

## Countryman, Ryan

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**From:** Jeremy Davis <JDavis@landauinc.com>  
**Sent:** Friday, January 24, 2020 2:57 PM  
**To:** MacCready, Paul  
**Subject:** BSRE VARIANCE APPLICATIONS for Point Wells: 11101457LU, 11101457002VAR, 11101457003VAR, 11101457SHOR

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Mr. MacCready,

I'm a Richmond beach resident and am very concerned that the county is being distracted by money, and losing sight of the facts raised in opposition to this project over the last decade.

I'm actually hopeful that the development does move forward. But what has been proposed is overwhelmingly disproportionate in scale to the surrounding neighborhood and supporting infrastructure. The scale of the development is disproportionately large, only to serve the profits of the developer-not to support the community or our region's development goals. In recognition that we do, in this region, need large-scale and high-density development to accommodate growing and incoming population, these types of projects are definitely needed. However: location, location, location. There's a reason high-density development is needed in urban centers, and not in hard-to-reach corners of our quiet neighborhoods. The developer has been unresponsive to county requests, and has only bullied its way into further consideration by throwing money around - not by proposing solutions that deal with the issues raised by the people who will actually be affected. These issues include lack of sufficient roadway or traffic controls, lack of transit options, plans for building at heights that do not meet code requirements, insufficient solutions for protecting surface water, insufficient solutions for landslides or seismic concerns, and insufficient planning for sea level rise.

As a member of the community that you are supposed to be working for, please keep these considerations in mind, and reject the variance applications. If development will occur, which I do actually welcome, please protect our community by enforcing the requirements to keep the development scaled appropriately for this area. High-density development that is not paired with mass transit is irresponsible. Previous discussions have noted 500 units, instead of the proposed 3,000 units, as an appropriately scaled development. This would be great for our community, but not as profitable for the developer -please pick which is more important.

Thanks for your consideration.

**JeremyDavis, PE, PMP**

Senior Associate

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**Exhibit W-3 Davis, Jeremy January 4 2020**  
**PFN: 11-101457 LU**