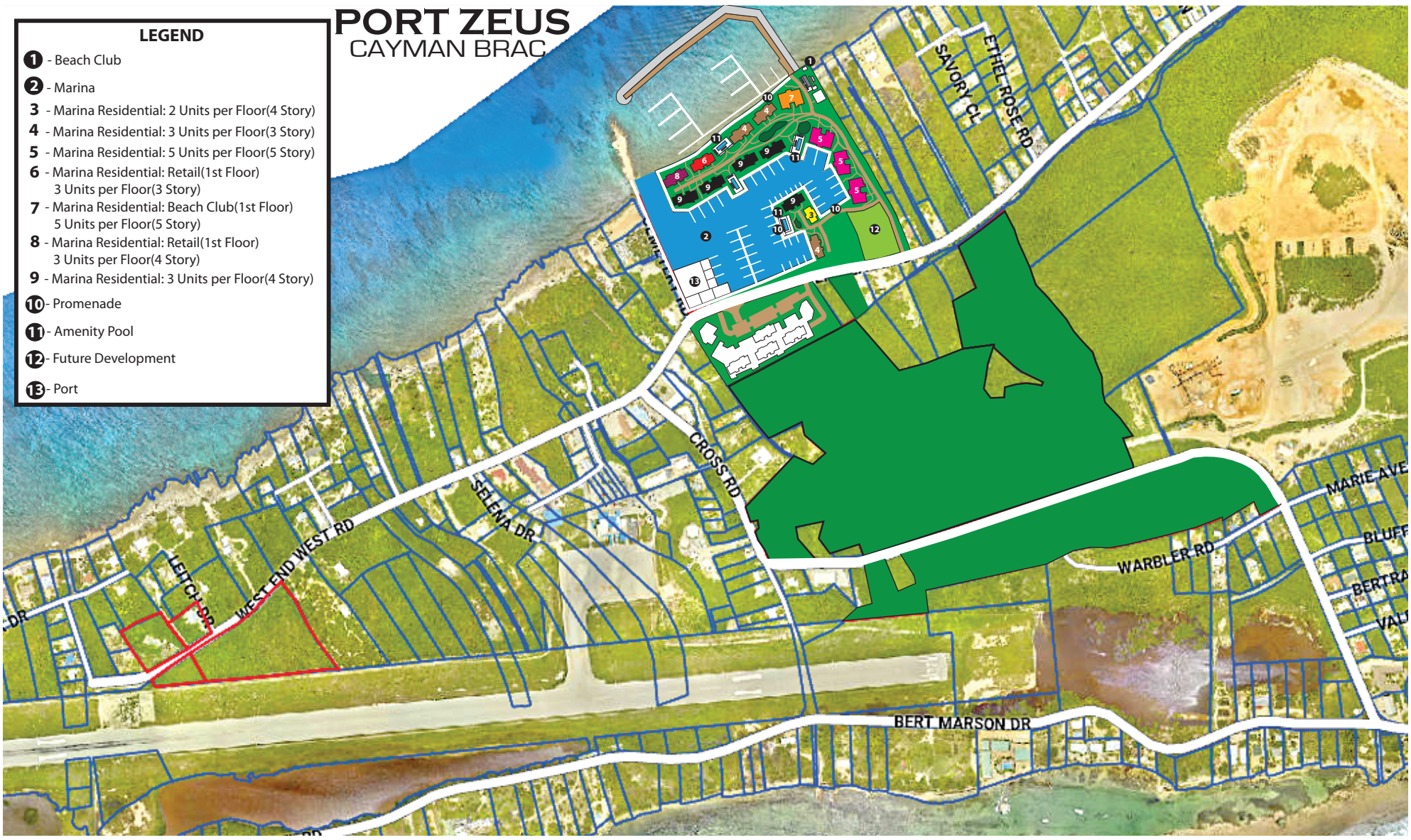
PORT ZEUS MASTER PLAN

CAYMAN BRAC

AUGUST 2022

MASTER PLAN REFINEMENT

edsa ATM AMR CONSULTING ENGINEERS
EXCELLENCE IN ENGINEERING SOLUTIONS AND SERVICE



Port Zeus master plan

Marina development on Cayman Brac.

The detailed master plan for a new marina, port and village on Cayman Brac sets out the development details for the community to clearly see, understand, and give feedback on the proposal.

Entrepreneur and long-time Cayman resident Frank Schilling is behind the proposal, which he believes will provide much-needed investment on the Brac and benefit the Cayman Islands as a whole.

During the pandemic and in the aftermath of the sale of his internet-related businesses, Mr. Schilling found he had time to look at the problem of there being no safe harbour on the Brac.

He therefore set up FS Inc., a company he wholly owns, with the purpose of developing the port at Scotts Dock, on the northwest coast, where he hopes to build a sustainable marina-community during the next two decades.

Plans have been inspired by his trips to Greece, observing that islands smaller than Cayman Brac have safe harbours and bustling economies. His proposals, however, will be tailored to an aesthetic for the Brac, and will be moved forward with the community's wishes in mind.

The name of the development itself has been taken from Greek mythology, in which Zeus is the God of land and sky. A safe harbour and marina are about leaving the moody element of the sea to arrive safely on land.

Port Zeus aims to encourage and promote Cayman Brac as a safe destination for visitors as well as building upon the proud maritime heritage of the Cayman Islands, which is celebrated in the national motto 'He hath founded it upon the seas'.

MARINA AND HARBOUR

The ambitious plan is to excavate more than eight acres of land next to Scotts Dock to create an inland marina and an enclosed harbour that could accommodate a small fleet of fishing or pleasure boats.

Mr. Schilling's goal is to construct a facility that is small enough to be in keeping with the community, but large enough to provide long-term utility.

Scotts Dock is the preferential location for such a development as it will have minimal impact on the fringing reefs, has deep water close to shore and should require limited offshore dredging. It will be set adjacent to the current Port Authority anchorage area.

The marina will create a new amenity for the Sister Islands that can provide security for a fleet of vessels, an alternative safe access for small cargo ships and activate government lands for potential port activity.

AMENITIES

Port Zeus is intended to be a full-service marina with power, water and a state-of-the-art sewerage system. There will also be full-time security, marine fuels, bulk ice, chandlery services, welfare accommodation and other amenities to meet the needs of the seafaring/maritime community.

The marina is also intended as a catalyst to create spin-off businesses such as watersports companies, restaurants and other tourism enterprises.

The facility could also allow a car ferry to run between Cayman Brac and Little Cayman, helping forge closer links between the two Sister Islands.

In line with Cayman Islands Government support of small and micro enterprises, it is hoped that Port Zeus will be the spark to ignite just such a new marketplace on the Brac.

FISHING VILLAGE

The modest harbour will be sympathetic to the environs of Cayman Brac, with the aim of eventually making a small fishing village/community, spreading over approximately 100 acres.

In Mr. Schilling's vision, this would be similar to many Mediterranean coastal villages where the harbour is









FRANK SCHILLING, DEVELOPER OF PORT ZEUS.

the focal point, around which a community grows and thrives. It would have a central plaza, shops with apartments on upper floors, restaurants and places to stroll, sit in the shade and linger awhile.

The aim is to be low key, with a development of a few hundred homes/apartments springing up in phases over several decades.

In time, the marina and village would take on its own Caymanian character, hopefully showing the best of the island's personality and be a stepping-stone for new visitors to experience the attractions of the island.

Proximity to Charles Kirkconnell International Airport would also make Port Zeus an ideal embarkation and provisioning location for yachting in the future, as this global market is expected to expand.

Another benefit of the marina would be to allow weekend tourism from Grand Cayman, with boats able to reach the Sister Island in a three-hour trip. The marina facilities could also encourage sport and commercial fishing, and be central to fishing tournaments, which are popular in Cayman.

In terms of employment, not only will Cayman Brac companies and workers be given preferential consideration for the construction phase, but long-term employment will be created through jobs at the marina and the associated businesses which are intended to be located there.

COMMUNITY INVOLVEMENT

Unlike other developers on-island who create projects to lease, FS Inc. aims to share and sell pieces of its master plan to bring in other stakeholders from the community.

Mr. Schilling has a deep fondness and respect for Cayman Brac and has been a regular visitor for 20 years, hoping to eventually retire on the island.

"It feels soulful and good and under-appreciated, and we would like to try to enhance it at a pace that the community will accept," he says. "In an island of 1,500 people you can't impose your vision – everything will happen at the natural pace and progress that is good for the community."

Following the publication of the Port Zeus master plan, the next step will be to submit planning applications to the Development Control Board and a coastal works application to Cabinet before any work can begin.

Community feedback about the proposed development is welcomed. Questions and suggestions should be emailed to info@portzeus.ky or visit portzeus.ky.

PROJECT OBJECTIVES

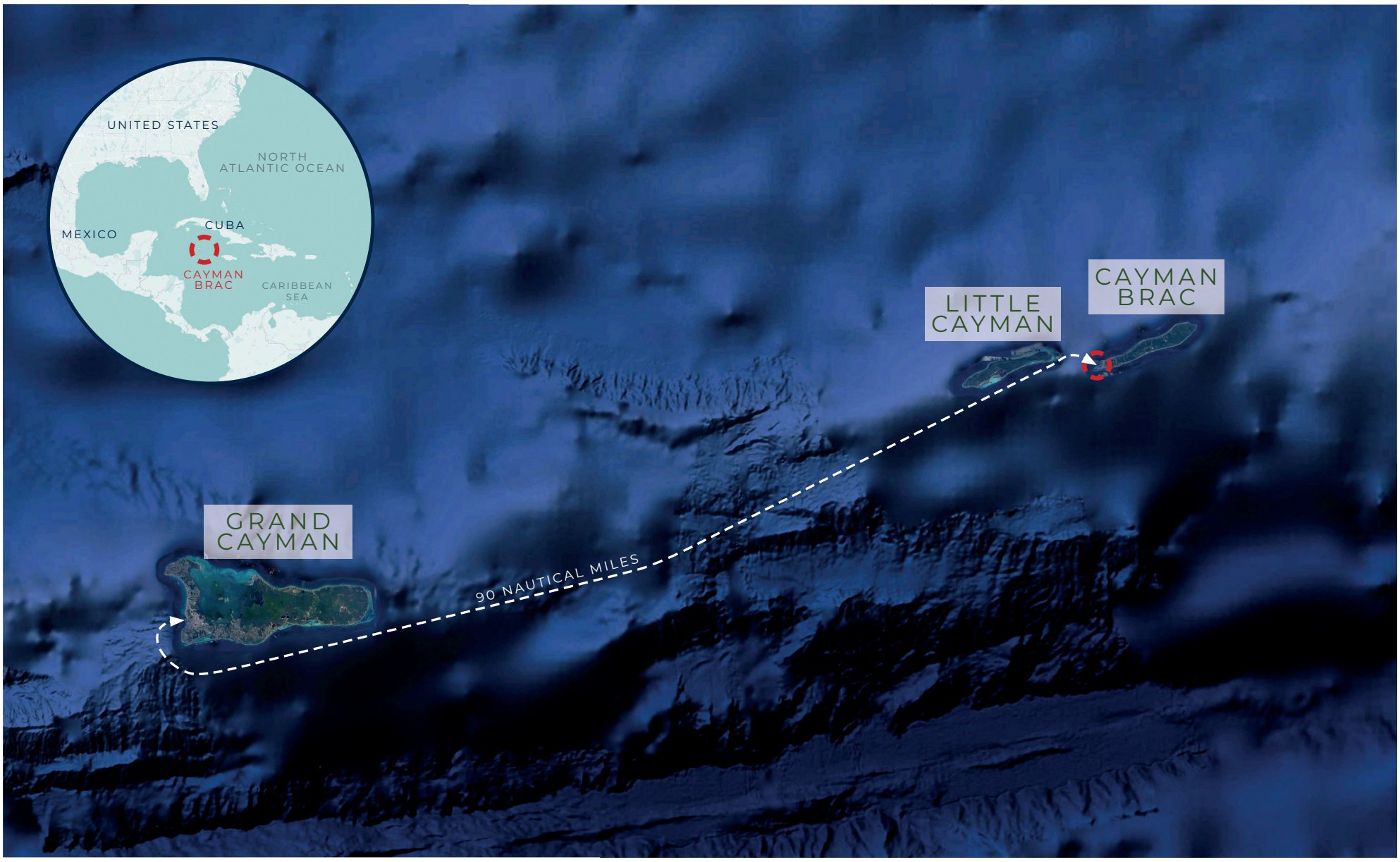
The objectives of the project are to:

- **Create the first safe harbour and marina in the Sister Islands on Cayman Brac: Port Zeus**
- **Provide onshore facilities that are of a comparable quality to that of Grand Cayman and other international marinas**
- **Facilitate the development of a flourishing harbour community**
- **Clean up an area that has been used for industrial use**
- **Increase opportunities for local employment and local new business**
- **Encourage and support boating activities on all three islands**
- **Promote Cayman Brac as a boating destination and a "go East land of opportunity" for all young Caymanians**

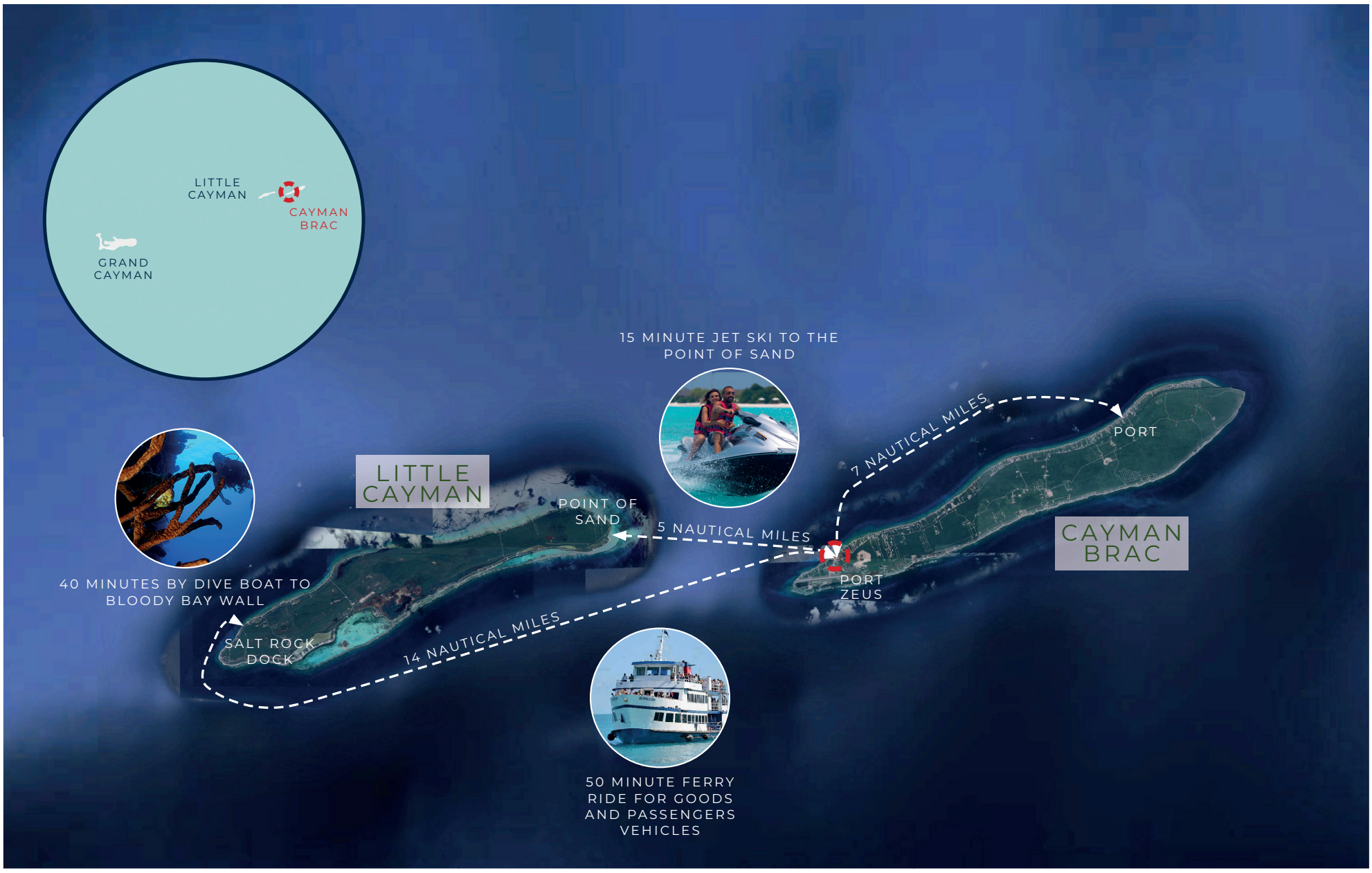
DEVELOPMENT PARTNERS

FS Inc. has partnered with an experienced team of local and international companies for the development plan of Port Zeus. The team comprises AMR (Cayman Engineering Ltd); EDSA (Edward, Durell, Stone and Associates); and ATM (Applied Technology and Management). All three companies have been involved with projects in Cayman in the past.

SITE LOCATION



SITE CONTEXT



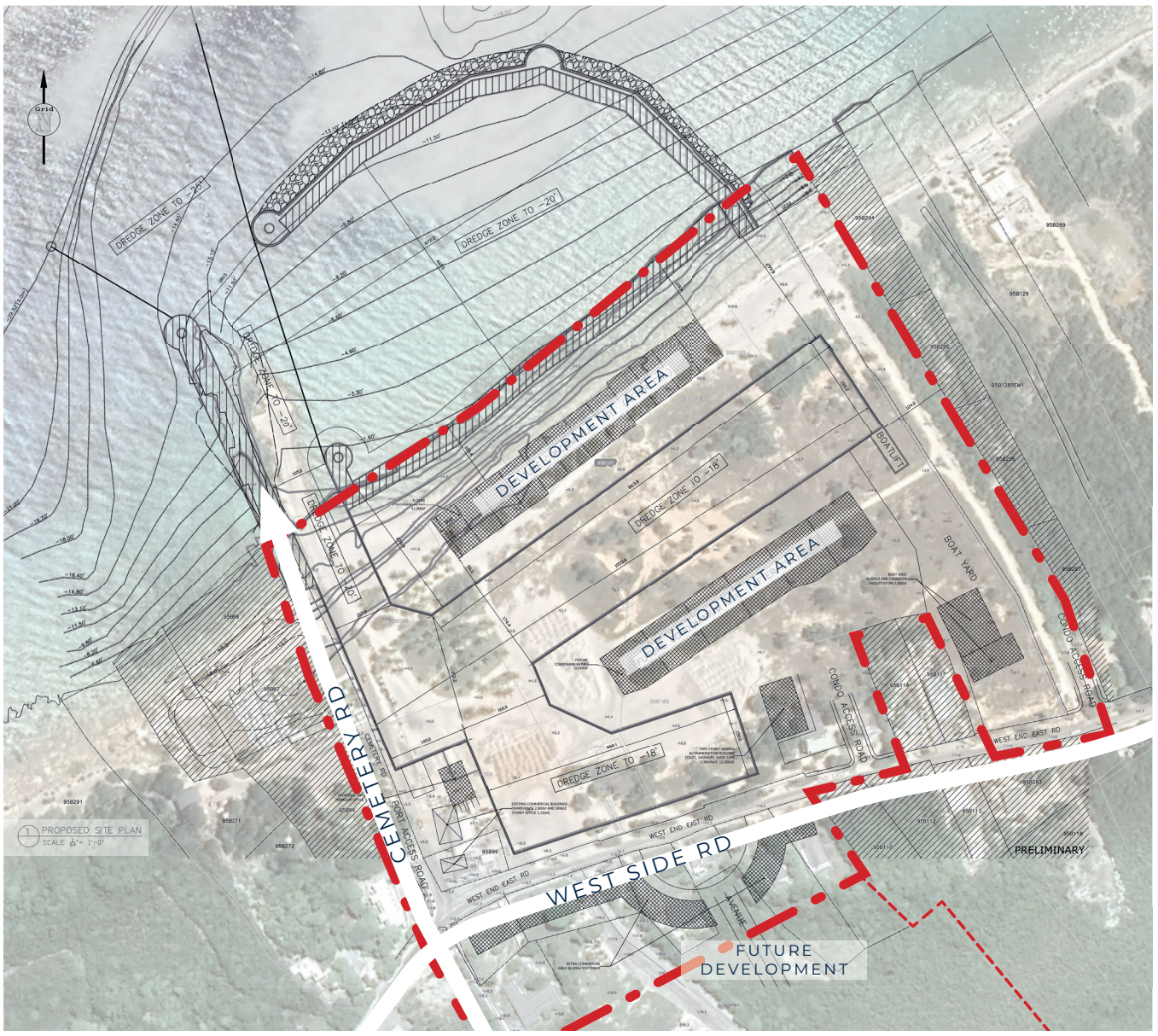
SITE LOCATION



PROJECT SITE

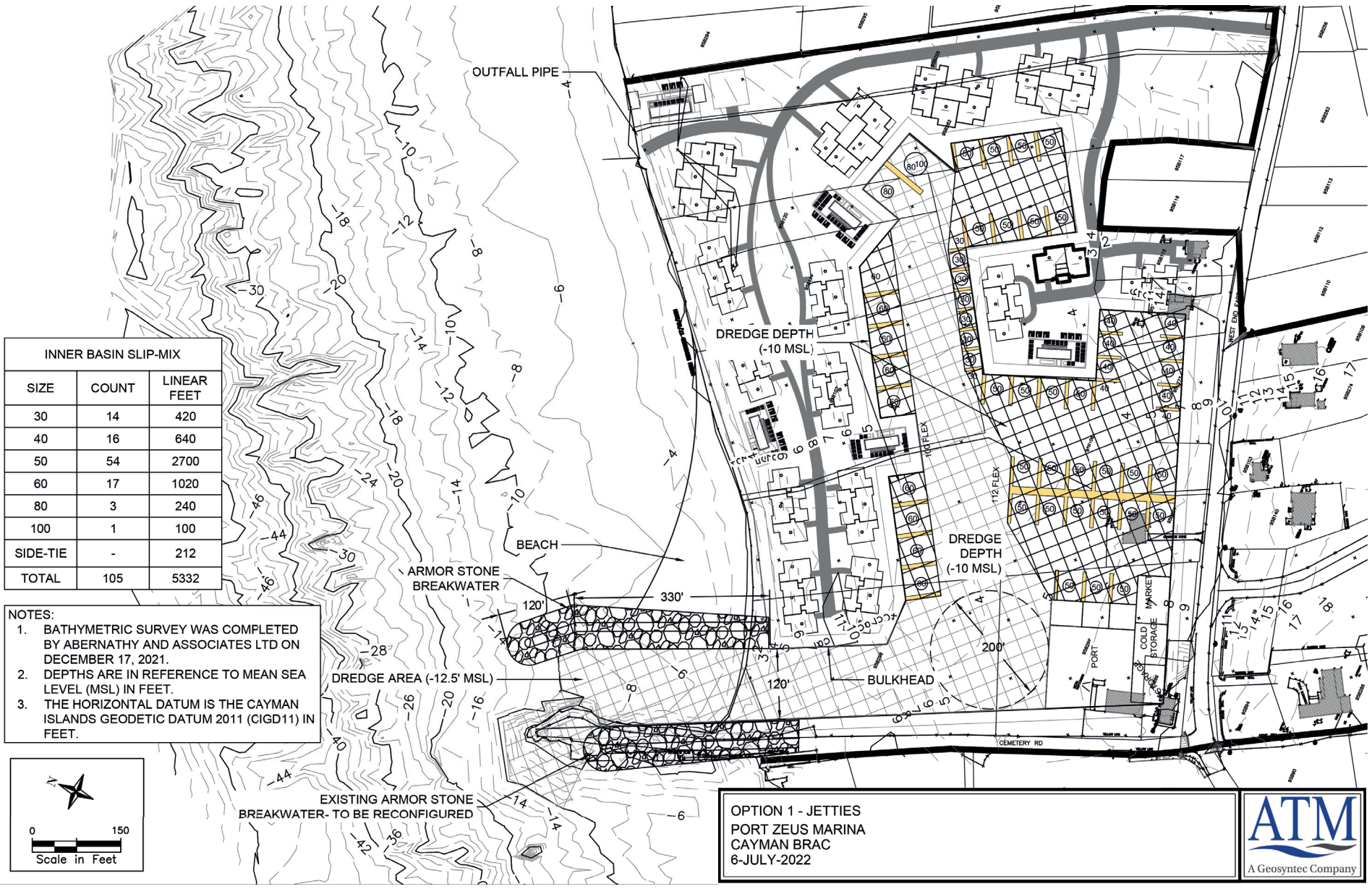


OWNER'S CONCEPT SKETCH



	SLIP COUNT
INITIAL LAYOUT	± 160

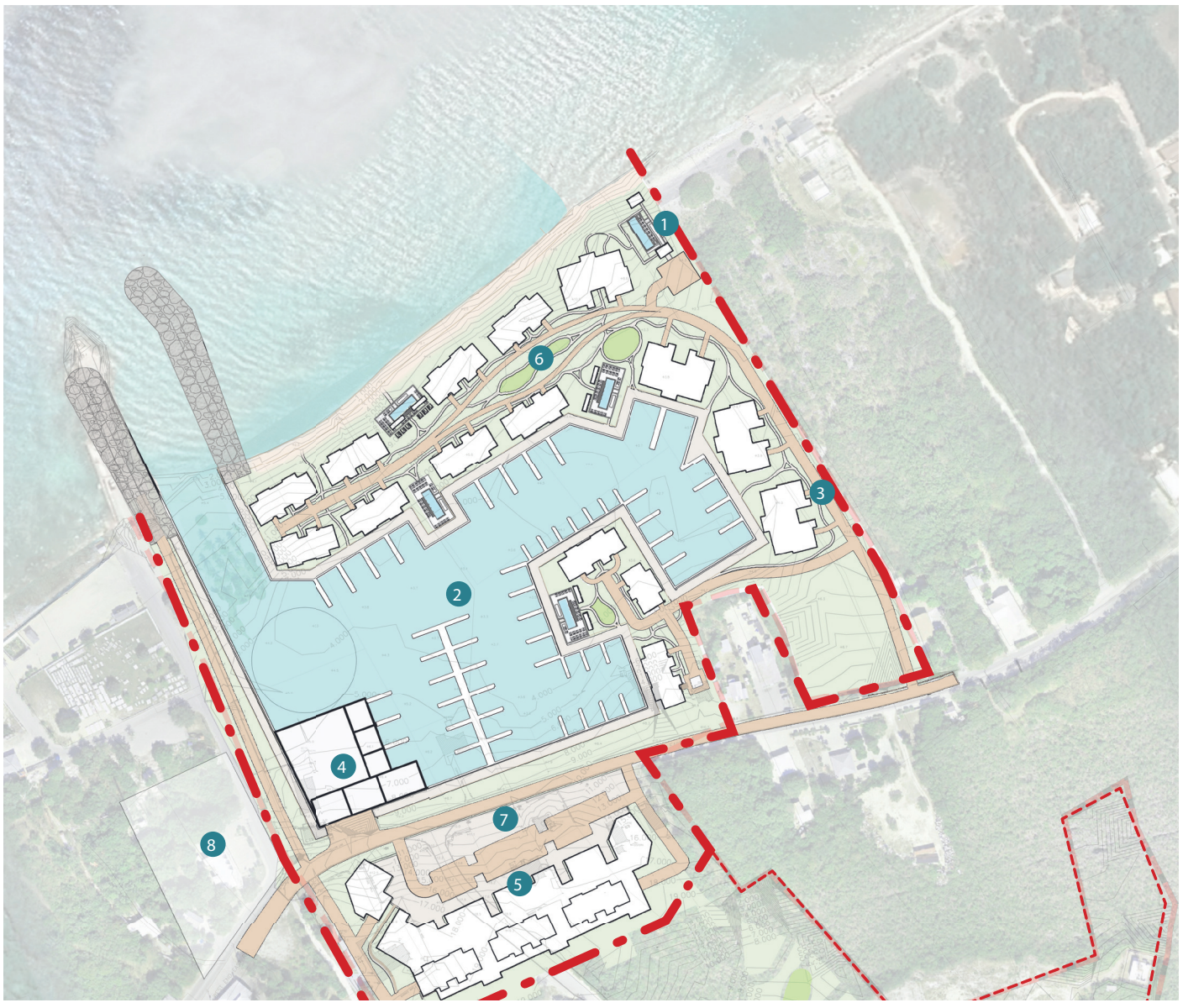
OPTION 1 - JETTIES



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
TOTAL	105	5332

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

OPTION 1 - MASTER PLAN



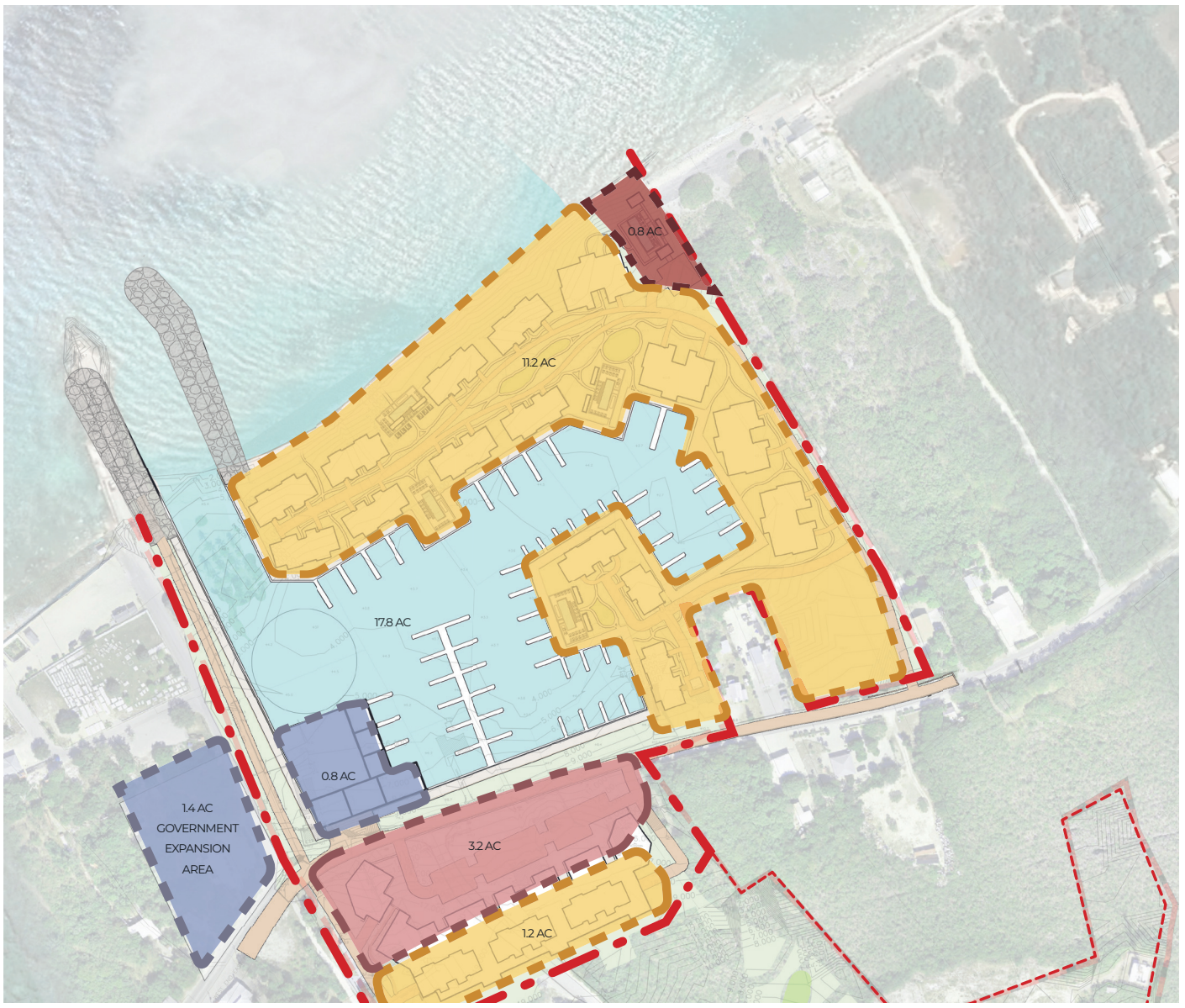
LEGEND

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

1:500

0 50’ 100’ 200’

OPTION 1 - LAND USE PLAN



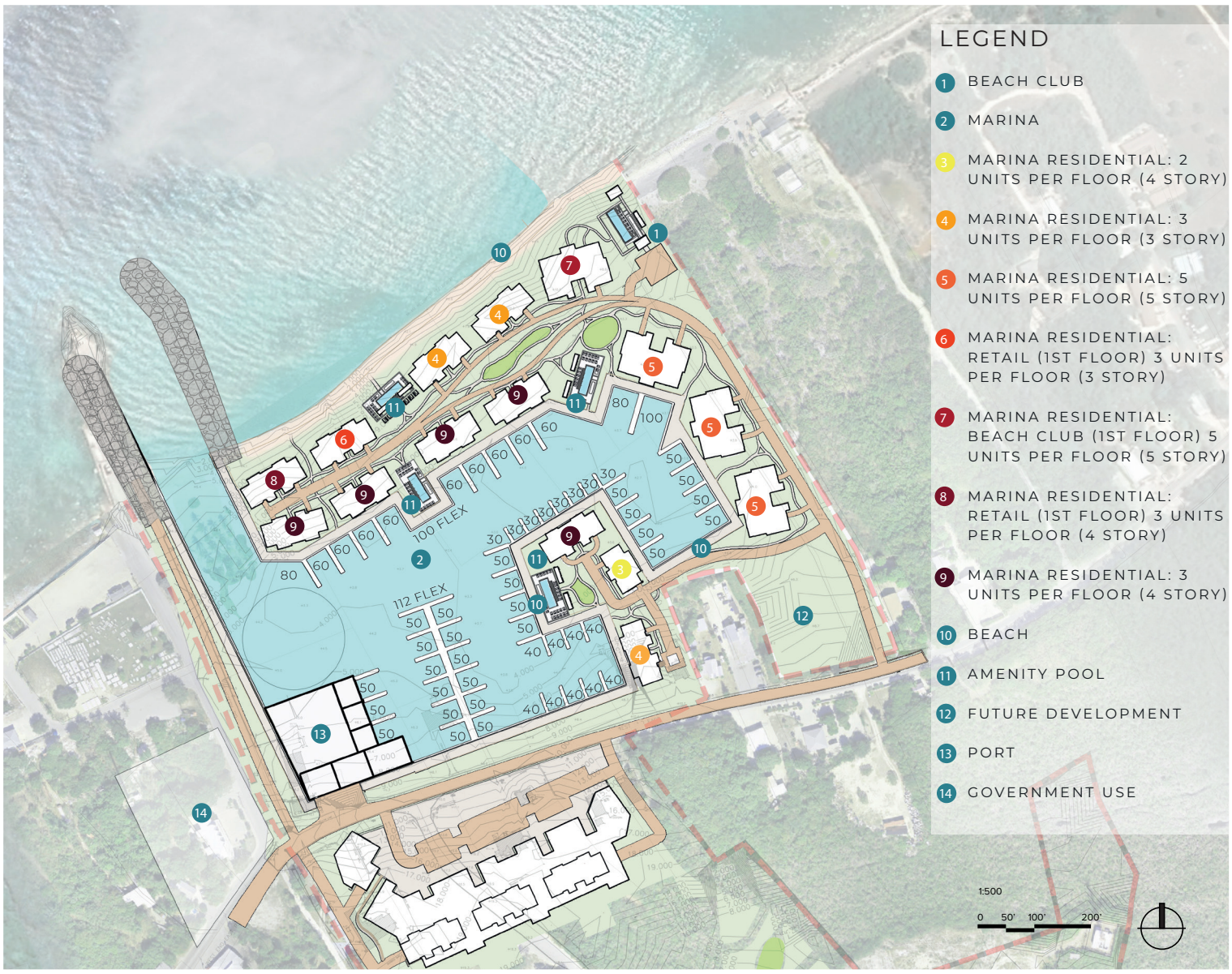
LEGEND

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

1:500

0 50’ 100’ 200’

OPTION 1 - MARINA PLAN



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
Total	105	5292

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
Total	29400

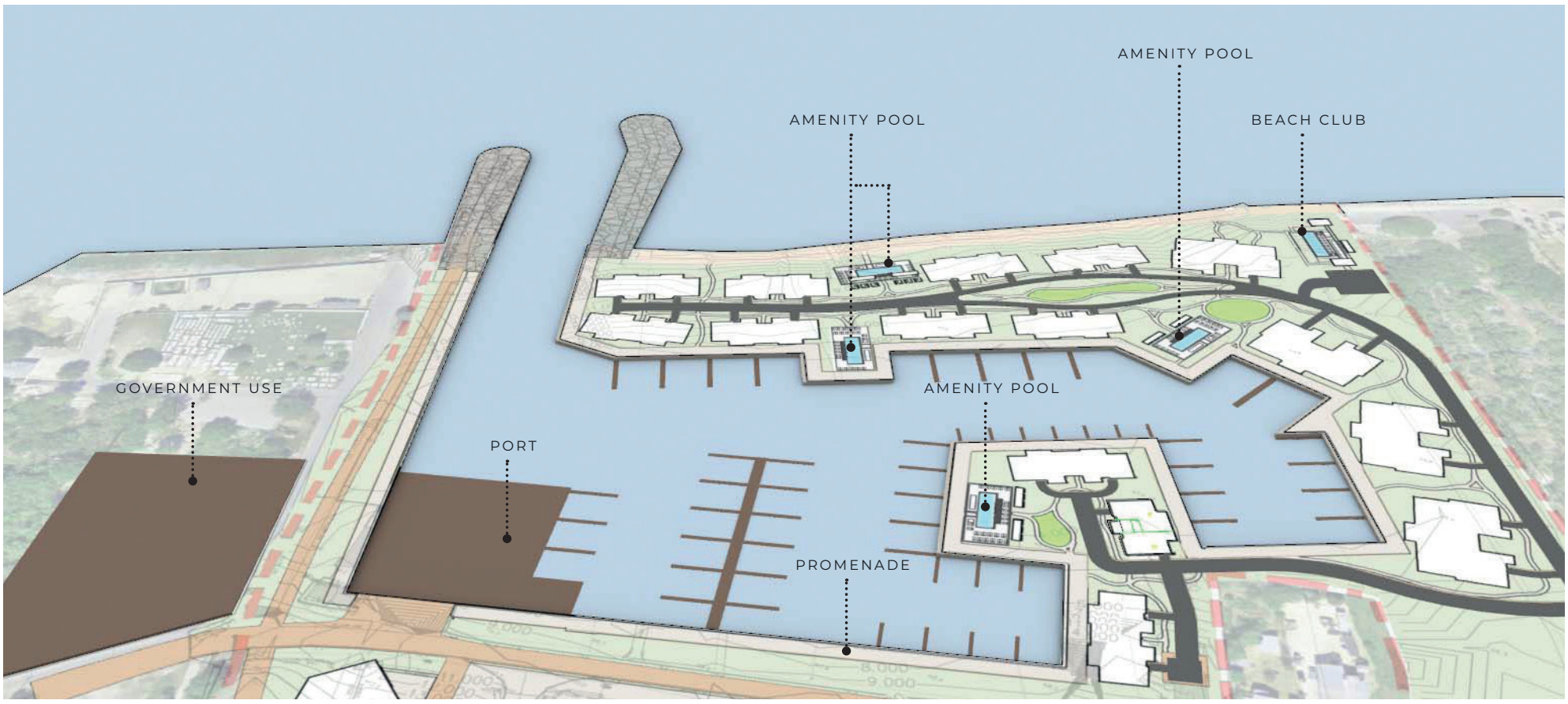
PORT

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
Total	164

OPTION 1 - 3D VIEW



LEGEND

PROMENADE
PARK
PORT
OPEN SPACE

OPTION 1 - CIRCULATION DIAGRAM



LEGEND

- EXISTING MAIN ROAD
- VEHICULAR CIRCULATION
- PEDESTRIAN PROMENADE

1:500

0 50' 100' 200'

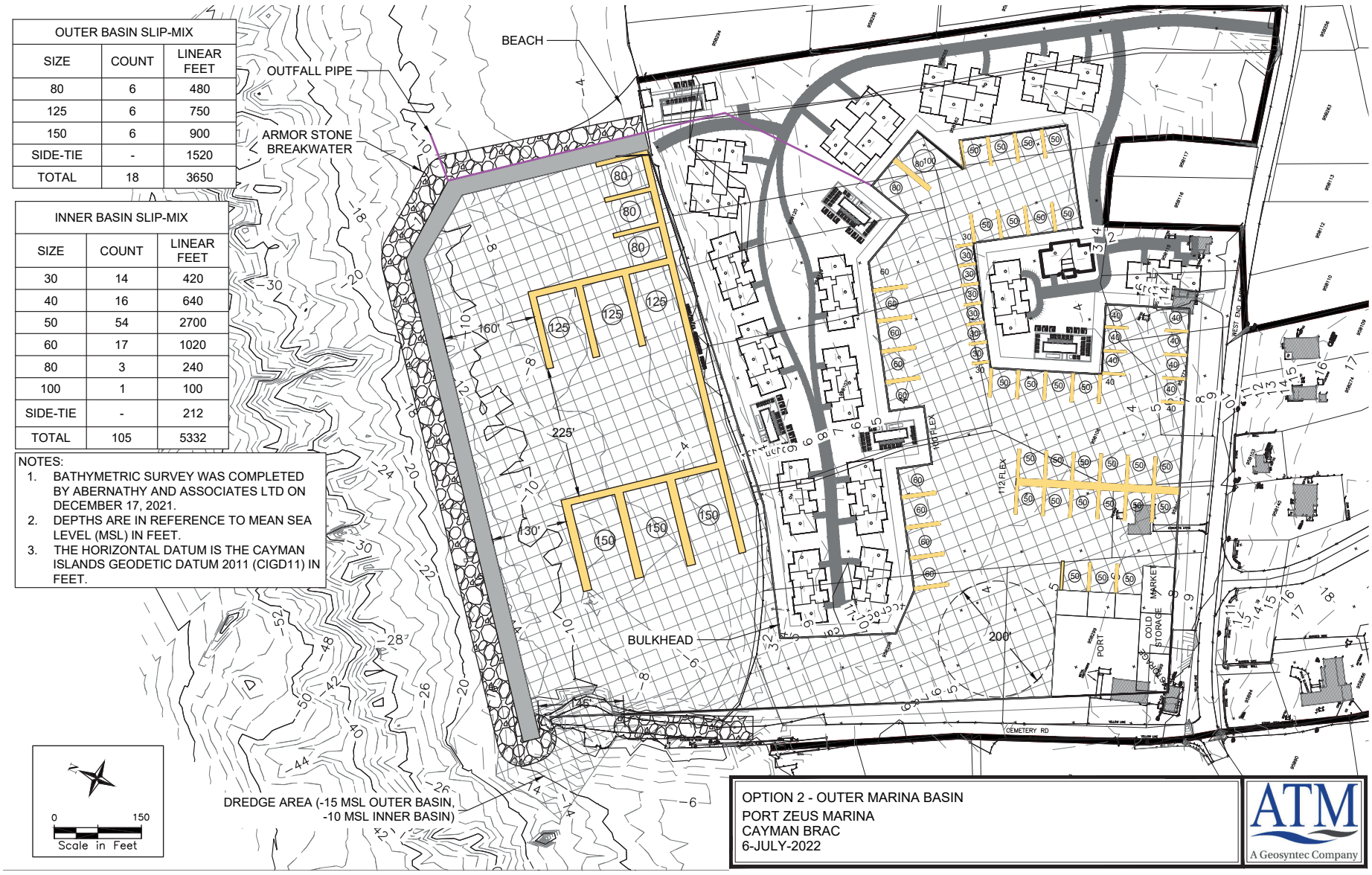
OPTION 2 - OUTER MARINA BASIN

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
TOTAL	18	3650

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
TOTAL	105	5332

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



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

ATM
A Geosyntec Company

OPTION 1 - OPEN SPACE DIAGRAM



LEGEND

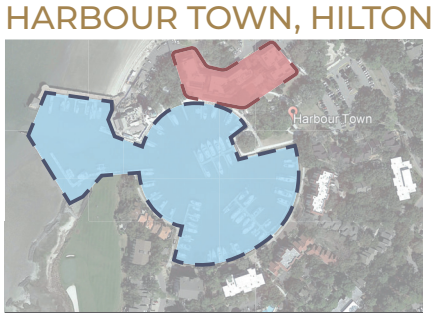
- ACTIVE OPEN SPACE
- RETAIL PLAZA
- AMENITY AREA

OPTION 1 - SCALE COMPARISON PRECEDENTS

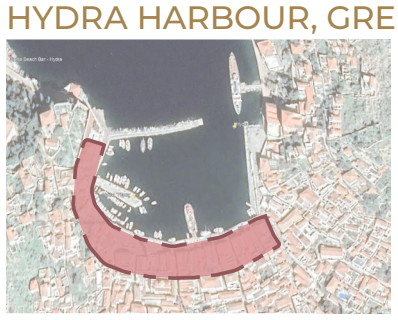
PORT ZEUS MARINA



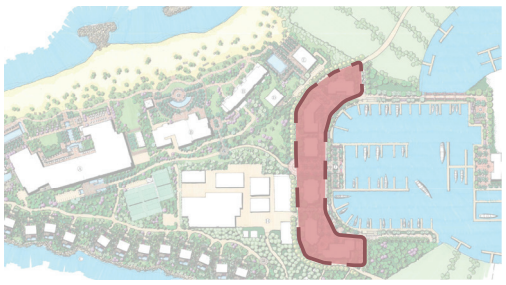
HARBOUR TOWN, HILTON HEAD, SC



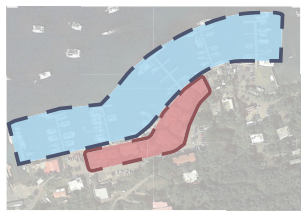
HYDRA HARBOUR, GREECE



ROSE ISLAND, BAHAMAS



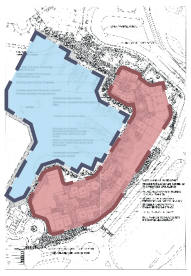
SOPER'S HOLE, BRITISH VIRGIN ISLANDS



PALMAS DEL MAR, PUERTO RICO



MARINA VILLAGE AT ATLANTIS, PARADISE ISLAND



- MARINA
- PORT
- RETAIL

SCALE COMPARISON STUDY PLANS ARE INDICATED AT THE SAME SCALE

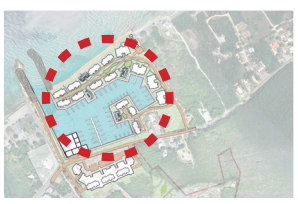
CHARACTER IMAGES

PROMENADE

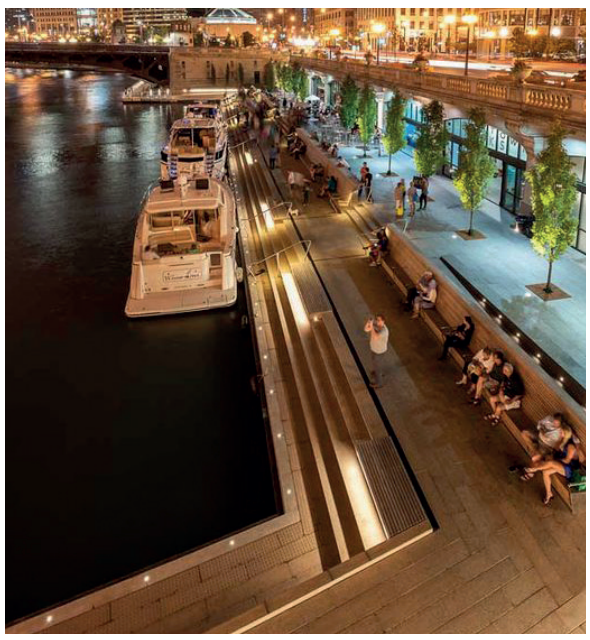
THE ONSHORE MARINA WILL PROVIDE SHORT, MEDIUM AND LONG-TERM BERTHING FOR VESSELS UP TO 100FT IN LENGTH. THERE WILL BE A VARIETY OF SLIPS WITH A MIX RANGING FROM 30 TO 100 FEET, WITH A TOTAL OF APPROXIMATELY 120 BERTHS, TOTAL BERTHING LENGTH OF OVER 5,200 LINEAR FEET. THE SLIP-MIX VARIETY HAS BEEN EVALUATED 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.

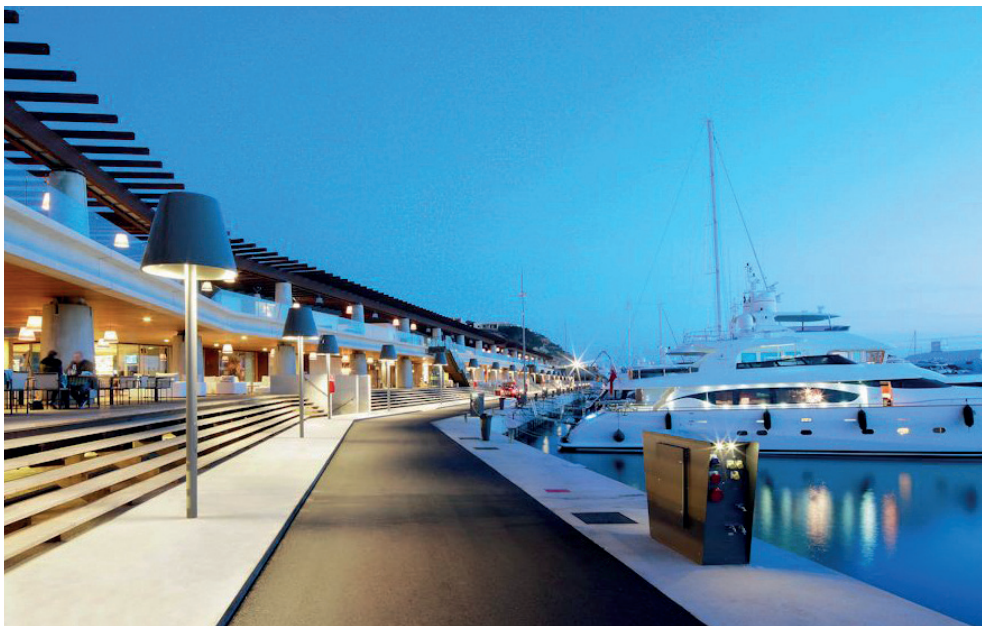
THE MARINA BASIN WILL BE DESIGNED TO MINIMIZE WAVE HEIGHTS TO NO MORE THAN 1 FOOT. A FLUSHING STUDY WILL BE UNDERTAKEN TO MINIMIZE DEAD WATER WITHIN THE MARINA AND MAINTAIN A HIGH-WATER QUALITY ATTRACTIVE TO SEA-LIFE AND HEALTHY WATER FOR THE COMMUNITY.

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.

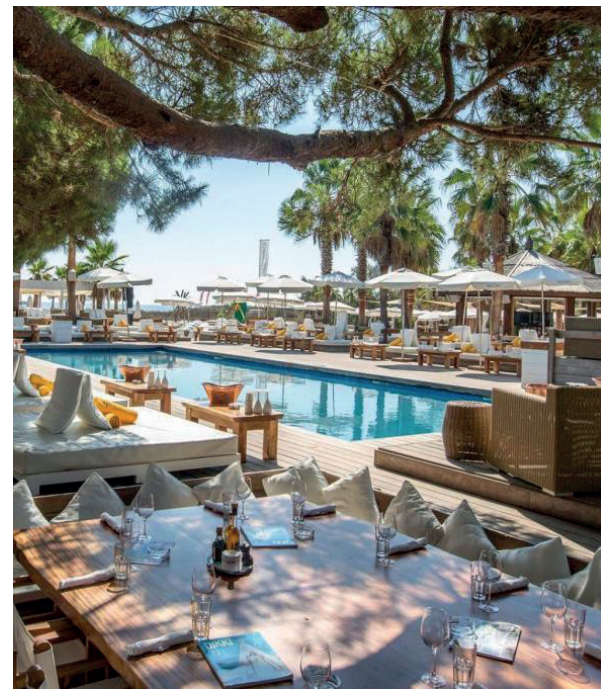
WITH THE DEPOSITION OF THIS NATURAL RESOURCE, IT WOULD SEEM SENSIBLE TO USE THIS AREA FOR COMMUNITY PLEASURE AND BEACH ENJOYMENT. EXPLORE THE SANDY COASTLINE, SOAK IN THE SUN DURING THE DAY AND ENJOY THE BREEZE IN THE EVENING. EVENTUALLY, THE AREA WILL BE A PLACE TO GATHER AND RELAX WITH PLANS FOR BEACH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

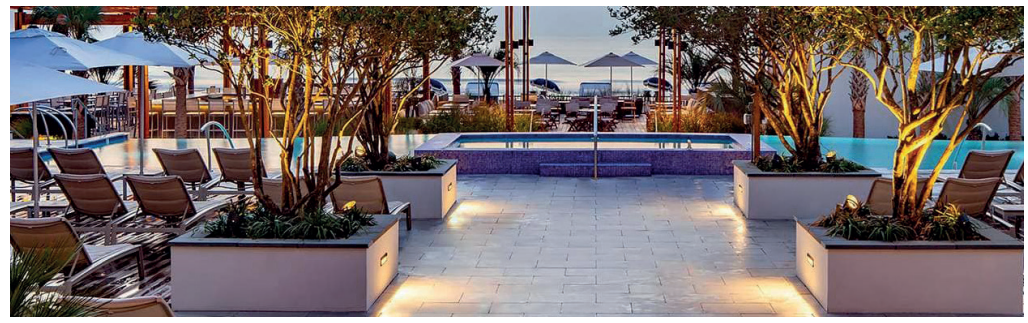
ALL THESE FACILITIES WILL GROW AND EVOLVE TO THE NEEDS OF ITS CLIENT BASE, AS VISITORS TO THE MARINAS INCREASE WITH TIME.



















CHARACTER IMAGES

MARINA RESIDENTIAL

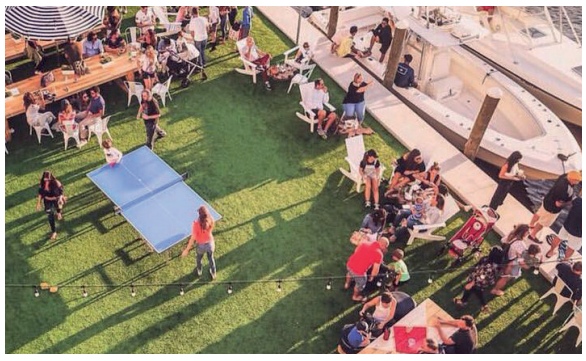
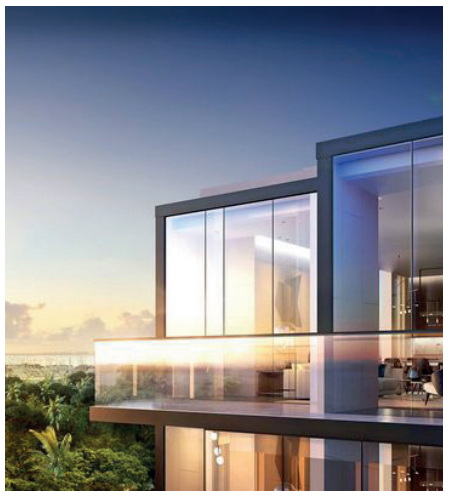
THE 11.2 ACRES OF LAND THAT IS INCORPORATED INTO THE MARINA AND BORDERS THE EMBAYMENT IS SEEN AS AN INTEGRATED AREA FOR COMMUNITY, COMMERCE AND HABITATION. THERE WILL BE THROUGHWAYS FOR MULTIPLE PUBLIC POINTS OF ACCESS TO THE BEACH WHERE NONE CURRENTLY EXIST. MARINA AND HARBOUR DEVELOPMENT WILL BE UNDERTAKEN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

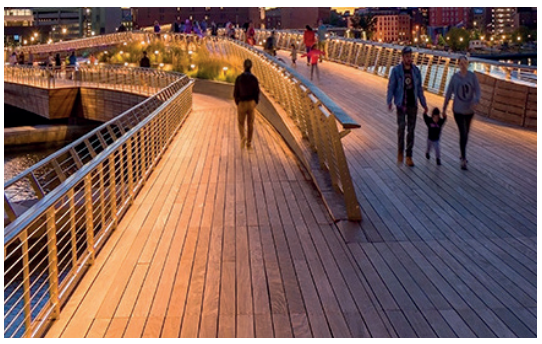
THIS AREA WOULD BE EXPECTED TO BE DEVELOPED OVER SEVERAL YEARS IF NOT DECADES AND WILL BE THE FERTILE GROUND ON TO WHICH THE SEEDS OF THE VILLAGE WILL EVENTUALLY SPROUT, AND A COMMUNITY WILL GROW.

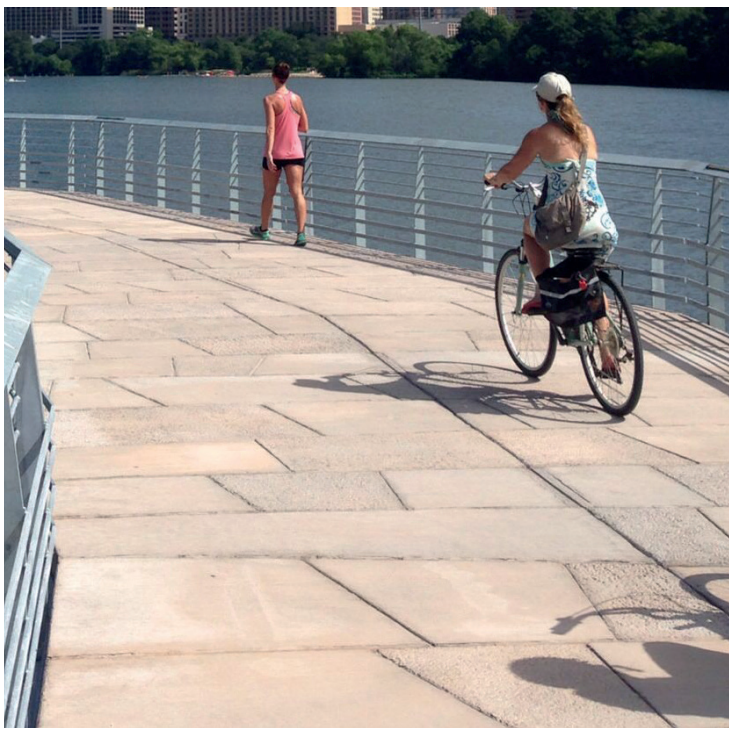
FROM AN ARCHITECTURAL PERSPECTIVE, THERE WILL BE A NEED FOR COMMONALITY OF DESIGN THAT IS EMPATHETIC TO THE ISLAND. FS INC PLANS TO MASTER-PLAN AND MANDATE THE USE OF LOCALLY QUARRIED STONE ON ALL LOWER FACADES, GIVING A UNIQUE AND LOCAL AND PERMANENT STONE COLOUR PALETTE.

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

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.





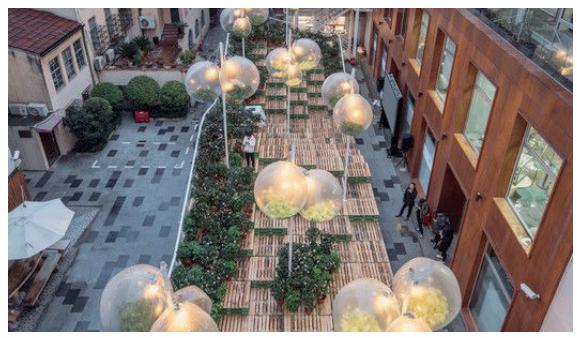








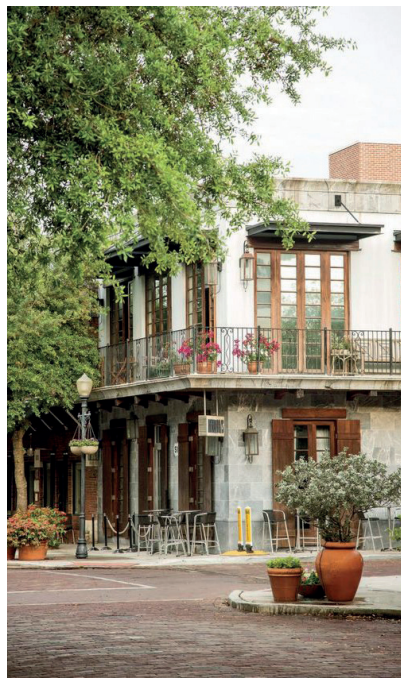

















LLADRÓ
the
Belgian
Chocolate
factory
SWAROVSKI







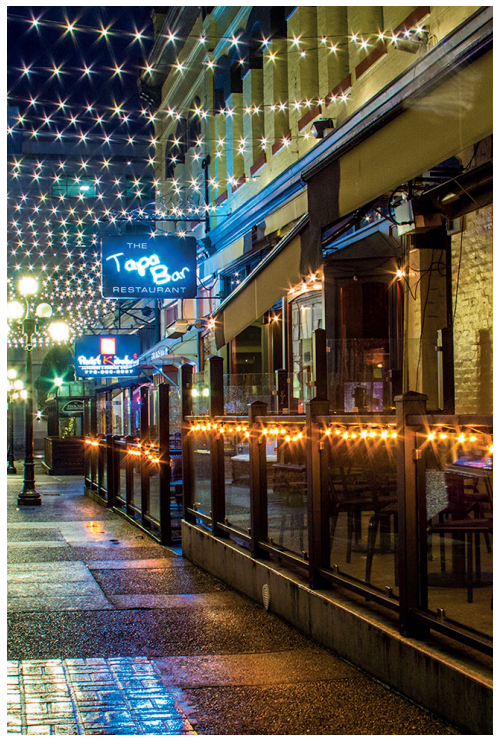



Αρχαιολογικό Μουσείο
Μεσσηνίας


Αρχαιολογικό Μουσείο
Μεσσηνίας



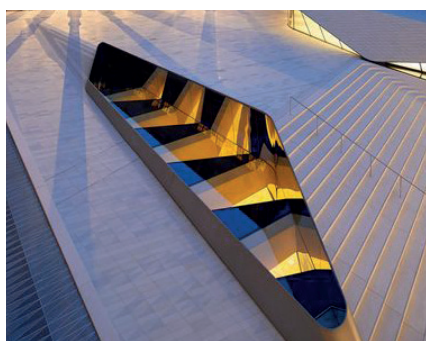

ENETIKON

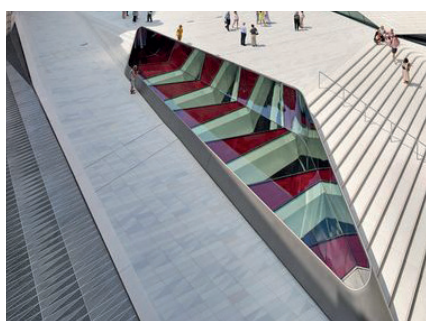

THE
Top
Bar
RESTAURANT

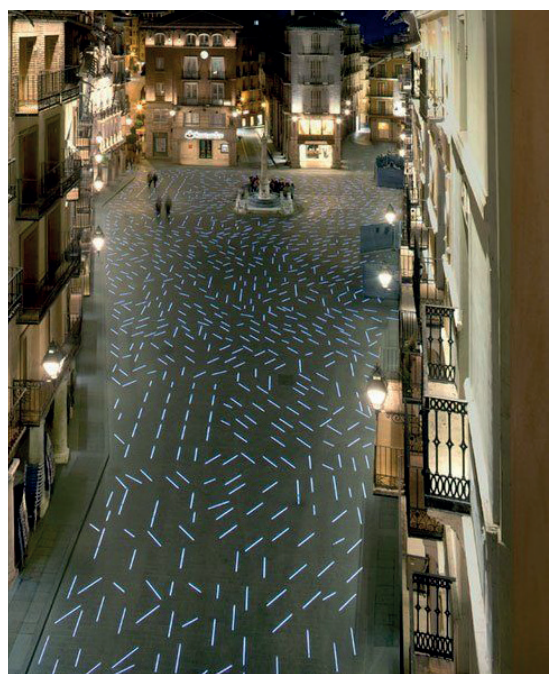












CHARACTER IMAGES

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 OVER-USED COOKIE CUTTER FINISHES COMMONLY SEEN ELSEWHERE. THE IMAGE OF PERMANENCE AND LOCAL HERITAGE IS OFTEN OVERLOOKED.

















edsa ATM AMR CONSULTING ENGINEERS EXCELLENCE IN ENGINEERING SOLUTIONS AND SERVICE