

S H O W C A S E

turtle cove

an eco-friendly step above the rest

The Cayman Islands has deep historical ties to the green sea turtle. The abundance of these special reptiles led to their discovery by

Christopher Columbus during his fourth voyage; he even named the Islands "Las Tortugas" in their honour. ▶



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coast of Florida, where you may have to drive 40 miles just to get to 50 feet of water. At Turtle Cove, just two miles into North Sound, the marine life is abundant and the reef is plentiful. Fishing and boating aside, another draw is that Turtle Cove is just steps away from shopping, dining and nightlife along Seven Mile Beach, but without the daily hustle and bustle.

As noted by Mike Springstead, one-half of the sibling-duo behind the engineering and design of the development (his brother is Dave Springstead), right from the beginning of the project, one of their goals was to allow the nature of the surrounding area help dictate the design and placement of the structures. “We felt the turtle shape highlights the practical design of the buildings along with the symbolic nature of the turtle, which is a reminder of the Cayman heritage and the surrounding ecosystems.”

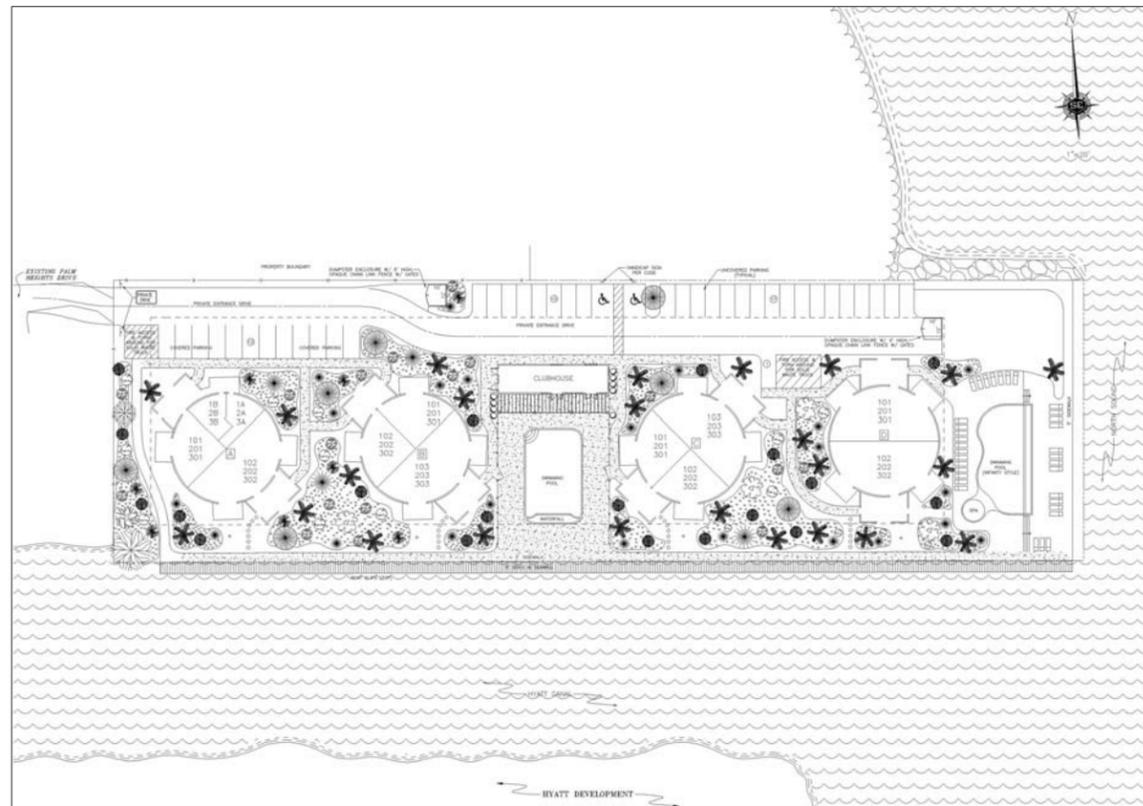
The West Indian style of architecture encompasses thirty villas in a cluster of four 3-storey buildings, each round in shape, just like a turtle, and containing state-of-the-art hurricane shutters that act like “shells”, which protect the villas from the high winds. Says Mr. Moffitt: “The round - structure is for the wind. It costs more than a rectangular or square box. The stronger the wind, the less impact it has. The more surface area you have from direct wind, the more pressure you have per pound, but if you curve that surface area, the wind passes around it a lot easier.” The hurricane shutters will be on the doors and the windows; once closed, they will be just as impact resistant as the concrete walls. Whether protection against vandalism when the owners are off-island or from the elements during the rainy season, the shell of these buildings will be hard to crack.

The roofs of the buildings are a huge selling feature – one of the biggest if you are an environmentalist. Not only are they reinforced, flat concrete roofs (as opposed to the traditional gable roof), but they are also “green”, making them more sustainable for a number of reasons. So what is a green roof exactly? It can be defined as any system where a vegetated area becomes a part of the building’s roof. This includes vegetation, a filter layer, a drainage layer, a root resistance layer and a waterproof membrane. Turtle Cove will have an extensive roof system, meaning each roof will have a shallow growing medium (soil and wildflowers), consisting of panels, which create layers. All of which are positioned above the existing flat roofs, thereby making it an extension of the original.

There are a host of other benefits to green roofs as well. They help manage storm water (by helping to reduce runoff which can cause floods and water pollution from sewage). The standing seam roofs will capture 90 percent of the rainwater. A cistern will then collect the water from the roofs

to be used in an irrigation system for the surrounding landscape. Since roofs are where most of storm damage happens, this is a huge bonus during Cayman’s rainy season. Green roofs also significantly add to a building’s energy efficiency – especially during peak times – so in Cayman’s hot, tropical climate, the largest impact on energy savings is reflected in lower air conditioning costs. For comparison, Mr. Moffitt notes Florida’s electricity costs, which can fluctuate between US\$0.09 to 0.11 per kilowatts; however, in Grand Cayman, it is about US\$0.36. Green roofs also improve air quality and extend their life, lasting up to twice as long as regular roofs. The construction of green roofs has been a hot trend in North America for a few years now; however in Cayman, this is an eco-friendly concept rarely embraced in the world of high-end property developments. It is refreshing to see a developer such as Mr. Moffitt do his part to help the environment and save on energy costs; that is why Turtle Cove’s green roofs will help advance the cause.

All of the villas have either two or three units per floor, with 10’ high ceilings. Elevators will be in two of the buildings, but you can also walk-up to your unit, and the buildings without elevators are lower in price. The one-bedroom, one-bath units are triangular-shaped (like a piece of pie) and contain an ▶



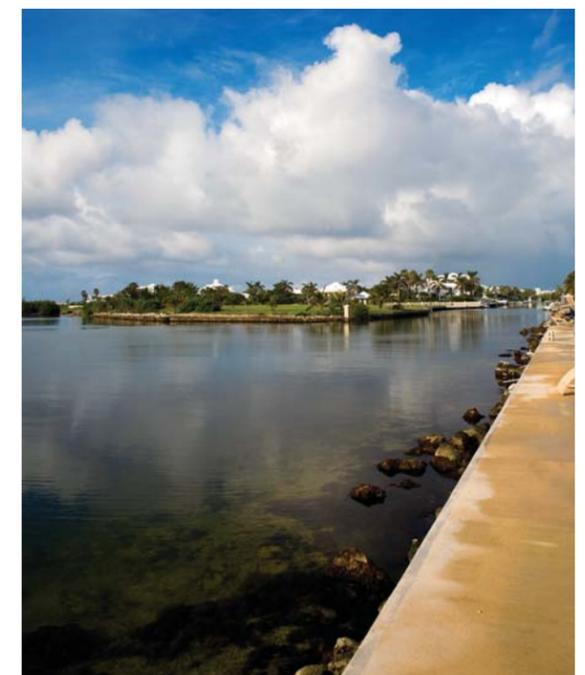
They were so plentiful that subsequent sailing expeditions in the 1600s led to the creation of income and supply of food for locals. By and large, turtles hold much symbolic meaning in mythology; they are seen as creations of nature, carrying their round shells over the ground like heaven, while their flat bottoms represent earth. They also have a peculiar resistance to aging, and that is why they also symbolize longevity. As shore creatures, they use the land as well as the water. And just as they can’t separate themselves from their shells, neither can we separate ourselves from what we do to the earth – in many ways, turtles are the true environmentalists. A new luxury residential development on Grand Cayman called Turtle Cove embodies the spirit of

these unique reptiles: in their shape, in their protection against the elements and in their ‘green’ features.

Turtle Cove is situated on 1.8 acres of land on the quiet end of Palms Heights Drive at the tip of the Hyatt Canal entrance to Snug Harbour. David Moffitt is the 45-year-old developer behind these luxury villas and hails from Tampa, Florida. He has developed residential, commercial and hotel developments in the Tampa area for many years, but has had family ties to Grand Cayman since the late 1950s. Having vacationed here his whole life, Mr. Moffitt has viewed Grand Cayman as the ultimate vacation spot and decided to buy this property, in part, for him and his family and friends.

Surrounded by a mangrove and a pleasant year-round breeze, Mr. Moffitt perceives North Sound as the next big desirable area for people to have homes. Not only does it have a unique beauty and marine life like no other on the island, it is also private, secluded and offers protection from the elements due to its location and construction. Offering a spectacular view of Snug Harbour and in the near distance, Cayman Kai, it is also a short boat ride there as well as to places like Stingray City, Rum Point and Seven Mile Beaches’ warm Caribbean waters.

Turtle Cove will definitely appeal to the sailors or boaters as there will be plenty of facilities for watercrafts of any size, including a dock with private slips, which will wrap around the entire property from the Hyatt Canal right to the North Sound. According to Mr. Moffitt, the appeal is in the ability to fly to the island and getting right on your boat. With 500 feet of boat slips, it is especially a bonus for people who live on the west





open-concept living and dining room area, an enclosed kitchen with bar, a storage room or office and a large bedroom with 8' high glass sliding doors that lead out to wrap-around balconies. Says Mr. Springstead: "The rounded balconies give an open, organic feel for the residents, not found in conventional condominiums, which allows more open physical and visual space." The two-bedroom units have a half-moon shape and each contains two separate screened balconies, one off the living room, another off the office or den. The enclosed kitchen is central and the two bedrooms are on either side of the units, each with their own bathroom.

All units come with solid wood cabinets and porcelain tiles with non-slip on the exterior porches and patios. The kitchens have granite countertops and the bathrooms have marble vanities with toilet bowls built-in. Appliances include 25 cubic feet side-by-side Whirlpool refrigerators, electrical stoves, microwaves with hoods, dishwasher and Kohler made plumbing fixtures. Upgrades include kitchen cabinetry, plumbing fixtures, customized closets, home security system, home audio (Crestron or Lutron), a choice of travertine or solid wood flooring and stainless steel appliances. One unique feature is that the condos are individually insulated with sound proofing between each floor; all exterior walls and floors are poured in placed concrete to help shut out neighbouring noise, as well as increase the "R" factor for energy. To be specific, R20 insulation factor in the walls and R40 in the roof, which is far



beyond the minimum requirements in the US, for example. Mr. Moffitt is confident that once owners see their bills in a year's time, they will be grateful for the high R factor, as well as for the green roofs.

Amenities to be included in the development are elevators in two of the buildings as well as two pools with hot tubs; one is an infinity pool on the sea front, perfect for adults who want to mingle over cocktails; the second to be situated between the two buildings and is more family orientated with a waterfall and slide for the children. There will also be a large clubhouse with restrooms to house a gym and common area, ample parking space and underground utilities. Due to the density of the site, the plan is to give the landscape a lush-look, with palm native floral. Six guest suites are going to be built in one of the buildings to accommodate the overflow of big families or visiting friends who seek more privacy. The suites will include two queen beds, a kitchenette and wet bar.

It is easy to imagine lounging by the infinity pool at sunset, sipping your favourite cocktail and watching the boats sail past you along the calm North Sound, perhaps to Kaibo or Stingray City. With 60 percent of the development already sold (the construction company is KM Ltd.), Phase 2 is slated for completion in September 2008; Phase 1 will be ready for move-in this May (the first two buildings, the pools and the clubhouse). First floor, one-bedroom units begin at 876 square feet and start at CI \$330,000 and run up to third floor two-bedroom units with dens at 1,752 square feet for CI \$820,000. Mr. Moffitt is starting another development on Frank Sound Road, near the Botanic park. The residential building lots will surround a 3.5-acre lake in the middle of the island and will offer the option of "green" homes for people to buy. Lots will start in price in the CI \$50,000 range.

Turtle Cove is a step above the rest in terms of eco-friendliness. Mr. Moffitt and his team should be applauded for putting the environment at the forefront of this development. For this, the spirit of the turtle is alive. ■

For more information, please contact Liz Ross at The Real Estate Company Ltd., 949-1717, email: rec.candw.ky, www.therealestatecompany.info.