

Good afternoon commissioners, my name is Mark Silagy. I am the president of the Cove Point Condominium Association in Cortez and a coalition board member. Thank you for your time today.

As Patty shared, we strongly support SMART redevelopment. However, 293 of our residents – 96% of the respondents to our residential survey - firmly oppose boat ramps.

Numerous case studies document the incompatibility of boat ramps in residential areas – Siesta Key is one example. In addition to traffic, noise, pollution, impact to marine life, and increased crime, are all sited as issues and all will apply to our community.

What is critical for you to understand is that there are unique infrastructure challenges in our community and existing traffic congestion known only to those who live there because we experience them every day. They are documented with video on our website which we've encouraged you to watch.

These limitations must not have been understood when the property was purchased, but they exist, they cannot be remedied, and they must not be ignored.

Our residential roadways cannot SAFELY accommodate boat ramp traffic and cannot be modified or expanded to do so.

**(PHOTO 1)** Many of our residential streets, which are missing sidewalks, are used by residents and visitors with small children for walking and biking. These narrow winding streets have hazardous 90-degree blind corners that are impossible for vehicles towing boats to navigate without encroaching completely into the opposite lane. **(PHOTO 2)**

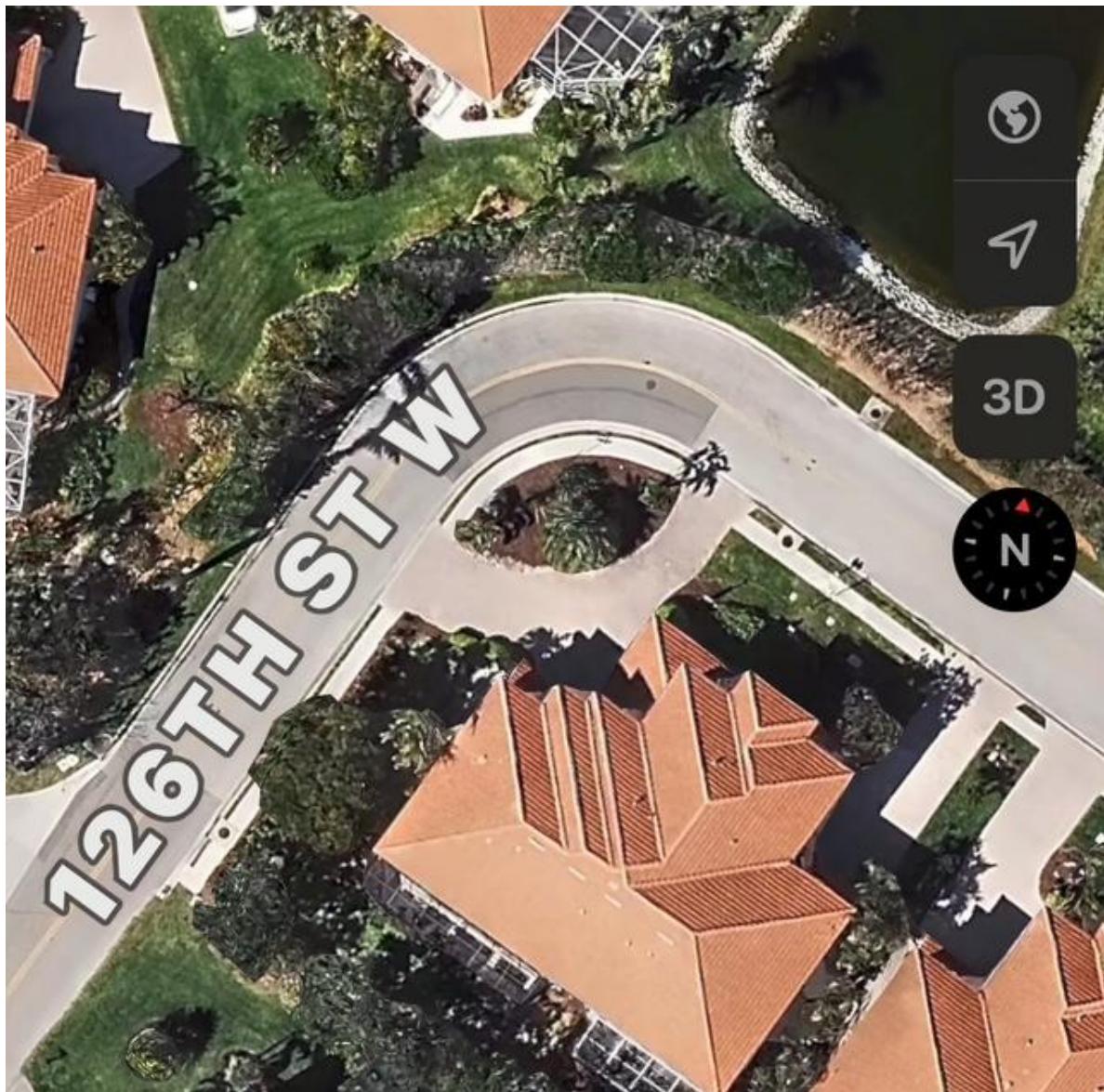
Two vehicles towing boats in opposite directions approaching one of these turns will be forced to stop until one can safely make the turn. If both are too far into the blind corner, they will be trapped and if there are vehicles behind them, they can't back up resulting in gridlock.

These same roads are often used by motorists rushing to detour through our neighborhood to jump the queue when island-bound traffic is backed up on Cortez Road West, which as you know, is one of the county's most dangerous roadways.

Adding large vehicles towing boats into this mix is an accident waiting to happen, will put everyone at risk, and will create liability exposure for the county if you proceed with this development knowing it will create a safety hazard.

In summary, including boat ramps at the Seafood Shack property is unsafe and will do irreparable harm to our community and quality of life. It is the antithesis of SMART development.

Now that you know, we urge you to do the right thing and remove boat ramps from the redevelopment project scope for the property.



**Blind 90 Degree Intersection at 126<sup>th</sup> Street W and  
Harbour Landings Drive**



**Vehicle towing trailer attempting to navigate turn at 126<sup>th</sup> Street  
West and Harbour Landings Drive to exit neighborhood**