

To: City of Key West Planning Board

Through: Patrick Wright, Director of Planning

Cc: Susan Harrison, Sr. Deputy City Clerk
Vanessa Sellers, Planner II

Re: 2407-2409 N. Roosevelt Boulevard Variance & Major Development Plan

Dear Planning Board members:

My name is Donna Bosold, and I reside at 2641 Gulfview Drive, at Gulfview Pointe.

Gulfview Pointe is a small residential community located behind Roosevelt Gardens, a large multi-family affordable housing complex managed by the Housing Authority of Key West. Gulfview Pointe and Roosevelt Gardens share a marked northbound and southbound driveway access point to Roosevelt Boulevard. I write this letter as a resident who shares a car, and uses a bicycle or walks for daily needs, in addition to being a certified land use planner in Monroe County for the last 30 years. I write this letter as a resident who has had to witness the clean up of bicycle and other vehicular accidents severe enough to require EMS assistance, literally in the driveway that I use daily, the driveway that is the first proximate driveway to the north of the proposed project.

The immediate commercially developed area of the proposed project is bounded by two signalized intersections (Overseas Market and 5th Street); the cross streets of 7th and Hilton Haven Road, and the driveway is adjacent to a non-signalized pedestrian crosswalk. Roosevelt Boulevard at this juncture supports a center turning lane (often abused as a third lane, or passing lane).

The described section of Roosevelt Boulevard adjacent to the proposed project has been heavily developed with commercial retail, fast food, office, transient, and marina uses – each with access driveways to Roosevelt Boulevard, in some cases with two or more driveways, some clearly marked to limit traffic to right and/or left hand turns, but most not; if the Overseas Market juncture is included in the driveway count, there are no fewer than 17 vehicular access points to the north and south sides of the Boulevard. This count does not include the 2 currently closed access points to Banana Bay (next to the proposed project), and the open corner driveway access to the businesses located on the south side of the Boulevard at 5th Street..

I've read the traffic review comments dated March 12, 2019, provided by the City's designated Traffic Engineer. The comments *clearly* identify traffic safety issues that have not been begun to be addressed by the application before you. Has the City's

newly hired multi-modal transportation planner had an opportunity to review the application?

The profusion of so many vehicular access points in this area is inherently dangerous, particularly to those who must use the bike path or sharrows to get forth and back to work, shopping, daycare, etc. Pedestrians, runners, and skateboarders compete for space on the variable width sidewalk with bicycles (and now motorized assist bicycles). As a bicyclist myself, I am not comfortable swinging out onto the Boulevard to use the sharrow lane in this area; I've been hit twice exiting my own driveway to the sidewalk (I had stopped to look, the respective runner and other bicyclist slammed into me). As I recall, our former mayor publicly encouraged bicyclists to stay on the sidewalk in this area especially.

Use the professional resources that we have paid for as taxpayers to protect ALL of our residents, prospective, or here now.

Return this project to the applicant with directions to find a solution that will not exacerbate an already dangerous and overburdened traffic corridor.

Sincerely,

A handwritten signature in blue ink, appearing to read "Donna M. Bosold". The signature is written in a cursive style with a large, sweeping initial "D" and "B".

Donna M. Bosold, AICP
2641 Gulfview Drive
Key West, FL 33040







