

**MINUTES OF FEBRUARY 27, 2025**  
**REGULAR MEETING**  
**LONG BEACH PLANNING and DEVELOPMENT COMMISSION**  
**AGENDA**  
**FEBRUARY 27, 2025**  
**REGULAR MEETING OF THE PLANNING and DEVELOPMENT COMMISSION**  
**CITY OF LONG BEACH, MISSISSIPPI**  
**5:30 O'CLOCK P.M.**  
**LONG BEACH CITY HALL**  
**MEETING ROOM**  
**201 JEFF DAVIS AVENUE**

**I. CALL TO ORDER**

**II. ROLL CALL AND ESTABLISH QUORUM**

**III. PUBLIC HEARINGS**

1. Variance- 117 Oak View Avenue, Tax Parcel 0612F-01-054.000, Submitted by Tom Allen/Twig's Construction (owners) and Robert Terwilliger (agent).
2. Variance- 123 Yucca Drive, Tax Parcel 0511P-01-017.000, Submitted by Taylor Johnson.

**IV. ANNOUNCEMENTS**

**V. APPROVE MINUTES**

1. February 13, 2025

**VI. UNFINISHED BUSINESS**

**VII. NEW BUSINESS**

1. Tree Removal- 5016 Live Oak Drive, Tax Parcel 0511N-01-006.016, Submitted by Laurence and Melinda Durante.
2. Tree Removal- 903 Laura Street, Tax Parcel 0612D-02-049.000, Submitted by Frank Doyle, Heather Shaw and Christine Ballard.
3. Short-Term Rental- 112 South Island View Avenue, Tax Parcel 0612E-02-115.000, Submitted by Norman Cunningham (owner and property manager).
4. Planning Commission Approval- 0 West 4<sup>th</sup> Street, Tax Parcel 0612G-02-006.000, Submitted by Shaw Homes, LLC.
5. Certificate of Resubdivision- 5134 Wilkerson Lane, Tax Parcel 0611G-01-023.000, Submitted by Patrick Huey.
6. Certificate of Resubdivision- 5544 Gates Avenue- Tax Parcel 0611I-05-021.000, Submitted by Daniel Rice.

**VIII. DEVELOPMENT & RESEARCH**

**IX. ADJOURN**

**\*\*\*NOTES\*\*\***

\*\*All decisions made at this meeting are subject to a ten (10) day appeal for a Public Hearing and/or the Mayor and Board of Aldermen approval on March 4, 2025.

\*\*The agenda for the Planning and Development Commission meeting closes at 12:00 O'clock (noon), and/or in accordance with applicable ordinances, the Thursday prior to the meeting day.

**MINUTES OF FEBRUARY 27, 2025  
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LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

Commissioner Jennifer Glenn read the Opening Statement for the Planning and Development Commission.

\*\*\*\*\*

Be it remembered that 2 Public Hearings were heard before the Long Beach Planning and Development Commission, Long Beach, Mississippi, and begun at 5:30 o'clock p.m., Thursday, February 27, 2025, in said City, and the same being the time, date and place fixed for holding said public hearings.

There were present and in attendance on said Commission and at the Public Hearings the following named persons: Chairman Frank Olaivar, Commissioners David DiLorenzo, Ryan McMahon, Trey Gaddy, Jennifer Glenn, Marcia Kruse, City Advisor Bill Hessel, Building Official Mike Gundlach, and Minutes Clerk Tina M. Dahl.

Absent the public hearings were Vice Chairman Shawn Barlow, Commissioners Nicholas Brown, William Suthoff and Building Inspector Ryan Ladner.

There being a quorum present and sufficient to transact the business of the Public Hearings, the following proceedings were had and done.

\*\*\*\*\*

The first public hearing to consider a Variance for the property located at 117 Oak View Avenue, Tax Parcel 0612F-01-054.000, submitted by Tom Allen/Twig's Construction (owners) and Robert Terwilliger (agent), as follows:

MINUTES OF FEBRUARY 27, 2025  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



CITY OF LONG BEACH  
201 Jeff Davis Avenue/ PO BOX 929  
Long Beach, MS 39560  
(228) 863-1554 office  
(228) 863-1558 fax

|                 |         |
|-----------------|---------|
| Office use only |         |
| Date Received   | 1/15/25 |
| Zoning          | R-1     |
| Agenda Date     | 2/27/25 |
| Check Number    | CC      |

VARIANCE REQUEST

I. Tax Parcel Number(s): 0612F-01-054.000

II. Address of Property Involved: 117 oak view longbeach, MS

III. Statement clearly explaining the request being made. (Attach supplemental pages if necessary.)  
request to not pour concrete sidewalk on new construction home.

**\*\*PLEASE COMPLETE THE FOLLOWING:**

A. Describe any special condition that justify the granting of this request and that are peculiar to the property and do not apply to other properties in the general area. What are the reasons for the request and why the applicant cannot meet the stated code requirement? No existing side walks on the street

B. Describe how the special condition discussed above is not the result of actions taken by the applicant. Show that the applicant did not cause the need for this request. The only section of sidewalk on the street would be at my house.

C. Show that an unnecessary hardship exists due to the character of the property and that this hardship makes the request necessary. State what hardship is caused if the applicant is required to meet code requirements? What is the result of this hardship? What would result if the Zoning Board denied this request?  
N/A

D. Show that denial of this request will deprive the applicant of rights commonly enjoyed by other properties in the general area and that the granting of this variance request will make possible the reasonable use of land while not conferring any special privilege. Outline how the subject of the variance is common in the area and if the applicant were to be denied this variance a right would be taken away which is granted to other properties. State how the variance makes reasonable use of the existing land and why the same action cannot be done in a way that does not require a variance. Show that granting of this variance does not give the applicant any special privileges that the properties in the area would find desirable. N/A

**MINUTES OF FEBRUARY 27, 2025  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

**IV. REQUIRED ATTACHMENTS:**

- A. **Interest and Ownership.** The applicant's name, address and interest of every person, firm or corporation represented by the applicant in the application, the name of the owner or owners and their respective addresses of the entire land area proposed to be changed in classification or to be included within the structures then existing thereon, and sufficient evidence to establish that the applicant has the right of possession to the land area and structures, the names and address of all owners of adjacent property (exclusive of the width of intervening streets, alleys, or bodies of water). Claims of support or "no objection" from owners of adjoining property should be substantiated in writing or by the appearance of such owner(s) at the hearing. Such support is usually considered material but not conclusive.
- B. **Survey and Site Plan.** a site plan showing the land area which would be affected, easements bounding and intersecting the designated area, the locations of existing and proposed structures with supporting open facilities, and the ground area to be provided and continuously maintained for the proposed structure or structures;
- C. **Recorded Warranty Deed.** A deed which includes a legal description of the specific piece of property involved in the request. If, several parcels are included in a request, individual parcel deeds AND a composite legal description of all parcels involved in the request must be provided.
- D. **Fee.** Attach a check in the amount of \$200.00. This check should be made payable to the **City of Long Beach** to cover administrative cost. You will also be responsible to actual costs, such as advertising and mailing incurred with the processing of your application.

**\*\*\*NOTE\*\*\* APPLICATION WILL NOT BE ACCEPTED WITHOUT THE ABOVE LISTED DOCUMENTS.**

**V. OWNERSHIP AND CERTIFICATION:**

**READ BEFORE EXECUTING,** Attendance by the applicant(s) at the public hearing is mandatory; however, the applicant may designate a representative to attend the public hearing on his/her behalf, provided said representative has been properly designated to speak on the applicant's behalf either by written permission or oral designation by the applicant at the Public Hearing. If a continuance is to be granted, the applicant must request same in writing a minimum of seven (7) days in advance of the scheduled public hearing. The applicant acknowledges that, in signing this application, all conditions and requirements inherent in the process have been fully explained and understood, including the timetable for processing the application, the completed application with all necessary documents and payments must be returned to the Planning office not later than 21 days before the 2<sup>nd</sup> or 4<sup>th</sup> Thursday of each month. Receipt of fee(s) does not constitute receipt of a completed application.

**Ownership:** I the undersigned due hereby agree to all the rules and regulations as set forth in the Long Beach Zoning Ordinance and also agree to pay all fees and charges as stated.

|   |  |
|---|--|
| <p><u>Tom Allen / Twig's Construction</u><br/>Name of Rightful Owner (PRINT)</p> <p><u>117 Oak View</u><br/>Owner's Mailing Address</p> <p><u>Longbeach MS 39563</u><br/>City State Zip</p> <p><u>(228) 669-9172</u><br/>Phone</p> <p><u>Robert Templeton</u> <u>1-15-25</u><br/>Signature of Rightful Owner Date</p> | <p><u>Robert Terwilliger</u><br/>Name of Agent (PRINT)</p> <p><u>19015 Shaw Rd</u><br/>Agent's Mailing Address</p> <p><u>Saucier MS 39574</u><br/>City State Zip</p> <p><u>(228) 669-9172</u><br/>Phone</p> <p><u>Robert Templeton</u><br/>Signature of Applicant Date</p> |
|---|--|

MINUTES OF FEBRUARY 27, 2025  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



1st Judicial District  
Instrument 2020 16186 D - J1  
Filed/Recorded 12/28/2020 01:44 P  
Total Fees \$ 26.00  
2 Pages Recorded

Prepared by:  
David B. Pilger  
Attorney at Law  
1406 Bienville Blvd., Suite 101  
Ocean Springs, MS 39564  
(228) 215-0011

Grantor:  
Adrienne Pollak  
512 East Marigold Dr.,  
Long Beach, MS 39560  
(949) 679-0159

Return To:  
David B. Pilger  
Attorney at Law  
1406 Bienville Blvd., Suite 101  
Ocean Springs, MS 39564  
(228) 215-0011

Grantee:  
Rubicon Holdings & Investments LLC, a  
Mississippi Limited Liability Company  
127 Vista Drive  
Pass Christian, MS 39571  
(225) 615-0738

File No. Z209188N

INDEXING INSTRUCTIONS: Lot 9, Oak View S/D, 1st JD, Harrison County, MS

STATE OF MISSISSIPPI  
COUNTY OF HARRISON  
FIRST JUDICIAL DISTRICT

WARRANTY DEED

FOR AND IN CONSIDERATION OF the price and sum of TEN AND NO/100 DOLLARS (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, I, Adrienne Pollak, do hereby sell, convey and warrant unto Rubicon Holdings & Investments LLC, a Mississippi Limited Liability Company, all of that certain tract, piece or parcel of land situated in Harrison County, Mississippi, together with all improvements, buildings, fixtures, and appurtenances thereunto belonging, and being more particularly described as follows, to-wit:

Lot (9), Oakview Subdivision, a subdivision, according to a map or plat thereof which is on file of record in the office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi, in Plat Book 18, at Page 40, reference to which is hereby made in aid of and as a part of this description.

This being the same property as that conveyed to Adrienne Pollak, by Warranty Deed recorded in Instrument 2020-8667-DJ1, Land Deed Records of Harrison County, Mississippi.

If this property is bounded by water, this conveyance includes any natural accretion, and is subject to any erosion due to the action of the elements. Such riparian and littoral rights as exist are conveyed herewith but without warranty as to their nature or extent. If any portion of the property is below the mean high tide watermark, or is coastal wetlands as defined in the Mississippi Coastal Wetlands Protection Act it is conveyed by quitclaim only.

Grantor(s) quitclaim any and all oil, gas, and other minerals owned, if any, to Grantee(s). No mineral search was requested or performed by preparer.

This conveyance is subject to any and all covenants, rights of way, easements, restrictions and reservations of record in the office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi.

It is agreed and understood that the taxes for the current year have been pro-rated as of this date on an estimated basis, and when said taxes are actually determined, if the proration as of this date is incorrect, the Parties hereto agree to make all necessary adjustments on the basis of an actual proration.

WITNESS MY SIGNATURE, on this the 21 day of December, 2020.

*Adrienne Pollak*  
Adrienne Pollak

ACKNOWLEDGEMENT

STATE OF MISSISSIPPI  
COUNTY OF HARRISON

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, Adrienne Pollak, who acknowledged before me that she signed, executed and delivered the above and foregoing instrument on the day and year thereof, for the use and purposes therein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, on this the 21 day of December, 2020.

(AFFIX SEAL)



My commission expires: \_\_\_\_\_

*Cassie J. Malley*  
NOTARY PUBLIC

DEED ACCEPTED BY:

Rubicon Holdings & Investments LLC  
By: Thomas R. Allen, Managing Member



MINUTES OF FEBRUARY 27, 2025  
REGULAR MEETING

LONG BEACH PLANNING and DEVELOPMENT COMMISSION

117 OAK VIEW AVENUE  
LOT 9, OAK VIEW SUBDIVISION  
LONG BEACH, MISSISSIPPI  
PARCEL #0612F-01-054.000

Survey of Lot 9, Oak View Subdivision, City of Long Beach, First Judicial District of Harrison County, Mississippi, as recorded in Plat Book 18, Page 40 of the records of the First Judicial District. Said parcel contains 6734 square feet or 0.15 acres.

This survey does not reflect a title search by Gary A. Durbin, P.L.S., nor should it be considered as such.

This is a Class "B" survey per "The Standards of Practice for Land Surveying in the State of Mississippi".

Bearings based on GPS Observation of the east margin of Oak View Avenue, NAD 83, MS East Zone, convergence angle -0.130449, scale factor 0.9999960.

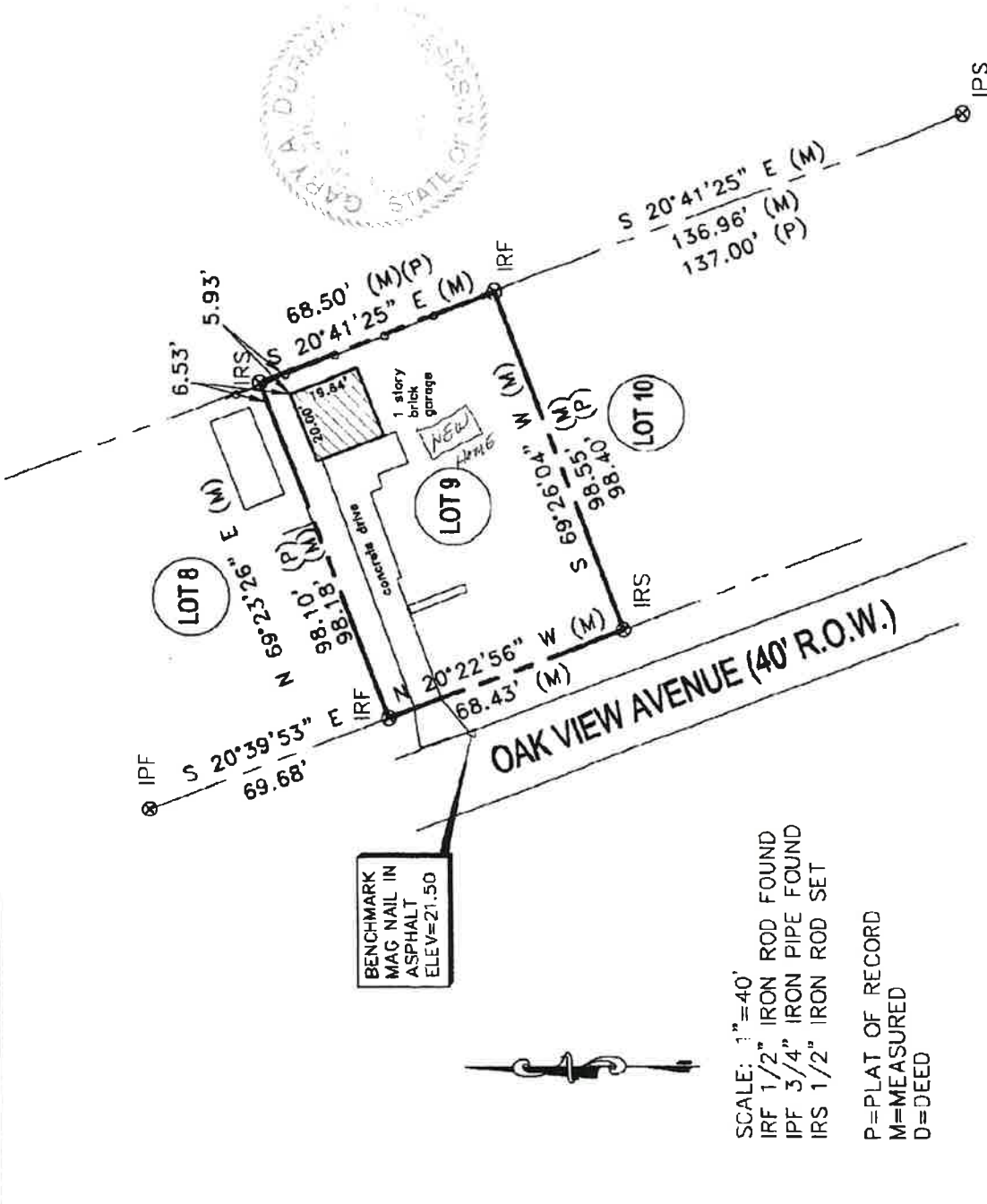
This property is situated in Zone "X" (0.2%) per FEMA Flood Insurance Rate Map, City of Long Beach, Harrison County, Mississippi, Community Panel Number 28047C-0355-G. Revised: 6/16/09.

This is to CERTIFY that this plat or map and the survey on which it is based were made in accordance with the Standards of Practice for Land Surveying in the State of Mississippi".

*Gary A. Durbin*  
Gary A. Durbin, P.L.S. 2401  
October 21, 2021

10866

GARY A. DURBIN, P.L.S.  
PROFESSIONAL LAND SURVEYOR  
13048 RIVERWALK CIRCLE, DIERVILLE, MS. 39540  
PH. (228) 365-3632 Teebokgd@aol.com



SCALE: 1"=40'  
IRF 1/2" IRON ROD FOUND  
IPF 3/4" IRON PIPE FOUND  
IRS 1/2" IRON ROD SET  
P=PLAT OF RECORD  
M=MEASURED  
D=DEED

**MINUTES OF FEBRUARY 27, 2025  
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The Clerk reported that sixteen (16) notices of public hearing were sent by regular mail to property owners within one hundred sixty feet (160') of the subject property. Notices were also posted on the bulletin boards at City Hall, the Building Official's Office, and the Water Department, 201 Jeff Davis Avenue and at the Long Beach Public Library, 209 Jeff Davis Avenue; said notice was ordered as part of these proceedings:

City of Long Beach



LEGAL NOTICE  
PUBLIC MEETING

In accordance with Section 4 of the City of Long Beach Sidewalk Ordinance 587 as amended by Ordinance 615, 616 and 647 notice is hereby given advising that the Planning and Development Commission for the City of Long Beach will hold a Public Meeting for the purpose of considering a Variance.

Tom Aler (owner) and Robert Terwilliger, Twig's Construction (agent), have filed an application for a Variance in accordance with the Long Beach Sidewalk Ordinance. The applicant is requesting a Variance from the placement of a sidewalk on a newly developed lot. The location of the requested Variance is 117 Oak View Avenue, Tax Parcel 0512F-01-054.000. The legal description is as follows:

LOT 9 OAK VIEW SUBD.

A public meeting to consider the above Variance will be held in the City of Long Beach, Mississippi, 39560, Thursday, February 27, 2025, at 5:30 p.m., in the Long Beach City Hall Meeting Room located at 201 Jeff Davis Avenue. The city encourages all residents, groups and organizations to contact the city if they have any questions concerning the Variance.

/s/ signed  
Chairman  
Planning Commission

201 Jeff Davis • P.O. Box 929 • Long Beach, MS 39560 • (228) 863-1556 • FAX (228) 865-1822  
[www.cityoflongbeachms.com](http://www.cityoflongbeachms.com)

| Milliron Gay Lynn and James Roger<br>107 Post Oak Street<br>Baytown, TX 77520           | Beaver Jimmy R<br>121 Oakview Avenue<br>Long Beach, MS 39560                   | Hook Scott C and Mary Catherine<br>510 Magnolia Street<br>Long Beach, MS 39560 |
|---|--|--|
| Holliman Rodney L<br>132 Dearman Avenue<br>Long Beach, MS 39560                         | Sutton Blane<br>130 Dearman Avenue<br>Long Beach, MS 39560                     | Hernandez Hetta ETAL<br>128 Dearman Avenue<br>Long Beach, MS 39560             |
| Savoy Ronnie A and Michelle R<br>1036 Palwood Drive<br>Pass Christian, MS 39571         | Wietling Renee and Davon Simpson<br>120 Dearman Avenue<br>Long Beach, MS 39560 | Winchester William E -Estate-<br>229 Harris Avenue<br>Long Beach, MS 39560     |
| Simpson Daron Ray and Shawn<br>R Wietling<br>120 Dearman Avenue<br>Long Beach, MS 39560 | Perrin William C and Lydia K<br>503 Carol Avenue<br>El Dorado, AR 71730        | Vickery Edgar C and Amy P<br>6771 Gilmer Wilburn Road<br>Columbus, MS 39701    |
| Burkholder Rodney and Cline Paul ETAL<br>123 Diamond Court<br>Harrisonburg, VA 22801    | DeSalvo Anthony J and Melissa G<br>118 Oakview Avenue<br>Long Beach, MS 39560  | Gillespie Michelle and Raschard<br>523 Olive Blvd<br>South Hempstead, NY 11550 |
| Robertson Brenda G -Trustee-<br>3 Rue Orleans<br>Long Beach, MS 39560                   |  |  |

# MINUTES OF FEBRUARY 27, 2025 REGULAR MEETING LONG BEACH PLANNING and DEVELOPMENT COMMISSION

## AFFIDAVIT

STATE OF MISSISSIPPI  
COUNTY OF HARRISON  
CITY OF LONG BEACH

BEFORE ME, the undersigned legal authority authorized to administer oaths in and for the jurisdiction aforesaid, on this day personally appeared before me, HINA M DAHL, known to me to be the Minutes Clerk of the City of Long Beach, Mississippi, Planning and Development Commission, who being by me first duly sworn, deposes and says on oath as follows, to-wit:

1. That she is the duly appointed and acting Minutes Clerk of the City of Long Beach, Mississippi, Planning and Development Commission;
2. That in such capacity, she is responsible for mailing Notices of Public Hearing for the purpose of notifying property owners within One Hundred Sixty Feet (160'), excluding public right of ways, of the subject property, when applications for zoning map changes, variances, appeals, etc., are filed, all as stipulated in The Zoning Ordinance Number 598 of the City of Long Beach; and other matters pertaining to such Public Hearings and the business of the Planning and Development Commission in and for the City of Long Beach;
3. That on February 3, 2025, she did cause to be mailed, Notice of Public Hearing, a copy of which is attached hereto, to sixteen (16) property owners within One Hundred Sixty Feet (160'), excluding public right of ways, of, Tax Parcel 0612F-01-054.000, notifying them that a Public Hearing will be held, February 27, 2025, to consider an application for a Variance filed by Tom Allen (owner) and Robert Terwilliger, Twig's Construction (agent).

Given under my hand this the 3<sup>rd</sup> day of February 2025.

  
STACY DAHL, AFFIANI

SWORN TO AND SUBSCRIBED before me on this the 3<sup>rd</sup> day of February 2025.

  
NOTARY PUBLIC

-My Commission Expires-



The Clerk reported that she did cause to be published in the Gazebo Gazette, a newspaper with general circulation in the City of Long Beach, and published in Harrison County, Legal Notice of Public Hearing, as evidenced by the Publisher's Proof of Publication as follows:


### Proof of Publication

STATE OF MISSISSIPPI  
COUNTY OF HARRISON


PERSONALLY appeared before me the undersigned notary in and for said County and State, HUNTER BAWKINS, publisher of THE GAZEBO GAZETTE, a newspaper printed and published in Harrison County, who being duly sworn, deposes and says the publication of this notice heretofore witnessed has been made in the said publication \_\_\_\_\_ weeks in the following numbers and on the following dates of each paper:


Vol. 7 No. 7 dated 14 day of February, 2025  
 Vol. \_\_\_ No. \_\_\_ dated \_\_\_ day of \_\_\_, 20\_\_  
 Vol. \_\_\_ No. \_\_\_ dated \_\_\_ day of \_\_\_, 20\_\_  
 Vol. \_\_\_ No. \_\_\_ dated \_\_\_ day of \_\_\_, 20\_\_  
 Vol. \_\_\_ No. \_\_\_ dated \_\_\_ day of \_\_\_, 20\_\_  
 Vol. \_\_\_ No. \_\_\_ dated \_\_\_ day of \_\_\_, 20\_\_  
 Vol. \_\_\_ No. \_\_\_ dated \_\_\_ day of \_\_\_, 20\_\_

Affiant further states on oath that said newspaper has been established and published continuously in said county for period of more than twelve months prior to the first publication of said notice.

  
Publisher

Sworn to and subscribed before me this 17 day of Feb, A.D. 2025

  
Notary Public



Chairman Olaivar asked for anyone speaking in favor or opposition and no one came forward.



**MINUTES OF FEBRUARY 27, 2025  
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LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

Commissioner DiLorenzo made motion, seconded by Commissioner Kruse and unanimously carried to close the public hearing.

After considerable discussion, Commissioner McMahon made motion, seconded by Commissioner Gaddy and unanimously carried recommending to approve the application as submitted.

\*\*\*\*\*

The second public hearing to consider a Variance for the property located at 123 Yucca Drive, Tax Parcel 0511P-01-017.000, submitted by Taylor Johnson, as follows:

MINUTES OF FEBRUARY 27, 2025  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



CITY OF LONG BEACH  
201 Jeff Davis Avenue/ PO BOX 929  
Long Beach, MS 39560  
(228) 863-1554 office  
(228) 863-1558 fax

|                 |         |
|-----------------|---------|
| Office use only |         |
| Date Received   | 1/28/25 |
| Zoning          | R-1     |
| Agenda Date     | 2/27/25 |
| Check Number    | 235     |

VARIANCE REQUEST

- I. Tax Parcel Number(s): 0511P-01-017.000
- II. Address of Property Involved: 123 Yucca Drive
- III. Statement clearly explaining the request being made. (Attach supplemental pages if necessary.)  
Request to not install a sidewalk on Lot 19 of Yucca Villa Subdivision

**\*\*PLEASE COMPLETE THE FOLLOWING:**

A. Describe any special condition that justify the granting of this request and that are peculiar to the property and do not apply to other properties in the general area. What are the reasons for the request and why the applicant cannot meet the stated code requirement?

I'm building a house in an existing neighborhood where no other houses have a sidewalk. The rest of the houses were all built around the 1970's, and if I had a sidewalk it would lead to nowhere.

B. Describe how the special condition discussed above is not the result of actions taken by the applicant. Show that the applicant did not cause the need for this request. na

C. Show that an unnecessary hardship exists due to the character of the property and that this hardship makes the request necessary. State what hardship is caused if the applicant is required to meet code requirements? What is the result of this hardship? What would result if the Zoning Board denied this request? na

D. Show that denial of this request will deprive the applicant of rights commonly enjoyed by other properties in the general area and that the granting of this variance request will make possible the reasonable use of land while not conferring any special privilege. Outline how the subject of the variance is common in the area and if the applicant were to be denied this variance a right would be taken away which is granted to other properties. State how the variance makes reasonable use of the existing land and why the same action cannot be done in a way that does not require a variance. Show that granting of this variance does not give the applicant any special privileges that the properties in the area would find desirable. na

**MINUTES OF FEBRUARY 27, 2025  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

**IV. REQUIRED ATTACHMENTS:**

- A. **Interest and Ownership.** The applicant's name, address and interest of every person, firm or corporation represented by the applicant in the application, the name of the owner or owners and their respective addresses of the entire land area proposed to be changed in classification or to be included within the structures then existing thereon, and sufficient evidence to establish that the applicant has the right of possession to the land area and structures, the names and address of all owners of adjacent property (exclusive of the width of intervening street alleys, or bodies of water). Claims of support or "no objection" from owners of adjoining property should be substantiated in writing or by the appearance of such owner(s) at the hearing. Such support is usually considered material but not conclusive.
- B. **Survey and Site Plan.** a site plan showing the land area which would be affected, easements bounding and intersecting the designated area, the locations of existing and proposed structures with supporting open facilities, and the ground area to be provided and continuously maintained for the proposed structure or structures;
- C. **Recorded Warranty Deed.** A deed which includes a legal description of the specific piece of property involved in the request. If, several parcels are included in a request, individual parcel deeds AND a composite legal description of all parcels involved in the request must be provided.
- D. **Fee.** Attach a check in the amount of \$200.00. This check should be made payable to the **City of Long Beach** to cover administrative cost. You will also be responsible to actual costs, such as advertising and mailing incurred with the processing of your application.

**\*\*\*NOTE\*\*\* APPLICATION WILL NOT BE ACCEPTED WITHOUT THE ABOVE LISTED DOCUMENTS.**

**V. OWNERSHIP AND CERTIFICATION:**

**READ BEFORE EXECUTING.** Attendance by the applicant(s) at the public hearing is mandatory; however, the applicant may designate a representative to attend the public hearing on his/her behalf, provided said representative has been properly designated to speak on the applicant's behalf either by written permission or oral designation by the applicant at the Public Hearing. If a continuance is to be granted, the applicant must request same in writing a minimum of seven (7) days in advance of the scheduled public hearing. The applicant acknowledges that, in signing this application, all conditions and requirements inherent in the process have been fully explained and understood, including the timetable for processing the application, the completed application with all necessary documents and payments must be returned to the Planning Office not later than 21 days before the 2<sup>nd</sup> or 4<sup>th</sup> Thursday of each month. Receipt of fee(s) does not constitute receipt of completed application.

**Ownership:** I the undersigned do hereby agree to all the rules and regulations as set forth in the Long Beach Zoning Ordinance and also agree to pay all fees and charges as stated.

Taylor Johnson  
Name of Rightful Owner (PRINT)

\_\_\_\_\_  
Name of Agent (PRINT)

23820 Resuello Dr.  
Owner's Mailing Address

\_\_\_\_\_  
Agent's Mailing Address

Gulfport MS 39503  
City State Zip

\_\_\_\_\_  
City State Zip

228-234-7719  
Phone

\_\_\_\_\_  
Phone

Taylor Johnson 1/16/25  
Signature of Rightful Owner Date

\_\_\_\_\_  
Signature of Applicant Date

**MINUTES OF FEBRUARY 27, 2025  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**



MISSISSIPPI 1st JUDICIAL DISTRICT  
Instrument 2024-0012726-D-11  
Filed/Recorded 07/08/2024 2:33:03 PM  
Total Fees 26.00  
2 Pages Recorded

Prepared by:  
David B. Pilger  
Attorney at Law  
1406 Bienville Blvd.  
Ocean Springs, MS 39564  
(228) 215-0011

Grantor:  
Jessica Johnson  
121 Yucca Dr  
Long Beach, MS 39560  
(228) 669-4090

Return To:  
Pilger Title Co.  
1406 Bienville Blvd.  
Ocean Springs, MS 39564  
(228) 215-0011

Grantee:  
Taylor Johnson  
23820 Resuello Dr.  
Gulfport, MS 39503  
(228) 234-7719

**File No. Z243547X**

**INDEXING INSTRUCTIONS: Lot 19, Yucca Villa S/D, 2<sup>nd</sup> Add., 1<sup>st</sup> JD, Harrison County, MS**

STATE OF MISSISSIPPI  
COUNTY OF HARRISON  
FIRST JUDICIAL DISTRICT

**WARRANTY DEED**

FOR AND IN CONSIDERATION OF the price and sum of TEN AND NO/100 DOLLARS (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, I, **Jessica Johnson**, do hereby sell, convey and warrant unto **Taylor Johnson**, all of that certain tract, piece or parcel of land situated in Harrison County, Mississippi, together with all improvements, buildings, fixtures, and appurtenances thereunto belonging, and being more particularly described as follows, to-wit:

**Lot 19, Yucca Villa Subdivision, Second Addition, a subdivision according to the map or plat thereof on file and of record in the office of the Chancery Clerk in the First Judicial District of Harrison County, Mississippi, in Plat Book 28, at Page 20.**

This being the same property as that conveyed to Jessica Johnson, by instrument recorded in Instrument No. 2012-1512-D-11, Land Deed Records of Harrison County, Mississippi.

If this property is bounded by water, this conveyance includes any natural accretion, and is subject to any erosion due to the action of the elements. Such riparian and littoral rights as exist are conveyed herewith but without warranty as to their nature or extent. If any portion of the property is below the mean high tide watermark, or is coastal wetlands as defined in the Mississippi Coastal Wetlands Protection Act it is conveyed by quitclaim only.

Grantor quitclaim any and all oil, gas, and other minerals owned, if any, to Grantee. No mineral search was requested or performed by preparer.

This conveyance is subject to any and all covenants, rights of way, easements, restrictions and reservations of record in the office of the Chancery Clerk in the First Judicial District of Harrison County, Mississippi.

The Grantee assumes all property taxes for current and prior years.

This conveyance is not part of the Grantor(s) homestead.

WITNESS MY SIGNATURE, on this the 24<sup>th</sup> day of June, 2024.

\_\_\_\_\_  
Jessica Johnson

**ACKNOWLEDGMENT**

STATE OF MISSISSIPPI  
COUNTY OF HARRISON

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, **Jessica Johnson**, who acknowledged before me that she signed, executed and delivered the above and foregoing instrument on the day and year thereof, for the use and purposes therein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, on this the 24<sup>th</sup> day of June, 2024.

(AFFIX SEAL)



\_\_\_\_\_  
NOTARY PUBLIC

My commission expires:

**MINUTES OF FEBRUARY 27, 2025  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

**LEGAL DESCRIPTION:**

A survey of Lot 19, Yucca Villa Subdivision, 2nd Addition, City of Long Beach, Harrison County, Mississippi.

In consideration of the fee paid, I declare that this survey made by me or under my immediate supervision is true and correct to the best of my professional knowledge, information and belief.

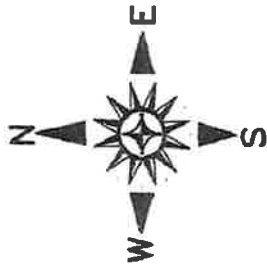
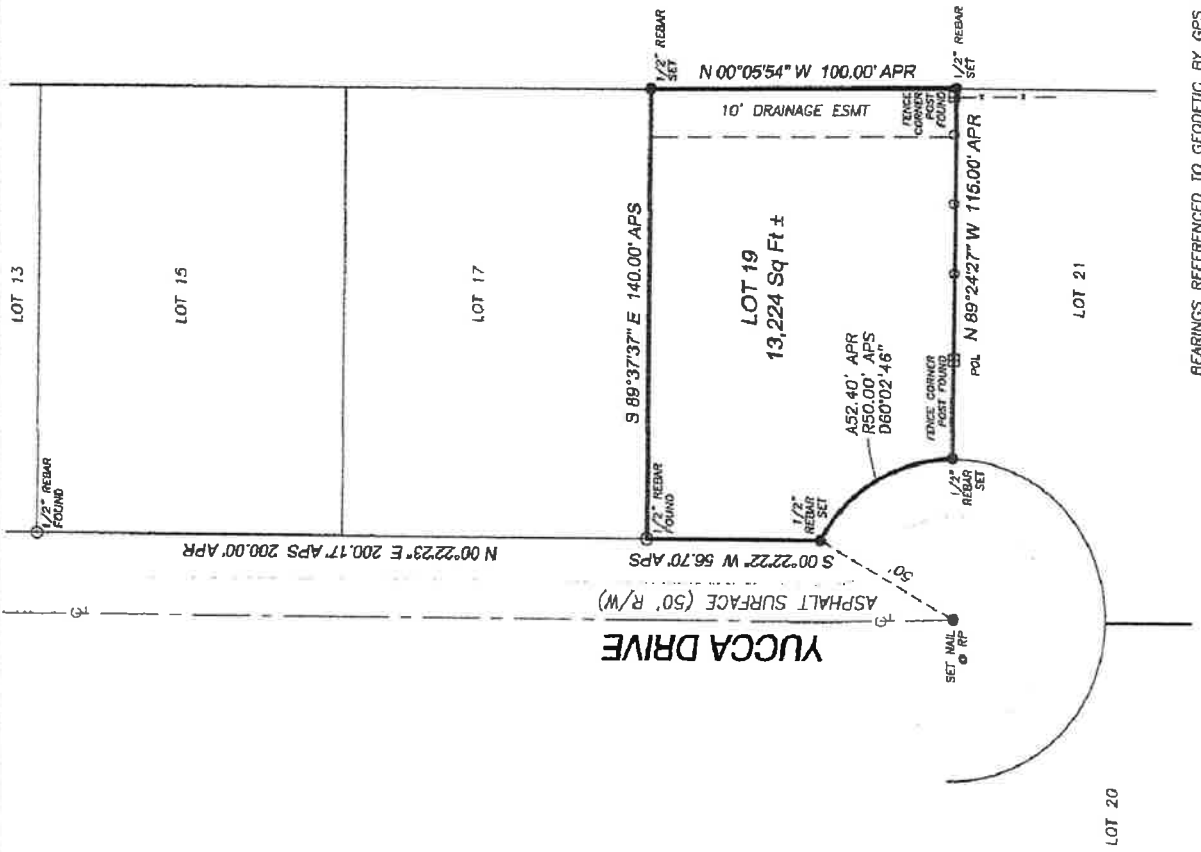
*Duke Levy, RLS #1722*

DUKE LEVY & ASSOCIATES, P.A.

4412 LEISURE TIME DRIVE  
DIAMONDHEAD, MS 39525  
(228) 343-9891 PHONE

SCALE: 1" = 40' DATE: 5-20-2024

DRAWING: WO# 2024-100 CLIENT: Taylor Johnson



**LEGEND:**

- ☒ CENTERLINE
- IRON ROD FOUND
- IRON ROD SET
- ⊗ IRON PIPE FOUND
- ⊞ FENCE CORNER POST
- APS AS PER SURVEY
- APR AS PER RECORD

**REFERENCES:**

- 1) DEED BOOK 1153, PG 18
- 2) DEED BOOK 1080, PG 427
- 3) PLAT OF YUCCA VILLA
- 4) INSTRUMENT #2012-0001512-D-J1

**NOTES:**  
Surveyor has made no investigation or independent search for assessments of record, encumbrances, restrictive covenants, ownership title evidences, or any other facts that an accurate and current title search may disclose. No attempt has been made as a part of this boundary survey to obtain or show data concerning existence, size, depth, condition, capacity, or location of any utility or municipal/public service facility. This survey meets Mississippi minimum requirements for a class "B" survey. Survey is valid only if print has original seal and signature of surveyor. No flood zone determination was performed as a part of this survey. An accurate determination can be made by ordering a FEMA Elevation Certificate.

BEARINGS REFERENCED TO GEODETIC BY GPS OBSERVATIONS - CS



**MINUTES OF FEBRUARY 27, 2025  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

The Clerk reported that eight (8) notices of public hearing were sent by regular mail to property owners within one hundred sixty feet (160') of the subject property. Notices were also posted on the bulletin boards at City Hall, the Building Official's Office, and the Water Department, 201 Jeff Davis Avenue and at the Long Beach Public Library, 209 Jeff Davis Avenue; said notice was ordered as part of these proceedings:

City of Long Beach



LEGAL NOTICE  
PUBLIC MEETING

In accordance with Section 4 of the City of Long Beach Sidewalk Ordinance 587 as amended by Ordinance F15, 616 and 647, notice is hereby given advising that the Planning and Development Commission for the City of Long Beach will hold a Public Meeting for the purpose of considering a Variance.

Taylor Johnson, 23820 Resuello Drive Gulfport, MS, 39503, has filed an application for a Variance in accordance with the Long Beach Sidewalk Ordinances. The applicant is requesting a Variance from the placement of a sidewalk on a newly developed lot. The location of the requested Variance is 125 Yucca Drive, Tax Parce 0512P 01 0147.000. The legal description is as follows:

LOT 19 YUCCA VILLAGE 2ND ADD

A public meeting to consider the above variance will be held in the City of Long Beach, Mississippi, 39560, Thursday, February 27, 2025, at 5:30 p.m., in the Long Beach City Hall Meeting Room located at 201 Jeff Davis Avenue. The city encourages all residents, groups and organizations to contact the city if they have any questions concerning the Variance.

/s/ signed  
Chairman  
Planning Commission

201 Jeff Davis • P.O. Box 929 • Long Beach, MS 39560 • (228) 663-1556 • FAX (228) 666-1022  
www.cityoflongbeach.ms.us



Myers Steven H and Deborah R  
125 Yucca Drive  
Long Beach, MS 39560



Davis Miles P and Allison R Martin  
124 Yucca Drive  
Long Beach, MS 39560



Dubuisson Scott C and Melinda C  
122 Yucca Drive  
Long Beach, MS 39560

Freadaway Mildred  
120 Yucca Drive  
Long Beach, MS 39560

Wagner Charlotte  
118 Yucca Drive  
Long Beach, MS 39560

Barrows Daniel and Myra  
119 Yucca Drive  
Long Beach, MS 39560

Johnson James D  
121 Yucca Drive  
Long Beach, MS 39560

Griffith Alexander Steven and  
Cherrie  
20063 Pineville Road  
Long Beach, MS 39560

# MINUTES OF FEBRUARY 27, 2025 REGULAR MEETING LONG BEACH PLANNING and DEVELOPMENT COMMISSION

### AFFIDAVIT

STATE OF MISSISSIPPI  
COUNTY OF HARRISON  
CITY OF LONG BEACH

BEFORE ME, the undersigned legal authority authorized to administer oaths in and for the jurisdiction aforesaid, on this day personally appeared before me, TINA M DAHL, known to me to be the Minutes Clerk of the City of Long Beach, Mississippi, Planning and Development Commission, who being by me first duly sworn, deposes and says on oath as follows, to-wit:

1. That she is the duly appointed and acting Minutes Clerk of the City of Long Beach, Mississippi, Planning and Development Commission;
2. That in such capacity, she is responsible for mailing Notices of Public Hearing for the purpose of notifying all property owners within One Hundred Sixty Feet (160'), excluding public right of ways, of the subject property, when applications for zoning map changes, variances, appeals, etc., are filed, all as stipulated in The Zoning Ordinance Number 596 of the City of Long Beach; and other matters pertaining to such Public Hearings and the business of the Planning and Development Commission in and for the City of Long Beach;
3. That on February 3, 2025, she did cause to be mailed, Notice of Public Hearing, a copy of which is attached hereto, to eight (8) property owners within One Hundred Sixty Feet (160'), excluding public right of ways of, Tax Parcel (511P-01-017.030), notifying them that a Public Hearing will be held, February 27, 2025, to consider an application for a Variance filed by Taylor Johnson.

Given under my hand this the 3<sup>rd</sup> day of February 2025.

  
STACEY DAHL, AFFIANT

SWORN TO AND SUBSCRIBED before me on this the 3<sup>rd</sup> day of February 2025

My Commission Expires-   
NOTARY PUBLIC



The Clerk reported that she did cause to be published in the Gazebo Gazette, a newspaper with general circulation in the City of Long Beach, and published in Harrison County, Legal Notice of Public Hearing, as evidenced by the Publisher's Proof of Publication as follows:


### Proof of Publication


STATE OF MISSISSIPPI  
COUNTY OF HARRISON


PERSONALLY appeared before me the undersigned notary in and for said County and State, HUNTER DAWKINS, publisher of THE GAZEBO GAZETTE, a newspaper printed and published in Harrison County, who being duly sworn, deposes and says the publication of this notice hereunto attached has been made to the said publication \_\_\_\_\_ weeks in the following numbers and on the following dates of such paper:

Vol. ~~XX~~ No. 7 dated 14 day of February 2025  
 Vol. \_\_\_ No. \_\_\_ dated \_\_\_ day of \_\_\_, 20\_\_  
 Vol. \_\_\_ No. \_\_\_ dated \_\_\_ day of \_\_\_, 20\_\_  
 Vol. \_\_\_ No. \_\_\_ dated \_\_\_ day of \_\_\_, 20\_\_  
 Vol. \_\_\_ No. \_\_\_ dated \_\_\_ day of \_\_\_, 20\_\_  
 Vol. \_\_\_ No. \_\_\_ dated \_\_\_ day of \_\_\_, 20\_\_  
 Vol. \_\_\_ No. \_\_\_ dated \_\_\_ day of \_\_\_, 20\_\_  
 Vol. \_\_\_ No. \_\_\_ dated \_\_\_ day of \_\_\_, 20\_\_

Affiant further states on oath that said newspaper has been established and published continuously in said county for period of more than twelve months prior to the first publication of said notice.

  
Publisher

Sworn to and subscribed before me this 17 day of FEB, A.D. 2025  
  
Notary Public



Chairman Olaivar asked for anyone speaking in favor or opposition and no one came forward.

**MINUTES OF FEBRUARY 27, 2025  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

Commissioner Glenn made motion, seconded by Commissioner Kruse and unanimously carried to close the public hearing.

After considerable discussion, Commissioner Glenn made motion, seconded by Commissioner McMahon and unanimously carried recommending to approve the application as submitted.

\*\*\*\*\*

Be it remembered that a Regular Meeting before the Long Beach Planning and Development Commission, Long Beach, Mississippi, was begun at 5:30 o'clock p.m., Thursday, the 27<sup>th</sup> day of February 2025, in the Long Beach City Hall Meeting Room, 201 Jeff Davis Avenue, in said City, and the same being the time, date and place fixed for holding said Regular Meeting.

There were present and in attendance on said Commission and at the meeting the following named persons: Chairman Frank Olaivar, Commissioners David DiLorenzo, Ryan McMahon, Trey Gaddy, Jennifer Glenn, Marcia Kruse, City Advisor Bill Hessel, Building Official Mike Gundlach, and Minutes Clerk Tina M. Dahl.

Absent the Regular Meeting were Vice Chairman Shawn Barlow, Commissioners Nicholas Brown, William Suthoff and Building Inspector Ryan Ladner.

There being a quorum present and sufficient to transact the business of this regular meeting, the following proceedings were had and done.

\*\*\*\*\*

Commissioner DiLorenzo made motion, seconded by Commissioner Kruse and unanimously carried to approve the Regular Meeting minutes of February 13, 2025, as submitted.

\*\*\*\*\*

It came for discussion under New Business a Tree Removal for the property located at 5016 Live Oak Drive, Tax Parcel 0511N-01-006.016, submitted by Laurence and Melinda Durante, as follows:

# MINUTES OF FEBRUARY 27, 2025 REGULAR MEETING LONG BEACH PLANNING and DEVELOPMENT COMMISSION



CITY OF LONG BEACH, MISSISSIPPI  
201 Jeff Davis Avenue  
P.O. Box 929  
Long Beach, MS 39560  
(228) 863-1554  
(228) 863-1558 fax  
**APPLICATION FOR TREE PERMIT**

|                 |                |
|-----------------|----------------|
| OFFICE USE ONLY |                |
| Date Received   | <u>2/4/25</u>  |
| Zoning          | <u>R-1</u>     |
| Agenda Date     | <u>2/27/25</u> |
| Check Number    | <u>1051</u>    |

(Initial on the line that you've read each)

         Routine trimming does not require a permit. The reason for pruning may include, but are not limited to, reducing risk, maintaining or improving tree health and structure, improving aesthetics, or satisfying a specific need. The City of Long Beach does recommend you obtain a licensed Arborist for your and the tree protection.

m.d. Any single-family Residential, Multi-Family Residential, Commercial or Industrial Zoned areas need a permit to remove a Live Oak or Magnolia tree with its root system, growing upon the earth usually with one trunk or at least eighteen (18) inches in circumference or larger, measured four and one-half (4 1/2) feet above the surface of the ground, or a multi-stemmed trunk system with a definitely formed crowned.

         Any person desiring a permit for removal of any Live Oak or Magnolia tree, shall submit this application and a filing fee of \$25.00 per parcel of land to which such application pertains.

TODAY'S DATE: 2/4/25

### PROPERTY INFORMATION

TAX PARCEL # 0511N-01-006.016  
Address of Property Involved: 5016 Live Oak Dr  
Long Beach MS 39560  
Property owner name: Laurence and Melinda Durante  
Are you the legal owner of the above property? Yes  No  If No, written consent from the owner is needed. Please provide a statement that no person, not listed on this application, has any interest in the title in or to the property.  
Property owner address: 5016 Live Oak Dr  
Phone No. (504) 858-9247

### CONTRACTOR OR APPLICANT INFORMATION

Company Name: Southern Tree and Turf  
Phone No. 228-760-5296 Fax:           
Name Patrick Blake  
Address         

### PERMIT INFORMATION

Permit for: Removal  Trimming  Pruning

What is the reason the tree needs to be removed? Be specific ex. Construction, street or roadway, recreational area, patio, parking lot, diseased tree not worthy of preservation, etc.:

Live Oak tree is next to pool, roots are pushing up the deck and causing breakage to concrete + pool rim, endangering house foundation.  
(use separate sheet if needed)

Number of Trees: 1 Live Oak          Southern Magnolia

I hereby certify that I have read this application and that all information contained herein is true and correct; that I agree to comply with all applicable codes, ordinances and state laws regulation construction; that I am the owner or authorized to act as the owner's agent for the herein described work.

Melinda Durante 2/4/25  
Signature Date

### ADDITIONAL INFORMATION REQUIRED FROM APPLICANT

(Initial on the line that you've read each)

m.d. TREE SITE PLAN: Please provide a map or diagram of the parcel of land, specifically designating the area or areas of proposed tree removal and the proposed use of such area. Please include the following: 1) location of all protected and large shade trees on the property, their size and species 2) Designate which are disease/or damaged, 3) designate which are endangering any roadway, pavement, or utility line, 4) any proposed grade changes that might adversely affect or endanger any trees on the site and specify how to maintain them 5) designate the trees to be removed and the trees to be maintained, and 5) location of existing and/or proposed structures.

m.d. PHOTOGRAPH: You must attach a photograph of the tree to be removed, the photo must show any damage the tree is causing.

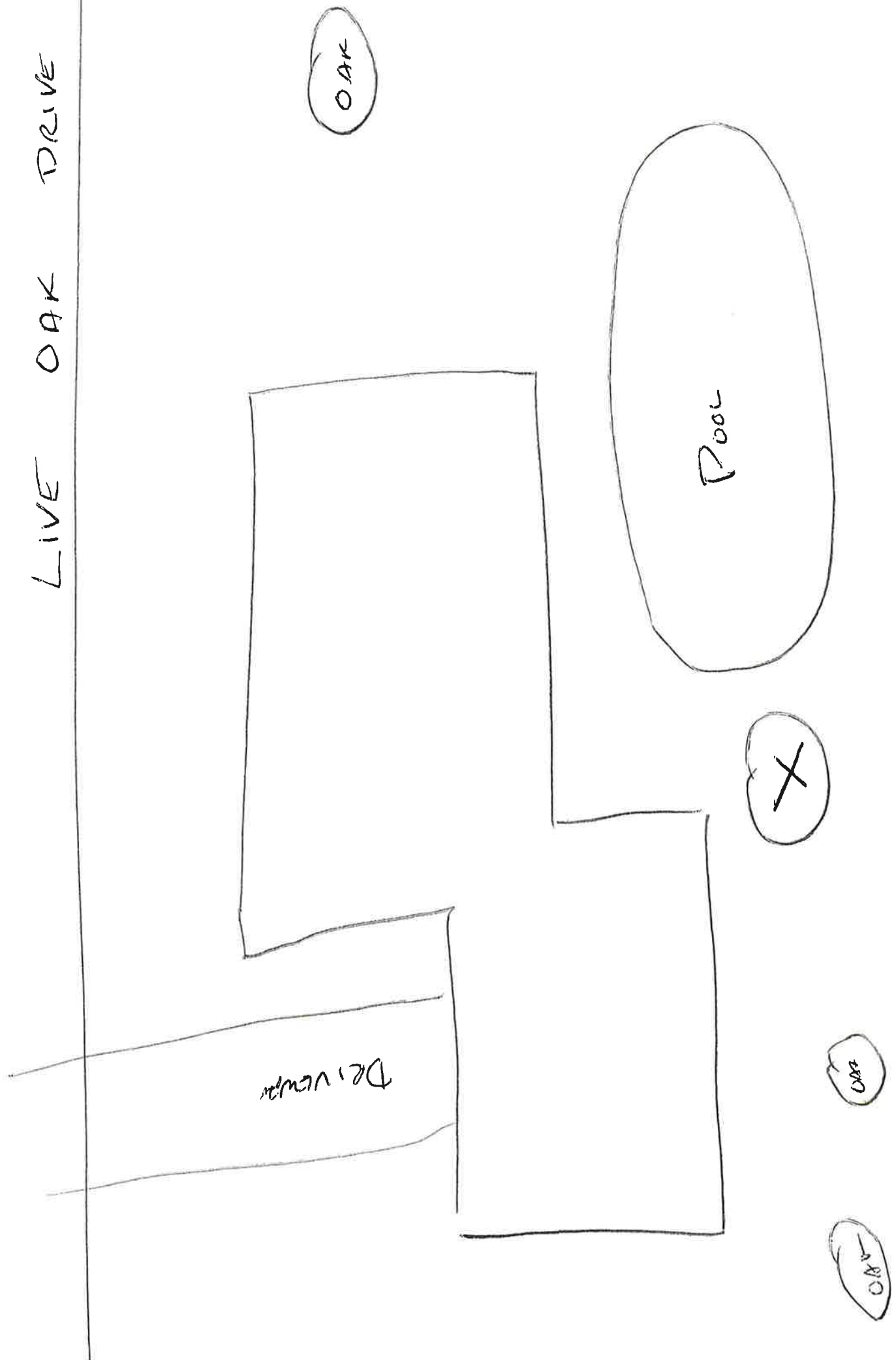
m.d. OWNERSHIP: Please provide a recorded warranty deed.

m.d. PERMIT FEES: Upon issuance of a Tree Removal Permit, the permit fee will be as follows: For removal of a tree or trees where such removal of such tree or trees is necessitated by material damage caused by such tree or trees to permanent improvement or improvements on the parcel where such tree or trees are situated a fee of \$1.00 per tree permitted to be removed. For removal of all other trees, a fee of \$45.00 per tree permitted to be removed. As per City of Long Beach Tree Ordinance (#364) any person removing any Live Oak or Magnolia tree within the City of Long Beach, Mississippi, without a valid tree removal permit, shall be guilty of a misdemeanor; and upon conviction thereof shall be sentenced to pay a fine not less than \$500.00 nor more than \$1000.00. The removal of each tree without having first secured a valid tree removal permit shall constitute a separate offense and shall be punishable as such.

m.d. REPLANTING: As a condition of granting the tree removal permit, the City, acting by and through its Mayor and Board of Aldermen, may require the applicant to relocate or replace trees, but may not require the replacement of trees in a number greater than the number of Live Oak or Magnolia trees removed; trees to be of Four (4) inches caliper deciduous trees or five (5) feet in height of evergreen or Live Oak or Magnolia trees.

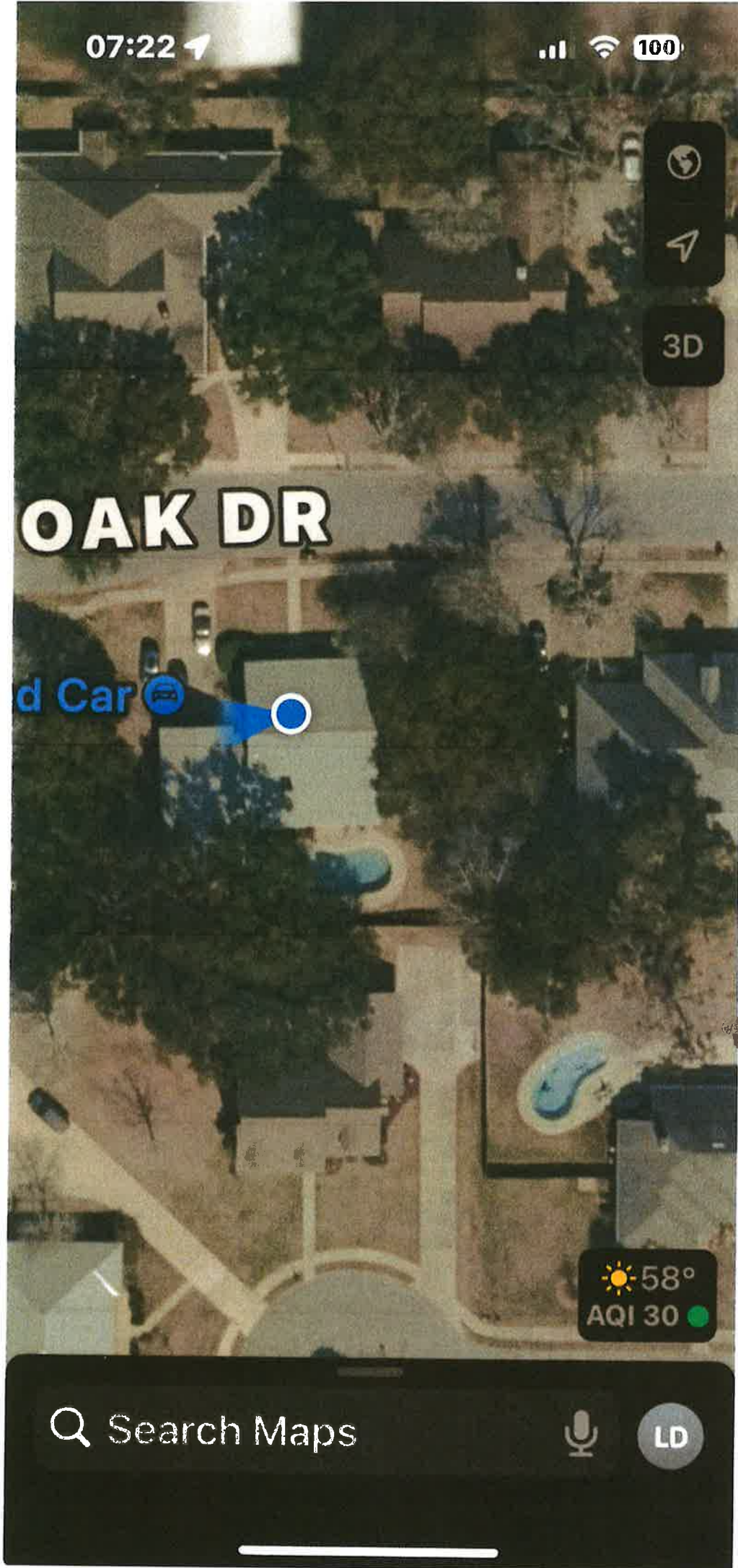
m.d. MEETING: You must attend the Planning Commission meeting, not attending may cause your permit for tree removal to be denied or withheld.

MINUTES OF FEBRUARY 27, 2025  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



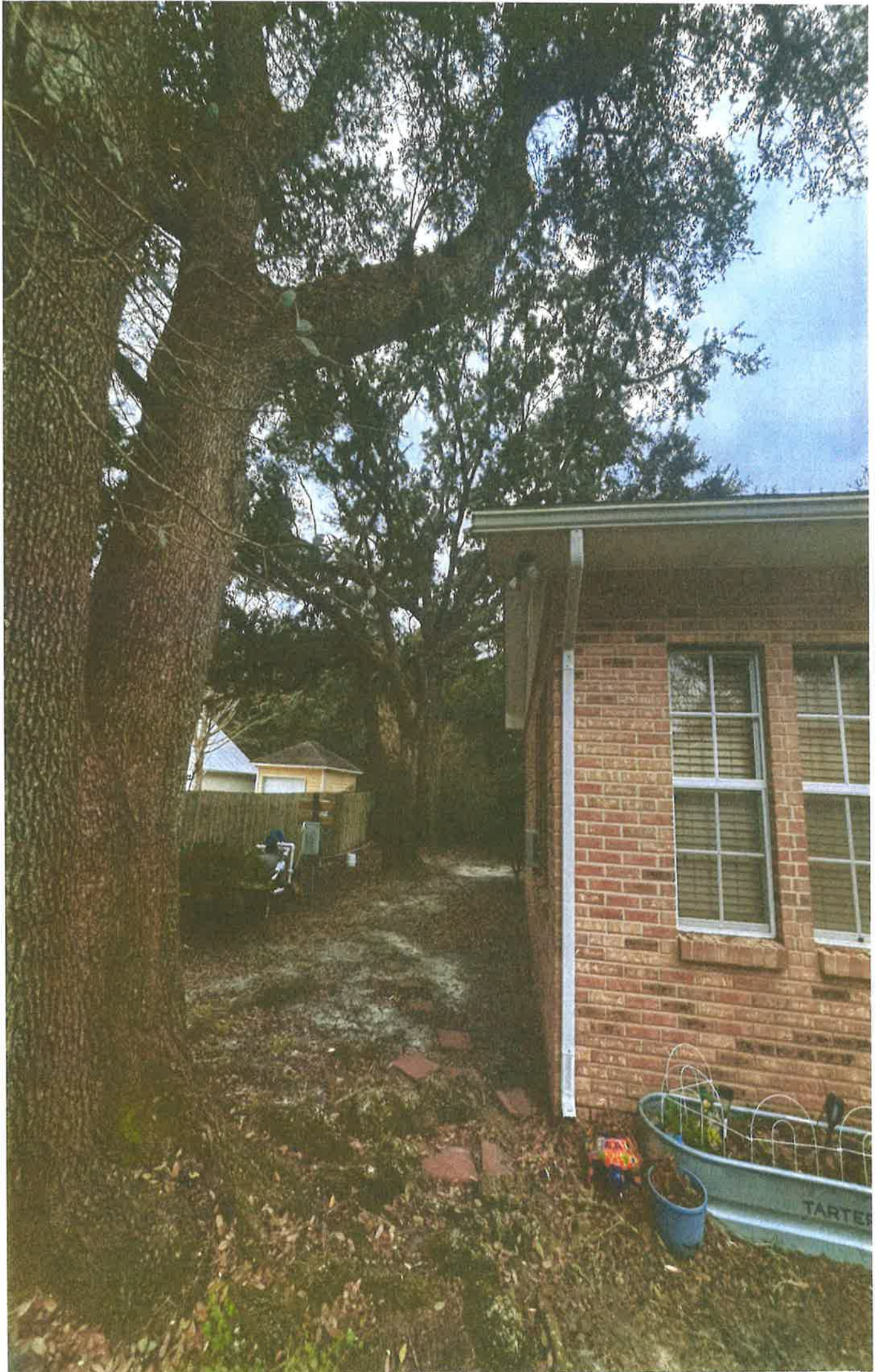


MINUTES OF FEBRUARY 27, 2025  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION





**MINUTES OF FEBRUARY 27, 2025  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**





**MINUTES OF FEBRUARY 27, 2025  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**





**MINUTES OF FEBRUARY 27, 2025  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**



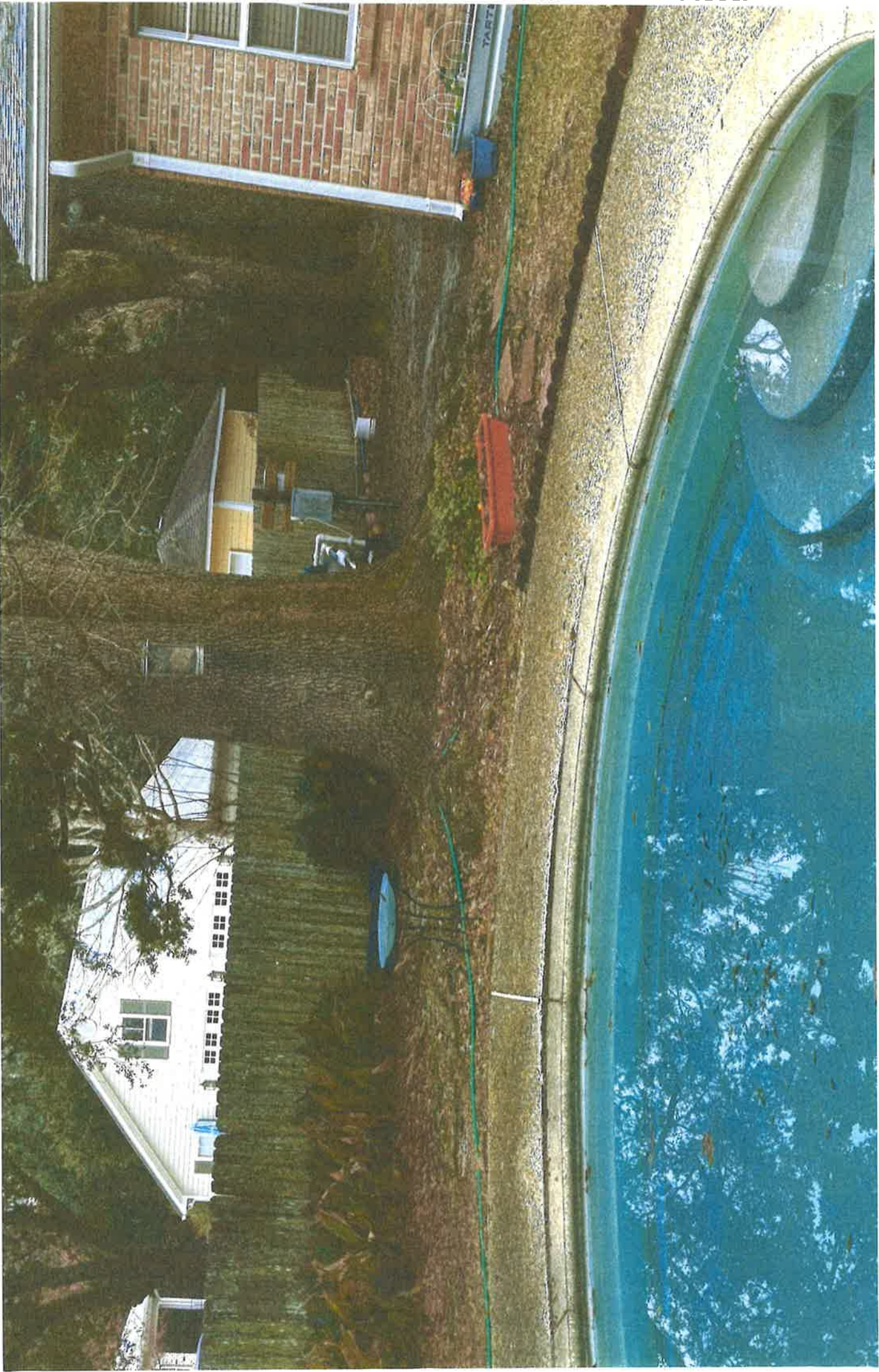


**MINUTES OF FEBRUARY 27, 2025  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**



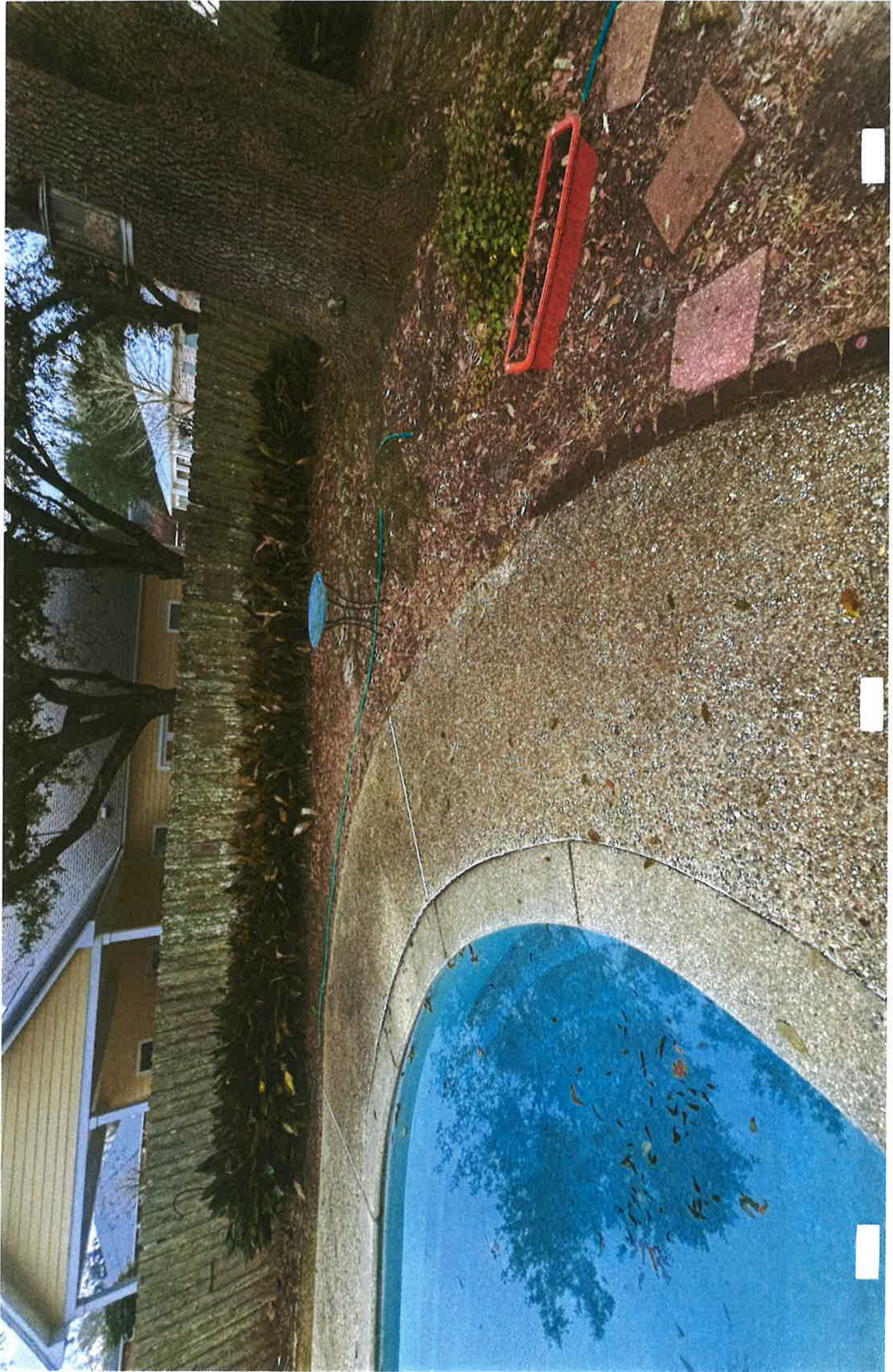


**MINUTES OF FEBRUARY 27, 2025  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**



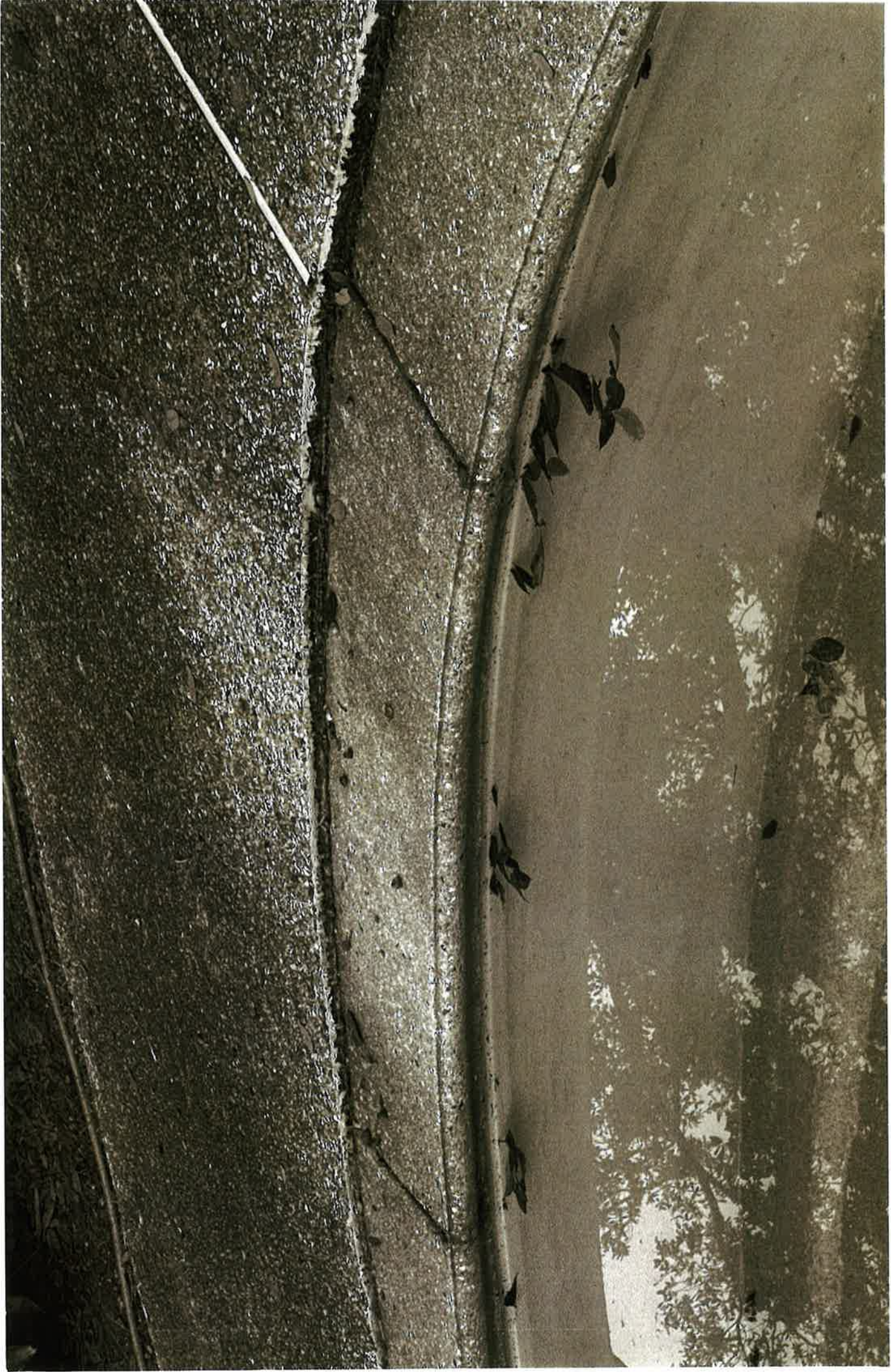


**MINUTES OF FEBRUARY 27, 2025  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**





**MINUTES OF FEBRUARY 27, 2025  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**





**MINUTES OF FEBRUARY 27, 2025  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**





MINUTES OF FEBRUARY 27, 2025  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



J1 - GULFPORT DISTRICT  
Instrument 2021-0028290-D-J1  
Filed/Recorded 10/05/2021 11:05:01 AM  
Total Fees 26.00  
2 Pages Recorded

Prepared by:  
David B. Pilger  
Attorney at Law  
1406 Bienville Blvd., Suite 101  
Ocean Springs, MS 39564  
(228) 215-0011

Grantors:  
Steven W. Norris  
Helga M. Norris  
14437 Duckworth Cv.  
Gulfport, MS 39503  
(831) 214-5538

Return To:  
David B. Pilger  
Attorney at Law  
1406 Bienville Blvd., Suite 101  
Ocean Springs, MS 39564  
(228) 215-0011

Grantees:  
Laurenco Durante  
Melinda A. Durante  
5016 Live Oak Dr.  
Long Beach, MS 39560  
(504) 858-9247

File No. Z210328S

INDEXING INSTRUCTIONS: Lot 16, Live Oak Estates, 1st JD, Harrison County, MS

STATE OF MISSISSIPPI  
COUNTY OF HARRISON  
FIRST JUDICIAL DISTRICT

WARRANTY DEED

FOR AND IN CONSIDERATION OF the price and sum of TEN AND NO/100 DOLLARS (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, we, Steven W. Norris and Helga M. Norris, do hereby sell, convey and warrant unto Laurenco Durante and Melinda A. Durante, as joint tenants with right of survivorship and not as tenants in common, all of that certain tract, piece or parcel of land situated in Harrison County, Mississippi, together with all improvements, buildings, fixtures, and appurtenances thereunto belonging, and being more particularly described as follows, to-wit:

Lot 16, Live Oak Estates, a subdivision, according to a map or plat thereof which is on file of record in the office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi, in Plat Book 36, at Page 31, reference to which is hereby made in aid of and as a part of this description.

This being the same property as that conveyed to Steven W. Norris and Helga M. Norris, by Warranty Deed recorded in Instrument 2020-15071-DJ1, Land Deed Records of Harrison County, Mississippi.

Instrument# 20210028290  
DEED BOOK - J1 - GULFPORT DISTRICT

If this property is bounded by water, this conveyance includes any natural accretion, and is subject to any erosion due to the action of the elements. Such riparian and littoral rights as exist are conveyed herewith but without warranty as to their nature or extent. If any portion of the property is below the mean high tide watermark, or is coastal wetlands as defined in the Mississippi Coastal Wetlands Protection Act it is conveyed by quitclaim only.

Grantor(s) quitclaim any and all oil, gas, and other minerals owned, if any, to Grantee(s). No mineral search was requested or performed by preparer.

This conveyance is subject to any and all covenants, rights of way, easements, restrictions and reservations of record in the office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi.

It is agreed and understood that the taxes for the current year have been pro-rated as of this date on an estimated basis, and when said taxes are actually determined, if the proration as of this date is incorrect, the Parties hereto agree to make all necessary adjustments on the basis of an actual proration.

WITNESS OUR SIGNATURES, on this the 4th day of October, 2021.

*Steven W. Norris*  
Steven W. Norris  
*Helga M. Norris*  
Helga M. Norris

ACKNOWLEDGMENT

STATE OF MISSISSIPPI  
COUNTY OF HARRISON

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, Steven W. Norris and Helga M. Norris, who acknowledged before me that they signed, executed and delivered the above and foregoing instrument on the day and year thereof, for the use and purposes therein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, on this the 4th day of October, 2021.

(AFFIX SEAL)

*[Signature]*  
NOTARY PUBLIC

My commission expires \_\_\_\_\_





**MINUTES OF FEBRUARY 27, 2025  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION  
MEMORANDUM**

DATE: February 23, 2025

TO: City of Long Beach MS Planning Commission

FROM: Long Beach MS Tree Board

REF: Tree(s) Removal – 5016 Live Oak Dr

The Tree Board has carefully reviewed the site and details of the application for tree removal for the above mentioned property. The tree appears to be healthy and thriving. Unfortunately, the estimated 122 year old live oak is too close to the existing home and pool and will cause further damage to both. With great reservations we approve the tree removal application.

Blane Sutton  
Robin Buch  
Jana Montgomery  
Ann Niolet

After discussion and upon recommendation made by the City of Long Beach Tree Board, Commissioner Gaddy made motion, seconded by Commissioner DiLorenzo and unanimously carried recommending to approve the application as submitted.

\*\*\*\*\*

It came for discussion under New Business, a Tree Removal for the property located at 903 Laura Street, Tax Parcel 0612D-02-049.000, submitted by Frank Doyle, Heather Shaw and Christine Ballard, as follows:

MINUTES OF FEBRUARY 27, 2025  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



CITY OF LONG BEACH, MISSISSIPPI  
201 Jeff Davis Avenue  
P.O. Box 929  
Long Beach, MS 39560  
(228) 863-1554  
(228) 863-1558 fax  
APPLICATION FOR TREE PERMIT

OFFICE USE ONLY  
Date Received 2/19/25  
Zoning R-1  
Agenda Date 2/27/25  
Check Number Cash

(Initial on the line that you've read each)

R Routine trimming does not require a permit. The reason for pruning may include, but are not limited to, reducing risk, maintaining or improving tree health and structure, improving aesthetics, or satisfying a specific need. The City of Long Beach does recommend you obtain a licensed Arborist for your and the tree protection.

A Any single-family Residential, Multi-Family Residential, Commercial or Industrial Zoned areas need a permit to remove a Live Oak or Magnolia tree with its root system, growing upon the earth usually with one trunk or at least eighteen (18) inches in circumference or larger, measured four and one-half (4 1/2) feet above the surface of the ground, or a multi-stemmed trunk system with a definitely formed crown.

R Any person desiring a permit for removal of any Live Oak or Magnolia tree, shall submit this application and a filing fee of \$25.00 per parcel of land to which such application pertains.

TODAY'S DATE: 2/16/25

PROPERTY INFORMATION

TAX PARCEL # 06120-02-049-000

Address of Property Involved: 903 Laura Street

Property owner name: Frank Doyle, Heather Shaw, Christine Bellard

Are you the legal owner of the above property? Yes  No  If No, written consent from the owner is needed. Please provide a statement that no person, not listed on this application, has any interest in the title in or to the property.

Property owner address: 903 Laura Street

Phone No. Heather (228) 596 7059 or Frankie (228) 297-9039

CONTRACTOR OR APPLICANT INFORMATION

Company Name: Bobcat Tree work LLC

Phone No. 806 8063 Fax: \_\_\_\_\_

Name: J Wilson

Address: \_\_\_\_\_

PERMIT INFORMATION

Permit for: Removal  Trimming \_\_\_\_\_ Pruning \_\_\_\_\_

What is the reason the tree needs to be removed? Be specific ex. Construction, street or roadway, recreational area, patio, parking lot, diseased tree not worthy of preservation, etc. Roots destroying  
(use separate sheet if needed)

Neighbors driveway, street and porch house foundation

Number of Trees:

1 Live Oak \_\_\_\_\_ Southern Magnolia

I hereby certify that I have read this application and that all information contained herein is true and correct; that I agree to comply with all applicable codes, ordinances and state laws regulation construction; that I am the owner or authorized to act as the owner's agent for the herein described work.

H. Shaw 2/16/25  
Signature Date

ADDITIONAL INFORMATION REQUIRED FROM APPLICANT

(Initial on the line that you've read each)

X TREE SITE PLAN: Please provide a map or diagram of the parcel of land, specifically designating the area or areas of proposed tree removal and the proposed use of such area. Please include the following: 1) location of all protected and large shade trees on the property, their size and species 2) Designate which are disease/or damaged, 3) designate which are endangering any roadway, pavement, or utility line, 4) any proposed grade changes that might adversely affect or endanger any trees on the site and specify how to maintain them 5) designate the trees to be removed and the trees to be maintained, and 5) location of existing and/or proposed structures.

/ PHOTOGRAPH: You must attach a photograph of the tree to be removed, the photo must show any damage the tree is causing.

X OWNERSHIP: Please provide a recorded warranty deed.

/ PERMIT FEES: Upon issuance of a Tree Removal Permit, the permit fee will be as follows: For removal of a tree or trees where such removal of such tree or trees is necessitated by material damage caused by such tree or trees to permanent improvement or improvements on the parcel where such tree or trees are situated a fee of \$1.00 per tree permitted to be removed. For removal of all other trees, a fee of \$45.00 per tree permitted to be removed. As per City of Long Beach Tree Ordinance (#364) any person removing any Live Oak or Magnolia tree within the City of Long Beach, Mississippi, without a valid tree removal permit, shall be guilty of a misdemeanor; and upon conviction thereof shall be sentenced to pay a fine not less than \$500.00 nor more than \$1000.00. The removal of each tree without having first secured a valid tree removal permit shall constitute a separate offense and shall be punishable as such.

X REPLANTING: As a condition of granting the tree removal permit, the City, acting by and through its Mayor and Board of Aldermen, may require the applicant to relocate or replace trees, but may not require the replacement of trees in a number greater than the number of Live Oak or Magnolia trees removed; trees to be of Four (4) inches caliper deciduous trees or five (5) feet in height of evergreen or Live Oak or Magnolia trees.

/ MEETING: You must attend the Planning Commission meeting, not attending may cause your permit for tree removal to be denied or withheld.



MINUTES OF FEBRUARY 27, 2025  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

My Map



**HARRISON COUNTY, MISSISSIPPI**

DISCLAIMER: THIS MAP IS FOR PROPERTY TAX ASSESSMENT PURPOSES ONLY. IT WAS CONSTRUCTED FROM PROPERTY INFORMATION RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS AND IS NOT CONCLUSIVE AS TO LOCATION OF PROPERTY OR LEGAL OWNERSHIP.

MAP DATE: February 19, 2025

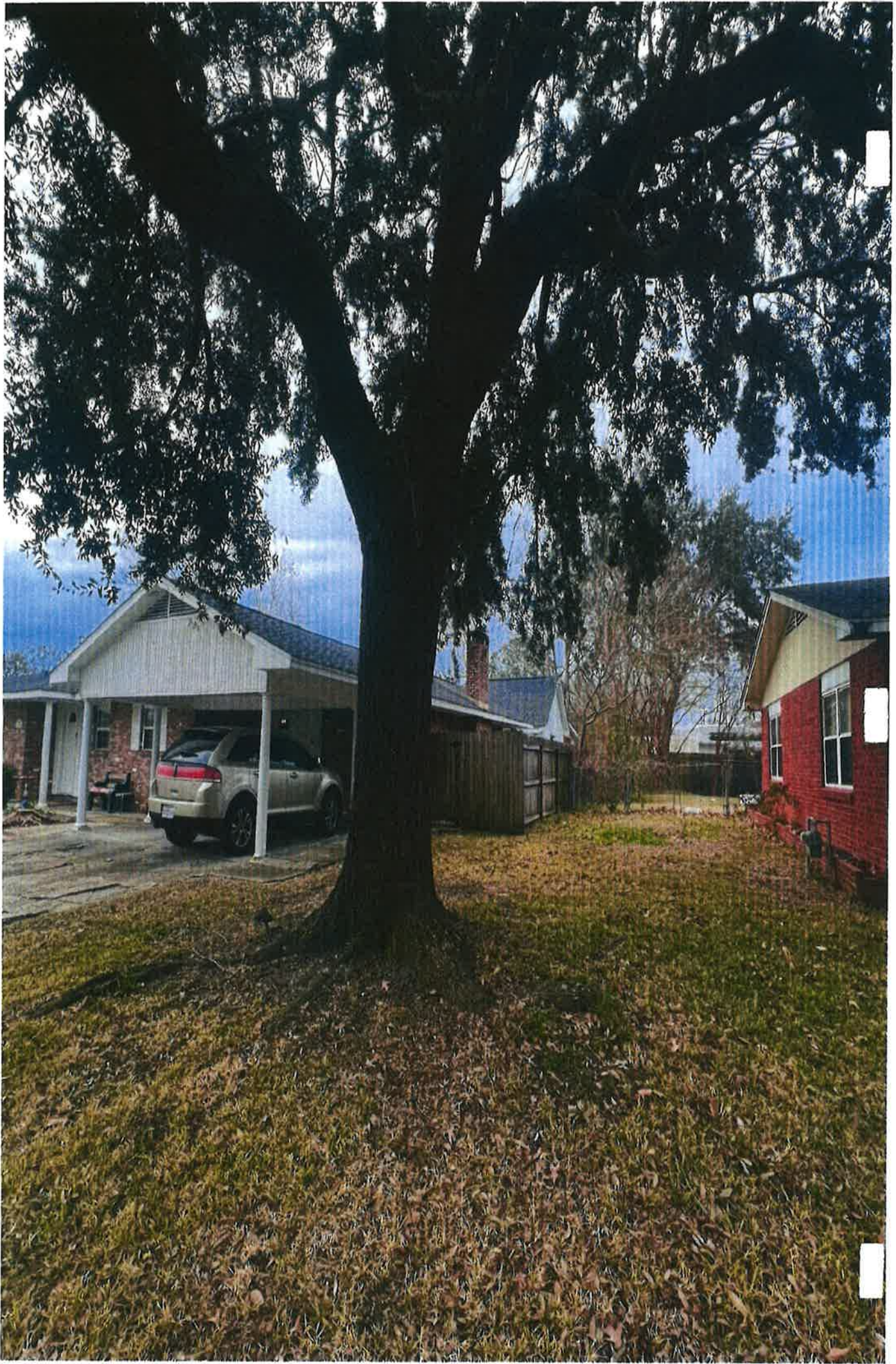


**MINUTES OF FEBRUARY 27, 2025  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**





**MINUTES OF FEBRUARY 27, 2025  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**





**MINUTES OF FEBRUARY 27, 2025  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**





**MINUTES OF FEBRUARY 27, 2025  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**



MINUTES OF FEBRUARY 27, 2025  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



J1 - GULFPORT DISTRICT  
Instrument 2022-002313-D-J1  
Filed/Recorded 01/27/2022 12:22:01  
Total Fees 28.00  
2 Pages Recorded

Prepared by:  
David B. Pilger  
Attorney at Law  
1406 Bienville Blvd., Suite 101  
Ocean Springs, MS 39564  
(228) 215-0011

Grantor:  
William James Doyle  
3 Rue Domains  
Long Beach, MS 39560  
(228) 213-7900

Return To:  
Pilger Title Co.  
1406 Bienville Blvd., Suite 101  
Ocean Springs, MS 39564  
(228) 215-0011

Grantees:  
Francis Anthony Murphy Doyle,  
Heather Marie Shaw and Christine Ann Ballard  
19771 Maben Ave  
Biloxi, MS 39532  
(220) 297-9039

File #Z210737R

INDEXING INSTRUCTIONS: Lot 3, Blk 2, Reinike S/D, 1st JD Harrison County, Mississippi

STATE OF MISSISSIPPI  
COUNTY OF HARRISON  
FIRST JUDICIAL DISTRICT

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the price and sum of TEN AND NO/100 DOLLARS (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, I, William James Doyle, do hereby sell, convey and quitclaim unto Francis Anthony Murphy Doyle, Heather Marie Shaw and Christine Ann Ballard, as joint tenants with full right of survivorship and not as tenants in common, all of that certain tract, piece or parcel of land situated in the First Judicial District of Harrison County, Mississippi, together with all improvements, buildings, fixtures, and appurtenances thereunto belonging, and being more particularly described as follows, to-wit:

Lot Three (3), Block Two (2), Reinike Subdivision, a subdivision according to a map or plat thereof which is on file of record in the Office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi, in Plat Book 21, at Page 26, reference to which is hereby made in aid of and as a part of this description.

This being the same property as that conveyed to Heather Marie Shaw, William James Doyle, Christina Ann Ballard, and Francis Anthony Murphy Doyle by Quitclaim Deed recorded in Instrument 2018-692-D-J1, Land Deed Records of the First Judicial District of Harrison County, Mississippi.

No title exam was performed and no title examination was requested. The description used on this deed was provided by the Client. No search was made of public records to determine the

accuracy of said description and said attorney, in preparing this deed, has relied, at the request of the Client, on the representation of the Grantor that the description provided is proper and accurate.

This conveyance is subject to any and all covenants, rights of way, easements, restrictions and reservations of record in the office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi.

If this property is bounded by water, this conveyance includes any natural accretion, and is subject to any erosion due to action of the elements since filing of the plat. Such riparian and littoral rights as exist are conveyed herewith but without warranty as to their nature or extent. If any portion of the property is coastal wetlands as defined in the Mississippi Coastal Wetlands Protection Act it is conveyed by quitclaim only.

Grantor quitclaims any and all oil, gas, and other minerals owned, if any, to Grantees. No mineral search was requested or performed by preparer.

The Grantees assume all property taxes for the prior and current years.

WITNESS MY SIGNATURE, on this the 24<sup>th</sup> day of January, 2022.

*William James Doyle*  
William James Doyle

ACKNOWLEDGMENT

STATE OF MISSISSIPPI  
COUNTY OF HARRISON

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, William James Doyle who acknowledged before me that he signed, executed and delivered the above and foregoing instrument on the day and year thereof, for the use and purposes therein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, on this the 24<sup>th</sup> day of January, 2022.



*Sarah Jeanfreau*  
NOTARY PUBLIC

**MINUTES OF FEBRUARY 27, 2025  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

MEMORANDUM

DATE: February 23, 2025

TO: City of Long Beach MS Planning Commission

FROM: Long Beach MS Tree Board

REF: Tree(s) Removal – 903 Laura St.

The Tree Board has carefully reviewed the site and details of the application for tree removal for the above mentioned property. The tree appears to be healthy and thriving and is estimated at 98 years old. The tree appears to be lifting a neighbors well established driveway which is below the grade of the subject property. If the applicants neighbor decides to repair his driveway and raises the grade, removes the existing roots and pour a chain wall to a depth, best determined by an arborist to stop further root intrusion, the tree and the driveway can coexist. For these reasons we deny the tree removal application.

Blane Sutton  
Robin Buch  
Jana Montgomery  
Ann Niolet

After considerable discussion, and upon recommendation made by the City of Long Beach Tree Board, Commissioner Kruse made motion, seconded by Commissioner Gaddy to deny the application as submitted. The question being put to a roll call vote, the result was as follows:

|                        |       |     |
|------------------------|-------|-----|
| Commissioner DiLorenzo | Voted | Aye |
| Commissioner McMahan   | Voted | Aye |
| Commissioner Gaddy     | Voted | Aye |
| Commissioner Glenn     | Voted | Nay |
| Commissioner Kruse     | Voted | Aye |

The vote having received the affirmative vote of a majority of the Commissioners present and voting, Commission Chairman Frank Olaivar declared the motion carried.

\*\*\*\*\*

It came for discussion under New Business a Short-Term Rental for the property located at 112 South Island View Avenue, Tax Parcel 0612E-02-115.000, submitted by Norman Cunningham (owner and property manager), as follows:



MINUTES OF FEBRUARY 27, 2025  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

**CITY OF LONG BEACH, MISSISSIPPI**  
**APPLICATION FOR SHORT TERM RENTAL**

---

**PHYSICAL ADDRESS:** 201 JILL DAVIS AVENUE  
LONG BEACH, MS 39560

**PHONE:** (228) 863-1554  
**FAX:** (228) 863-1558

**MAILING ADDRESS:** POST OFFICE BOX 929  
LONG BEACH, MS 39560

---

**PROPERTY INFORMATION:**  
ADDRESS: 112 South Island Views Ave Parcel 002E-02-  
(Location of Short-Term Rental) 115.00

**OWNER'S INFORMATION:**  
Property Owner's Name: Norman Cunningham  
Property Owner's Address: 500 Oak Shadows Dr. Gulfport  
Property Owner's Mailing Address, if different from above: MS 39501

---

Property Owner's Phone No. 409-781-4691 City            State            Zip             
Email Address: ClayKK83@aol.com

Is there a homeowner's association for the neighborhood? No so, please provide written statement of support of short term rental?

---

**PROPERTY MANAGER INFORMATION:**  
Property Manager's Name: Norman Cunningham  
Property Manager's Address (Must be a local contact): same as above

---

Property Manager's Phone No. 409-781-4691 City            State            Zip             
Email Address: same as above

---

**PLEASE PROVIDE THE FOLLOWING:**

- Mississippi Sales Tax ID # \_\_\_\_\_
- Recorded Warranty Deed
- Parking Rules & Plan
- Trash Management Plan
- Copy of Proposed Rental Agreement
- Proof of Liability Insurance, which includes short term rental coverage

---

**ADDITIONAL INFORMATION:**

- Completed written statement of compliance.
- FEES: \$250, nonrefundable application fee \$500, yearly renewable fee. Checks should be made payable to the City of Long Beach
- LICENSE: A Privilege Tax License must be applied and paid for after approval.
- INCOMPLETE APPLICATIONS will not be processed

---

**AFFIDAVIT**

I HEREBY CERTIFY THAT I HAVE READ THIS APPLICATION AND THAT ALL INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT. I ACKNOWLEDGE RECEIPT OF AND AGREE TO COMPLY WITH THE RULES & REGULATIONS OF SHORT TERM RENTALS (Ordinance 660). ALL APPLICABLE CODES, ORDINANCES AND STATE LAWS. VIOLATION OF ANY CODES OR REGULATIONS SHALL RESULT IN THE SUSPENSION OR REVOCATION OF THE PERMIT.

Norman Cunningham PRINT NAME      Norman Cunningham SIGNATURE      1/4/25 DATE

---

**BELOW IS FOR OFFICE USE ONLY**

|                   |                          |                    |                                       |
|-------------------|--------------------------|--------------------|---------------------------------------|
| Maximum Occupancy | Maximum Vehicles allowed | Number of bedrooms | Number of people home can accommodate |
| <u>6</u>          | <u>4</u>                 | <u>3</u>           | <u>6</u>                              |

I AFFIRM THAT THE APPLICANT IS IN COMPLIANCE WITH ALL APPLICABLE ZONING REQUIREMENTS, BUILDING & FIRE CODES, AND THAT ALL APPLICABLE TAXES, FEES AND OTHER CHARGES HAVE BEEN PAID.

Building Official Signature: [Signature] Date: 1/28/25

Fire Inspector Signature: \_\_\_\_\_ Date: \_\_\_\_\_

---

**COMMENTS:** \_\_\_\_\_

---

Date Received: 1/27/25  
Agenda Date: 2/27/25  
Amount Due/Paid: 250.00  
Payment Method: CC

MINUTES OF FEBRUARY 27, 2025  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



*Norman Cunningham* owner of the property located at  
*112 South Island View, Long Beach, MS 39564* Tax Parcel *N 10 ft of Lot 85, all of Lot 86, + S 20 ft of Lot 87*  
affirm that I am in compliance with building codes, deed restrictions  
and/or covenants, and have paid all applicable taxes, fees and other  
charges. I acknowledge that a violation of the ordinances of the City of  
Long Beach shall result in the suspension or revocation of the permit.

*Norman Cunningham*  
signature

*1/4/25*  
date



SCANNED



MISSISSIPPI  
FIRST JUDICIAL DISTRICT  
Instrument 2024-0025631-D-11  
Filed/Recorded 12/11/2024 9:59:01 AM  
Total Fees 26.00  
3 Pages Recorded

Prepared By:  
David B. Pilger  
Attorney at Law  
1406 Blenville Blvd.  
Ocean Springs, MS 39564  
(228) 216-0011

Grantor:  
FHG House 2 Home, LLC  
1331 Diller Road  
Ocean Springs, MS 39564  
(228) 236-4612

Return To:  
Pilger Title Co.  
1406 Blenville Blvd.  
Ocean Springs, MS 39564  
(228) 216-0011

Grantees:  
Brookes Clay Cunningham  
Norman Clay Cunningham  
10603 Piping Rock Lane  
Houston, TX 77042  
(409) 782-5200

File No. F-24-270

INDEXING INSTRUCTIONS: N 10 ft of Lot 85, all of Lot 86, and S 20 ft of Lot 87, Homeland  
Add., 1st JD, Harrison County, MS

STATE OF MISSISSIPPI  
COUNTY OF HARRISON  
FIRST JUDICIAL DISTRICT

WARRANTY DEED

FOR AND IN CONSIDERATION OF the price and sum of TEN AND NO/100 DOLLARS (\$10.00),  
cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which  
is hereby acknowledged, FHG House 2 Home LLC, a Mississippi Limited Liability Company, does  
hereby sell, convey and warrant unto Brookes Clay Cunningham and Norman Clay Cunningham,  
as joint tenants with rights of survivorship and not as tenants in common, all of that certain tract, piece  
or parcel of land situated in the First Judicial District of Harrison County, Mississippi, together with all  
improvements, buildings, fixtures, and appurtenances thereunto belonging, and being more particularly  
described as follows, to-wit:

The North 10 feet of Lot 85, all of Lot 86 and the South 20 feet of Lot 87, Homeland  
Addition, a subdivision according to a map or plat thereof which is on file of record  
in the Office of the Chancery Clerk in the First Judicial District of Harrison County,  
Mississippi in Plat Book 13, at Page 6.

This being the same property as that conveyed to FHG House 2 Home LLC, a Mississippi Limited  
Liability Company by warranty deed from Guy Larsen and Georgia Larsen, Co-owners of Lynne  
Mangay Larsen dated 07/24/2023 and recorded with Harrison County Chancery Clerk on 07/24/2023  
as Instrument No. 2023-14358-D-11.

Page 1 of 2

If this property is bounded by water, this conveyance includes any natural accretion, and is  
subject to any erosion due to the action of the elements. Such riparian and littoral rights as exist are  
conveyed herewith but without warranty as to their nature or extent. If any portion of the property is  
below the mean high tide watermark, or is coastal wetlands as defined in the Mississippi Coastal  
Wetlands Protection Act it is conveyed by quitclaim only.

Grantor(s) quitclaim any and all oil, gas, and other minerals owned, if any, to Grantor(s). No  
mineral search was requested or performed by preparer.

This conveyance is subject to any and all covenants, rights of way, easements, restrictions and  
reservations of record in the office of the Chancery Clerk in the First Judicial District of Harrison County,  
Mississippi.

It is agreed and understood that the taxes for the current year have been pro-rated as of this date  
on an estimated basis, and when said taxes are actually determined, if the proration as of this date is  
incorrect, the Parties hereto agree to make all necessary adjustments on the basis of an actual  
proration.

WITNESS MY SIGNATURE, on this the *30<sup>th</sup>* day of *DECEMBER*, 2024.

FHG House 2 Home LLC, a Mississippi  
Limited Liability Company  
By: *Paula Fairbanks*  
Paula Fairbanks, Sole Member and  
Manager

ACKNOWLEDGMENT

STATE OF MISSISSIPPI  
COUNTY OF HARRISON

Personally appeared before me *Ashley Darte*, the undersigned authority in and for the  
said county and state, on this *30<sup>th</sup>* day of *DECEMBER*, 2024, within my jurisdiction, the within named  
Paula Fairbanks of FHG House 2 Home LLC, who acknowledged that she is the Sole Member and  
Manager of FHG House 2 Home LLC, a MS Limited Liability Company, and that for and on behalf of  
the said Limited Liability Company, and as its act and deed she executed the above and foregoing  
instrument, after first having been duly authorized by said Limited Liability Company so to do.

*Ashley Darte*  
Notary Public



(AFFIX SEAL)

My commission expires: \_\_\_\_\_

Page 2 of 2

# MINUTES OF FEBRUARY 27, 2025 REGULAR MEETING LONG BEACH PLANNING and DEVELOPMENT COMMISSION

112 S Island View Avenue  
Long Beach, MS 39560

**\*Parking Plan:** The property has a concrete driveway that holds 3-4 vehicles, including a 1 car garage and additional driveway space in the back. Parking is not allowed on the lawn.

**\*Trash Management Plan:** The guests will use the trash cans on-site, any extra trash will be removed by the owner and placed in trash cans from Waste Management on owner's property. There is a note in the home to remind guests to place trash containers to the street on Sunday night for Monday pick-up.

**Rental Agreement:** These are handled through VRBO or Airbnb. Our general fees are as follows:

Avg nightly rental fee: 200.00 (2 Night Minimum)  
Cleaning Fee: 150.00  
Pet Fee: 50.00

Both booking services provide additional insurance up to 1 million dollars. The companies also collect lodging taxes from the guest upon booking and these funds are sent to the state and local authorities.

**House Rules:**

- Maximum Number of guests 8. (3 bedrooms & 4 Beds)
- Must be 25 years or older to rent.
- Check Out 11am, Check In 3pm.
- The check in process will be in-person, door codes will not be given in advance. The owner will greet all guests and give them a tour of the property, review the house book and rules.
- No Parties or Events allowed.
- Quiet Hours from 9pm to 7am.
- No Smoking or Vaping inside the house. Damage deposit will not be returned or an additional cleaning fee will be charged if Smoking/Vaping is found in the home.
- No boil pots/turkey fryers on the property.
- All Dog visits MUST be approved by the owner during the booking process. Will discuss breed and size.
- Dogs are not allowed on the furniture or beds. If dog is left alone at the property they must be crated. Damage deposit will not be returned or an additional fee will be charged if damage is caused due to pet.

### EVIDENCE OF PROPERTY INSURANCE

DATE (MM/DD/YYYY)  
12/18/24

THIS EVIDENCE OF PROPERTY INSURANCE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE ADDITIONAL INTEREST NAMED BELOW. THIS EVIDENCE OF PROPERTY INSURANCE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.

|   |  |
|---|--|
| AGENCY<br><b>Pyron Coastal Insurance</b><br>2409 14th St.<br>Gulfport, MS 39501<br><br>(Agency Name)<br>(Agency Address)<br>(Agency City, State, Zip)<br>(Agency Phone)<br>(Agency Fax)<br>(Agency Email)<br>(Agency Website) | COMPANY<br><b>Lloyds of London</b><br><br>LOAN NUMBER: 102411900<br>POLICY NUMBER: D095330<br>EFFECTIVE DATE: 12/27/24<br>EXPIRATION DATE: 12/27/25<br>CONTINUED LIFTA TERMINATED IF CHECKED |
|---|--|

PROPERTY INFORMATION

LOCATION/DESCRIPTION  
112 S Island View Ave  
Long Beach, MS 39560

THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS EVIDENCE OF PROPERTY INSURANCE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

| COVERAGE/PERILS/FORMS   | AMOUNT OF INSURANCE | DEDUCTIBLE       |
|---|---------------------|------------------|
| Dwelling Limit (This policy includes replacement cost and wind/hail coverage) | \$247,000           | \$2,500<br>5% WH |

REMARKS (Including Special Conditions)

Annual Dwelling Fire Premium \$4,863.79  
Please mail premium to 2409 14th St. Gulfport, MS 39501 and make payable to Pyron Group

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING INSURER WILL ENDEAVOR TO MAIL \_\_\_\_\_ DAYS WRITTEN NOTICE TO THE ADDITIONAL INTEREST NAMED BELOW, BUT FAILURE TO MAIL SUCH NOTICE SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE INSURER, ITS AGENTS OR REPRESENTATIVES.

ADDITIONAL INTEREST

|  |   |
|--|---|
| NAME AND ADDRESS<br><b>Gulf South Mortgage LLC</b><br>ISADA ATIMA<br>2137 E Pass Rd.<br>Gulfport, MS 39507 | <input checked="" type="checkbox"/> MORTGAGEE<br><input type="checkbox"/> LOSS PAYEE<br>LOAN # 102411900<br>AUTHORIZED REPRESENTATIVE<br> |
|--|---|

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Clear All



## MINUTES OF FEBRUARY 27, 2025 REGULAR MEETING LONG BEACH PLANNING and DEVELOPMENT COMMISSION

| Home Owner Report         |  | ESTIMATE-68089966 |                             |
|---------------------------|--|-------------------|-----------------------------|
| General Information       |  |                   |                             |
| Policy Number:            | ESTIMATE-68089966                                |                   |                             |
| Estimate Expiration Date: | 1/17/2026  |                   |                             |
| Property Address:         | 112 S Island View Ave<br>Long Beach, MS<br>39560 |                   |                             |
| Effective Date:           | 12/18/2024                                       | Renewal Date:     | 12/18/2025                  |
| Style:                    | Colonial   | Site Access:      | Flat Area/Easy Access Roads |
| Finished Floor Area:      | 1431 Square Feet                                 | # of Families:    | 1                           |
| Created By:               | Spencer Mitchener                                | Last Updated By:  | Spencer Mitchener           |
| Profile Owned By:         | Spencer Mitchener                                |                   |                             |

| Value/Engineer Summary                 |  | F2025.01                |
|--|--|-------------------------|
| Coverage A                             |  | Cost Data As Of 09/2024 |
| Reconstruction Cost w/o Debris Removal |  | \$241,849               |

| Building Description  |                                   |
|-----------------------|-----------------------------------|
| Year Built:           | Main Home<br>1948                 |
| Construction Type:    | Standard                          |
| Number of Stories:    | 1                                 |
| Total Living Area:    | 1431 Square Feet                  |
| Finished Living Area: | 1431 Square Feet                  |
| Perimeter:            | Rectangular or Slightly Irregular |
| Wall Height:          | 8.00 Feet 100 %                   |

| Foundation/Basement         |       |
|-----------------------------|-------|
| <b>Foundation Type</b>      |       |
| Crawl Space, Unexcavated    | 100 % |
| <b>Foundation Materials</b> |       |
| Block                       | 100 % |

| Materials                   |                             |                         |      |  |
|-----------------------------|-----------------------------|-------------------------|------|--|
| <b>Exterior Walls</b>       | <b>Exterior Walls</b>       | <b>Roof</b>             |      |  |
| <i>Framing</i>              | <i>Exterior Frame Walls</i> | <i>Roof Style/Slope</i> |      |  |
| Stud, 2" X 4"               | 100% Siding, Wood           | 70% Hip, Moderate Pitch | 100% |  |
| <i>Exterior Frame Walls</i> | <b>Roof</b>                 | <i>Roof Shape</i>       |      |  |
| Brick on Frame              | 30% <i>Roof Style/Slope</i> | Simple/Standard         | 100% |  |

| Materials (continued)                |       |                                |      |  |
|--------------------------------------|-------|--------------------------------|------|--|
| <b>Roof</b>                          |       | <b>Kitchens/Baths/Plumbing</b> |      |  |
| <i>Roof Cover</i>                    |       | <i>Bathrooms - Complete</i>    |      |  |
| Shingles, Architectural              | 100%  | Full Bath, Builder's Grade     | 2Cnt |  |
| <b>Exterior Features</b>             |       | <b>Superstructure/Framing</b>  |      |  |
| <i>Windows</i>                       |       | <i>Floor/Ceiling Structure</i> |      |  |
| Sash, Wood with Glass, Standard      | 100%  | Wood Joists & Sheathing        | 100% |  |
| <i>Exterior Doors (Count)</i>        |       | <b>Roof Structure</b>          |      |  |
| Door, Wood, Exterior                 | 2Cnt  | rafters, Wood with Sheathing   | 100% |  |
| <b>Partition Walls</b>               |       | <b>Whole House Systems</b>     |      |  |
| <i>Interior Wall Framing</i>         |       | <i>Electrical</i>              |      |  |
| Stud, 2" X 4"                        | 100%  | 200 Amp Service, Standard      | 100% |  |
| <i>Partitions</i>                    |       |                                |      |  |
| Drywall                              | 100%  |                                |      |  |
| <b>Wall Coverings</b>                |       |                                |      |  |
| Paint                                | 100%  |                                |      |  |
| <b>Partition Specialties</b>         |       |                                |      |  |
| Door, Hollow Core, Birch             | 12Cnt |                                |      |  |
| <b>Ceiling Finish</b>                |       |                                |      |  |
| <i>Ceilings</i>                      |       |                                |      |  |
| Drywall                              | 100%  |                                |      |  |
| <b>Floor Finish</b>                  |       |                                |      |  |
| <i>Floor Cover</i>                   |       |                                |      |  |
| Hardwood                             | 85%   |                                |      |  |
| Tile, Ceramic                        | 15%   |                                |      |  |
| <b>Heating &amp; Cooling</b>         |       |                                |      |  |
| <i>Air Conditioning</i>              |       |                                |      |  |
| Central Air Conditioning, Same Ducts | 100%  |                                |      |  |
| <i>Heating</i>                       |       |                                |      |  |
| Heating, Gas                         | 100%  |                                |      |  |
| <b>Foundation/Basement</b>           |       |                                |      |  |
| <i>Foundation Type</i>               |       |                                |      |  |
| Crawl Space, Unexcavated             | 100%  |                                |      |  |
| <i>Foundation Materials</i>          |       |                                |      |  |
| Block                                | 100%  |                                |      |  |
| <b>Kitchens/Baths/Plumbing</b>       |       |                                |      |  |
| <i>Kitchens - Complete</i>           |       |                                |      |  |
| Kitchen, Semi-Custom                 | 1Cnt  |                                |      |  |

# MINUTES OF FEBRUARY 27, 2025 REGULAR MEETING LONG BEACH PLANNING and DEVELOPMENT COMMISSION

**DP3** **Dwelling Quote**  
Quote Number: 0095330-02 | Expires: 01/15/2025 12:01 AM Local Standard Time



The displayed premium is an indication only based on information obtained to date. Additional information will be requested during the application process and may cause a change in final premium proposed.  
*The rates are not guaranteed and may change at any time.*

**Your Agent:**  
Cortney Page  
Pyrone Group - Ocean Springs  
License #: 10496837  
Agency ID: AGY2086  
734 Blenville Blvd  
Ocean Springs, MS 39564  
cortney@pyronecoastal.com



**AM Best rated A**  
**Policy Detail:**  
112 South Island View Avenue  
Long Beach, MS 39560  
County: Harrison  
Policy Type: DP3  
Policy Period: 12/20/2024 - 12/20/2025  
Quote Offer: 12/16/2024  
Quote Expires: 01/15/2025

**Prepared For:**  
Cunningham Vacation Homes Llc  
500 Oak Shadows Drive  
Gulfport, MS 39501

**Clay Cunningham**  
DOB: 1960

**Coverage Information**

|  |           |
|--|-----------|
| Coverage A - Dwelling  | \$280,000 |
| Coverage B - Other Structures                                | \$56,000  |
| Coverage C - Personal Property                               | \$28,000  |
| Coverage D/E - Fair Rental Value / Additional Living Expense | \$28,000  |
| Coverage L - Personal Liability (per occurrence)             | \$300,000 |
| Coverage M - Medical Payments to Others (per person)         | \$5,000   |

**Deductibles**

|                   |               |
|-------------------|---------------|
| All Other Perils  | \$2,500       |
| Windstorm or Hail | 5% (\$14,000) |

**Premiums and Other Charges**

|                         |            |
|-------------------------|------------|
| Base Premium            | \$4,162.00 |
| Policy Fee              | \$350.00   |
| Inspection Fee          | \$195.00   |
| Stamping Fee            | \$11.77    |
| Surplus Lines State Tax | \$188.28   |
| MWUA Fee                | \$141.21   |

**Total** **\$5,048.26**

25% Minimum earned premium applies. Fees are fully earned and non-refundable. Wind-only policies may be subject to different minimum earned premium requirements. Policy defense costs are outside the limit of liability and do not erode policy limits.

**DP3** **Dwelling Quote**  
Quote Number: 0095330-02 | Expires: 01/15/2025 12:01 AM Local Standard Time



**Other Coverages:**

The following coverages and scheduled limits apply as indicated to this policy:

- Exclude Wind: Not Applicable
- Water Damage Limitation: \$25000
- Ordinance or Law: No Coverage
- Specified Additional Amount of Insurance for Coverage A - Dwelling: No Coverage
- Screened Enclosures: No Coverage
- Loss Assessment: \$1000
- Equipment Breakdown: No Coverage
- Mold - Property/Personal Liability: \$5,000/5,000
- Water Backup: \$10,000
- Personal Property Replacement Cost: Yes



**MINUTES OF FEBRUARY 27, 2025  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

DP3 |

Dwelling Quote

Quote Number: 0085330-02 | Expires: 01/15/2025 12:01 AM Local Standard Time



**Notice To Applicants:**

- This quote is for coverage with a non-admitted carrier and is not backed by a state guaranty fund.
- The coverage proposed herein may vary from the coverage initially requested.
- Review the quote for accuracy.
- This quote is a brief summary of the coverage provided within the policy. Coverage is subject to the terms, conditions, and exclusions of the policy. In the event of a difference between this quote and your policy, the policy will prevail.

**Notice To Agents:**

- Review the quote for accuracy.
- To accept this quote, visit your Dashboard to issue the application and submit the required documentation to us. Visit [www.ambest.com](http://www.ambest.com) for the most current carrier financial rating.
- Please review this quote proposal carefully, as coverages, terms and conditions offered may be different than requested. Special sublimits may apply.
- This quote proposal does not guarantee an offer of coverage. Additional eligibility will be evaluated upon completion of the application.
- The policy, should one be issued, dictates the actual terms of coverage and in the case of differences, the policy prevails.
- If the coverage is bound, an on-site inspection will be conducted by a representative from our approved inspection vendor to verify information provided and address any underwriting concerns or hazards present.
- If we have not received a response from you by the expiration date shown on the quote proposal, we will consider this quote closed.
- Coverage cannot be backdated or presumed to be bound without confirmation from an authorized representative of Orchid. Your Dashboard will indicate when coverage is bound and active. Your agency does not hold binding authority.
- Orchid is responsible for all surplus lines tax filings.
- Higher limits of liability may be available.
- The client ultimately selects insured coverage values.

Document Generation Date: 12-16-2024 13:36:48

Page 3 of 3

[OrchidInsurance.com](http://OrchidInsurance.com)

After considerable discussion, Commissioner Glenn made motion, seconded by Commissioner McMahan and unanimously carried recommending to approve the application as submitted.

\*\*\*\*\*

It came for discussion under new business Planning Commission Approval for the property located at 0 West 4<sup>th</sup> Street, Tax Parcel 0612G-02-006.000, submitted by Shaw Homes, LLC, as follows:

MINUTES OF FEBRUARY 27, 2025  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

CITY OF LONG BEACH, MISSISSIPPI  
APPLICATION FOR CASE REVIEW

|   |  |   |
|---|--|---|
| <b>PHYSICAL ADDRESS:</b><br>201 JEFF DAVIS AVENUE<br>LONG BEACH, MS 39560 | <b>PHONE: (228) 863-1554</b><br><b>FAX: (228) 863-1558</b> | <b>MAILING ADDRESS</b><br>POST OFFICE BOX 929<br>LONG BEACH, MS 39560 |
|---|--|---|

I. TYPE OF CASE:  PLANNING COMMISSION APPROVAL  
 DECISION OF THE BUILDING OFFICIAL IS ALLEGED TO BE IN ERROR  
 INTERPRETATION OF THE ZONING ORDINANCE

II. Address of Property Involved: 0 W 4th Street, Long Beach, MS 0612G-02-006.000  
Tax Parcel Number

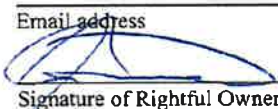
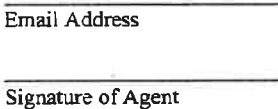
III. Statement clearly explaining the request being made for case review. (Attach supplemental pages if necessary.)  
To construct a residential home in C-1 zoning. The lot was purchased from the City of Long Beach in 2024. It has a residential home on both sides of it and on both sides of the street.

- IV. REQUIRED ATTACHMENTS:
- A. Interest and Ownership. The applicant's name, address and interest of every person, firm or corporation represented by the applicant in the application, the name of the owner or owners and their respective addresses of the entire land area proposed to be changed in classification or to be included within the structures then existing thereon, and sufficient evidence to establish that the applicant has the right of possession to the land area and structures, the names and address of all owners of adjacent property (exclusive of the width of intervening streets, alleys, or bodies of water). Claims of support or "no objection" from owners of adjoining property should be substantiated in writing or by the appearance of such owner(s) at the hearing. Such support is usually considered material but not conclusive.
  - B. Survey and/or Site Plan. A site plan showing the land area which would be affected, if required a general layout drawing of the development, easements bounding and intersecting the designated area, the locations of existing and proposed structures with supporting open facilities, and the ground area to be provided and continuously maintained for the proposed structure or structures;
  - C. Recorded Warranty Deed. A deed which includes a legal description of the specific piece of property involved in the request. If several parcels are included in a request, individual parcel deeds AND a composite legal description of all parcels involved in the request must be provided.
  - D. Fee. Attach a check in the amount of \$100.00. This check should be made payable to the City of Long Beach to cover administrative cost. You will also be responsible to actual costs, such as advertising and mailing incurred with the processing of your application.

**\*\*\*NOTE\*\*\* APPLICATION WILL NOT BE ACCEPTED WITHOUT THE ABOVE LISTED DOCUMENTS.**

V. **OWNERSHIP AND CERTIFICATION:**  
**READ BEFORE EXECUTING.** Attendance by the applicant(s) at the public hearing (IF REQUIRED) and/or meeting is mandatory; however, the applicant may designate a representative to attend the public hearing and/or meeting on their behalf, provided said representative has been properly designated to speak on the applicant's behalf either by written permission or oral designation by the applicant. If a continuance is to be granted, the applicant must request same in writing a minimum of seven (7) days in advance of the scheduled public hearing and/or meeting. The applicant acknowledges that, in signing this application, all conditions and requirements inherent in the process have been fully explained and understood, including the timetable for processing the application. The completed application with all necessary documents and payments must be returned to the Planning office not later than 21 days before the 2<sup>nd</sup> or 4<sup>th</sup> Thursday of each month. Receipt of fee(s) does not constitute receipt of a completed application.

**Ownership:** I the undersigned due hereby agree to all the rules and regulations as set forth in the Long Beach Zoning Ordinance and also agree to pay all fees and charges as stated.

|   |       |            |  |       |      |
|---|-------|------------|--|-------|------|
| Shaw Homes, LLC   |       |            | Name of Agent (PRINT)  |       |      |
| Name of Rightful Owner (PRINT)  |       |            | Name of Agent (PRINT)  |       |      |
| 640 Klondyke Road   |       |            | Agent's Mailing Address  |       |      |
| Owner's Mailing Address   |       |            | Agent's Mailing Address  |       |      |
| Long Beach  | MS    | 39560      | City   | State | Zip  |
| City  | State | Zip        | City   | State | Zip  |
| 228-326-7183  |       |            | Phone  |       |      |
| Phone   |       |            | Phone  |       |      |
| JWSHAWS25@GMAIL.COM   |       |            | Email Address  |       |      |
| Email address   |       |            | Email Address  |       |      |
|  |       | 02/04/2025 |  |       | Date |
| Signature of Rightful Owner   |       | Date       | Signature of Agent   |       | Date |

**OFFICE USE ONLY**

Date Received 2/4/25 Zoning C-1 Agenda Date 2/27/25 Check Number 1678



**MINUTES OF FEBRUARY 27, 2025  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

Indexing: LBSB 15  
Parcel 75' x 150' in Lot 55 Henderson-Shipman-Hughes  
Survey in 13-8-12  
STATE OF MISSISSIPPI  
COUNTY OF HARRISON  
FIRST JUDICIAL DISTRICT

Prepared by and return to:  
David B. Estes  
MS Bar No. 101484  
Integrity Land Title, LLC  
1806 23rd Avenue, Suite A  
Gulfport, MS 39501  
(228)896-8962  
File#5193

**QUITCLAIM DEED**

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid,  
and other good and valuable considerations, the receipt and sufficiency of all of which is hereby  
acknowledged, the undersigned,

**THE CITY OF LONG BEACH, MISSISSIPPI  
P.O. BOX 929  
LONG BEACH, MS 39560  
(228)863-1556**

does hereby **SELL, CONVEY and QUITCLAIM** unto

**SEAW HOMES, LLC  
A MISSISSIPPI LIMITED LIABILITY COMPANY  
640 KLONDYKE RD.  
LONG BEACH, MS 39560  
(228)604 8244**

the following described land together with all improvements thereon located in First Judicial  
District Harrison County, Mississippi, more particularly described as follows, to-wit:

SEE EXHIBIT "A"

THIS CONVEYANCE is subject to any and all easements, restrictive or protective  
covenants, rights-of-way, zoning ordinances and reservations affecting said property of record.

TAXES for the year 2024 are hereby prorated and the same are hereby assumed by the  
Grantee herein. It is agreed and understood that the taxes for the current year have been prorated  
as of this date on an estimated basis, and that when said taxes are actually determined, if the  
proration as of this date is incorrect, the parties herein agree to pay on a basis of an actual  
proration. All subsequent years' taxes are specifically assumed by Grantee herein.

WITNESS its signature this the 9 day of Dec., 2024.

The City of Long Beach, Mississippi

By: [Signature]  
Its: Mayor

STATE OF MISSISSIPPI  
COUNTY OF HARRISON

Personally appeared before me, the undersigned authority in and for the said county and  
state on this 9 day of December 2024, within my jurisdiction, the within named  
GEORGE L. DASS who acknowledged that he is the MAYOR of THE CITY OF LONG BEACH,  
MISSISSIPPI and that for and on behalf of The City of Long Beach, Mississippi and as its act and  
deed he executed the above foregoing instrument, after first having been duly authorized by The  
City of Long Beach, Mississippi so to do.

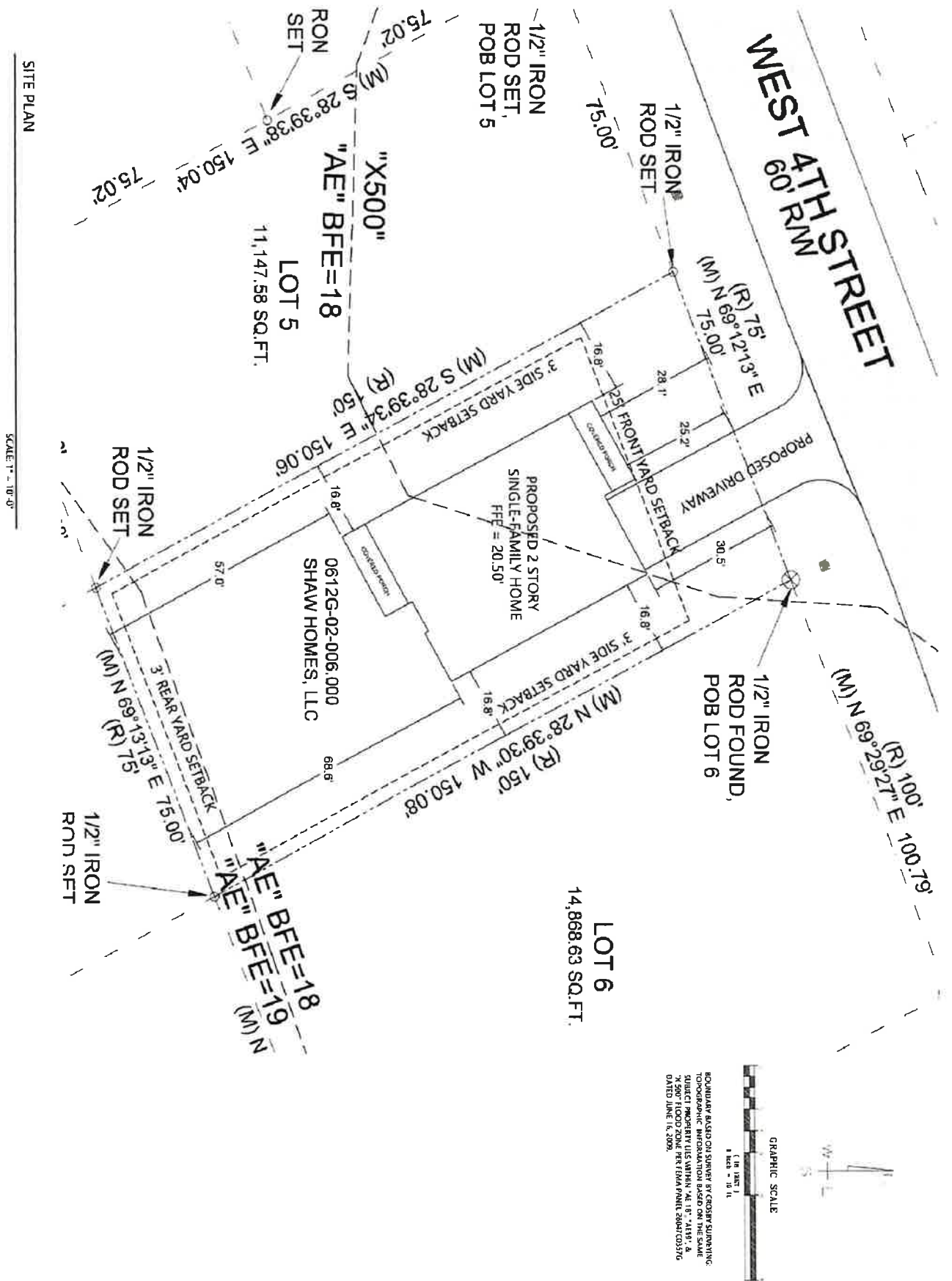
(SEAL) 

[Signature]  
NOTARY PUBLIC

**EXHIBIT "A"**

That certain lot or parcel of land described as beginning at a point on the South margin of  
4th Street in said Town of Long Beach, which is 355 feet Westerly of the West margin of  
Jeff Davis Avenue, and running thence Southerly and parallel with the West margin of Jeff  
Davis Avenue a distance of 150 feet; running thence Westerly and parallel with the South  
margin of said 4th a distance of 75 feet; running thence Northerly and parallel with the  
West margin of said Jeff Davis Avenue a distance of 150 feet to the South margin of 4th  
Street and running thence Easterly along the South margin of 4th Street a distance of 75  
feet to the point or place of beginning, said lot being bounded on the North by the said 4th  
Street, on the East and South by lands now or lately of Gottiboski and on the West by lands  
now or lately of Kanuff.

MINUTES OF FEBRUARY 27, 2025  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



SITE PLAN

SCALE: 1" = 10'-0"

Sheet  
C3

PROPOSED  
SINGLE-FAMILY HOME 0  
4TH STREET  
LONG BEACH, MS

|            |            |
|------------|------------|
| Date       | 02-24-2025 |
| Drawn By   | CSK        |
| Checked By | JDK        |
| REV        |            |

**FA FOUNTAIN & ASSOCIATES**  
CIVIL AND COMMERCIAL DESIGN  
13334 Seaway Road, Ste. 202  
Gulfport, MS 39503  
228-574-3659

In Association With

GRAPHIC SCALE  
1 inch = 10 feet

BOUNDARY BASED ON SURVEY BY CROSS SURVEYING  
TOPOGRAPHIC RECONSTRUCTION BASED ON THE SAME  
SUBJECT PROPERTY FILE NUMBER, N.E. 13, 241515, A  
SURVEY DATED 08/11/2014, FILED IN PUBLIC RECORDS,  
DATED JUNE 16, 2005.

TECHNICAL  
ENGINEERING  
P.O. Box 5416  
Biloxi, MS 39263  
PH: 228-868-2233  
11240 Highway  
P.E. P.L.S.



25-003



**MINUTES OF FEBRUARY 27, 2025  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

After considerable discussion, Commissioner Gaddy made motion, seconded by Commissioner DiLornzo and unanimously carried recommending to approve the application as submitted.

\*\*\*\*\*

It came for discussion under new business a Certificate of Resubdivision for the property located at 5134 Wilkerson Lane, Tax Parcel 0611G-01-023.000, submitted by Patrick Huey, as follows:

MINUTES OF FEBRUARY 27, 2025  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



CITY OF LONG BEACH  
PLANNING DEPARTMENT  
201 JEFF DAVIS AVENUE  
PO BOX 929  
LONG BEACH, MS 39560  
(228) 863-1554  
(228) 863-1558 FAX

Office use only  
Date Received 2-23-25  
Zoning R-1  
Agenda Date 2-27-25  
Check Number 9744

APPLICATION FOR CERTIFICATE OF RESUBDIVISION

- I. TYPE OF CASE: CERTIFICATE OF RESUBDIVISION
- II. ADVALOREM TAX PARCEL NUMBER(S): # 0611G-01-023.000
- III. GENERAL LOCATION OF PROPERTY INVOLVED: East side of Wilkerson Lane
- IV. ADDRESS OF PROPERTY INVOLVED: 5134 Wilkerson Lane
- V. GENERAL DESCRIPTION OF REQUEST: Resubdivision of one parcel  
Into three parcels
- VI. REQUIRED ATTACHMENTS:
  - A. Resubdivision Survey and Certificate (see attached example) on no less than 11" X 17" paper.
  - B. Cash or check payable to the City of Long Beach in the amount of \$375.00
  - C. Proof of ownership (copy of recorded warranty deed) if applicable proof of authority to act as agent for owner.

**\*\*\*NOTE\*\*\* APPLICATION WILL NOT BE ACCEPTED WITHOUT THE ABOVE LISTED DOCUMENTS.**

VII. OWNERSHIP AND CERTIFICATION:  
**READ BEFORE EXECUTING.** the applicant acknowledges that, in signing this application, all conditions and requirements inherent in the process have been fully explained and understood, including the timetable for processing the application, the completed application with all necessary documents and payments must be returned to the Planning office not later than fifteen (15) days before the 2<sup>nd</sup> or 4<sup>th</sup> Thursday of each month. Receipt of fee(s) does not constitute receipt of a completed application.

Ownership: I the undersigned due hereby agree to all the rules and regulations as set forth in the Long Beach Zoning Ordinance and agree to pay all fees and charges as stated.

Patrick Huey  
Name of Rightful Owner (PRINT)

5128 Wilkerson Lane  
Owner's Mailing Address

Long Beach, MS 39560  
City State Zip

228-326-8972  
Phone

[Signature] 2/3/25  
Signature of Rightful Owner Date

\_\_\_\_\_  
Name of Agent (PRINT)

\_\_\_\_\_  
Agent's Mailing Address

\_\_\_\_\_  
City State Zip

\_\_\_\_\_  
Phone

\_\_\_\_\_  
Signature of Applicant Date



**MINUTES OF FEBRUARY 27, 2025  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

Prepared By and Return To:  
Schwartz, O'gler & Jordan, PLLC  
12206 Hwy 49  
Gulfport, MS 39503  
(228) 832-8550

File#202324

Indexing Instructions:  
Lot 9, N 1/4 of Lot 12, Quarles Subd.  
and Part of R. Lanier excepted parcel  
1<sup>st</sup> Judicial District, Harrison County, MS

STATE OF MISSISSIPPI  
COUNTY OF HARRISON

**WARRANTY DEED**

THAT FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged,

**Donna Wilkerson, surviving joint tenant of John R. Wilkerson  
22149 Episopal School Road  
Long Beach, MS 39560  
228-324-1695**

does hereby grant, bargain, sell, convey and warrant, unto

**Patrick Huey  
5128 Wilkerson Lane  
Long Beach, MS 39560  
228-326-8972**

the following described property, together with the improvements, hereditaments and appurtenances thereunto situated and located in the First Judicial District of the County of Harrison, State of Mississippi, and more particularly described as follows, to-wit:

**Lot Nine (9), the North One-half of Lot Twelve (12), and the North 43.3 feet of the R. Lander Exception, QUARLES SUBDIVISION, located in the West One-Half of the Southwest One-fourth of Section 1, Township 8 South, Range 12 West, First Judicial District of Harrison County, Mississippi, as per map or plat thereof on file and of record in the office of the Chancery Clerk of said County and State.**

THIS CONVEYANCE is subject to any and all recorded restrictive covenants, rights-of-way and easements applicable to subject property, and any prior recorded reservations, conveyances and leases of oil, gas and minerals by previous owners of subject property.

Estimated county ad valorem taxes have been prorated between the parties as a part of the consideration for this conveyance. In the event the estimates upon which such proration is based prove to

consideration for this conveyance. In the event the estimates upon which such proration is based prove to be inaccurate for any reason, the Grantee agrees to refund any excess, and the Grantor agrees to pay any deficiency, upon receipt of a copy of the tax statement for the current year and a computation of the true amount due, based on a 365 day year.

THIS CONVEYANCE is also subject to Zoning and/or other land use regulations promulgated by federal, state or local governments affecting the use or occupancy of the subject property.

WITNESS THE SIGNATURE of the Grantor on this the 29th day of December, 2020.

  
Donna Wilkerson

STATE OF MISSISSIPPI  
COUNTY OF HARRISON

**THIS DAY** personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid, Donna Wilkerson, who acknowledged that she signed, executed and delivered the above and foregoing instrument as a voluntary act and deed on the day and year therein mentioned.

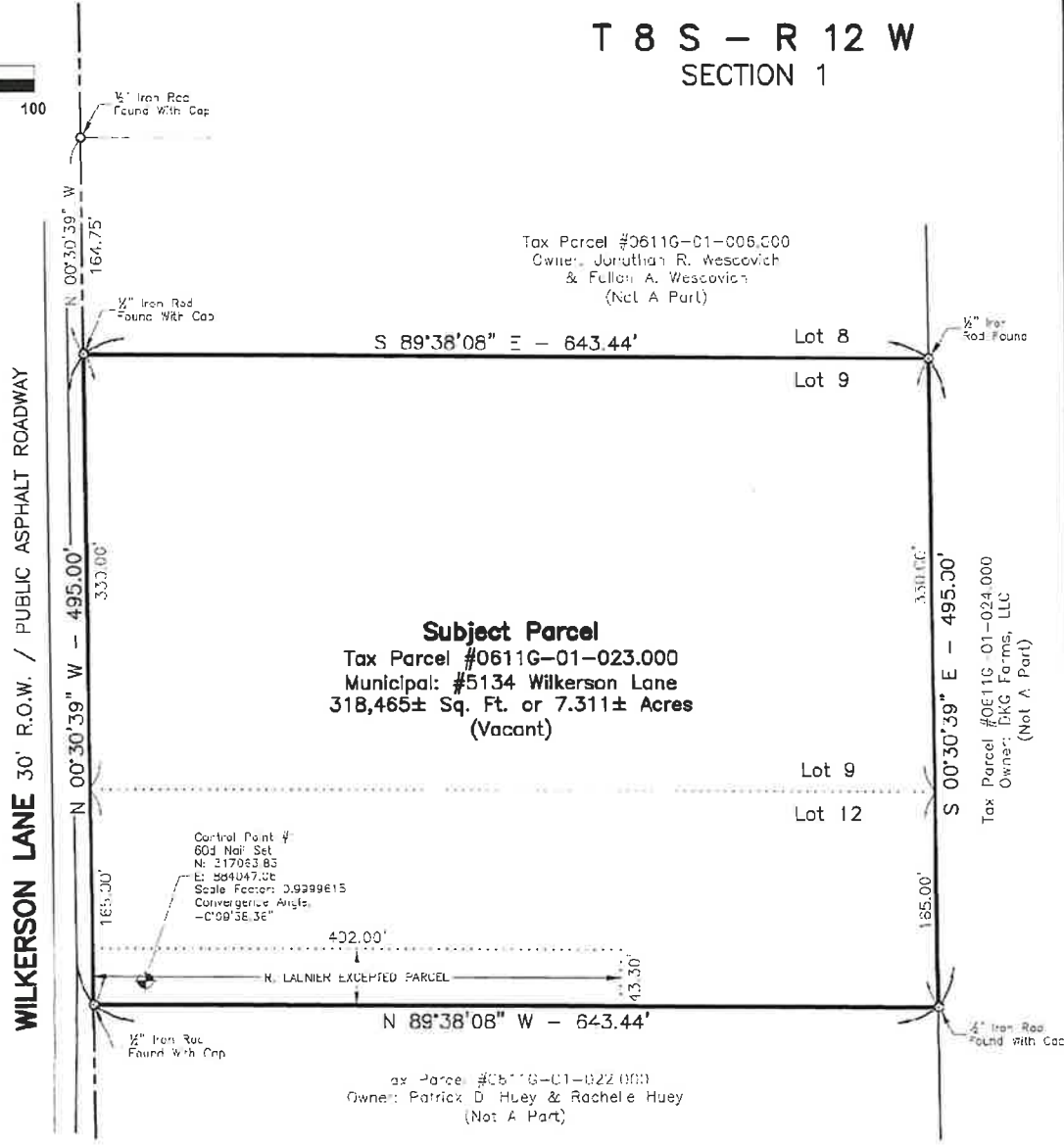
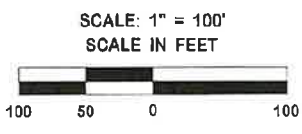
GIVEN under my hand and official seal on this the 29th day of December, 2020.

( S E A L )

My Commission Expires:



**MINUTES OF FEBRUARY 27, 2025  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**



**REFERENCE MAPS:**

- A) Official plat of QUARLES' SUB-DIVISION as recorded in Plat Book 3 at Page 37.
- B) Survey of subject property prepared by Lucius A. Marks on July 28, 1972.
- C) Survey of Lots 9, 12 & 13 prepared by Lucius A. Marks on December 8, 1975.
- D) Survey of subject property prepared by Michael P. Blanchard on June 8, 2021.

**REFERENCE BEARINGS:**

The bearings shown hereon are based on the "Mississippi State Plane Coordinate System - East Zone - NAD 83" using GPS GCGC-RTN System accessed on June 1, 2021.

(\* ) Represents the Basis of Bearings. Distances shown are U.S. Survey feet.

**FEMA FLOOD ZONE AND HAZARDS:**

This lot is located in Flood Zone "AE" (22) Area of/per FEMA Map Community Panel Number 28047C 0357 G for Harrison County, Mississippi dated December 21, 2017. Base Flood Elevation is subject to change and should be verified with the local authority's Flood Plain Administrator before any design or construction.

**NOTES:**

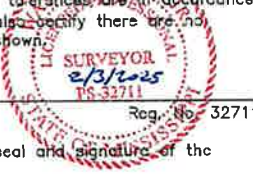
- 1.) No attempt has been made by Cassidy-Acadia Land Surveying, L.L.C. to verify title, actual legal ownership, deed restrictions servitudes, easements, alleys, right-of-ways or other burdens on the property, other than that furnished by the client or his representative. There is no representation that all applicable servitudes and restrictions are shown hereon. The surveyor has made no title search or public record search in compiling the data for this survey.
- 2.) The words "Certify," "Certifies" or "Certification" as used herein is understood to be an expression of professional opinion by the surveyor, based upon his best knowledge, information, and belief, as such, it does not constitute a warranty nor a warranty, expressed or implied.

**CERTIFICATION:**

This is to certify to HUEY CONSTRUCTION that this survey was done by me or under my direct supervision and control, that the survey was done on the ground and was done in accordance with the most recent Minimum Standards of Practice for Land Surveyors as set forth by the State of Mississippi, Board of Licensure for Professional Engineers and Surveyors and that the accuracy specification and positional tolerances are, in accordance with Class "C" surveys indicated in the above standards. I also certify there are no visible encroachments across any property lines except as shown.

*Wayne M. Vico, Jr., PS*  
Wayne M. Vico, Jr., PS  
Reg. No. 32711

This survey plat is not valid without the raised or colored seal and signature of the Registered Land Surveyor.



| LEGEND                                     |   |
|--|---|
| FOUND PROPERTY CORNER (AS NOTED)           | ○ |
| SET 3/4" IRON ROD (UNLESS NOTED OTHERWISE) | ● |

**PLAT SHOWING  
RESUBDIVISION SURVEY**

OF  
**LOT 9 & NORTH 1/2 OF LOT 12,  
QUARLES' SUB-DIVISION**  
(PLAT BOOK 3, PAGE 37)  
& THE NORTH 43.3' OF THE  
R. LADNIER EXCEPTED PARCEL  
INTO  
**PARCELS ONE, TWO, & THREE**  
MUNICIPAL: #5134 WILKERSON LANE  
CITY OF LONG BEACH,  
FIRST JUDICIAL DISTRICT OF  
HARRISON COUNTY, MISSISSIPPI

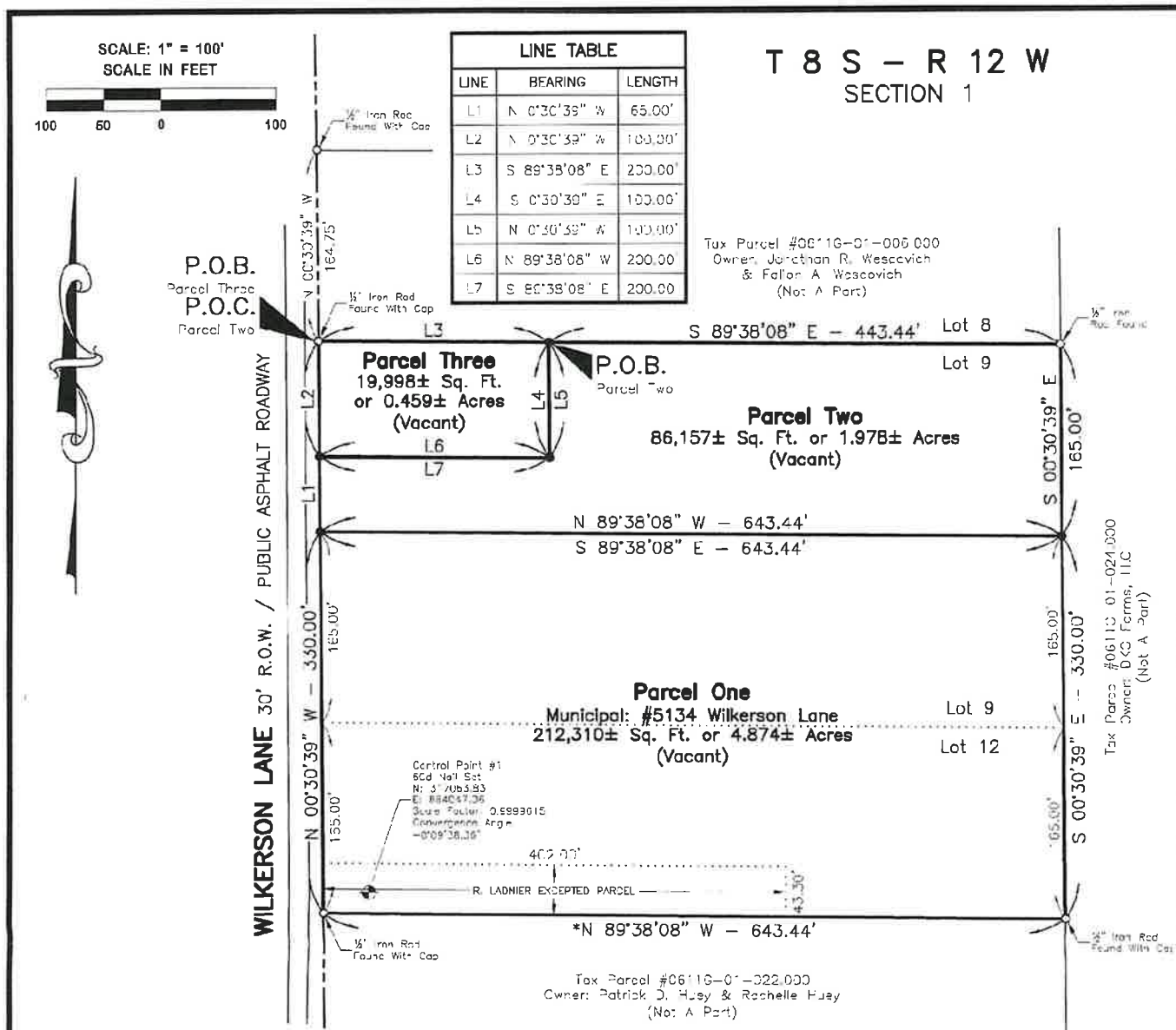
**SHEET 1 OF 4**

**CASSADY-ACADIA**  
LAND SURVEYING, LLC Since 1947  
Louisiana • Mississippi • Texas • Alabama  
1714 22nd Avenue, Gulfport, Mississippi 39501  
Phone • (228)896-7155 Fax • (228)896-8405  
Email • Surveys@Cassady-Acadia.com

FIELD WORK COMPLETED ON: January 23, 2025



**MINUTES OF FEBRUARY 27, 2025  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**



**REFERENCE MAPS:**

- A) Official plat of QUARLES' SUB-DIVISION as recorded in Plat Book 3 at Page 37.
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- C) Survey of Lots 9, 12 & 13 prepared by Lucius A. Marks on December 8, 1975.
- D) Survey of subject property prepared by Michael P. Blanchard on June 8, 2021.

**REFERENCE BEARINGS:**

The bearings shown hereon are based on the "Mississippi State Plane Coordinate System - East Zone - NAD 83" using GPS GCGC-RTN System accessed on June 1, 2021.

(\* Represents the Basis of Bearings. Distances shown are U.S. Survey feet.

**FEMA FLOOD ZONE AND HAZARDS:**

This lot is located in Flood Zone "AE" (22) Area of/per FEMA Map Community Panel Number 28047C 0357 G for Harrison County, Mississippi dated December 21, 2017. Base Flood Elevation is subject to change and should be verified with the local authority's Flood Plain Administrator before any design or construction.

**NOTES:**

- 1.) No attempt has been made by Cassady-Acadia Land Surveying, L.L.C. to verify title, actual legal ownership, deed restrictions, servitudes, easements, alleys, right-of-ways or other burdens on the property, other than that furnished by the client or his representative. There is no representation that all applicable servitudes and restrictions are shown hereon. The surveyor has made no title search or public record search in compiling the data for this survey.
- 2.) The words "Certify," "Certifies" or "Certification" as used herein is understood to be an expression of professional opinion by the surveyor, based upon his best knowledge, information, and belief, as such, it does not constitute a guarantee nor a warranty, expressed or implied.

**CERTIFICATION:**

This is to certify to **HUEY CONSTRUCTION** that this survey was done by me or under my direct supervision and control, that the survey was done or the ground crc was done in accordance with the most recent Minimum Standards of Practice for Land Surveyors as set forth by the State of Mississippi, Board of Licensure for Professional Engineers and Surveyors and that the accuracy specification and positional tolerance are in accordance with Class "C" surveys indicated in the above standards. I also certify there are no visible encroachments across any property lines except as shown.

Wayne M. Vice, Jr., PS,  Reg. No. 32711

This survey plat is not valid without the raised or colored seal and signature of the Registered Land Surveyor.

| LEGEND                                     |   |
|--|---|
| FOUND PROPERTY CORNER (AS NOTED)           | ○ |
| SFT 3/4" IRON ROD (UNLESS NOTED OTHERWISE) | ● |

**PLAT SHOWING  
RESUBDIVISION SURVEY  
OF  
LOT 9 & NORTH ½ OF LOT 12,  
QUARLES' SUB-DIVISION  
(PLAT BOOK 3, PAGE 37)  
& THE NORTH 43.3' OF THE  
R. LADNIER EXCEPTED PARCEL  
INTO  
PARCELS ONE, TWO, & THREE  
MUNICIPAL: #5134 WILKERSON LANE  
CITY OF LONG BEACH,  
FIRST JUDICIAL DISTRICT OF  
HARRISON COUNTY, MISSISSIPPI**

**SHEET 2 OF 4**

**CASSADY-ACADIA**  
LAND SURVEYING, LLC  
Louisiana • Mississippi • Texas • Alabama  
1714 22nd Avenue, Gulfport, Mississippi 39501  
Phone • (228)896-7155 Fax • (228)896-8405  
Email • Survey@cassady-acadia.com

FIELD WORK COMPLETED ON: January 28, 2025

**MINUTES OF FEBRUARY 27, 2025  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

**CERTIFICATE OF RESUBDIVISION**

In accordance with Article II, Section 3 of the Code of Ordinance (Subdivision Regulations) of the City of Long Beach as amended, it is hereby certified that the Long Beach Planning Commission Chairman and Long Beach Mayor and Board of Aldermen have reviewed and approved the attached Final Plat. The following property has been subdivided from Harrison County ad valorem tax parcel number 0611G-01-023.000 into Three new parcels. The subject properties are generally described as being located East of Wilkerson Lane and North of Commission Road.

**LEGAL DESCRIPTION OF LAND PRIOR TO THIS RESUBDIVISION:  
PARCEL NO. 0611G-01-023.000**

Lot Nine (9), the North One-half of Lot Twelve (12), and the North 43.3 feet of the R. Lander Exception, QUARLES SUBDIVISION, located in the West One-Half of the Southwest One-fourth of Section 1, Township 8 South, Range 12 West, First Judicial District of Harrison County, Mississippi, as per map or plat thereof on file and of record in the office of the Chancery Clerk of said County and State.

**LEGAL DESCRIPTIONS OF THE (3) NEW PARCELS READ AS FOLLOWS:**

**LEGAL DESCRIPTION OF PARCEL ONE:**

The south one-half (S 1/2) of Lot 9 and the north one-half (N 1/2) of Lot 12, QUARLES' SUB-DIVISION (Plat Book 3, Page 37), including the north 43.3 feet of the R. Lardner Excepted Parcel, City of Long Beach, First Judicial District of Harrison County, Mississippi.

Said parcel contains 4.874 acres, more or less.

**LEGAL DESCRIPTION OF PARCEL TWO:**

A parcel of land situated and being located in a part of Lot 9, QUARLES' SUB-DIVISION (Plat Book 3, Page 37), City of Long Beach, First Judicial District of Harrison County, Mississippi and being more particularly described as follows, to-wit:

COMMENCING at a 1/2-inch iron rod on the easterly margin of Wilkerson Lane and being the northwest corner of Lot 9, QUARLES' SUB-DIVISION; thence run South 89 degrees 38 minutes 08 seconds East along the north line of said Lot 9 a distance of 200.00 feet to a 3/4-inch iron rod and the POINT OF BEGINNING of the parcel herein described;

Thence run from said POINT OF BEGINNING, South 89 degrees 38 minutes 08 seconds East along the north line of said Lot 9 a distance of 443.44 feet to a 1/2-inch iron rod at the northeast corner of said Lot 9; thence run South 00 degrees 30 minutes 39 seconds East along the east line of said Lot 9 a distance of 165.00 feet to a 3/4-inch iron rod; thence run North 89 degrees 38 minutes 08 seconds West a distance of 643.44 feet to a 3/4-inch iron rod on the west line of said Lot 9 and the easterly margin of Wilkerson Lane; thence run North 00 degrees 30 minutes 39 seconds West along the west line of said Lot 9 and the easterly margin of Wilkerson Lane a distance of 65.00 feet to a 3/4-inch iron rod; thence departing said west line of said Lot 9 and the easterly margin of Wilkerson Lane, run South 89 degrees 38 minutes 08 seconds East a distance of 200.00 feet to a 3/4-inch iron rod; thence run North 00 degrees 30 minutes 39 seconds West a distance of 100.00 feet to the POINT OF BEGINNING.

Said parcel contains 1.978 acres, more or less.

**LEGAL DESCRIPTION OF PARCEL THREE:**

A parcel of land situated and being located in a part of Lot 9, QUARLES' SUB-DIVISION (Plat Book 3, Page 37), City of Long Beach, First Judicial District of Harrison County, Mississippi and being more particularly described as follows, to-wit:

BEGINNING at a 1/2-inch iron rod on the easterly margin of Wilkerson Lane and being the northwest corner of Lot 9, QUARLES' SUB-DIVISION; thence run South 89 degrees 38 minutes 08 seconds East along the north line of said Lot 9 a distance of 200.00 feet to a 3/4-inch iron rod; thence run South 00 degrees 30 minutes 39 seconds East a distance of 100.00 feet to a 3/4-inch iron rod; thence run North 89 degrees 38 minutes 08 seconds West a distance of 200.00 feet to a 3/4-inch iron rod on the west line of said Lot 9 and the easterly margin of Wilkerson Lane; thence run North 00 degrees 30 minutes 39 seconds West along the west line of said Lot 9 and the easterly margin of Wilkerson Lane a distance of 100.00 feet to the POINT OF BEGINNING.

Said parcel contains 0.459 acres, more or less.

**PLAT SHOWING  
RESUBDIVISION SURVEY  
OF  
LOT 9 & NORTH 1/2 OF LOT 12,  
QUARLES' SUB-DIVISION  
(PLAT BOOK 3, PAGE 37)  
& THE NORTH 43.3' OF THE  
R. LADNIER EXCEPTED PARCEL  
INTO  
PARCELS ONE, TWO, & THREE  
MUNICIPAL: #5134 WILKERSON LANE  
CITY OF LONG BEACH,  
FIRST JUDICIAL DISTRICT OF  
HARRISON COUNTY, MISSISSIPPI**

**SHEET 3 OF 4**

 **CASSADY-ACADIA**  
LAND SURVEYING, LLC Since 1947  
Louisiana • Mississippi • Texas • Alabama  
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Phone • (228)896-7155 Fax • (228)896-8405  
Email • [Surveys@Cassady-Acadia.com](mailto:Surveys@Cassady-Acadia.com)

FIELD WORK COMPLETED ON: January 28, 2025



MINUTES OF FEBRUARY 27, 2025  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

CERTIFICATE OF OWNERSHIP:

I hereby certify that, Pat Huey is the owner of the property described hereon, which property is within the subdivision regulation jurisdiction of the City of Long Beach, and that I freely adopt this plan of subdivision.

Pat Huey  
Pat Huey, Owner

Date: 2/3/25

Subscribed and sworn to before me, in my presence this 3rd day of Feb, 2025, a Notary Public in and for the County of Harrison, State of Mississippi.

B.C.  
NOTARY PUBLIC

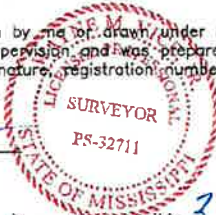
My Commission Expires: Feb 14, 2028



CERTIFICATE OF SURVEY AND ACCURACY:

I hereby certify that this map drawn by me or drawn under my supervision from a plan survey made by me or actual survey made under my supervision and was prepared in accordance with all applicable codes and ordinances. Witness my original signature, registration number and seal this FEBRUARY 3 day of FEBRUARY, 2025.

Wayne M. Vice, Jr.  
Wayne M. Vice, Jr., PS  
Registration No. 32711



Subscribed and sworn to before me, in my presence this 3rd day of February, 2025, a Notary Public in and for the County of Harrison, State of Mississippi.

Margaret R. Henson  
NOTARY PUBLIC

My Commission Expires: 11 Dec 2028



CERTIFICATE OF APPROVAL:

I hereby certify that the Minor Subdivision shown on this plat does not involve the creation of new public streets, or any change in existing public streets, the extension of public water or sewer system or the installation of drainage improvements through one or more lots to serve one or more lots. That the subdivision shown is in all respects in compliance with the City ordinances of Long Beach and that therefore this plat has been approved by the administrator subject to its being recorded in the Harrison County Courthouse within sixty (60) days of the date below.

Administrator

Date:

PLANNING COMMISSION:

Submitted to and approved by the City of Long Beach Planning Commission at the regularly scheduled meeting on the \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Planning Commission Chairman

APPROVAL:

Submitted to and accepted by the City of Long Beach, Board of Aldermen, at the regular meeting of said Board of Aldermen held on the \_\_\_\_\_ day of \_\_\_\_\_, 2025.

ATTEST:

ADOPT:

City Clerk

Mayor

Prepared by: \_\_\_\_\_  
City of Long Beach  
Planning Commission  
201 Jeff Davis Avenue  
Long Beach, MS 39560  
228-863-1554

PLAT SHOWING  
RESUBDIVISION SURVEY  
OF  
LOT 9 & NORTH 1/2 OF LOT 12,  
QUARLES' SUB-DIVISION  
(PLAT BOOK 3, PAGE 37)  
& THE NORTH 43.3' OF THE  
R. LADNIER EXCEPTED PARCEL  
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SHEET 4 OF 4

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ALL WORK COMPLETED ON January 28, 2025

**MINUTES OF FEBRUARY 27, 2025  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

|  |     |                     |              |                          |
|--|-----|---------------------|--------------|--------------------------|
| <b>Special Tap Fee: 5134 WILKERSON LANE - PATRICK HUEY</b> |     |                     |              |                          |
| <b>PARCEL # - #0611G-01-023.000</b>                        |     |                     |              |                          |
| <b>Date: 02-05-2025</b>                                    |     |                     |              |                          |
| <b>SEWER AND WATER TAPS</b>                                |     |                     |              |                          |
| <b>MATERIALS:</b>  |     |                     |              |                          |
| <b>QTY.</b>  |     | <b>ITEM</b>         | <b>PRICE</b> | <b>TOTAL</b>             |
| 2  | EA  | 2" TEE              | \$5.50       | \$11.00                  |
| 2  | EA  | 2" Valve            | \$45.00      | \$90.00                  |
| 50   | FT  | 2" SCH40 Pipe       | \$18.50      | \$925.00                 |
| 2  | EA  | 2"X1" Tap Saddles   | \$35.00      | \$70.00                  |
| 2  | EA  | 1" Corp Stop        | \$54.07      | \$108.14                 |
| 2  | EA  | 1" Curb Stop        | \$65.05      | \$130.10                 |
| 100  | FT  | 1" Roll Tube        | \$0.60       | \$60.00                  |
| 2  | EA  | Meter Box           | \$82.00      | \$164.00                 |
| <b>TOTAL MATERIAL COST</b>                                 |     |                     |              | <b>\$1,558.24</b>        |
| <b>EQUIPMENT:</b>  |     |                     |              |                          |
| <b>QTY.</b>  |     | <b>ITEM</b>         | <b>PRICE</b> | <b>TOTAL</b>             |
| 12   | HRS | 161-TRACK HOE       | \$45.00      | \$540.00                 |
| 12   | HRS | DUMP TRUCK/ Trailer | \$50.00      | \$600.00                 |
| 12   | HRS | CREW TRUCK          | \$15.00      | \$180.00                 |
| 4  | HRS | AIR COMPRESSOR/MOLE | \$75.00      | \$300.00                 |
| <b>TOTAL EQUIPMENT COST</b>                                |     |                     |              | <b>\$1,620.00</b>        |
| <b>LABOR:</b>  |     |                     |              |                          |
| <b>LABOR</b>   |     |                     |              | <b>TOTAL</b>             |
|  |     |                     |              | <b>\$1,459.12</b>        |
| <b>TOTAL LABOR COST</b>                                    |     |                     |              | <b>\$1,459.12</b>        |
| <b>FUEL:</b>   |     |                     |              |                          |
|  |     |                     |              | <b>TOTAL</b>             |
| <b>TOTAL MATERIAL COST</b>                                 |     |                     |              | <b>\$1,558.24</b>        |
| <b>TOTAL EQUIPMENT COST</b>                                |     |                     |              | <b>\$1,620.00</b>        |
| <b>TOTAL LABOR COST</b>                                    |     |                     |              | <b>\$1,459.12</b>        |
| <b>TOTAL</b>   |     |                     |              | <b>\$4,637.36</b>        |
| <b>15% FUEL COST</b>                                       |     |                     |              | <b>\$695.60</b>          |
| <b>PLEASE REMIT MATERIAL AND EQUIPMENT COST TO:</b>        |     |                     |              | <b><u>\$3,178.24</u></b> |
| City of Long Beach   |     |                     |              |                          |
| P.O. Box 591   |     |                     |              |                          |
| Long Beach, MS 39560                                       |     |                     |              |                          |
| <b>PLEASE REMIT LABOR &amp; FUEL COST TO:</b>              |     |                     |              | <b><u>\$2,154.72</u></b> |
| H2O Innovation   |     |                     |              |                          |
| P.O. Box 591   |     |                     |              |                          |
| Long Beach, MS 39560                                       |     |                     |              |                          |
| <b>TOTAL WATER TAP FEE COST</b>                            |     |                     |              | <b>\$5,332.96</b>        |



**MINUTES OF FEBRUARY 27, 2025  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**



**OVERSTREET  
& ASSOCIATES**  
CONSULTING ENGINEERS

**overstreeteng.com**  
161 Lameuse St. Suite 203  
Biloxi, MS 39530  
228.967.7137

February 04, 2025

City of Long Beach  
P.O. Box 929  
Long Beach, MS 39560

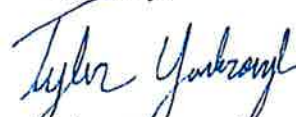
**RE: Certificate of Subdivision – Tax Parcel No. 0611G-01-023.000**

Ladies and Gentlemen:

We have received a Certificate of Subdivision for the referenced property, which can be described as a parcel of land situated and being located in Lot 9, the North One-half of Lot 12 and the North 43.3 feet of the R. Lander Exception, Quarles Subdivision, Located in the West One-Half of the Southwest One-Fourth of Section 1, Township 8 South, Range 12 West, First Judicial District of Harrison County, Mississippi. The submitted subdivision proposes to divide one existing parcel into 3 new parcels. Proposed Parcel "1" will be nearly 4.87 Acres in size, with approx. 330.00 feet of street frontage on Wilkerson Lane. Proposed Parcel "2" will be nearly 1.97 Acres in size, with approx. 65.00 feet of street frontage on Wilkerson Lane. Proposed Parcel "3" will be nearly 0.45 Acres in size, with approx. 100.00 feet of street frontage on Wilkerson Lane.

The Certificate itself has all appropriate certifications and information. If approval is granted, acceptance of the subdivision should be subject to the payment of any required tapping fees or special connection fees as determined by the City's Public Works department.

Sincerely,

  
Tyler Yarbrough

TY:539

**MINUTES OF FEBRUARY 27, 2025  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

After considerable discussion, Commissioner DiLorenzo made motion, seconded by Commissioner Glenn and unanimously carried recommending to approve the application as submitted.

\*\*\*\*\*

It came for discussion under New Business a Certificate of Resubdivision for the property located at 5544 Gates Avenue, Tax Parcel 0611I-05-021.000, submitted by Daniel Rice as follows:



MINUTES OF FEBRUARY 27, 2025  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



CITY OF LONG BEACH  
PLANNING DEPARTMENT  
201 JEFF DAVIS AVENUE  
PO BOX 929  
LONG BEACH, MS 39560  
(228) 863-1554  
(228) 863-1558 FAX

Office use only  
Date Received 2/14/25  
Zoning R-1  
Agenda Date 2/27/25  
Check Number 120

APPLICATION FOR CERTIFICATE OF RESUBDIVISION

I. TYPE OF CASE: CERTIFICATE OF RESUBDIVISION

II. ADVALOREM TAX PARCEL NUMBER(S): 06112-05-021.000

III. GENERAL LOCATION OF PROPERTY INVOLVED: City of Long Beach,  
Just North East of LB Middle school

IV. ADDRESS OF PROPERTY INVOLVED: 5544 Gates ave Long Beach Ms 39560

V. GENERAL DESCRIPTION OF REQUEST: Resubdivision of one parcel  
Into two parcels situated in lots 14 through 17

VI. REQUIRED ATTACHMENTS:

- A. Resubdivision Survey and Certificate (see attached example) on no less than 11" X 17" paper.
- B. Cash or check payable to the City of Long Beach in the amount of \$375.00
- C. Proof of ownership (copy of recorded warranty deed) if applicable proof of authority to act as agent for owner.

**\*\*\*NOTE\*\*\* APPLICATION WILL NOT BE ACCEPTED WITHOUT THE ABOVE LISTED DOCUMENTS.**

VII. OWNERSHIP AND CERTIFICATION:

**READ BEFORE EXECUTING.** the applicant acknowledges that, in signing this application, all conditions and requirements inherent in the process have been fully explained and understood, including the timetable for processing the application, the completed application with all necessary documents and payments must be returned to the Planning office not later than fifteen (15) days before the 2<sup>nd</sup> or 4<sup>th</sup> Thursday of each month. Receipt of fee(s) does not constitute receipt of a completed application.

**Ownership:** I the undersigned due hereby agree to all the rules and regulations as set forth in the Long Beach Zoning Ordinance and agree to pay all fees and charges as stated.

Daniel Rice  
Name of Rightful Owner (PRINT)

5544 Gates Ave  
Owner's Mailing Address

Long Beach MS 39560  
City State Zip

228-224-8867  
Phone

Signature of Rightful Owner Date

Name of Agent (PRINT)

Agent's Mailing Address

City State Zip

Phone

Signature of Applicant Date

**MINUTES OF FEBRUARY 27, 2025  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

Prepared by:  
**David B. Pilger**  
Attorney at Law  
1406 Bienville Blvd., Suite 101  
Ocean Springs, MS 39564  
(228) 215-0011

Grantor:  
**Michael Larson**  
38 Tripp Lake Road  
Chestertown, NY 12817  
(228) 341-4708

Return To:  
**David B. Pilger**  
Attorney at Law  
1406 Bienville Blvd., Suite 101  
Ocean Springs, MS 39564  
(228) 215-0011

Grantee:  
**Daniel John Rice**  
5544 Gates Avenue  
Long Beach, MS 39560  
(228) 224-8867

File No. F220174N

**INDEXING INSTRUCTIONS: Lots 14-17, inclusive in Block 2 of Cox Subdivision, Sec 13, T8  
South, R12 West, 1<sup>st</sup> JD, Harrison County, MS**

STATE OF MISSISSIPPI  
COUNTY OF HARRISON  
FIRST JUDICIAL DISTRICT

**WARRANTY DEED**

FOR AND IN CONSIDERATION OF the price and sum of TEN AND NO/100 DOLLARS (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, I, **Michael Larson, a single person**, do hereby sell, convey and warrant unto **Daniel John Rice**, all of that certain tract, piece or parcel of land situated in the First Judicial District of Harrison County, Mississippi, together with all improvements, buildings, fixtures, and appurtenances thereunto belonging, and being more particularly described as follows, to-wit:

**LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"**

This being the same property as that conveyed to Michael Larson, by instrument recorded in Instrument No. 2016-3498-D-J1, Land Deed Records in the First Judicial District of Harrison County, Mississippi.

If this property is bounded by water, this conveyance includes any natural accretion, and is subject to any erosion due to the action of the elements. Such riparian and littoral rights as exist are conveyed herewith but without warranty as to their nature or extent. If any portion of the property is below the mean high tide watermark, or is coastal wetlands as defined in the Mississippi Coastal Wetlands Protection Act it is conveyed by quitclaim only.

Grantor(s) quitclaims any and all oil, gas, and other minerals owned, if any, to Grantee(s). No mineral search was requested or performed by preparer.

This conveyance is subject to any and all covenants, rights of way, easements, restrictions and reservations of record in the office of the Chancery Clerk in the First Judicial District of Harrison County, Mississippi.

It is agreed and understood that the taxes for the current year have been pro-rated as of this date on an estimated basis, and when said taxes are actually determined, if the proration as of this date is incorrect, the Parties hereto agree to make all necessary adjustments on the basis of an actual proration.

WITNESS MY SIGNATURE, on this the 31<sup>st</sup> day of May, 2022.

  
\_\_\_\_\_  
Michael Larson

**ACKNOWLEDGMENT**

STATE OF MISSISSIPPI  
COUNTY OF HARRISON

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, **Michael Larson**, who acknowledged before me that he signed, executed and delivered the above and foregoing instrument on the day and year thereof, for the use and purposes therein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, on this the 31<sup>st</sup> day of May, 2022.

(AFFIX SEAL)



My commission expires: \_\_\_\_\_

  
\_\_\_\_\_  
NOTARY PUBLIC



# MINUTES OF FEBRUARY 27, 2025 REGULAR MEETING LONG BEACH PLANNING and DEVELOPMENT COMMISSION

A RESUBDIVISION OF ONE PARCEL INTO TWO PARCELS, SITUATED IN LOTS 14 THROUGH 17 IN BLOCK 2 OF SECTION "A" OF COX'S SUBDIVISION, CITY OF LONG BEACH, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI. SAID PARCEL BEING REFERRED TO AS COUNTY TAX PARCELS NO. 06111-05-021.000

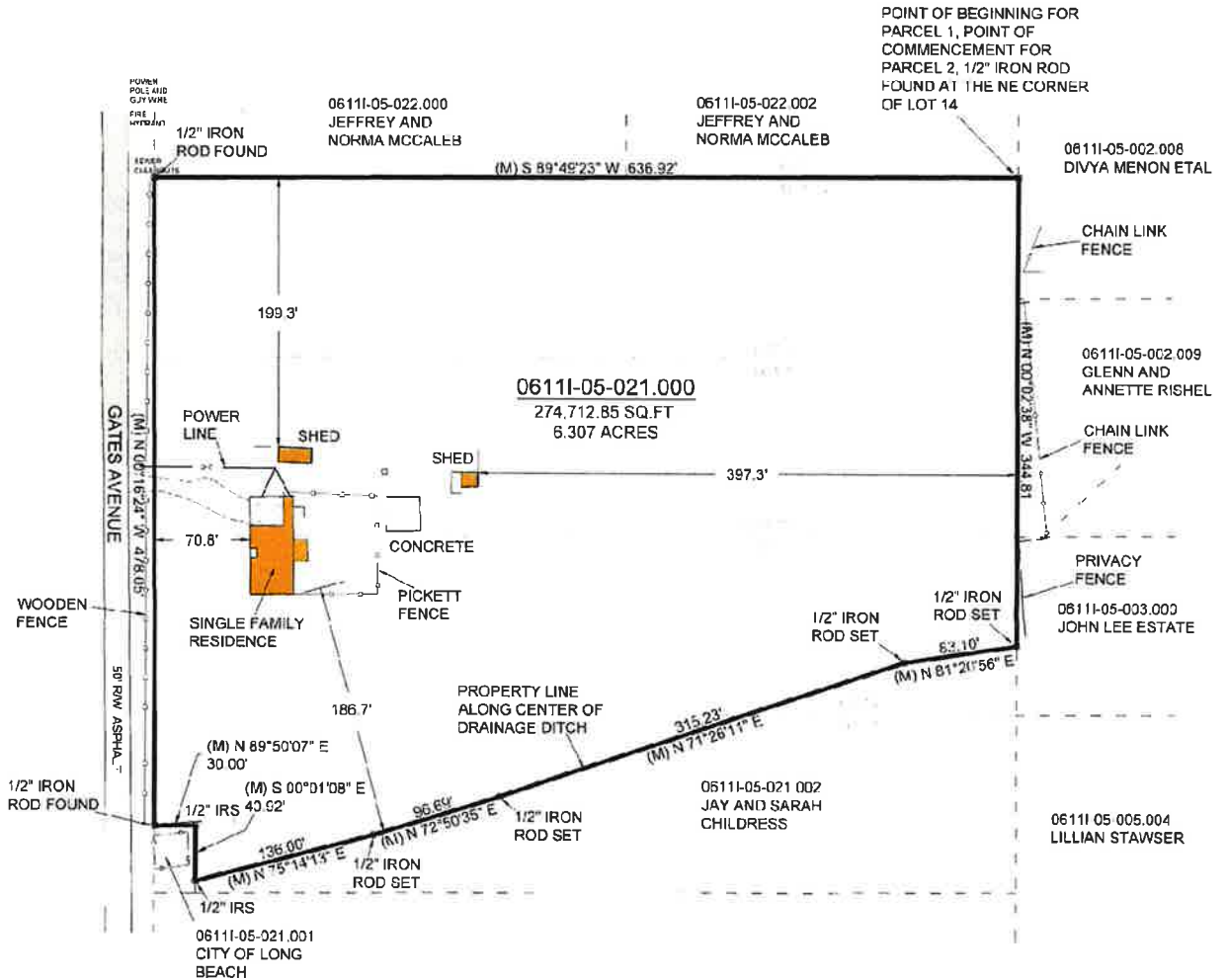
**EXISTING**

SCALE 1" = 100'  
REFERENCE: GRID NORTH  
BY GPS OBSERVATION  
(DATUM=NAD 83)



**GPS OBSERVATION NOTE**  
DATE OF FIELD WORK: 02/11/2025  
TOPCON VR RECEIVER WAS USED FOR GPS OBSERVATION. UTILIZING THE EARL DUDLEY, INC. REAL-TIME NETWORK

**NOTE:**  
PROPERTY IS SERVICED BY CITY OF LONG BEACH WATER AND SEWER AT THIS TIME.



**NOTES:**

- 1.) FIELD SURVEY PERFORMED WITH A TOPCON VR GPS RECEIVER
- 2.) STATE PLANE COORDINATES AND BEARINGS SHOWN HEREON ARE DERIVED BY GPS OBSERVATION UTILIZING THE EARL DUDLEY, INC. RTK NETWORK AND ARE BASED ON SPC (2011 MS E).
- 3.) UNLESS OTHERWISE NOTED THIS SURVEY IS LIMITED TO ABOVE GROUND AND VISIBLE UTILITIES. A MISSISSIPPI ONE CALL SHOULD BE MADE BEFORE ANY DIGGING @ 1-800-227-6477.
- 4.) RULING SPURTRACKS, FLOODINGS, WETLAND DETERMINATION AND ET CETERA TO BE PRESCRIBED BY APPROPRIATE GOVERNING BODIES.
- 5.) THIS IS A CLASS "B" SURVEY.
- 6.) BEARINGS SHOWN HEREON ARE DERIVED BY GRID NORTH BY GPS OBSERVATION ALL LINES RELATIVE TO.

**REFERENCE MATERIALS:**

- 1.) RECORDED PLAT OF SECTION "A" OF COX'S SUBDIVISION
- 2.) HARRISON COUNTY TAX MAPS, CURRENT EDITION
- 3.) PROPERTY LINE OF HARRISON COUNTY, MS (DELTA COMPUTER SYSTEMS, INC. WEBSITE)
- 4.) LONG BEACH ZONING MAP AND ORDINANCE
- 5.) DEED 2010-10612-3-J1
- 6.) DEED 2022-13977-3-J1

**MINIMUM BUILDING SETBACKS:**

THIS PARCEL OF LAND IS LOCATED IN A ZONE R-1. SINGLE FAMILY RESIDENCE DISTRICT AS PER CITY OF LONG BEACH ZONING MAP.

- FRONT YARD - 25 FEET
- SIDE YARD - 8 FEET
- REAR YARD - 15 FEET

**LEGEND:**

- ⊙ -- IRON ROD FOUND
- ⊙ -- IRON PIPE FOUND
- -- IRON ROD SET
- ⊗ -- SPIKE FOUND
- △ -- SPIKE SET
- ⊠ -- CONCRETE MONUMENT FOUND
- -- CONCRETE MONUMENT SET
- ⊕ -- LIGHT-TARD KNOT FOUND
- AP -- AS PER SURVEY
- AP1 -- AS PER RECEIPT
- AP2 -- AS PER PLAT
- RF -- IRON ROD FOUND
- RS -- IRON ROD SET

**FLOOD ZONE NOTE:**

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN THE FIRM ZONE "X" ACCORDING TO MAP NUMBER 28047C0357G DATED JUNE 16, 2009. THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND DOES NOT REPRESENT THIS SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING. THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP.

CLIENT: DANIEL JOHN RICE  
DATE OF FIELD SURVEY: 02/11/2025  
DRAWN BY: CAC  
JOB NUMBER: 24358 RICE.dwg

PREPARED BY:

**CLIFFORD A. CROSBY, PLS**  
716 LIVE OAK DRIVE  
BILOXI, MS 39532 PHONE: 228-234-1649

SHEET 1 OF 4

**MINUTES OF FEBRUARY 27, 2025  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

A RESUBDIVISION OF ONE PARCEL INTO TWO PARCELS, SITUATED IN LOTS 14 THROUGH 17 IN BLOCK 2 OF SECTION "A" OF COX'S SUBDIVISION, CITY OF LONG BEACH, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI. SAID PARCEL BEING REFERRED TO AS COUNTY TAX PARCELS NO. 06111-05-021.000

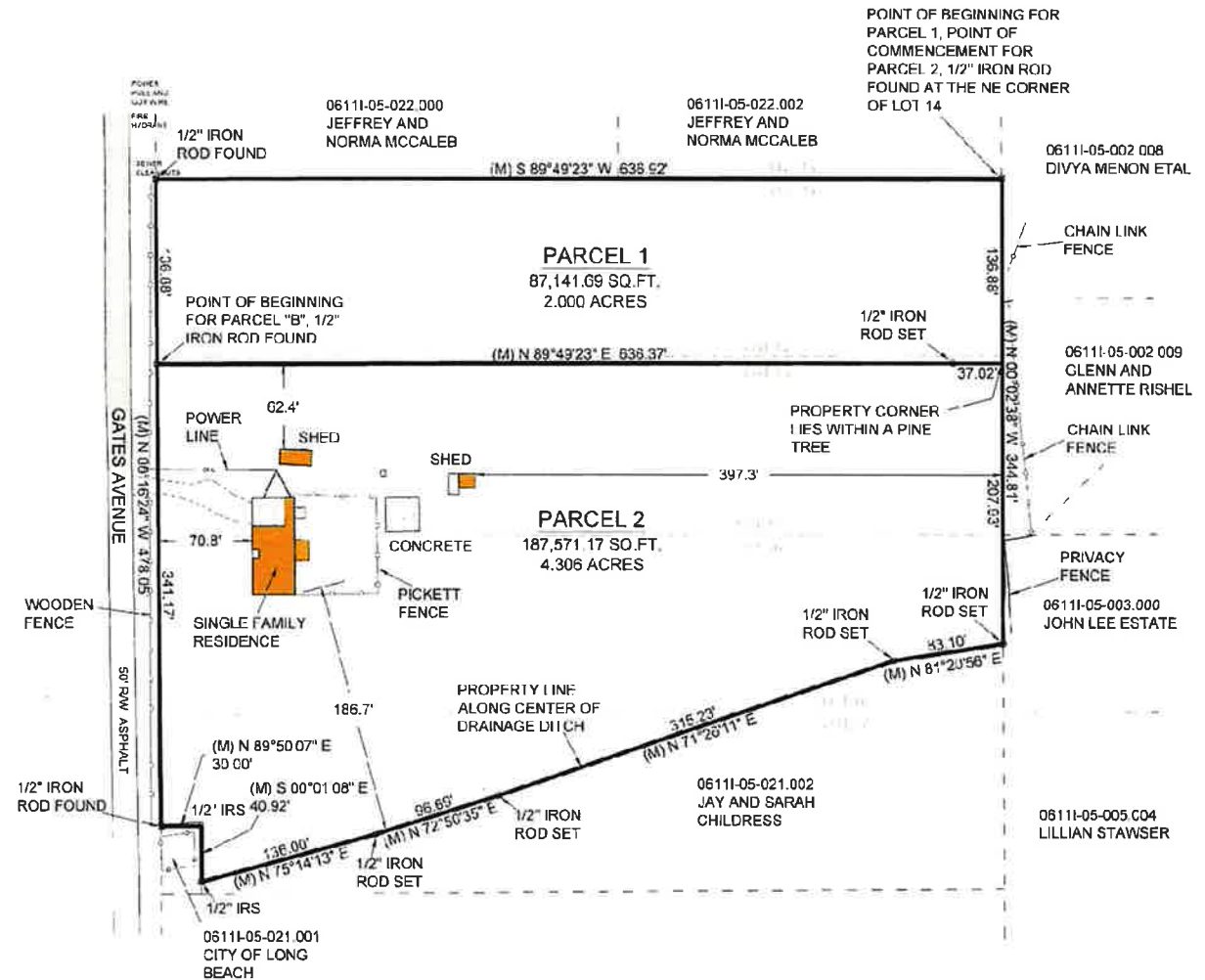
**PROPOSED**

**NOTE:**  
PROPERTY IS SERVICED BY CITY OF LONG BEACH WATER AND SEWER AT THIS TIME.

SCALE 1" = 100'  
REFERENCE: GRID NORTH  
BY GPS OBSERVATION  
(DATUM=NAD 83)



**GPS OBSERVATION NOTE**  
DATE OF FIELD WORK: 02/11/2025  
TOPCON VR RECEIVER WAS USED FOR GPS OBSERVATION, UTILIZING THE EARL DUDLEY, INC. REAL TIME NETWORK



**NOTES:**

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- 2.) STATE PLANE COORDINATES AND BEARINGS SHOWN HEREON ARE DERIVED BY GPS OBSERVATION UTILIZING THE EARL DUDLEY, INC. RTK NETWORK, AND ARE BASED ON SPC (2301 MS E).
- 3.) UNLESS OTHERWISE NOTED THIS SURVEY IS LIMITED TO ABOVE GROUND AND VISIBLE UTILITIES. A MISSISSIPPI ONE CALL SHOULD BE MADE BEFORE ANY DIGGING @ 1-800-227-4477.
- 4.) BUILDING SETBACKS, ELEVATIONS, WETLAND DETERMINATION AND ETC OTHERS TO BE PRESCRIBED BY APPROPRIATE GOVERNING BODIES.
- 5.) THIS IS A CLASS "B" SURVEY.
- 6.) BEARINGS SHOWN HEREON ARE DERIVED BY GRID NORTH BY GPS OBSERVATION. ALL LINES RELATIVE TO.

**REFERENCE MATERIALS:**

- 1) RECORDED PLAT OF SECTION "A" OF COX'S SUBDIVISION
- 2) HARRISON COUNTY TAX MAPS, CURRENT EDITION
- 3) PROPERTY LINK OF HARRISON COUNTY, MS (DELTA COMPUTER SYSTEMS, INC. WEBSITE)
- 4) LONG BEACH ZONING MAP AND ORDINANCE
- 5) DEED 20'9-10612-C-1
- 6) DEED 2022-13977-C-1

**MINIMUM BUILDING SETBACKS:**

THIS PARCEL OF LAND IS LOCATED IN A ZONE R-1, SINGLE FAMILY RESIDENCE DISTRICT AS PER CITY OF LONG BEACH ZONING MAP.

FRONT YARD - 25 FEET  
SIDE YARD - 8 FEET  
REAR YARD - 10 FEET

**LEGEND:**

- ⊗ --- IRON ROD FOUND
- --- IRON PIPE FOUND
- --- IRON ROD SET
- ▲ --- SPIKE FOUND
- △ --- SPIKE SET
- ⊠ --- CONCRETE MONUMENT FOUND
- --- CONCRETE MONUMENT SET
- ⊞ --- LEASTED MONUMENT FOUND
- APR --- AS PER SURVEY
- APR --- AS PER RECORD
- APR --- AS PER PLAN
- RF --- IRON ROD FOUND
- RS --- IRON ROD SET

**FLOOD ZONE NOTE:**

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN THE FIRM ZONE "X" ACCORDING TO MAP NUMBER 28047C0357G, DATED JUNE 16, 2009. THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND DOES NOT REPRESENT THIS SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING. THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP

CLIENT: DANIEL JOHN RICE  
DATE OF FIELD SURVEY: 02/11/2025  
DRAWN BY: CAC  
JOB NUMBER: 24358 RICE.dwg

PREPARED BY:

**CLIFFORD A. CROSBY, PLS**  
716 LIVE OAK DRIVE  
BILOXI, MS 39532 PHONE: 228-234-1649

SHEET 2 OF 4



**MINUTES OF FEBRUARY 27, 2025  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

*A RESUBDIVISION OF ONE PARCEL INTO TWO PARCELS, SITUATED  
IN LOTS 14 THROUGH 17 IN BLOCK 2 OF SECTION "A" OF COX'S  
SUBDIVISION, CITY OF LONG BEACH, FIRST JUDICIAL DISTRICT OF  
HARRISON COUNTY, MISSISSIPPI. SAID PARCEL BEING REFERRED  
TO AS COUNTY TAX PARCELS NO. 06111-05-021.000*

**LONG BEACH PLANNING COMMISSION**

**CERTIFICATE OF RESUBDIVISION**

In accordance with Article II, Section 3 of the Code of Ordinance (Subdivision Regulations) of the City of Long Beach as amended, it is hereby certified that the Long Beach Planning Commission Chairman and Long Beach Mayor and Board of Aldermen have reviewed and approved the attached Final Plat. The following property has been subdivided from Harrison County ad valorem tax parcel (06111-05-021.000) into two parcels. The subject property is generally described as being located (on east side of Gates Avenue, Long Beach, MS).

The Case File Number is: \_\_\_\_\_

**LEGAL DESCRIPTIONS**

**LEGAL DESCRIPTION OF LAND PRIOR TO THIS RESUBDIVISION:**

THAT SAME PROPERTY DESCRIBED IN INSTRUMENT NO. 2022-13977-D-J1 OF THE LAND RECORDS OF THE FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI.

**LEGAL DESCRIPTIONS OF THE TWO PROPOSED PARCELS:**

**LEGAL DESCRIPTION of PARCEL "1":**

A PART OF LOTS 14 AND 15 IN BLOCK 2 OF SECTION "A" OF COX'S SUBDIVISION, CITY OF LONG BEACH, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH THE BEARINGS BASED ON STATE PLANE GRID NORTH (MS EAST ZONE 2301):

BEGINNING AT A 1/2" IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID LOT 14; THENCE ALONG THE NORTH LINE OF SAID LOT 14, S89°49'23"W 636.92' TO A 1/2" IRON ROD FOUND ON THE EAST MARGIN OF GATES AVENUE; THENCE ALONG SAID EAST MARGIN, S00°16'24"E 136.88' TO A 1/2" IRON ROD SET; THENCE N89°49'23"E 636.37' TO THE EAST LINE OF SAID LOT 15; THENCE ALONG THE EAST LINE OF SAID LOTS 14 AND 15, N00°02'38"W 136.88' TO THE POINT OF BEGINNING, CONTAINING 2.000 ACRES.

**LEGAL DESCRIPTION of PARCEL "2":**

A PART OF LOTS 15, 16 AND 17 IN BLOCK 2 OF SECTION "A" OF COX'S SUBDIVISION, CITY OF LONG BEACH, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH THE BEARINGS BASED ON STATE PLANE GRID NORTH (MS EAST ZONE 2301):

COMMENCING AT A 1/2" IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID LOT 14; THENCE ALONG THE NORTH LINE OF SAID LOT 14, S89°49'23"W 636.92' TO A 1/2" IRON ROD FOUND ON THE EAST MARGIN OF GATES AVENUE; THENCE ALONG SAID EAST MARGIN, S00°16'24"E 136.88' TO A 1/2" IRON ROD SET AT THE POINT OF BEGINNING; THENCE FURTHER ALONG SAID EAST MARGIN OF GATES AVENUE, S00°16'24"E 341.17' TO A 1/2" IRON ROD FOUND AT THE NORTHWEST CORNER OF PROPERTY OF THE CITY OF LONG BEACH; THENCE N89°50'07"E 30.00' TO A 1/2" IRON ROD SET AT THE NORTHEAST CORNER OF SAID PROPERTY; THENCE ALONG THE EAST LINE OF SAID PROPERTY, S00°01'08"E 40.92' TO A 1/2" IRON ROD SET ON THE NORTH LINE OF PROPERTY OF CHILDRESS; THENCE ALONG SAID NORTH LINE WHICH FOLLOWS A DITCH LINE, N75°14'13"E 136.00' TO A 1/2" IRON ROD SET IN SAID DITCH; THENCE FURTHER ALONG SAID LINE, N72°50'35"E 96.69' TO A 1/2" IRON ROD SET; THENCE FURTHER ALONG SAID LINE, N71°26'11"E 315.23' TO A 1/2" IRON ROD SET; THENCE FURTHER ALONG SAID LINE, N81°20'56"E 83.10' TO A 1/2" IRON ROD SET AT THE NORTHEAST CORNER OF SAID PROPERTY OF CHILDRESS; THENCE ALONG THE EAST LINE OF SAID LOTS 15 AND 16, N00°02'38"W 207.93'; THENCE S89°49'23"W 636.37' TO THE POINT OF BEGINNING, CONTAINING 4.306 ACRES.

PREPARED BY:

**CLIFFORD A. CROSBY, PLS**

716 LIVE OAK DRIVE  
BILOXI, MS 39532 PHONE: 228-234-1649

CLIENT: DANIEL JOHN RICE  
DATE OF FIELD SURVEY: 02/11/2025  
DRAWN BY: CAC  
JOB NUMBER: 24358 RICE.dwg

SHEET 3 OF 4

**MINUTES OF FEBRUARY 27, 2025  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

**CERTIFICATE OF OWNERSHIP**

I hereby certify that I am the owner of the property described hereon, which property is within the subdivision regulation jurisdiction of the City of Long Beach, and that I freely adopt this plan of subdivision.

  
SIGNED BY: DANIEL JOHN RICE

2/13/25  
DATE

Subscribed and sworn to before me, in my presence this 13 day of February 2025, a Notary Public in and for the County of Harrison State of Mississippi



  
NOTARY PUBLIC

My Commission Expires: June 29, 2028

**CERTIFICATE OF APPROVAL**


I hereby certify that the minor subdivision shown on this plat does not involve the creation of new public streets, or any change in existing public streets, the extension of public water or sewer system or the installation of drainage improvements through one or more lots to serve one or more lots. That the subdivision shown is in all respects in compliance with the City ordinances of Long Beach and that therefore this plat has been approved by the administrator subject to its being recorded in the Harrison County Courthouse within (60) days of the date below.

ADMINISTRATOR

DATE

**CERTIFICATE OF SURVEY AND ACCURACY**

I hereby certify that this map drawn by me or drawn under my supervision from actual survey made by me or actual survey made under my supervision and in deed 2022-13977-D-J1 in accordance with all applicable codes and ordinances. Witness my original signature, registration number and seal this the 12TH day of FEBRUARY, 2025.

  
Clifford A. Crosby, P.L.S.  
2539  
MS P.L.S. NO.



**PLANNING COMMISSION**

Approved by the City of Long Beach Planning Commission at the regular meeting of said Commission held on the \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_.

Planning Commission Chairman

Date

**ACCEPTANCE**

Submitted to and approve by the City of Long Beach, Board of Aldermen, at the regular meeting of said Board of Aldermen held on the \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_.

ADOPT:

ATTEST:

MAYOR

CITY CLERK

PREPARED BY:

**CLIFFORD A. CROSBY, PLS**  
716 LIVE OAK DRIVE  
BILOXI, MS 39532 PHONE: 228-234-1649

CLIENT: DANIEL JOHN RICE  
DATE OF FIELD SURVEY: 02/11/2025  
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SHEET 4 OF 4



**MINUTES OF FEBRUARY 27, 2025  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

|  |     |                                 |              |                          |
|--|-----|---------------------------------|--------------|--------------------------|
| <b>Special Tap Fee: 5544 Gate Ave - Daniel Rice</b>        |     |                                 |              |                          |
| <b>Parcel#: 06111-05-021.000</b>                           |     |                                 |              |                          |
| <b>Date: 02-18-2025</b>                                    |     |                                 |              |                          |
| <b>SEWER AND WATER TAPS</b>                                |     |                                 |              |                          |
| <b>MATERIALS:</b>  |     |                                 |              |                          |
| <b>QTY.</b>  |     | <b>ITEM</b>                     | <b>PRICE</b> | <b>TOTAL</b>             |
| 2  | EA  | 4" CAPS                         | \$8.00       | \$16.00                  |
| 1  | EA  | 4" TEE WYE                      | \$20.00      | \$20.00                  |
| 40   | FT  | 4" SEWER PIPE                   | \$3.00       | \$120.00                 |
| 2  | EA  | 4" FERNCO                       | \$5.00       | \$10.00                  |
| 1  | EA  | WATERSTOP CEMENT                | \$26.00      | \$26.00                  |
| 1  | EA  | Temp Asphalt Repair             | \$300.00     | \$300.00                 |
| 1  | EA  | Perm. Asphalt Repair            | \$3,400.00   | \$3,400.00               |
| 1  | TON | LIMESTONE                       | \$41.00      | \$41.00                  |
|  |     | <b>TOTAL MATERIAL COST</b>      |              | <b>\$3,933.00</b>        |
| <b>EQUIPMENT:</b>  |     |                                 |              |                          |
| <b>QTY.</b>  |     | <b>ITEM</b>                     | <b>PRICE</b> | <b>TOTAL</b>             |
| 12   | HRS | 161-TRACK HOE                   | \$45.00      | \$540.00                 |
| 12   | HRS | DUMP TRUCK/ Trailer             | \$50.00      | \$600.00                 |
| 12   | HRS | CREW TRUCK                      | \$15.00      | \$180.00                 |
| 4  | HRS | ASPHALT TRUCK/TRAILER           | \$50.00      | \$200.00                 |
|  |     | <b>TOTAL EQUIPMENT COST</b>     |              | <b>\$1,520.00</b>        |
| <b>LABOR:</b>  |     |                                 |              |                          |
|  |     | <b>LABOR</b>                    |              | <b>TOTAL</b>             |
|  |     |                                 |              | <b>\$1,710.28</b>        |
|  |     | <b>TOTAL LABOR COST</b>         |              | <b>\$1,710.28</b>        |
| <b>FUEL:</b>   |     |                                 |              |                          |
|  |     |                                 |              | <b>TOTAL</b>             |
|  |     | <b>TOTAL MATERIAL COST</b>      |              | <b>\$3,933.00</b>        |
|  |     | <b>TOTAL EQUIPMENT COST</b>     |              | <b>\$1,520.00</b>        |
|  |     | <b>TOTAL LABOR COST</b>         |              | <b>\$1,710.28</b>        |
|  |     | <b>TOTAL</b>                    |              | <b>\$7,163.28</b>        |
|  |     | <b>15% FUEL COST</b>            |              | <b>\$1,074.49</b>        |
| <b><u>PLEASE REMIT MATERIAL AND EQUIPMENT COST TO:</u></b> |     |                                 |              | <b><u>\$5,453.00</u></b> |
| City of Long Beach   |     |                                 |              |                          |
| P.O. Box 591   |     |                                 |              |                          |
| Long Beach, MS 39560                                       |     |                                 |              |                          |
| <b><u>PLEASE REMIT LABOR &amp; FUEL COST TO:</u></b>       |     |                                 |              | <b><u>\$2,784.77</u></b> |
| H2O Innovation   |     |                                 |              |                          |
| P.O. Box 591   |     |                                 |              |                          |
| Long Beach, MS 39560                                       |     |                                 |              |                          |
|  |     | <b>TOTAL WATER TAP FEE COST</b> |              | <b><u>\$8,237.77</u></b> |

**MINUTES OF FEBRUARY 27, 2025  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**



**OVERSTREET  
& ASSOCIATES**  
CONSULTING ENGINEERS

[overstreeteng.com](http://overstreeteng.com)  
161 Lameuse St. Suite 203  
Biloxi, MS 39530  
228.967.7137

February 18, 2025

City of Long Beach  
P.O. Box 929  
Long Beach, MS 39560

**RE: Certificate of Subdivision – Tax Parcel No. 06111-05-021.000**

Ladies and Gentlemen:

We have received a Certificate of Subdivision for the referenced property, which can be described as a parcel of land situated and being located in Lots 14 through 17, in Block 2 of Section "A" of Cox's Subdivision, City of Long Beach, First Judicial District of Harrison County, Mississippi. The submitted subdivision proposes to divide one existing parcel into two new parcels. Proposed Parcel "1" will be nearly 2.00 Acres in size, with approx. 136.88 feet of street frontage on Gates Ave. Proposed Parcel "2" will be nearly 4.30 Acres in size, with approx. 341.17 feet of street frontage on Gates Ave.

The Certificate itself has all appropriate certifications and information. If approval is granted, acceptance of the subdivision should be subject to the payment of any required tapping fees or special connection fees as determined by the City's Public Works department.

Sincerely,

Tyler Yarborough

TY:539



**MINUTES OF FEBRUARY 27, 2025  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

After considerable discussion, Commissioner Gaddy made motion, seconded by Commissioner Kruse and unanimously carried recommending to approve the application as submitted.

\*\*\*\*\*

There being no further business to come before the Planning and Development Commission at this time, Commissioner Kruse made motion, seconded by Commissioner DiLorenzo and unanimously carried to adjourn the meeting until the next regular scheduled meeting in due course.

APPROVED:

\_\_\_\_\_

Chairman Frank Olaiivar

DATE: \_\_\_\_\_

ATTEST: \_\_\_\_\_

Tina M. Dahl, Minutes Clerk