

Hello. I'm Patty DePietro HOA president from Sunset Harbor. As Kathleen shared we are a community led initiative. We are here because we believe the Seafood Shack land represents a rare opportunity to get development right – in a way that benefits the county, residents and visitors alike.

We support the development of Seafood Shack Property that:

- Adds meaningful amenities
- Improves long-term livability
- Supports economic vitality and
- Maintains quality of life

These goals are not in conflict with each other. With thoughtful planning, they can be achieved without creating unsupportable traffic, noise or safety and environmental impacts – and importantly they are strongly supported by the community.

This is an exciting opportunity with real potential to make Cortez stronger, while respecting the realities of the area. The surrounding roads are one-lane in each direction, curved and already heavily used. We understand that development is important for our community and are proactively supporting you in that. Development that works with the constraints of the area rather than against them is essential.

We understand the county's original intent in acquiring this property was for boat ramps, but the physical traffic, safety and noise realities for this particular location make that use impractical. This purchase however creates an opportunity to pursue alternate amenities that better serve the public interest while avoiding safety and congestion impacts.

To better understand community priorities, we surveyed a few hundred households in neighboring communities. As Kathleen mentioned, we received a 93% response rate. That level of participation reflects how deeply people care about what happens here. We have shared the full results with each of you. I will just highlight a few take-aways.

The top desired amenities are:

- Waterfront dining (96%)
- A bait and tackle shop (71%)
- A Park area (66%) – great for mitigating environmental impact
- Size appropriate Marina (60%)
- Marine Fueling (51%)

These uses are revenue-generating tax supportive and aligned with the character of Cortez and the surrounding region.

Opposition overall was limited. However, there was near unanimous opposition to boat ramps at this location. Mark will speak next to explain the reasons behind that concern, so you can fully appreciate the underlying safety and congestion issues.

Our goal today is simple – to help build a future for Cortez that the vast majority of the community supports – one that adds vitality and economic value without overwhelming the area or creating avoidable impacts. This is a chance to choose a path that strengthens our community while respecting the limits of this location.