



May 10, 2026

Amanda Crose, Planning Director
City of Ocean Springs
Planning Development
Post Office Box 1800
Ocean Springs, MS 39566

Re: Palm Pointe Subdivision Phase 3

Dear Ms. Crose:

I am writing on behalf of the Palmetto Pointe Homeowners' Association Board of Directors as concerns the proposed Phase 3 for Palm Pointe Subdivision, the latter having been submitted for consideration at the Planning Commission's meeting on May 12, 2026. The comments outlined herein are representative of concerns raised by members of the HOA since notification, though this is not intended to be an exhaustive list since the matter has only been public knowledge for several days.

Palmetto Pointe subdivision was formed approximately twenty-five years ago. All phases are complete. There are approximately 200 homes, all of which pay yearly membership dues and are subject to restrictive covenants. A map is enclosed for your reference.

As you can see, there are only two entrances. The primary entrance is Palmetto Pointe Drive, located just a few yards north of Palm Pointe Phase 2 on the east side of Greyhound Way. The other entrance is on Mary Mahoney Drive at the southern end of the subdivision. Palm Pointe Phase 3 begins six houses inside the main entrance to Palmetto Pointe. It includes a home directly on Palmetto Pointe Drive along with two additional homes in Phase 2 (see below) that are front facing on Palmetto Pointe Drive.

This creates a variety of potential problems. First, none of the homes in Palm Pointe belong to Palmetto Pointe's Homeowner's Association. They will pay no dues and will not be subject to any of the restrictive covenants. There is no obvious demarcation between the two and, to the contrary, it appears the efforts involved run in the opposite direction. Given the location at the literal front of Palmetto Pointe, it is reasonable to question whether that is fair to the residents of the HOA.

Secondly, the HOA has the legal right to take the subdivision private and gate their entrances. This has already been potentially complicated by the annexation of our neighborhood's entry by the city while the majority of the subdivision remains in the county, but it would be made more complicated still if Palm Pointe Phase 3 has its closest exit on Palmetto Pointe Drive.