



# PORT ZEUS MASTER PLAN

CAYMAN BRAC

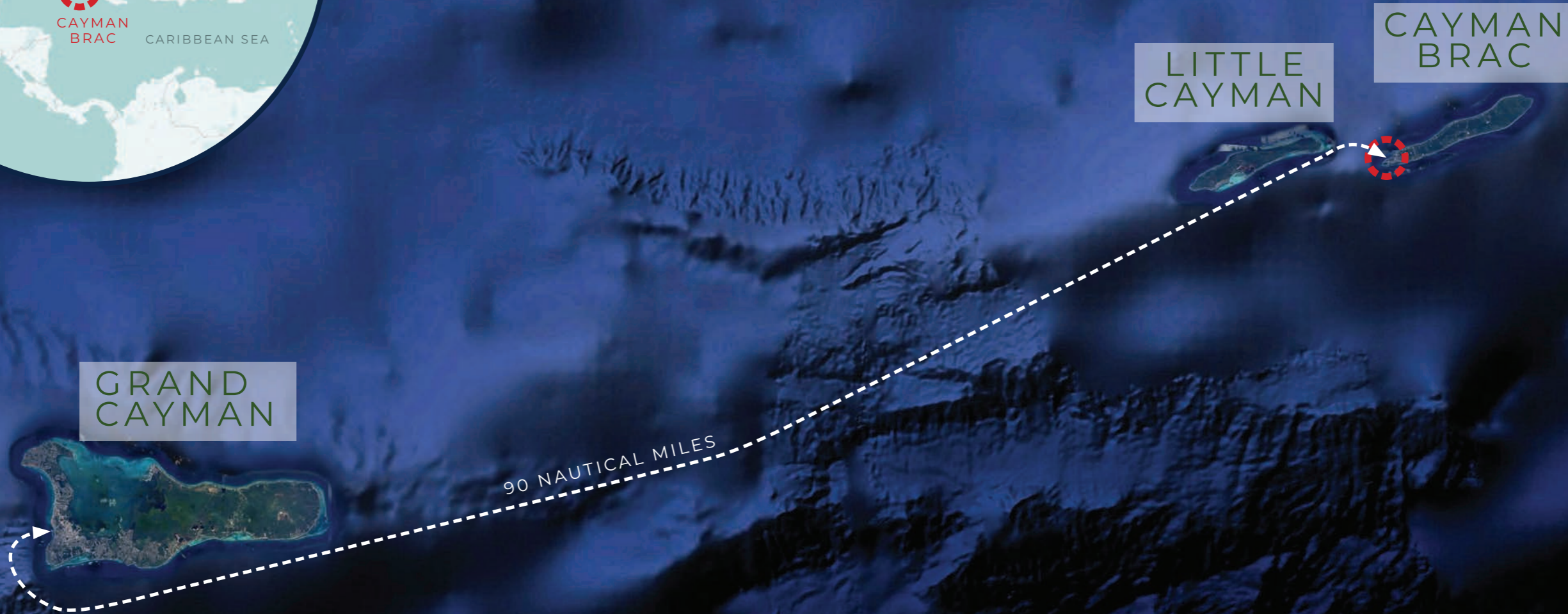
AUGUST 2022

MASTER PLAN REFINEMENT



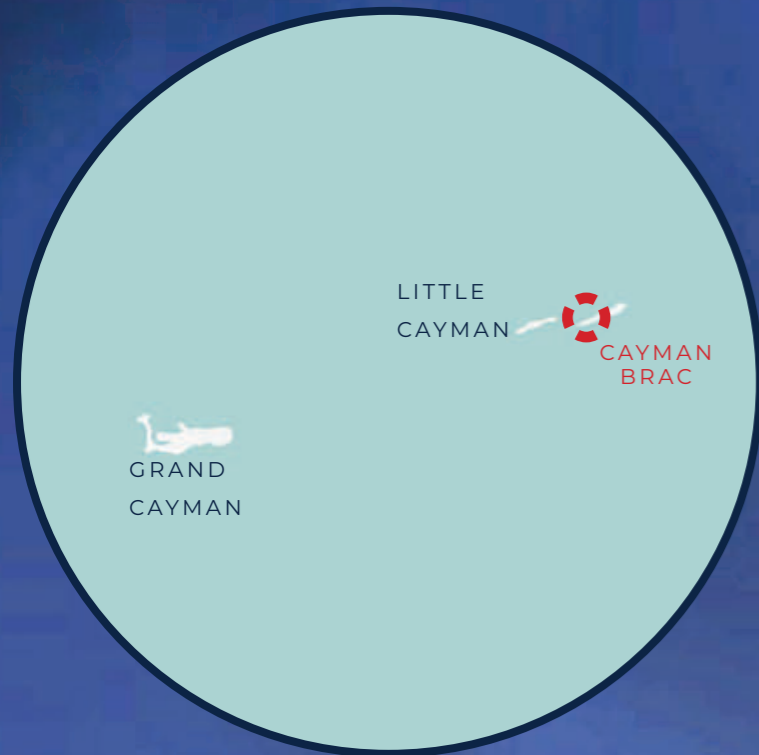


# SITE LOCATION





# SITE CONTEXT



15 MINUTE JET SKI TO THE POINT OF SAND



40 MINUTES BY DIVE BOAT TO BLOODY BAY WALL

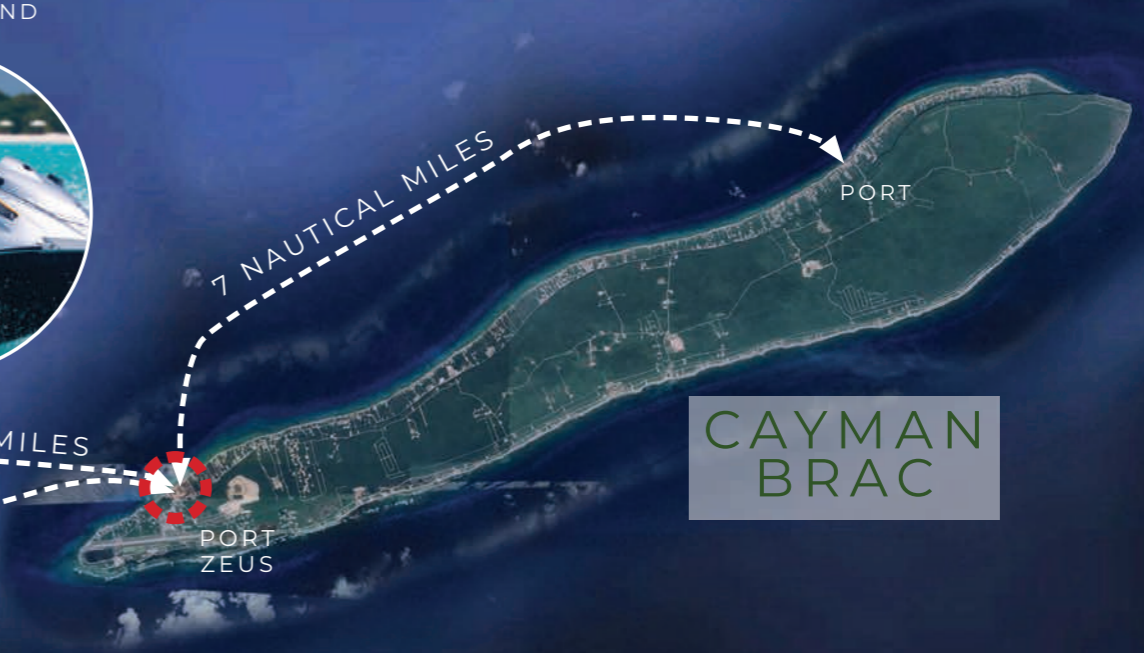


14 NAUTICAL MILES



50 MINUTE FERRY RIDE FOR GOODS AND PASSENGERS VEHICLES

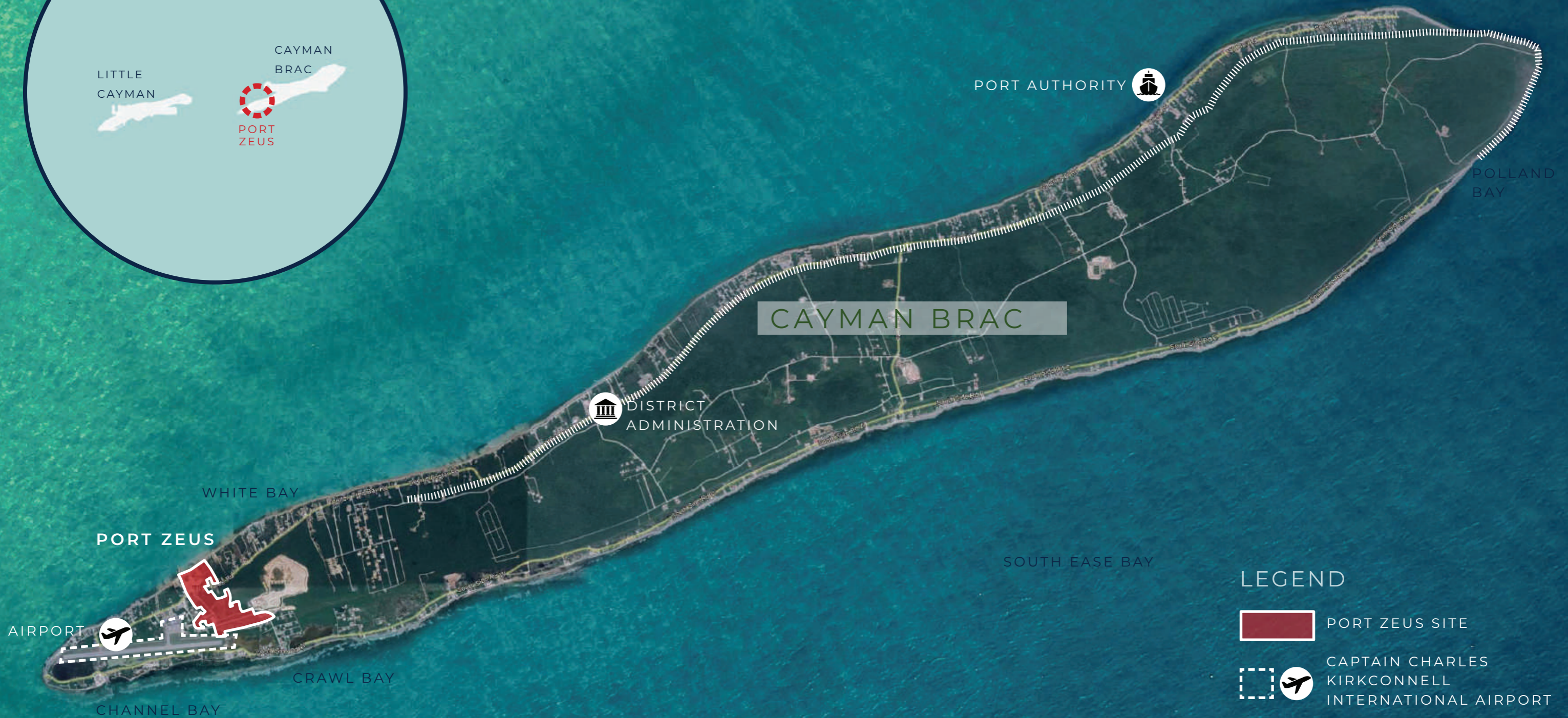
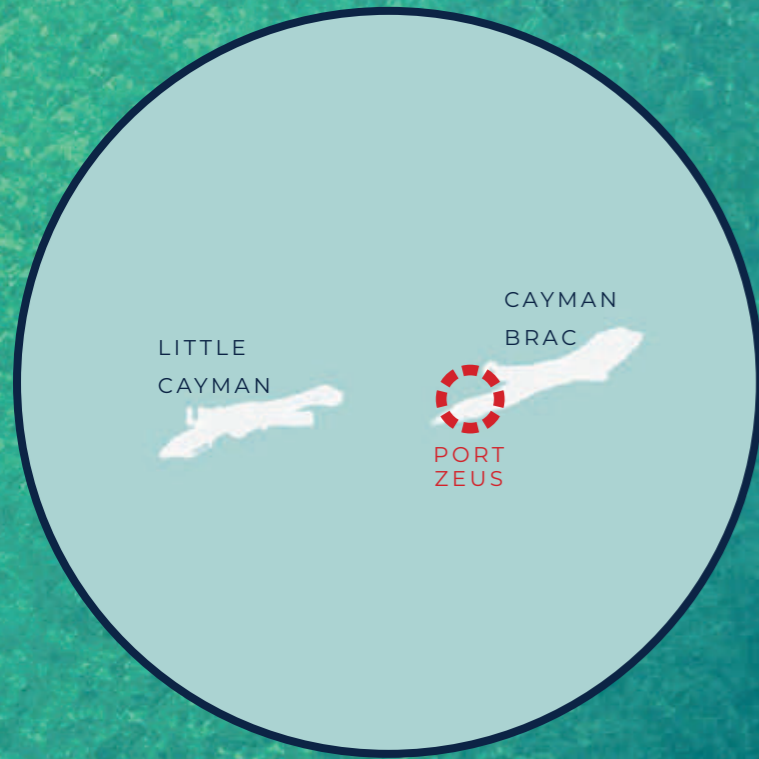
5 NAUTICAL MILES



7 NAUTICAL MILES



# SITE LOCATION



## LEGEND

-  PORT ZEUS SITE
-  CAPTAIN CHARLES KIRKCONNELL INTERNATIONAL AIRPORT
-  PORT AUTHORITY
-  GOVERNMENT
-  THE BLUFF



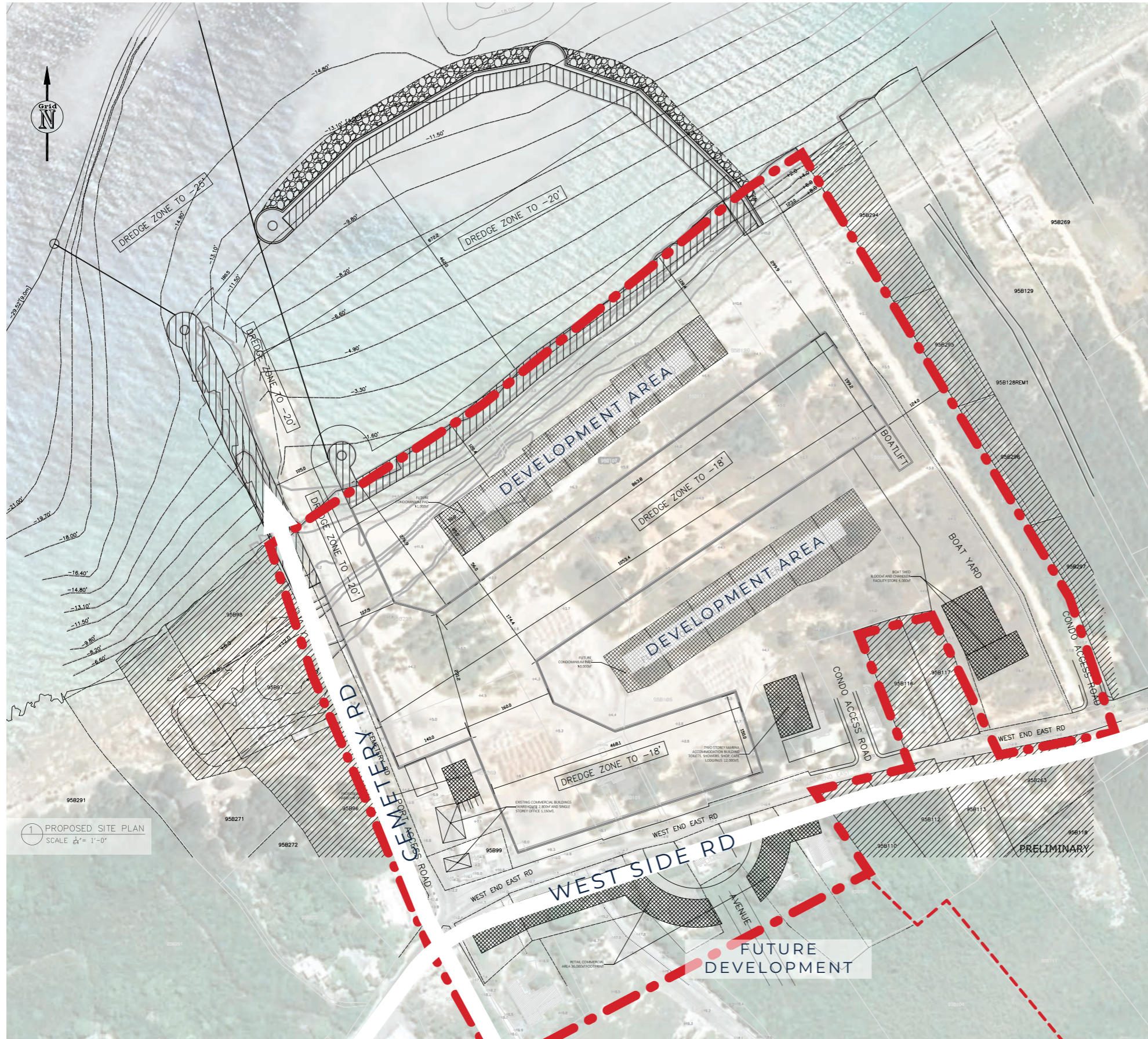


# PROJECT SITE





# OWNER'S CONCEPT SKETCH



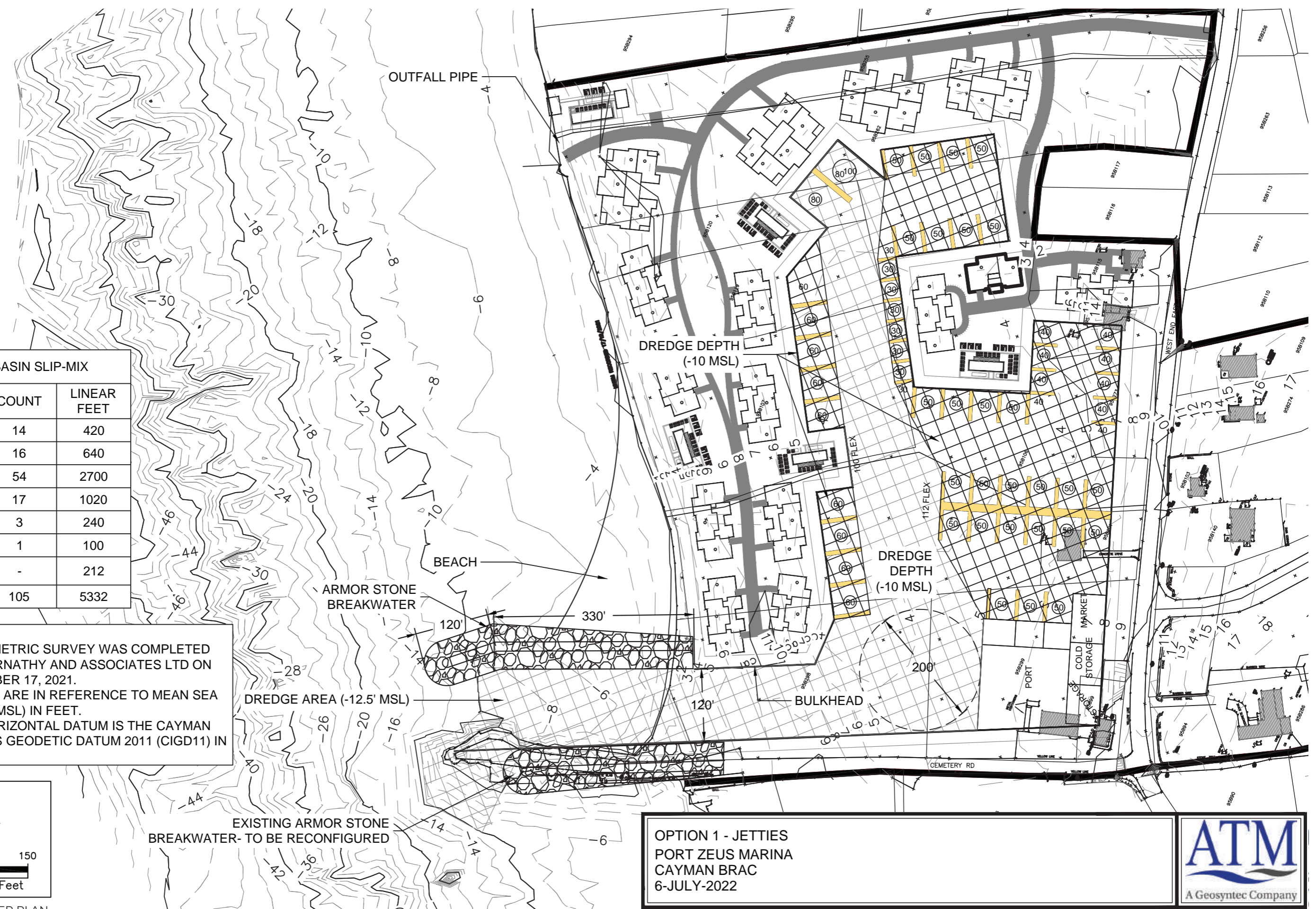
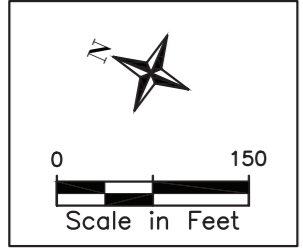
	SLIP COUNT
INITIAL LAYOUT	± 160



# OPTION 1 - JETTIES

INNER BASIN SLIP-MIX		
SIZE	COUNT	LINEAR FEET
30	14	420
40	16	640
50	54	2700
60	17	1020
80	3	240
100	1	100
SIDE-TIE	-	212
<b>TOTAL</b>	<b>105</b>	<b>5332</b>

- NOTES:**
- BATHYMETRIC SURVEY WAS COMPLETED BY ABERNATHY AND ASSOCIATES LTD ON DECEMBER 17, 2021.
  - DEPTHS ARE IN REFERENCE TO MEAN SEA LEVEL (MSL) IN FEET.
  - THE HORIZONTAL DATUM IS THE CAYMAN ISLANDS GEODETIC DATUM 2011 (CIGD11) IN FEET.



OPTION 1 - JETTIES  
 PORT ZEUS MARINA  
 CAYMAN BRAC  
 6-JULY-2022



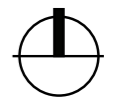
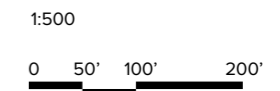


# OPTION 1 - MASTER PLAN



## LEGEND

- 1. BEACH CLUB
- 2. MARINA
- 3. MARINA RESIDENTIAL
- 4. PORT
- 5. VILLAGE CENTER
- 6. PARK
- 7. PLAZA
- 8. CIVIC PARCEL








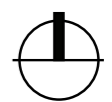
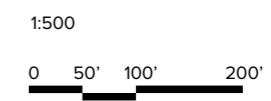


# OPTION 1 - LAND USE PLAN



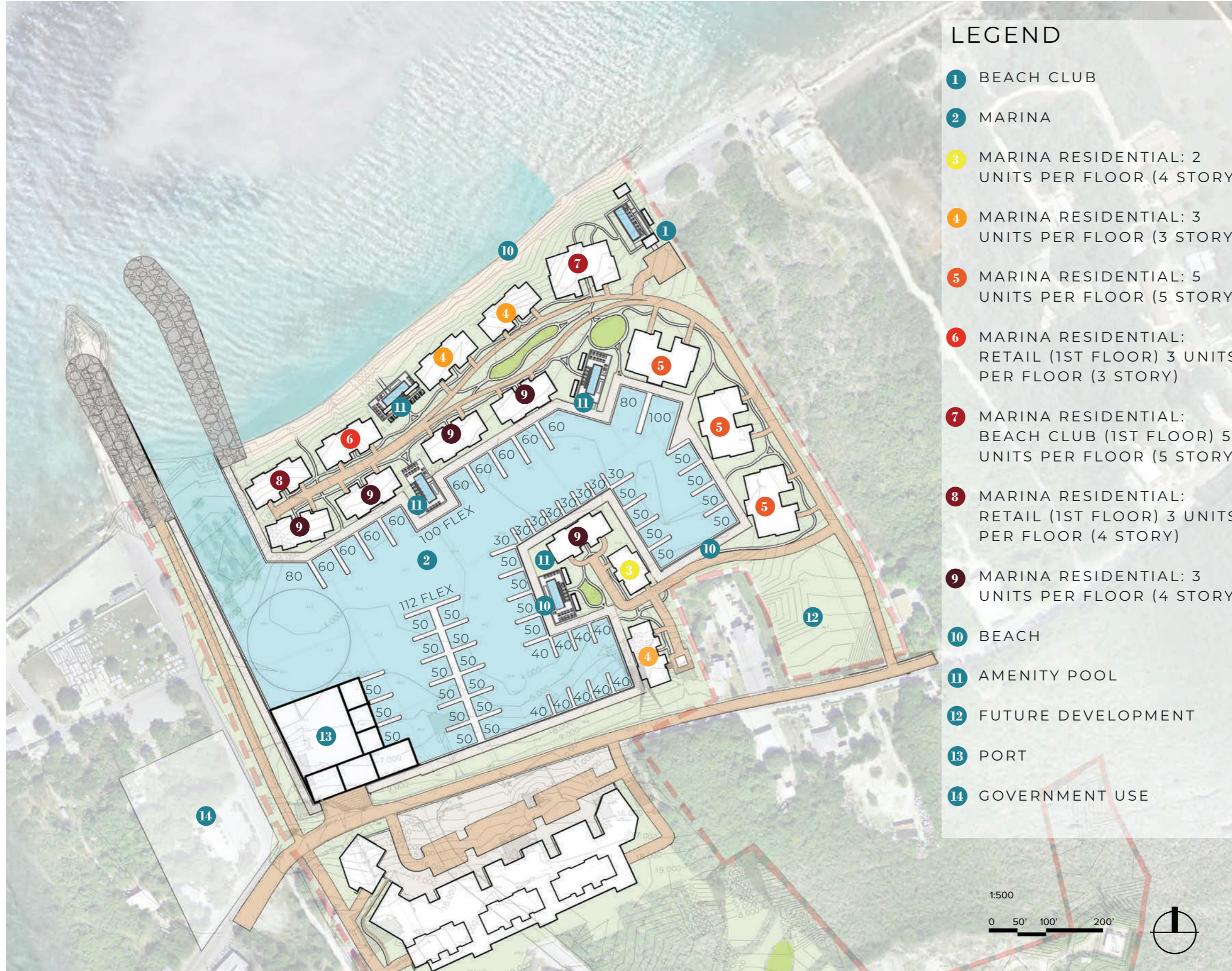
## LEGEND

	RESIDENTIAL	12.4 AC
	MARINA	17.8 AC
	BEACH CLUB	0.8 AC
	VILLAGE	3.2 AC
	PORT	0.8 AC
	TOTAL	35 AC





# OPTION 1 - MARINA PLAN



## LEGEND

- 1 BEACH CLUB
- 2 MARINA
- 3 MARINA RESIDENTIAL: 2 UNITS PER FLOOR (4 STORY)
- 4 MARINA RESIDENTIAL: 3 UNITS PER FLOOR (3 STORY)
- 5 MARINA RESIDENTIAL: 5 UNITS PER FLOOR (5 STORY)
- 6 MARINA RESIDENTIAL: RETAIL (1ST FLOOR) 3 UNITS PER FLOOR (3 STORY)
- 7 MARINA RESIDENTIAL: BEACH CLUB (1ST FLOOR) 5 UNITS PER FLOOR (5 STORY)
- 8 MARINA RESIDENTIAL: RETAIL (1ST FLOOR) 3 UNITS PER FLOOR (4 STORY)
- 9 MARINA RESIDENTIAL: 3 UNITS PER FLOOR (4 STORY)
- 10 BEACH
- 11 AMENITY POOL
- 12 FUTURE DEVELOPMENT
- 13 PORT
- 14 GOVERNMENT USE

## PROGRAM MARINA

SLIP - MIX		
SIZE	COUNT	LINEAR FEET
30	8	240
40	16	640
50	54	2700
60	18	1080
80	4	320
100	1	100
SIDE - TIE	4 @ +/-50	212
<b>Total</b>	<b>105</b>	<b>5292</b>

## VILLAGE

Port Zeus Cayman Brac	
Village Program	Square Footage
Grocery	5000
Ships Store	1000
Retail	400 x 4 = 1600
Charter Office	400
Restaurants	4000 + 2500 + 2500 = 9000
Car Rental	400
Coffee/Bakery	600
Gallery	500
Spa/Beauty Shop	600
Fitness	600
Rum Room/Brewery/Bar	800
Medical Services	600
Offices	
Marina Ops w/Storage	400
Other	400
Security	400
Bath House	500
Laundry/Dry Cleaner	1000
Florist	600
Fish Market	2000
Freezing	2000
Fruit/Veg	500
Museum	500
<b>Total</b>	<b>29400</b>

## PORT

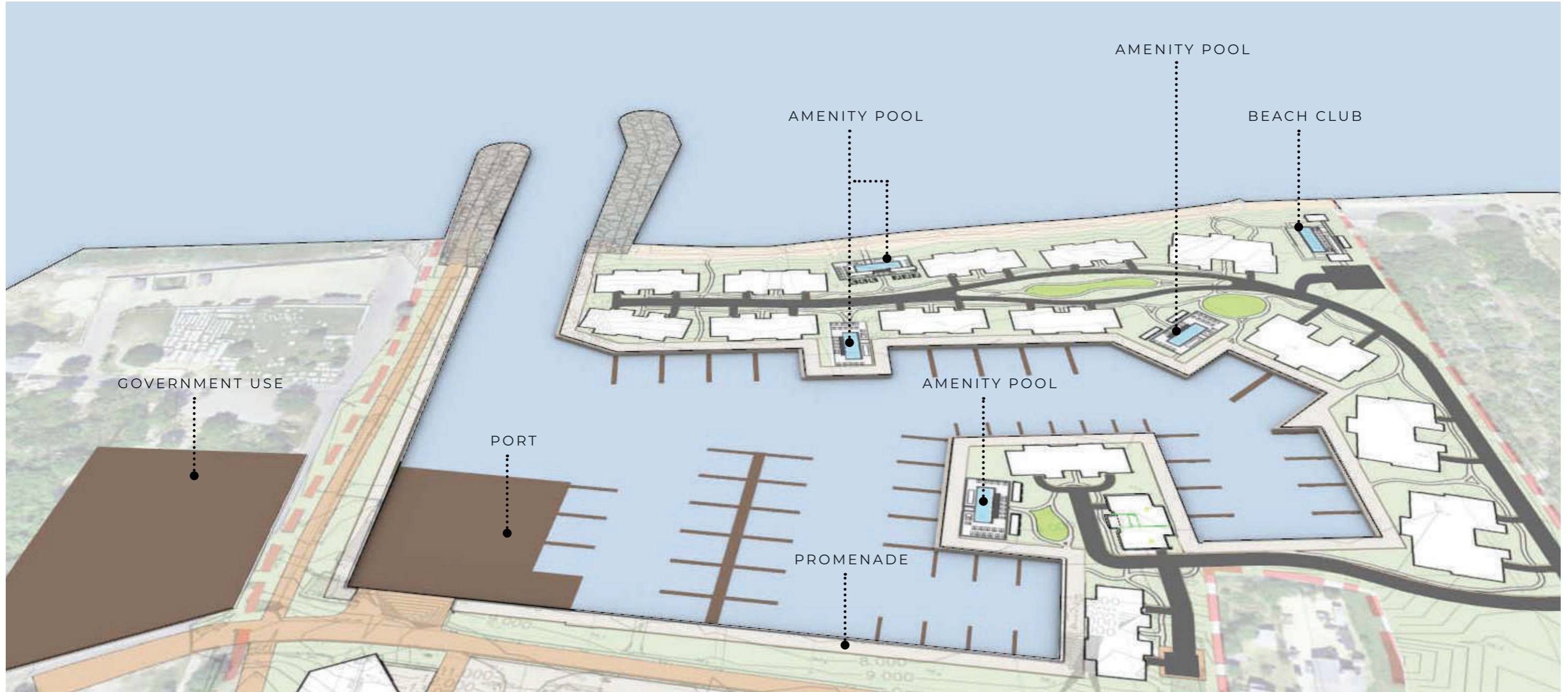
Island Ports for Scale		
	Acreage	Population
Grand Turk, TCI	2.5 Acre	4,800 + Cruise Port
Bequia, Grenadines	1.0 Acre	5300
Anguilla	1.2 Acre	15000
Virgin Gorda, BVI	2.3 Acre	3900
Saba	0.8 Acre	2000
Existing Brac Port	2.1 Acre	1200
Proposed Brac Port	2.4 Acre	1200

## MARINA RESIDENTIAL

MARINA RESIDENTIAL	
TYPE	NUMBER OF UNITS
2 UNITS (4 STORY) Garage 1st Floor	6
3 UNITS (3 STORY) Garage 1st Floor	18
3 UNITS (4 STORY) Garage 1st Floor	45
5 UNITS (5 STORY) Garage 1st Floor	60
3 UNITS (4 STORY) Retail 1st Floor	9
3 UNITS (3 STORY) Retail 1st Floor	6
5 UNITS (5 STORY) Beach Club 1st	20
<b>Total</b>	<b>164</b>



# OPTION 1 - 3D VIEW



## LEGEND

- PROMENADE
- PORT
- PARK
- OPEN SPACE

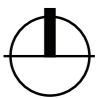


# OPTION 1 - CIRCULATION DIAGRAM



## LEGEND

- EXISTING MAIN ROAD
- VEHICULAR CIRCULATION
- PEDESTRIAN PROMENADE






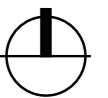


# OPTION 1 - PHASING PLAN



## LEGEND

-  PHASE 1
-  PHASE 2
-  FUTURE DEVELOPMENT





# OPTION 1 - OPEN SPACE DIAGRAM



## LEGEND

-  ACTIVE OPEN SPACE
-  RETAIL PLAZA
-  AMENITY AREA



# OPTION 1 - SCALE COMPARISON PRECEDENTS

## PORT ZEUS MARINA



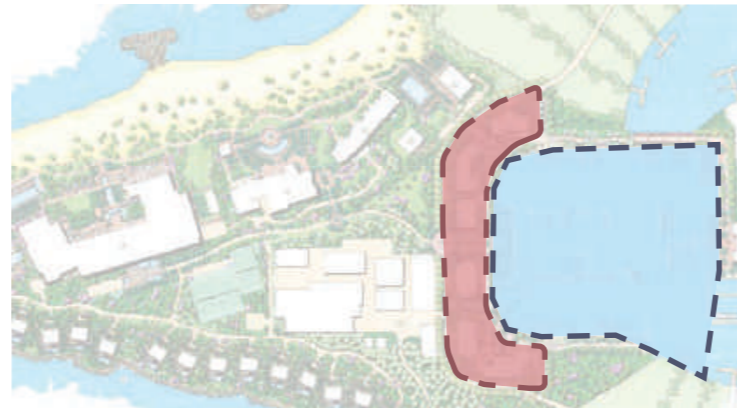
## HARBOUR TOWN, HILTON HEAD, SC



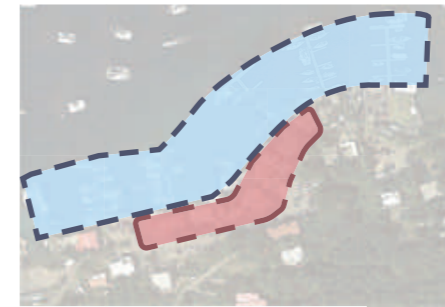
## HYDRA HARBOUR, GREECE



## ROSE ISLAND, BAHAMAS



## SOPER'S HOLE, BRITISH VIRGIN ISLANDS



## PALMAS DEL MAR, PUERTO RICO



## MARINA VILLAGE AT ATLANTIS, PARADISE ISLAND



-  MARINA
-  PORT
-  RETAIL

SCALE COMPARISON STUDY PLANS ARE INDICATED AT THE SAME SCALE





# OPTION 2 - OUTER MARINA BASIN

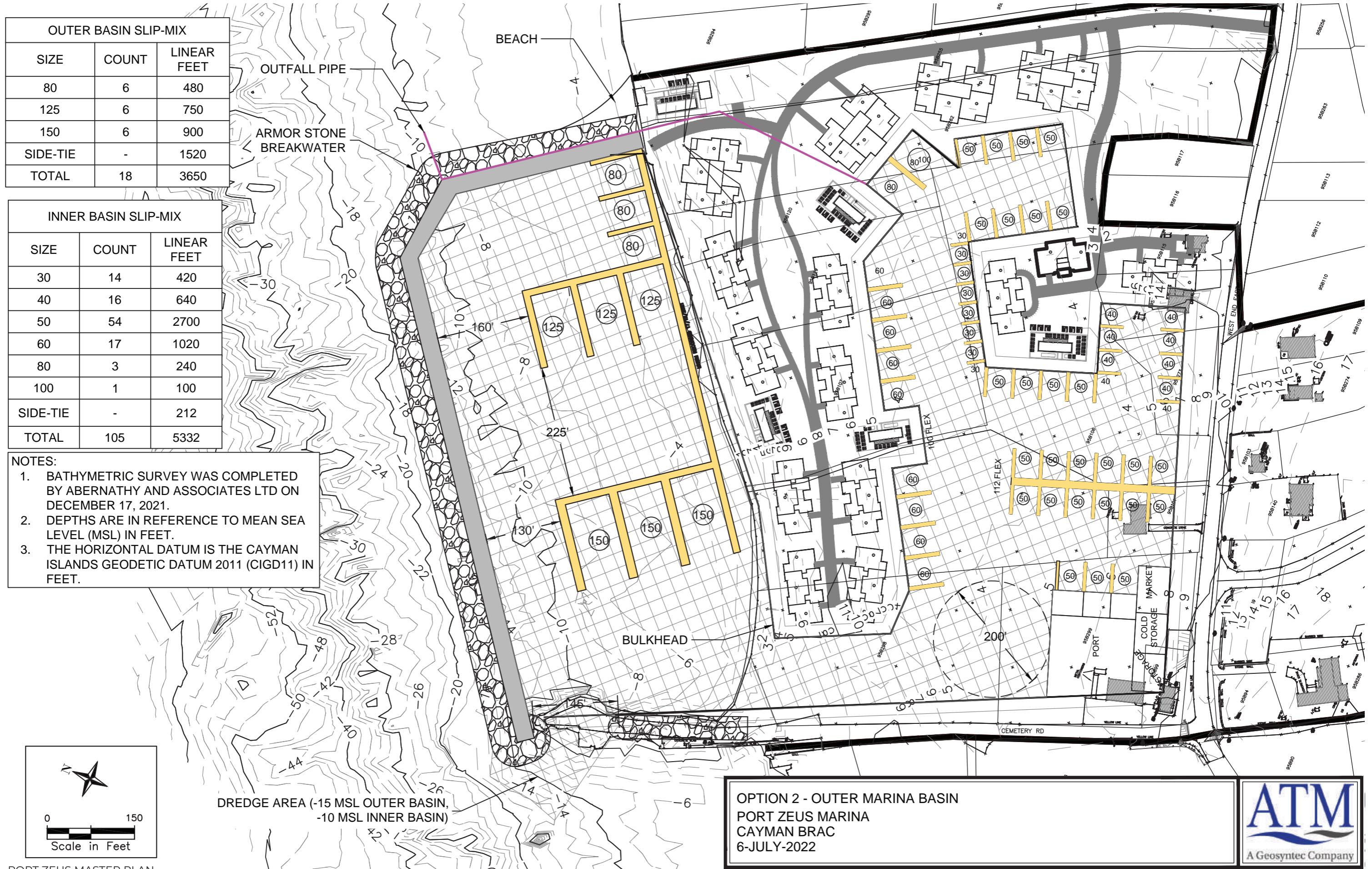
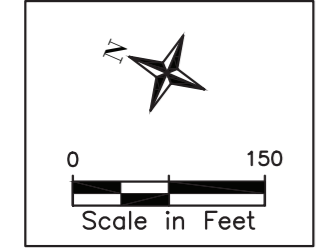
POSSIBLE ALTERNATIVE IF BOTH CONSENT AND INTEREST SHOWN

OUTER BASIN SLIP-MIX		
SIZE	COUNT	LINEAR FEET
80	6	480
125	6	750
150	6	900
SIDE-TIE	-	1520
<b>TOTAL</b>	<b>18</b>	<b>3650</b>

INNER BASIN SLIP-MIX		
SIZE	COUNT	LINEAR FEET
30	14	420
40	16	640
50	54	2700
60	17	1020
80	3	240
100	1	100
SIDE-TIE	-	212
<b>TOTAL</b>	<b>105</b>	<b>5332</b>

- NOTES:**
- BATHYMETRIC SURVEY WAS COMPLETED BY ABERNATHY AND ASSOCIATES LTD ON DECEMBER 17, 2021.
  - DEPTHS ARE IN REFERENCE TO MEAN SEA LEVEL (MSL) IN FEET.
  - THE HORIZONTAL DATUM IS THE CAYMAN ISLANDS GEODETIC DATUM 2011 (CIGD11) IN FEET.

DREDGE AREA (-15 MSL OUTER BASIN, -10 MSL INNER BASIN)



OPTION 2 - OUTER MARINA BASIN  
 PORT ZEUS MARINA  
 CAYMAN BRAC  
 6-JULY-2022





# OPTION 2 - MASTER PLAN

POSSIBLE ALTERNATIVE IF BOTH CONSENT AND INTEREST SHOWN

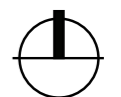


## LEGEND

1. BEACH CLUB
2. MARINA
3. MARINA RESIDENTIAL
4. PORT
5. VILLAGE CENTER
6. PARK
7. PLAZA
8. CIVIC PARCEL

1:500

0 50' 100' 200'










# OPTION 2 - LAND USE PLAN

POSSIBLE ALTERNATIVE IF BOTH CONSENT AND INTEREST SHOWN

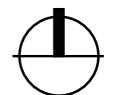


## LEGEND

	RESIDENTIAL	12.4 AC
	MARINA	17.8 AC
	BEACH CLUB	0.8 AC
	VILLAGE	3.2 AC
	PORT	0.8 AC
	TOTAL	35 AC

1:500

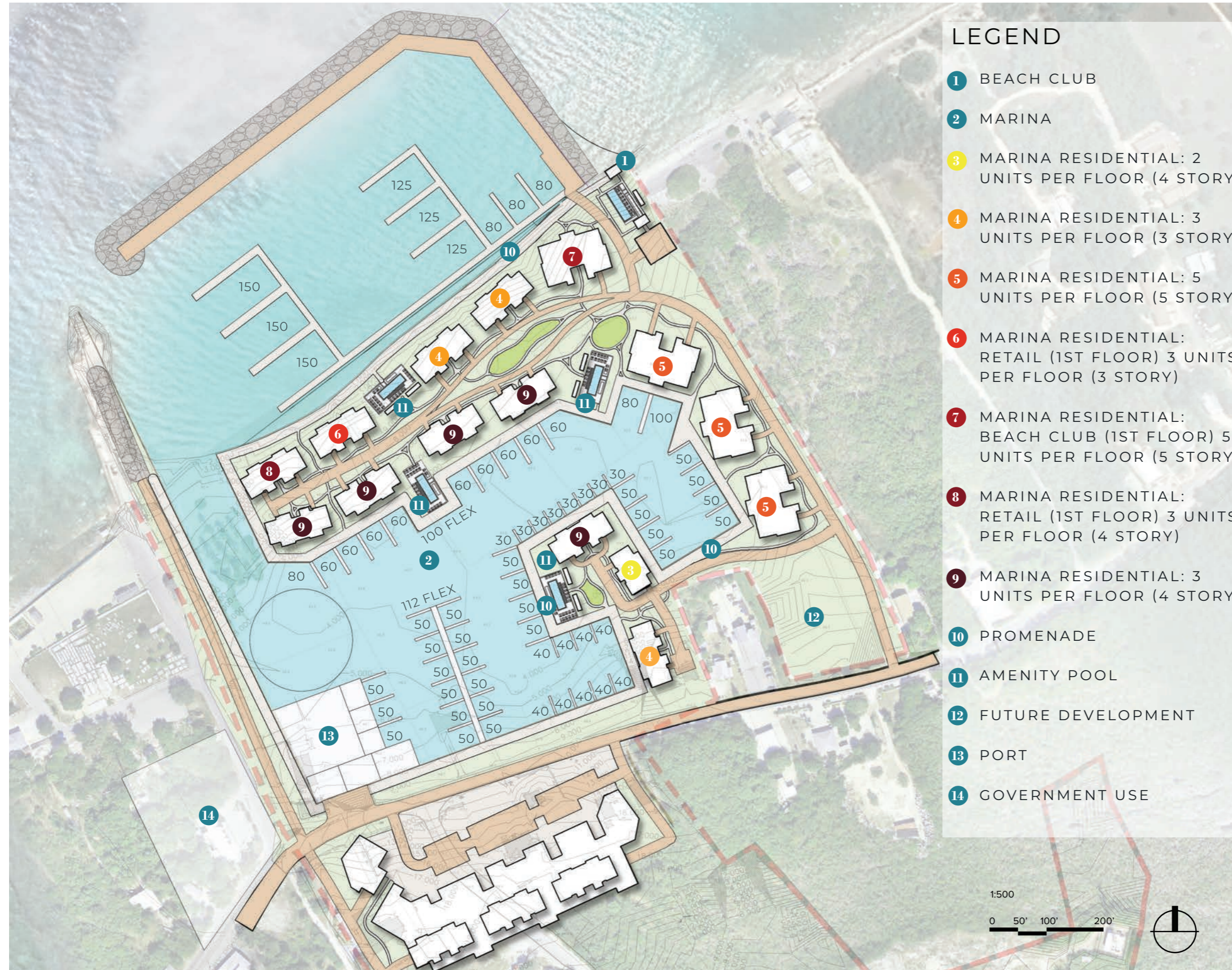
0 50' 100' 200'





# OPTION 2 - MARINA PLAN

POSSIBLE ALTERNATIVE IF BOTH CONSENT AND INTEREST SHOWN



## LEGEND

- 1 BEACH CLUB
- 2 MARINA
- 3 MARINA RESIDENTIAL: 2 UNITS PER FLOOR (4 STORY)
- 4 MARINA RESIDENTIAL: 3 UNITS PER FLOOR (3 STORY)
- 5 MARINA RESIDENTIAL: 5 UNITS PER FLOOR (5 STORY)
- 6 MARINA RESIDENTIAL: RETAIL (1ST FLOOR) 3 UNITS PER FLOOR (3 STORY)
- 7 MARINA RESIDENTIAL: BEACH CLUB (1ST FLOOR) 5 UNITS PER FLOOR (5 STORY)
- 8 MARINA RESIDENTIAL: RETAIL (1ST FLOOR) 3 UNITS PER FLOOR (4 STORY)
- 9 MARINA RESIDENTIAL: 3 UNITS PER FLOOR (4 STORY)
- 10 PROMENADE
- 11 AMENITY POOL
- 12 FUTURE DEVELOPMENT
- 13 PORT
- 14 GOVERNMENT USE

## PROGRAM MARINA

SLIP - MIX		
SIZE	COUNT	LINEAR FEET
30	8	240
40	16	640
50	54	2700
60	18	1080
80	7	560
100	1	100
125	3	375
150	3	450
SIDE - TIE	4 @ +/-50	212
<b>Total</b>	<b>114</b>	<b>6357</b>

## VILLAGE

Port Zeus Cayman Brac	
Village Program	Square Footage
Grocery	5000
Ships Store	1000
Retail	400 x 4 = 1600
Charter Office	400
Restaurants	4000 + 2500 + 2500 = 9000
Car Rental	400
Coffee/Bakery	600
Gallery	500
Spa/Beauty Shop	600
Fitness	600
Rum Room/Brewery/Bar	800
Medical Services	600
Offices	
Marina Ops w/Storage	400
Other	400
Security	400
Bath House	500
Laundry/Dry Cleaner	1000
Florist	600
Fish Market	2000
Freezing	2000
Fruit/Veg	500
Museum	500
<b>Total</b>	<b>29400</b>

## PORT

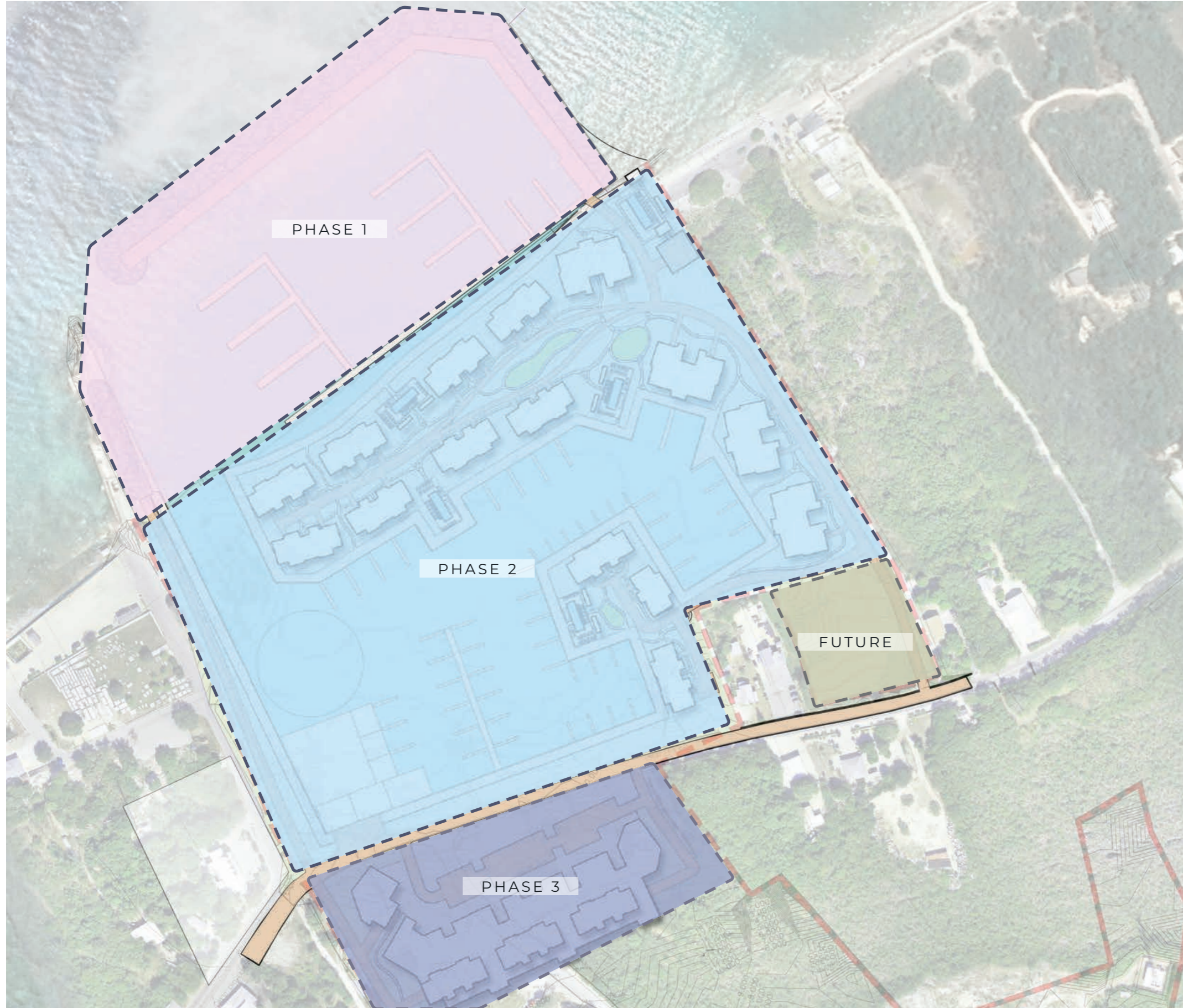
Island Ports for Scale		
	Acreage	Population
Grand Turk, TCI	2.5 Acre	4,800 + Cruise Port
Bequia, Grenadines	1.0 Acre	5300
Anguilla	1.2 Acre	15000
Virgin Gorda, BVI	2.3 Acre	3900
Saba	0.8 Acre	2000
Existing Brac Port	2.1 Acre	1200
Proposed Brac Port	2.4 Acre	1200

## MARINA RESIDENTIAL

MARINA RESIDENTIAL	
TYPE	NUMBER OF UNITS
2 UNITS (4 STORY) Garage 1st Floor	6
3 UNITS (3 STORY) Garage 1st Floor	18
3 UNITS (4 STORY) Garage 1st Floor	45
5 UNITS (5 STORY) Garage 1st Floor	60
3 UNITS (4 STORY) Retail 1st Floor	9
3 UNITS (3 STORY) Retail 1st Floor	6
5 UNITS (5 STORY) Beach Club 1st	20
<b>Total</b>	<b>164</b>

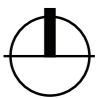


# OPTION 2 - PHASING PLAN



## LEGEND

-  PHASE 1
-  PHASE 2
-  PHASE 3
-  FUTURE DEVELOPMENT





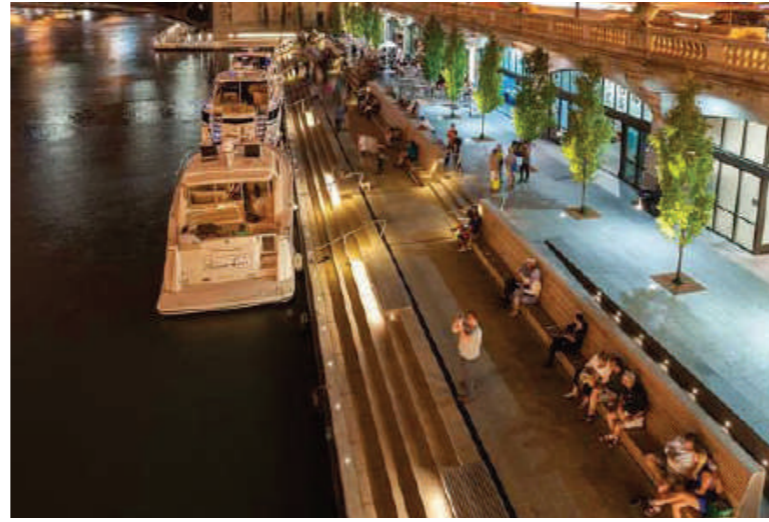
# CHARACTER IMAGES

## PROMENADE

THE ONSHORE MARINA WILL PROVIDE SHORT, MEDIUM AND LONG-TERM BERTHING FOR VESSELS UP TO 100FT IN LENGTH. THERE WILL BE A VARIETY OF SLIPS WITH A MIX RANGING FROM 30 TO 100 FEET, WITH A TOTAL OF APPROXIMATELY 120 BERTHS, TOTAL BERTHING LENGTH OF OVER 5,200 LINEAR FEET. THE SLIP-MIX VARIETY HAS BEEN EVALUATED USING STANDARD MARINE METRICS BASED UPON DEMAND FOR BERTHS IN THE CARIBBEAN BASIN, SIDE TIE SLIPS WILL BE AVAILABLE ON THE WESTERN APPROACH TO THE HARBOUR OFFICE FOR VESSELS UP TO 150 FEET. THE MAJORITY OF BERTHS AND SLIPS ARE POSITIONED IN THE DIRECTION OF THE PREVAILING WINDS AND THE MARINA WILL HAVE WIDE FAIRWAYS AND GENEROUS SLIP WIDTHS THAT WILL ALLOW EASY DOCKING MANEUVERING.

THE MARINA BASIN WILL BE DESIGNED TO MINIMIZE WAVE HEIGHTS TO NO MORE THAN 1 FOOT. A FLUSHING STUDY WILL BE UNDERTAKEN TO MINIMIZE DEAD WATER WITHIN THE MARINA AND MAINTAIN A HIGH-WATER QUALITY ATTRACTIVE TO SEA-LIFE AND HEALTHY WATER FOR THE COMMUNITY.

WITHIN THE MARINA THERE WILL BE 24-HOUR MANNED SECURITY, FULL CCTV COVERAGE AND PRIVATE DOCK ACCESS VIA SECURE KEY CARDS PROVIDING PEACE OF MIND FOR THE VESSEL'S OWNER. ALL SLIPS WILL BE PROVIDED WITH POWER AND WATER AS WELL AS PUMP-OUT SERVICES. THERE WILL BE HIGH-SPEED WIRELESS INTERNET AVAILABLE WITHIN THE MARINA AND WIRED HIGH-SPEED INTERNET CAN BE CONNECTED DIRECTLY TO THE VESSEL. RIGID FLOATING ALUMINIUM DOCK PONTOONS WILL BE USED TO CREATE THE BERTHS AND STABILITY WILL BE PROVIDED BY THE PATENTED SEAFLEX® MOORING SYSTEM. THESE FLOATING DOCKS WILL BE WELL FENDERED TO PROTECT THE VESSEL AND WILL HAVE AMPLE DEPTH TO ACCOMMODATE ALL VESSEL TYPES. THE FULL-SERVICE MARINA FACILITY WILL ALSO HAVE ACCESS TO FUEL FACILITIES, LAUNDRY, SKILLED DOCK PERSONNEL, WHIP PANEL DIVE TANK REFILL STATIONS, A PILOT SERVICE, CONCIERGE SERVICES AND ACCESS TO CHANDLERY NEEDS. PORT ZEUS MARINA WILL OFFER ALL THE FACILITIES AND LEVELS OF SERVICE ALL DISCERNING CAPTAINS WOULD COME TO EXPECT OF A YACHT CLUB AT AN INTERNATIONAL DESTINATION.





# CHARACTER IMAGES

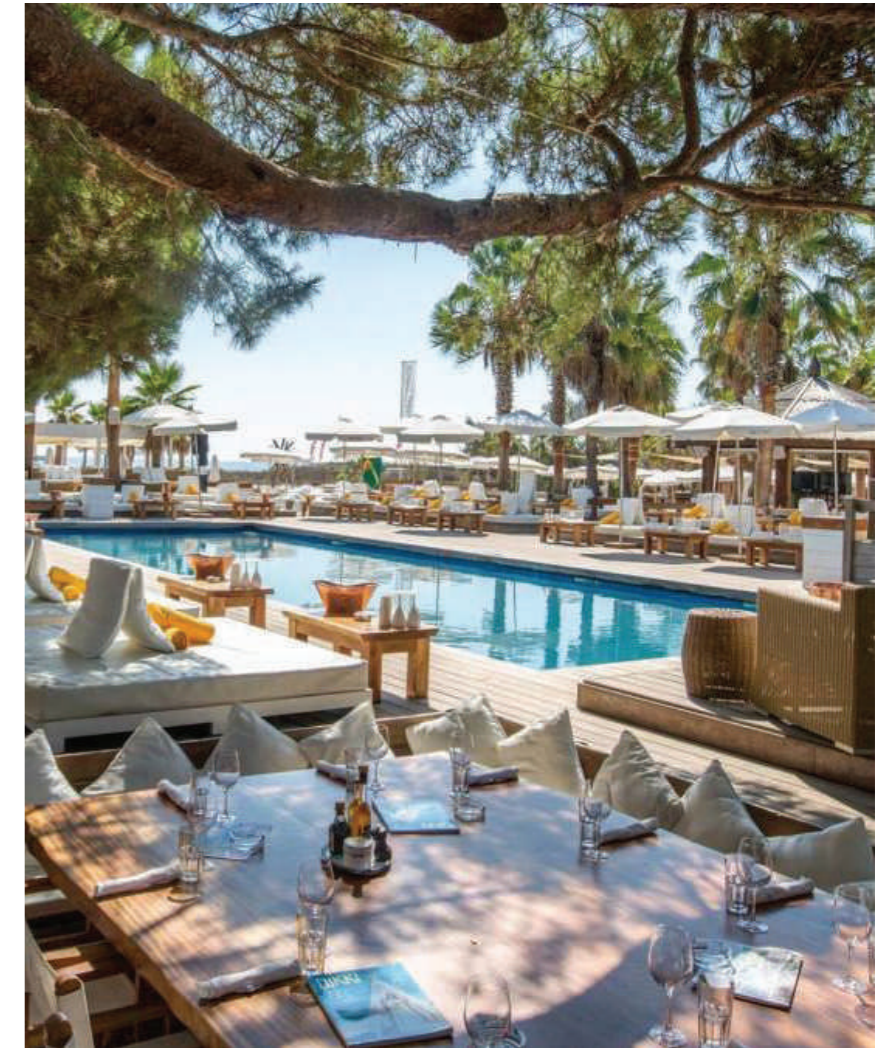
## BEACH CLUB

AS CAN BE SEEN AT THE CURRENT SCOTTS DOCK, SAND HAS ACCRETED ON THE EASTERN SHORE BOUNDARY AREA. CONSEQUENTLY, IT MAY BE ASSUMED THAT A SIMILAR PROCESS WILL OCCUR TO THE EASTERN BOUNDARY OF THE PROPOSED EMBAYMENT.

WITH THE DEPOSITION OF THIS NATURAL RESOURCE, IT WOULD SEEM SENSIBLE TO USE THIS AREA FOR COMMUNITY PLEASURE AND BEACH ENJOYMENT. EXPLORE THE SANDY COASTLINE, SOAK IN THE SUN DURING THE DAY AND ENJOY THE BREEZE IN THE EVENING. EVENTUALLY, THE AREA WILL BE A PLACE TO GATHER AND RELAX WITH PLANS FOR BEACH FACILITIES, RESTAURANT/CAFÉ AND WASHROOMS.

THE AREA OF 0.8 ACRES WILL BE ADEQUATE FOR DEVELOPMENT PURPOSES AND DOES NOT INCLUDE THE ASSUMED ACCRETED BEACH AREA. PARKING AND VEHICULAR ACCESS WILL BE PROVIDED FROM WEST SIDE ROAD.

ALL THESE FACILITIES WILL GROW AND EVOLVE TO THE NEEDS OF ITS CLIENT BASE, AS VISITORS TO THE MARINAS INCREASE WITH TIME.





# CHARACTER IMAGES

## MARINA RESIDENTIAL

THE 11.2 ACRES OF LAND THAT IS INCORPORATED INTO THE MARINA AND BORDERS THE EMBAYMENT IS SEEN AS AN INTEGRATED AREA FOR COMMUNITY, COMMERCE AND HABITATION. THERE WILL BE THROUGHWAYS FOR MULTIPLE PUBLIC POINTS OF ACCESS TO THE BEACH WHERE NONE CURRENTLY EXIST. MARINA AND HARBOUR DEVELOPMENT WILL BE UNDERTAKEN USING THE CURRENT PLANNING PROTOCOLS.

THIS AREA WOULD BE EXPECTED TO BE DEVELOPED OVER SEVERAL YEARS IF NOT DECADES AND WILL BE THE FERTILE GROUND ON TO WHICH THE SEEDS OF THE VILLAGE WILL EVENTUALLY SPROUT, AND A COMMUNITY WILL GROW. FROM AN ARCHITECTURAL PERSPECTIVE, THERE WILL BE A NEED FOR COMMONALITY OF DESIGN THAT IS EMPATHETIC TO THE ISLAND. FS INC PLANS TO MASTER-PLAN AND MANDATE THE USE OF LOCALLY QUARRIED STONE ON ALL LOWER FACADES, GIVING A UNIQUE AND LOCAL AND PERMANENT STONE COLOUR PALETTE.

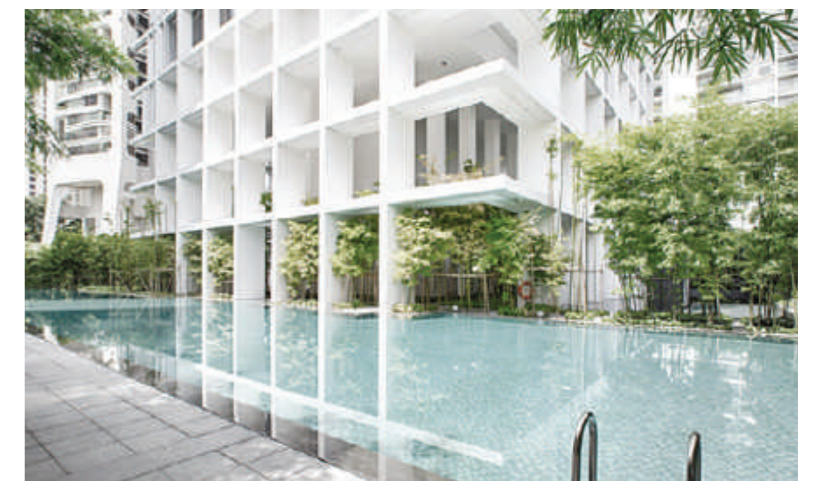
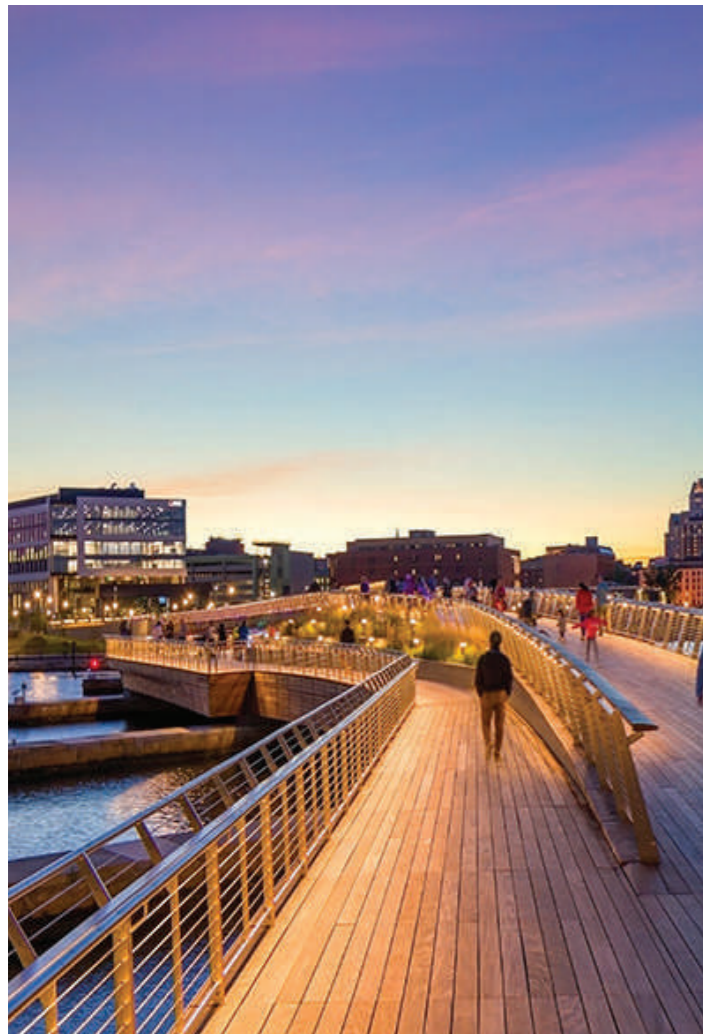
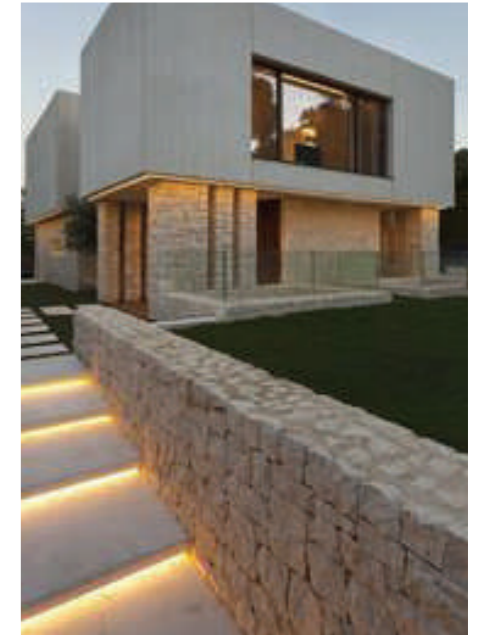
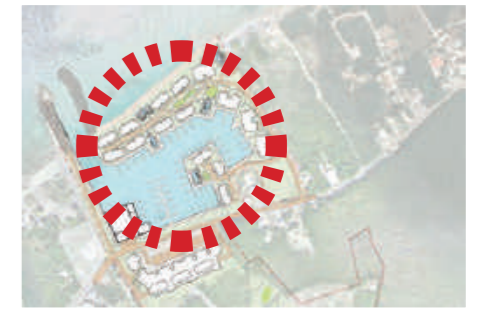
IT IS PROPOSED THAT THE FULL SITE APPLY FOR A PLANNED AREA DEVELOPMENT (PAD) SO THAT A MIXED DEVELOPMENT USE CAN BE CONSIDERED. THE SITE WILL BE SUBJECT TO SOME RESTRICTIVE COVENANTS WITH RESPECT TO DESIGN TO KEEP THE VILLAGE LOOKING COHESIVE AND BEAUTIFUL. A MORE DETAILED MASTER PLAN WILL BE PRODUCED TO CONVEY THE PROJECTS VISION IN MORE DETAIL.





# CHARACTER IMAGES

## MARINA RESIDENTIAL





# CHARACTER IMAGES

## VILLAGE

THIS MIXED-USE DEVELOPMENT WILL BE A PEDESTRIAN-FRIENDLY ONE, BLENDING RESIDENTIAL, COMMERCIAL AND CULTURAL USES. A CENTRAL OPEN SHADED PLAZA TO THE MAIN FRONTAGE WHERE PEOPLE CAN GATHER WITH VIEWS OVER THE MARINA. ADEQUATE PARKING WITH COVERED WALKWAYS LEADING TO A VARIETY OF SHOPS AND COMMERCIAL SERVICES INCLUDING GROCERY, RESTAURANTS, CAFES AND BARS.

ABOVE THE SHOPS WILL BE RESIDENCES AND LODGINGS WITH COVERED PARKING BENEATH, ALL INTERLINKED WITH MEANDERING SHADED PATHWAYS AND ALLEYWAYS LEADING TO A VARIETY OF SMALL AND BESPOKE SHOPS SELLING ARTISAN PRODUCTS AND GIFTS.

THE LAND TO THE SOUTH OF THE ROAD RISES SLOWLY (IT IS THE START OF THE BLUFF), FROM THE ROAD LEVEL OF +10.0' ABOVE MEAN SEA LEVEL AND IT IS DESIRED THAT THE LAND BE GRADUALLY TERRACED UP AWAY FROM THE ROAD; TO GIVE THE APPEARANCE OF THE CONTINUATION OF THE BLUFF.

ONCE AGAIN, THE PACE OF DEVELOPMENT OF THIS AREA WILL BE SYMBIOTIC WITH THE SUCCESS OF THE PORT ZEUS.





# CHARACTER IMAGES

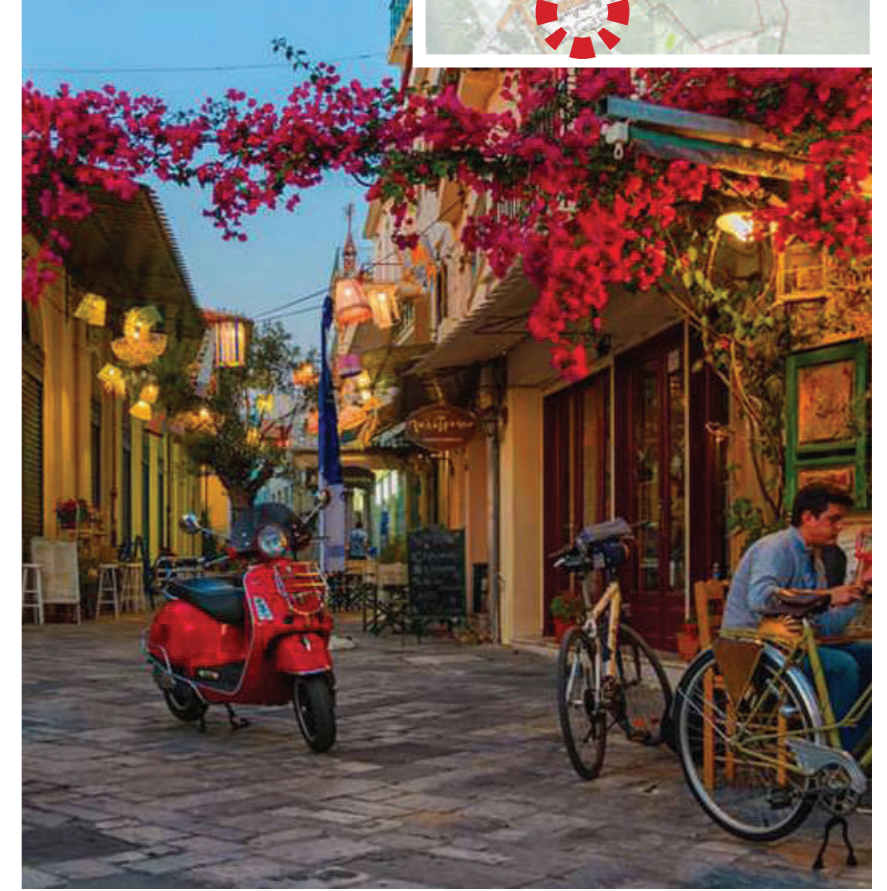
## VILLAGE





# CHARACTER IMAGES

## VILLAGE

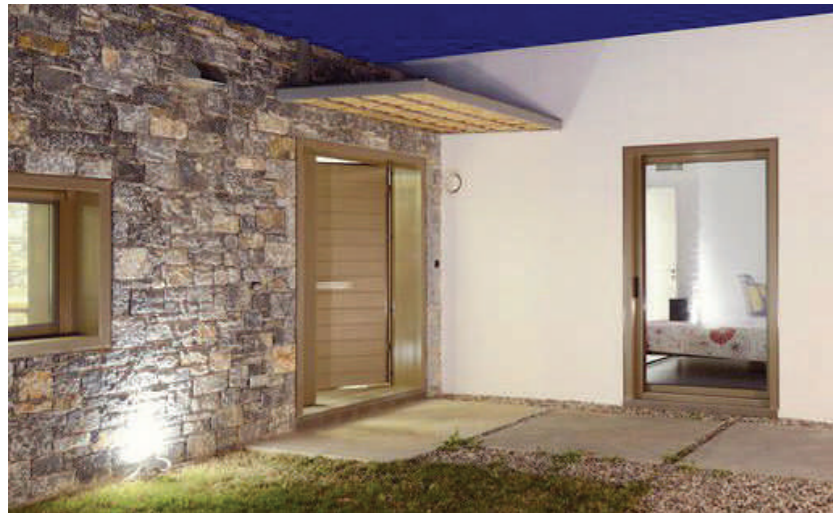




# CHARACTER IMAGES

## MATERIALS CHARACTER

FROM AN ARCHITECTURAL PERSPECTIVE, THERE WILL BE A NEED FOR COMMONALITY OF DESIGN THAT IS EMPATHETIC TO THE ISLAND. FS INC PLANS TO MASTER-PLAN AND MANDATE THE USE OF LOCALLY QUARRIED STONE ON ALL LOWER FACADES, GIVING A UNIQUE LOCAL AND PERMANENT STONE COLOUR PALETTE THAT WILL WEATHER WITH AGE AND POSITION. THIS WILL ALSO ENCOURAGE NEW LOCAL ARTISANS AND TRADESMEN AND MOVE AWAY FROM THE OFTEN OVERUSED COOKIE-CUTTER FINISHES COMMONLY SEEN ELSEWHERE. THE IMAGE OF PERMANENCE AND LOCAL HERITAGE IS OFTEN OVERLOOKED.







**AMR**  
CONSULTING ENGINEERS