivious to the required natural, ecological, aesthetic, actual geographically physical characteristics of the site [which was eloquently pointed out to them in the CPA rejection notice of April 3, 2019], it is even more central and relevant that it appears they would like the CPA to rely on misinformation to possibly make a decision in their favor based on these injurious and prejudicial inaccuracies. One wonders where else these anonymous applicants have exaggerated, overstated, equivocated, and otherwise embellished this blatantly detrimental plan? Might it be in the completely indefensible and unenforceable commitment that this project is for a "business hotel; not a resort hotel" [on the next page: 3 of 19]? On the grounds that so much of this application is at best ambiguous, puzzling, or merely inaccurate, or at worst replete with inoperative, unverified, and essentially void aspects, it is quite evident that the only possible decision is the utter rejection of this application.
2. Reference may be made in the CPA submissions that perhaps a smaller overall mass and scale project, as yet completely undetermined, might be acceptable for siting in this locale. I urge the CPA to ignore any such alternative proposals by any party as irrelevant to the question at hand: this application with all its attendant materials. It is clearly not up to any third party, neighbor, related or unrelated, identified or anonymous, or whomever, to make any alternative offerings to the CPA in this matter at this time. Surely, the CPA would consider only the proposal as submitted by the applicants on its own merits, and not let any representations about what might be alternatives intrude on the decision making process.
3. Discussion of the term "site" as used in the CPA references:
 - a. In Section 3.04 of the Development Plan of 1997, as pointed out by the CPA in its rejection notice of April 3, 2019, the word "site" is used as a noun in paragraph (c): "The Authority shall take into consideration the

characteristics of the form of tourist accommodation proposed and shall be satisfied that the layout, scale and massing of development are compatible with the ecological, aesthetics, and other physical characteristic of the **Site** ; and that a high quality of design and landscaping are used.” [Emphasis mine.] We have already shown that the “quality of design” does not meet the requirements of this Section in version 2, and the CPA has already concluded the very same thing in rejecting version 1.

b. However, the term “site” is also a verb, used such as: this building is to be “sited” in such and such a way. This use of the term, I submit, is what Section 3.04 was precisely intended to convey: i.e. that the “siting” of this oversized, mammoth, out-of-scale project is in no way consistent “in relation to the character of the existing development surrounding the site” [used as a noun]. Siting this proposed development right here on this lot of less than 2 acres is precisely “not in keeping with the character of the established area”, and as such falls short of meeting the requirements of Section 3.04. As such it fails, and would be rejected on that ground. The CPA is well aware of the “ecological, aesthetics, and other physical characteristics of” not only the site of the plot of land itself, but more significantly of the violation that would occur to the entire “general locale site” if this project were to be permitted to be “sited” here. Elsewhere in the Cayman Islands, there may be plots of land and density of developments that would allow this project to be “compatible with and sensitive to the physical characteristics” of the general locale, but not here, not now, and not under any current circumstances. The applicants seem to have not understood or appreciated the issues of “compatible”, “sensitive”, “density”, “existing”, “siting”, etc., or any other of the fundamentally central elements of both Section 3.04 and the basis of the rejection of version 1 of these plans.

In light of these conspicuous and plentiful failures on the part of these applicants, we respectfully request that this application be denied, rejected, and given no permission to proceed.

Thank you for your attention.

Sincerely,

Tom and Carman Duvall
#35 Discovery Point Club

--

Tom Duvall

Chairman and CEO

TruckMovers.com, Inc.

tom@truckmovers.com

816.878.6672 [phone]

816.878.6376 [fax]

<http://truckmovers.com>

13 May 2019

Director of Planning
Department of Planning
133 Elgin Avenue
Government Administration Building
George Town, Grand Cayman

By email to Jessica.Peacey@gov.ky, copied to Haroon.Pandohie@gov.ky

Reference: Revised Planning Application "The Shores" by Libanon Corporation - Block and Parcel 10E65

Dear Sir / Madam,

I am an owner of a unit in Strata No. 81, Discovery Point Club, at 2043 West Bay Road, West Bay, Grand Cayman. As a Caymanian, I am honored to own a little piece of our paradise that I can share with my family and friends. I purchased this unit just over a year ago after a very lengthy search as it was at the quiet end of the beach and away from all the hustle and bustle of the more southern end of Seven Mile Beach. It is a small, low key, family oriented complex which was very appealing to me when I purchased. I was also impressed with the well maintained and sign posted public access which allows other residents to enjoy this beautiful stretch of beach.

I firmly object to the revised proposal for a hotel and restaurant referred to as "The Shores" at Block and Parcel 10E65.

The original proposal was, thankfully and rightfully, declined for a number of reasons, forefront amongst them being that the "mass and scale of the proposed development is not in keeping with the character of the established area and will detract from the ability of the surrounding land owners to enjoy the amenity of their properties and the area in general." As I understand it, the revised proposal calls for a hotel of similar size and density (both in terms of number of rooms, and square footage of the property). This sort of development would be totally out of character for this section of Seven Mile Beach, and I believe would have a significant and detrimental impact on the area generally. Accordingly, the reasons for my objection remain largely the same as those expressed in my letter of 28 February 2019, and include amongst them:

1. As a Caymanian I have observed the rapid growth and development of our Islands over the last 25 years. Whilst I am all for progress and development, it needs to be in a manner that builds on what has made the Cayman Islands successful and differentiates us, which is not a high density, lower cost development such as that proposed.
2. The proposed development is totally inconsistent with any of the tourist or residential properties in that area of Seven Mile Beach and would accordingly destroy the very appeal of that area.

3. If this proposed project is successful, it could set a precedent for future development in that area of West Bay Road, an outcome that would have significant and lasting long term detrimental effects on every aspect of our Islands.

4. If it is unsuccessful it will be a blight on the landscape and a haven for crime, we all remember the experience with the Courtyard Marriott.

I continue to firmly believe there is no upside in approving this proposed property and implore the Department of Planning to once again do the right thing for the long term success of our Islands and not approve this project.

Sincerely yours,
Susan M. Sunley

Claudia Flower /Randy Myers, Owners
The Anchorage Condos #15
P.O. Box 30986
1989 West Bay Rd.
Grand Cayman KY1-1204

Director of Central Planning Authority
P.O. Box 113
Grand Cayman KY1-9000
Cayman Islands

RE: Objections to The Shores Project – #10E65

Dear Director of Central Planning Authority:

The undersigned are owners since May 2014 of the above listed Condo (#15 at the Anchorage Condominium). We are alarmed, to say the least, at the prospect of the revised proposal of a 7 story, 129 room hotel with 110 parking spots across from the Mandalay with the possibility of depositing a potential 400 additional beachgoers on the beach in and around our condo development.

We would like to point out initially that our decision to purchase our condo in the Cayman Islands and, in particular, in the West end of the island was the uncrowded and home-like tranquil nature of the West end area. With a mixture of low-rise (mostly 3 levels or less) condos and single family homes adjacent an adequate size beachfront this made for a unique and highly desirable location. We greatly preferred this West end location to the hustle and bustle and sometimes elbow to elbow beach space of some of the 7-Mile beach to the south of us. The purchase value of our condominium was reflected in the nature and desirability of our West end location. We certainly are very concerned about maintaining the value of our property and believe that the above project would be detrimental to the future value of our property.

We would like to register the following objections to the newly proposed and revised 7 story hotel:

1. The proposed Hotel will be out of place and will alter the character of the northern part of the beach.

The northern part of the beach is enjoyed already by many tourists, passers-by, cruise-liners, local residents and so forth. It constitutes a vital alternative beach environment to that of the southern part. The southern part has more traffic, restaurants, beach clubs, and beachgoers while the northern part is more family oriented, quiet and less crowded. But tourists come for both reasons, and both parts are ingredients of a unique Cayman mix of beaches.

We agree with the Central Planning Authority that **"...the mass and scale of the proposed development is not in keeping with the character of the established area and will detract from the ability of the surrounding land owners to enjoy the amenity of their properties and the area in general."** (emphasis added). This was the finding of the Authority with respect to the proposal for a 10 story hotel which was denied.

We urge the Authority to maintain their prior decision and deny the newly revised and proposed 7 story hotel as the new proposal is but a minor cosmetic alternative to what was initially proposed. Simply lopping off three stories of the proposed hotel height while still maintaining or even increasing the building size, space and parking will not alleviate or ameliorate the adverse impacts on the surrounding property owners.

The Central Planning Authority is at a crossroads decision which will permanently alter the landscape of the West end in perpetuity if it approves the building of a 7 story structure. With such approval what will follow will be a "land rush" of at least 7 story structures along the northern part of Seven Mile Beach.

The approval of this proposed hotel in this area will surely serve as precedent for other raw land owners in the West end to similarly request approval of additional hotel projects on their land in the West end.

We urge the Authority to maintain the quiet, low density family type atmosphere of this area of the West end for the future and disapprove this hotel project. Why not suggest to the developer to consider housing along the line of the Villa Royale townhouses adjacent to the proposed hotel project which would be more consistent with the established neighborhood atmosphere of this area of the West end.

While in the long run a new hotel might add some jobs, in the long run it has not been demonstrated that there will be net gain. To begin with if Seven Mile Beach becomes the next Cancun hotel canyon, people will rather go to Cancun, at least it is cheaper, thus negating any gain. Second, depending on the quality of the hotel, a different tourist may frequent Cayman. It is not clear that the new tourist will contribute to the economy as much as the existing returning tourist, some of them guests of the islands for decades.

As an example, members of our family come to Cayman several times per year. Regularly and easily they leave in the economy, at a minimum, thousands of dollars by shopping in the economy, frequenting restaurants contracting for services, and so forth. It could be that "extended stay" hotels might attract tourists less prone to leave this type of money in the economy, such that the prospect of 129 more rooms will, not necessarily, translate into a net gain for the local economy, while altering forever and detrimentally the appeal of Cayman in general.

2. Environmental concerns

The beach in front of the Anchorage, and the Christopher Columbus, and the Mandalay and the Commonwealth (which would be the beach access for the 400 or so guests that at any time the proposed hotel may have) is cleaned and maintained in spotless conditions by the personnel working full time and paid by the owners of these properties, who starting at 7.30 a.m. comb the beaches in front of the respective condos, pick up refuse and dispose of it in the trash of the respective condos. While of course the proposed hotel property does not extend to the tide line, in effect what occurs is that the private owners of these condos through their personnel have a function of cleaning the beach. In so doing they clean debris and refuse even left by passers by the evening before.

We walk Seven Mile Beach every day from the Anchorage down to the Ritz Carlton and unfortunately I am sad to report that where there is no private cleaning, trash accumulates, and plastic is everywhere with the negative impact on the seas. Our immediate concern, therefore, is that there will be a new influx of 400 people or so daily (estimating between 2 and 3 people for room) literally camping on the beach (since they have no waterfront) using that as their bathroom, disposal, and kitchen and basically transforming what is now a slender but pristine strip of beach into a trash receptacle. Obviously the hotel will charge a good price advertising easy beach access but the cost will be undertaken by the owners of the Anchorage, Commonwealth, Christopher Columbus, through their personnel or themselves for that matter if they still want to enjoy the beach. It stands to reason that the proposed hotel will house very transitory tourists, and the preservation and cleanliness of our beach where they will stay for a couple of days will not be of concern to them. Therefore the environmental and ecological concern for the beach is critical to local property owners and we have not seen yet any thought of cooperation by the developer to helping maintain the beach used by their visitors.

3. Traffic will be unbearable and dangerous.

In the area of the above proposed hotel project in the West end there is little if any shopping centers, stores or other similar amenities which will necessitate quite an increase in vehicular traffic in this area to travel to such amenities due to the influx of such a large population of visitors needing transportation. Already the Northern part of Seven Mile Beach has its share of traffic.

Oftentimes, cars are parked on the side of our condos in order to use the beach access point adjacent to our development. In addition, vehicles are parked on the main road surrounding the entrance to our development. This situation compounds the traffic situation in that a driver's view of entering the main road (West Bay Road) is obstructed both at the access point and at the main driveway of our development greatly increasing the chances of accidents.

The traffic danger only compounds itself with the addition of a proposed 129 room hotel with 110 parking spots. If each of the occupants rents a car, and when you consider the need for staff parking there will be, at times, a need for overflow parking spots, depending obviously on occupancy. It stands to reason, that that deficiency will be made up by cars just parking along the streets thus magnifying the problems that already occur such as congested street traffic and parking, obstruction of driver view in exiting the condos, and increased chances of car accidents.

In addition, our development has a parking lot on the beach side of West Bay Road and an additional parking lot on the opposite side. Both of these lots will be within a short distance to the proposed hotel causing property owners loss of access to their own properties and a need and cost to monitor and tow illegally parked vehicles which could result from the overflow parking needs at the proposed hotel.

4. Maintaining our property value is also a concern.

Increasing the number of beachgoers along the immediate beach from the proposed hotel project by as much as eight times our combined owners, guests and renters occupying the Anchorage Condominium is bound to have an adverse impact on the "quality" of the beach experience. Such additional numbers of beachgoers could also result in a major headache for property owners in that they must then monitor and enforce improper use of beach furniture, the swimming pool, the tennis courts, the shower facility and the parking lots all of which are amenities paid for and enjoyed by the property owners at the Anchorage.

Such adverse impacts as enumerated in all the points above we believe will affect the "quality" of the beach experience here at the Anchorage Condominium negatively resulting in an eventual decrease in the property value of our condo and those in our development.

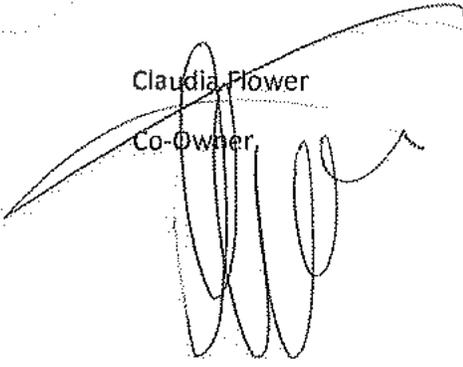
At the same time, another aspect of the real estate environment of the West end the Authority should consider and should weigh heavily is the property value effect that approving a 7 story hotel in the West end will have on residents and, in particular, local native islanders and workers. If approved, the proposed 7 story hotel we believe will serve as a catalyst to rapid speculation and pressure to build yet more high rises resulting in upward pressure on existing raw land and mostly small homes near the beach. Some will benefit from the increased demand for land, but we feel more will be harmed by being unable to afford the resulting higher cost of housing having a negative impact especially on local native islanders and lower paid workers.

5. Pedestrian safety is also a concern due to a large increase in foot traffic to the beach.

Placing up to 400 additional beachgoers on West Bay Road with no sidewalks to speak of and having to cross that highway in order to reach the limited access points to the beach is an absolute recipe for disaster. Let's also not forget that the pedestrians will also have to pass the limited sight entrances of the surrounding condominiums along with the parked vehicles. The "hope" that Dart and/or perhaps others will dedicate right of way and funds to construct beach access and traffic controls for pedestrians certainly does not solve the problem.

There are many more objections but these are the main ones that the Central Planning Authority should consider in denying the proposed hotel project #10E65.

Claudia Flower
Co-Owner



Randy Myers
Co-Owner



05/10/2019

Peacey, Jessica

From: Ollie Ebanks <oebanks.discoverypt@candw.ky>
Sent: Monday, May 13, 2019 5:04 PM
To: Peacey, Jessica
Cc: Pandohie, Haroon
Subject: [EXTERNAL] FW: FW: new presentation, new opposition; The Shores 10E65

Hi folks,

Below is the objection letter from the owners of units #2 & #39 here at the Discovery Point Club.

Have a nice day.

Ms. Ollie Ebanks

General Manager
The Discovery Point Club
2043 West Bay Road, 7 Mile Beach
P.O. Box 439
Grand Cayman KY1-1302
Cayman Islands
Phone: (345) 945-4724 Anytime
Toll Free: 1-866-384-9980 9am-6pm Mon-Sat
Fax: (345) 945-5051
Web Site: www.discoverypointclub.com
E-mail: oebanks.discoverypt@candw.ky

From: James Barthel [<mailto:jh47barthel@gmail.com>]
Sent: Monday, 13 May 2019 4:58 PM
To: Ollie Ebanks
Subject: Re: FW: new presentation, new opposition; The Shores 10E65

Proposed Shores Hotel: As a visitor since 1978 to Cayman, and an owner at Discovery Point of units #39 and #2, I strongly advise against placement of the Shores Hotel in the selected location. The natural undeveloped beauty of local flora will be destroyed in an area where there is precious little of the natural growth remaining. Other more commercial areas of the island would be more appropriate. Thank you. Dr. James Barthel

13th May 2019

VIA EMAIL

The Chairman
The Central Planning Authority
Department of Planning
Grand Cayman

Dear Sir,

**THE SHORES - Block 10E Parcel 65 (F 18-0499) (P18-1171)
Objection to the Application for a 7 Storey Hotel with Generator and Two Pools**

We act on behalf of the registered Proprietor of West Bay Beach North, Block 10E, Parcel 7H57, Ground Capital Investments Ltd. in submitting their strenuous objections to the grant of planning permission for the above-mentioned development.

A previous proposal in relation to this Parcel was refused by the Central Planning Authority on the basis that "The Authority has determined that the mass and scale of the proposed development is not in keeping with the character of the established area and will detract from the ability of the surrounding land owners to enjoy the amenity of their properties and the area in general".

In this revised submission, the mass of the building remains the same. Although the height has been reduced to seven (7) stories, the original tower has now been widened to the width of the base to produce a monolithic rectangle that remains out of character with the surrounding neighbourhood. Although the size of the rooms has increased by an average of 14%, the number of rooms remains unchanged at 129. Parking has only been expanded by 11 spaces of which 6 are assigned to the restaurant, 3 for taxis and 3 for electric cars. Assuming that as a business person's hotel each guest will have their own vehicle parking remains an issue with a total of 110 parking spaces for 129 rooms and at least 40 staff. This will undoubtedly create an unsafe overflow parking situation along West Bay Road.

It remains a fact that the proposed hotel is not in keeping with the character of the area and will seriously affect the quality of enjoyment as well as the value of our client's property at the Renaissance should it be built.

The north end of Seven Mile Beach has always been valued for its tranquility and exclusivity. It is a highly sought after area where both residents and tourists come to enjoy a less crowded and more tranquil experience than can be found at the southern end and middle of Seven Mile Beach.

The height of the building remains out of character for the area where no building is more than 5 stories. Most properties in the area are three storey buildings with substantial single family villas or apartments built in highly classical discrete and tasteful resort styles.

This hotel with 7 floors and 113,933 square feet of low budget hotel rooms towering over the north Seven Mile Beach area will destroy the aesthetics of the area and the privacy of other home owners. It will undoubtedly result in more crowded beaches, greatly increase traffic along that area of the West Bay Road, and produce unwanted noise and nuisance to this quiet neighbourhood area.

It is noted that the application states that discussions are ongoing with Dart for a 6 foot wide beach access but these are only discussions and there is no guarantee that there will in fact be a legally binding agreement with Dart for beach access or that the NRA will provide a pedestrian crossing. Even if both are provided, the issues of beach usage and overcrowding remain.

As at the time of this objection the nearest access to the Seven Mile Beach from this planned hotel across the road will be a single access as shown attached, between The Anchorage and Christopher Columbus which is approximately 420 feet from the closest hotel point. To have up to 260 hotel guests trying to access the beach will obviously cause extreme overcrowding and beach traffic through and over the private areas of surrounding properties.

In conclusion this new application is in our respectful submission an abuse of due process in that it provides nothing substantially different from the first in terms of the size of the hotel, number of rooms, parking or beach access. It remains aesthetically ugly and monstrous to our client both in density, height and appearance and completely out of character with the surrounding neighbourhood.

On this basis our client has instructed us to join the many other objectors whose objections are fully supported by our client and to strenuously object to the grant of planning permission for this hotel.

Yours sincerely,

BODDEN & BODDEN



Sherri A. Bodden, M.B.E. LLB. (HONS.).
Attorney-at-Law



Peacey, Jessica

From: emonsen@aall.com
Sent: Tuesday, May 14, 2019 10:43 AM
To: Peacey, Jessica
Cc: Pandohie, Haroon
Subject: "The Shores 10E, 65".docx
Attachments: The Shores 10E, 65.docx

"The Shores 10E, 65"

"The Shores 10E, 65".

To Whom it Concerns

I attended the presentation at the Seafire on May 1 2019 as well as the previous meeting at the Government Building in George Town.

I have reviewed the revised application by the developers. The reduction in height is a step in the right direction, however I feel compelled to object on the following basis.

Primarily the development remains as not in keeping with the character of the established area and will detract from present owners to enjoy the amenity of our properties and the area in general.

The intended usage of the site is a business hotel. The present area is primarily an upscale beach front condominium base, with no commercial development nearby.

This means that the visitors of the hotel will not find restaurants, supermarkets, stores, nor easy beach access in the vicinity. The revolving number of guests will also put burdens on the management of the hotel, as well as increase traffic in the area. We must assume that the guests will also order in food, and which will add to the traffic and disposal of the food containers.

One must assume the guests would rent cars for transportation to work, for recreation and personal needs. The number of rooms is set at 129, and assuming another 30/40 additional parking spaces would be needed by staff, deliveries, and hotel restaurant guests. I assume the parking needs would probably total over 150 spaces. The actual number of parking spaces is set at 110. There will probably be an overflow of cars which will lead to parking in the busy West Bay Road and near the Villa Royale, which will be dangerous as well as detract from the present character of the neighbourhood.

The density or volume of the project is too large for the neighbourhood. The revised application remains at the same level, 113,033 sq. ft versus 114,542 sq. ft.

The plan lacks convenient beach access. Commercial travelers will want to spend time on the beach and there is no adequate way for them to access the beach easily. I am concerned that there will be trespassing for the guests to access the beach, and there also remains a danger for the guests in crossing the, at times, very busy West Bay Road.

The increased beach traffic means that there will be issues such as lack of facilities, i.e. toilet facilities, garbage collection, fresh water for drinking or showering as well as beach umbrellas and cabanas on the beach.

Therefore, we must respectively urge the committee to decline this application

Yours sincerely

Mary & Erik Monsen

Villa 17, The Renaissance
1883 West Bay Road

Peacey, Jessica

From: Curtis Johnson <curtisjohnson@sympatico.ca>
Sent: Tuesday, May 14, 2019 10:44 AM
To: Peacey, Jessica; Pandohie, Haroon
Subject: [EXTERNAL] The Shores 10E,65

We are the owners of Villa #5 at the Renaissance and strongly object to the application by Libanon Corporation to develop a hotel on parcel 10E,65

After having vacationed in most of the Caribbean we arrived in Grand Cayman in January of 1972. and immediately fell in love with the island. Since 1977 we have been owners of a condo and our combined family members spend an average of about 5 months a year there. It is our hope that our next generation will be able to enjoy the similar Cayman that we have.

While certain areas of the island have changed dramatically the north portion of 7 mile beach which includes the Renaissance has resisted much of the PROGRESS. It is not our intention to detail the negative effect approval of this application would have as they have already been dealt with by others. Any one of the many items such as crowded beaches, increased traffic congestion, beach access, etc. etc. individually mean little but when combined with the entire project have a disastrous result and most important would locate a business within a vacation area. This would be much more practical from any view point to have this project located within the business area. If this approved it will be only the beginning of many more to follow

The real issue with this application is not the building of a hotel but that it would dramatically change life on the island for everyone whether directly involved or not. We trust planning will see the issue from the long range view and act accordingly.

Please don't take this last bit of paradise away from all of us.

Sincerely

Curtis & Margaret Johnson

Villa #5 The Renaissance.

Peacey, Jessica

From: Kyle Duininck <KNDuininck@duininck.com>
Sent: Tuesday, May 14, 2019 10:41 AM
To: Peacey, Jessica
Cc: Pandohie, Haroon
Subject: [EXTERNAL] The Shores 10E, 65

Jessica,

I'm an owner at the Renaissance block 10E, parcel 7, unit 33.

I've been made aware that an application has been made to construct a 7 story hotel on the East side of West Bay Road in the vicinity of the Renaissance condominium complex.

I object to the project.

Grand Cayman is a fixed-size geography. It is crucial that the governing authorities provide wisdom and discipline regarding the types of projects that are constructed and where they get constructed. Seven mile beach defines Grand Cayman as a luxury destination. Seven Mile Beach is a luxurious because the properties on it are managed to be luxurious. The Ritz and Seafire are the two most recent examples where developers invested massively in property and then architectural buildings in order to be legitimate luxury destinations on seven mile beach.

The Shores project as presented is a poorly conceived attempt to "borrow" the luxury of 7 mile beach without actually being a luxury installation.

1. The location is cramped relative to the proposed room density.
2. Nothing has been presented that indicates that the facility will have beach access.
3. The location is decidedly removed from the retail and restaurant centers of the island. Condominium owners expect that separation. Hotel guests do not.
4. This is a very "heavy" installation... sized to 7 stories with a significant footprint. If it proves to be a mistake... it will be a very permanent mistake.... long after its original owners and developers have moved on.

There are locations scattered all around Grand Cayman where an extended stay hotel concept would fit. The currently presented location isn't one of them.

Please reject the application.

Kyle Duininck

Alan and Lynne Alpar, Owners
The Anchorage #10
P.O. Box 30986
1989 West Bay Rd.
Grand Cayman KY 1-1204

Director of Central Planning Authority

P.O. Box 113

Grand Cayman KYI-9000

Cayman Islands RE: Objections to The Shores Project — #10E65

Dear Director of Central Planning Authority:

We have been coming as a family to Grand Cayman and specifically to the Anchorage for the past 20 years. In 2013 we were fortunate enough to purchase condo #10 at the Anchorage. We have obviously seen many changes on the island over the past 20 years with building limits being 3 stories, then 5, 7 and eventually 10 stories. While we see and agree with these changes, we also agree with the Department of Tourism in their previous ruling in March 2019 that Seven Mile Beach area has reached capacity with the development of hotels, and developers should seek other areas within Cayman for hotels” as noted in the Cayman Compass article on March 21, 2019.

Apparently, the developers of “The Shores” are now proposing a “lower” but not necessarily a “smaller” business type hotel. This is essentially the same proposal that was rejected by the Department of Tourism last month - same number of rooms with even more parking spaces that will eliminate the greenery and the beauty of the area. In keeping with the Department of Tourism ruling last month, we respectfully ask this proposal to be rejected. Also in keeping with the Department of Tourism asking for other areas to develop, we see great potential for a “business persons” hotel to be located more inland with direct access to the Esterly Tibbetts highway for ease of traffic and faster access to business centers.

As such, for the following reasons, we ask the proposal from Libanon be rejected:

1. The proposed hotel will alter the character of the northern part of the beach.

The northern part of the beach is enjoyed already by many tourists, passers-by, and especially local residents. It constitutes a vital alternative beach environment to that of the southern part. The southern part has more traffic, restaurants, beach clubs, and beachgoers while the northern part is more family oriented, quiet and less crowded. But tourists come for both reasons, and both parts are ingredients of a unique Cayman mix of beaches.

We agree with the Central Planning Authority that “...**the mass and scale of the proposed development is not in keeping with the character of the established area and will detract from the ability of the surrounding land owners to enjoy the amenity of their properties and the area in general.**” This was the finding of the Authority with respect to the proposal for a 10 story hotel which was denied.

We urge the Authority to maintain their prior decision and deny the newly revised and proposed 7-story hotel as the new proposal is but a minor cosmetic alternative to what was initially proposed and rejected. Simply changing the height of the building while still maintaining or even increasing the building size, space and parking will not alleviate the adverse impacts on the surrounding property owners.

We urge the Authority to maintain the quiet, low density family type atmosphere of this area of the West end for the future and reject this hotel project.

2. Environmental concerns

The beach in front of the Anchorage, and the Christopher Columbus, and the Mandalay and the Commonwealth (which would be the beach access for the 400 or so guests that at any time the proposed hotel may have) is cleaned and maintained in spotless conditions by the personnel working full time and paid by the owners of these properties, who starting at 7.30 a.m. comb the beaches in front of the respective condos, pick up refuse and dispose of it in the trash of the respective condos. While of course the proposed hotel property does not extend to the tide line, in effect what occurs is that the private owners of these condos through their personnel have a function of cleaning the beach. In so doing they clean debris and refuse even left by passers by the evening before. The Libanon representative responded earlier that they "will inform their guest to pick up after themselves!"

Our immediate concern, therefore, is that there will be a new influx of 400 people or so daily (estimating between 2 and 3 people for room) literally camping on the beach since they have no waterfront for their specific use necessitating the need for additional grounds maintenance and increased security.

3. Traffic will be dangerous.

In the area of the proposed hotel project in the West end there is little if any shopping centers, stores or other similar amenities which will necessitate quite an increase in vehicular traffic in this area.

Often times, cars are parked on the side of our condos in order to use the beach access point adjacent to our development. In addition, vehicles are parked on the main road surrounding the entrance to our development. This situation compounds the traffic situation in that a driver's view of entering the main road (West Bay Road) is obstructed both at the access point and at the main driveway of our development greatly increasing the chances of accidents.

The traffic danger only compounds itself with the addition of a proposed 129 room hotel with 110 parking spots. If each of the occupants rents a car, and when you consider the need for staff parking there will be, at times, a need for overflow parking spots, depending obviously on occupancy. It stands to reason, that that deficiency will be made up by cars just parking along the streets thus magnifying the problems that already occur such as congested street traffic and parking, obstruction of driver view in exiting the condos, and increased chances of car accidents.

In addition, our development has a parking lot on the beach side of West Bay Road and an additional parking lot on the opposite side. Both of these lots will be within a short distance to the proposed hotel causing property owners loss of access to their own properties and a need and cost to monitor and tow illegally parked vehicles which could result from the overflow parking needs at the proposed hotel.

4. Pedestrian safety is also a concern due to a large increase in foot traffic to the beach.

Placing up to 400 additional beachgoers on West Bay Road with no sidewalks to speak of and having to cross that highway in order to reach the limited access points to the beach is an absolute recipe for disaster. Let's also not forget that the pedestrians will also have to pass the limited sight entrances of the surrounding condominiums along with the parked vehicles. The "hope" that Dart and/or perhaps others will dedicate right of way and funds to construct beach access and traffic controls for pedestrians certainly does not solve the problem.

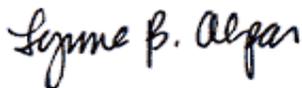
There are many more objections but these are the main ones that the Central Planning Authority should consider in denying the proposed hotel project #10E65.

Yours truly,

Alan Alpar, Owner

A handwritten signature in black ink, appearing to read "Alan Alpar".

Lynne B. Alpar, Owner

A handwritten signature in black ink, appearing to read "Lynne B. Alpar".

May 14, 2019

RE: Letter of Objection

To Whom it May Concern:

We would like to submit again our strenuous objection to the proposed new construction site, Hotel Application 10E, parcel 65, on West Bay Road. In 2011 we purchased Villa 18 at the Renaissance, and we specifically selected this part of the island for its lack of congestion, ease of travel, and peaceful beaches. Grand Cayman was our location of choice for those reasons, and for its unique focus on local lifestyle with an eye to preserving the integrity of the natural settings of the island. While we recognize that Grand Cayman continues to grow and expand, the areas in the southern part of the island have the infrastructure to support this growth, with parking and traffic accommodations and with adequate restaurant service for the needs of the visitors.

This section of Grand Cayman, the West Bay area, does not possess the service industry necessary for a population jump of this size. Furthermore, assuming the visitors would like to enjoy the pristine beach, the added foot traffic to the beach would cause additional traffic woes to an already congested area.

Over the past two decades as we have visited the island, one of the most meaningful activities that we have observed as we've been both north and south on the beach is how the people of Cayman enjoy the beaches. Several years ago, on an Easter morning, we observed a group of maybe fifty people being baptized in the ocean. It underscored to us the importance of local access to the beaches to the people who have been on Cayman for generations, in addition to those of us who are fortunate enough to know about this slice of paradise.

We thank you for your time, and we respectfully ask that you deny this building application.

Thanking you for your attention,

Lori and Robert Schrock

14 May 2019

Central Planning Authority

TO WHOM IT MAY CONCERN

I understand that the "business" hotel proposed for the middle of the western end of seven mile each has been resubmitted to the Planning Commission in a slightly altered form. This endeavor was previously rejected by the community and the Planning Commission as inappropriate for the area.

I have reviewed the revised documents that are now before the Planning Commission, and while minor changes have been made, and the height of the building has been decreased from 10 to 7 - the cogent objections for this project remain.

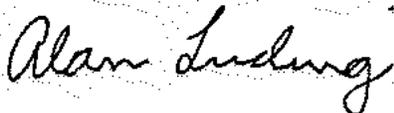
Amongst the objection/question that I raised in my previous letter to the Planning Commission, I noted that there were insufficient parking spaces for such an establishment. I see now that they have disingenuously increased the number of parking spaces, but in large part by designing "double" parking spaces, that is, two vehicles parked head to tail in the same parking slot. Of the remaining 99 parking spaces, 4 are reserved for the handicapped, 4 are for electric vehicles, 3 are reserved for taxi's, and 5 have been reserved for restaurant patrons. The remaining actual designed spaces remain insufficient for 129 rooms, two conference rooms, a restaurant, guests, delivery and transit vehicles, visitors and staff (which could approximate 40 employees).

The truth of the matter is that however they "redesign" this facility, it does not fit into the local community. Its presence will undoubtedly and indelibly alter the aura of this stretch of seven-mile beach.

I have attached my original letter stating reasons for objecting to this project as the reasoned objections conveyed therein remain cogent and viable - and would not change regardless of the superficial alterations made in the proposal before the Planning Commission.

I again adamantly request the denial of approval for this project.

Respectfully,



Alan Ludwig, Owner, Heritage Club

February 26, 2019

Central Planning Authority

TO WHOM IT MAY CONCERN:

As a visitor to Grand Cayman since 1977, and as an owner of a condo on Seven Mile Beach since 2002, I have been quite impressed with the development of the island that has been able to preserve the ambiance of the island while improving and upgrading the islands features and attractions.

However I am now dismayed at the application now before the Planning Commission for a high rise extended stay hotel in an area of the Seven Mile Beach that is known and sought after for its tranquility and "less traveled beaches". I believe that the location for the construction of this 129 room hotel is unsuited for the area, and will cause major problems for the establishments that presently exist along this stretch of Seven Mile Beach.

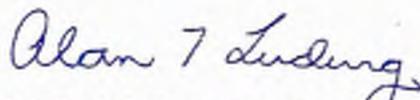
First of all, this "hotel" is far from the business hubs of the island, it will be frequented by those who are there for the beach (Who could resist the beautiful beach just across the street!). Where is the access?

Secondly, again because of its location away from business's and shopping, it is a necessity that a renter have a car. The application reveals that there are only 86 parking spots, yet 129 rooms. My experience is that at least a one to one ration of rooms to parking spaces is essential. Additionally, there must be additional parking spots for guests - and what about the cars to be parked for visitors to the restaurant, and again for the cars of attendees of events held in the meeting rooms? In reality, only half the parking spaces are included in the submitted plans - where are they going park?

In closing, I strongly object to a development of this kind on a stretch of Seven Mile Beach, which because of its location away from commercial development, enjoys a unique atmosphere. Why must commercial development consume every inch of Seven Mile Beach!

I urge the Planning Commission take into consideration strong objection to this construction, and recognize irreversible the change that will ensue along this stretch of Seven Mile Beach if a development of this type is allowed to be built.

Respectfully,



Alan Ludwig Owner, Heritage Club

Peacey, Jessica

From: Aull, Laura <aulll@wfu.edu>
Sent: Tuesday, May 14, 2019 12:37 PM
To: Peacey, Jessica
Subject: [EXTERNAL] Fwd: The Shores 10E, 65

Letter Re;:The Shores 10E, 65

From: James Bergstrom and Laura Aull, Owners and Residents, Renaissance #34

14 May 2019

To Whom it May Concern.

We are aware that a revised proposal for The Shores 10E, 65 has been submitted to the Central Planning Authority.

The previous proposal was rejected by the Central Planning Authority because "...The Authority has determined that the mass and scale of the proposed development is not in keeping with the character of the established area and will detract from the ability of the surrounding land owners to enjoy the amenity of their properties and the area in general."

We are submitting this letter in objection to the revised proposal because it does not resolve these original grounds for dismissal. We are aware that this proposal is different from the first in that the height of the proposed structure has been reduced from 10 to 7 stories. However, the first proposal had a tower of 9 stories on top of a wider base, while in the current proposal, the tower has been widened. In the new proposal, the size of the rooms have also been increased on an average of 14%, while the number of rooms remain unchanged at 129. Parking has been expanded from 99 to 110 spaces mainly by eliminating several greenery areas. Included in that number are 6 spaces assigned to the restaurant, 3 spaces for taxis and 3 spaces for electric cars. The total mass of this building is virtually unchanged from the previous proposal: now 113,933 sq ft., vs 114,542 in the previous proposal. In short, since the mass of the building is still the same and the character of the neighborhood hasn't changed, we believe that the authority should reject this proposal as only the height, but not the mass has changed. Furthermore, there are no buildings higher than 5 stories on the East side of West Bay road, which is part of "the character of the established area" cited in the Central Planning Authority's rejection of the first proposal.

Finally, in addition to the mass and character issues, there are two other sets of issues. First, the plans indicate they hope to provide beach access through a "Proposed 6' wide beach access (in discussion with Dart)" and a pedestrian crossing through a "Proposed pedestrian crossing (in discussion with the NRA). To date, these are only "discussions"; there is no current plan in place for beach access. There is no guarantee that the beach access will be agreed to by Dart or that the NRA will provide a pedestrian crossing. Furthermore, even if the beach access is provided, the issues of beach usage and policing remain.

Second, everyone or most everyone who stays in this area has to have a vehicle. Parking remains a concern as 110 spots are not enough to serve 129 rooms plus staff (by their estimation to be 40) plus restaurant patrons, thereby creating an unsafe overflow parking situation on West Bay road (already an issue on public holidays).

Thank you for your attention to this letter.

James Bergstrom and Laura Aull

L. L. Aull

Associate Professor of English and Linguistics
Wake Forest University

Peacey, Jessica

From: Thomas, Mark <mthomas@beckshybrids.com> on behalf of Beck, Sonny <sonny@beckshybrids.com>
Sent: Tuesday, May 14, 2019 2:47 PM
To: Peacey, Jessica
Cc: Pandohie, Haroon
Subject: [EXTERNAL] Block 10E Parcel 65 - Proposed The Shores Hotel
Attachments: 20190514154154526.pdf

May 14, 2019

Director of Planning
PO Box 113
Grand Cayman KY1-9000
Cayman Islands

Re: Block 10E Parcel 65 – Proposed The Shores Hotel
Via Email: Jessica.Peacey@gov.ky; Haroon.Pandohie@gov.ky

Dear Sir,

I think The Shores hotel is important and needed on this part of the island for several reasons.

We have been coming to Cayman since June of 1986, fell in love with Cayman, and purchased our first condo. During the first 30 years we brought approximately 3000 people to the island for 5-7 day stays in various condos along 7 mile beach.

During the last 4 years we have brought 2210 people to the island. The Total is over 5000 friends and customers that we have brought to Cayman since 1986.

1986-2015	3000 People
2016	480 People
2017	520 People
2018	570 People
2019	640 People
	<hr/>
	5210 People

These people have stayed at the 1st Holiday Inn, the 2nd Holiday Inn, Tarquinn Manor, Discovery Point, Christopher Columbus, Anchorage, Aqua Bay, The Ritz, Sunshine Suites, and others. However, most of our guests have stayed at London House the last few years.

We support The Shores Hotel because?

1. It will greatly enhance the value of the condos in our area. The Condos in our area are mostly 20-40 years old and when investors see new life in an area it raises the perceived value of all the properties. This beautiful hotel will make the neighborhood a vibrant, growing area.

2. It will increase occupancy rates of the condos in the area because there is presently no restaurant or coffee bar within normal walking distance and this is the biggest complaint I get and a huge negative for our condos. People don't enjoy cooking breakfast and lunch as much as they once did.
3. The needed hotel staff in The Shores will provide jobs for local Caymanians close to where they may live.
4. Business people coming on island for a few days up to 2 weeks constantly tell me there is no place to stay. They want a nice high-quality room, restaurant, bar, gym, and grab and go coffee bar at a reasonable price. Beach IS NOT needed. I have pilots that would use a hotel like The Shores would provide. I think some banks might even use The Shores to bring employees to Cayman for training.
5. The Cayman people overall have spoken when they passed the new growth guidelines three years ago for our area and this Hotel meets and exceeds those guidelines. We need this type of responsible growth in our area.

In my world you either grow or you die. I believe Cayman needs to grow at a slow planned rate and this Hotel fits that goal for our area.

Thank you for listening.

Sincerely,

Sonny Beck
Chairman, Strata #82
Block 10E Parcel 49
London House

Peacey, Jessica

Subject: FW: The shores 10E 65

-----Original Message-----

From: Florence Enescot <florence.enescot@gmail.com>

Sent: Tuesday, May 14, 2019 3:15 PM

To: Wendy Moore <Wendy@Renaissance.ky>

Subject: The shores 10E 65

To whom it concerns ,

I would like to object against the project The Shores 10 E 65.

Two main reasons .

The numbers of rooms is too big for that area ,

The absence of beach front land which is going to impact on all the neighbours. who. Are. around that property ,

The parking and the traffic related to the business, .

The all area which is peaceful and beautiful will be transformed as a commercial area .

Until now it was residential.

My name is dr Enescot and I am the owner of villa 20 at The Renaissance since 10. years.

Best regards, ,

Florence Enescot,

Peacey, Jessica

From: Joel Schlessinger MD <skindoc@lovelyskin.com>
Sent: Tuesday, May 14, 2019 10:33 PM
To: Pandohie, Haroon
Cc: Nancy Schlessinger; Peacey, Jessica
Subject: [EXTERNAL] Re: The Shores, 10E,65

Dear Sir/Madam,

I am the owner of Unit 15 Renaissance and am writing to strenuously object to the Shores, 10E, 65 application. We are within the zone affected.

The reasons are as follows:

First of all, the new application is materially unchanged from the initial, failed application. While there are three fewer stories, the envelope contains the same mass and this is what is a huge issue. Putting that many rooms (same at 129) in a place that isn't used to this volume and density is terrible.

The overall mass of the property is essentially unchanged, which was the reason for the initial refusal. To reapply with a mere 1000 sq foot decrease is an insult to those who opposed it initially.

Parking is insufficient to even cover the amount of rooms present, let alone guests, restaurant users and staff. These will spill over to the highway and, by necessity, other condos and facilities in the area with ample parking that they built for themselves, NOT the Shores.

Beach access is not assured and their guests may end up using other condominium and housing access points without permission due to this huge oversight. It is a bad precedent to put a hotel with a significant need for traffic guidance and lack of beach access.

Greenery has been eliminated in the new plan to cover the inadequate parking spaces and the additional envelope of the building. This is not in character with the area they are building in and will diminish real estate values for this area.

There is no evidence that a pedestrian crossing has been accomplished and even if there is one, it is likely that there will be tragic accidents due to the nature of traffic in this area and lack of pedestrian cross traffic.

My wife and I spent significant sums for a property on the 'quiet side' of the beach. Had we wanted traffic and pedestrian issues on our beach and parking challenges we would have invested in another, less expensive area of the island. We abhor this application and pray that this commission will once again deny their inappropriate and untruthful application.

Thank you.

Sincerely,

Joel Schlessinger MD, FAAD, FAACS

Board-certified Dermatologist and Cosmetic Surgeon

Chief Editor, Cosmetic Surgery, Practical Dermatology Magazine

President, LovelySkin.com

LovelySkin.com

skindoc@LovelySkin.com

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Fax: 402.334.8627



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Peacey, Jessica

From: David Chavarri <tallman74@hotmail.com>
Sent: Wednesday, May 15, 2019 7:11 AM
To: Peacey, Jessica; Pandohie, Haroon; Sanderson, Ron
Cc: celita zimmer; David Chavarri
Subject: [EXTERNAL] RE: Planning Application for Block 10E Parcel 65 Proposed 7-storey Hotel with restaurant and amenities

Dear Sirs,
RE: Planning Application for Block 10E Parcel 65 Proposed 7-storey Hotel with restaurant and amenities

Please disregard the first objection I submitted last night. I have further amended and the following objection being submitted now should take its place:

As we did in March for the proposed 10 storey hotel, we are writing to you again today to stress our deep and extreme OBJECTION to the application made by Libanon Corporation, proposing "developing a 7-storey, 129 room hotel with a restaurant, pool, generator and amenities" on block 10E Parcel 51 on West Bay Road. All of my previous objections remain true in their most recent proposal.

This development would be a PROFOUND MONSTROSITY AND ABOMINATION to this residential area of West Bay Rd. I cannot stress enough the need to NOT grant this development. There is no place for a development of such scale to take place in this location.

In submitting the following objections please let us be clear that we are not objecting to the development of the land but solely to certain aspects of the proposed plan.

1. Height of Building is out of character for the area and will be extremely intrusive to Villa Royale townhouses. In 2017 the CPA had the developers of the Hyde Park Complex Reduce the height because "Neighbors' complaints included concern that the pool deck, overlooking their homes, would be an invasion of privacy, and the introduction of a large complex in what they consider to be a quiet neighborhood of town homes." Cayman Compass Feb. 2, 2017. And according to the same article the minutes of the CPA meeting are as follows: – " The Authority is of the view that in this instance a three story building is not in keeping with the scale and character of buildings in the area and would detract from the ability of the surrounding land owners to enjoy the amenity of their properties and the neighborhood. This matter will be addressed through a condition of approval requiring revised plans to be submitted showing the building with two stories only," If the decision of the CPA in this instance was that a three storey building was not in keeping with the scale and character of buildings in the area then it stands to reason that the same logic would apply to a 7-storey building being proposed in a neighborhood where the majority of buildings are three storey buildings.

2. Ample parking and noise for the parking lot – Although the parking spots have been increased to 110, we still believe that for a property this size with a restaurant that will be open to the public this is not enough. We feel given the proximity of Villa Royale to the parking lots we will suffer both from the noise and also from people parking on our property.

3. Proposed Entrance – The current plans for the hotel has the entrance and exit coming off the easement 10E39 which is currently being used by Villa Royale. However, in the CPA meeting February 6, 2019 the NRA recommended the following: "Specification 7.1 of NRA Design Construction Specifications for Subdivision Roads and Property Development stipulate that: "Driveways may be no closer to the corner of intersecting rights of way than 60% of parcel frontage or one-hundred feet (100); whichever is less. Driveways may be no closer to each other than fifty feet (50) and, shall not align with driveways on the opposite side. A separation of one-hundred and twenty feet (120) is desirable." On that basis, the NRA recommends that ingress/egress for the subject development should be relocated to the southern end of the property in order to satisfy the separation requirement from the intersection of driveway of parcels 10E50 and 10E39 to the north." Why are they not following the NRA's recommendations? The current road is 22 feet with no turning lanes and services the 30 townhouses of Villa Royale. We feel that a hotel of this size will increase the traffic to this road causing interference to the daily traffic flow.

4. Garbage Dumpster and Compacter – Unlike the plans submitted in December these plans now have both of these on the boundary of Villa Royale which will basically have the units next to them looking directly into the dumpster and compacter. This will cause not only smell issues but a huge noise nuisance to these units. This in itself will have a huge negative impact on the quality of life for the tenants of these units.

5. Overdevelopment of the site – This proposed 7-storey hotel with amenities on less than 2 acres of land would be an over development of the site. They have come down in height from the previous proposal, but are keeping the same number of rooms and restaurant. Unless they have drastically reduced the individual room size, this means a larger footprint on the acreage resulting in increased overcrowding of the lot and further intrusion on the residents of Villa Royale.

Please think deeply about this and take into account the implications a development of this scale will have on the residential community of this part of West Bay Rd. PLEASE do not turn this into a hotel-centric area. This is a quiet idyllic area and having such a development here would be a travesty and injustice to those who make it HOME. This is not the busy, tourist driven section of seven mile beach, but rather a quiet, residential area where residents of the island live to escape the hustle and bustle of our tourism driven economy. Homes and smaller scale condominiums belong here, not 7 storey hotels. We implore you to please do the right thing for us, the community that have ownership and live near this parcel of land. Do not grant such an approval.

Thank you for considering our objections.

Please reply to this email to confirm and verify that our objection has been received and accepted prior to the May 16 , 2019 deadline.

Sincerely,
David and Katharine Chavarri
Owners Villa Royale #4
+1.504.251.4064
+1.504.495.7875
drchavarri@gmail.com
tallman74@hotmail.com

Peacey, Jessica

From: Nancy Schlessinger <nancy@lovelyskin.com>
Sent: Tuesday, May 14, 2019 10:50 PM
To: Joel Schlessinger MD; Pandohie, Haroon
Cc: Peacey, Jessica
Subject: [EXTERNAL] Re: The Shores, 10E,65 objection

Dear Sir/Madam,

My name is Nancy Schlessinger and I am the owner of Unit 15 Renaissance. This letter is to officially object to the Shores, 10E, 65 application. We are within the zone affected.

This new application is essentially unchanged from the initial, rejected application. The envelope contains the same mass and putting 129 rooms in a quiet zone such as our area is inappropriate and possibly deadly.

The overall mass of the property is essentially unchanged, which was the reason for the initial refusal. Why was this even considered?

Parking is insufficient to even cover the amount of rooms present, let alone guests, restaurant users and staff. This is yet another huge oversight for this project.

Beach access is not assured and their guests may end up using other condominium and housing access points without permission due to this. It is a bad idea to put a hotel away from ready beach access when other sites are clearly better suited.

Greenery has been eliminated in the new plan to cover the inadequate parking spaces and the additional envelope of the building. This is not in character with the area they are building in or Cayman construction in general and will diminish real estate values for this area and cheapen the look of the island.

There is no evidence that a pedestrian crossing has been accomplished and even if there is one, it is likely that there will be deadly accidents due to the nature of traffic in this area and lack of pedestrian cross traffic.

My husband and I spent 25 years looking for the 'perfect' place to purchase in Grand Cayman and, after significant and thorough analysis, picked this area. We joined a community of like-minded individuals who clearly came to this side of the island for a reason. Now, this project threatens our investment and happiness. We beseech you to deny this terrible application.

Thank you.

Nancy Schlessinger

Vice President

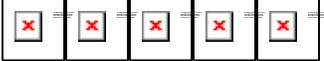
LovelySkin.com

nancy@LovelySkin.com

LovelySkin: 402.697.1100

Skin Specialists PC: 402.334.7546

Fax: 402.496.1353



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Peacey, Jessica

From: Alexandra Woodcock <alex_woodcock@yahoo.co.uk>
Sent: Wednesday, May 15, 2019 9:31 AM
To: Peacey, Jessica; Pandohie, Haroon; Department of Planning
Subject: [EXTERNAL] Objection letter to proposed hotel on Block and Parcel 10E65
Attachments: Objection letter to 10E65.pdf

Dear Sir/Madam

Please find attached a pdf signed copy of our objection letter to the above mentioned proposed development.

Yours faithfully

Alexandra Maharaj, Director
Selous Holdings Limited, owner of Block and Parcel 10E51H27

[Sent from Yahoo Mail for iPhone](#)

May 15th, 2019

To: Central Planning Authority

Re: THE SHORES - 10E65. 7 story, 129 room proposed hotel development

Ladies & Gentlemen of the Planning Authority,

I have recently been advised of a revised proposed development known as "THE SHORES". I have reviewed the proposed changes and find no reason to change my position and believe the revisions to have even more of a detriment to OUR environment. I wish to submit my objection to THE SHORES project for the following reasons:

1. Integrity of the area. The proposed structure, design and placement are not consistent with the surrounding properties. In my opinion, the Central Planning Authority is tasked with weighing both the facts of the proposed development along with maintaining the integrity of the island. The adjacent developments consist of either residential property to the north and low rise, high end condominium complexes to the east. The proposed property is neither- 129 room, 7 story facility squeezed on a 2-acre lot. The revision further includes eliminating even more green space to accommodate expanded parking.
2. Precedence. The area created (over 130 acres) by the construction of Esterly Tibbetts Hwy which lies between West Bay Rd and the Hwy is currently zoned Hotel/Tourism. If the Authority were to grant permission for this development, certainly more would follow. Based on the density proposed by THE SHORES, that equates to 8450 hotel units, presumably 17,000 visitors that would access the pristine beaches to the east via crossing a busy West Bay road.
3. Safety. The proposed development would require the visitors to cross West Bay road- 260 visitors navigating traffic of West Bay Rd. Quite honestly, approving this development will most certainly lead to accidents involving vehicles and pedestrians and there will be no denying that all involved will be culpable. There are a few recent developments that have acknowledge the traffic patterns West Bay Rd and pedestrian traffic- to the extent bridges have been built to safely accommodate pedestrians. To the extent of the aforementioned "Precedence", this is only one development- if approved, the extent of exposing pedestrians to this danger is frightening.
4. Need based development. There are instances where development is necessary. As an owner of property and long-time advocate of the beauty of Grand Cayman, I have witnessed developments that added value to the Island. In the past, the Authority has exercised incredible judgement and the Island continues to grow while maintaining and complementing the uniqueness of the island. The location of this project neither maintains nor complements its surroundings.

Simply stated, the detriments of the proposed hotel far out way any benefit to the Island.

Sincerely,

Dan & Kristin Siudak

Peacey, Jessica

From: Roseanne Branciforte <rbran@comcast.net>
Sent: Thursday, May 16, 2019 8:41 AM
To: Peacey, Jessica
Cc: Pandohie, Haroon; 'Roseanne Branciforte'
Subject: [EXTERNAL] Objection to proposed development on Block 10#, parcel 65

Dear Ms. Peacey,

I wish to express my strong objection to the proposed development of a 7 story, 129 room hotel on Block 10E, parcel 65. The key reasons I object are:

1. The mass and scale of the proposed development is not in keeping with the character of the established area and will detract from the ability of the surrounding land owners to enjoy the amenity of our properties and the area in general.
2. Devaluation of neighborhood
3. Increased safety risk of residents and the public. Building a high capacity, lower quality hotel will devalue the surrounding properties and the proposed increased density will cause hardship on the quiet end of Seven Mile Beach.

I chose to live on the north end for its peaceful and tranquil atmosphere in an uncrowded, low density neighborhood. This area is a desirable destination for many tourists looking for the same atmosphere and is marketed as such. Allowing a hotel with 129 rooms having no direct access to the beach will cause a hardship for the local residents and increase their risk of safety as well as the safety of the public. This will set a dangerous precedent: a high density building with no beach access. These hotel guests will try to gain access to the beach through the surrounding properties which means the local residents will have to increase security to provide safety and privacy and to maintain the cleanliness of the beach. This becomes a public safety risk as these guests will have to cross the road to get to the beach. And with 129 guest hotel, there will be increased traffic, compounding the risk.

This proposed development is completely out of character with the neighborhood and will destroy the unique atmosphere this part of the beach has to offer as well as increase the safety risk of our residents and public.

Regards,
Roseanne Branciforte
Renaissance, Unit 22

May 15, 2019

John H. and Suzanne H. Gallup
The Renaissance
Villa 9
Block 10E parcel 7
1883 West Bay Road
Grand Cayman

RE: The Shores Block 10E Parcel 65

Dear Ms. Peacey,

For thirty five (35) years we, as owners, originally of Tarquynn Manor and subsequently The Renaissance have enjoyed the tranquility and community of the West Bay end of Seven Mile Beach.

The above referenced proposed seven story hotel is in direct opposition to this West Bay community. This proposed structure is in direct opposition to the original denial of this project. CPA denial of the application stated “***The Authority has determined that the mass and scale of the proposed development is NOT in keeping with the character of the established area and will detract from the ability of the surrounding land owners to enjoy the amenity of their properties and the area in general***”.

Based on the architecture of this proposed building, it resembles what was called a “beached cruise ship”! Is that how the community of West Bay is to be known? SURELY NOT by the residents of West Bay.

In addition, there are major concerns that we share with those opposed to this plan.

1. HEALTH and SAFETY

- a. This proposed Hotel / Restaurant has inadequate parking with only 110 spaces for 129 rooms for guests, staff, restaurant guests and restaurant support staff.
- b. With no sidewalks on the eastside of West Bay Road, guests would have to cross an extremely busy (fast traffic flow) to reach a walkway and ultimately the Beach Access north of the proposed Hotel/Restaurant.
- c. Tremendous increase in traffic flow on a roadway that currently has POOR sitelines. The accidents and personal injuries will undoubtedly increase.

2. SECURITY

Security needs will increase for the neighboring properties, an expense unforeseen by those who have invested in the lifestyle offered in the West Bay neighborhood of Seven Mile Beach.

3. ELIMINATION OF COMMUNITY /NEIGHBORHOOD

The West Bay end of Seven Mile Beach will be irreparably compromised by the approval of this plan. As owners, we have sought out this bucolic location. There are many other choices with convenient commercial opportunities on the Southern end of Seven Mile Beach.

Is the Government of the Cayman Islands prepared to lose the Quality of Life offered in West Bay?

WE CERTAINLY HOPE NOT!

Regards,

John and Suzanne Gallup

Peacey, Jessica

From: josephbender <josephbender@cox.net>
Sent: Thursday, May 16, 2019 9:56 AM
To: Peacey, Jessica
Subject: [EXTERNAL] RE: Objections to The Shores Project – #10E65

I am the owner of unit 5 in the Anchorage condos. I have learned that the application for a large hotel on the other side of West Bay road has been resubmitted with some minor modifications. From my review it seems the large size of the building has not changed, only the shape and there still is not enough parking for all the staff and guests. I do understand there may be a need for this type of facility but the business traveler needs to be nearer services and businesses, not isolated along a residential section of West Bay road. I hope you will consider the feelings the nearby residents and maintain the planning commissions objection to this project.

Sincerely,

Joseph Bender

Sent from my Galaxy Tab®

Peacey, Jessica

From: William Kuechler <wbkib@aol.com>
Sent: Thursday, May 16, 2019 11:20 AM
To: Peacey, Jessica
Cc: Pandohie, Haroon
Subject: [EXTERNAL] The Shores Block 10E Parcel 65 Second version

Dear Ms Peacey and Mr Pandohie,

Please find my opposition to this, second verse same as the first, proposal. In terms of overall mass, green space, traffic and parking concerns, no beach access, no beach facilities, and an overall negative impact to our neighborhood this second proposal is no different than the original. In fact, it's a blatant dismissal of the CPA's original rational, legal decision to deny. Once again, I respectfully request CPA's complete rejection of this offensive proposal.

As a condominium owner for thirty plus years, first at the Anchorage and now at the Renaissance, we have so enjoyed your beautiful Island and our distinct Cayman neighborhood. Please do not allow developers to destroy one of the last bastions of old Grand Cayman.

Thank you for your consideration.

William Kuechler
1883 West Bay Road
Villa 35 and Villa 21

Sent from my iPad

Wilbur A. Bodden & Prathna Bodden.

P.O. Box 172

Grand Cayman; KY1-1301

9177318 or 9250737

**Director of Planning
Department of Planning
Government Administration Building
George Town, Grand Cayman**

May 16th 2019

Dear Sir,

RE: 2nd Planning Application for Block 10E Parcel 65
Proposed 10-storey Hotel with restaurant and amenities

We have recently received a 2nd notice from Libanon Corporation for the 2nd revised proposed 10-storey hotel with a restaurant, pool, and spa on block 10E parcel 65. As owners of 19 Villa Royale (10E51H18) which is adjacent to and overlooks the proposed development site we are still in objection to the development and continue with the same point as raised by the recent decision by planning to reject the application. The main objection we have is as outlined below:

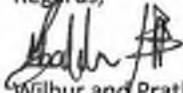
1. The overall height of the building now at seven storeys still remains out of character for the area and the current infrastructure in and around this area cannot (at the moment) accommodate such a large scale and congested development.
2. The room occupancy remains unchanged from the original plans. Therefore, the density of this hotel still is unacceptable to the area given the size of the lot and lack of infrastructure to support such a high-density building.
3. Parking referred to within the application remains of grave concern. There is less parking than there are rooms and also staff. This needs to be addressed. The proximity of Villa Royale to the parking lots will suffer a spillover of employees, service and guests' vehicles, parking on Villa Royale property.
4. The density and height of the complex in addition to its actual boundary to Villa Royale will be very intrusive to Villa Royale owners. This will be an invasion of privacy, public nuisance and also a security issue.
5. Proposed Entrance – The current plans for the hotel has the entrance and exit coming off the easement 10E39 which is currently being used by Villa Royale. However, in the CPA meeting February 6, 2019 the NRA recommended the following: "Specification 7.1 of NRA Design Construction Specifications for Subdivision Roads and Property Development stipulate that: "Driveways may be no closer to the corner of intersecting rights of way than 60% of parcel frontage or one-hundred feet (100); whichever is less. Driveways may be no closer to each other than fifty feet (50) and, shall not align with driveways on the

opposite side. A separation of one-hundred and twenty feet (120) is desirable.” On that basis, the NRA recommends that ingress/egress for the subject development should be relocated to the southern end of the property in order to satisfy the separation requirement from the intersection of driveway of parcels 10E50 and 10E39 to the north.” Why are the proposed plans not accommodating for these recommendations.

6. Storm Water Drainage- Currently the proposed complex has not provided an in-depth explanation on how this will be addressed given the concerns from the NRA. The site currently sits in a swampland and upon being “de-mucked” and filled will automatically have the rainwater spill over to adjoining properties and the West Bay Road. This will have a perilous and disastrous effect on Villa Royale owners and their families in the event of a hurricane. In addition, it is illegal to knowingly cause flooding to adjacent properties due to insufficient drainage.
7. There is no assurance of a center turning lane from the NRA if the application is approved. This is needed to avoid road traffic accidents and possible deaths of pedestrians and other third parties. Vehicles might veer to the roadside in order to avoid vehicles turning into the hotel. The applicant has mentioned that this is a decision for the NRA but there is no assurance that the NRA will actually implement a center turning lane. This needs to be part of formal agreement by the NRA as part of the road safety concerns. A crosswalk must also be formally agreed with adequate lighting and warning signals (in respect to both day and night use).

We thank you for considering our objections.

Regards,



Wilbur and Prathna Bodden
Villa Royale
Block 10E51 H18

Peacey, Jessica

From: vdm@vistadelmarcayman.com
Sent: Friday, May 17, 2019 9:02 AM
To: Pandohie, Haroon; Peacey, Jessica
Subject: [EXTERNAL] The Shores, Block 10E, Parcel 65

Dear Ms Peacey and Mr Pandohie

As owners of Villa 14, The Renaissance, we wish to join in objecting against the proposed development of The Shores, Block 10E, Parcel 65, and we concur with the points made by The Renaissance Strata.

Rather than repeat the same concerns, we wish to emphasize the rationale applied by the CPA for the rejection of the first application, being

1. Inadequate parking
2. The danger posed by having several hundred people cross a very busy road to gain access to an already crowded and developed beach
3. The CPA's reference to inappropriate mass and scale is strongly endorsed by us, as a structure of that enormity is inappropriate for the established low rise character of that area.

We rely on the CPA's kind consideration of these valid concerns, and do not consider a new application to have erased the original reasons for refusal.

With kind regards

Arek Joseph
On behalf of
The Freytag Family

Peacey, Jessica

From: Jeff Nienhuis <jeff@kirkcousins.org>
Sent: Friday, May 17, 2019 8:39 AM
To: Peacey, Jessica
Cc: Pandohie, Haroon
Subject: [EXTERNAL] The Shores 10E, 65

Good day,

We own unit #24 at The Renaissance. We have enjoyed the comfort and thoughtful design of our property and the surrounding properties, but we have significant concerns and objections about the development proposed by Libanon Corporation and their plan to develop Block and Parcel 10E, 65 (The Shores Hotel project).

The density of this project does not fit with the surrounding area or the size of the parcel of land. Parking is inadequate for the need and we are concerned about the additional traffic volume this project will create. This a premier resort area, designed for smaller numbers of people, properties that are the appropriate size for the land they are built on and a limited amount of vehicle traffic. In addition, this would be the tallest building in the area, certainly not fitting with the existing properties.

The proposed project does not even have beach access and there will be a significant number of people crossing the street, creating a safety issue.

We purchased our Villa based on the tranquil nature of the area and we hope that it can continue to be the quiet and restful home it has been for our family. We appreciate your consideration of our concerns.

Kirk and Julie Cousins

Renaissance #24

Peacey, Jessica

From: Lauren Schmitz <laurenschmitz@gmail.com>
Sent: Friday, May 17, 2019 8:31 AM
To: Peacey, Jessica; Pandohie, Haroon
Subject: [EXTERNAL] Application by The Shores 10E, 65

Dear Ms. Peacey and Mr. Pandohie,

I am writing as one of the family owners of two Villas at the Renaissance in Grand Cayman. It is located a few blocks to the south of the proposed property by the developers of The Shores Hotel (10E, 65, version 2.)

I am writing in opposition to the proposed property, primarily in regards to the safety of our young children and the enjoyment of our family's quiet retreat from the hustle and bustle of our busy lives.

We invested in this area because of the lack of foot and vehicle traffic and beach and ocean crowds. The increase in travelers coming and going from this hotel throughout the day and night will affect the level of traffic flowing just steps outside of our property, where we cross the street and walk our children in strollers. We also anticipate that there will be a flood of beachgoers on this part of Seven Mile, where we currently enjoy a comfortable environment to swim and play with our babies and toddlers.

We are concerned that while this has been touted as a business hotel, it inevitably will attract budget travelers as well – particularly during slow business times, such as religious holiday and spring break; times when the resident owners throughout this stretch of Seven Mile beach come to make memories with our children and grandchildren.

While we welcome an increase in travelers to Grand Cayman and appreciate the need for development on island, we encourage developers to explore the areas South of this stretch of Seven Mile beach, which boast many more amenities to business travelers, such as conference areas, restaurants, recreational rental facilities, and the like. We do not think this is an appropriate location for this type of property and appreciate you considering how it will impact the families that will continue to make Grand Cayman our vacation home for many years to come.

Thank you,
Lauren Schmitz

Executive Properties, Ltd.
P.O. BOX 181
GRAND CAYMAN KY1-1301
916-7699

Director of Planning
Department of Planning
Government Administration Building
George Town, Grand Cayman

May 15, 2019

Dear Sir,

RE: Planning Application for Block 10E Parcel 65
Proposed 7-storey Hotel with restaurant and amenities

My company recently received the notice from Libanon Corporation for the proposed 7-storey hotel with a restaurant and pool, on block 10E parcel 65.

In submitting the following objections please let me be clear that we are not objecting to the development of the land but solely to certain aspects of the proposed plan.

The application that was brought to the CPA on March 20 proposed a 10-storey hotel the new application now proposes a 7-storey hotel. Although the developer has reduced the height by three floors the number of rooms remains the same (129) with the area of the hotel increasing. The application on March 20 was refused by the CPA and the following reasons were given:

Section 3.04 of The Development Plan 1997 states in part, that:

“The Authority shall apply the Hotel/Tourism Zone provisions and other relevant provisions of this Statement in a manner best calculated to –

(c) prevent the over-development of the sites and to ensure that the scale and density of development are compatible with and sensitive to the physical characteristics of the site”

“The Authority shall take into consideration the characteristics of the form of tourist accommodation proposed and shall be satisfied that the layout, scale and massing of development are compatible with the ecological, aesthetics and other physical characteristics of the site; and that a high quality of design and landscaping are used.”

The CPA went on to say that, “In assessing the proposed development in regard to the characteristics of the site, the Authority is of the view that a site cannot be considered solely

in isolation onto itself, but must also be considered in relation to the character of the existing development surrounding the site. Essentially, the site must be considered in context with its general locale. In this regard, the Authority has determined that the mass and scale of the proposed development is not in keeping with the character of the established area and will detract from the ability of the surrounding land owners to enjoy the amenity of their properties and the area in general.”

Good responsible well-designed development should enhance its surroundings. The proposed development seeks to impose maximum height and maximum density hotel on a site that is outside of developed area of the Seven Mile Beach Corridor. The design of this hotel, with its 129 rooms, appears to have the single objective of developing the site to the maximum extent permissible under the regulations, presumably to maximize profits for the developer.

Although the height of the proposed hotel has been dropped the development still does not enhance the surrounding area: its scale and density are totally out of keeping with the surrounding area. This 7 storey hotel is proposed on a narrow plot with the surrounding area being predominantly low and medium density residential accommodation for visitors and residents with the immediate neighbor being Villa Royale, a three storey townhouse complex on the northern boundary of the site. The CPA ruling on March 20 should still apply to this application.

Another significant concern is the impact on traffic and parking. Section 3.04 of the Development Plan expressly provides that: “The Authority shall apply the Hotel/Tourism Zone provisions and other relevant provisions of this Statement in a manner best calculated to... Ensure minimal traffic impacts on surrounding properties...” The proposed access for the hotel is over 10E39 which is the road currently used by Villa Royale occupants. In its current condition without a turning lane for the hotel and without being widened to accommodate the additional hotel traffic the shared use of this road would cause a negative impact on the residents of Villa Royale.

Another area of grave concern is the fact that the hotel has applied to NRA for a pedestrian crossing to be erected across the West Bay Road but not considered the fact that along the other end of the Seven Mile Corridor the speed limit had to be dropped from 40 to accommodate pedestrians crossing the road. The current speed limit in this area is still 40 and on a daily basis it is like a race track. Therefore, for the safety of the additional persons attempting to cross the road this speed limit should be lowered before the pedestrian crossing is approved. Because a development of this scale will have an impact on the traffic flow in this area there should be a turning lane coming off West Bay Road. There has been no proposal by the hotel (that we are aware of) advocating for these important safety measures to be put in place by NRA.

Although the number of parking spaces provided for the proposed development might be within the requirements of the regulations, it is inevitable, and evident from many other hotel developments on island, that there will not be sufficient spaces to meet the needs of a hotel on this scale. The main entrance for the hotel is directly in front of Villa Royale’s guest parking lot therefore an easy place to pull in and park. Although the Applicant has repeatedly stated that,

“the Developer is committed to have the Hotel Operator take certain steps to mitigate this concern” what assurance is there that this will happen.

For the reasons that this proposed development is not suited to the character of the surrounding area, is an over-development of the site, and would have a significant negative impact on the surrounding properties, I therefore, ask the Authority to refuse the application.

Regards,

Celita Zimmer for

Executive Properties Ltd.
Villa Royale Block 10E 51 H1 and H7

Peacey, Jessica

From: Justin Miller <heritage@candw.ky>
Sent: Thursday, May 16, 2019 7:51 PM
To: Department of Planning; Peacey, Jessica
Subject: [EXTERNAL] Ojection to The Shores Application 10E65

Good evening Director of the Planning Department,

I'm responding on behalf of 10E8 The Heritage Club Strata.

We strongly object to the application and hope that we will be able to address the Central Planning Authority in person regarding the proposed project.

Our concerns for the area are as follows;

- The scale and density of the development are not compatible with or sensitive to the physical characteristic of the site or its surrounding area.
- The proposed accommodations scale and massing are not compatible with the aesthetics of the existing neighborhood.
- DOT comments on the 1st application indicated there is sufficient room stock on the Seven Mile Beach corridor.
- Allowing resort development on the inland side of the West Bay road, with no direct beach access will only create a dangerous precedent. This will only lead to the continued commercialization of public lands, loss of public use of beach access points/rights of way.
- This area needs to be protected from over-development as it is a vital part of our tourism product. The north end provides diversity to the National Tourism Product that cannot be replicated. At the moment there are 900 apartments / condos / studios / villas etc. that have plans to come online in the near future along the Seven Mile Beach corridor. For the good of the entire community and visitors alike, we should allow these projects to be absorbed and the impact assessed before approving more development in our unique neighborhoods.
- A continued erosion of the tranquility of the North end of Seven Mile Beach.
- This project will negatively impact nightly rates, property values and overall local and guest experience.
- The 110 parking spots are insufficient. 4 have been allocated handicap (should be more), 4 for electric vehicles, 3 for taxis, 5 for the restaurant and the 11 tandem spots will be unusable in reality, plus the 40 members of staff. This will create north and south bound street side parking traffic congestion and pedestrian safety issues.
- No comments by NRA, Fire or DOT at the date of this objection is concerning.

Thank you for your time and we look forward to your response.

Warm Regards,
Justin Miller
Property Manager
The Heritage Club
Office: 1 (345) 945-4993

Fax: 1 (345) 945-5119

www.heritageclubcayman.com

Christopher Columbus

 GRAND CAYMAN CONDOS 

P.O. Box 1091, Grand Cayman KY1-1102 Cayman Islands
Tel: 345-945-4354 • Fax: 345-945-5062
E-mail: info@christophercolumbuscondos.com
Website: www.christophercolumbuscondos.com

May 15, 2019

Mr. A. L. Thompson
Chairman
Central Planning Authority

Gentlemen:

My name is Lisa Hernandez, and I am the Manager of Christopher Columbus Condos

I am writing to you today to express my opposition to the new proposal for the Shores hotel project. As you know, many of the owners at CCC have written to you to express their opposition.

My objections are based on:

- (1) The inappropriate location of a commercial 10 or 7 story hotel in an area which has always been a residential area.
- (2) The precedent which would be set for a cascade of properties like this which would wipe out the entire residential area along Seven Mile Beach going north
- (3) The lack of beach access other than routes surrounding our property, which were originally created for the Cayman people, not the residents of a 129 room hotel
- (4) The fact that Christopher Columbus is sandwiched in between the only two nearby beach access routes, the use of which by this hotel would comprise the enjoyment and safety of our guests.
- (5) The location of the proposed hotel is in an area of poor drainage, and the environmental impact of this development could be quite significant
- (6) Public safety – there was recently a multi-car accident requiring an ambulance exactly at the entrance to the proposed hotel off of West Bay Road

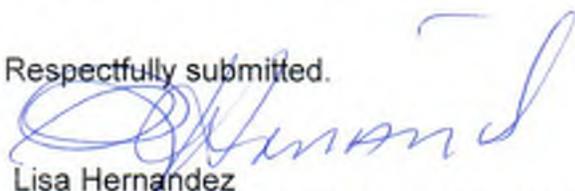
(7) The recommendation of the Department of Tourism, which was contained in the original application, that no new hotels be built on or in the vicinity of Seven Mile Beach until an overall Plan for the Island is developed.

(8) Finally, I am very afraid that this hotel and the precedent it would set for further development of properties like it in our area will significantly reduce the rental income for Christopher Columbus and jeopardize my job and the jobs of all the employees. I see our renters every day, I have known many of them for years, and I have a good idea of what their reasons are for coming to the property and what they expect when they get here.

This hotel and the related problems it would create, as outlined above, will completely change the nature of the vacation experience for our renters. Many of them will be reluctant to return, and it will not be easy to get new renters to replace them. I am afraid for my livelihood and that of all of our employees

I urge you to reject this project proposal.

Respectfully submitted,



Lisa Hernandez
Manager of Christopher Columbus Condos.

NATASHA HERNANDEZ

P.O. Box 10411
GRAND CAYMAN KY1-1004
CAYMAN ISLANDS

Via Email only

16 May 2019

The Director of Planning
P.O. Box 113
Grand Cayman KY1-9000
Cayman Islands

Dear Sirs,

Re: Notice of Application for Planning Permission –Libanon Corporate

I refer to a notice of application permission received from Libanon Corporate in relation to the development of a 129 room hotel with a restaurant, pool generator and amenities (the “**Development**”). I am the registered proprietor of a residence Villa Royale and I wish to state my objection to the Development on the following grounds:

1. The dimensions and scale of the Development appear disproportionate to the size of the proposed site which suggests an over-development of the site and that the density of the structures and facilities will result in a undesirable visual impact in the neighbourhood, in addition to having the effect of overlooking and overshadowing neighbouring properties and resulting in a loss of privacy.
2. The Development will have a negative effect on the residential amenity of my property and that of additional owners at Villa Royale due to the fact that the height and proposed use of the Development are divergent to the residential character of the neighbourhood. A commercial development of the sort proposed will radically change the character of the neighbourhood introducing high volumes of traffic of persons and vehicles which will interrupt the quiet enjoyment of my property.
3. The noise and smell nuisance which are likely occur from the routine operation of the Development and as a result of the functioning of operational facilities such as the generator and the garbage disposal facilities are of grave concern, specifically as the proposed location of the garbage disposal facilities is in close proximity to my property.

In summary, the Development is incompatible with the character of the properties in the vicinity and is objectionable due to its over-bearing size, the potential noise and smell nuisance and the threatened loss of the privacy, all of which will impact the quiet enjoyment of my property. It is on these bases that I kindly that the Planning Department declines planning permission in respect of the Development.

Yours faithfully,

A handwritten signature in blue ink, appearing to read "Natasha Hernandez", with a stylized flourish at the end.

Natasha Hernandez

The Anchorage Condominiums
P.O. Box 30986
1989 West Bay Road
Grand Cayman

May 14, 2019

Director of Planning

Department of Planning

133 Elgin Ave.

Government Administration Building

George Town

Grand Cayman

Cayman Islands

Dear Director of Central Planning Authority:

On behalf of The Anchorage Condominiums, I would like to express our objection and concerns for this application of approval for the seven-story hotel with restaurant and amenities by Libanon Corporation, Block and Parcel 10E65.

1. The hotel of this size would increase the traffic and put many guests and locals in the danger zone when crossing West Bay Road to access the beach.
2. The northern end of Seven Mile Beach is known and advertises quiet appeal. The building of this hotel would take this much-desired vacation location away from the tourist industry. We would be left with a fast-paced, overcrowded experience, limiting the vacation only for a certain clientele. We would no longer be able to cater to families, couples, and locals who enjoy this area so much.
3. The building of this hotel would also likely decrease the value of the current condos and residences in this area.
4. The guests from this hotel would create beach congestion, and trashing the beach would become a major problem. The policing of the condos' beach facilities would be necessary to keep peace and harmony; this would give Cayman tourism a bad name.

The Anchorage Condominiums
P.O. Box 30986
1989 West Bay Road
Grand Cayman

5. Without serious consideration to all the objection letters to build a seven-story hotel, the quiet-end of paradise on Seven Mile Beach will be gone forever.

Sincerely,

Judith Lankford
Manager

Peacey, Jessica

From: James George <Jgeorge@BDO.KY>
Sent: Thursday, May 16, 2019 3:49 PM
To: Peacey, Jessica; Pandohie, Haroon
Cc: Department of Planning
Subject: [EXTERNAL] Objection to Planning Application: Block 10E Parcel 65

Dear Director Pandohie,

I wish to resubmit my objection to this project below. None of my concerns have been addressed to date. It is perplexing to me that a "business" hotel is being proposed in an area with few businesses. This will only result in more rush hour traffic for residents and visitors staying along this part of Seven Mile Beach or in West Bay. The impact on lucrative repeat tourism business, particularly at the beachfront condominiums in this area, should not be overlooked as traffic jams and littered or crowded beaches will quickly make Cayman an undesirable destination. My other concerns noted below still stand and I continue to object to this project.

Please feel free to contact me should you require any additional information.

Kind regards,
James

JAMES GEORGE, CPA
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From: James George

Sent: Thursday, February 28, 2019 2:14 PM

To: 'Jessica.peacey@gov.ky' <Jessica.peacey@gov.ky>; 'haroon.pandohie@gov.ky' <haroon.pandohie@gov.ky>

Cc: 'planning.dept@gov.ky' <planning.dept@gov.ky>

Subject: Objection to Planning Application: Block 10E Parcel 65

Dear Director Pandohie,

As an owner and resident at the nearby Heritage Club, I wish to register my objection to the application proposed for 10E65, located across from The Mandalay. Such a large structure is completely out of character for the surrounding neighbourhood. I also have serious concerns about the insufficient parking capacity and increased traffic to the area. There are likely to be issues at the adjacent beach properties as hotel guests venture across West Bay Road to the beach with noise, litter and a lack of toilet facilities for these visitors being chief among them.

Additionally, I have also recently completed the Plan Cayman survey which quite clearly spells out the need for a comprehensive development plan for Grand Cayman. It seems hasty to consider approval of a hotel development that could have such profound implications on the surrounding community before the formal plan for the area is approved and in place.

The owners and residents along the north end of Seven Mile Beach have already invested hundreds of thousands, if not millions, of dollars into a community that remains relatively calm and quiet despite the incredible levels of growth and development seen throughout the island recently. Further development in this (or any) area should enhance, not destroy the surrounding neighbourhood. I do not believe that this is the case with the proposed hotel development and I again reiterate my objection to this application.

Thank you for your consideration. If you need to contact me, my details are below.

Kind regards,
James

JAMES GEORGE, CPA
Partner
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Mobile: +1 (345) 926-5716
jgeorge@bdo.ky

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Ollie D. Ebanks C/O Discovery Point Club
2042 West Bay Road, P.O. Box 439
Grand Cayman KY101302
Cayman Islands
[Tel:945-4724/916-0851](tel:945-4724/916-0851)
Email: oebanks.discoverypt@candw.ky
Email: vacation@discoverypointclub.com

17th May'19

Director of Planning
Planning Department
Gov't Admin Building
George Town
Grand Cayman
Cayman Islands

Re: Planning application by Libanon Corp Block & Parcel 10E65 Proposal #2

Dear Sir,

I object to the amended proposal #2, The Shores, Libanon Corp, on the same premise as my letter attached dated 27th February 2019.

I furthermore have concerns and the lack of parking for an establishment, even though they have played around on lowering the building heights, they have not lowered the room stock and parking spaces remain same as before. By the time you add patrons to the restaurant and staff parking there will definitely be a tremendous spill over on the West By Road compounding congestion.

I request your consideration to disapprove this application again.

Yours respectfully,

Ollie D. Ebanks
General Manager
Discovery Point Club

Ollie D. Ebanks C/O Discovery Point Club
2042 West Bay Road, P.O. Box 439
Grand Cayman KY101302
Cayman Islands
[Tel:945-4724/916-0851](tel:945-4724/916-0851)
Email: oebanks.discoverypt@candw.ky
Email: vacation@discoverypointclub.com

27th February 2019

Director of Planning
Planning Department
Gov't Admin Building
George Town
Grand Cayman
Cayman Islands

Re: Planning application by Libanon Corp Block & Parcel 10E65

Dear Sir,

As manager of the Discovery Point Club Condos for the past 14 years, I object to the Development as proposed on the following grounds:

1. We have one of the highest repeat guests & in general highest Condominium occupancy on the 7 mile beach for reasons that will be directly affected and changed by development of such as proposed in that; a. the quiet end of 7 mile beach, as we are currently known, will be no more which is what attracts our guests as the increase in foot traffic and water sports activity will definitely facilitate that change.
2. That we will have to hire around the clock security guards to protect our property from misuse by non guests using our facilities namely the swimming pool, lounge chairs, gazebos and hot tub. The afore stated is from my experience as observed during my tenure at Lacovia Condos whereas the increase of foot traffic to those facilities by the cruise ship passengers from the Old Beach Club Colony necessitated the hiring of day time security coupled with the negative impact of this increase foot traffic created an immediate decline in the occupancy of the units, a decrease in the real estate value of the units which ultimately snowballed into a reduced per diem rental rates which remains so for many years (significant reduction revenue to the Cayman Islands Government through real estate unit sales and guests rental taxes)

In summation – the units were not as attractive to potential purchasers of units for sale, which increased, and to repeat guests mainly in search of that tranquil vacation.

The real estate values at Discovery Point Club has seen a steady increase over the years to the tune of US\$1.4ml and I'm afraid that should this proposed development be approved many of my owners will more than likely be placing their units on the market for sale and thus a repeat of my observations at Lacovia Condos.

I am very concerned about my future as is the members of my mostly Caymanian staff who have established lifestyles based on income derived mainly from gratuities, and a long term established friendships amongst our numerous repeat guests, which will be affected tremendously by loss of business due to the overcrowding of the beach.

In closing I thank you for this opportunity and due to await your favourable decision and " not approved.

Yours respectfully,

Ollie D. Ebanks
General Manager
Discovery Point Club

**Director of Planning
Department of Planning
Government Administration Building
George Town, Grand Cayman**

May 17, 2019

Dear Sir,

RE: Planning Application for Block 10E Parcel 65
Proposed 7-storey Hotel with restaurant and amenities

My company recently received the notice from Libanon Corporation for the proposed 7-storey hotel with a restaurant and pool, on block 10E parcel 65.

In submitting the following objections please let me be clear that we are not objecting to the development of the land but solely to certain aspects of the proposed plan.

The application that was brought to the CPA on March 20 proposed a 10-storey hotel the new application now proposes a 7-storey hotel. Although the developer has reduced the height by three floors the number of rooms remains the same (129) with the area of the hotel increasing. The application on March 20 was refused by the CPA and the following reasons were given:

Section 3.04 of The Development Plan 1997 states in part, that:

“The Authority shall apply the Hotel/Tourism Zone provisions and other relevant provisions of this Statement in a manner best calculated to –

(c) prevent the over-development of the sites and to ensure that the scale and density of development are compatible with and sensitive to the physical characteristics of the site”

“The Authority shall take into consideration the characteristics of the form of tourist accommodation proposed and shall be satisfied that the layout, scale and massing of development are compatible with the ecological, aesthetics and other physical characteristics of the site; and that a high quality of design and landscaping are used.”

The CPA went on to say that, “In assessing the proposed development in regard to the characteristics of the site, the Authority is of the view that a site cannot be considered solely in isolation onto itself, but must also be considered in relation to the character of the existing development surrounding the site. Essentially, the site must be considered in context with its general locale. In this regard, the Authority has determined that the mass and scale of the proposed development is not in keeping with the character of the established area and will detract from the ability of the surrounding land owners to enjoy the amenity of their properties and the area in general.”

Good responsible well-designed development should enhance its surroundings. The proposed development seeks to impose maximum height and maximum density hotel on a site that is outside of developed area of the Seven Mile Beach Corridor. The design of this hotel, with its 129 rooms, appears to have the single objective of developing the site to the maximum extent permissible under the regulations, presumably to maximize profits for the developer.

Although the height of the proposed hotel has been dropped the development still does not enhance the surrounding area: its scale and density are totally out of keeping with the surrounding area. This 7 storey hotel is proposed on a narrow plot with the surrounding area being predominantly low and medium density residential accommodation for visitors and residents with the immediate neighbor being Villa Royale, a three storey townhouse complex on the northern boundary of the site. The CPA ruling on March 20 should still apply to this application.

Another significant concern is the impact on traffic and parking. Section 3.04 of the Development Plan expressly provides that: "The Authority shall apply the Hotel/Tourism Zone provisions and other relevant provisions of this Statement in a manner best calculated to... Ensure minimal traffic impacts on surrounding properties..." The proposed access for the hotel is over 10E39 which is the road currently used by Villa Royale occupants. In its current condition without a turning lane for the hotel and without being widened to accommodate the additional hotel traffic the shared use of this road would cause a negative impact on the residents of Villa Royale.

Another area of grave concern is the fact that the hotel has applied to NRA for a pedestrian crossing to be erected across the West Bay Road but not considered the fact that along the other end of the Seven Mile Corridor the speed limit had to be dropped from 40 to accommodate pedestrians crossing the road. The current speed limit in this area is still 40 and on a daily basis it is like a race track. Therefore, for the safety of the additional persons attempting to cross the road this speed limit should be lowered before the pedestrian crossing is approved. Because a development of this scale will have an impact on the traffic flow in this area there should be a turning lane coming off West Bay Road. There has been no proposal by the hotel (that we are aware of) advocating for these important safety measures to be put in place by NRA.

Although the number of parking spaces provided for the proposed development might be within the requirements of the regulations, it is inevitable, and evident from many other hotel developments on island, that there will not be sufficient spaces to meet the needs of a hotel on this scale. The main entrance for the hotel is directly in front of Villa Royale's guest parking lot therefore an easy place to pull in and park. Although the Applicant has repeatedly stated that,

"the Developer is committed to have the Hotel Operator take certain steps to mitigate this concern" what assurance is there that this will happen.

For the reasons that this proposed development is not suited to the character of the surrounding area, is an over-development of the site, and would have a significant negative impact on the surrounding properties, I therefore, ask the Authority to refuse the application.

Regards,

Mauro Tarallo, owner unit #5 Villa Royale

DAWN SELLARO ACKERMON

The Heritage Club #17
P.O. Box 30660
Grand Cayman, KY1-1203
Cayman Islands

Director Of Planning
P.O. Box 113
Grand Cayman, KY1-9000
Cayman Islands

VIA Email: planning.dept@gov.ky

10 May 2019

RE: Libanon Corp.- " The Shore"- Proposed Hotel (Block 10E Parcel 65)

Dear Sir,

As an owner of a unit at The Heritage Club, this letter is written to express our very strong objection to the above referenced application as submitted for CPA approval. Our objection to the application include, but are not limited to, the following issues:

- 1. Although the height of the revised plans for the proposed hotel has been reduced from 10 stories to 7 stories, we see note that the mass and scale of the proposed hotel essentially remain unchanged from the plans of the previously submitted application.**
- 2. The size and scope of the proposed hotel remains totally in defiance of the characteristics of the neighborhood in terms of size, density, design and proposed usage.**
- 3. Parking:** Although the revised plans have added 11 parking spaces to the previous plan, we find that the number of "designated" spaces for "tandem" spaces (requiring costly and inconvenient 24 hour parking valet services), spaces designated for electric access, taxi waiting spaces, etc. does not allow for sufficient, viable parking availability for hotel guests, staff, restaurant customers, delivery vehicles, guest visitors, etc.

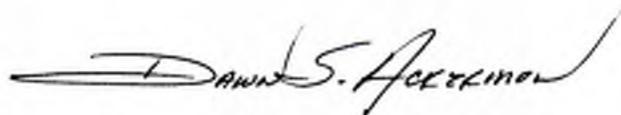
4. The hotel is now proposed to be a "Business" hotel with its primary target aimed to be business customers, many of which can be seen to be longer stay guests. As noted in previous objections, this residential, quiet and serene area of WBR provides no supportive amenities for hotel guests such as restaurants, shopping or entertainment. As the north end of SMB has developed as a unique niche for investors in residential and condo properties and a long standing tourist market seeking an alternative to the over-developed areas of SMB, approval of the proposed hotel would displace the longstanding tourist and investor market. It can also be seen that property values and the quality of life in the area would be negatively affected.
5. Although the applicant has expressed that they are "negotiating" with the NRA regarding the potential addition of a pedestrian crosswalk, **no such agreement has been reached prior to submission of this application and therefore cannot be considered when evaluating this application.**
6. The applicant has further expressed that they are "in discussion" with DART regarding the possibility of developing a beach access through DART owned land across the street from the proposed hotel. **As this also is merely under discussion, the CPA cannot consider this in evaluating this application.**
7. The Department of Tourism has noted in their own comments that Seven Mile Beach has reached the level of saturation of hotels and that further hotel development on SMB is not required at this time. With close to 1000 rooms in hotels and condos currently in the process of coming online in the near future, the economic impact of any further addition of accommodation inventory on the existing properties must be considered. The potential effects on the occupancy rates, financials returns, Caymanian employment and property values are all worthy and necessary issues which have not been addressed by the applicant.
8. While we would concede that there may, in fact, be a need for a true business hotel in Cayman, we would argue, that the north end of SMB, far from the business centers of the island, just does not make logical sense as a viable location for a business hotel.
9. As in the last application, we would ask that the CPA not undermine its own process underway in "Plan Cayman" which would provide the opportunity to reevaluate the north end of SMB as a unique tourism neighborhood. Should this application gain approval, the opportunity to preserve this area as a unique tourism and investment location, providing diversity to Cayman's tourism and investor product would be lost forever .

10. We have been "assured" that guests will be given frequent and detailed instruction regarding beach access, noise, trash handling, parking, etc. These are clearly hollow assurances as once the project might be turned over to a management company, the applicant hands over total control and has no means of enforcement. This would also extend to the assurances regarding maintenance of landscaping, rodent control, odor control, vehicular access and on street parking, etc.

In conclusion, we would argue that the new application as submitted, is not substantially different than their first application. Despite the reduction of the height of the hotel from 10 to 7 stories, the density of the project remains at 129 rooms. **The mass and scale has not changed and the proposed project still is totally inconsistent with the character of the neighborhood.**

It is clear that all of the reasons for refusal of the applicant's first application remain and we would humbly request that the CPA once again use provisions of the Planning Law, common sense and forward thinking to refuse approval of this application.

Kind regards,

A handwritten signature in black ink that reads "Dawn S. Ackerman". The signature is fluid and cursive, with a long horizontal stroke at the beginning.

Dawn Sellaro Ackerman

L&S Investments, Ltd.

May 17, 2019

**Director of Planning
Department of Planning
Government Administration Building
George Town, Grand Cayman**

Dear Sir,

RE: Planning Application for Block 10E Parcel 65
Proposed 7-storey Hotel with restaurant and amenities

We have recently received the notice from Libanon Corporation for the proposed 7-storey hotel with a restaurant and pool, on block 10E parcel 65.

In submitting the following objections we are not objecting to the development of the land but solely to certain aspects of the proposed plan.

The application that was brought to the CPA on March 20 proposed a 10-storey hotel the new application now proposes a 7-storey hotel. Although the developer has reduced the height by three floors the number of rooms remains the same (129) with the area of the hotel increasing. The application on March 20 was refused by the CPA and the following reasons were given:

Section 3.04 of The Development Plan 1997 states in part, that:

“The Authority shall apply the Hotel/Tourism Zone provisions and other relevant provisions of this Statement in a manner best calculated to –

(c) prevent the over-development of the sites and to ensure that the scale and density of development are compatible with and sensitive to the physical characteristics of the site”

“The Authority shall take into consideration the characteristics of the form of tourist accommodation proposed and shall be satisfied that the layout, scale and massing of development are compatible with the ecological, aesthetics and other physical characteristics of the site; and that a high quality of design and landscaping are used.”

The CPA went on to say that, “In assessing the proposed development in regards to the characteristics of the site, the Authority is of the view that a site cannot be considered solely in isolation onto itself, but must also be considered in relation to the character of the existing development surrounding the site. Essentially, the site must be considered in context with its general locale. In this regard, the Authority has determined that the mass and scale of the proposed development is not in keeping with the character of the established area and will detract from the ability of the surrounding land owners to enjoy the amenity of their properties and the area in general.”

Good responsible well-designed development should enhance its surroundings. The proposed development seeks to impose maximum height and maximum density hotel on a site that is outside of developed area of the Seven Mile Beach Corridor. The design of this hotel, with its 129 rooms, appears to have the single objective of developing the site to the maximum extent permissible under the regulations, presumably to maximize profits for the developer.

Although the height of the proposed hotel has been dropped the development still does not enhance the surrounding area: its scale and density are totally out of keeping with the surrounding area. This 7 storey hotel is proposed on a narrow plot with the surrounding area being predominantly low and medium density residential accommodation for visitors and residents with the immediate neighbor being Villa Royale, a three storey townhouse complex on the northern boundary of the site. The CPA ruling on March 20 should still apply to this application.

Another significant concern is the impact on traffic and parking. Section 3.04 of the Development Plan expressly provides that: "The Authority shall apply the Hotel/Tourism Zone provisions and other relevant provisions of this Statement in a manner best calculated to Ensure minimal traffic impacts on surrounding properties..." The proposed access for the hotel is over 10E39 which is the road currently used by Villa Royale occupants. In its current condition without a turning lane for the hotel and without being widened to accommodate the additional hotel traffic the shared use of this road would cause a negative impact on the residents of Villa Royale.

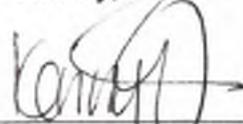
Another area of grave concern is the fact that the hotel has applied to NRA for a pedestrian crossing to be erected across the West Bay Road but not considered the fact that along the other end of the Seven Mile Corridor the speed limit had to be dropped from 40 to accommodate pedestrians crossing the road. The current speed limit in this area is still 40 and on a daily basis it is like a race track. Therefore, for the safety of the additional persons attempting to cross the road this speed limit should be lowered before the pedestrian crossing is approved. Because a development of this scale will have an impact on the traffic flow in this area there should be a turning lane coming off West Bay Road. There has been no proposal by the hotel (that we are aware of) advocating for these important safety measures to be put in place by NRA.

Although the number of parking spaces provided for the proposed development might be within the requirements of the regulations, it is inevitable, and evident from many other hotel developments on island, that there will not be sufficient spaces to meet the needs of a hotel on this scale. The main entrance for the hotel is directly in front of Villa Royale's guest parking lot therefore an easy place to pull in and park. Although the Applicant has repeatedly stated that, "the Developer is committed to have the Hotel Operator take certain steps to mitigate this concern" what assurance is there that this will happen.

For the reasons that this proposed development is not suited to the character of the surrounding area, is an over-development of the site, and would have a significant negative impact on the surrounding properties, we are therefore objecting the application.

We thank you for your consideration.

Sincerely,



Kenny Wullisberg
Villa Royale Townhouses
P.O. Box 31395
Grand Cayman KY1-1206
CAYMAN ISLANDS

15 May 2019

Department of Planning
PO Box 113
Grand Cayman KY1-9000
CAYMAN ISLANDS

Attn: Jessica Peacey (Jessica.Peacey@gov.ky)
Haroon Pandohie (Haroon.Pandohie@gov.ky)

Dear Sirs

We write to register our formal objection to the application for planning permission on parcel 10 E65 (“the Site”). We are owners at Villa Royale which neighbors the proposed development site.

The owners of the Site recently modified their plans to reduce the size of the building to 7 stories (still allowing for the same 129 hotel room suites) however, for the reasons set out below in this letter it is our submission that a grant of planning permission for the development of a hotel on the Site would still be in breach of the provisions of the Development and Planning Law as granting permission would result in development at variance with the Development Plan.

The objectives of the Development Plan include the general aim of maintaining and enhancing the quality of life in the Cayman Islands by effectively directing development so as to safeguard the economic, cultural, social and general welfare of the people, and subject thereto the environment. (Cl. 1.2).

Part 2 of the Development Plan sets forth the *Planning Considerations* of which there are 6, including land availability and other *material considerations*. The Development Plan of 1997 (the plan presently in force) makes clear that there remains considerable acreage of land available for development. This is especially the case at the Site. It is therefore not necessary to resort to high-density construction or development that is found in large city centers.

Paragraph 2.6 of the Development Plan sets the other *material considerations* to be taken into account. These include:

- Providing privacy to all buildings;
- To provide amenity space and facilitate landscaping around buildings;
- To maintain and enhance the quality and character of development fronting a road;
- To provide a buffer between buildings on neighbouring lots; and
- To avoid or minimize any negative impact the development or use of one lot may have on the occupants of a neighbouring lot.

It is particularly in regard of this last material consideration that the proposed development is severely wanting.

Part 3.04 of the Development Plan deals with hotel/tourism zones. The Authority is to apply the provisions relating to hotel/tourism zones in a manner best calculated to -

- Provide for the orderly development and upgrading of facilities to maintain a successful tourism industry;

Ensure that all development enhances the quality and character of the Cayman Islands hotels and cottage colonies;

Prevent the overdevelopment of sites and to ensure that the scale and density of development are compatible with and sensitive to the physical characteristics of the site;

Ensure minimal traffic impact on surrounding properties and existing public roads; and

Ensure adequate allowance for public access to the sea.

The provision concludes:-

The Authority shall take into consideration the characteristics of the form of tourist accommodation proposed and **shall be satisfied** that the **layout, scale and massing** of development **are compatible** with the ecological, **aesthetics, and other physical characteristics of the site**; and that a high quality of design and **landscaping** are used. [Emphasis applied].

The massing of the proposed hotel is unprecedented in Cayman. The few hotels that are 7 stories or higher that have been built are not only adjacent to the sea (where the Regulations were cohesively amended to require waterfront accommodation to have greater setback from the sea as the height of the building increases –Reg. 8(10(e)). Not only do the Regulations call for greater setback from the sea as the height of the hotel increases, hotels exceeding this height are also on significantly larger properties – the Ritz-Carlton is set in 144 acres. The Kimpton is well landscaped and amply served by car parking with numerous overflow facilities on the parcels surrounding the hotel grounds. The fact is that these substantial buildings have been constructed on proportionately large sites.

The Department of Tourism does not believe a hotel is needed in this area. They are advocating for hotel developers to seek other areas within Cayman. In their written advice, they wrote, “It should be noted that Seven Mile Beach area has reached capacity with the development of hotels.” A hotel with no beach access would be particularly hard to fill, especially if this area is already overserved with hotels with better amenities on the beach. A hotel without guests is one that will diminish in quality quickly. This is a major concern. To approve this hotel does not keep with the Development Plan’s provision to provide for orderly development to maintain a successful tourism industry. The Department of Tourism agrees this hotel is not needed.

It also flies in the face of ensuring adequate allowance for public access to the sea. The typical tourist visiting the Cayman Islands visits Cayman to enjoy the beach and water-based activities offered throughout the islands. The proposed hotel has no beach access. Of all the areas along West Bay beach, this is one particularly poorly served by public beach access. Guests at the proposed hotel would have to cross one of the Island’s busiest roads in order to make their way to one of the few beach accesses in the area. That clearly is not in keeping with upgrading a successful tourism industry neither does it enhance the Island’s hotels.

The hotel will have many negative impacts on Villa Royale. For one, loss of privacy. Occupants of a 7 story building will easily be able to see into our development and even into our units. At the very least, substantial landscaping will be needed to provide an adequate buffer between the properties. Furthermore, the hotel has planned a restaurant at the front of the hotel near the lobby/check in area. There are very few parking spots nearby to accommodate patrons of the restaurant and those looking for a convenient place to park when checking in. Guests and diners will therefore resort to using the access road and common areas of Villa Royale for parking. It is obvious that problems shall arise with guests using Villa Royale for parking.

Before a hotel of this size is built, I believe West Bay Road would need to be widened to add a turning lane to provide for all of the traffic stopping to turn right at the same point on the road (there is now provision for 110 cars at the hotel along with the 60+ cars at Villa Royale). There have been multiple accidents at this point in the road involving residents or guests of Villa Royale, add to that tourists who are unfamiliar with the roads and the results will be catastrophic. Traffic concerns are only heightened when one adds to this the pedestrian traffic across West Bay Road as guests try to get to the beach.

Villa Royale is a community characterized by professional families with young children. The majority of the residents travel by car to work in Camana Bay or George Town and the children attend school in either area. There are some 30 apartments at Villa Royale with significant traffic leaving in the morning and returning at the end of the working day. The access to the proposed hotel will be shared with Villa Royale. The road is not meant to accommodate the volume of traffic a 129-room hotel would bring along with the residents of Villa Royale. As a “business” hotel, the business guests would be leaving and entering at roughly the same time as residents of Villa Royale. The stacking situation when attempting to turn onto West Bay Road in the morning is already significant, the hotel could bring another 100 cars to the queue (they have made provisions for 110 cars) creating a huge problem for residents of Villa Royale and one that would not please the guests of a hotel.

There is absolutely no need given the low density of development in this area for there to be a 7-story, 129-suite hotel. It may be necessary where space is at a premium in the center of a large city but that is not the case here.

Sunshine Suites and the Grand Caymanian Holiday Inn are similarly sized hotels (131 and 114 rooms respectively) that is the scale and massing and the character of Cayman Islands hotels and it is that that should be followed at the Site.

To do otherwise would result in development at variance with Development Plan.

Yours respectfully,

Isaac and Annette Espinoza

Matthew Dors
27 Villa Royale
West Bay Road
West Bay
mattdors@hotmail.com

The Chairman
Central Planning Authority
By email to: planning.dept@gov.ky

17 May 2019

Dear Sir,

Re: Proposed 10 Story Hotel at Block 10E Parcel 65 (F18-0499)(P18-1171)

1. I write to register my objections to the application for planning permission for the proposed seven-storey hotel on Block 10E Parcel 65. I am the owner of 27 Villa Royale (10E51H26), which is adjacent to and overlooks the proposed development site.

2. The previous application was rightfully rejected following a meeting on 20 March 2019 for the following reasons:

"1) Section 3.04 of The Development Plan 1997 states, in part, that:

- "The Authority shall apply the Hotel/Tourism Zone provisions and other relevant provisions of this Statement in a manner best calculated to –

(c) prevent the over-development of sites and to ensure that the scale and density of development are compatible with and sensitive to the physical characteristics of the site;"

- "The Authority shall take into consideration the characteristics of the form of tourist accommodation proposed and shall be satisfied that the layout, scale and massing of development are compatible with the ecological, aesthetics, and other physical characteristics of the site; and that a high quality of design and landscaping are used."

In assessing the proposed development in regard to the characteristics of the site, the Authority is of the view that a site cannot be considered solely in isolation onto itself, but must also be considered in relation to the character of the existing development surrounding the site. Essentially, the site must be considered in context with its general locale. In this regard, the Authority has determined that the mass and scale of the proposed development is not in keeping with the character of the established area and will detract from the ability of the surrounding land owners to enjoy the amenity of their properties and the area in general."

3. The applicant appears to have ignored the reasons provided for the rejection of the previous application, which apply equally to the revised application and provide the reasons why this revised application must also be rejected.

4. The applicant has mistakenly interpreted "mass and scale" to mean only "height". Pursuant to regulation 2 of the Development and Planning Regulations (2018 Revision), "" Massing" in

relation to development, means the overall size, bulk and dimensions of the buildings concerned and their overall appearance resulting from their juxtaposition".

5. The revised application is for a building that has been reduced in height by 3 storeys. However, height is just one dimension and the other dimensions have been increased such that the overall size and bulk of the building remains exactly the same. The proposed building still contains exactly the same number (129) of rooms and the same facilities. Every inch of the site is still being developed to the fullest extent possible, which given the physical characteristics of the site is just as much of an over development as the previous plans.
6. If the Applicant was dissatisfied with the CPA's previous decision and the reasons for it, the proper course of action was to appeal. Instead, the Applicant has submitted revised plans that show only a reduction in height but exactly the same mass and scale, presumably in the hope that the CPA will not notice or not appreciate that the mass and scale has not changed. Respectfully, I urge the CPA not to approve these plans. A decision to approve these plans would be entirely inconsistent with the previous correct decision.
7. For the reasons set out in my previous letter dated 26 February 2019, which I do not to propose to repeat but attach for convenience and incorporate into this objection by doing so, the proposed development:
 - is not suited to the physical characteristics of the site;
 - is not suited to the character of the surrounding area;
 - is a clear and obvious over-development of the site; and
 - would have a significant negative impact on the surrounding properties.

8. No information or material has been presented to allow the CPA to consider the extent to which proposed development meets the needs of the tourist industry.

9. Paragraph 3.04 of the Development Plan provides that:

"Development will be carefully regulated to ensure that the needs of the tourist industry are met and that new buildings will in general be related to the needs of the industry."

10. This requirement is mandatory, and in order to consider the extent to which this proposed hotel meets the needs of the Tourist Industry, the CPA must have reliable objective information regarding the needs of the tourist industry. It is not for neighbouring residents to provide information regarding the needs of the tourist industry or to show that the proposed hotel does not meet those needs. The burden is on the applicant to satisfy the CPA that the proposed hotel meets the needs of the tourist industry.
11. It is entirely inappropriate for the information regarding the needs of the tourist industry to take the form of anecdotes from the applicant's advocate, as occurred at the hearing of the previous application. Not only is such information clearly lacking objectivity, but it is a fundamental principle of natural justice that the other parties interested in the application have an adequate opportunity to consider all relevant information provided to the CPA and have an opportunity to make comments or submissions based on it.

12. Although the CPA sought comments on the previous application from the Cayman Islands Department of Tourism ("**CIDOT**"), with the greatest of respect to CIDOT, the letter received provides limited assistance to the CPA in relation to its obligation to consider the needs of the tourist industry. To the extent that it provides any assistance to the CPA, the content is unhelpful for the applicant.
13. The first half of the CIDOT letter repeats information provided to CIDOT by the developer, including the inconsistent descriptions of the hotel as a "129 room luxury affordable hotel" and a "boutique hotel" that were raised at the previous hearing.
14. A quick internet search for characteristics of a boutique hotel reveals that the most common characteristics of boutique hotels are that they are small, unique and not part of a chain. This large 129 room hotel, that is intended to be part of a major international chain, can in no way be considered a boutique hotel.
15. It is correct to that the Draft National Tourism Plan 2018-2023¹ ("**NTP**"), "*speaks to the development of boutique style hotels*" and "*sustainability*" of development but not in a way that would provide any support for this application. The complete relevant extract, which details one of the "*Strategies*" designed to support the goal of enhancing the business environment to support industry growth and investment is as follows:

"2.5 Facilitate and attract development of boutique hotels, vacation homes, and other non traditional accommodations services in priority sustainable development areas

The growth in demand for alternative accommodations is an important source of competitive advantage for the Cayman Islands, given the Island's significant inventory of vacation homes and condominiums. The country has an opportunity to leverage this inventory to attract visitors looking for unique and distinctive accommodation.

*However, there appears to be **substantial unexploited potential for the development of guest houses, boutique hotels and home sharing, especially in less-visited regions of the country. By developing Master Plans for the targeted sustainable development zones (East End, North Side, Bodden Town, Cayman Brac, and Little Cayman), creating investment incentives for the targeted sustainable development areas and proactively promoting investment opportunities, these areas can attract investors who share this vision of sustainable development in these priority zones.*** [emphasis added]

16. This reflects a principle of policy carried over from the National Tourism Management Plan 2009-2013 ("**NTMP 2009-2013**")- "*There is also a need to diversify the accommodation offer. In particular, there is scope for more high quality, small scale 'boutique' and resort-type spa hotels or condotels with ancillary facilities for visitors e.g. leisure, sports, meeting and function facilities.*"² - and the Go East Strategy addendum to the NTMP 2009-2013.
17. The proposed hotel is not a small scale boutique hotel and is not being developed in a "targeted sustainable development zone". Further, the development of a large chain hotel, owned and operated by an international company, in the proposed location at the north end of the seven

¹ which was published in draft for consultation in August 2018 and thus far remains unpublished in final form

² Paragraph 7.3.2

mile beach corridor, would appear to be completely at odds with the vast majority of the principles and themes set out in the NTP.

18. The conclusion of the CIDOT letter is as follows:

"It should also be noted that the Seven Mile Beach area has reached capacity with the development of hotels. DOT will continue to advocate for developers to seek alternative development areas within the Cayman Islands."

19. The intended meaning behind this conclusion is unclear. Read in conjunction with paragraph 2.5 of the NTP, the only consistent interpretation or conclusion to be drawn from CIDOT's letter is that, since the proposed development is neither a small scale boutique hotel, nor is the proposed site located away from the Seven Mile beach Corridor in one of the "alternative development areas", that CIDOT does not support this application.

20. If the intended meaning of CIDOT's letter was to convey support for the proposed development, such support could only be based on the simple reasoning that more hotel capacity is a positive thing. Such reasoning would totally contradict the NTP and demonstrate a wholly inadequate level analysis of this particular proposed development in the context of the detailed and various considerations identified in the NTP.

21. It is understood that the important work of the PlanCayman project is ongoing and it includes the following action points:

"3.6 Tourism Zones

Ensure sustainable, diverse, and appropriately scaled hotel and resort developments.

Guide the future development of high-density tourist accommodation and facilities into identified suitable locations.

Action Points:

- *Develop a long range plan and vision for the high-density tourism areas to protect product quality and guide the development of tourist accommodation and facilities.*
- *Create design standards and urban design guidelines that define, encourage and emphasize locally compatible development.*
- *Review and revise the design, height, and setback requirements to ensure that future development is compatible with the Island's historical architectural characteristics.*
- *Consult the Department of Tourism and other relevant agencies on all applications for tourist accommodation.*

5.1 Seven Mile Beach Tourism Corridor Area Plan

Provide the proper planning tools to ensure the Seven Mile Beach Tourism Corridor remains vibrant both socially and economically

Properly plan for land-use and infrastructure in the Seven Mile Beach Tourism Corridor for the short and long-range future.

Action Points:

- *Prepare a comprehensive inventory of the Seven Mile Beach Area, including but not limited to:

 - *Land Uses and Densities; Occupancy Rates; Parking; Circulation and Parking; Pedestrian facilities; Bus and taxi facilities; Wayfinding and business signage; Design Standards/Guidelines; Open Space; Active street fronts; View corridors; Historic sites and resources; Infrastructure; and New planning applications or building permits.**
- *Conduct a public outreach programme with property/business owners, tourism representatives, government departments, and the public to identify short and long range improvements for the Seven Mile Beach Tourism Corridor.*
- *Carry out a capacity modeling exercise to determine potential growth within Seven Mile Beach, based on current and alternative land use zoning.*
- *Develop a Seven Mile Beach Tourism Corridor Area Plan which includes policies, action items and a phasing plan.*
- *Draft plan shall be presented to stakeholders, government departments, and public for review and comment.*
- *Upon approval the Seven Mile Beach Tourism Corridor Area Plan will supersede all other related policies and regulations related to land use for this area, unless specifically noted in the Plan."*

22. When the PlanCayman project has been completed, the plans developed will undoubtedly be of great assistance to the CPA when considering applications such as this. However, until this work is completed, the CPA should exercise great caution in relation to such applications. Once granted, planning permission cannot be revoked in the event that the permitted development does not comply with plans that result from the PlanCayman project.

23. Until the work associated with the PlanCayman project is concluded, the CPA must insist upon CIDOT and the applicant providing the best information available regarding the needs of the tourist industry.

24. Unfortunately, in relation to this application, the CPA has been provided with no information regarding the needs of the tourist industry and cannot therefore carry out the mandatory task of considering the extent to which the proposed development meets the needs of that industry. For this reason, the application must be refused.

25. The proposed access to the proposed hotel will have a severely detrimental impact on the residents of Villa Royale and does not comply with paragraph 3.04 of the Development Plan.

26. Previously the National Roads Authority ("NRA") raised a concern regarding the proximity of the access to West Bay Road to the existing access to Villa Royale. At that time, the NRA suggested that the access to the proposed hotel be relocated to the south edge of the boundary between the parcel and West Bay Road. Instead the applicant has obtained an easement to use the shared access to Villa Royale.

27. Paragraph 3.04 of the Development Plan provides that:

*"The Authority shall apply the Hotel/Tourism Zone provisions and other relevant provisions of this Statement in a manner best calculated to...d) **Ensure minimal traffic impacts on surrounding properties and existing public roads**". [Emphasis added]*

28. The NRA's conclusion, upon which the applicant will no doubt rely, is that "*the impact of the proposed development onto West Bay Road is considered to be minimal*" is only relevant to the impact on "existing public roads". The NRA has is not concerned with the impact of proposed development on private roads or accesses. The applicant appears to have ignored the fact that the CPA must ensure minimal traffic impacts on surrounding properties, irrespective of the impact on existing public roads.
29. Sharing an access with a 129 room hotel will undoubtedly have a severely detrimental impact on all residents of Villa Royale. As a current resident, I can confirm that even with the current levels of traffic entering and exiting Villa Royale, I often have to wait for several minutes to entre or exit Villa Royale.
30. The only way to minimise the impact of the proposed development on the residents of Villa Royale , and thereby comply with paragraph 3.04 of the Development Plan, is for the Hotel to have a separate and designated access at the southern end of the boundary between the parcel and West Bay Road, as originally suggested by the NRA. For this reason, the application should be refused.
- 31. The detrimental impact of the proposed development on the Villa Royale residents could be reduced, to a limited extent, by ensuring that landscaping is used to screen the proposed car park from the balconies of the Villa Royale properties along the northern boundary.**
32. At a recent presentation of the revised plans by the applicant, the applicant's representatives stated that they were encouraging the applicant to utilise landscaping to screen the proposed car park from the balconies of the Villa Royale properties. However, the applicant has, at the time of drafting this letter, declined to give any unconditional binding commitment to do so. Absent such a commitment, the application should be refused.
33. For all these reasons, I respectfully ask the Authority to refuse the application.

Yours faithfully,



Matthew Dors

enc:

Objection Letter dated 27 February 2019

Matthew Dors

27 Villa Royale
West Bay Road
West Bay
mattadors@hotmail.com

The Chairman
Central Planning Authority
By email to: planning.dept@gov.ky

27 February 2019

Dear Sir,

Re: Proposed 10 Story Hotel at Block 10E Parcel 65 (F18-0499)(P18-1171)

I write to register my objections to the application for planning permission for the proposed ten-storey hotel on Block 10E Parcel 65. I am the owner of 27 Villa Royale (10E51H26), which is adjacent to and overlooks the proposed development site.

The proposed development is fundamentally unsuitable for the site. The proposed development:

1. is not suited to the physical characteristics of the site;
2. is not suited to the character of the surrounding area;
3. is a clear and obvious over-development of the site; and
4. would have a significant negative impact on the surrounding properties.

The proposed site is a narrow plot (approximately 170 feet wide) on the opposite side of West Bay Road to the beach. There is an existing residential development of three storey town homes adjacent to the northern boundary of the site. There is no beach access opposite or close to the site: the closest public beach access is some 750ft to the north and there is another potential access over private land some 500ft to the north. There are no proper sidewalks on the road leading to the beach access and no pedestrian crossing or bridges across this busy stretch of West Bay Road.

The existing development in the surrounding area is predominantly low and medium density residential accommodation for visitors and residents. There are no facilities for tourists, such as shops, restaurants and bars, that are plentiful in the Seven Mile Beach Corridor south of the Kimpton. The area, and the corresponding section of Seven Mile Beach is generally quiet and uncrowded.

In its responses to previous objections (as contained in the agenda for the CPA meeting on 6 February 2019), the applicant has repeatedly relied on the fact that the site is in a Hotel/Tourism Zone and that the proposed development is within the maximum limits prescribed by the planning regulations. This approach is misconceived. The maximum limits prescribed by the planning regulations are just that; they do not create an entitlement to a grant of planning permission just because the development is within those maximum limits.

Section 15 of the Development and Planning Law (2017 Revision) (the "**Law**") provides that: "*...the Authority may grant permission wither unconditionally or subject to such conditions as it thinks fit, or **may refuse permission** [emphasis added].*" Section 13 of the Law provides that: "*...permission **shall***

not be given [emphasis added] *which would result in a development at variance with the development plan....”*

The objectives of the Development Plan 1997 (the “**Development Plan**”) are clearly set out in section 1.2:

“The general aim of the plan is to maintain and enhance the quality of life in the Cayman Islands by effectively directing development so as to safeguard the economic, cultural, social and general welfare of the people, and subject to the environment. The primary objective of the Development Plan is to maintain and enhance the Cayman Islands and the well-being and prosperity of its people subject thereto its environmental character.”

Pursuant to section 1.3 of the Development Plan: “*The designated land use of each zone is not in any way inflexible*” and “*The Requirements of the Law, Regulations and **this statement will be applied in considering applications to develop land*** [emphasis added]”.

Section 3.04 of the Development Plan provides the following guidance in relation to land that is designated as Hotel/Tourism Zone:

*“Development within these zones will include hotel, cottage colony development, detached and semi-detached houses, and apartments. **Development will be carefully regulated to ensure that the needs of the tourist industry are met and that new buildings will in general be related to the needs of the industry.*** [emphasis added]

The Authority shall apply the Hotel/Tourism Zone provisions and other relevant provisions of this Statement in a manner best calculated to –

- (a) provide for the orderly development, expansion and upgrading of facilities required to maintain a successful tourism industry;*
- (b) **ensure that all development enhances the quality and character of the Cayman Islands’ hotels*** [emphasis added] *and cottage colonies;*
- (c) **prevent over-development of sites and to ensure that the scale and density of development are compatible with and sensitive to the physical characteristics of the site;*** [emphasis added]
- (d) Ensure minimal traffic impacts on surrounding properties...*

The Authority shall take into account the characteristics of the form of tourist accommodation proposed and shall be satisfied that the layout, scale and massing of the accommodation proposed are compatible with ecological, aesthetics, and other physical characteristics of the site; and that high quality of design and landscaping are used. [emphasis added]

Through the careful application of these provisions of the Development Plan, the Authority must protect the Cayman Islands and its people from the development and over-development of land which is designed to maximise the profits of developers or land owners rather than further the objectives of the Development Plan.

In its responses to previous objections (as contained in the agenda for the CPA meeting on 6 February 2019), the applicant has repeatedly asserted that “*The proposed development follows the regulations and restrictions of the Law; and corresponds with the intent of the Planning Law, which are drafted in coordination with the DOT’s policies of activating the Seven Mile Beach corridor into a vibrant tourist destination, able to efficiently accommodate the increasing number of visitors to the*

Island” but, as demonstrated by the above extracts from the Development, there are many factors that must be considered and are not addressed by this generic statement.

Good responsible well-designed development should enhance its surroundings. The proposed development seeks to impose maximum height and maximum density hotel on a site that is outside of developed area of the Seven Mile Beach Corridor. The design of this budget hotel, with its 129 small identical rooms, appears to have the single objective of developing the site to the maximum extent permissible under the regulations, presumably to maximise profit for the developer or landowner.

The proposed development does not enhance the surrounding area and the design appears to show a total disregard for the surrounding area: its scale and density are totally out of keeping with the surrounding area.

If the needs of Cayman Island’s tourism industry and the enhancement of *“the quality and character of the Cayman Islands’ hotels”* requires high density budget hotel rooms, and I am not aware of any such need having been identified, then careful consideration must be given to the location of any such development.

The site of the proposed development is in quiet area with a correspondingly uncrowded section Seven Mile Beach. The area offers something different to tourists, residents and people of the Cayman Islands to the heavily developed and crowded areas the in the Seven Mile Corridor south of the Kimpton. It important for the people of the Cayman Islands, and tourism industry in particular, that there is something to cater for every taste. Tourists who wish want to stay in a quiet uncrowded area are able to so in the numerous low and medium density developments at this northern end of Seven Mile Beach: those who prefer a busy more developed area, with all of the facilities to be found in such an area, can choose to stay in the heavily developed area of the Seven Mile Beach Corridor south of the Kimpton. The proposed development is not in keeping with the surrounding area and is incompatible with keeping at least one section of Seven Mile Beach as a quiet and relatively uncrowded area.

The lack of suitable and safely accessible beach access at this site is a very significant limitation of the proposed site. From a tourist’s perspective, the lack of suitable and safe beach access will detract from the experience staying on Seven Mile Beach. From the perspective of neighbouring residents, large numbers of tourists trying to cross West Bay Road and make their way to the closest beach access without adequate sidewalks caused significant safety concerns and will only encourage guests to take short cuts though other properties. The applicant’s assurances that the Hotel Operator will instruct guests not to cross private property are inadequate: once guests leave the hotel, the hotel operator has no ability to control them. The lack of suitable and safe beach access is significant limitation for any hotel on the proposed site but the issues are exacerbated by a higher density hotel.

The proposed development will also have a significant detrimental impact on surrounding and adjacent properties. Privacy is obvious concern given the proximity of the proposed Ten Story hotel to adjacent properties. It is also noticeable that the plans provide for the garbage collection area to be located as from the Hotel as possible but right on the boundary with Villa Royale. This will inevitably cause unpleasant odours and the noise associated with garbage collection right outside some Villa Royale properties.

However, the most significant concern is the impact on traffic and parking. Section 3.04 of the Development Plan expressly provides that: *“The Authority shall apply the Hotel/Tourism Zone*

provisions and other relevant provisions of this Statement in a manner best calculated to... Ensure minimal traffic impacts on surrounding properties..."

The proposed access for the site uses the same access used by Villa Royale. The number of parking spaces provided within the proposed development might be within the requirements of the regulations, but it is inevitable, and evident from many other hotel developments on island, that there will not be sufficient spaces to meet the needs of a hotel on this scale. Vehicles connected with the Hotel will inevitably end up parking on the side West Bay Road, on the access road and in the spaces in Villa Royale. The problem will be exacerbated by the scale and density of the proposed development.

In its responses to objections raising concerns about the impact of the proposed development on the surrounding properties (as contained in the agenda for the CPA meeting on 6 February 2019), the Applicant has repeatedly suggested that *"the Developer is committed to have the Hotel Operator [take certain steps to mitigate the concerns]"*. But what confidence can the neighbouring residents or the Authority have in such statements?

There are many developers in the Cayman Islands who are able to rely on a proven track record of high-quality development, commitment to the Cayman Islands and compliance with assurances provided during the planning process. No proper details of the Developer, or the Hotel Operator that would operate the hotel, have been provided.

Other developers in the Cayman Islands choose to engage fully with neighbouring residents to address concerns, including inviting neighbouring residents to meetings to discuss plans and address concerns. Such an approach is not required but is certainly good practice. So far as I am aware, the Applicant has taken no steps to engage with neighbouring residents.

The Applicant elected to send out initial notices of the application on 5 December 2018, with the obvious consequence that the deadline for objections would expire on Boxing Day, at a time when many residents would likely be away. It also chose to advertise the application in the Caymanian Times, which, whilst it may be a fine publication, is known to have very limited circulation. Whilst this approach is consistent with the approach of designing a hotel that is within the limits of the Planning Law and regulations, the entire approach demonstrates a complete lack of regard for neighbouring residents and hardly inspires any confidence in assurances from the Developer regarding the future.

I am not opposed to the development of the site, or even the development of a hotel on the site, but the Authority must ensure that any proposed development is consistent with the Development Plan and that the various relevant issues referred to above are properly addressed and considered. The Authority must apply the Hotel/Tourism Zone provisions and other relevant provisions of this Development Plan *"in a manner best calculated to – prevent over-development of sites and to ensure that the scale and density of development are compatible with and sensitive to the physical characteristics of the site"*. If an Architect was asked to produce plans for a hotel on this site to show what over-development would look like and the characteristics of the site and surrounding area are disregarded, it is difficult to see how they would differ from the plans for the proposed development.

As set out at the start of this letter, the proposed development:

1. is not suited to the physical characteristics of the site;
2. is not suited to the character of the surrounding area;

3. is a clear and obvious over-development of the site; and
4. would have a significant negative impact on the surrounding properties.

For all these reasons, I respectfully ask the Authority to refuse the application.

Yours faithfully,

Matthew Dors

Peacey, Jessica

From: Ruth Baidas <baidasrm@gmail.com>
Sent: Friday, May 17, 2019 4:36 PM
To: Peacey, Jessica; Haroon.panohe@gov.ky
Subject: [EXTERNAL] Proposed "The Shores" Hotel Block and Parcel 10E65

Dear madam and Sirs:

Re: Planning Application by Lebanon Corporation
The Shores Hotel, Block and Parcel 10E65

I would like to submit to you my objection to the proposal put forth to erect a 7 story, 129 room hotel on Block and Parcel 10E65, called "The Shore". I feel there are a number of issues regarding this project. The safety of both the people and the infrastructure of the island are of great concern.

The corporation has not addressed the issues for which you as a governing body rejected "The Shores" application in March. To quote your reasoning in your original objection, "this project must also be considered in relation to the character of the existing development surrounding the area...the mass and scale ...is not in keeping with the character of the established area..."

The newest proposal still requests to build an extended hotel with the same number of rooms,"129". it is still basically the same square footage as before. The condos which presently exist in the area are only 3 stories, with the one exception, being 7 stories, 3 parcels south of the proposed. The condos across West Bay Road have units ranging from 6-16 and they are all individually owned.

I have a great concern regarding the water and sewer system in the area. With the great number of people staying at the hotel, how will Cayman adjust the already over used systems? Where this structure is to be built, on a parcel of land covered with Mangroves, a great amount of fill will be necessary. Obviously, destroying the natural environment. Where will all the rain water go? Is the building going to damage the already delicate ecosystem?

Parking is another concern. The Shores is now increased the parking available to 110. Still inadequate for the 129 rooms and staff necessary to manage the hotel. Does that mean excess vehicles will be parked on West Bay Road??

The access to the Hotel is once again proposed to be along the road to Villa Royale. You questioned the width of the road in March. Is it wide enough for emergency vehicles??? And again, This is a private Road!!!

It is interesting that the developers are calling this hotel "The Shores", when in fact the hotel is not on the beach(or shore). Beach access is 450 feet north, between the Anchorage and Christopher Columbus. With the current amount of traffic on West Bay Road and the narrowness of the road, the safety of individuals walking along the road is of great concern. And then crossing the road??? The hotel is creating a hazard for their guests.

You as individuals have been appointed to protect the integrity of Grand Cayman. The beauty(or the golden egg) must be preserved. It would be sad to lose what has been the best part of Seven Mile Beach(the part where all there informational advertising is filmed).

I beg you to look deeply into all aspects of this project and do not take this proposal lightly. It is now time for you to step up and put a stop to the over development of Grand Cayman. Please reject this proposal!!

Thank-you for your time and consideration.

Sincerely,

Ruth Baidas

Owner, The Anchorage, unit #9

Nicholas & Michelle Gale
25 Villa Royale
West Bay Road
West Bay
michelledgale@gmail.com

The Chairman
Central Planning Authority
By email to: planning.dept@gov.ky

17 May 2019

Dear Sir,

Proposed 7 Story Hotel at Block 10E Parcel 65 (F18-0499)(P18-1171)

We write to register our objections to the application for planning permission for the proposed seven-storey hotel on Block 10E Parcel 65. We are the owners of 25 Villa Royale (10E51H26), which is adjacent to and overlooks the proposed development site.

We note that this application is a revised application, and the application is for a building that has been reduced in height by 3 storeys. However, the proposed building still contains exactly the same number (129) of rooms and the same facilities.

The reasons for our objections are:

1. The proposed site is in a residential area. The building of a hotel is out of character for the area which is predominately owner-occupied small capacity apartment complexes. Specifically, a 129 room, 7 storey hotel.
2. The area does not have the facilities to support the increase in population to the area. There are no conveniences, shops, petrol stations or restaurants. This would inevitably result in increased traffic as 260+ (assumed at a minimum of 2 persons per room) persons drive to find and use these conveniences located in other areas of the island.
3. Being adjacent to and overlooking the proposed site, our privacy and natural light will be hugely impacted to the point of losing all privacy.

We would request the planning authority consider this objection letter when reviewing the application and the implications of the proposed development. This area being one of the remaining areas of Seven Mile Beach which retains its privacy, unspoilt beauty and lack of over development.

Kind regards

Nicholas & Michelle Gale

May 8, 2019

Director of Planning
Department of Planning
133 Elgin Avenue
Government Administration Building
George Town
Grand Cayman

Re: Planning application by Libanon Corporation
Block and Parcel 10E65
Development of a 7 story hotel

Dear Sir:

I have been the owner of condo #14 located at The Anchorage Condominiums, 1989 West Bay Road for over 30 years.

We have enjoyed this quiet section of shoreline on Seven Mile Beach. My children and my grandchildren call this an unbelievable paradise.

While we are here, we spend our days relaxing on the beach. We meet the local Caymanians and residents who also take pleasure in this part of Seven Mile Beach. We (including the locals) all love it so much and try to keep this section our secret.

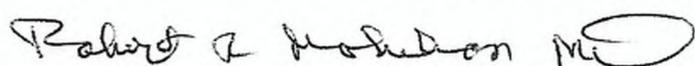
This area will no longer be a quiet and serene location on the beach if the 7 story hotel is approved. We will no longer have paradise anywhere on Seven Mile Beach. We feel it will be destroying the beach we all love so much.

The traffic will become heavier, and the beach crowded. This 7 story hotel will be the end of a quiet paradise that we all dream about when we think of an island in the Caribbean.

We do understand that development is inevitable; it is important to look at the big plan that will keep Cayman paradise alive.

Kind regards,

Dr. Robert Moheban, The Anchorage Condos #14



Peacey, Jessica

From: Bill Burke <bill@brkco.com>
Sent: Monday, May 13, 2019 11:57 AM
To: Peacey, Jessica; Pandohie, Haroon
Subject: [EXTERNAL] Application by The Shores 10E, 65

Dear Ms. Peacey and Mr. Pandohie,

I represent the family ownership of two residence Villas at the Renaissance property located a few blocks to the south of the proposed development. I provide our statement of opposition (version 2) to this proposed development on the quiet, North end of West Bay Road by the developers of The Shores Hotel 10E, 65, version 2 for your consideration.

During the application hearing for version 1 of this high density hotel, I spoke to the Board about the over 40-year history I have enjoyed as a business leader. I brought attention to the typical behaviors of the business traveler expected to reside in this property. Time will be divided to include many hours of activity moving to and from this minimally supported property such as this one proposed. The applicant has some misguided notion that the transient residents of the property will not be adding to demands of our infrastructure, particularly at peak-use times like the start and end of the business day. However, the very nature of the 'reason' for their stay guarantees the likely increase of hundreds of vehicular movements in peak hours, whether it be for attendance at conventions or as a visiting off-shore expert to one of our domiciled companies here on GCM.

Also misguided is the notion that the rooms will be occupied by a single resident who does not avail themselves of the physical attributes that have global reputation of the Cayman Islands. For the most part, the assignment to go to places like our Cayman Islands is awarded as a special benefit for someone deserving of special recognition. Many times these 'work assignments' are considered the only way one will be able to get to visit our islands, and that brings special attention for spouses and significant others including children, to 'come along' for all or part of the 'assignment'.

Can we be expected to believe that outside of business hours the traveler will be closed up in this minimally supported property punching away on business calculations? I doubt that Mr. Dart will provide or permit a Miami Beach experience with 129 lovely beach chairs and umbrellas in front of his open space on the shore for these fine travelers. Think nice rows 3 or 4 deep and 30 or 40 long, a pretty aqua with coordinated umbrellas, and possibly a food truck to service the needs of the guests. These are not likely outcomes so where will these business persons and their entourage go and what demands will they put on the quiet enjoyment of existing property owners?

And then there are the low business travel periods when even the 'road warriors' of business do not travel. Uniquely, these low business travel periods correspond exactly with the holiday seasons, religious and national, from the home office countries from which they travel. Are we expected to believe that these rooms will go unoccupied during the seasons of highest demand on our island? Could we more likely encounter the holiday traveler looking for the low cost alternative to bring about maximum density loading of this budget, low overhead property. Think Spring Break.

All the above is predicated on the mis-guided impression that this BUSINESS HOTEL will only be rented for that purpose. Will the Shores operator contract the rooms 100% of the year directly with our domiciled businesses on island or will The Shores be promoted on the internet and by some unknown chain as a "high

quality choice in travel options, great for the business traveler”? On the internet expect the message to read, “each of our lavish suites has an unobstructed view of the Caribbean Sea and Seven Mile Beach is awaiting just a few steps away.”? “Grocery, provisions, pharmacy and restaurants within easy walking distance.” When the reality that The Shores is really just a budget hotel becomes clear, won’t the property manager defensively say, we cannot discriminate against anyone who chooses to access our reservations system? This is a free market and it is first come, first served?

All this being expressed about the charade of a Business Hotel is on one hand, however our reason for opposition to this development is that the developer did not correct any of the prior objections from the public nor the CPA with their new application. The garbage dumpster has been relocated away from the resident’s views from the north but nothing else seems to have changed regarding density, safety, and the effect on the character of our island and the neighborhood. In fact, square footage for each suite has increased thus creating the probability of greater density of occupancy within each suite.

I believe existing owners on the quiet, north end of the beach agree with me that tourist growth to our island is to be expected and overnight guests are more valuable to the economy of our island than day cruisers. Yet I urge our planners not to endorse a path of growth at any cost, particularly the cost of what has made Grand Cayman truly Grand. Once precedent is set in this neighborhood it will be a domino effect of high density development. Our family and many of the owners at the Renaissance chose the neighborhood first and the property second. We quickly determined Florida, the Bahamas, and other spots were not for us and then we met the Cayman Islands. We had almost purchased at both Coral Stone and Pinnacle properties before we determined our true love of the island came from the quiet existence on the north end.

There are economic opportunities to develop in areas to the south which already possess the character of the neighborhood which would best support this project. Conventioneers would be close to the larger spaces afforded by the existing properties and plenty of infrastructure exists to support the density if this project.

We urge the Board to again reject this bad project on the same terms as the version 1 application rejection and to further consider the point of view presented in our message. Thank you for the opportunity to present our side of the story once again and for the sacrifices you make to support the country.

All the best,
Bill



Bill Burke | Brkco, Inc.
bill@brkco.com | 515.239.7175
P.O. Box 1036 | Ames, IA 50014

Peacey, Jessica

From: Jeanette Kudick <jeanettekudick@gmail.com>
Sent: Wednesday, May 15, 2019 11:54 AM
To: Peacey, Jessica
Cc: Pandohie, Haroon
Subject: [EXTERNAL] Re: "The Shores 10E,65"

Please accept this notice as our rejection to the proposed development of the "Shores 10E,65".

Our family considers beautiful Cayman as our second home for relaxation and enjoyment. The number of visits to the Island by our family totals approximately 15 - 16 visits each year and we are grateful for this financial investment opportunity.

The friendly people of Grand Cayman have become our friends, and they, as well as our family are not in favor of this proposal at the quiet end of the beach. We believe and request that the authorities should reject this proposal.

The Kudick's
Owners of Unit #6
Renaissance
1883 West Bay Road,
Grand Cayman Island Ky1-1206

Jeffrey and Kimberly Kushner

#42 Discovery Point Club
2043 West Bay Road
Grand Cayman KY1, 1302,
Cayman Islands

April 26, 2019

Director of Planning
Department of Planning
133 Elgin Avenue
Government Administration Building
George Town, Grand Cayman
Cayman Island

To Whom It May Concern:

We are owners of Unit #42 at Discovery Point Club. We are also Cayman residents.

Our family loves our Strata and this area of Seven Mile Beach. We have traveled extensively throughout the world and Seven Mile Beach is the first resort area that we ever wanted to return to. So much so that we purchased a condo and became Cayman residents.

We love the beach, the people, and the vibe. What we like the most is that while we have everything we need, what we don't have is the hustle and bustle and the crowds that we see in so many other places.

Our area is special and while we know that development is important to our island, we strongly feel that balance is essential.

We are aware that the development proposal, The Shores - Block and Parcel 10E65 has been re-filed and changed in name only from the proposal that was rejected in March. The "revised" proposal is of practically of the same square footage and has many of the same troubling attributes of the project that was deemed to be out of context in terms of size and targeted customer with the area. The revised development will likely overwhelm the public beach as well as beach access and seems targeted to more transient guests than the area presently caters to.

I personally am offended to think that the developer thinks that we are not aware enough to see through his obvious attempt to fool us or wear us down. We will not stop our opposition to this proposal.

We strongly urge you to consider the negative effects to the area of the proposed development and either reject or significantly modify the proposal.

We are happy to discuss this with you.

Best regards,

Jeffrey and Kimberly Kushner

Director of Planning
Department of Planning
133 Elgin Avenue
Government Administration Building
George Town, Grand Cayman
Cayman Islands

May 6, 2019

Dear Sirs,

Re: "Revised" Planning Application by Libanon Corporation

Block and Parcel 10E65

I am an owner of one of 45 Strata lots at Discovery Point Club, 2043 West Bay Rd., West Bay, Grand Cayman.

I have reviewed the revised plan by Libanon and I can only hope the Department of Planning says loudly and clearly – "Are You Kidding"!

This revision of the original proposal development is worse in so many ways from the original which the Department wisely rejected and shows to me a real contempt for the concerns of the neighboring properties and for the Department's decision that "the mass and scale of the proposed development is not in keeping with the character of the established area and will detract from the ability of the surrounding land owners to enjoy the amenity of their properties and the area in general".

In fact the revised plan is squatter and fatter and has achieved those attributes by eliminating what small amount of green space and necessary parking they had offered in the original site plan. The revised proposal does absolutely nothing to alleviate or even address any of the concerns and objections voiced to the previous proposal by the surrounding land owners and the Department's decision.

My concern regarding this planned development continues to reflect not only my concern over its expected negative impact on my property value but also to the runaway development the government of Cayman is allowing all along seven mile beach. I have been bringing my family to Grand Cayman each year following Hurricane Ivan. We fell in love with the island, its culture and its low key charm from our first visit. Several years ago we bought our condo at the Discovery Point Club based in large part on its location. As you are aware, the north end of seven mile beach has always been known as the "quiet" end of the beach and has been valued by many for that. I was concerned by the Seafire development and even more so by its effect on its neighbor to the north which quickly went out of business. I acknowledge and accept that the economic development of Grand Cayman plays an essential role in the well being of Caymanians but I would also ask the Department of Planning and in fact the Government as a whole to consider the character of Grand Cayman. Further northward expansion of high rise development endangers the very thing that attracts the vast majority of tourists to the island.

My specific concerns of the revised proposed development include:

1. The stated use that its 129 rooms are for long term occupancy but the plan shows inadequate cooking area or appliances. Additionally, the planned onsite restaurant contradicts this.
2. Inadequate parking which reflects a reduction of spaces from the original proposal and in any event includes far fewer spaces than rooms and restaurant
3. A total disregard for the impact on its neighbors and beach access.

I believe the revised plans for this proposed development are ill conceived and poorly thought through and have done nothing to rectify my concerns.

I respectfully request Planning reject the development.

Sincerely,

Michael Storm

Discovery Point Club

BEFORE THE CENTRAL PLANNING AUTHORITY

IN THE MATTER OF

An application for an 89ft 7-Storey hotel with pool, restaurant and gym
THE SHORES Block 10E Parcel 65 by Libanon Corporation (“The Applicant”)

FOR HEARING: 28 August 2019

SUBMISSIONS

On behalf of The Proprietors of Strata Plan No. 142
“The Commonwealth”

1. These submissions are in addition to (and where necessary expand upon) the matters raised in the letters of objection filed by The Commonwealth’s attorneys dated 7 May 2019 (“**the Objection Letter**”).
2. This application is a cosmetic revision of a previous application that was refused by the Central Planning Authority (“**The CPA**”) by decision dated 3 April 2019, following a meeting on 20 March 2019 (“**The First Decision**”). None of the substantive concerns have been addressed.

Application same in substance as that rejected as being inconsistent with the Development Plan 1997 (“The Development Plan”)

3. It is trite law that mere compliance with minimum regulatory requirements does not automatically lead to the approval of an application. Rather, it is merely the first step that must be satisfied before an application can be properly considered at all. Upon minimum regulatory requirements being satisfied, the next step is to consider whether the application is consistent with the Development Plan.

4. Section 13 (1) at Part III of the Development and Planning Law (2017 Revision) (“**The Law**”) confirms the position. It provides:

Subject to this Law or any regulations made under this Law, permission shall be required under this Part for any development of land that is carried out after the 17th day of January, 1972. Except where otherwise provided for by this Law, permission shall not be given which would result in a development at variance with a development plan...

Section 48 (1) of the Law further expressly provides for a specific ground of appeal where an application has been approved that it is at variance with the Development Plan. It follows that to grant the application merely on the basis that the proposal is in the correct zone and meets minimum regulatory standards would be an abrogation of the duties of the CPA and would be wrong in law. The CPA is obliged to consider the application, and the objections to it, alongside the relevant provisions of the Development Plan.

5. The First Decision accordingly, and correctly, considered the initial application alongside the Development Plan, and in particular held that the application was inconsistent with section 3.04, which requires the CPA, amongst other things, to consider the scale and massing of the development. It held:

*In assessing the proposed development in regard to the characteristics of the site, the Authority is of the view that a site cannot be considered solely in isolation onto itself, but must also be considered in relation to the character of the existing development surrounding the site. Essentially, the site must be considered in context with its general locale. In this regard, the Authority has determined that the **mass and scale**¹ of the proposed development is not in keeping with the character of the established area and will detract from the ability of the surrounding land owners to enjoy the amenity of their properties in the area in general.*

¹ Emphasis added

It is significant that the First Decision *did not* reject the application because of the *height* of the proposed hotel. The definition of “massing” is provided by section 2 of the Development and Planning Regulations (2018 Revision) (“**The Regulations**”):

“massing”, in relation to a development, means the overall size, bulk and dimensions of the buildings concerned and their overall appearance resulting from their juxtaposition

It follows that the question that the CPA must ask itself is whether there has been any material change to the development’s size, bulk and dimensions. This can easily be established by a comparison between the square footage of the old proposal and the new.

6. The previous proposal submitted by the Applicant was for a hotel building with a mass of 114,532 square feet. The square footage of the hotel in respect of the new proposal is 113,933 square feet- in short, there is no perceivable difference between the size of the hotel in this application, and that submitted previously. Perhaps this is unsurprising, given that the new application once again seeks approval for 129 rooms, the maximum number of rooms permissible for the parcel size.
7. Simply put, the new proposal is, for all intents and purposes, the same overall size, bulk and dimensions as that rejected in the First Decision. It is submitted that reducing the height of the building is wholly irrelevant where the other dimensions have been increased to render the mass and scale the same. If the Applicant was dissatisfied with the First Decision, the remedy was to appeal pursuant to section 48 of the Law.
8. Section 5 (1) of the Law provides:

It is the duty of the Authority to secure consistency and continuity in the framing and execution of a comprehensive policy approved by the Cabinet with respect to the use and development of the land in the Islands to which this Law applies in accordance with the development plan for the Islands prepared in accordance with Part II or otherwise in operation by reason thereof.

9. It is submitted that the only reasonable interpretation of this provision is that the CPA is not only required to make decisions that are consistent with the Development Plan, but by logical extension, such decisions must also be consistent with the previous decisions taken in the interpretation and application of the Development Plan. This is necessary to satisfy the objective of continuity.
10. It follows that, for the very same reasons that the CPA refused the first application, the CPA could not give permission for the new proposal. Any such decision would necessarily contradict the First Decision, and for the purposes of section 48 (1) of the Law, would *necessarily* be both irrational and at variance with the Development Plan.

Project not related to the needs of the tourism industry

11. In respect of the Hotel / Tourism zone, section 3.04 of the Development Plan provides that development in this zone must be carefully regulated to ensure that the needs of the tourist industry are met and that in general that new buildings will be related to the needs of the industry. It is submitted that the Applicant has simply failed to demonstrate *a need* for a high density hotel in the locale, and on the east side of West Bay Road, or by extension its *viability*. The area simply does not have the restaurant and entertainment amenities for the numbers of guests contemplated as are available in the southern part of Seven Mile Beach. If the hotel is not viable, we are faced with an incomplete or derelict eyesore (such as the Islands have experienced with the Alexander Hotel and Divi Tiara resorts in Cayman Brac, and the Britannia hotel in Grand Cayman).
12. *The burden is on the Applicant* to furnish the CPA with objective evidence to establish that the tourism industry *actually needs* this development. There is no burden on objectors to show that it does not. Submissions or arguments are not evidence.
13. What then, is the evidence? To the extent that there is any at all, the draft National Tourism Plan 2018-2023 ("**The Draft NTP**") indicated the need for guest houses, boutique hotels

and home sharing- however this was contemplated to be appropriate for targeted sustainable development zones in East End, North Side and Bodden Town. In any event, this project does not accord with any reasonable definition of “boutique hotel” where it is suggested that it will provide 129 rooms, be 7 storeys, and be part of a well-recognised international brand.

14. Consistent with this, far from demonstrating a *need* for this project, the *evidence* from the Cayman Islands Department of Tourism (“CIDOT”) is provided in the conclusion of their response to the first proposal:

*It should also be noted that the Seven Mile Beach area has **reached capacity**² with the development of hotels. DOT will continue to advocate for developers to seek alternative development areas within the Cayman Islands*

The evidence from the CIDOT is self-explanatory- at present there is no need for further hotel development in the Seven Mile Beach area, which is at capacity.

15. It is further submitted that great care must be exercised when considering applications of this nature whilst the PlanCayman project is incomplete. It is clear from the PlanCayman Tourism Zone action points, and in particular those for the Seven Mile Beach Corridor, that in due course a Seven Mile Beach Tourism Corridor Area Plan (“**the SMBTC Area Plan**”) will be published which will supersede the Development Plan, and all other related polices and regulations for land use in the area.
16. The risk is that if approval is given to this application, it may in due course be inconsistent with the SMBTC Area Plan. Accordingly, until the SMBTC Area Plan is published, the CPA should heed carefully the considerations of the CIDOT and apply a conservative approach to the application of the Development Plan. This is particularly so given that there are many parcels with similar dimensions on the east side of West Bay Road in the area. The precedent this project would set, if approved, may result in an alarming

² Our Emphasis

urbanisation of the area with high rise, high density totally changing the low-rise, low density and tranquil character of the locale for the worse, and forever.

Orderly Development to Maintain a Successful Tourism Industry

17. The Development Plan requires that the application be conducive to the *orderly* development of the tourism industry (3.04(a)). Even where a need for a new hotel could be established, the approval of an out of place high density 7-storey hotel on a narrow plot on the wrong side of the road in an area hitherto containing low-rise, low density accommodation, cannot sensibly be described as orderly development.

The Quality and Character of the Hotel

18. The Development Plan permits projects calculated to enhance the quality and character of the Cayman Islands' hotels (3.04 (b)). Given that the proposed hotel is at, or just within, the minimum requirements for height, density and setbacks, this combination, together with the limitations presented by the dimensions of the parcel, has resulted in a design which compares very poorly with other hotels on Seven Mile Beach.

Sensitivity to the physical characteristics of the site

19. Contrary to the Development Plan, the scale and density of the development is *wholly insensitive* to the physical characteristics of the site and would set a precedent that may lead to over-development (3.04 (c)). The high-rise, high density proposal on a narrow parcel is completely at odds with the character of the area, which is of high quality, low-rise, low-density accommodation.

20. Even if a need could be established, any hotel would have to be sensitive to the characteristics of the locale, and would therefore have to *truly* be a boutique hotel, of low density, and be of no more than 3 storeys in keeping with the surrounding development on that side of the road. In particular, this approach would reflect the aims of diversity in the tourism and visitor accommodation product, providing guests in the northern part of Seven Mile Beach with a sensitively preserved paradise of tranquility to enjoy, as contrasted with the busier sections further south which provide for watersports, shopping, bars, restaurants and other entertainment amenities.

Ensure Minimal traffic impacts on surrounding properties and existing roads

21. Section 3.04 (d) of the Development Plan requires that the proposal ensures minimal traffic impact. The major concern here is parking. Whilst the Application is compliant with the minimum parking regulations and has added some 11 parking places, the high density of the proposed hotel and the limited size of the parcel remains a grave concern. The minimum parking requirements in the regulations are provided plainly in the contemplation that hotels are to be situated within walking distance of amenities. Here we are not dealing with a hotel so situated.

22. The reality is that the provision for parking remains completely inadequate given the high density of the hotel as compared with the *lack* of nearby amenities. Unlike the residents of hotels further south, guests of the proposed hotel would be unable to walk to the restaurants, bars, golf courses, shops and the Camana Bay attractions. All the guests and staff at the proposed hotel would need to drive everywhere, and consequently parking capacity would be reached at 60 - 70% occupancy. Presumably the Applicant hopes and expects occupancy rates to match or exceed this. The right of way required for the revised entry on the north side is only for access and egress, but the precedents of road parking by the Ritz and other busy hotels suggest that the access road and areas alongside the property on the West Bay Road will be transformed into a car park causing a safety hazard and a nuisance.

Beach Access

23. The Development Plan *requires* the CPA to ensure there is adequate allowance for public access to the sea (3.04 (f)). This is a mandatory consideration, and reasons for this are obvious- to ensure the safety of pedestrians using the roads and protect the interests of residents and tourists who would wish to easily enjoy the beach. The nearest existing public beach access as marked on the registry map is some 700 feet to the north. This is plainly not compatible with this requirement.

24. It is clear that a hotel on the east side of West Bay Road would require access to the beach immediately opposite to comply with the Development Plan, together with a safe means of crossing the road for guests and their children. Although the Applicant is apparently in discussions with the National Roads Authority in respect of a walkway to cross the road (and have seen fit to include the walkway on the presentation drawings) this application is plainly premature unless and until such a crossing has been approved. In the absence of a crossing and direct access to the beach, it is perhaps not a question of “if”, but rather “when” we would be learning of a tragedy on the road. Other hotels on the east side of West Bay Road, such as the Sunshine Suites, Ritz or Hyatt, have the benefit of beach access directly opposite, and crossings or walkways.

25. The Applicant contemplates beach access over parcel 10E-62. However, there is no such right of way, and no plans in respect of how wide it would be, or its construction and maintenance. Inevitably, in the absence of proper beach access as required by the Development Plan, guests will be tempted to trespass over private property at The Commonwealth, The Mandalay, Anchorage or Christopher Columbus in order to access the beach, creating a nuisance and security burden for residents. Accordingly, the application is consequently fatally flawed as being at complete variance with section 3.04 (f) of the Development Plan and must be dismissed.

Conclusion

26. For all the reasons advanced above, and those as set out in the Objection Letter, a fair assessment of this project must result in the following conclusions:

- a) The square footage derived from the dimensions of the hotel in the new proposal remains virtually unchanged from the application that was rejected with reference to massing and scale. It even has the same number of rooms, right at the top of the regulatory limit. If the Applicant was dissatisfied with the First Decision, the remedy was to appeal. Any decision to approve this renewed application would necessarily be inconsistent with the First Decision.
- b) The Applicant has failed to discharge the burden that the project is needed for the requirements of the tourism industry, as required by the Development Plan. All the evidence we have from the CIDOT and the Draft NTP points in the opposite direction. Approval may well lead to a development which is contrary to the policies and objectives for the SMBTC Area Plan to be published upon completion of the PlanCayman initiative.
- c) Even if such a need could be established, the only hotel that could be consistent with the character of the locale would be boutique, low-rise, and low density—plainly not an 89 foot international chain hotel, of 7 storeys and with 129 rooms.
- d) There is no adequate breach access, contrary to the mandatory requirements of the Development Plan. The risk of traffic accidents or other incidents involving families and children carrying beach accessories is obvious and alarming. The risk of trespassing on the common property of Mandalay, The Commonwealth and Christopher Columbus in order to take the short cut to the beach to is obvious and manifest and will create an unfair security burden

on those owners, and will detract from their ability to enjoy the amenity of their properties.

- e) Parking. whilst within regulatory minimums, is wholly inadequate given the absence of amenities in the area which will require all guests and staff to drive everywhere.

The application remains at variance with the Development Plan and should be dismissed.

Nicholas Dixey

Nelson & Co

Peacey, Jessica

From: Thomas, Mark <mthomas@beckshybrids.com> on behalf of Beck, Sonny <sonny@beckshybrids.com>
Sent: Thursday, May 16, 2019 11:32 AM
To: Peacey, Jessica
Cc: Pandohie, Haroon; Beck, Sonny; Beck, Scott C.; Zimmer, Jim
Subject: [EXTERNAL] Block 10E Parcel 65 – Proposed The Shores Hotel

May 16, 2019

Director of Planning
PO Box 113
Grand Cayman KY1-9000
Cayman Islands

Re: Block 10E Parcel 65 – Proposed The Shores Hotel
Via Email: Jessica.Peacey@gov.ky; Haroon.Pandohie@gov.ky

Dear Sir/Madam,

We own the property at Block 10E Parcel 66 located 250' south of the proposed Shores Hotel.

We support The Shores Hotel Development as being responsible growth for our area. As proposed it is not as Tall and only 2/3rds the square footage of the Renaissance which set the standard for height and mass years ago.

The Shores will add value to the surrounding property and the amenities will be welcomed by local Caymanians as well as tourists.

Thank you for allowing us to comment.

For Libanon Corporation,

Lawrence C. Beck
Chairman
Sonny@beckshybrids.com

Scott C. Beck
Vice Chairman
sbeck@beckshybrids.com

James E. Zimmer
Owners Representative
jim.zimmer@beckshybrids.com

Peacey, Jessica

From: Tania <tania@candw.ky>
Sent: Wednesday, August 14, 2019 1:06 PM
To: Peacey, Jessica
Cc: Andrea Rose; Andrea Rose
Subject: Re: [EXTERNAL] 10E 65 P19-0342 The Shore - Proposed 7 storey hotel on West Bay Road - photo attached
Attachments: Proxy - Tania Davies VR 15.pdf; Proxy - Tanis Davies VR 6.pdf; Objection - 10 Storey Hotel adjacent to Villa Royale.docx

Dear Miss Peacey,

Please find attached two proxies in my favour for the upcoming meeting. They are also submitting the attached statement and would like me to read the following at the meeting:

The attached is a copy of the letter we emailed to Jessica Peacey on 27.2.19, our position absolutely remains the same; we see no real difference between the first and the second attempt at securing planning permission, none of our objections have been addressed. And we have no interest in the offered free access to the proposed gym! Perhaps you can read this out on our behalf to ensure that it is properly heard?

In addition we echo the same concerns as raised by the other residents and owners in your previous email:

- The look of the planned building is ugly, tall and will block out our sunshine.
- We are concerned regarding the lack of parking spaces at the planned hotel, and the likely overspill into the Villa Royale (already inadequate) parking facilities, and adjacent roads.
- There is likely to be a high noise level too, from the restaurant and bar in what is currently a peaceful, residential area.
- Comings and goings all day and all night; again this is a peaceful residential area.
- And where will all the people go to, as this is not a tourist area, presumably the beach opposite – this is totally unacceptable, we currently enjoy the relative peaceful beaches away from all the hectic tourist hub further along Seven Mile beach towards George Town. We chose to purchase in this quiet area precisely to escape the throngs.
- They will leave their mess on the beach.
- The public beach access opposite Villa Royale is already rather narrow as there are all the other condos all along the road, it is not practical to accommodate the guests from the hotel on this stretch of beach.
- There are no beach facilities or bathrooms.....
- Presumably the guests will go back to the hotel to use the bathrooms and eat and purchase drinks?
- Cooking day and night to provide meals for all the guests will result in more noise, smells and further pest control issues.
- Huge drop in value of town houses; Mr Tompkins owns two, with the second only recently having been purchased last year.
-

Kind regards,
Tania

Tania Davies
Owner #2 Villa Royale

From: "Peacey, Jessica" <Jessica.Peacey@gov.ky>
Subject: 10E 65 P19-0342 The Shore - Proposed 7 storey hotel on West Bay Road
Date: July 26, 2019 at 11:06:46 AM EST
To: "taniaand@gmail.com" <taniaand@gmail.com>

The Department of Planning invites you to address the Central Planning Authority in person regarding the above-noted application on **Wednesday, August 28 at 10:30 a.m., Family Life Centre, 22 Academy Way, off Walkers Road.**

Kindly respond by e-mail or phone to confirm receipt of this invitation and whether or not you will attend (e-mail Jessica.peacey@gov.ky); Phone: 345-244-6526).

Please note that any additional information must be submitted no later than 14th August 2019 and cannot be submitted on the day of the meeting.

To aid navigation the following provides further details of the venue.



Kind regards

Jess Peacey MRTPI
Department of Planning | Cayman Islands Government
(+1 345 244-6501 (Main) | +1 345 244- 6526 (Direct)
* jessica.peacey@gov.ky | : www.planning.ky



Peacey, Jessica

From: Tania <vania@candw.ky>
Sent: Sunday, August 11, 2019 12:48 AM
To: Peacey, Jessica
Subject: Re: [EXTERNAL] Re: 10E 65 P19-0342 The Shore - Proposed 7 storey hotel on West Bay Road - photo attached

Dear Miss Peacey,

I live at No. 2 Villa Royale. The photo shows the view when I'm standing at my kitchen sink. The video is what is outside my front door on a Saturday morning.

I understand that the developer will be bringing their 'artist's impression' of the proposed hotel. I will bring copies of the attached photo and a laptop to play the video when I attend the meeting. I will also be submitting a few more photos before next Wednesday and will be bringing copies of those also.

Kind regards,
Tania

From: "Peacey, Jessica" <Jessica.Peacey@gov.ky>
Subject: RE: [EXTERNAL] Re: 10E 65 P19-0342 The Shore - Proposed 7 storey hotel on West Bay Road - photo attached
Date: August 9, 2019 at 9:53:37 AM EST
To: Tania <tania@candw.ky>

Thank you for the emails.

Can you please explain what the photo and video are representing/depicting in relation to the planning application.

Thanks

Jess Peacey MRTPI
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From: Tania [<mailto:tania@candw.ky>]
Sent: Thursday, August 08, 2019 10:00 PM
To: Peacey, Jessica
Subject: [EXTERNAL] Re: 10E 65 P19-0342 The Shore - Proposed 7 storey hotel on West Bay Road - photo attached

Dear Miss Jessica,

Thank you for email. I will be attending on 28 August and attach photos and a video which I would like to have submitted in preparation for the meeting.

Kind regards,
Tania

From: "Peacey, Jessica" <Jessica.Peacey@gov.ky>
Subject: 10E 65 P19-0342 The Shore - Proposed 7 storey hotel on West Bay Road
Date: July 26, 2019 at 11:08:20 AM EST
To: "im.not.terry@gmail.com" <im.not.terry@gmail.com>

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Begin forwarded message:

From: "Peacey, Jessica" <Jessica.Peacey@gov.ky>
Subject: 10E 65 P19-0342 The Shore - Proposed 7 storey hotel on West Bay Road
Date: July 26, 2019 at 11:08:20 AM EST
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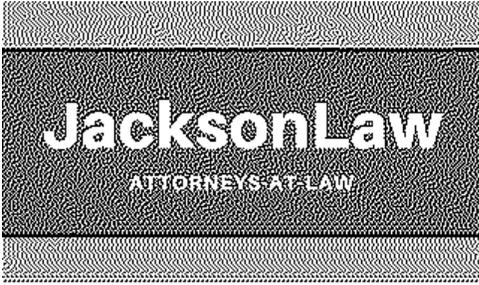
Kind regards

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DEPARTMENT OF PLANNING
Cayman Islands Government





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Grand Cayman KY1-1006
Cayman Islands

Chairman of the Central Planning Authority
Government Administration Building
P.O. Box 113 Elgin Avenue
Grand Cayman, KY1-9000
Cayman Islands

20th August 2019

Dear Sir,

Re: Planning Application by Libanon Corporation - The Shore – Block 10E Parcel 65 – P18-1171

We act on behalf of the Proprietors of Strata Plan No. 331 (The Mandalay) and Dr. James E. George in his capacity as proprietor of Mandalay Unit # 3. Our clients have instructed us to make the following legal submissions in support of its objection to the captioned application for planning permission (hereinafter “the Application”).

It is submitted that while Regulation 10 of the Development and Planning Regulations (2018 Revision) prescribes minimum requirements for developments in Hotel/Tourism Zoning, these requirements are just that, a minimum threshold to be met. Therefore, it remains the duty of the CPA to consider an application on its merits, rather than to engage in a mere “box-ticking” exercise of meeting the minimum requirements. The CPA must look beyond the Regulations and determine whether the proposed development is consistent with the intent of the Development Plan.

Duty of the CPA to Direct Development in accordance with The Development Plan

As previously submitted, it is the duty of the CPA to ensure, in addition to meeting the prescribed criteria set out in the Development and Planning Law and Regulations, that any development which is proposed must conform to the requirements of the Development Plan in order for it to be approved. This is confirmed specifically by the existence of a standalone ground of appeal in the Law itself for any decision of the CPA which is “*at a variance with the Development Plan*”, per Section 48 (1) (d) of the Development and Planning Law (2017 Revision) (“the Law”). Therefore, the CPA must ensure that any planning permission that it grants is in

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general conformity with the Development Plan and that such development will not cause harm to any of the material planning interests as outlined in Section 1.2 of the Development Plan.

It is submitted that the statutory remit of the CPA goes far beyond evaluating the architectural design and aesthetic impact of any proposed development as well as the direct impact on surrounding properties which may be caused by that particular development. It is clear from the express language of the Development Plan itself, which is part of the CPA's statutorily imposed mandate, that the CPA's function is to generally guide and manage development in such a way that improves the general welfare of the people of the Islands. The Development Plan Planning Statement ("The Plan"), provides, *inter alia*, that: "*The general aim of the plan is to maintain and enhance the quality of life in the Cayman Islands by effectively directing development so as to safeguard the economic, cultural, social and general welfare of the people...*", per Section 1.2.

Pursuant to section 1.2 of the Development Plan it is the duty of the CPA to ensure that any development which is harmful to the economic, cultural, social or general welfare of the people of the Cayman Islands, not be permitted.

The proposed application has the potential to cause serious economic harm to the existing surrounding developments. The surrounding developments consist of extremely valuable and established properties. Given the nature of the application being for a very high-density, low amenity hotel, the surrounding properties would be unreasonably subjected to a loss of amenities of their properties. The location of the 129 room hotel being away from the beach carries many significant implications for the surrounding properties.

Setbacks and Overdevelopment

It is submitted that regardless of whether the proposed development meets the minimum prescribed setbacks in the Regulations, the CPA should nonetheless ensure that setbacks are adequate for the proposed development, as provided by Section 2.6 of the Development Plan 1997, which provides:

"The provisions for development setbacks are for achieving the following purposes:

- (a) To provide adequate natural light, ventilation and privacy to all buildings;*
- (b) To provide amenity space and to facilitate landscaping around the building;*
- (c) To maintain and enhance the quality and character of development fronting a road;*
- (d) To provide a buffer between buildings on neighbouring lots; and*
- (e) To avoid or minimise any negative impact the development or use of once lot may have on the occupants of a neighbouring lot."*

It is submitted that, given the size/massing, height and density of this development, and given that the surrounding area is developed by existing low-rise developments, it would be entirely appropriate for the CPA to require setbacks that are significantly greater than the statutorily prescribed minimum setbacks, in order to achieve the objectives set out in Section 2.6 of the Plan, so as to provide an adequate and appropriate buffer between the existing developments and any development on the subject parcel. It is further submitted in this regard that if the Developer has simply chosen to design a site plan in a way to maximize the “footprint” and massing of the development, without any regard for the clear objectives of Section 2.6 of the Plan or any regard for the adverse impact on surrounding developments or the rights of surrounding landowners, then it would be entirely appropriate and within the CPA’s statutory authority and in accordance with its statutory duty to refuse the application, which would result in the developer having to return with a development of a more appropriate scale and massing. It is submitted that for far too long, it has been erroneously presumed by some developers that they are entitled, *ipso facto*, to simply develop as much as the Regulations permit. Whilst it is true that every zone has attendant regulations which dictate what *can be permitted* by the CPA, which gives rise to a presumption in favour of that type of development, that does not gainsay that once the mechanical criteria is met, the CPA is obliged to ignore the valid concerns of adjacent landowners or to reject all other material planning considerations, and simply rubber stamp the application as approved, as that would clearly be a dereliction of the CPA’s duty as outlined in the Law and the Development Plan.

It is submitted that, as required by Section 2.6(a), the CPA has a duty to ensure that sufficient setbacks are applied which achieve the purpose of providing “*adequate natural light, ventilation and privacy to all buildings*”. As we have submitted beforehand, the minimum setback provisions provided in the regulations are simply and precisely that, a minimum benchmark or starting point for the CPA. It therefore is obvious that, depending on the nature, size and height of a development, the prescribed minimum setback may not be sufficient, and the CPA in such circumstances as exists in the instant application must take account the existing neighbourhood as a whole, and consider whether, under the circumstances, the minimum setbacks are indeed adequate. It is therefore submitted that the concerns raised by objectors in that regard are indeed valid, and that a mere twenty-foot (20’) setback is simply appropriate where the proposed development comprises a seven-storey hotel which towers over adjacent residential three-storey developments. Our clients submit that under the circumstances the CPA should require enhanced setback provisions whereby *adequate natural light, ventilation and privacy to all buildings* on the existing neighbouring residential properties.

It is further submitted that in relation to Section 2.6(c), the CPA must consider whether the proposed development enhances the quality and character of developments fronting the road. The CPA must therefore have regard as to whether the proposed setback from the West Bay road is adequate, bearing in mind in particular that this project could set the precedent for other similar height buildings to be developed in the future all down the eastern side of West Bay Road, which, without proper and adequate setbacks could potentially result in an aesthetic

akin to that of a major city center on that side of the road, with a virtual wall of buildings towering over and overshadowing that road. It is submitted that this would not be in keeping with the CPA's mandate as provided by Section 2.6, and could literally destroy the amenity of the entire area and cause property values of the surrounding properties.

It is further submitted that Section 2.6 (b) and (d) would dictate that the CPA should require adequate landscaping and buffers between proposed developments and the road and the neighbouring lots. This duty is all the more relevant where the application pertains to a development of this height and density nature which adjoins long established high-end residential lots. It is submitted that the given its proposed height, the current proposed design can do very little by way of increasing its setbacks to alleviate any of the concerns of adjoining properties vis-à-vis nuisances and privacy concerns.

It is therefore submitted that the privacy and natural light enjoyed by the residents of surrounding developments will without a doubt be completely displaced by this very large tall building being built in close proximity to their low-rise, much lower density developments.

In light of the foregoing, the CPA should take into account and have proper regard to all of the provisions of Section 2.6 in order to determine whether this project, given its particular size and height, can be permitted with the statutorily prescribed minimum setbacks, so as to allow for maximum footprint and density, without any regard for the clear statutory mandate dictated by Section 2.6 and the other relevant provisions of the Development Plan.

Beach Access

Firstly, the nearest beach access for hotel guests will be across the road and a significant distance from the hotel's location. This will undoubtedly result in guests attempting to cross the road, often in a dangerous manner and/or attempting to access the beach through privately owned surrounding properties to avoid the longer walk to the public beach access.

Loss of Privacy

It is further submitted that the proposed high-density hotel application will seriously affect the privacy and consequentially the market value of the adjoining development, namely Villa Royale, which development will not only be forced to share a driveway with the proposed hotel but also be subject to hotel's towers of guests peering straight into the rooms and pool area of Villa Royale's development.

Parking

Even with the addition of 11 additional parking spaces, the proposed development is likely to cause significant overflow parking. To date, almost every hotel on the Island has failed miserably to provide adequate parking for "real-life" use. From the Marriott, to the Ritz Carlton to the Westin, each and every hotel has resulted in unsightly and hazardous overflow parking becoming a danger and eyesore to the Islands. Regardless of minimum parking requirements, it is therefore submitted that it is the duty of the CPA to consider the real-life implications of

insufficient parking spaces in the context of each individual planning application and to ensure that the short-fall which has become overwhelmingly apparent Island-wide is appropriately addressed in future applications. This is particularly relevant to the subject development as, despite being a high-density hotel, the development offers very little on-sight amenities for its guests. Unlike other hotels on the Northern end of Seven Mile Beach, there are no nearby restaurants, bars, supermarkets or even beach amenities for guests to use or walk to. This will undoubtedly result in almost every single guest requiring the use of a vehicle for transportation. Indeed, at the hearing of 20 March 2019, Counsel for the Applicant stated that the hotel was intended to be marketed as a “business hotel” without conference room facilities. This fact alone indicates that such “business guests” will require vehicular transportation to meetings, conferences, dinners and leisure activities, etc. It is submitted that the CPA should consider that it is unlikely that such “business persons” would resort to using local public transport, as was submitted by Counsel for the Applicant at the previous hearing.

Meeting the Needs of the Tourism Industry

Section 3.04 of the Development Plan 1997 provides that the CPA is under a mandate in respect of developments in Hotel/Tourism Zones to

“ensure that the needs to of tourist industry are met and that new buildings will in general re related to the needs of the industry. The Authority shall apply...the relevant provisions... in a manner best calculated to-... (b) ensure that all development enhances the quality and character of the Cayman islands’ hotels and cottage colonies; (c) prevent the over-development of sites and ensure that the scale and density of development are compatible with and sensitive to the physical characteristics of the site; (d) ensure minimal traffic impacts on surrounding properties and existing public roads... (f) ensure adequate allowance for public access to the sea”.

It is submitted that the onus of proving that the proposed development meets the needs of the tourism industry (*Chelverton Investments Appeal* in respect of a decision made by the CPA on 27 July 2005). It is submitted that, to the knowledge of our clients, no credible evidence in that regard has been provided by the Applicant in support of the Application.

It is submitted that the CPA is under a duty to not only consider whether the development meets a demand for tourist accommodation, but in order to properly assess “the needs” of the tourism industry, the CPA must also consider the impact that the proposed development will have on the surrounding tourism accommodation as well. The area surrounding the proposed development consists predominantly of high-end private condominiums and luxury low-density vacation rental properties. It is submitted that there is a real likelihood that the proposed “business hotel” development will cause harm to the surrounding tourism product by, *inter alia*, a marked increase in pedestrian traffic, both along the West Bay Road in that area, increases in vehicular traffic in the area, loss of amenity and privacy that is currently enjoyed by the neighboring developments, as well as causing a significant potential for trespass of

surrounding private properties by in order to access the beach by hotel guests, who unlike the typical Seven Mile Beach hotel would not have any direct access to the beach and the sea. Furthermore, and very importantly, the Southern end of Seven Mile Beach has over many years developed a distinct feel and character which prides itself in being peaceful, quiet and in many ways, an escape from the busy, high-density style of development that has proliferated the Northern end of the Seven Mile Beach. In order to thrive as a tourism industry, the Islands must offer a variety of tourism product to the market. It is submitted that the proposed development would irreversibly change the character and feel of the existing low-density tourism accommodation offered by the existing developments in the area and thereby harm, rather than enhance, the existing tourism accommodation offered on Seven Mile Beach.

Previous Application and Consistency in Decisions

On the 20 March 2019, the Applicant appeared before the CPA to apply for planning permission in relation the above-named property for a 10-storey hotel. The CPA resolved to refuse that application. In the stated reasons for its decision, the CPA provided that, in light of Section 3.04 of the Development Plan, it had concluded that:

“the site must be considered in relation to the character of the existing development surrounding the site. Essentially, the site must be considered in context with its general locale. In this regard, the Authority has determined that the mass and scale of the proposed development is not in keeping with the character of the established area and will detract from the ability of the surrounding land owners to enjoy the amenity of their properties and the area in general.”

It is submitted that the current application falls far short of addressing any of the grounds for the CPA’s previous refusal in any meaningful way, if at all. It is therefore submitted that the legal submissions made on behalf of our clients during the course of the previous application stand to be repeated with authority in relation to the current application, and furthermore that the CPA is duty bound to refuse this application, so as to act consistently with its previous decision.

It is further submitted that precedent is a material planning consideration. As per the UK Court of Appeal in North Wilshire District Council v Secretary of State for the Environment and others [1992] 3 PLR 113, previous ministerial decisions constitute material planning considerations to be taken into regard in determining planning decisions. It is important to have consistency in decision-making and where the relevant decision has been drawn to the attention of the decision maker to should be properly considered.

It is submitted that the previous decision of the CPA in regard to the 20 March 2019 application is therefore a material consideration to the current application.

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20 March 2019 Application and the Current Application

The 20 March 2019 application was for a 10-storey hotel comprised of 129 guest rooms and a mass of 114,532 square feet.

The current Application is for a 7-storey hotel comprised of 129 guest rooms with a mass of 113,933 square feet.

Therefore, the only changes between the previous application and the current Application are the reduction of 3-storeys and 599 square feet. Essentially, the Applicant is proposing that a change in the “look” of the development results in a change of the “mass and scale” of the development.

It is submitted that this proposal is incorrect as a matter of law and logic.

The term “massing” is defined in section 2 of the Development and Planning Regulations (2018 Revision):

““massing”, in relation to a development, means the overall size, bulk and dimensions of the buildings concerned and their overall appearance resulting from their juxtaposition;”

We would submit that the term “massing” therefore requires an overall assessment of the development’s “size, bulk and dimensions” and the “overall appearance”. It is submitted therefore that contrary to the Applicant’s submissions, the term “mass” is therefore not merely limited to the height of the building, which appears to be the only aspect which has been changed in regard to the Applicant’s previous application. We would further submit that a useful approach to determining the mass of any development would be to consider the volume of the physical development being proposed, since the use of the terms “size and bulk” together would logically dictate that consideration should be given to the volumetric proportion of the building, which in this case has not really changed in any way. Indeed, using such an analysis, the “size and bulk” of the new application remains virtually unchanged as compared to the previous application in any noticeable way, that is to say, the guest room density has remained entirely unchanged, albeit the overall total measured square footage of the building has been reduced by an entirely insignificant 599 square feet. Put in simple terms, the developer is proposing a shorter, fatter building with virtually identical overall volume or massing as the previously rejected application, and somehow expects the CPA to come to a different conclusion on massing than it did on the previous application.

It therefore follows that in order to act consistently with its previous decision, the CPA is duty bound to reject the current application.

For each and all of the foregoing reasons, it is respectfully submitted that the CPA should reject the proposed application.

Respectfully Submitted,

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