

unless all residents who attended the meeting with Mr. Dees indicate otherwise.

Homestead response: Under no circumstances do we wish to withdraw our request to rezone Homestead Boulevard (GPC 14-01 RZ), dated 2 Jan 2014. As you've previously implied, our rezoning application will have no bearing on Mr. Dees' proposal (i.e., GPC 13-28-SD) and vice versa. Therefore, we are not sure why you consider the rezoning application an issue related to our meeting with Mr. Dees and/or contingent on any compromise we may have reached. We would be happy to meet with you and your staff to further discuss this matter at any time.

Please ensure this email string is attached to the application file (GPC 14-01 RZ) and our application is processed expeditiously and impartially.

Thank you very much.

Respectfully,
William R. Finnicum, on behalf of Homestead Boulevard residents
704 Homestead Boulevard
finnicumw@aol.com
H: 228-205-2228
C: 703-336-7204

From: Samantha Abell [<mailto:sabell@gautier-ms.gov>]
Sent: Saturday, January 25, 2014 9:25 AM
To: 'William Finnicum'; 'Bruce & Wanda Norton'; 'Kathleen Johnson'; 'Joe & Betty Krebs'; DORSETTJAMES@aol.com; 'Mitch Patterson'
Cc: 'Babs Logan'; 'Rusty Anderson'; cnicholson@gautier-ms.gov; 'Wilbur Dees'
Subject: RE: Wilbur Dees and Homestead Boulevard Residents Meeting, re: Dees Landing Preliminary Plat, 7 January 2014

Mr. Finnicum et al,

I want to congratulate you and fellow residents of Homestead for extending an invitation to Mr. Dees and having what appears by any measure to be a constructive compromise. Last we talked, I will be honest and say that I was doubtful such compromise could be reached. However, upon returning from a week out-of-office, I met with staff and Mr. Dees to follow up on your below email. It is clear to me that all parties realize that in today's volatile economy, it is difficult for an investor to confidently predict homeowner demand and market finance. However, based on the comments from Homestead residents, Mr. Dees conveyed to staff that he has committed to you certain concessions. In return, as your email indicates, you have committed that residents will not pursue opposition to Mr. Dees development of his property. My understanding is the following:

Mr. Dees agrees to alter the existing preliminary plat to increase the lot road frontage to a minimum 150', in order to be compatible with existing lots. This impacts Mr. Dees financially. He makes the concession because neighbors stated this would be copacetic.

Mr. Dee's agrees to increase lot size from the permissible 1/3 acre to ½ acre along Homestead Boulevard.

Mr. Dees agrees that lots at the east end (as you turn into Homestead) will be a minimum of an acre and a half.

Mr. Dees will develop a marina that Homestead residents will be able to utilize as an amenity.

Mr. Dee's intends to move forward with platting eight lots presently in order to determine the market for these size homes and lots. He has agreed that in no case will he break from his agreement and plat smaller lots at a later time. He will not press and replat all lots at this time, as he felt confident with the conversation with residents that he will be able to plat future lots so long as it is keeping with the agreement.

Again, this seems to be a constructive compromise reached by you and fellow residents, understanding that Mr. Dee's is allowed by right to develop smaller lots. I congratulate you. The Planning Department will refund the application fee for the rezoning application, unless all residents who attended the meeting with Mr. Dees indicate otherwise.

Chandra, please copy receipt of this email and related correspondence as attachment to the application file.

Highest regards,

Samantha D. Abell
City Manager
City of Gautier, MS
(o) 228.497.8017 | www.gautier-ms.gov

From: William Finnicum [<mailto:finnicumw@aol.com>]

Sent: Thursday, January 09, 2014 8:02 AM

To: Wilbur Dees

Cc: 'Bruce & Wanda Norton'; 'Kathleen Johnson'; 'Joe & Betty Krebs'; DORSETTJAMES@aol.com; Mitch Patterson; Babs Logan; Samantha Abell; Rusty Anderson; cnicholson@gautier-ms.gov

Subject: Wilbur Dees and Homestead Boulevard Residents Meeting, re: Dees Landing Preliminary Plat, 7 January 2014

Mr. Dees,

First of all, let me say we appreciate you and your wife meeting with us in Gautier on such a frigid day. We believe the deliberations were informative and concluded with a potential solution on agreement to minimum lot size. However, in our discussions after the meeting and the following day, concerns were raised that we want to share with you.

We have anticipated the Dees estate development for years, and always expected it probably would look like 2 to 4 acre or more parcels with large homes, much the same as the north side is now. You can imagine our shock and dismay when we learned of the proposed 1/3 acre lots, and modest homes to be built on them. And if you put yourself in our shoes, you can understand the pushback you received when your plan

was unveiled. We were, therefore, anxious to meet with you and hopefully come to a compromise satisfactory to all of us.

In our meeting with you, we came to a gentlemen's agreement on ½ acre parcels for the panhandle portion of your property, which is a tremendous departure from our initial desire, and we're not renegeing on that agreement. However, even the one acre parcels that we first requested is considerably out of character with the existing neighborhood, and we remain steadfast in our belief that anything smaller would be very detrimental to our property values and quality of life. We are of the firm belief that your own property would be de-valued by development of the density you've proposed. We really are happy to see your property being developed, but extremely saddened by the significant change your proposed plat, even at ½ acre lots, would make to our community. Homestead Boulevard is characterized by estate size lots; spacious development with stately live oak and magnolia trees; quiet peaceful surroundings; breathtaking views of the Pascagoula River and surrounding marshland; and a walking, jogging, bicycle friendly neighborhood where parents can encourage their children to play outdoors without the fear of high volume traffic. These are the quality of life features that attracted our investment to begin with and we simply wish them preserved. We believe, along with the city planners, that preserving Homestead Boulevard's estate character will guarantee it remains one of the most desirable places to live in Gautier or on the Gulf Coast. Properties and neighborhoods of this design are very scarce, and very desirable. Maintaining the character of Homestead would be beneficial to you and us. We therefore make one more appeal to you to reconsider your plan. Please give us a plan that we can all get excited about, support and help you with. Dees Landing can be a jewel for Gautier, and an honor to your mother and father.

Please bear in mind, that we cannot speak for every individual in the affected area, but as best as we can represent the whole, should you remain fast on the ½ acre lots in the panhandle, we will not interfere. But we do wish you would give the one acre per home site serious consideration. We really do want to work together as a community, not be at odds with each other.

Again, thank you for meeting with us and sharing your thoughts.

Respectfully,
William R. Finnicum, on behalf of Homestead Boulevard residents
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