

January 10, 2024

Dear Key West City Commissioners:

The Gulfview Pointe Homeowners Association is comprised of 25 single-family dwellings with contiguous shoreline adjacent to the proposed Happy Landings Marina. We are Key West residents and neighbors most directly affected by the proposal and, as such, hope you will seriously address our concerns expressed in this letter.

Upon reviewing City of Key West Planning Department's recommendations contained in your public meeting packet scheduled for January 11, we concur, wholeheartedly, with the Department and urge your affirmative vote consistent their recommendations, summarized as follows:

1. Approve Condition 14 for 948 feet of office space, which seems reasonable.
2. Deny Condition 20 that would permit operation of charter vessels.
3. Deny Condition 23 allowing a 33% increase in vessel length from 30 feet to 40 feet.

If the City Commission, however, were to approve Conditions 20 and 23, the applicant should:

- a) demonstrate through annual shoreline impact analyses that the use does not create shoreline erosion or nearby property damage, and
- b) obtain an enforceable "no wake/idle speed" designation and post signage outside the basin [in the channel extending to the point directly across from the farthest northwesterly Gulfview Pointe property].

The basis for our concerns includes the following:

- Safety, first and foremost, for kayakers and standing paddle boarders who often cross the proposed Marina channel. Wakes could easily result in falls into the water placing them at great risk of being run over by boats.
- Water turbidity from speeding boats disrupts seagrass beds and, consequently, marine sea life.
- Speeding boats increase the probability of running over manatees that are known to use the channel area as habitat.
- Boat wakes increase the likelihood of shoreline erosion, reducing use by residents and lowering property values.

Lastly, it appears the applicant has the cart before the horse, obtaining a Certificate of Occupancy before securing, first, a required Conditional Approval Permit (CAP). Without a CAP, it is uncertain how many conditions have been satisfied. Further, the applicant stated, at a Planning Board meeting in December, that a Florida Department of Environmental Protection (FDEP) Clean Marina designation has not been acquired. This is a violation of Condition 19 and should also be addressed during the City Commission's review process.

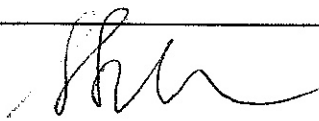
Thank you for your consideration of our concerns, expressed, herein.

Sincerely,

The following property owners in the Gulfview Pointe Homeowners Association:

Sandra Schwemmer

Name



Signature

Gulfview Dr., Key West

Address