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September 15, 2026

Mr. Jeremy Burke
City of Bay St. Louis
688 Hwy 90
Bay St. Louis, MS 39520

**RE: Sunshine Crossing
 Sketch Plat, PUD Zoning Change, Private Subdivision**

Dear Mr. Burke:

Based on our meetings with you, the City Attorney, and discussions during previous Planning Commission and City Council meetings, please accept this formal application for Sketch Plat approval, PUD Zoning, and a Private Subdivision request.

Our client, FE & SE Investments, LLC (Mr. Frank Schmidt), wishes to develop 6 single-family lots, as previously submitted. We also propose a private park area to protect the named Live Oak, "Serenity Oak," along with a private recreation component—the "Gathering House"—with associated pickleball courts and a pool. The Gathering House will be owned jointly by all of the lot owners.

From our meetings with the Bay St. Louis Planner and City Attorney, we understand that the only way to modify the private driveway into an 18-foot-wide limestone roadway is through a private subdivision; a variance is not permitted to change the roadway of a previously approved typical subdivision. We also understand that a Private Subdivision is allowed for lots greater than 1 acre or within a PUD. We considered a 1-acre lot layout, but it was not practical given our goal of preserving as many protected trees as possible. We are therefore proposing 6 residential houses and 1 recreational house on 5.75 acres—a density very close to the 1 lot/acre intent of the large-lot option, with the added benefit of preserving trees. We believe the PUD option best accomplishes our goal of preserving the area's natural beauty for the neighbors, while the Private Subdivision option best serves the City by reducing utility maintenance.



Respectfully,

A handwritten signature in blue ink, which appears to read "Sean M. Burkes". The signature is fluid and cursive, with a long horizontal stroke at the end.

Sean M. Burkes

CEO

J.V. Burkes & Associates, Inc.