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**MINUTES OF FEBRUARY 13, 2025  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

**AGENDA  
FEBRUARY 13, 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**
- IV. ANNOUNCEMENTS**
- V. APPROVE MINUTES**
  - 1. January 9, 2025
- VI. UNFINISHED BUSINESS**
  - 1. Variance- 530 Trautman Avenue, Tax Parcel 0612F-02-087.001, Submitted by Sean and Dawn Hughes.
- VII. NEW BUSINESS**
  - 1. Amendment, Long Beach Unified Land Use Ordinance 598, Article XI, Section 209, Storage and Parking of Residential Vehicles in R-1, R-2, R-3 Districts.
  - 2. Tree Board Resignations, Submitted by Victor Chapman and Karen Epperson Price.
  - 3. Tree Removal- 20015 Merinda Lane, Tax Parcel 0512A-01-002.014, Submitted by Douglas Auger.
  - 4. Tree Removal- 115 West 4<sup>th</sup> Street, Tax Parcel 0612G-01-012.000, Submitted by Andrew Harwell.
  - 5. Short-Term Rental- 711 Magnolia Street, Tax Parcel 0612E-03-014.000, Submitted by Laura Taylor (owner and property manager).
  - 6. Short-Term Rental- 996 West Beach Blvd, Unit 1, Tax Parcel 0512J-01-036.007, Submitted by Patrick and Leslie Tobbia (owners) and Gulf Coast Vacation Station, LLC (property manager).
  - 7. Short-Term Rental- 996 West Beach Blvd, Unit 2, Tax Parcel 0512J-01-036.008, Submitted by Patrick and Leslie Tobbia (owners) and Gulf Coast Vacation Station, LLC (property manager).
  - 8. Certificate of Resubdivision- 5549 Gates Avenue, Tax Parcels 0611J-01-009.000 and 0611J-01-009.001, Submitted by Joe Schepens.
  - 9. Certificate of Resubdivision- 501 Klondyke Road and 0 Todd Terrace, Tax Parcels 0611k-02-005.002 and 0611K-02-006.000, Submitted by Vincent Burke, V.G. Burke Property Management Group, LLC and MSL Properties II, LLC (owners) and Patrick Martino (agent).
  - 10. Planning Commission Approval- 613 Klondyke Road, Tax Parcel 0611F-01-0009.000, Submitted by Tracy Davis, Chellie Davis and Mike Beech.
  - 11. Planning Commission Approval- 0 West 5<sup>th</sup> Street, Tax Parcel 0612G-02-009.000, Submitted by Alan Dale Stennett (owner) and Michael J. Bohlke (agent).
  - 12. Sketch Plat Approval- 0 West 5<sup>th</sup> Street, Tax Parcel 0612G-02-009.000, Submitted by Alan Dale Stennett and Michael J. Bohlke (owner).
  - 13. Sketch Plat Approval- 0 Alexander Road, Tax Parcel 0612C-02-020.000, Submitted by Cory Easterling (owner) and Pecan Grove Subdivision, LLC, Andrew Levens (agent).
- 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 February 18, 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.

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Vice Chairman Shawn Barlow read the Opening Statement for the Planning and Development Commission.

\*\*\*\*\*

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 13<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, Vice Chairman Shawn Barlow, Commissioners Nicholas Brown, William Suthoff, David DiLorenzo, Ryan McMahon, Jennifer Glenn and Marcia Kruse, City Advisor Bill Hessel, Building Official Mike Gundlach, Building Inspector Ryan Ladner and Minutes Clerk Tina M. Dahl.

Absent the Regular Meeting was Commissioner Trey Gaddy.

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 Suthoff and unanimously carried to approve the Regular Meeting minutes of January 9, 2025, as submitted.

\*\*\*\*\*

It came for discussion under Unfinished Business a Variance for the property located at 530 Trautman Avenue, Tax Parcel 0612F-02-087.001, submitted by Sean and Dawn Hughes, as follows:

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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	2/13/25
Zoning	R-1
Agenda Date	1/9/25
Check Number	1917

VARIANCE REQUEST

- I. Tax Parcel Number(s): 0612F-02-087.001
- II. Address of Property Involved: 530 Trautman Ave
- III. Statement clearly explaining the request being made. (Attach supplemental pages if necessary.)  
Variance for Accessory Building

**\*\*PLEASE COMPLETE THE FOLLOWING:** See Attached

- 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?  
See Attached
- 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.  
See Attached
- 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?  
See Attached
- 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.  
See Attached

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**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.

Sean and Dawn Hughes  
Name of Rightful Owner (PRINT)

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

530 Trautman Ave  
Owner's Mailing Address

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

Long Beach MS 39560  
City State Zip

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

678-459-8880 or 678 618-5095  
Phone

\_\_\_\_\_  
Phone

[Signature]  
Signature of Rightful Owner

\_\_\_\_\_  
Date

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

\_\_\_\_\_  
Date

Dawn Hughes 12/12/24

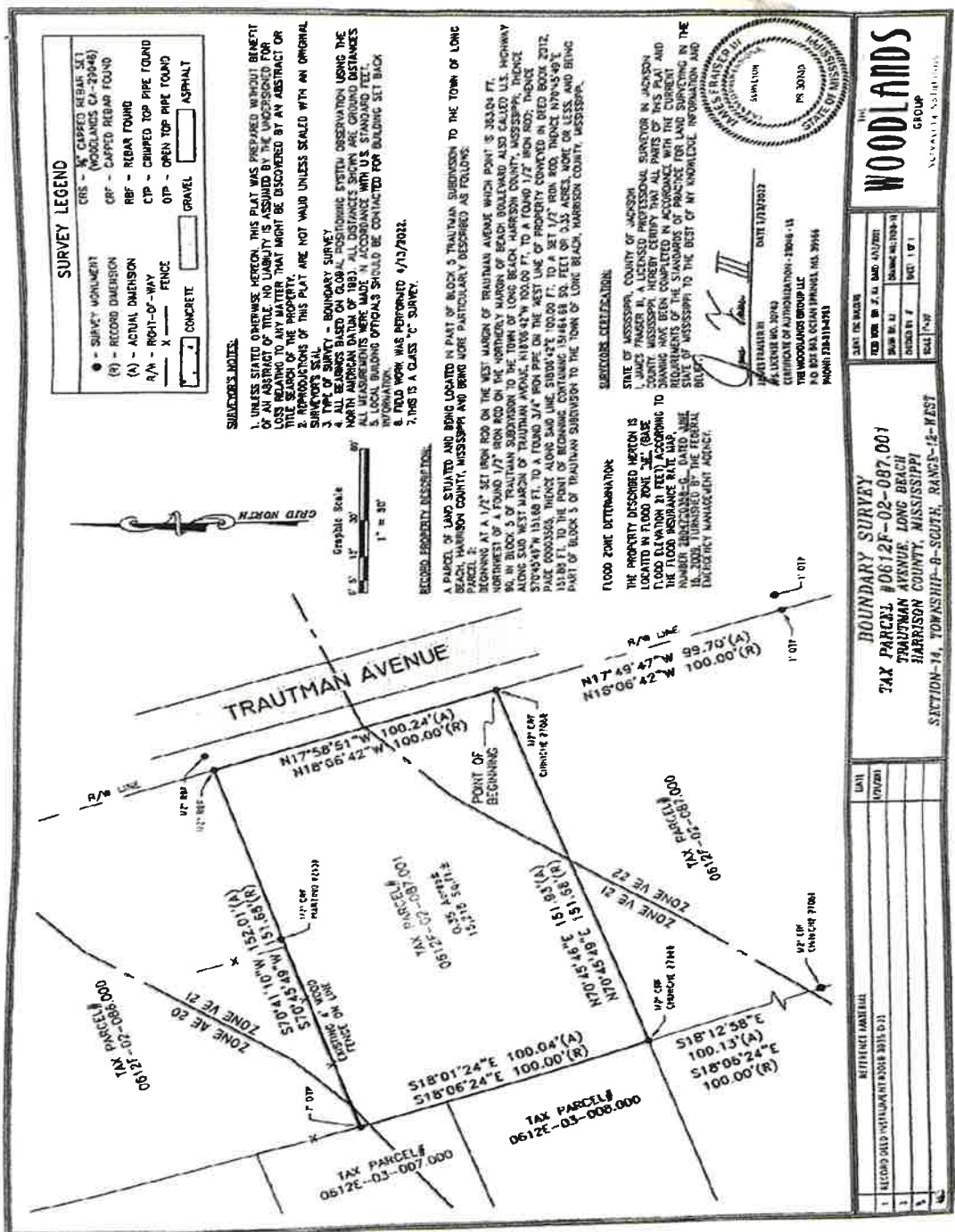


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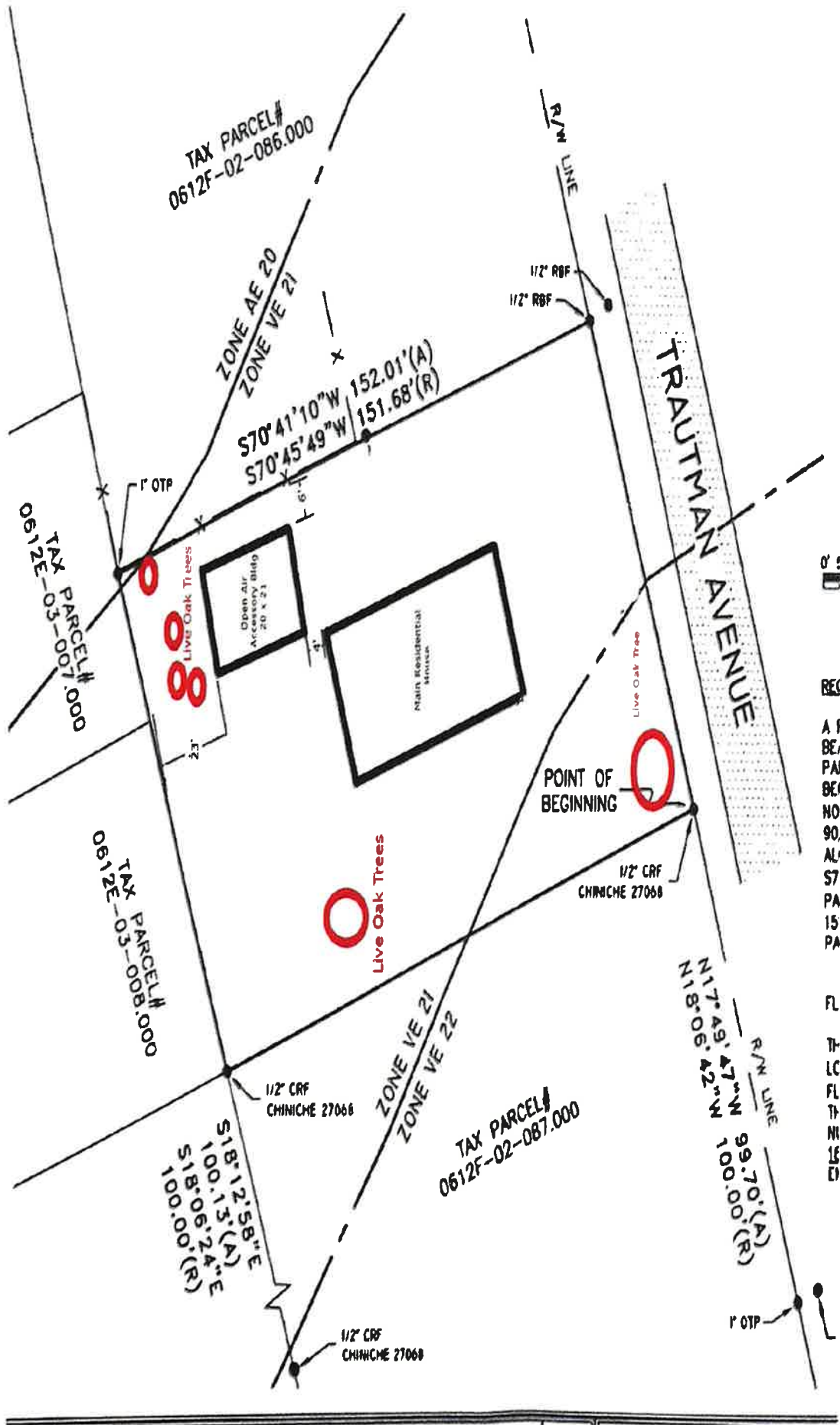
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

Section III

- A.) We are requesting a variance for an accessory building, specifically, 7 feet on the side closest to our home and 3 feet on the north side which is the property of Joey Moak and Nikki Ammons(they have both provided a no complaint letter). The reason for placing the structure in this exact location was very intentional to not harm nor disrupt 4 Live Oak Trees and 1 Popular Tree. (see attached diagram)
- B.) Refer to photos provided. Trees are very mature and have most likely been on the property for over 100 years
- C.) Refer to photos provided
- D.) There are surrounding neighbors that have exact or very similar accessory buildings to ours. We can provide photos and addresses if the need should arise.



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Commission Chairman Frank Olavar asked for anyone speaking in favor or opposition and the following came forward:

- Tina Snyder, 209 West Avenue, spoke in favor of the variance stating she does not have any issues with the structure.
- Steven Bryant, 210 West Avenue, spoke in favor of the variance stating he does not have any issues with the structure.
- Walter Neal Thomas, 116 Winters Lane, spoke in favor of the variance stating he does not have any issues with the structure.

**PUBLIC COMMENTS IN FAVOR OF**

SUBJECT MATTER: Variance  
ADDRESS: 536 Trueman Avenue  
Tax Parcel(s): 00127-40-0012001  
APP. N°: N/A The Sun and Moon House

PLEASE PRINT NAME / ADDRESS / PHONE		COMMENT
1	Neal Thomas	For
2	Tina Snyder	For
3	Steve Bryant	For
4	Sean Hayes	For
5	Chris Colebrook	For
6	Jay Merrill	For
7	Barlow	For
8	Andrew	For
9	DiLorenzo	For
10	Glenn	For
	Commissioner - Public Hearing	For

DATE: January 9, 2025  
Date: *[Signature]*

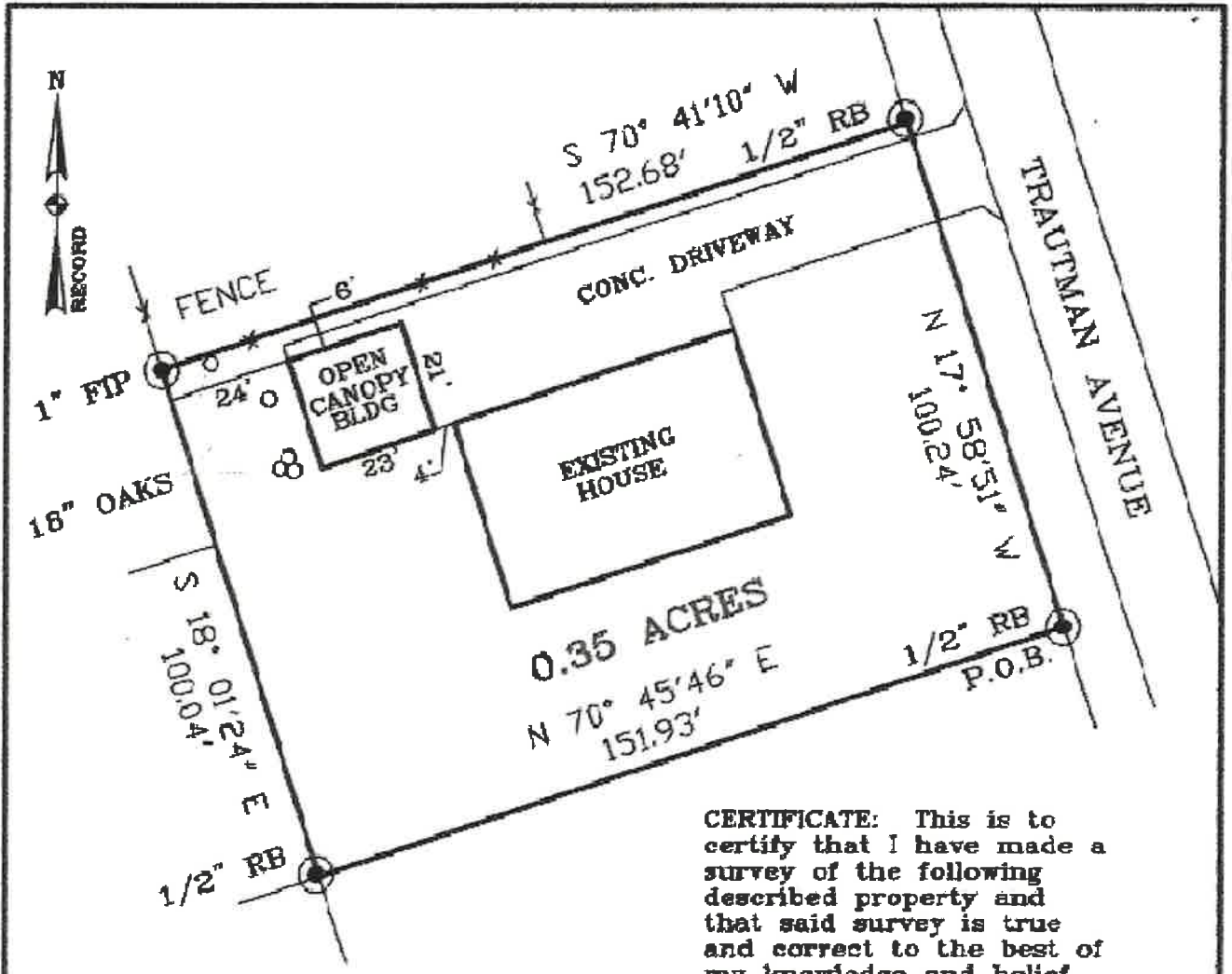
Vice Chairman Barlow made motion, seconded by Commissioner Glenn and unanimously carried to close the public hearing.

After considerable discussion, Vice Chairman Barlow made motion, seconded by Commissioner DiLorenzo and unanimously carried recommending to table the application to allow the applicants to obtain a professional survey and inspection by a structural engineer.

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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 9<sup>th</sup> day of January 2025, in the Long Beach City Hall Meeting Room, 201

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**CERTIFICATE:** This is to certify that I have made a survey of the following described property and that said survey is true and correct to the best of my knowledge and belief.

**DESCRIPTION: 0.35 ACRES**

A parcel of land situated and being located in part of Block 5 Trautman Subdivision to the City of Long Beach, Harrison County, Mississippi and being more particularly described as follows:  
Beginning at a 1/2" rebar on the west margin of Trautman Avenue which is 363.04 feet northwest of a 1/2" rebar on the northerly margin of Beach Boulevard also called US Highway 90, in Block 5 of Trautman Subdivision to the Town of Long Beach, Harrison County, Mississippi; thence along said west margin of Trautman Avenue North 17 degrees 58 minutes 51 seconds West 100.24 feet to a 1/2" rebar; thence leaving said margin South 70 degrees 41 minutes 10 seconds West 152.01 feet to a 1" pipe on the west line of property; thence South 18 degrees 01 minutes 24 seconds East 100.04 feet to a 1/2" rebar; thence North 70 degrees 45 minutes 46 seconds East 151.93 feet to the point of beginning. This parcel containing 0.35 acres, more or less and being part of Block 5 of Trautman Subdivision to the Town of Long Beach, Harrison County, Mississippi.

**REFERENCED MATERIAL:**

- 1) Survey for FSC Builders by The Woodlands Group dated 5/23/22

- ⊙ Found monument
- Set 1/2" rebar



<b>HATTAWAY ENGINEERING INC.</b>		
P.O. BOX 383 CARRIERE, MISSISSIPPI 39428		
SCALE: 1" = 40'	DATE: 1/20/25	CLASS "C" SURVEY
<b>SURVEY FOR: SEAN &amp; DAWN HUGHES</b>		
DAVID L. HATTAWAY, P.E. NO. 12611		2025/STRUCT REPORTS
P.L.S. NO. 3018		

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**HATTAWAY ENGINEERING INC.**  
CONSULTANT ENGINEER

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P.O. Box 363  
Carriere, Mississippi 39426  
(601) 916-1978

January 20, 2025

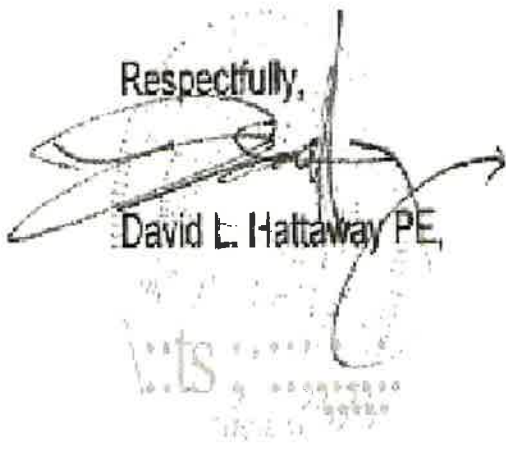
To: Long Beach Permit Department  
209 Jeff Davis Avenue  
Long Beach, MS 39560

RE: Sean & Dawn Hughes  
530 Trautman Avenue  
Long Beach, MS 39560

I inspected the existing open canopy building at the referenced address on January 16, 2025. Based on my inspection the building is structural sound for the wind zone in Long Beach.

Please note that this report is based on information readily accessible to inspection and that no destructive testing was performed. Statements in this report are based on experience and engineering judgment and are merely to assist in determining the existing conditions. They are not intended to imply any warranty of the structure. Please call me at (601) 798-1978 if you have any questions about this report.

Respectfully,



David L. Hattaway PE

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After considerable discussion, Vice Chairman Barlow made motion, seconded by Commissioner DiLorenzo and unanimously carried recommending to approve the application stating that the structure is to stay open air and not to be enclosed in the future.

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It came for discussion under New Business an amendment to City of Long Beach Unified Land Use Ordinance 598, Article XI, Section 209, Storage and Parking of Residential Vehicles in R-1, R-2, R-3 Districts, as follows:



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ORDINANCE NO.**

**AN ORDINANCE BY THE MAYOR AND BOARD OF ALDERMEN OF THE CITY OF LONG BEACH, MISSISSIPPI AMENDING ORDINANCE NUMBER 598 BY AMENDING ARTICLE XI, SUPPLEMENTAL USE REGULATIONS, BY ADDING SECTION 209 REGARDING STORAGE AND PARKING OF RECREATIONAL VEHICLES; AND FOR RELATED PURPOSES.**

WHEREAS, the Mayor and Board of Aldermen of the City of Long Beach, Mississippi, having made due investigation therefore, do now find, determine adjudicate and declare as follows:

WHEREAS, in accordance with the Comprehensive Long Beach Unified Land Use Ordinance 598, and pursuant to legal notice published and given for the time and in the manner provided by law. the Mayor and Board of Aldermen of the City of Long Beach, Mississippi, did meet at 5:00 o'clock p.m. on Tuesday, the xx day of xxx, 2025 at the City Hall in said City at the time, place and date fixed in said legal notice, and did on such date conduct a public hearing at which hearing all parties interested in or opposed to adoption of the text change application and amendments to the Comprehensive Long Beach Unified Land Use Ordinance 598 proposed were given an opportunity to be heard and allowed to make oral and written comment to such proposed changes, which proposed changes to the ordinance were then and there on file and had been on file during the period of said notice in the office of the City Clerk at the City Hall in said City, available for public inspection and examination by any and all parties interested in or opposed to the proposed changes, all as more particularly hereinafter set forth in this ordinance; and

WHEREAS, such application has previously been the subject of a public hearing held and conducted by Long Beach Planning Commission held on xxx, 2025 in accordance with the Comprehensive Long Beach Unified Land Use Ordinance 598; and

WHEREAS, the stated purpose of such application being to promote uniform development and encourage public safety, thereby enhance the quality of life for all citizens of the City of Long Beach; and

WHEREAS, periodically it is necessary and proper and in the best interests of the City to incorporate and adopt zoning text changes from time to time as appropriate to reflect changes in

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circumstances and public need to accommodate and encourage the orderly growth of the City as well as the protection of property owners within the City; and

WHEREAS, after due consideration, hearings and discussion, the Planning and Zoning Commission of the City of Long Beach has reviewed the proposed zone text changes at a regular meeting, duly considered same, and after public hearing, input, and thorough consideration as to all relevant factors required and available under law, and has adopted same and recommended approval thereof by the Mayor and Board of Aldermen as reflected in the official minutes of said meeting; and

WHEREAS, as a result of the aforesaid public hearing and after consideration by the Mayor and Board of Aldermen of the testimony and evidence presented, and after due deliberation by the Mayor and Board of Aldermen, the Mayor and Board of Aldermen did then find, and do now find, determine, adjudicate and declare that the proposed text changes to the Comprehensive Long Beach Unified Land Use Ordinance 598 applied for are necessary and proper, needed and by clear and convincing evidence justified; that public need exists for changing the zoning text to provide for and foster orderly development and growth of the City in accordance with a comprehensive plan.

NOW THEREFORE, BE IT RESOLVED AND ORDERED BY THE MAYOR AND BOARD OF ALDERMEN OF THE CITY OF LONG BEACH, MISSISSIPPI, AS FOLLOWS:

**Section 1.** That the Mayor and Board of Aldermen having considered the comments and testimony at the said hearing, all of the documentary evidence submitted into evidence and their own knowledge and familiarity of the City of Long Beach hereby find and adjudicate as follows:

(a) That the clear and convincing evidence established that the proposed text changes to the Comprehensive Long Beach Unified Land Use Ordinance 598 applied for are necessary and proper, needed and by clear and convincing evidence justified; that public need exists for changing the zoning text to provide for and foster orderly development and growth of the City in accordance with a comprehensive plan and further, such action is fully supported by the opinion of the Long Beach Planning Commission;

(b) That the clear and convincing evidence establishes the public need for the said amendment;

(c) The changes will not be detrimental to present and potential uses but will have a beneficial effect, which could not be achieved without the map changes.

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(d) The proposed change is in conformance with the general intent of the Comprehensive Master Plan of the City.

(e) The proposed changes do not cause or result in any change in zoning classification of any property within the City.

**Section 2.** That the Comprehensive Long Beach Unified Land Use Ordinance Number 598 of the City of Long Beach should be and hereby is amended as follows:

**Add to Article XI Supplemental Use Regulations:**

Section 209: Storage and Parking of Recreational Vehicles in R-1, R-2, R-3 districts.

(a) For the purpose of this Section, recreational vehicle shall include, but not limited to: boats, floats, camping or travel trailers, motor homes, boat trailers, utility trailers, and other equipment or vehicles of a similar nature.

(b) Exemptions. Pickup or light trucks

(c) General Requirements. Recreational and utility vehicles may be parked in any area which is either residentially zoned or used for residential purposes, including downtown, provided the following conditions are met:

(1) Recreational and utility vehicles shall not intrude into a right-of-way or access easement or extend past front facade of house.

(2) Recreational and utility vehicles shall be properly licensed, operable, and maintained in a clean, well-kept state that does not detract from the appearance of the surrounding area.

(3) Storage or parking shall be limited to a parcel of land upon which is located a principal dwelling unit and the vehicle or equipment so stored or parked shall be owned by the occupant of that unit.

(4) All such vehicles stored or parked outside shall be in good repair with a current tag and parked behind the front facade of the house.

(5) No recreational or commercial vehicle may be stored upon any city street, Sidewalk, city right-of-ways or any city easements.

(6) Storage or parking areas are not required to be paved; provided, however that any vehicle must be parked or stored, or driven to and from said parking or storage area, on a dust free and rut-free surface, including, without being limited to, any such areas

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covered with grass, ground cover, water-permeable grass pavers, cement, asphalt or other similar ground cover.

(7) No such vehicle shall exceed **fourteen (14) feet in height, eight (8) feet six (6) inches in width and forty (40) feet in length.**

(d) When parked on a driveway or property with the principal dwelling, recreational, and utility vehicles shall be setback beyond the twenty-five (25) setback of existing property line.

**Section 3.** This Ordinance of the Mayor and Board of Aldermen of the City of Long Beach shall be deemed effective in the manner and time proscribed by law.

The City Clerk is hereby ordered to publish this Ordinance in the manner and time required by law.

Alderman \_\_\_\_\_ made motion to approve the Ordinance \_\_\_\_\_. Alderman \_\_\_\_\_ seconded the motion and the question being put to a

roll call vote the result was as follows:

Alderman Patrick Bennett	voted	Aye
Alderman Donald Frazer	voted	Aye
Alderman Pete McGoey	voted	Aye
Alderman Mike Brown	voted	Aye
Alderman Tim McCaffrey	voted	Aye
Alderman Angie Johnson	voted	Aye
Alderman Bernie Parker	voted	Aye

The question having received the affirmative vote of all the Aldermen present and voting, the Mayor declared the motion carried and the said Ordinance

Number \_\_\_\_\_ adopted and approved this, the \_\_\_\_\_ day of \_\_\_\_\_, 2025.

APPROVED:

\_\_\_\_\_  
GEORGE L.BASS, MAYOR

ATTEST:

\_\_\_\_\_  
STACEY DAHL, CITY CLERK



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**LEGAL NOTICE**

**PUBLIC HEARING**

In accordance with Article XIX of the Comprehensive Long Beach Unified Land Ordinance 598 of the City of Long Beach, Mississippi (2013) as amended, notice is hereby given advising that the Planning Commission for the City of Long Beach will hold a public hearing for the purpose of considering a **zoning text change**.

Long Beach Planning Commission has filed an application for a change in the zoning text in accordance with the Comprehensive Long Beach Unified Land Ordinance. The City proposes to amend the following Sections as shown below.

Add to Article XVII Parking

**Section 209: Storage and Parking of Recreational Vehicles in R-1, R-2, and R-3 Districts.**

- (a) For the purpose of this Section, recreational vehicle shall include, but not limited to: boats, floats, camping or travel trailers, motor homes, boat trailers, utility trailers, and other equipment or vehicles of a similar nature.
- (b) Exemptions. Pickup or light trucks and vehicles allowed by Section 127: Home Occupation
- (c) General Requirements. Recreational and utility vehicles may be parked in any of the designated districts above, provided the following conditions are met:
  - (1) Recreational and utility vehicles shall not intrude into a right-of-way or access easement or obstruct sight visibility from adjacent driveways, rights-of-way, or access easements.
  - (2) Recreational and utility vehicles shall be properly licensed, operable, and maintained in a clean, well-kept state that does not detract from the appearance of the surrounding area.
  - (3) Storage or parking shall be limited to a parcel of land upon which is located a principal dwelling unit and the vehicle or equipment so stored or parked shall be owned by the occupant of that unit.
  - (4) No recreational or commercial vehicle may be stored upon any city street or sidewalk, city right-of-way or any city easement.
  - (5) Storage or parking areas are not required to be paved; provided, however that any vehicle must be parked or stored, or driven to and from said parking or storage area, on a dust-free and rut-free surface, including, without being limited to, any such areas covered with grass, ground cover, water-permeable grass pavers, cement, asphalt or other similar ground cover.
- (6) No such vehicle shall exceed fourteen (14) feet in height, eight (8) feet six (6) inches in width and forty (40) feet in length.
- (d) When parked on a driveway or property with the principal dwelling, said recreational and utility vehicles shall comply with the setback for the district.

**The proposed amendments to the Comprehensive Long Beach Unified Land Ordinance stated above will be available for review and copies are available at the Long Beach Planning Office until 1:00 p.m. the day of the public hearing.**

The purpose of this proposed change is to promote uniformed development and encourage public safety, thereby enhancing the quality of life for all Long Beach residents. A public hearing to consider the above zoning text change will be held in the City of Long Beach, Mississippi 39560, Thursday, March 13, 2025, at 5:30 p.m., in the Long Beach City Hall located on Jeff Davis Avenue. The City encourages all residents, groups and organizations to contact the City if they have any questions concerning the petition.

/s/ signed  
Chairman  
Planning Commission

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After considerable discussion, Commissioner Glenn made motion, seconded by Commissioner Suthoff and unanimously carried recommending to schedule a public hearing date of March 13, 2025, at 5:30 pm in the Meeting Room of Long Beach City Hall.

\*\*\*\*\*

It came for discussion under New Business, Tree Board Member Resignations, as follows:

Good morning,

I am writing to inform you that I will be resigning my position of Tree Board member effective January 31, 2025.

With my full retirement from work, I am called to other duties.

I truly appreciate the opportunity to serve the great City of Long Beach and its present board(s) . It has been my pleasure.

Respectfully submitted

Victor Chapman

Please accept this letter as my formal resignation from the Long Beach Tree Board, to be effective on January 31, 2025.

I apologize for the short notice. I had spoken by phone with alderman Bernie Parker and informed him that I need to focus on home and family and my own trees.

Many, many thanks for the opportunity and honor of serving on the Tree Board.

Respectfully

Karen Epperson Price

**MINUTES OF FEBRUARY 13, 2025  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

After discussion, Commissioner Glenn made motion, seconded by Commissioner Kruse and unanimously carried accepting the resignations.

\*\*\*\*\*

It came for discussion under New Business, a Tree Removal for the property located at 20015 Merinda Lane, Tax Parcel 0512A-01-002.014, submitted by Douglas Auger, as follows:

MINUTES OF FEBRUARY 13, 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	1/13/25
Zoning	R-1
Agenda Date	1/23/25
Check Number	1251

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

DBK 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.

DBK 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.

DBK 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: 01/13/2025

PROPERTY INFORMATION

TAX PARCEL # 0512A-01-002.014

Address of Property Involved: 20015 Merinda Lane

Property owner name: Douglas Auger

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: 20015 Merinda Lane

Phone No. (281) 450-5480

CONTRACTOR OR APPLICANT INFORMATION

Company Name: Southern Tree and Turf

Phone No. 228-760-5296 Fax: \_\_\_\_\_

Name Patrick Blake

Address 139 Central Ave., Long Beach

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.:

(use separate sheet if needed)  
working on having a 40' x 26' garage/shop w/ covered concrete slab built on my property. See layout on plan drawing. Need to have (3) live oaks removed. There is also concern that tree #1 is close enough to the existing garage that it could cause major damage if it splits or falls.

Number of Trees:  
3 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.

Patrick Blake 01/13/2025  
Signature Date

ADDITIONAL INFORMATION REQUIRED FROM APPLICANT

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

DBK 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.

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

DBK OWNERSHIP: Please provide a recorded warranty deed.

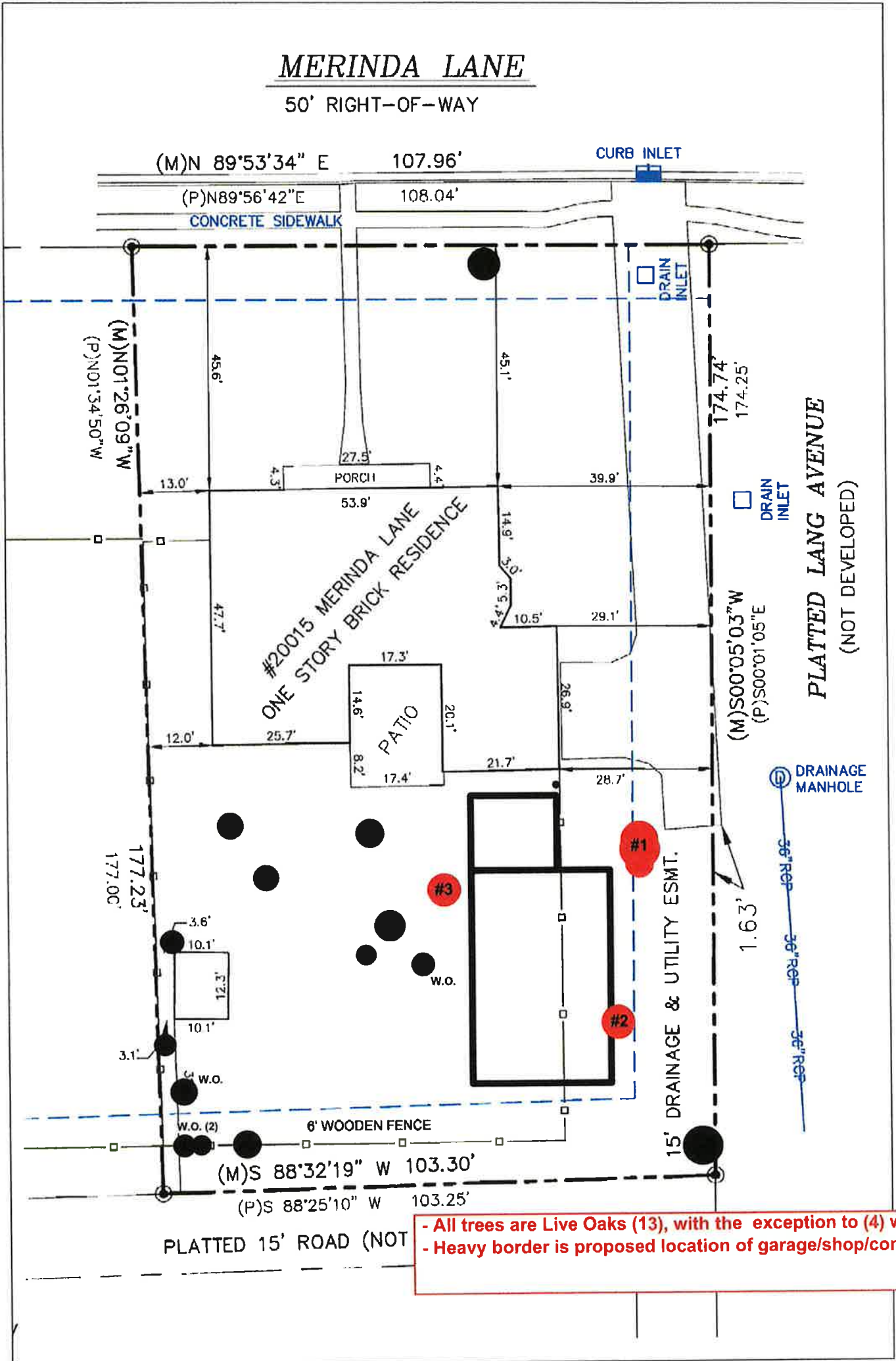
DBK PERMIT FEES: Upon issuance of a Tree Removal Permit, the permit fee will be as follows: For removal of a tree or trees where such removal of such tree or trees is necessitated by material damage caused by such tree or trees to permanent improvement or improvements on the parcel where such tree or 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.

DBK 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.

DBK 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 13, 2025  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



- All trees are Live Oaks (13), with the exception to (4) v  
- Heavy border is proposed location of garage/shop/cor



**MINUTES OF FEBRUARY 13, 2025  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**





**MINUTES OF FEBRUARY 13, 2025  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**





**MINUTES OF FEBRUARY 13, 2025  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**





MINUTES OF FEBRUARY 13, 2025  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



1st Judicial District  
Instrument 2021 1299 D - J1  
Filed/Recorded 08/31/2021 08:39 A  
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:  
Leslie A. Barker  
Robert Barker  
20015 Merinda Lane  
Long Beach, MS 39560  
(228) 342-8465

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

Grantees:  
Douglas B. Auger  
Natalie S. Auger  
20015 Merinda Lane  
Long Beach, MS 39560  
(281) 486-7631

File No. Z210033N

INDEXING INSTRUCTIONS: Lot 1, Secluded Oaks 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, we, Leslie A. Barker and Robert Barker, do hereby sell, convey and warrant unto Douglas B. Auger and Natalie S. Auger, 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 One (1), Secluded Oaks 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 39, at Page 6, 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 Leslie A. Barker, by instrument recorded in Instrument No. 2009-4838-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) 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 OUR SIGNATURES, on this the 20<sup>th</sup> day of August, 2021.

*Leslie A. Barker*  
Leslie A. Barker

*Robert Barker*  
Robert Barker

ACKNOWLEDGMENT

STATE OF MISSISSIPPI  
COUNTY OF HARRISON

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, Leslie A. Barker and Robert Barker, 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 20<sup>th</sup> day of August, 2021.

(AFFIX SEAL)



*Lori Lee Hammontree*  
NOTARY PUBLIC

My commission expires:

DEED ACCEPTED BY:  
*Douglas B. Auger*  
Douglas B. Auger

*Natalie S. Auger*  
Natalie S. Auger



**MINUTES OF FEBRUARY 13, 2025  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION  
MEMORANDUM**

Date: January 13, 2025

To: City of Long Beach Planning Commission

From: Long Beach Tree Board

Re: Tree(s) Removal – 20015 Merinda Lane

Given the number of existing trees remaining, the location of existing structures to trees and the need for new construction addition to the property, the Tree Board approves the tree(s) removal.

---

Karen Epperson-Price

Victor L. Chapman

After considerable discussion and upon recommendation of the City Tree Board, Commissioner Suthoff made motion, seconded by Commissioner Brown 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 115 West 4<sup>th</sup> Street, Tax Parcel 0612G-001-012.000, submitted by Andrew Harwell, as follows:

MINUTES OF FEBRUARY 13, 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 1/27/25  
Zoning C1H0  
Agenda Date 2/13/25  
Check Number CC

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

AR 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.

AR 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.

AR 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: 1/20/25

**PROPERTY INFORMATION**

TAX PARCEL # 06126-01-012.000

Address of Property Involved: 115 E 5<sup>th</sup> St

Property owner name: Andrew Hurwell

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: 119 W 4<sup>th</sup> St., Long Beach, MS

Phone No. (601) 966-2454

**CONTRACTOR OR APPLICANT INFORMATION**

Company Name: Heart of the South Homes

Phone No. 601-672-4201 Fax: \_\_\_\_\_

Name: Alex Alexander

Address: 140 Stumpbridge Rd. Brandon, MS 39047

**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.:  
(use separate sheet if needed)

I live oak interferes with the front part of new construction townhome

Number of Trees:  
1 Live Oak 0 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.

Andrew Hurwell 1/20/25  
Signature Date

**ADDITIONAL INFORMATION REQUIRED FROM APPLICANT**

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

AR 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.

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

AR OWNERSHIP: Please provide a recorded warranty deed.

AR 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.

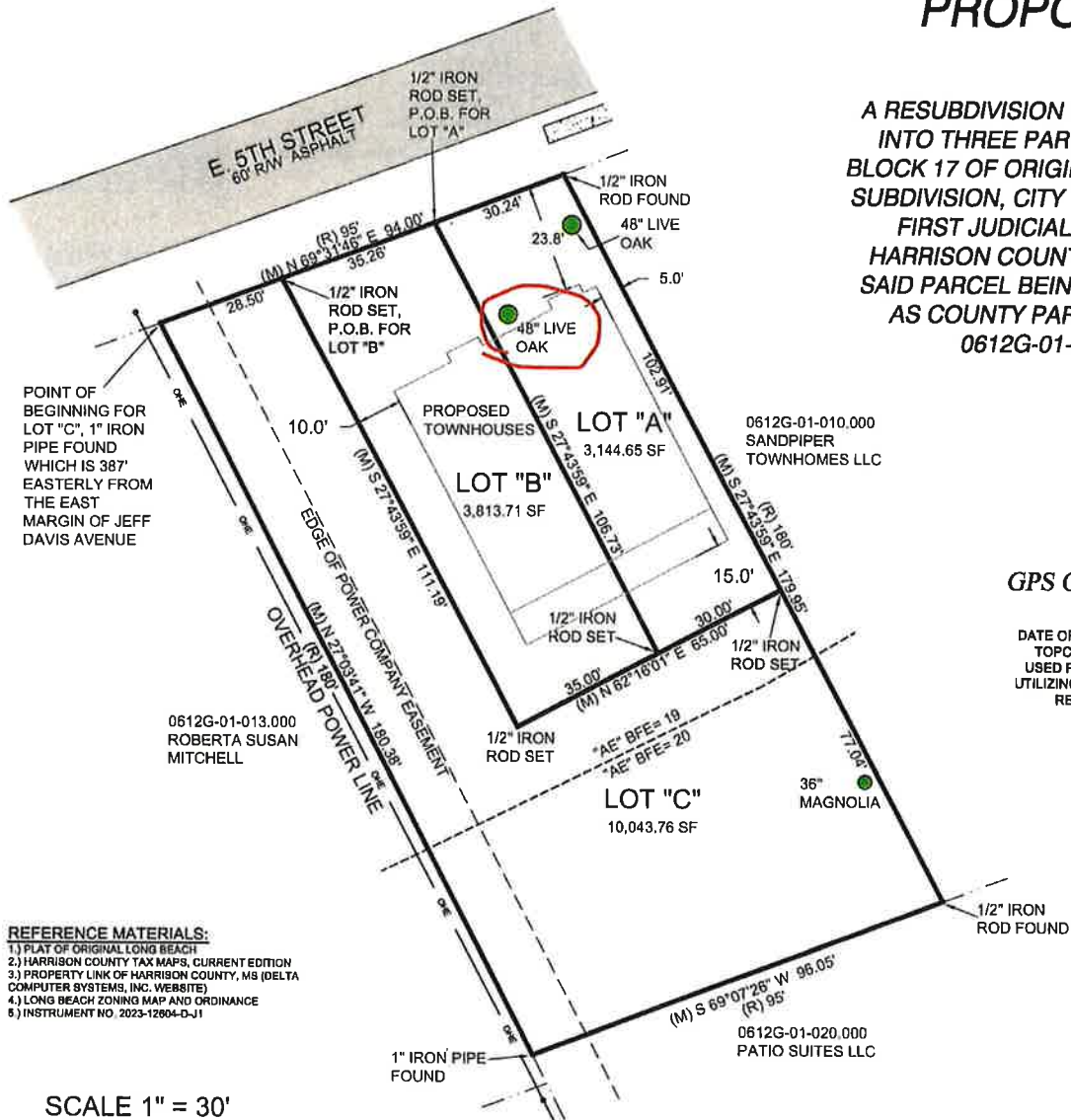
AR REPLANTING: As a condition of granting the tree removal permit, the City, acting by and through its Mayor and Board of Aldermen, may require the applicant to relocate or replace trees, but may not require the replacement of trees in a number greater than the number of Live Oak or Magnolia trees removed;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

AR 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 13, 2025  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

**PROPOSED**

A RESUBDIVISION OF ONE PARCEL INTO THREE PARCELS, LYING IN BLOCK 17 OF ORIGINAL LONG BEACH SUBDIVISION, CITY OF LONG BEACH, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI. SAID PARCEL BEING REFERRED TO AS COUNTY PARCEL NUMBER 0612G-01-012.000



**GPS OBSERVATION NOTE**

DATE OF FIELD WORK: 10/16/2023  
TOPCON VR RECEIVER WAS USED FOR GPS OBSERVATION, UTILIZING THE EARL DUDLEY, INC. REAL-TIME NETWORK

- REFERENCE MATERIALS:**
- 1.) PLAT OF ORIGINAL LONG BEACH
  - 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.) INSTRUMENT NO. 2023-12604-D-J1

SCALE 1" = 30'  
REFERENCE: GRID NORTH  
BY GPS OBSERVATION  
(DATUM=NAD 83)



- LEGEND:**
- IRON ROD FOUND
  - IRON PIPE FOUND
  - IRON ROD SET
  - ⊗ SPIKE FOUND
  - △ SPIKE SET
  - CONCRETE MONUMENT FOUND
  - LIGHTARD KNOT FOUND
  - APR --- AS PER SURVEY
  - APR --- AS PER RECORD
  - APR --- AS PER PLAY
  - IRF --- IRON ROD FOUND
  - IRS --- IRON ROD SET

**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 (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 @ 1-800-227-0477.
- 4.) BUILDING SETBACKS, ELEVATIONS, 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.

CROSSWAY CONSTRUCTION, LLC  
DATE OF FIELD SURVEY: 10/16/2023  
DRAWN BY: CAC  
JOB NUMBER: 23285.dwg

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

**FLOOD ZONE NOTE:**

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN THE FIRM ZONES "AE" BASE FLOOD ELEV= 19 AND "AE" BASE FLOOD ELEV= 20 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.

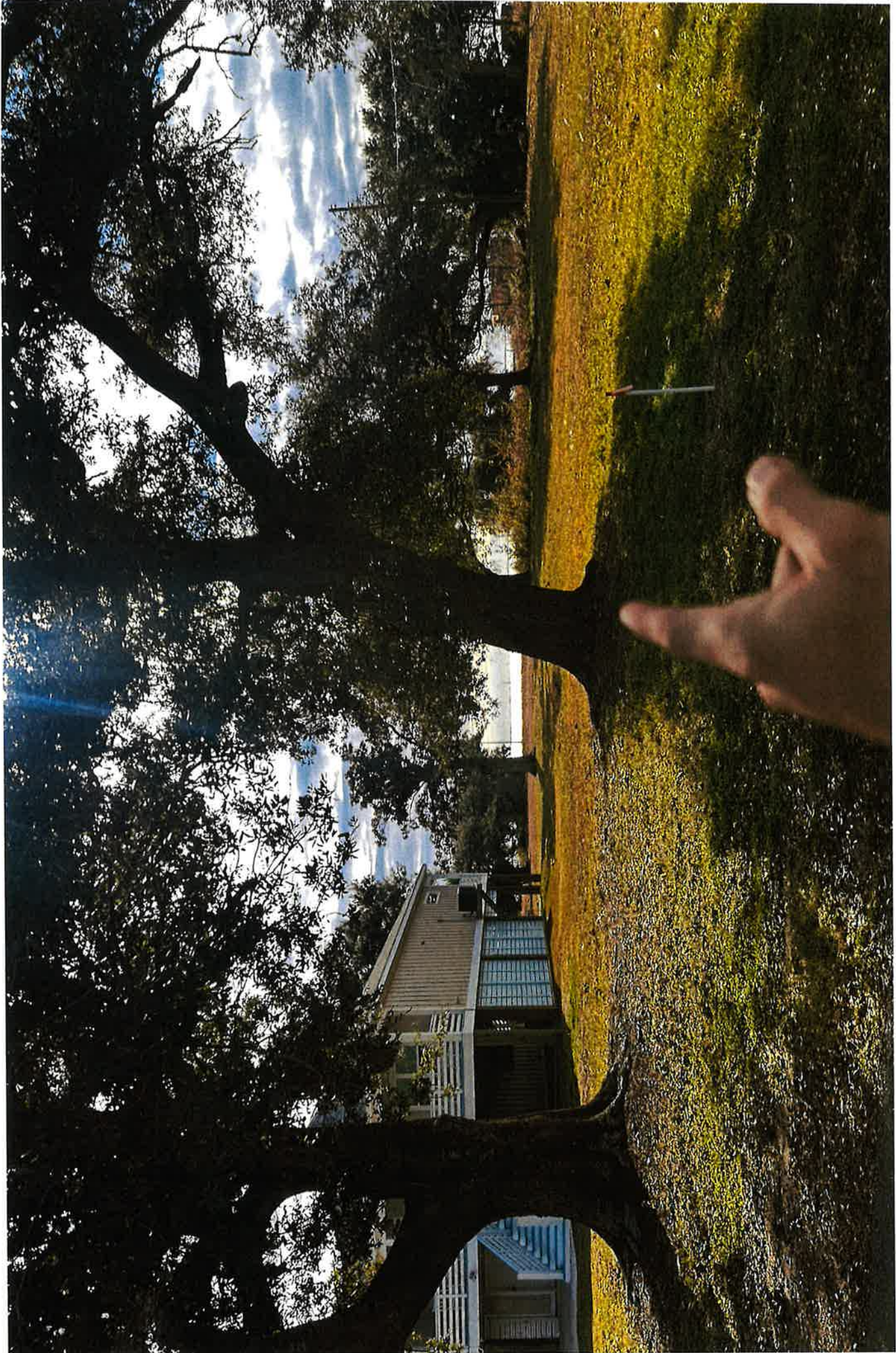
PREPARED BY:

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

SHEET 2 OF 5



**MINUTES OF FEBRUARY 13, 2025  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**





MINUTES OF FEBRUARY 13, 2025  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

SCANNED 



Prepared by:  
**David B. Pilger**  
Attorney at Law  
1408 Blenville Blvd., Suite 101  
Ocean Springs, MS 39564  
(228) 215-0011

Grantors:  
Ann Thomas-Gatlan  
Sheri Lott  
6061 Mitchell Road S  
Long Beach, MS 39580  
(228) 297-3476

Return To:  
**David B. Pilger**  
Attorney at Law  
1408 Blenville Blvd., Suite 101  
Ocean Springs, MS 39564  
(228) 215-0011

Grantee:  
Crossway Construction, LLC  
a Mississippi Limited Liability Company  
140 Stump Ridge Road  
Brandon, MS 39047  
(601) 672-4001

File No. **F230714N**

INDEXING INSTRUCTIONS: Pt of Original Long Beach Block 17 In 13-8-12, 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, we, Ann Thomas-Gatlan and Sheri Lott, do hereby sell, convey and warrant unto Crossway Construction, LLC, a Mississippi Limited Liability Company, as joint tenants with right of survivorship and not as tenants in common, all of that certain tract, place or parcel of land situated in Harrison County, Mississippi, together with all improvements, buildings, fixtures, and appurtenances therein 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 Ann Thomas-Gatlan and Neal Gallan and Sheri Lott, by instrument recorded in Instrument No. 2019-10421-D-11 and Instrument No. 2020-55-D-11, 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 quietclaim 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 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.

The death certificate of Neal Gallan is attached hereto as Exhibit "B".

WITNESS OUR SIGNATURES, on this the 16<sup>th</sup> day of June, 2023.

  
Ann Thomas-Gatlan  
  
Sheri Lott

**ACKNOWLEDGMENT**

STATE OF MISSISSIPPI  
COUNTY OF HARRISON

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, Ann Thomas-Gatlan and Sheri Lott, 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 16<sup>th</sup> day of June, 2023.

(AFFIX SEAL)

My commission expires:



  
Elizabeth B. Norman  
NOTARY PUBLIC

**Exhibit "A"**

**Legal Description**

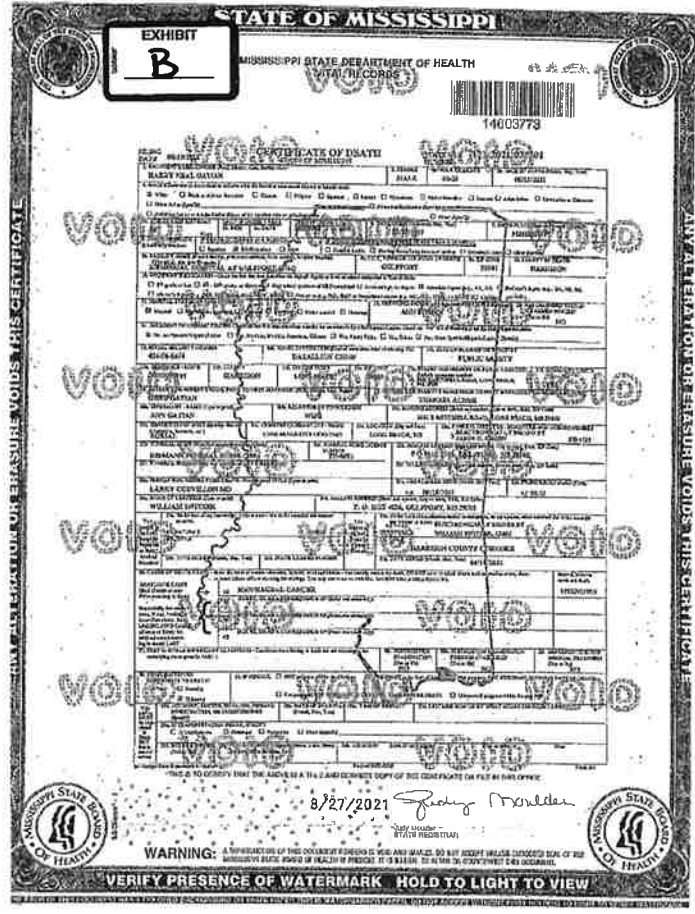
Starting on the Seashore of the Gulf of Mexico or Mississippi Sound at a point 1469 feet West of the West line of the Widow N. Ladner Survey and running thence North 29° West with magnetic variations to the South line of Fifth Street in Long Beach, Harrison County Mississippi; thence along the South line of Fifth Street in a Westerly direction a distance of 75 feet, to a point which is the point or place of beginning of the lot herein described, thence continuing along the South line of Fifth Street in a Westerly direction a distance of 75 feet, and to the Northwest corner of the land herein described; thence South 28° East with magnetic variations a distance of 180 feet, thence in an Easterly direction and parallel with Fifth Street a distance of 75 feet; thence North 180 feet to place of beginning; together with all appurtenances thereon and there unto belonging.

AND ALSO:

The West 20 feet of the following:

Starting on the Seashore of the Gulf of Mexico or Mississippi Sound at a Point 1469 feet West of the West line of the Widow N. Ladner Claim, and running thence North 28° with magnetic variations to the South line of Fifth Street being the point and place of beginning of the lot of land herein described; thence running West along the South line of Fifth Street a distance of 75 feet; thence South 28 degrees East with magnetic variations 180 feet; thence East 75 feet; thence North 28 degrees with magnetic variations to the place or point of beginning, being a lot 75 feet by 180 feet conveyed by John W. Knauff, et ux by deed recorded in Book 302, page 96 of the Land Deed Records of the First Judicial District of Harrison County, Mississippi.

MINUTES OF FEBRUARY 13, 2025  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



MEMORANDUM

Date: January 29, 2025

To: City of Long Beach Planning Commission

From: Long Beach Tree Board

Re: Tree Removal – 115 East 5<sup>th</sup> Street

Regarding the Live Oak at 115 East 5<sup>th</sup> Street, the tree seems quite healthy and on that basis I would deny the removal. It does lean but many healthy Live Oaks have that character of being hurricane blown. Also, the nearby Live Oak might be damaged if it is removed.

Another possibility would be to alter the footprint to accommodate the trees as construction has not yet started.

The Tree Board respectfully confers to the Planning Commission on this matter.




**MINUTES OF FEBRUARY 13, 2025  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

After considerable discussion and upon recommendation by the City Tree Board, Commissioner Kruse made motion, seconded by Commissioner DiLorenzo and unanimously carried recommending to deny the application as submitted.

\*\*\*\*\*

It came for discussion under New Business a Short-Term Rental for the property located at 711 Magnolia Street, Tax Parcel 0612E-03-014.000, submitted by Laura Taylor, owner and property manager, as follows:

MINUTES OF FEBRUARY 13, 2025  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

CITY OF LONG BEACH, MISSISSIPPI											
APPLICATION FOR SHORT-TERM RENTAL											
<b>PHYSICAL ADDRESS:</b> 201 JEFF DAVIS AVENUE LONG BEACH, MS 39560	<b>PHONE:</b> (228) 863-1554 <b>FAX:</b> (228) 863-1558	<b>MAILING ADDRESS:</b> POST OFFICE BOX 929 LONG BEACH, MS 39560									
<b>PROPERTY INFORMATION:</b>											
ADDRESS: <u>711 Magnolia Street - Detached Guest House</u>		Tax Parcel # <u>0612E-03-014,000</u>									
<small>(Location of Short-Term Rental)</small>											
<b>OWNER'S INFORMATION:</b>											
Property Owner's Name: <u>Laura Taylor</u>											
Property Owner's Address: <u>803 Magnolia St Long Beach MS</u>											
Property Owner's Mailing Address, if different from above:											
		City	State								
Property Owner's Phone No: <u>6015063776</u>		Email Address: <u>TRAVEL@LivingFit.net</u>									
Is there a homeowner's association for the neighborhood? <u>No</u> If so, please provide written statement of support of short term rental?											
<b>PROPERTY MANAGER INFORMATION:</b>											
Property Manager's Name: <u>Laura Taylor</u>											
Property Manager's Address: (Must be a local contact)											
<u>803 Magnolia St. Long Beach MS</u>		City	State								
		Zip	<u>39560</u>								
Property Manager's Phone No.: <u>6015063776</u>		Email Address: <u>TRAVEL@LivingFit.net</u>									
<b>PLEASE PROVIDE THE FOLLOWING:</b>											
<ul style="list-style-type: none"> <li>• Mississippi Sales Tax ID # <u>47-5620910</u></li> <li>• Recorded Warranty Deed</li> <li>• Parking Rules &amp; Plan</li> <li>• Trash Management Plan</li> <li>• Copy of Proposed Rental Agreement</li> <li>• Proof of Liability Insurance, which includes short term rental coverage</li> </ul>											
<b>ADDITIONAL INFORMATION:</b>											
<ul style="list-style-type: none"> <li>• Completed written statement of compliance.</li> <li>• FEES: \$250, nonrefundable application fee. \$500, yearly renewable fee. Checks should be made payable to the City of Long Beach.</li> <li>• LICENSE: A Privilege Tax License must be applied and paid for after approval.</li> <li>• INCOMPLETE APPLICATIONS will not be processed.</li> </ul>											
<b>AFFIDAVIT</b>											
I HEREBY CERTIFY THAT I HAVE READ THIS APPLICATION AND THAT ALL INFORMATION CONTAINED HEREIN 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.											
<u>Laura Taylor</u>		<u>1-20-25</u>									
PRINT NAME	SIGNATURE	DATE									
REGIONS FOR OFFICE USE ONLY											
Maximum Occupancy:	Maximum Vehicles allowed:	Number of bedrooms:	Number of people home can accommodate:								
<u>2</u>	<u>2</u>	<u>1</u>	<u>2</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: 		Date: <u>2/12/25</u>									
Fire Inspector Signature: 		Date: _____									
COMMENTS: _____											
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">Date Received: <u>1/27/25</u></td> <td style="width: 50%;"></td> </tr> <tr> <td>Agenda Date: <u>2/13/25</u></td> <td></td> </tr> <tr> <td>Amount Due/Paid: <u>250.00</u></td> <td></td> </tr> <tr> <td>Payment Method: <u>1132</u></td> <td></td> </tr> </table>				Date Received: <u>1/27/25</u>		Agenda Date: <u>2/13/25</u>		Amount Due/Paid: <u>250.00</u>		Payment Method: <u>1132</u>	
Date Received: <u>1/27/25</u>											
Agenda Date: <u>2/13/25</u>											
Amount Due/Paid: <u>250.00</u>											
Payment Method: <u>1132</u>											



# MINUTES OF FEBRUARY 13, 2025 REGULAR MEETING LONG BEACH PLANNING and DEVELOPMENT COMMISSION



I LAURA TAYLOR, owner of the property located at 711 Magnolia St Detached Guest, Tax Parcel 0612E-03-014 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.

[Signature]  
signature

1/20/25  
date



SCAN



MISSISSIPPI  
INSTRUMENT: 2025 J  
PLANNING DEPARTMENT 1027A  
FEB 13 2025  
3 Pages Forwarded

Prepared by:  
Julien K. Byrne III  
Attorney at Law  
511 East Second St  
Pass Christian, MS 39571  
(228) 452-9418  
Mississippi Bar Number: 7554

Return to:  
Julien K. Byrne III  
Attorney at Law  
511 East Second St.  
Pass Christian, MS 39571  
(228) 452-9408

INDEX AS FOLLOWS: A parcel in the City of Long Beach, being 66.5' along Magnolia Street by approximately 194', and being bounded N by Magnolia Street, E by property now or formerly of Gulf View Enterprises, S by \_\_\_\_\_, and W by property now or formerly of Virginia and Joseph Harry, Harrison Co., MS; also being located in LB Section Block 20

STATE OF MISSISSIPPI  
COUNTY OF HARRISON  
FIRST JUDICIAL DISTRICT

### WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) cash in hand paid and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, ELIZABETH A. HESS, a single person, of 343 County Road 761, hks, MS 38852, (228) 342-9148, does hereby sell, convey and warrant unto MEGAN McNEIL and LAURA L. TAYLOR, of 711 Magnolia Street, Long Beach, MS 39560, (601) 862-9896, as joint tenants with full rights of survivorship and as tenants in common, the following described real property situated in Harrison County, First Judicial District, State of Mississippi, described as:

A parcel of land situated and being located in Section 14, Township 8 South, Range 12 West, City of Long Beach, First Judicial District of Harrison County, Mississippi, and being more particularly described as follows:

Commencing at the point of intersection of the South margin of Magnolia Street and of the West margin of West Avenue; thence run South 72 degrees 40 minutes 00 seconds West a distance of 120.00 feet along the South margin of Magnolia Street to an iron rod and the Point of Beginning; thence run South 83 degrees 10 minutes 00 seconds East a distance of 211.81 feet along the West line of Trautman Woods Subdivision to an iron rod; thence run South 88 degrees 13 minutes 58 seconds West a distance of 74.55 feet to an iron rod; thence run North 00 degrees 03 minutes 46 seconds West a distance of 194.86 feet in an iron pipe on the South margin of Magnolia Street; thence run North 72 degrees 40 minutes 00 seconds East a distance of 66.50 feet along the South margin of Magnolia Street to the Point of Beginning.

Page 1

record

It is agreed and understood that the taxes for the current year have been prorated 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 herein agree to pay on the basis of an actual proration. All subsequent year taxes are specifically assumed by the Grantee.

Witness the signature of the Grantor this 13 day of May, 2021.

[Signature]  
ELIZABETH A. HESS

STATE OF MISSISSIPPI  
COUNTY OF HARRISON

Personally came and appeared before me, the undersigned authority in me for the jurisdiction aforesaid, the within named ELIZABETH A. HESS, who acknowledged that she executed the above and foregoing instrument on the day and in the year therein written.

Given under my hand and official seal of office this 13 day of May, 2021.

[Signature]  
NOTARY PUBLIC

My Commission Expires: 10/01/2022

AFFIX SEAL



**MINUTES OF FEBRUARY 13, 2025  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

Short Term Rental Agreement – Detached Guest House

Rental Property Address: **711 Magnolia Street (Guest House), Long Beach MS 39560 (the "Property"). The Property is owned by "Owner".**

Rental period begins on \_\_\_\_\_ and ends on \_\_\_\_\_  
Check In Time: \_\_\_\_\_ CST      Check-out Time: \_\_\_\_\_ CST

This Vacation Rental / Short Term Lease Agreement (this "Agreement") is made by and between \_\_\_\_\_ ("Owner") and \_\_\_\_\_ ("Guest 1") and \_\_\_\_\_ ("Guest 2"), if applicable, as of the date last written on the signature page of this Agreement. Guest 1 and Guest 2, if applicable, may be referred to individually as "Party" and collectively as "Parties." All persons in the rental party will be bound by the terms of this Agreement. Only persons listed on this Agreement may occupy or stay in the Property.

For good and valuable consideration, the sufficiency of which is acknowledged, the Parties agree as follows:

**1. Rental Deposit & Payment:**

The full rental amount of \$ \_\_\_\_\_ which includes the cleaning fee of \$ \_\_\_\_\_ must be received by \_\_\_\_\_.

The reservation deposit fee of \$ \_\_\_\_\_ must be received by \_\_\_\_\_. This amount will be returned to the Parties within 7 business days after checkout if there are no damages found and property is left in good & satisfactory condition. If damages are incurred, this will be used to cover all costs. If the Parties remain in the rental past the check-out date and time provided on this agreement, the deposit fee will not be returned.

The tenant agrees to pay a *security deposit* of \$ \_\_\_\_\_ which will go towards the full rental amount. The security deposit is due before June 1<sup>st</sup>. This deposit will NOT be refunded if the Party cancels after \_\_\_\_\_. Otherwise, this deposit is non-refundable.

**2. Occupancy Requirements.** The maximum number of adult persons allowed to stay in the Property is limited to two (2) adults. Only the Parties listed on this rental agreement are allowed to occupy the Property.

**3. Visitors.** A visitor is an occupant of the Property who is not listed on this rental agreement. The total number of persons permitted in the Property at any given time, including visitors, is two (2), therefore visitors are **not allowed**. Exceptions for visitors may be requested, but must be approved by the Property Manager.

Page 1 of 5

**5. Rental Rules:**

- The tenant should follow and implement the standard of cleanliness to the property.
- The tenant must follow both Check in & Check Out instructions listed inside the Guest House.
- Pets are prohibited in the rental property.
- Smoking / Drugs are prohibited in the rental property, which includes vaping, recreational and non-recreational marijuana (weed/pot), cigars, and cigarettes. Your entire security deposit will be used to remove any smoke smells.
- Tenant(s) is not allowed to keep firearms, bows, and other weapons in the rental property.
- Quiet hours are 10pm - 7am. The tenant(s) agrees not to use the property in a way to disturb the peace in the surroundings or environment.

If any person in the Rental Party fails to follow any of the Rules, the Rental Party may be asked to vacate the Property and Guest will forfeit all rent paid.

**6. Trash Standards.** All trash/rubbish/disposed food inside the guest house must be kept in proper plastic garbage bags. All trash taken outside the rental property for disposal must be placed inside the Harrison County garbage bin located under the carport area. Parties shall not leave or store any materials or trash on or near the parking area or any other areas in and around the rental property. Upon checkout, or upon termination of the agreement, Parties must remove ALL food, including refrigerated & freezer stored, all trash, and all rubbish from the rental property and place inside the Harrison County garbage bin.

Each Monday of the week the Harrison County Garbage bins shall be placed within 8 feet of the street no later than 8AM, by the Property owner.

**7. Acts of God.** If there is a storm or severe weather and a mandatory evacuation order is issued by state or local authorities, Guest shall be entitled to a prorated refund for each night Guest is unable to occupy the Property. Owner will not be liable, or deemed in default, under this Agreement for any failure to perform or delay in performing any of its obligation due to or arising out of any act not within its control, including, without limitation, acts of God.

**8. Limitation on Liability.** The Rental Party indemnifies the landlord/owner and the property free and harmless against any liabilities like accidents, loss of property, injury, or death of any person. Owner is not responsible for any accidents, injuries, or illness that occur to any member of the Rental Party or Guest's visitors while in the Property or on the Property. Owner is not responsible for loss of personal belongings or valuables belonging to any member of the Rental Party or any of Guest's visitors. Guest agrees to assume the risk of any harm arising from use of the Property. UNDER NO CIRCUMSTANCES, AND UNDER NO LEGAL THEORY, INCLUDING TORT, CONTRACT, STRICT LIABILITY, OR OTHERWISE, SHALL OWNER BE LIABLE TO GUEST OR ANY OTHER PERSON FOR ANY DAMAGES OF ANY NATURE WHATSOEVER, INCLUDING ARISING OUT OF OR RELATING TO THIS AGREEMENT OR GUEST'S RENTAL OF THE PROPERTY OR USE OF THE PROPERTY. IN NO EVENT WILL OWNER BE LIABLE FOR ANY DAMAGES IN CONNECTION WITH THIS AGREEMENT, EVEN IF OWNER SHALL HAVE BEEN INFORMED OF THE POSSIBILITY OF SUCH DAMAGE.

Page 3 of 5

# MINUTES OF FEBRUARY 13, 2025 REGULAR MEETING LONG BEACH PLANNING and DEVELOPMENT COMMISSION

Guest 1 Name (Print) \_\_\_\_\_ Guest 2 Name (Print) \_\_\_\_\_

Guest 1 Signature \_\_\_\_\_ Date \_\_\_\_\_ Guest 2 Signature \_\_\_\_\_ Date \_\_\_\_\_

Guest 1 Phone # \_\_\_\_\_ Guest 2 Phone # \_\_\_\_\_


Owner Name (Print) \_\_\_\_\_

Owner Signature \_\_\_\_\_ Date \_\_\_\_\_

Owner Phone # \_\_\_\_\_

Page 5 of 5

**POLICY DECLARATIONS**  
American Modern Property and Casualty Insurance Company  
Dwelling Special  
Renewal



Premium Summary		Policy Summary	
Dwelling #1:	\$4,038.00	Policy Number:	101-791-891
711 MAGNOLIA ST LONG BEACH MS 39560-5973		Policy Period:	06/17/2024 to 06/17/2025 12:01 A.M. Standard Time
Policy Coverages	\$0.00	Named Insured(s):	MEGAN MCNEIL 803 MAGNOLIA ST LONG BEACH MS 39560-5820
Additional Costs	\$0.00	Contracted Agency:	IVANTAGE SELECT AGENCY INC - #302619 POST OFFICE BOX 5323 CINCINNATI OH 45201
<b>Total Policy Premium</b>	<b>\$4,038.00</b>	Your Agent:	GULF SOUTH INSURANCE AGENCY INC - #084050 304 E RAILROAD ST LONG BEACH MS 39560

Note: a minimum earned premium of \$100.00 applies to this policy.

**Policy Discounts**  
Claims Free Discount  
Auto/Home Discount  
Association Discount  
Paid In Full Discount

**Dwelling Discounts**  
The following discounts apply to one or more dwellings on this policy.  
711 MAGNOLIA ST, LONG BEACH MS 39560-5973  
Deadbolts, Smoke Alarm and Fire Extinguisher  
Local Smoke and/or Burglar Alarm  
Central Station Burglar Alarm  
Central Station Fire & Smoke Alarm

**Dwelling #1: 711 MAGNOLIA ST, LONG BEACH MS 39560-5973**

Occupancy:	Residence Type:	Construction Type:	Year Built:	Protection Class Code:	Territory:
Seasonal	1 Family Residence	Frame	2015	5	1

**Additional Interests**

Description of Interest:	Name:	Address:
Lienholder	TRUIST BANK ISAOA/ATIMA	PO BOX 7952, SPRINGFIELD OH 45501-7952
Loan/Contract Number:	HANCOCK WHITNEY BANK ISAOA	PO BOX 961292, FORT WORTH TX 76161-0292
Lienholder		
Loan/Contract Number:	469756173	

**Coverage Detail**

Coverage	Limit / Description	Premium
Dwelling		\$3711.0
Limit	452,249	
Loss Settlement	Replacement Cost	
All Other Peril Deductible	1,000	
Wind and Hail Deductible	5,000	
Other Structures	45,225	Includ
Loss Settlement	Replacement Cost	

DW-CW-D-0001 (01-15) Page 1 of 3

# MINUTES OF FEBRUARY 13, 2025 REGULAR MEETING LONG BEACH PLANNING and DEVELOPMENT COMMISSION

**Dwelling Special Policy Declaration**  
 American Modern Property and Casualty Insurance Company  
 Policy Period: 06/17/2024 - 06/17/2025  
 Policy Number: 101-791-891 Policy Type: Dwelling Special

Personal Property	20,000	Replacement Cost	\$218.00
Loss Settlement			
Additional Living Expense/Fair Rental Value	45,225		Included
Water Damage	45,225		Included
Mold and Remediation - Property	5,000		Included
Premises Liability	300,000		\$109.00
Medical Payments	500 Per person/25,000 Per occurrence		Included
Property Manager Premises Liability Extension			Included
Vandalism or Malicious Mischief			Included
Deductible	500		
Fire Department Service Charge	500		Included
Mold Exclusion - Premises Liability			Included

**Important Information**  
 This dwelling does not have coverage for the peril of flood.  
 This dwelling does not have coverage for the peril of earthquake.

Premium \$4,038.00

**Your Policy Documents**  
 Your policy consists of this Policy Declaration and the documents in the following list. Please keep these together.  
**Policy Level Forms (Forms that apply to all Dwellings)**  
 DS-MS-A-0001(03-19) - Special Provisions - Mississippi  
 IL-CW-G-0001(01-15) - Signature Endorsement  
 DW-CW-G-0001(01-15) - Condemnation Endorsement  
 DS-CW-P-0001(03-18) - Dwelling Property - Special Form  
 DW-CW-X-0004(05-17) - Criminal Acts Exclusion  
 IL-CW-G-0010(07-17) - Additional Policy Protection  
**Forms that apply to Dwelling #1: 711 MAGNOLIA ST, LONG BEACH MS 39560-5973**  
 IP-CW-C-0004(01-15) - Reinstatement of Limit  
 DY-CW-C-0001(01-16) - Premises Liability Endorsement  
 DY-CW-X-0002(01-15) - Premises Liability Fungl, Wet or Dry Rot, or Insects Exclusion  
 DS-CW-G-0001(01-15) - Construction Cost Index  
 DS-CW-C-0002(01-16) - Permitted Vacancy or Seasonal Usage Clause  
 DS-CW-C-0006(01-15) - Personal Property Replacement Cost  
 DW-CW-X-0005(01-17) - Roof Surfacing Cosmetic Damage Exclusion - Windstorm or Hall  
 DY-CW-X-0003(01-15) - Premises Liability Swimming Pool Slide and Diving Board Exclusion  
 DY-CW-X-0001(01-16) - Premises Liability Lead Paint Liability Exclusion  
 DY-CW-C-0005(01-16) - Property Manager - Premises Liability  
 DS-CW-C-0003(08-17) - Water Damage Coverage

DW-CW-D-0001 (01-18) Page 2 of 3

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

\*\*\*\*\*

It came for discussion under New Business a Short-Term Rental for the property located at 996 West Beach Blvd, Unit 1, Tax Parcel 0512J-01-036.007, submitted by Patrick and Leslie Tobbia (owners) and Gulf Coast Vacation Station, LLC,) property manager, as follows:



MINUTES OF FEBRUARY 13, 2025  
REGULAR MEETING

LONG BEACH PLANNING and DEVELOPMENT COMMISSION

CITY OF LONG BEACH, MISSISSIPPI							
APPLICATION FOR SHORT-TERM RENTAL							
<b>PHYSICAL ADDRESS:</b> 201 JEFF DAVIS AVENUE LONG BEACH, MS 39560	<b>PHONE:</b> (228) 863-1554 <b>FAX:</b> (228) 863-1558	<b>MAILING ADDRESS:</b> POST OFFICE BOX 929 LONG BEACH, MS 39560					
<b>PROPERTY INFORMATION:</b>							
ADDRESS: 996 Beach Blvd Unit 1 Long Beach, MS 39560		Tax Parcel # <u>05125-01-036.007</u>					
(Location of Short-Term Rental)							
<b>OWNER'S INFORMATION:</b>							
Property Owner's Name: <u>Patrick and Leslie Tobbia</u>							
Property Owner's Address: <u>887 Kingswood Blvd Mountain Home, AR 72653</u>							
Property Owner's Mailing Address, if different from above:							
		City State Zip					
Property Owner's Phone No: <u>704 438 2306</u>		Email Address: <u>Leslietobbia@gmail.com</u>					
Is there a homeowner's association for the neighborhood? _____ If so, please provide written statement of support of short term rental?							
<b>PROPERTY MANAGER INFORMATION:</b>							
Property Manager's Name: <u>Gulf Coast Vacation Station LLC</u>							
Property Manager's Address: (Must be a local contact)							
<u>141831 st Ave Gulfport, MS 39501</u>		City State Zip					
Property Manager's Phone No: <u>888 222 2275</u>		Email Address: <u>gcvsoperator@gmail.com</u>					
<b>PLEASE PROVIDE THE FOLLOWING:</b>							
<u>NA</u>							
<ul style="list-style-type: none"> <li>• Mississippi Sales Tax ID # _____</li> <li>• Recorded Warranty Deed</li> <li>• Parking Rules &amp; Plan</li> <li>• Trash Management Plan</li> <li>• Copy of Proposed Rental Agreement</li> <li>• Proof of Liability Insurance, which includes short term rental coverage</li> </ul>							
<b>ADDITIONAL INFORMATION:</b>							
<ul style="list-style-type: none"> <li>• Completed written statement of compliance.</li> <li>• FEES: \$250, nonrefundable application fee. \$500, yearly renewable fee. Checks should be made payable to the City of Long Beach.</li> <li>• LICENSE: A Privilege Tax License must be applied and paid for after approval.</li> <li>• INCOMPLETE APPLICATIONS will not be processed.</li> </ul>							
<b>AFFIDAVIT</b>							
I HEREBY CERTIFY THAT I HAVE READ THIS APPLICATION AND THAT ALL INFORMATION CONTAINED HEREIN 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.							
Leslie Tobbia	<u>Leslie Tobbia</u> <small>digital verified 01/03/25 04:18 AM EST ID#C-U158-T37M-YE21</small>	<u>01/03/2025</u>					
PRINT NAME	SIGNATURE	DATE					
<b>BELOW IS FOR OFFICE USE ONLY</b>							
Maximum Occupancy: <u>6</u>	Maximum Vehicles allowed: <u>3</u>	Number of bedrooms: <u>3</u>	Number of people home can accommodate: <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: <u>Ryan Lash</u>		Date: <u>1/28/25</u>					
Fire Inspector Signature: _____		Date: _____					
COMMENTS: _____							
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>Date Received: <u>1/17/25</u></td> </tr> <tr> <td>Agenda Date: <u>1/23/25</u></td> </tr> <tr> <td>Amount Due/Paid: <u>250.00</u></td> </tr> <tr> <td>Payment Method: <u>cash</u></td> </tr> </table>				Date Received: <u>1/17/25</u>	Agenda Date: <u>1/23/25</u>	Amount Due/Paid: <u>250.00</u>	Payment Method: <u>cash</u>
Date Received: <u>1/17/25</u>							
Agenda Date: <u>1/23/25</u>							
Amount Due/Paid: <u>250.00</u>							
Payment Method: <u>cash</u>							

MINUTES OF FEBRUARY 13, 2025  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



I, Leslie Tobbia, owner of the property located at  
996 Beach Blvd Unit 1, Tax Parcel 0512J-01-036.007  
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.

Leslie Tobbia  
signature

12-12-24  
date

1st JUDICIAL DISTRICT  
INSTRUMENT 2024-0023902-D-J1  
FILED/RECORDED 12/3/2024 11:21:03 A  
TOTAL FEES \$26.00  
2 PAGES RECORDED

INDEXING INSTRUCTIONS: Lot 1, Long Beach Townhouse

Prepared By:  
Andy J. Alfonso, III  
Attorney at Law  
2112 Bienville Blvd., Suite H1  
Ocean Springs, MS 39564  
(228) 818-5552

Return to:  
Andy J. Alfonso, III  
Attorney at Law  
2112 Bienville Blvd., Suite H1  
Ocean Springs, MS 39564  
(228) 818-5552

STATE OF MISSISSIPPI  
COUNTY OF HARRISON

WARRANTY DEED

FOR AND CONSIDERATION of the sum of TEN AND NO/100 DOLLARS (\$10.00), cash  
in hand paid and other good, legal and valuable considerations, the receipt of all of which is hereby  
acknowledged, the undersigned

M & H Builders and Developers, LLC  
145 Gill Avenue, Biloxi, MS 39530  
c/o (228) 818-5552

does hereby sell, convey and warrant unto

Leslie Norris Tobbia and Patrick Tobbia as Co-trustees of the Tobbia Living Trust U/A,  
dated January 26, 2021  
887 Kingswood boulevard, Mountain Home AR 72653  
c/o (228) 818-5552

as joint tenants with full right of survivorship and not as tenants in common the land and property  
situated in the County of Harrison, State of Mississippi, described as follows, to-wit:

Lot 1, Long Beach Townhouse, as per map or plat thereof on file and of record in the

<sup>First</sup>  
Office of the Chancery Clerk of the ~~Second~~ Judicial District of Harrison County,  
Mississippi in Plat Book 32, Pages 19 and 19A, together with a non-exclusive easement  
of right-of-way for ingress and egress across the property on the Plat indicates as the  
Private Driveway Easement.

THIS CONVEYANCE is made subject to all applicable building restrictions, restrictive  
covenants, easements and mineral reservations of record.

IT IS AGREED and understood that the taxes for the current year have been prorated as of  
this date on an estimated basis. When said taxes are actually determined, if the proration as of this  
date is incorrect, the Grantor agrees to pay to the Grantee or his/her assigns any amount which is a  
deficit on an actual proration and likewise, the Grantee agrees to pay to the Grantor any amount  
overpaid by the Grantor.

WITNESS THE SIGNATURE of the Grantor, this the 19th day of November, 2024.

M & H Builders and Developers, LLC  
Mike Hure  
Mike Hure, member

STATE OF MISSISSIPPI  
COUNTY OF HARRISON

PERSONALLY appeared before me, the undersigned authority in and for the said County  
and State, on this 19th day of November, 2024, within my jurisdiction, the within named, Mike Hure,  
who acknowledged to me that he is member of the within named, M & H Builders and Developers,  
LLC, and that for and on behalf of the said entity, and as its act and deed he executed the above and  
foregoing instrument, after first having been duly authorized by said entity so to do.

GIVEN under my hand and the official seal of my office.

Julia Snow Mallard-Taylor  
NOTARY PUBLIC



File #240489

**MINUTES OF FEBRUARY 13, 2025  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

Gulf Coast Vacation Station, LLC. Short Term Rental Agreement

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

This Rental Agreement and Contract (the "Agreement") is a legally binding agreement made and entered into as of the Reservation Date written below by and between the undersigned person(s) or company (the "Guest") and the undersigned owner, manager or agent ("Rental Agent"), pursuant to which the Guest has agreed to rent the residence described below (the "Property"), for the duration of the Rental Term for the Total Rental Fee and other good and valuable consideration as described herein.

**OCCUPANCY**

Guest agrees that no more than 8 persons shall be permitted on the Property at any time during the Rental Term, all of whom shall comply with the conditions and restrictions imposed upon Guest under this Agreement.

**CONDITION AND USE OF PROPERTY**

The Property is provided in "as is" condition. Rental Agent shall use its best efforts to ensure the operation of all amenities in the Property, such as internet access, satellite or cable TV access or hot tubs, fireplaces as applicable. Rental Agent shall not be held responsible for such item's failure to work, but will make every effort to correct any issues as reported as quickly as possible. Guest acknowledges that use of amenities such as hot tubs, pools, spas, fireplaces, decks, and the like may be potentially dangerous and involve potential risks if improperly used, particularly with regard to children and such use is at the Guest's own risk.

Guest shall use the Property for residential purposes only and in a careful manner to prevent any damage or loss to the Property and keep the Property in clean and sanitary condition at all times. Guest and any additional permitted guests shall refrain from loud noise and shall not disturb, annoy, endanger, or inconvenience neighbors, nor shall Guest use the Property for any immoral, offensive or unlawful purposes, nor violate any law, association rules or ordinance, nor commit waste or nuisance on or about the Property.

**DEFAULT**

**If Guest should fail to comply with the conditions and obligations of this Agreement, Guest shall surrender the Property, remove all Guest's property and belongings and leave the Property in good order and free of damage. No refund of any portion of the Total Rental Fee shall be made and if any legal action is necessary, the prevailing party shall be entitled to reimbursement from the other party for all costs incurred.**

**ASSIGNMENT OR SUBLEASE**

Guest shall not assign or sublease the Property or permit the use of any portion of the Property by other persons who are not family members or guests of the Guest and included within the number of and as permitted occupants under this Agreement.

**RISK OF LOSS AND INDEMNIFICATION**

Guest agrees that all personal property, furnishings, personal effects and other items brought into the Property by Guest, or their permitted guests and visitors shall be at the sole risk of Guest with regard to any theft, damage, destruction or other loss and Rental Agent shall not be responsible or liable for any reason whatsoever.

Guest hereby covenants and agrees to indemnify and hold harmless Rental Agent and their agents, owners, successors, employees and contractors from and against any costs, damages, liabilities, claims, legal fees and other actions for any damages, costs, attorneys fees incurred by Guest, permitted guests, visitors or agents, representatives or successors of Guest due to any claims relating to destruction of property or injury to persons or loss of life sustained by Guest or family and visitors of Guest in or about the Property and Guest expressly agrees to save and hold Rental Agent harmless in all such cases.

**RELEASE**

Guest hereby waives and releases any claims against Rental Agent, the Property owner and their successors, assigns, employees or representatives, officially or otherwise, for any injuries or death that may be sustained by Guest on or near or adjacent to the Property, including any common facilities, activities or amenities. Guest agrees to use any such facilities or amenities entirely at the Guest's own initiative, risk and responsibility.

**ENTRY AND INSPECTION**

Rental Agent reserves the right to enter the Property at reasonable times and with reasonable advance notice for the purposes of inspecting the Property or showing the Property to prospective purchasers, renters or other authorized persons. If Rental Agent has a reasonable belief that there is imminent danger to any person or property, Rental Agent may enter the Property without advance notice.

**UNAVAILABILITY OF PROPERTY**

In the event the Property is not available for use during the Rental Term due to reasons, events or circumstances beyond the control of Rental Agent, Rental Agent will apply due diligence and good faith efforts to locate a replacement property that equals or exceeds the Property with respect to occupancy capacity, location and value that meets the reasonable satisfaction of the Guest. If such replacement property cannot be found and made available, Rental Agent shall immediately return all payments made by the Guest, whereupon this Agreement shall be terminated, and Guest and Rental Agent shall have no further obligations or liabilities in any manner pertaining to this Agreement.

**ADDITIONAL TERMS TO THE RENTAL AGREEMENT**

In addition to the standard terms included herein, Guest acknowledges and agrees that the following additional terms and conditions apply to the Guest's rental of the Property:

**GENERAL PROVISIONS**

This Agreement contains the entire agreement between the parties with regard to the rental of the Property, and any changes, amendments or modifications hereof shall be void unless the same are in writing and signed by both the Guest and the Rental Agent. This Agreement shall be governed by the laws of the State of Mississippi. The words "Rental Agent" and "Guest" shall include their respective heirs, successors, representatives. The waiver or failure to enforce any breach or provision of this Agreement shall not be considered a waiver of that or any other provision in any subsequent breach thereof. If any provision herein is held invalid, the remainder of the Agreement shall not be affected. Any notice required to be given under this Agreement shall be in writing and sent to the contact information included herein. This Agreement may be signed in one or more counterparts, each of which is an original, but taken together constitute one in the same instrument.

**CHECK-IN TIME IS AFTER 4 P.M. CST AND CHECKOUT IS AT 10 A.M. CST. There  
is no early check in or late check out.**

**SMOKING: Allowed outside only. If there is evidence of smoking in the house, then there will be an additional cleaning fee of \$500.00 added to the credit card on file.**

**NO PETS. If there is evidence of smoking in the house, then there will be an additional cleaning fee of \$500.00 added to the credit card on file.**



**MINUTES OF FEBRUARY 13, 2025  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

**OCCUPANCY:** No persons other than those in the Guest party set forth below may stay overnight on the property. Maximum occupancy is \_\_\_ people including children. No more than \_\_\_ people can occupy the home over night. No guests allowed.

Must be 21 or older to make a reservation. Parties or large groups need management approval. Port a let's may be required and additional fees are to be paid by renter. Keep the property and all furnishings in good order.

~~\*~~ **PARKING** – Parking is limited to \_\_\_ vehicle(s). Vehicles are to be parked in designated parking areas only. Any illegally parked cars are subject to towing; applicable fines/towing fees are the sole responsibility of the vehicle owner.

No firearms or fireworks allowed. You will be asked to leave immediately without a refund if you violate this rule. Please do not play loud music or musical instruments. No abusive noise will be tolerated.

A reservation deposit of \$500.00 is required upon booking. The deposit automatically converts to a security/damage deposit upon arrival. The deposit is NOT applied toward rent; however, it is fully refundable within (14) days of departure, provided the following provisions are met.

- No damage is done to unit or its contents, beyond normal wear and tear.
- No charges are incurred due to contraband, collection of rents or services rendered during the stay.
- All debris, rubbish and discards are placed in provided garbage tote, and soiled dishes are cleaned.
- All used towels are placed in a bathtub
- All keys are left on the kitchen table and unit is left unlocked.
- All charges accrued during the stay are paid prior to departure.
- No linens are lost or damaged.
- No early check-in or late checkout.
- No contamination of property with cigarette smoke or any other contaminate
- The vacationer is not evicted by the owner (or representative of the owner) or the local law enforcement.
- All furnishings inside and outside are in their proper place

If damages exceed the damage deposit, then the amount of damages will be due in full immediately.

Reservation Balance: 50% is due within five (10) days of booking. Remainder is due fourteen (14) days before your arrival date. (Unless other arrangements have been made)

**INCLUSIVE FEES** – Rates include a one-time linen & towel setup. You must bring sheets for the sofa bed if you need to use it.

**Cancellation Policy:** Management and Guest agreement is required to cancel a reservation. Guest can reschedule the reservation at a later date.

**NO DAILY HOUSEKEEPING SERVICE** – While linens and bath towels are included in the unit, daily maid service is not included in the rental rate. We suggest you bring beach towels. We do not permit towels or linens to be taken from the units. Upon exiting the home please take out the trash, wash the dishes and put dirty towels in the tub. Keep the property and all furnishings in good order. There is a washer /dryer in each house for

~~\*~~ guest use. Please put the garbage cans out as specified by the signs on the posts. A one time cleaning fee is added to your rental amount.

**RATE CHANGES** – Rates subject to change without notice.

**FALSIFIED RESERVATIONS** – Any reservation obtained under false pretense will be subject to forfeiture of advance payment, deposit and/or rental money, and the party will not be permitted to check in.

**WATER AND Sewer.** DO NOT FLUSH anything other than toilet paper. No feminine products, diapers, baby wipes, condoms, etc. should be flushed at anytime. If it is found that anything other than toilet paper has been flushed and clogged the sewer system, you could be charged damages of two hundred dollars or more (\$200+).

Please check that you have removed all your personal belongings upon checkout. Anything left behind can be mailed for a \$25.00 service fee plus postage. Any unclaimed items will be donated after 14 days

This home is privately owned; the owners are not responsible for any accidents, injuries or illness that occurs while on the premises or its facilities. The Homeowners are not responsible for the loss of personal belongings or valuables of the guest. By accepting this reservation, it is agreed that all guests are expressly assuming the risk of any harm arising from their use of the premises or others whom they invite to use the premise. Fire Extinguishers are located under the sink in each of the houses. Please use them responsibly and only for what they are intended for. Do not remove them from the home.

Any requests for changes to this contract must be in writing by the guest and have a manager's signature of approval.

Trash pickup: Place the cans by the road on Monday evening for Tuesday morning pickup.

Completing this booking signifies that I have read all the rules and regulations and I agree to all the terms and conditions of this contract.

Thank you for choosing to stay with us. We look forward to hosting you!

41 M.B. 37

02.13.25 Reg

# MINUTES OF FEBRUARY 13, 2025 REGULAR MEETING LONG BEACH PLANNING and DEVELOPMENT COMMISSION

<b>ACORD</b>		<b>EVIDENCE OF PROPERTY INSURANCE</b>	DATE (MM/DD/YYYY) 12/17/2024
THIS EVIDENCE OF PROPERTY INSURANCE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE ADDITIONAL INTEREST NAMED BELOW. THE EVIDENCE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS EVIDENCE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE ADDITIONAL INTEREST.			
<b>AGENCY</b> Proper Insurance Services, LLC 50 Citizens Way, Suite 410 Frederick, MD 21701	<b>PHONE (A/C, No, Ext):</b> 888-631-6860	<b>COMPANY</b> Lloyd's of London	
<b>FAX (A/C):</b> 888-331-9299	<b>E-MAIL ADDRESS:</b> mortgageinfo@properinsure.com		
<b>CODE:</b>	<b>SUB CODE:</b>		
<b>AGENCY CUSTOMER ID #:</b>			
<b>INSURED</b> Patrick Tobbia and Leslie Tobbia  887 Kingswood Blvd Mountain Home, AR 72653		<b>LOAN NUMBER</b> 800068830	<b>POLICY NUMBER</b> PIV20241212120324
		<b>EFFECTIVE DATE</b> 12/18/2024	<b>EXPIRATION DATE</b> 12/18/2025
		<input type="checkbox"/> CONTINUED UNTIL TERMINATED IF CHECKED	
THIS REPLACES PRIOR EVIDENCE DATED:			
<b>PROPERTY INFORMATION</b> <b>LOCATION/DESCRIPTION</b> 996 W Beach Blvd, Unit 1, 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.			
<b>COVERAGE INFORMATION</b>			
<b>COVERAGE / PERILS / FORMS</b>	<b>AMOUNT OF INSURANCE</b>	<b>DEDUCTIBLE</b>	
Dwelling <input checked="" type="checkbox"/>	\$300,000	\$5,000	
<b>REMARKS (Including Special Conditions)</b> Policy Premium: \$2,129.99 Proper Insurance Services FEIN: 47-186857, Virginia Insurance Lic. #136878  Special Cause of Loss, Replacement Cost Valuation Wind Excluded			
<b>CANCELLATION</b> SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.			
<b>ADDITIONAL INTEREST</b>			
<b>NAME AND ADDRESS</b> The Loan Store  222 Keamy St, Suite 603, San Francisco, CA 94108	<input checked="" type="checkbox"/> MORTGAGEE <input type="checkbox"/> LOSS PAYEE	<b>ADDITIONAL INSURED</b>  LOAN # 800068830  <b>AUTHORIZED REPRESENTATIVE</b> 	

<b>ACORD</b>		<b>CERTIFICATE OF LIABILITY INSURANCE</b>	DATE (MM/DD/YYYY) 12/19/2024
THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.			
IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).			
<b>PRODUCER</b> Proper Insurance Services, LLC 50 Citizens Way, Suite 410 Frederick, MD 21701	<b>CONTACT NAME:</b> PHONE (A/C, No, Ext): 888-631-6860 FAX (A/C, No): 888-331-9299 EMAIL ADDRESS: mortgageinfo@properinsure.com	<b>INSURER(S) AFFORDING COVERAGE</b> INSURER A: Lloyd's of London INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:	
<b>INSURED</b> Patrick Tobbia and Leslie Tobbia  887 Kingswood Blvd Mountain Home, AR 72653	<b>NAIC #</b>		
<b>COVERAGES</b> <b>CERTIFICATE NUMBER:</b> <b>REVISION NUMBER:</b>			
THIS IS TO CERTIFY THAT 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 CERTIFICATE 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.			
<b>INSR LTR</b>	<b>TYPE OF INSURANCE</b>	<b>ADDL INSD</b>	<b>SUBR WVD</b>
	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY CLAIMS MADE <input checked="" type="checkbox"/> OCCUR  GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PROJ <input type="checkbox"/> LOC		
	<b>AUTOMOBILE LIABILITY</b> <input type="checkbox"/> ANY AUTO <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> NON-OWNED AUTOS <input type="checkbox"/> HIRED AUTOS		
	<b>UMBRELLA LIAB</b> <input type="checkbox"/> OCCUR <b>EXCESS LIAB</b> <input type="checkbox"/> CLAIMS MADE <input type="checkbox"/> DED <input type="checkbox"/> RETENTION		
	<b>WORKERS COMPENSATION AND EMPLOYER'S LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER MEMBER EXCLUDED? <input type="checkbox"/> Y/N (Mandatory in NH) (Type description under DISCRIMINATION OR OPERATIONS below)		
<b>DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101. Additional Remarks Schedule, may be attached if more space is required)</b> 996 W Beach Blvd, Unit 2, Long Beach, MS 39560			
<b>CERTIFICATE HOLDER</b> Additional Insured: Gulf Coast Vaccallon Station, LLC  PO Box 6609 Gulfport, MS 39506		<b>CANCELLATION</b> SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.  	

**MINUTES OF FEBRUARY 13, 2025  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

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

\*\*\*\*\*

It came for discussion under New Business a Short-Term Rental for the property located at 996 West Beach Blvd, Unit 2, Tax Parcel 0512J-01-036.008, submitted by Patrick and Leslie Tobbia (owners) and Gulf Coast Vacation Station, LLC (property manager), as follows:



**MINUTES OF FEBRUARY 13, 2025  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

CITY OF LONG BEACH, MISSISSIPPI											
APPLICATION FOR SHORT-TERM RENTAL											
<b>PHYSICAL ADDRESS:</b> 201 JEFF DAVIS AVENUE LONG BEACH, MS 39560	<b>PHONE:</b> (228) 863-1554 <b>FAX:</b> (228) 863-1558	<b>MAILING ADDRESS:</b> POST OFFICE BOX 929 LONG BEACH, MS 39560									
<b>PROPERTY INFORMATION:</b> ADDRESS: 996 Beach Blvd Unit <u>2</u> Long Beach, MS 39560		Tax Parcel <u>05125-01-536-008</u>									
(Location of Short-Term Rental)											
<b>OWNER'S INFORMATION:</b>											
Property Owner's Name: <u>Patrick and Leslie Tobbia</u>											
Property Owner's Address: <u>887 Kingswood Blvd Mountain Home, AR 72653</u>											
Property Owner's Mailing Address, if different from above:											
City State Zip											
Property Owner's Phone No: <u>704 438 2306</u> Email Address: <u>Leslietobbia@gmail.com</u>											
Is there a homeowner's association for the neighborhood? _____ If so, please provide written statement of support of short term rental?											
<b>PROPERTY MANAGER INFORMATION:</b>											
Property Manager's Name: <u>Gulf Coast Vacation Station LLC</u>											
Property Manager's Address: (Must be a local contact) <u>1418 31st Ave Gulfport MS 39501</u>											
City State Zip											
Property Manager's Phone No: <u>208 229 2275</u> Email Address: <u>gcvoperator@gmail.com</u>											
<b>PLEASE PROVIDE THE FOLLOWING:</b>											
<ul style="list-style-type: none"> <li>• Mississippi Sales Tax ID # <u>NA</u></li> <li>• Recorded Warranty Deed</li> <li>• Parking Rules &amp; Plan</li> <li>• Trash Management Plan</li> <li>• Copy of Proposed Rental Agreement</li> <li>• Proof of Liability Insurance, which includes short term rental coverage</li> </ul>											
<b>ADDITIONAL INFORMATION:</b>											
<ul style="list-style-type: none"> <li>• Completed written statement of compliance.</li> <li>• FEES: \$250, nonrefundable application fee. \$500, yearly renewable fee. Checks should be made payable to the City of Long Beach.</li> <li>• LICENSE: A Privilege Tax License must be applied and paid for after approval.</li> <li>• INCOMPLETE APPLICATIONS will not be processed.</li> </ul>											
<b>AFFIDAVIT</b>											
I HEREBY CERTIFY THAT I HAVE READ THIS APPLICATION AND THAT ALL INFORMATION CONTAINED HEREIN 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.											
Leslie Tobbia	<u>Leslie Tobbia</u> <small>digital verified 01/03/25 6:41 AM CST ID#E-U15A-T37M-VE3I</small>	01/03/2025									
PRINT NAME	SIGNATURE	DATE									
<b>BELOW IS FOR OFFICE USE ONLY</b>											
Maximum Occupancy: <u>6</u>	Maximum Vehicles allowed: <u>3</u>	Number of bedrooms: <u>3</u>	Number of people home can accommodate: <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: <u>Ryan Lusk</u>		Date: <u>1/28/25</u>									
Fire Inspector Signature: _____		Date: _____									
COMMENTS: _____											
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 25%;">Date Received: <u>1/7/25</u></td> <td>_____</td> </tr> <tr> <td>Agenda Date: <u>1/23/25</u></td> <td>_____</td> </tr> <tr> <td>Amount Due/Paid: <u>250.00</u></td> <td>_____</td> </tr> <tr> <td>Payment Method: <u>696</u></td> <td>_____</td> </tr> </table>				Date Received: <u>1/7/25</u>	_____	Agenda Date: <u>1/23/25</u>	_____	Amount Due/Paid: <u>250.00</u>	_____	Payment Method: <u>696</u>	_____
Date Received: <u>1/7/25</u>	_____										
Agenda Date: <u>1/23/25</u>	_____										
Amount Due/Paid: <u>250.00</u>	_____										
Payment Method: <u>696</u>	_____										

MINUTES OF FEBRUARY 13, 2025  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



Leslie Tobbia, owner of the property located at  
996 Beach Blvd Unit 2, Tax Parcel 0527-01-076 .008

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.

Leslie Tobbia  
signature

12-12-24  
date

1st JUDICIAL DISTRICT  
INSTRUMENT 2024-0023960-D-J1  
FILED/RECORDED 12/31/2024 11:21:01 AM  
TOTAL FEES \$58.00  
2 PAGES RECORDED

INDEXING INSTRUCTIONS: Lot 2, Long Beach Townhouse

Prepared By:  
Andy J. Alfonso, III  
Attorney at Law  
2112 Bienville Blvd., Suite H1  
Ocean Springs, MS 39564  
(228) 818-5552

Return to:  
Andy J. Alfonso, III  
Attorney at Law  
2112 Bienville Blvd., Suite H1  
Ocean Springs, MS 39564  
(228) 818-5552

STATE OF MISSISSIPPI  
COUNTY OF HARRISON

WARRANTY DEED

FOR AND CONSIDERATION of the sum of TEN AND NO/100 DOLLARS (\$10.00), cash  
in hand paid and other good, legal and valuable considerations, the receipt of all of which is hereby  
acknowledged, the undersigned

M & H Builders and Developers, LLC  
145 Gill Avenue, Biloxi, MS 39530  
c/o (228) 818-5552

does hereby sell, convey and warrant unto

Leslie Norris Tobbia and Patrick Tobbia as Co-trustees of the Tobbia Living Trust U/A,  
dated January 26, 2021  
887 Kingswood boulevard, Mountain Home AR 72653  
c/o (228) 818-5552

as joint tenants with full right of survivorship and not as tenants in common the land and property  
situated in the County of Harrison, State of Mississippi, described as follows, to-wit:

Lot 2, Long Beach Townhouse, as per map or plat thereof on file and of record in the

First

Office of the Chancery Clerk of the Second Judicial District of Harrison County,  
Mississippi in Plat Book 32, Pages 19 and 19A, together with a non-exclusive easement  
of right-of-way for ingress and egress across the property on the Plat indicates as the  
Private Driveway Easement.

THIS CONVEYANCE is made subject to all applicable building restrictions, restrictive  
covenants, easements and mineral reservations of record.

IT IS AGREED and understood that the taxes for the current year have been prorated as of  
this date on an estimated basis. When said taxes are actually determined, if the proration us of this  
date is incorrect, the Grantor agrees to pay to the Grantee or his/her assigns any amount which is a  
deficit on an actual proration and likewise, the Grantee agrees to pay to the Grantor any amount  
overpaid by the Grantor.

WITNESS THE SIGNATURE of the Grantor, this the 19th day of November, 2024.

M & H Builders and Developers, LLC

Mike Hare, member

STATE OF MISSISSIPPI  
COUNTY OF HARRISON

PERSONALLY appeared before me, the undersigned authority in and for the said County  
and State, on this 19th day of November, 2024, within my jurisdiction, the within named, Mike Hare,  
who acknowledged to me that he is member of the within named, M & H Builders and Developers,  
LLC, and that for and on behalf of the said entity, and as its act and deed he executed the above and  
foregoing instrument, after first having been duly authorized by said entity so to do.

GIVEN under my hand and the official seal of my office.



Notary Public Signature

File # 2404489-  
2404474

**MINUTES OF FEBRUARY 13, 2025  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

Gulf Coast Vacation Station, LLC. Short Term Rental Agreement

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

This Rental Agreement and Contract (the "Agreement") is a legally binding agreement made and entered into as of the Reservation Date written below by and between the undersigned person(s) or company (the "Guest") and the undersigned owner, manager or agent ("Rental Agent"), pursuant to which the Guest has agreed to rent the residence described below (the "Property"), for the duration of the Rental Term for the Total Rental Fee and other good and valuable consideration as described herein.

**OCCUPANCY**

Guest agrees that no more than 8 persons shall be permitted on the Property at any time during the Rental Term, all of whom shall comply with the conditions and restrictions imposed upon Guest under this Agreement.

**CONDITION AND USE OF PROPERTY**

The Property is provided in "as is" condition. Rental Agent shall use its best efforts to ensure the operation of all amenities in the Property, such as Internet access, satellite or cable TV access or hot tubs, fireplaces as applicable. Rental Agent shall not be held responsible for such item's failure to work, but will make every effort to correct any issues as reported as quickly as possible. Guest acknowledges that use of amenities such as hot tubs, pools, spas, fireplaces, decks, and the like may be potentially dangerous and involve potential risks if improperly used, particularly with regard to children and such use is at the Guest's own risk.

Guest shall use the Property for residential purposes only and in a careful manner to prevent any damage or loss to the Property and keep the Property in clean and sanitary condition at all times. Guest and any additional permitted guests shall refrain from loud noise and shall not disturb, annoy, endanger, or inconvenience neighbors, nor shall Guest use the Property for any immoral, offensive or unlawful purposes, nor violate any law, association rules or ordinance, nor commit waste or nuisance on or about the Property.

**DEFAULT**

**If Guest should fail to comply with the conditions and obligations of this Agreement, Guest shall surrender the Property, remove all Guest's property and belongings and leave the Property in good order and free of damage. No refund of any portion of the Total Rental Fee shall be made and if any legal action is necessary, the prevailing party shall be entitled to reimbursement from the other party for all costs incurred.**

**ASSIGNMENT OR SUBLEASE**

Guest shall not assign or sublease the Property or permit the use of any portion of the Property by other persons who are not family members or guests of the Guest and included within the number of and as permitted occupants under this Agreement.

**RISK OF LOSS AND INDEMNIFICATION**

Guest agrees that all personal property, furnishings, personal affects and other items brought into the Property by Guest, or their permitted guests and visitors shall be at the sole risk of Guest with regard to any theft, damage, destruction or other loss and Rental Agent shall not be responsible or liable for any reason whatsoever.

Guest hereby covenants and agrees to indemnify and hold harmless Rental Agent and their agents, owners, successors, employees and contractors from and against any costs, damages, liabilities, claims, legal fees and other actions for any damages, costs, attorneys fees incurred by Guest, permitted guests, visitors or agents, representatives or successors of Guest due to any claims relating to destruction of property or injury to persons or loss of life sustained by Guest or family and visitors of Guest in or about the Property and Guest expressly agrees to save and hold Rental Agent harmless in all such cases.

**RELEASE**

Guest hereby waives and releases any claims against Rental Agent, the Property owner and their successors, assigns, employees or representatives, officially or otherwise, for any injuries or death that may be sustained by Guest on or near or adjacent to the Property, including any common facilities, activities or amenities. Guest agrees to use any such facilities or amenities entirely at the Guest's own initiative, risk and responsibility.

**ENTRY AND INSPECTION**

Rental Agent reserves the right to enter the Property at reasonable times and with reasonable advance notice for the purposes of inspecting the Property or showing the Property to prospective purchasers, renters or other authorized persons. If Rental Agent has a reasonable belief that there is imminent danger to any person or property, Rental Agent may enter the Property without advance notice.

**UNAVAILABILITY OF PROPERTY**

In the event the Property is not available for use during the Rental Term due to reasons, events or circumstances beyond the control of Rental Agent, Rental Agent will apply due diligence and good faith efforts to locate a replacement property that equals or exceeds the Property with respect to occupancy capacity, location and value that meets the reasonable satisfaction of the Guest. If such replacement property cannot be found and made available, Rental Agent shall immediately return all payments made by the Guest, whereupon this Agreement shall be terminated, and Guest and Rental Agent shall have no further obligations or liabilities in any manner pertaining to this Agreement.

**ADDITIONAL TERMS TO THE RENTAL AGREEMENT**

In addition to the standard terms included herein, Guest acknowledges and agrees that the following additional terms and conditions apply to the Guest's rental of the Property:

**GENERAL PROVISIONS**

This Agreement contains the entire agreement between the parties with regard to the rental of the Property, and any changes, amendments or modifications hereof shall be void unless the same are in writing and signed by both the Guest and the Rental Agent. This Agreement shall be governed by the laws of the State of Mississippi. The words "Rental Agent" and "Guest" shall include their respective heirs, successors, representatives. The waiver or failure to enforce any breach or provision of this Agreement shall not be considered a waiver of that or any other provision in any subsequent breach thereof. If any provision herein is held invalid, the remainder of the Agreement shall not be affected. Any notice required to be given under this Agreement shall be in writing and sent to the contact information included herein. This Agreement may be signed in one or more counterparts, each of which is an original, but taken together constitute one in the same instrument.

**CHECK-IN TIME is AFTER 4 P.M. CST AND CHECKOUT is AT 10 A.M. CST. There  
is no early check in or late check out.**

**SMOKING: Allowed outside only. If there is evidence of smoking in the house, then there will be an additional cleaning fee of \$500.00 added to the credit card on file.**

**NO PETS. If there is evidence of smoking in the house, then there will be an additional cleaning fee of \$500.00 added to the credit card on file.**



**MINUTES OF FEBRUARY 13, 2025  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

**OCCUPANCY:** No persons other than those in the Guest party set forth below may stay overnight on the property. Maximum occupancy is \_\_\_ people including children. No more than \_\_\_ people can occupy the home over night. No guests allowed.

Must be 21 or older to make a reservation. Parties or large groups need management approval. Port a let's may be required and additional fees are to be paid by renter. Keep the property and all furnishings in good order.

**\*PARKING** – Parking is limited to \_\_\_ vehicle(s). Vehicles are to be parked in designated parking areas only. Any illegally parked cars are subject to towing; applicable fines/towing fees are the sole responsibility of the vehicle owner.

No firearms or fireworks allowed. You will be asked to leave immediately without a refund if you violate this rule. Please do not play loud music or musical instruments. No abusive noise will be tolerated.

A reservation deposit of \$500.00 is required upon booking. The deposit automatically converts to a security/damage deposit upon arrival. The deposit is NOT applied toward rent; however, it is fully refundable within (14) days of departure, provided the following provisions are met.

- No damage is done to unit or its contents, beyond normal wear and tear.
- No charges are incurred due to contraband, collection of rents or services rendered during the stay.
- All debris, rubbish and discards are placed in provided garbage tote, and soiled dishes are cleaned.
- All used towels are placed in a bathtub
- All keys are left on the kitchen table and unit is left unlocked.
- All charges accrued during the stay are paid prior to departure.
- No linens are lost or damaged.
- No early check-in or late checkout.
- No contamination of property with cigarette smoke or any other contaminate
- The vacationer is not evicted by the owner (or representative of the owner) or the local law enforcement.
- All furnishings inside and outside are in their proper place

If damages exceed the damage deposit, then the amount of damages will be due in full immediately.

Reservation Balance: 50% is due within five (10) days of booking. Remainder is due fourteen (14) days before your arrival date. (Unless other arrangements have been made)

**INCLUSIVE FEES** – Rates include a one-time linen & towel setup. You must bring sheets for the sofa bed if you need to use it.

**Cancellation Policy:** Management and Guest agreement is required to cancel a reservation. Guest can reschedule the reservation at a later date.

**NO DAILY HOUSEKEEPING SERVICE** – While linens and bath towels are included in the unit, daily maid service is not included in the rental rate. We suggest you bring beach towels. We do not permit towels or linens to be taken from the units. Upon exiting the home please take out the trash, wash the dishes and put dirty towels in the tub. Keep the property and all furnishings in good order. There is a washer /dryer in each house for

guest use. **\*Please** put the garbage cans out as specified by the signs on the posts. A one time cleaning fee is added to your rental amount.

**RATE CHANGES** – Rates subject to change without notice.

**FALSIFIED RESERVATIONS** – Any reservation obtained under false pretense will be subject to forfeiture of advance payment, deposit and/or rental money, and the party will not be permitted to check in.

**WATER AND Sewer.** DO NOT FLUSH anything other than toilet paper. No feminine products, diapers, baby wipes, condoms, etc. should be flushed at anytime. If it is found that anything other than toilet paper has been flushed and clogged the sewer system, you could be charged damages of two hundred dollars or more (\$200+).

Please check that you have removed all your personal belongings upon checkout. Anything left behind can be mailed for a \$25.00 service fee plus postage. Any unclaimed items will be donated after 14 days

This home is privately owned; the owners are not responsible for any accidents, injuries or illness that occurs while on the premises or its facilities. The Homeowners are not responsible for the loss of personal belongings or valuables of the guest. By accepting this reservation, it is agreed that all guests are expressly assuming the risk of any harm arising from their use of the premises or others whom they invite to use the premise. Fire Extinguishers are located under the sink in each of the houses. Please use them responsibly and only for what they are intended for. Do not remove them from the home.

Any requests for changes to this contract must be in writing by the guest and have a manager's signature of approval.

Trash pickup: Place the cans by the road on Monday evening for Tuesday morning pickup.

Completing this booking signifies that I have read all the rules and regulations and I agree to all the terms and conditions of this contract.

Thank you for choosing to stay with us. We look forward to hosting you!

# MINUTES OF FEBRUARY 13, 2025 REGULAR MEETING LONG BEACH PLANNING and DEVELOPMENT COMMISSION

<b>ACORD</b>		<b>EVIDENCE OF PROPERTY INSURANCE</b>	DATE (MM/DD/YYYY) 12/19/2024
THIS EVIDENCE OF PROPERTY INSURANCE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE ADDITIONAL INTEREST NAMED BELOW. THE EVIDENCE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS EVIDENCE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE ADDITIONAL INTEREST.			
<b>AGENCY</b> Proper Insurance Services, LLC 50 Citizens Way, Suite 410 Frederick, MD 21701	<b>PHONE (A/C, No, Ext):</b> 888-631-6888	<b>COMPANY</b> Lloyd's of London	
<b>FAK (A/C, No, Ext):</b> 888-331-9299 <b>E-MAIL ADDRESS:</b> mortgageinfo@properinsure.com	<b>AGENCY CUSTOMER ID #:</b>	<b>LOAN NUMBER</b> 800068792	<b>POLICY NUMBER</b> PV20241212151308
<b>INSURED</b> Patrick Tobbia and Leslie Tobbia  887 Kingswood Blvd Mountain Home, AR 72653	<b>CODE:</b> <b>SUB CODE:</b>	<b>EFFECTIVE DATE</b> 12/18/2024	<b>EXPIRATION DATE</b> 12/18/2025
		<input type="checkbox"/> CONTINUED UNTIL TERMINATED IF CHECKED	
THIS REPLACES PRIOR EVIDENCE DATED:			
<b>PROPERTY INFORMATION</b>			
<b>LOCATION/DESCRIPTION</b> 986 W Beach Blvd, Unit 2, Long Beach, MS 39580			
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.			
<b>COVERAGE INFORMATION</b>			
<b>COVERAGE / PERIS / FORMS</b>	<b>AMOUNT OF INSURANCE</b>	<b>DEDUCTIBLE</b>	
Dwelling	\$300,000	\$5,000	
<b>REMARKS (Including Special Conditions)</b>			
Policy Premium: \$2,129.99 Proper Insurance Services FEIN: 47-1588857, Virginia Insurance Lic. #136878  Special Cause of Loss, Replacement Cost Valuation Wind Excluded			
<b>CANCELLATION</b>			
SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.			
<b>ADDITIONAL INTEREST</b>			
<b>NAME AND ADDRESS</b> Edge Home Finance Corporation  6340 N Campbell Ave, Suite 100, Tucson, AZ 85718	<input checked="" type="checkbox"/> MORTGAGE <input type="checkbox"/> LOSS PAYEE	<input type="checkbox"/> ADDITIONAL INSURED LOAN # 800068792	
AUTHORIZED REPRESENTATIVE 			

<b>ACORD</b>		<b>CERTIFICATE OF LIABILITY INSURANCE</b>	DATE (MM/DD/YYYY) 12/19/2024																																																																											
THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.																																																																														
IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).																																																																														
<b>PRODUCER</b> Proper Insurance Services, LLC 50 Citizens Way, Suite 410 Frederick, MD 21701	<b>CONTACT</b> NAME: _____ PHONE (A/C, No, Ext): 888-631-6888      FAX (A/C, No): 888-331-9299 EMAIL: mortgageinfo@properinsure.com ADDRESS: _____																																																																													
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**MINUTES OF FEBRUARY 13, 2025  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

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

\*\*\*\*\*

Commissioner Glenn recused herself at this time.

\*\*\*\*\*

It came for discussion under New Business, a Certificate of Resubdivision for the property located at 5549 Gates Avenue, Tax Parcels 0611J-01-009.000 and 0611J-001-009.001, submitted by Joe Schepens, as follows:



MINUTES OF FEBRUARY 13, 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 1-27-25  
Zoning R-1  
Agenda Date 2-13-25  
Check Number 3158

APPLICATION FOR CERTIFICATE OF RESUBDIVISION

I. TYPE OF CASE: CERTIFICATE OF RESUBDIVISION

II. ADVALOREM TAX PARCEL NUMBER(S): 0611J-01-009.000 + 0611J-01-009.001

III. GENERAL LOCATION OF PROPERTY INVOLVED: Gates Ave

IV. ADDRESS OF PROPERTY INVOLVED: 5549 Gates Ave

V. GENERAL DESCRIPTION OF REQUEST: Resubdivision of Subdivide  
Into \_\_\_\_\_

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.

Joe Schepens  
Name of Rightful Owner (PRINT)

5557 Gates Ave  
Owner's Mailing Address

Long Beach, MS 39560  
City State Zip

228-239-8020  
Phone

Joseph Schepens  
Signature of Rightful Owner

Date

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

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

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

\_\_\_\_\_  
Phone

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

Date

**MINUTES OF FEBRUARY 13, 2025  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

This page must be completed if the property or properties involved have more than one owner. All persons listed as owners to the property or properties listed on page one must complete and sign this part of the application.

*I hereby certify that I have read and understand this application and that all information and attachments are true and correct. I also certify that I agree to comply with all applicable city codes, ordinances and state laws. Finally, I certify that I am the owner of the property involved in this request or authorized to act as the owner's agent for herein described request.*

NAME OF OWNER (PRINT) Joe Schepens  
ADDRESS (STREET, CITY, STATE, ZIP CODE) 5557 Gates Ave Long Beach, MS 39560  
PHONE # (H) \_\_\_\_\_ (C) 228-239-8025  
TAX PARCEL NUMBER(S) OWNED 06115-01-009.000 + 06115-01-009.001  
SIGNATURE Joe Schepens

NAME OF OWNER (PRINT) Linda Sue Schepens  
ADDRESS (STREET, CITY, STATE, ZIP CODE) 5557 Gates Ave Long Beach, MS 39560  
PHONE # (H) \_\_\_\_\_ (C) 228-239-8025  
TAX PARCEL NUMBER(S) OWNED 06115-01-009.000 + 06115-01-009.001  
SIGNATURE \_\_\_\_\_

NAME OF OWNER (PRINT) Angela Schepens Glenn  
ADDRESS (STREET, CITY, STATE, ZIP CODE) 40A Flat Rd Wiggins MS 39577  
PHONE # (H) \_\_\_\_\_ (C) 228-860-5505  
TAX PARCEL NUMBER(S) OWNED 06115-01-009.001  
SIGNATURE Angela Schepens Glenn

NAME OF OWNER (PRINT) \_\_\_\_\_  
ADDRESS (STREET, CITY, STATE, ZIP CODE) \_\_\_\_\_  
PHONE # (H) \_\_\_\_\_ (C) \_\_\_\_\_  
TAX PARCEL NUMBER(S) OWNED \_\_\_\_\_  
SIGNATURE \_\_\_\_\_

**(Use additional forms as needed)**

**IN CASES OF MULTIPLE APPLICANTS, PLEASE IDENTIFY THE PERSON WHO WILL BE ACTING AS YOUR SPOKES PERSON/AGENT FOR YOU:** Joe Schepens

MINUTES OF FEBRUARY 13, 2025  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

BOOK 804 PAGE 79

STATE OF MISSISSIPPI  
COUNTY OF HARRISON  
FIRST JUDICIAL DISTRICT

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Dollar (\$1.00), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, THERESA DAURO SCHEPENS, also known as Thracia Dauro Schepens, a widow, do hereby sell, convey, and warrant unto JOSEPH J. SCHEPENS and his wife, LINDA SUE SCHEPENS, as joint tenants with full rights of survivorship and not as tenants in common, the following described property situated in the First Judicial District, Harrison County, Mississippi, to-wit:

The East 380 feet of Lots 9 and 10 and the East 380 feet of the North 74 feet of Lot 11, all in Block 3 of Cox's Subdivision of Section 13, Township 8 South, Range 12 West, First Judicial District, Harrison County, Mississippi, in accordance with the official map or plat hereof on file and of record in the office of the Chancery Clerk of said county and state; LESS AND EXCEPT a parcel conveyed to Joseph J. Schepens, et al, by deed dated September 28, 1962, recorded in Book 503 at page 106 of the Harrison County Deed Records.

The grantor specifically affirms and retains the life estate for that parcel of land as described in the aforesaid deed dated September 28, 1962, as recorded in Book 503 at page 106 of the Harrison County Deed Records.

This conveyance is subject to the right-of-way of Gates Avenue over and across the East 10 feet of the property hereinabove described

Ad valorem taxes for the year 1977 and thereafter are assumed by the grantees herein.

BOOK 804 PAGE 80

WITNESS my signature, this the 15<sup>TH</sup> day of April, A.D., 1977.

(VKA MARK)  
Theresa Dauro Schepens (Aka Mark)

Sylvia White  
WITNESS

Walter A. Brown  
WITNESS

STATE OF MISSISSIPPI  
COUNTY OF HARRISON

Personally appeared before me, the undersigned authority in and for the aforesaid county and state, THERESA DAURO SCHEPENS, who acknowledged that she signed and delivered the above and foregoing Warranty Deed on the day and in the year therein mentioned.

Given under my hand and official seal of office, this the 15<sup>TH</sup> day of April, A.D., 1977.

Robert J. Jenkins  
NOTARY PUBLIC

My Commission Expires:

3910  
STATEMENT OF FEES  
Filing \_\_\_\_\_ .05  
Recording 1.00 .05  
St. Sec. 01 \_\_\_\_\_  
Certification \_\_\_\_\_ .50  
Indexing 15¢ each \_\_\_\_\_  
Separate Subdiv. Plat \_\_\_\_\_  
Total Fees \_\_\_\_\_

STATE OF MISSISSIPPI, COUNTY OF HARRISON, FIRST JUDICIAL DISTRICT:  
I hereby certify that this instrument was received and filed for record at \_\_\_\_\_  
and \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_, A. D. 1977  
and recorded \_\_\_\_\_ Book \_\_\_\_\_ Page \_\_\_\_\_  
G. H. Lusk, Chancery Clerk  
By \_\_\_\_\_



**MINUTES OF FEBRUARY 13, 2025  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

A RESUBDIVISION OF TWO PARCELS INTO SITUATED IN LOTS 9 THROUGH 11, BLOCK 3, COX'S SUBDIVISION, CITY OF LONG BEACH, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI, INTO PARCELS "1", "2", AND "3". SAID PARCELS BEING REFERRED TO AS COUNTY TAX PARCELS NO. 0611J-01-009.000 AND 0611J-01-009.001

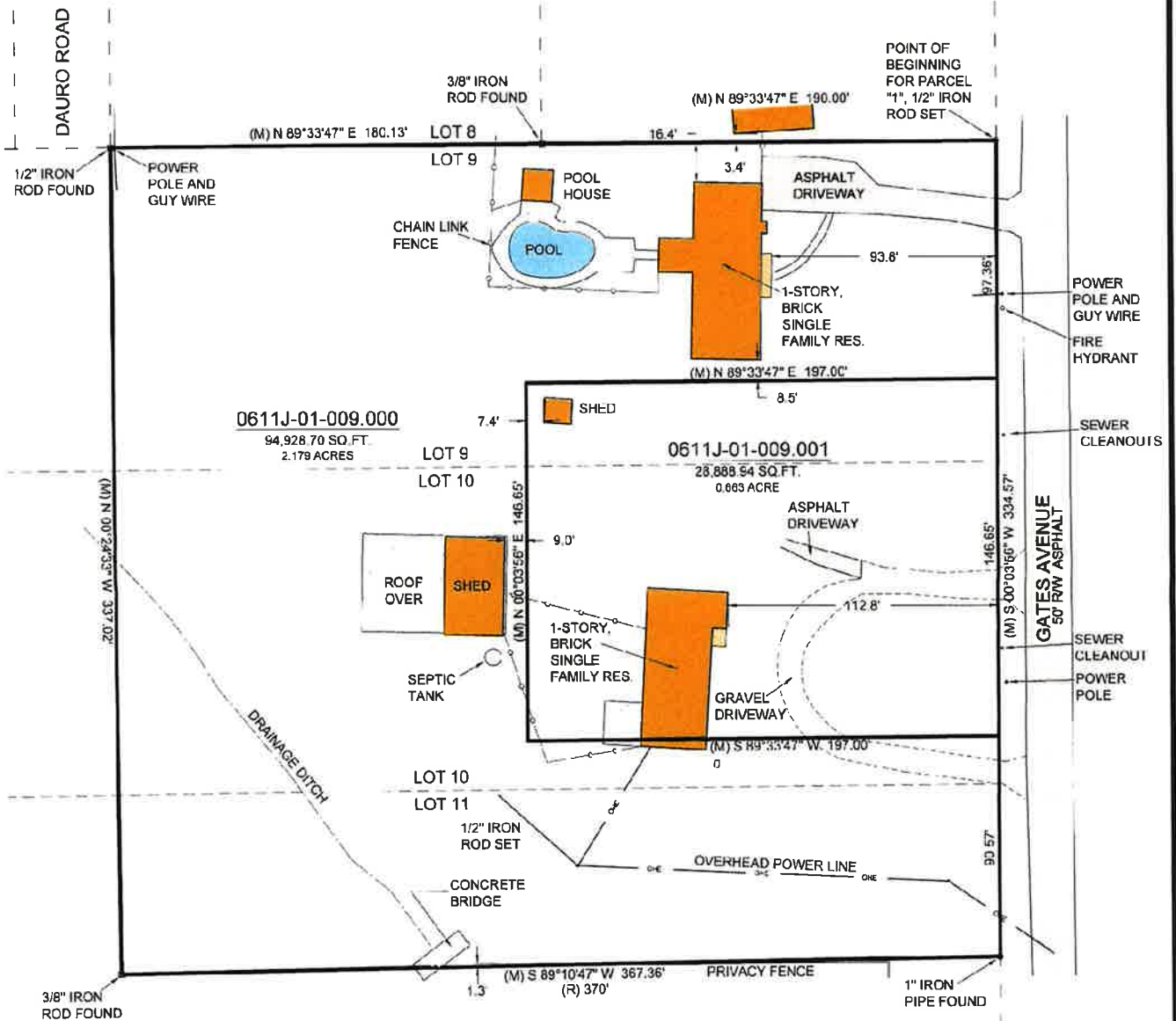
**EXISTING**

SCALE 1" = 50'  
REFERENCE: GRID NORTH  
BY GPS OBSERVATION  
(DATUM=NAD 83)



**GPS OBSERVATION NOTE**  
DATE OF FIELD WORK: 12/20/2024  
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 (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 @ 1-800-227-8477.
- 4.) BUILDING SETBACKS, ELEVATIONS, WEILAND 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 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 BOOK 1404, PAGE 90
- 6.) DEED BOOK 1382, PAGE 480

**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
- UGH AND FOUND
- MS -- AS PER SURVEY
- APR -- AS PER RECORD
- APP -- AS PER PLAN
- IRF -- IRON ROD FOUND
- IRS -- 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 JUN 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.

CLIENTS: JOSEPH SCHEPENS, LINDA SCHEPENS AND ANGELA SCHEPENS GLENN  
DATE OF FIELD SURVEY: 12/20/2024  
DRAWN BY: CAC  
JOB NUMBER: 24358.dwg

PREPARED BY:

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

# MINUTES OF FEBRUARY 13, 2025 REGULAR MEETING LONG BEACH PLANNING and DEVELOPMENT COMMISSION

A RESUBDIVISION OF TWO PARCELS INTO SITUATED IN LOTS 9 THROUGH 11, BLOCK 3, COX'S SUBDIVISION, CITY OF LONG BEACH, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI, INTO PARCELS "1", "2", AND "3". SAID PARCELS BEING REFERRED TO AS COUNTY TAX PARCELS NO. 0611J-01-009.000 AND 0611J-01-009.001

PROPOSED

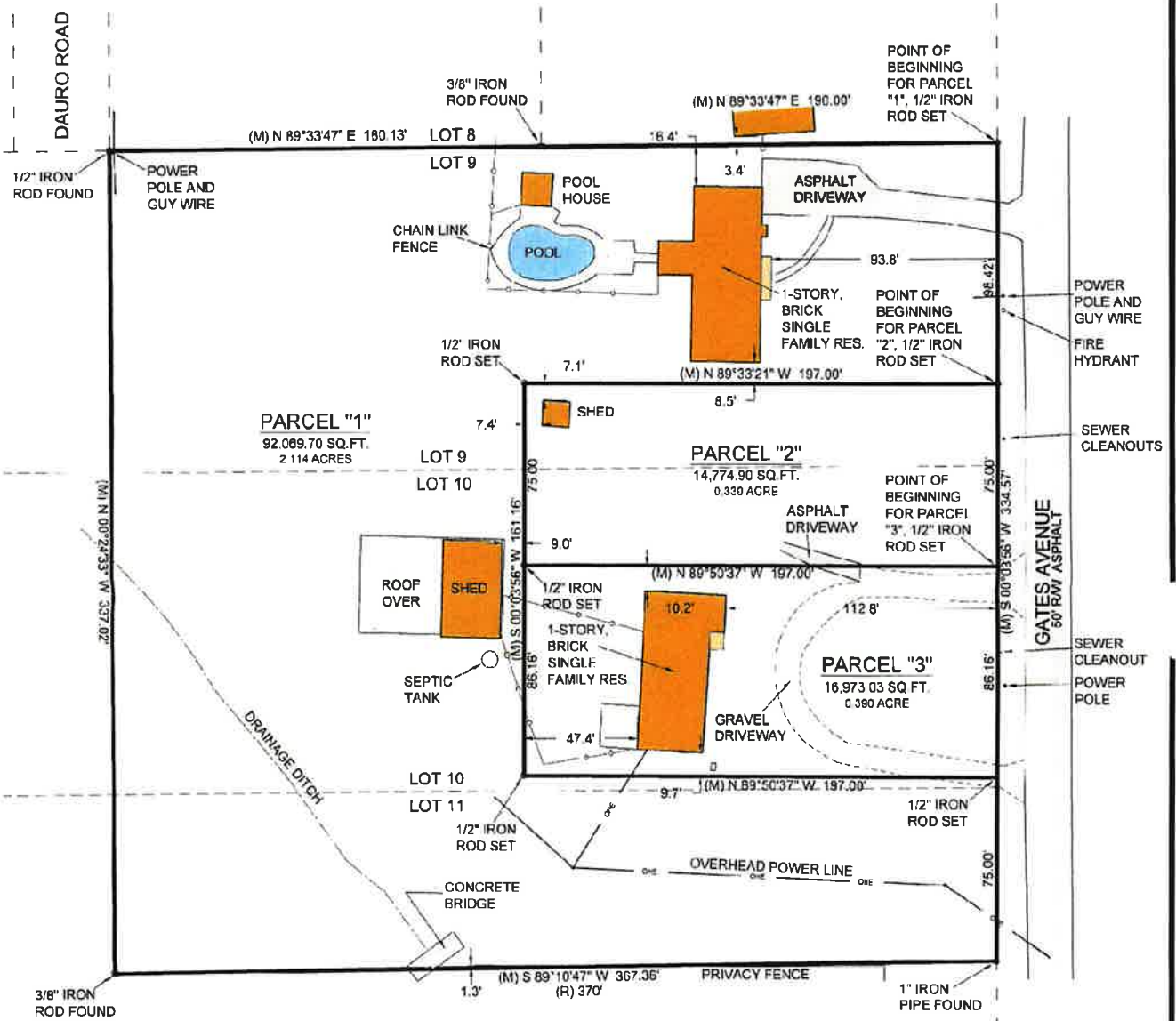
SCALE 1" = 50'  
REFERENCE: GRID NORTH  
BY GPS OBSERVATION  
(DATUM=NAD 83)



**GPS OBSERVATION  
NOTE**

DATE OF FIELD WORK: 12/20/2024  
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 (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 @ 1-800-227-6477
- 4) BUILDING SETBACKS, ELEVATIONS, 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 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 BOOK 1494 PAGE 21
- 6) DEED BOOK 1582 PAGE 480

**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
- ⊠ --- LIGHTED KNOT FOUND
- APS --- AS PER SURVEY
- APR --- AS PER RECORD
- APP --- AS PER PLAT
- IRT --- IRON ROD FOUND
- IRS --- 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.

CLIENTS: JOSEPH SCHEPENS, LINDA SCHEPENS AND ANGELA SCHEPENS GLENN  
DATE OF FIELD SURVEY: 12/20/2024  
DRAWN BY: CAC  
JOB NUMBER: 24358.dwg

PREPARED BY:

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

**MINUTES OF FEBRUARY 13, 2025  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

A RESUBDIVISION OF TWO PARCELS INTO SITUATED IN LOTS 9 THROUGH 11, BLOCK 3, COX'S SUBDIVISION, CITY OF LONG BEACH, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI, INTO PARCELS "1", "2", AND "3". SAID PARCELS BEING REFERRED TO AS COUNTY TAX PARCELS NO. 0611J-01-009.000 AND 0611J-01-009.001

**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 parcels (0611J-01-009.000) and (0611J-01-009.001) into three parcels. The subject property is generally described as being located (on west side of Gates Avenue, Long Beach, MS).

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

**LEGAL DESCRIPTIONS**

**LEGAL DESCRIPTION OF LAND PRIOR TO THIS RESUBDIVISION (0611J-01-009.000):**

THAT SAME PROPERTY DESCRIBED AS PARCEL C IN DEED BOOK 1582 ON PAGE 480 OF THE LAND RECORDS OF THE FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI.

**LEGAL DESCRIPTION OF LAND PRIOR TO THIS RESUBDIVISION (0611J-01-009.001):**

THAT SAME PROPERTY DESCRIBED IN DEED BOOK 1494 ON PAGE 93 OF THE LAND RECORDS OF THE FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI.

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

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

A PARCEL OF LAND SITUATED IN LOTS 9, 10 AND 11, BLOCK 3, 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 SET AT THE POINT OF INTERSECTION OF THE NORTH LINE OF SAID LOT 9 WITH THE WEST MARGIN OF GATES AVENUE; THENCE ALONG THE WEST MARGIN OF GATES AVENUE, S00°03'56"W 98.42' TO A 1/2" IRON ROD SET; THENCE N89°33'21"W 197.00' TO A 1/2" IRON ROD SET; THENCE S00°03'56"W 161.16' TO A 1/2" IRON ROD SET; THENCE S89°50'37"E 197.00' TO A 1/2" IRON ROD SET ON THE WEST MARGIN OF GATES AVENUE; THENCE ALONG SAID WEST MARGIN, S00°03'56"W 75.00' TO A 1" IRON PIPE FOUND; THENCE S89°10'47"W 367.36' TO A 3/8" IRON ROD FOUND; THENCE N00°24'33"W 337.02' TO A 1/2" IRON ROD FOUND; THENCE N89°33'47"E 180.13' TO A 3/8" IRON ROD FOUND; THENCE CONTINUE N89°33'47"E 190.00' TO THE POINT OF BEGINNING, CONTAINING 2.114 ACRES.

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

A PARCEL OF LAND SITUATED IN LOTS 9 AND 10, BLOCK 3, 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 SET AT THE POINT OF INTERSECTION OF THE NORTH LINE OF SAID LOT 9 WITH THE WEST MARGIN OF GATES AVENUE; THENCE ALONG SAID WEST MARGIN OF GATES AVENUE, S00°03'56"W 98.42' TO A 1/2" IRON ROD SET AT THE POINT OF BEGINNING; THENCE FURTHER ALONG SAID WEST MARGIN, S00°03'56"W 75.00' TO A 1/2" IRON ROD SET; THENCE N89°50'37"W 197.00' TO A 1/2" IRON ROD SET; THENCE N00°03'56"E 75.00' TO A 1/2" IRON ROD SET; THENCE S89°33'21"E 197.00' TO THE POINT OF BEGINNING, CONTAINING 14,774.90 SQUARE FEET OR 0.339 ACRE.

**LEGAL DESCRIPTION of PARCEL "3":**

A PARCEL OF LAND SITUATED IN LOT 10, BLOCK 3, 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 SET AT THE POINT OF INTERSECTION OF THE NORTH LINE OF SAID LOT 9, BLOCK 3, COX'S SUBDIVISION WITH THE WEST MARGIN OF GATES AVENUE; THENCE ALONG SAID WEST MARGIN OF GATES AVENUE, S00°03'56"W 173.42' TO A 1/2" IRON ROD SET AT THE POINT OF BEGINNING; THENCE FURTHER ALONG SAID WEST MARGIN, S00°03'56"W 86.16' TO A 1/2" IRON ROD SET; THENCE N89°50'37"W 197.00' TO A 1/2" IRON ROD SET; THENCE N00°03'56"E 86.16' TO A 1/2" IRON ROD SET; THENCE S89°50'37"E 197.00' TO THE POINT OF BEGINNING, CONTAINING 16,973.03 SQUARE FEET OR 0.390 ACRE.

PREPARED BY:

**CLIFFORD A. CROSBY, PLS**

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

CLIENTS: JOSEPH SCHEPENS, LINDA SCHEPENS AND ANGELA SCHEPENS GLENN  
DATE OF FIELD SURVEY: 12/20/2024  
DRAWN BY: CAC  
JOB NUMBER: 24358.dwg

SHEET 3 OF 5



**MINUTES OF FEBRUARY 13, 2025  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

**CERTIFICATE OF OWNERSHIP**

I hereby certify that I am one of the owners 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.

Joseph Schepens      1-27-25  
SIGNED BY: JOSEPH SCHEPENS      DATE

Subscribed and sworn to before me, in my presence this 27<sup>th</sup> day of January 2025, a Notary Public in and for the County of Harrison, State of Mississippi.

Jennifer A. Glenn  
NOTARY PUBLIC  
My Commission Expires: 8/2/26



**CERTIFICATE OF OWNERSHIP**

I hereby certify that I am one of the owners 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.

Linda Schepens      1-27-25  
SIGNED BY: LINDA SCHEPENS      DATE

Subscribed and sworn to before me, in my presence this 27<sup>th</sup> day of January 2025, a Notary Public in and for the County of Harrison, State of Mississippi.

Jennifer A. Glenn  
NOTARY PUBLIC  
My Commission Expires: 8/2/26



**CERTIFICATE OF OWNERSHIP**

I hereby certify that I am one of the owners 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.

Angela Schepens Glenn      1/27/25  
SIGNED BY: ANGELA SCHEPENS GLENN      DATE

Subscribed and sworn to before me, in my presence this 27<sup>th</sup> day of January 2025, a Notary Public in and for the County of Harrison, State of Mississippi.

Jennifer A. Glenn  
NOTARY PUBLIC  
My Commission Expires: 8/2/26



PREPARED BY:

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

CLIENTS: JOSEPH SCHEPENS, LINDA SCHEPENS AND ANGELA SCHEPENS GLENN  
DATE OF FIELD SURVEY: 12/20/2024  
DRAWN BY: CAC  
JOB NUMBER: 24358.dwg

SHEET 4 OF 5

**MINUTES OF FEBRUARY 13, 2025  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

A RESUBDIVISION OF TWO PARCELS INTO SITUATED IN LOTS 9 THROUGH 11, BLOCK 3, COX'S SUBDIVISION, CITY OF LONG BEACH, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI, INTO PARCELS "1", "2", AND "3". SAID PARCELS BEING REFERRED TO AS COUNTY TAX PARCELS NO. 0611J-01-009.000 AND 0611J-01-009.001

**CERTIFICATE OF APPROVAL**

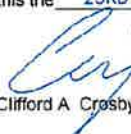
I hereby certify that the minor subdivision shown on this plat does not involve the creation of new public streets, or any change in existing public streets, the extension of public water or sewer system or the installation of drainage improvements through one or more lots to serve one or more lots. 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 description recorded in deed book 1494, page 93 and in deed book 1582, page 480 in accordance with all applicable codes and ordinances. Witness my original signature, registration number and seal this the 23RD day of DECEMBER, 2024.

  
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

CLIENTS: JOSEPH SCHEPENS, LINDA SCHEPENS AND ANGELA SCHEPENS GLENN  
DATE OF FIELD SURVEY: 12/20/2024  
DRAWN BY: CAC  
JOB NUMBER: 24358.dwg

SHEET 5 OF 5

**MINUTES OF FEBRUARY 13, 2025  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

Special Tap Fee: 5549 Gates Ave				
PARCEL # - 0611J-01-009.000 + 0611J-01-009.001				
Date: 02-07-2025				
<b>SEWER AND WATER TAPS</b>				
<b>MATERIALS:</b>				
QTY.		ITEM	PRICE	TOTAL
4	EA	6" CAP	\$15.00	\$60.00
3	EA	6" TEE WYE	\$45.00	\$135.00
2	EA	6" FERNCOS	\$5.00	\$10.00
80	FT	6" SDR26	\$18.50	\$1,480.00
2	EA	8"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
2	EA	1" BALL VALVE	\$25.00	\$50.00
100	FT	1" Roll Tube	\$0.60	\$60.00
2	EA	Meter Box	\$82.00	\$164.00
1	TON	LIMESTONE	\$41.00	\$41.00
1	EA	TEMP. ASPHALT PATCH	\$200.00	\$200.00
1	EA	PERM. ASPHALT PATCH	\$5,625.00	\$5,625.00
1	EA	TRAFFIC CONTROL	\$1,000.00	\$1,000.00
<b>TOTAL MATERIAL COST</b>				<b>\$9,133.24</b>
<b>EQUIPMENT:</b>				
QTY.		ITEM	PRICE	TOTAL
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
1	DAY	WELL POINT MACHINE	\$250.00	\$250.00
4	HRS	ASPHALT TRUCK W/ TRL	\$50.00	\$200.00
<b>TOTAL EQUIPMENT COST</b>				<b>\$1,770.00</b>
<b>LABOR:</b>				
LABOR				<b>TOTAL</b>
				<b>\$1,955.46</b>
<b>TOTAL LABOR COST</b>				<b>\$1,955.46</b>
<b>FUEL:</b>				
				<b>TOTAL</b>
			<b>TOTAL MATERIAL COST</b>	<b>\$9,133.24</b>
			<b>TOTAL EQUIPMENT COST</b>	<b>\$1,770.00</b>
			<b>TOTAL LABOR COST</b>	<b>\$1,955.46</b>
<b>TOTAL</b>				<b>\$12,858.70</b>
<b>15% FUEL COST</b>				<b>\$1,928.81</b>
<b>PLEASE REMIT MATERIAL AND EQUIPMENT COST TO:</b>				<b><u>\$10,903.24</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>\$3,884.27</u></b>
H2O Innovation				
P.O. Box 591				
Long Beach, MS 39560				
<b>TOTAL WATER TAP FEE COST</b>				<b><u>\$14,787.51</u></b>



**MINUTES OF FEBRUARY 13, 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

January 28, 2025

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

**RE: Certificate of Subdivision – Tax Parcel No. 0611J-01-009.000 & 0611J-01-009.001**

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 9,10, and 11, Block 3, Cox's Subdivision, City of Long Beach, First Judicial District of Harrison County, Mississippi. The submitted subdivision proposes to divide two existing parcels into 3 new parcels. Proposed Parcel "1" will be nearly 2.11 Acres in size, with approx. 173.42 feet of street frontage on Gates Avenue. Proposed Parcel "2" will be nearly 0.339 Acres in size, with approx. 75.00 feet of street frontage on Gates Avenue. Proposed Parcel "3" will be nearly 0.39 Acres in size, with approx. 86.16 feet of street frontage on Gates Avenue.

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 13, 2025  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

After considerable discussion and upon recommendation by a City Engineer, Commissioner Brown made motion, seconded by Commissioner DiLorenzo and unanimously carried recommending to approve the application as submitted.

\*\*\*\*\*

Commissioner Glenn returned to the meeting at this time.

\*\*\*\*\*

It came for discussion under New Business, a Certificate of Resubdivision for the property located at 501 Klondyke Road and 0 Todd Terrace, Tax Parcels 0611K-02-005.002 and 0611K-02-006.000, submitted by Vincent Burke, V.G. Burke Property Management Group, LLC and MSL Properties II, LLC (owners) and Patrick Martino (agent), as follows:

MINUTES OF FEBRUARY 13, 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 1/13/25  
Zoning C-2  
Agenda Date 2/13/25  
Check Number 16467

APPLICATION FOR CERTIFICATE OF RESUBDIVISION

I. TYPE OF CASE: CERTIFICATE OF RESUBDIVISION

II. ADVALOREM TAX PARCEL NUMBER(S): 0611K-02-005.002

III. GENERAL LOCATION OF PROPERTY INVOLVED: West of Klondyke Road and north of Todd Terrace

IV. ADDRESS OF PROPERTY INVOLVED: 501 Klondyke Road

V. GENERAL DESCRIPTION OF REQUEST: Resubdivision of To divide the 4.84 acre parcel into 4 tracts of land

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 do 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.

Vincent Burke (V. G. Burke Property Management Group LLC)

Name of Rightful Owner (PRINT)

3614 Bienville Blvd

Owner's Mailing Address

Ocean Springs MS 39564

City State Zip

228-818-2830

Phone

*[Signature]* 1/7/2025  
Signature of Rightful Owner Date

*PATRICK MARTINO*

Name of Agent (PRINT)

3010 KAYLEIGH CIRCLE

Agent's Mailing Address

Biloxi MS 39532

City State Zip

228-578-0722

Phone

*[Signature]*  
Signature of Applicant Date



MINUTES OF FEBRUARY 13, 2025  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



1st JUDICIAL DISTRICT  
Integrity Land Title, LLC  
Filed/Recorded 04/01/2025 4:18:01 PM  
Total Fees \$5.00  
2 Pages Recorded

Indexing: N 1/4 of Lot 7, Seal S/D in 11-8-12

STATE OF MISSISSIPPI  
COUNTY OF HARRISON  
FIRST JUDICIAL DISTRICT

Prepared by and return to:  
David B. Estes  
MS Bar No. 101404  
Integrity Land Title, LLC  
1806 23rd Avenue, Suite A  
Gulfport, MS 39501  
(228)896-8962  
File# 4691

WARRANTY 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,

PAUL A. CARRUBBA AND WIFE, JANET CARRUBBA  
401 WARWICK ROAD  
CLINTON, MS 39056  
(601) 946-3096

do hereby SELL, CONVEY and WARRANT unto

V. G. BURKE PROPERTY MANAGEMENT GROUP LLC  
A MISSISSIPPI LIMITED LIABILITY COMPANY  
3614 BIENVILLE BLVD  
OCEAN SPRINGS, MS 39564  
(228) 818-2830

the following described land, together with all improvements thereon, located in the First

Judicial District of Harrison County, Mississippi, more particularly described as follows, to-wit:

A parcel of land situated and being located in the North 1/4 of Lot 7, SEAL SUBDIVISION,  
Section 11, Township 8 South, Range 12 West, City of Long Beach, First Judicial District  
of Harrison County, Mississippi and being more particularly described as follows, to-wit:

Commencing at the SW corner of the said North 1/4 of Lot 7, thence run South 89 degrees  
51 minutes 59 seconds East 639.81 feet along the south line of the North 1/4 of Lot 7 to the  
POINT OF BEGINNING of the parcel herein described; thence continue from said Point  
of Beginning, run South 89 degrees 51 minutes 59 seconds East 639.81 feet along the south  
line of the North 1/4 of Lot 7 to the westerly margin of Klondyke Road; thence run North  
00 degrees 04 minutes 52 seconds West 330.00 feet along the westerly margin of Klondyke  
Road to the north line of Lot 7; thence run North 89 degrees 51 minutes 59 seconds West  
638.97 feet along the north line of Lot 7; thence run South 00 degrees 03 minutes 51  
seconds West 330.00 feet to the POINT OF BEGINNING.

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 2023 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.

EXXCUTED on this the 31 day of July, 2023.

*Paul A. Carrubba*  
Paul A. Carrubba  
*Janet Carrubba*  
Janet Carrubba

STATE OF MISSISSIPPI  
COUNTY OF HARRISON

Personally, appeared before me, the undersigned authority in and for the said county and  
state on this 31 day of July, 2023, within my jurisdiction, the within named Paul  
A. Carrubba and wife, Janet Carrubba, who acknowledged that they executed and delivered the  
above and foregoing instrument.



*David B. Estes*  
NOTARY PUBLIC

My Commission Expires:

MINUTES OF FEBRUARY 13, 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 1/13/25  
Zoning C-2  
Agenda Date 2/13/25  
Check Number 16467

APPLICATION FOR CERTIFICATE OF RESUBDIVISION

- I. TYPE OF CASE: CERTIFICATE OF RESUBDIVISION
- II. ADVALOREM TAX PARCEL NUMBER(S): 0611K-02-006.000
- III. GENERAL LOCATION OF PROPERTY INVOLVED: West of Klondyke Road and north of Todd Terrace
- IV. ADDRESS OF PROPERTY INVOLVED: Todd Terrace
- V. GENERAL DESCRIPTION OF REQUEST: Resubdivision of To divide the 0.96 acre parcel  
into 4 tracts of land and collapse to sell a portion to an adjoiner.
- 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 do 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.

MSL Properties II, LLC  
 Name of Rightful Owner (PRINT)  
 P.O. BOX 351  
 Owner's Mailing Address  
 LONG BEACH MS 39560  
 City State Zip  
 228-860-6956  
 Phone  
Mary S Stevens 1-7-25  
 Signature of Rightful Owner Date

PATRICK MARINO  
 Name of Agent (PRINT)  
13010 KAYLEIGH COVE  
 Agent's Mailing Address  
Biloxi MS 39532  
 City State Zip  
228-518-0722  
 Phone  
[Signature] 1/13/25  
 Signature of Applicant Date

# MINUTES OF FEBRUARY 13, 2025 REGULAR MEETING LONG BEACH PLANNING and DEVELOPMENT COMMISSION



Prepared by:  
Andrew Marlon, PLLC  
Attorney-at-Law  
1919 22<sup>nd</sup> Ave.  
P.O. Box 863  
Gulfport, MS 39502  
(228)-865-9047  
MS Bar # 1866

Return to:  
Andrew Marlon, PLLC  
Attorney-at-Law  
1919 22<sup>nd</sup> Ave.  
P.O. Box 863  
Gulfport, MS 39502  
(228)-865-9047  
File # 20-076A

STATE OF MISSISSIPPI  
HARRISON COUNTY  
FIRST JUDICIAL DISTRICT

### WARRANTY 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 which is hereby acknowledged, I

Mary S. Levens  
1681 30<sup>th</sup> Avenue  
Gulfport, MS 39501  
(228)-868-6956

do hereby sell, convey and warrant unto

MSL Properties II, LLC  
P.O. Box 351  
Long Beach, MS 39568  
(228)-868-6956

that certain tract, piece or parcel of land situated and being located in First Judicial District of Harrison County, State of Mississippi, more particularly described as follows, to-wit:

(See Exhibit A attached, Page 3)

INDEXING INSTRUCTIONS: EXEMPT

Page 1 of 3

THIS CONVEYANCE is subject to any prior reservation or conveyance of oil, gas or other mineral rights and subject to all easement restrictions, reservations and covenants of record.

IT IS AGREED and understood that the taxes for the current year have been pro-rated as of this date on an estimated basis. When said taxes are actually determined, if the pro-ration as of the date is incorrect, then the Grantor(s) agrees to pay the Grantee(s), or its assigns, any deficit on an actual pro-ration, and likewise, the Grantee(s) agrees to pay the Grantor(s), or its assigns, any amount overpaid by it.

WITNESS MY SIGNATURE, this the 10<sup>th</sup> day of January, 2020.

*Mary S. Levens*  
Mary S. Levens

STATE OF MISSISSIPPI  
COUNTY OF HARRISON

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the above stated jurisdiction, the within named Mary S. Levens who acknowledged that she signed and delivered the foregoing Warranty Deed on the day and year therein written as her own free and voluntary act and deed.

GIVEN under my hand and official seal on this the 10<sup>th</sup> day of January, 2020.

NOTARY PUBLIC

MY COMMISSION EXPIRES:



*Ronald Andrew Rankin*

Page 2 of 3

### Exhibit "A"

1. Parcel # 0811E-03-024.000 1716 33<sup>rd</sup> Avenue

Lots 23 and 24, Block 142, Original Gulfport, as per the map or plat thereof on file and of record in the Office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi.

2. Parcel # 0511A-01-011.000 20023 Townsend Flurry Road

The East one-half (E1/2) of the Southeast Quarter of the Northeast Quarter (SE1/4 of NE 1/4) of Section 3, Township 8 South, Range 12 West, if said Section 3 constituted a regularly surveyed government section, located in and part of Harrison County, First Judicial District, Mississippi, being 20 acres, more or less.

Together with all improvements situated thereon and all appurtenances thereunto belonging on in anywise appertaining.

LESS AND EXCEPT ALL OF THE FOLLOWING DESCRIBED PARCEL:

Commence at the Southwest corner of the E 1/2 of the SE 1/4 of the NE 1/4 and run North 30 feet to the point of beginning; thence from said point of beginning run North 150 feet; thence run East 110 feet; thence run South 150 feet; thence run West 110 feet back to the point of beginning.

3. Parcel # 0611P-05-024.000 204 Ferguson Avenue

Lots 22, 23, 24, and 25, Block 7 Braselton Subdivision, a subdivision according to the official map or plat thereof on file and of record in the Office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi, in Plat Book 4 at Page 14, thereof, reference to which is hereby made in aid of and as a part of this description.



# MINUTES OF FEBRUARY 13, 2025 REGULAR MEETING LONG BEACH PLANNING and DEVELOPMENT COMMISSION

## 4. Parcel # 0611J-01-068.001 Nicholson Avenue

Commencing at the Intersection of the North margin of Allen Road and the East margin of Nicholson Avenue N28° W 322.3 feet along Nicholson Avenue to Point of Beginning; thence North 28° West 457.9 feet M/L along Nicholson Avenue East 308.9 Feet East 318 Feet South 265.1 Feet M/L South 73° West 433.6 Feet to Point of Beginning; part of Lots 21-23 Block 3 COX'S SUBDIVISION of Section 12/13-8-13.

## 5. Parcel # 06110-01-028.000 721 Nicholson Avenue

Lot 49, LESS the East 3.5 feet, LONG VIEW SUBDIVISION, a subdivision according to the official map or plat thereof on file and of record in the office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi in Plat Book 17 at Page 39.

## 6. Parcel # 06110-01-029.000 729 Nicholson Avenue

Lot 54, LONGVIEW SUBDIVISION, a subdivision located in the First Judicial District of Harrison County, Mississippi, as per the official map or plat thereof on file and of record in the Office of the Chancery Clerk of Harrison County, Mississippi in Plat Book 17 at Page 39.

## 7. Parcel # 0611J-01-069.000 Nicholson

Commencing at the intersection of the North margin of Allen Road and the East margin of Nicholson Avenue; thence N28° 39' 13" W along said East margin 212.81 feet to the Point of Beginning; thence N28° 39' 13" W 109.48 feet to a point; thence N73° 46' 39" E 433.61 feet to a point; thence S00° 07' 17" W 66.26 feet to a point; thence S67° 27' 46" W 399.79 feet to the Point of Beginning. Part of Lots 21 and 22, Block 3 COX'S SUBDIVISION of Section 12/13-8-13.

## 8. Parcel # 0611K-02-006.000 Todd Terrace Road

The North thirty-one (31) feet of the South Half (S1/2) of Lot Seven (7), or SEAL SUBDIVISION, being a part of the East Half (E1/2) of Section 11, Township 8 South, Range 12 West, in the First Judicial District of Harrison County, Mississippi, in Plat Book 11, at page 13 in the Office of the Chancery Clerk of Harrison County, Mississippi. LESS AND EXCEPT: Beginning at the intersection of the North margin of Todd Terrace, First Addition to Better Home Subdivision, and the West margin of Klondyke Road, in the City of Long Beach, First Judicial District of Harrison County, Mississippi, and run thence Westerly along said North Margin of Todd Terrace 25.0 feet, more or less, to the South line of a parcel of land now or formerly of Virginia M. Carrubba; thence Easterly along the said South line of property of Carrubba to the West margin of Klondyke Road; thence Southerly along the West margin of Klondyke Road 31.0 feet to the Point of Beginning.

**STATE OF MISSISSIPPI**  
MISSISSIPPI STATE DEPARTMENT OF HEALTH  
VITAL RECORDS

CERTIFICATE OF DEATH STATE # 123-  
JAN 13 2000

TYPE OF PRINT WITH BLACK INK		FILING DATE		JAN 13 2000		STATE # 123-	
DECEASED		1. NAME	JAMES EUGENE LEVENS, JR.	2. SEX	MALE	3. AGE AT DEATH	11:30 A.
DATE OF DEATH		4. DATE OF DEATH	DECEMBER 19, 1999	5. TIME OF DEATH	11:30 A.	6. COUNTY OF DEATH	HARRISON
PLACE OF DEATH		7. PLACE OF DEATH	MEMORIAL HOSPITAL AT GULFPORT #24M	8. CITY OF DEATH	GULFPORT	9. STATE OF DEATH	MISSISSIPPI
CITY OF BIRTH		10. CITY OF BIRTH	HARRISON	11. STATE OF BIRTH	MISSISSIPPI	12. DATE OF BIRTH	JUNE 3, 1935
MARRIAGE		13. MARRIED	MARRIED	14. MARRIED TO	MARY SCHEFFERS	15. DATE OF MARRIAGE	
SOCIAL SECURITY NUMBER		16. SOCIAL SECURITY NUMBER	428-60-6009	17. OCCUPATION	FINANCIAL PLANNER/INS	18. EMPLOYER	
RESIDENCE		19. RESIDENCE	18124 ALLEN ROAD	20. CITY	LONG BEACH	21. STATE	MISSISSIPPI
FATHER		22. FATHER'S NAME	JAMES EUGENE LEVENS, SR.	23. MOTHER'S NAME	BERNADYTTIE AUSTIN	24. FATHER'S ADDRESS	
MOTHER		25. MOTHER'S ADDRESS	18154 ALLEN ROAD, LONG BEACH, MS 39560	26. MOTHER'S CITY	LONG BEACH	27. MOTHER'S STATE	MISSISSIPPI
DISPOSITION		28. BURIAL	EVERGREEN CEMETERY	29. CEMETERY	GULFPORT, MS	30. BURIAL NUMBER	SPR MATTHEWS 22837
PROMISEMENT		31. PROMISEMENT	BRADFORD O'KEEFE 24-0	32. P.O. BOX	1106, GULFPORT, MS 39502	33. PROMISEMENT	
CERTIFIER		34. CERTIFIER	JOHN DOUGLAS, M.D.	35. ADDRESS	P.O. BOX 4036, GULFPORT, MS 39502	36. PHONE	
CAUSE OF DEATH		37. CAUSE OF DEATH	RESPIRATORY FAILURE	38. ICD-10 CODE	J69.01	39. ICD-9 CODE	485.91
HAD DECEASED BEEN PRESENT WITHIN 50 DAYS PRIOR TO DEATH?		40. YES		41. NO		42. IF YES, DATE	
HAD DECEASED BEEN PRESENT WITHIN 50 DAYS PRIOR TO DEATH?		43. YES		44. NO		45. IF YES, DATE	

THIS IS TO CERTIFY THAT THE ABOVE IS A TRUE AND CORRECT COPY OF THE CERTIFICATE ON FILE IN THIS OFFICE

J. E. Thompson, Jr. MD  
STATE HEALTH OFFICER

Nita Cox Hunter  
STATE REGISTRAR

JAN 13 2000

WARNING: A REPRODUCTION OF THIS DOCUMENT WITHOUT THE ORIGINAL SEAL OF THE MISSISSIPPI STATE DEPARTMENT OF HEALTH IS ILLEGAL TO ALTER OR COPIES THIS DOCUMENT

**MINUTES OF FEBRUARY 13, 2025  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

I Vincent G. Burke, a managing member of V. G. Burke Property Management Group, LLC a limited liability company, and Mary S. Leven, a managing member of MSL Properties II, LLC, a limits liability company, do hereby consent, approve and agree to the proposed division of that certain parcel of land being located in the First Judicial District of Harrison County having Tax Identification Numbers of 0611K-02-005.002 and 0611K-02-006.000, being shown on that survey performed by Patrick M. Martino PLS, dated November 12, 2024.

Witness my signature, this the 7<sup>th</sup> day of January 2025.

V. G. Burke Property Management Group, LLC

By: [Signature]  
Vincent G. Burke, Managing Member

STATE OF MISSISSIPPI  
COUNTY OF HARRISON

Before me, the undersigned authority in and for said county and state, personally appeared the aforementioned, Vincent G. Burke, a managing member of V. G. Burke Property Management Group, LLC, acknowledged before me that he executed the above and foregoing dedication of this plat.

witness my signature and official seal on this 7<sup>th</sup> day of January, 2025.

[Signature] 02/28/2027  
Notary public My Commission Expires:



Witness my signature, this the 7<sup>th</sup> day of January 2025.

MSL Properties II, LLC

By: [Signature]  
Mary S. Levens, Managing Member

STATE OF MISSISSIPPI  
COUNTY OF HARRISON

Before me, the undersigned authority in and for said county and state, personally appeared the aforementioned, Mary S. Levens, a managing member of MSL Properties II, LLC, acknowledged before me that she executed the above and foregoing dedication of this plat.

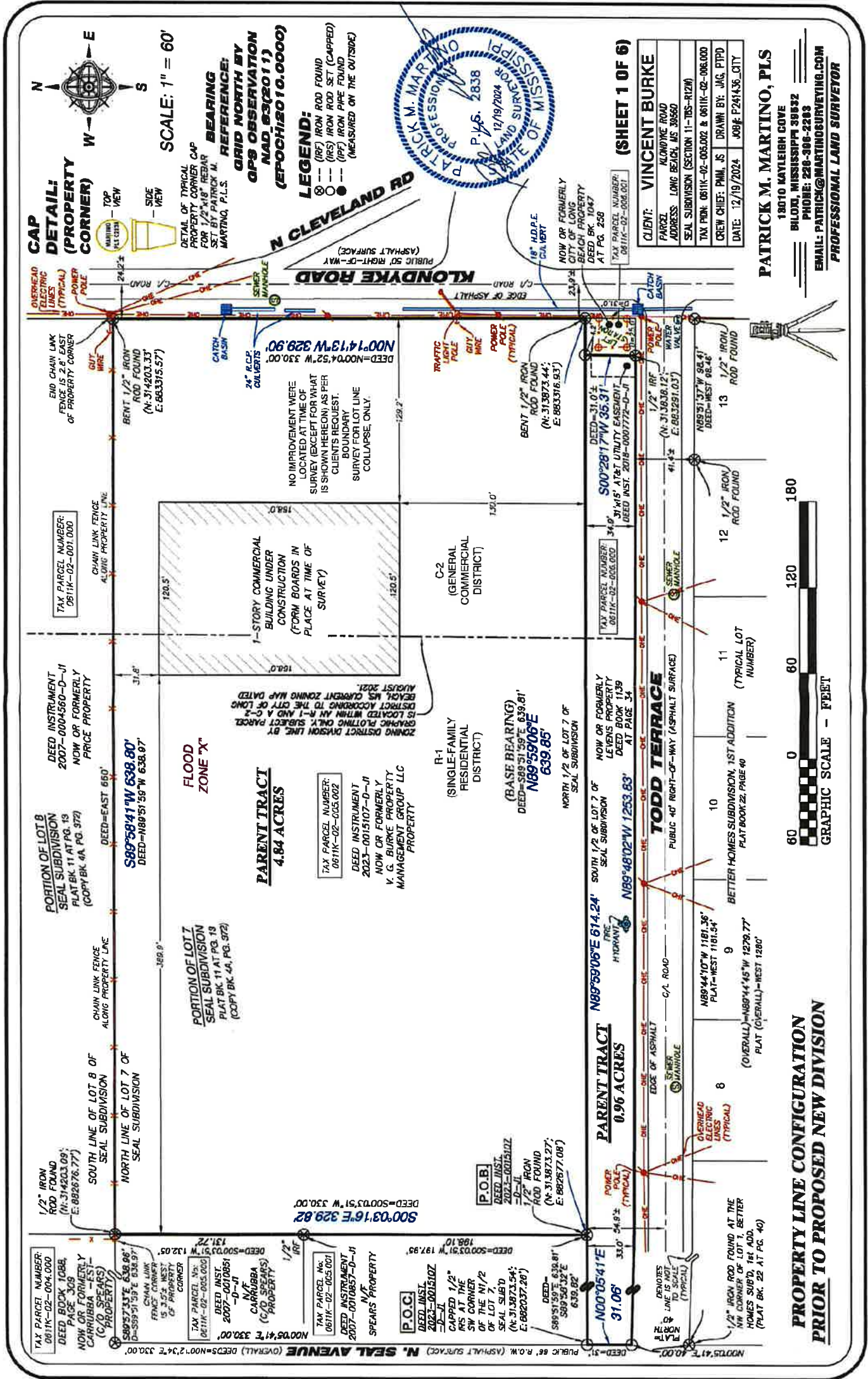
witness my signature and official seal on this 7<sup>th</sup> day of January, 2025.

[Signature] 02/28/2027  
Notary public My Commission Expires:





MINUTES OF FEBRUARY 13, 2025  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



(SHEET 1 OF 6)

CLIENT:	VINCENT BURKE
PARCEL:	ALCONYNE ROAD
ADDRESS:	LONG BEACH, MS 38660
SEAL SUBDIVISION:	(SECTION 11-TSS-R12W)
TAX P/N:	0611K-02-005.002 & 0611K-02-006.000
CREW CHIEF:	PHM, JS
DATE:	12/19/2024
DRAWN BY:	JMG, PTPD
JOB#:	P241436_CITY

**PATRICK M. MARTINO, PLS**  
 18010 KAYLEIGH COVE  
 BILOXI, MISSISSIPPI 39032  
 PHONE: 228-306-2298  
 EMAIL: PATRICK@MARTINOSURVEYING.COM  
**PROFESSIONAL LAND SURVEYOR**



**PROPERTY LINE CONFIGURATION**  
**PRIOR TO PROPOSED NEW DIVISION**







MINUTES OF FEBRUARY 13, 2025  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

**CERTIFICATE OF RESUBDIVISION**

IN ACCORDANCE WITH ARTICLE IV, 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 40 VALOREM TAX PARCEL NUMBER (081K-02-005.002 & 081K-02-006.000) INTO FOUR (4) NEW PARCELS. THE SUBJECT PROPERTIES ARE BOUNDED ON THE SOUTH BY THE ROADWAY KNOWN AS TODD TERRACE, BOUNDED ON THE WEST BY NORTH SEAL AVENUE, BOUNDED ON THE NORTH BY THE PROPERTY NOW OR FORMERLY OF PRICE, AND BOUNDED ON THE EAST BY KLONDYKE ROAD.

**CERTIFICATE OF APPROVAL**

I HEREBY CERTIFY THAT THE MINGOR 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 ESTABLISHMENT OF DRAINAGE IMPROVEMENTS THROUGH ONE OR MORE LOTS TO SERVE OTHER LOTS. THAT THE SUBDIVISION SHOWN IS IN ALL RESPECTS IN COMPLIANCE WITH THE CITY OF LONG BEACH 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 A DEED DESCRIPTION RECORDED IN BOOK 1139, PAGE 34, AND INSTRUMENT 2025-0015107-D-LL.

IN ACCORDANCE WITH ALL APPLICABLE CODES AND ORDINANCES, WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS THE 13TH DAY OF

DECEMBER, 2024.

*Patrick M. Martino*  
PATRICK M. MARTINO, PROFESSIONAL LAND SURVEYOR



REGISTRATION NUMBER 02838

SUBSCRIBED AND SWORN TO BEFORE ME, IN MY PRESENCE THIS 7th DAY OF

JANUARY 2024, A NOTARY PUBLIC IN AND FOR THE COUNTY OF HARRISON, STATE OF MISSISSIPPI.



*Sharon J. Boulet*  
NOTARY PUBLIC

MY COMMISSION EXPIRES: 02/28/2027

**CERTIFICATE OF OWNERSHIP**

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED HERON, WHICH PROPERTY IS WITHIN THE SUBDIVISION REGULATION JURISDICTION OF THE CITY OF LONG BEACH, AND THAT I FREELY ADOPT THIS PLAN OF SUBDIVISION.

WITNESS MY SIGNATURE ON THIS 7th DAY OF JANUARY 2024

*Vincent Burke*  
BY: VINCENT BURKE, OWNER

SUBSCRIBED AND SWORN TO BEFORE ME, IN MY PRESENCE THIS 7th DAY OF

JANUARY 2024, A NOTARY PUBLIC IN AND FOR THE COUNTY OF HARRISON, STATE OF MISSISSIPPI.



*Sharon J. Boulet*  
NOTARY PUBLIC

MY COMMISSION EXPIRES: 02/28/2027

**CERTIFICATE OF OWNERSHIP**

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED HERON, WHICH PROPERTY IS WITHIN THE SUBDIVISION REGULATION JURISDICTION OF THE CITY OF LONG BEACH, AND THAT I FREELY ADOPT THIS PLAN OF SUBDIVISION.

WITNESS MY SIGNATURE ON THIS 7th DAY OF JANUARY 2024

*Mary Levens*  
BY: MARY LEVENS, OWNER

SUBSCRIBED AND SWORN TO BEFORE ME, IN MY PRESENCE THIS 7th DAY OF

JANUARY 2024, A NOTARY PUBLIC IN AND FOR THE COUNTY OF HARRISON, STATE OF MISSISSIPPI.



*Sharon J. Boulet*  
NOTARY PUBLIC

MY COMMISSION EXPIRES: 02/28/2027

**PLANNING COMMISSION**

APPROVED BY THE CITY OF LONG BEACH PLANNING COMMISSION AT THE REGULAR MEETING OF SAID COMMISSION HELD ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2024.

BY: \_\_\_\_\_ PLANNING COMMISSION CHAIRMAN DATE \_\_\_\_\_

**ACCEPTANCE**

SUBMITTED TO AND APPROVED BY THE CITY OF LONG BEACH, BOARD OF ALDERMEN, AT THE REGULAR MEETING OF SAID BOARD OF ALDERMEN HELD

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2024.

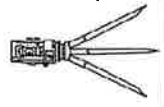
ADOPTED: \_\_\_\_\_ ATTEST: \_\_\_\_\_

MAYOR \_\_\_\_\_ CITY CLERK \_\_\_\_\_



(SHEET 3 OF 6)

CLIENT:	VINCENT BURKE
PARCEL:	KLONDYKE ROAD
ADDRESS:	LONG BEACH, MS 39560
SEAL SUBMISSION:	(SECTION 11-TBS-R12W)
TAX PDR:	081K-02-005.002 & 081K-02-006.000
CREW CHIEF:	PML JS DRAWN BY: JAG, PTPD
DATE:	12/19/2024 JOB# P241438 CITY



PATRICK M. MARTINO, PLS  
13010 MAYLEIGH COVE  
BILDXI, MISSISSIPPI 39532  
PHONE: 228-386-2283  
EMAIL: PATRICK@MARTINOSURVEYING.COM  
PROFESSIONAL LAND SURVEYOR



MINUTES OF FEBRUARY 13, 2025  
REGULAR MEETING

LONG BEACH PLANNING and DEVELOPMENT COMMISSION

DESCRIPTION OF PROPERTY AFTER PROPOSED NEW DIVISION

LEGAL DESCRIPTION: PROPOSED PARCEL "A" (AS PER SURVEY)

A PARCEL OF LAND SITUATED IN THE NORTH 1/2 OF LOT 7, SEAL SUBDIVISION, BEING A PART OF THE EAST 1/2 OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 12 WEST, CITY OF LONG BEACH, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI, PER PLAT BOOK 11 AT PAGE 13 (COPY BK. 4A AT PG. 372) IN THE OFFICE OF THE CHANCERY CLERK OF SAID HARRISON COUNTY, MISSISSIPPI, AS SHOWN ON THE SURVEY PREPARED BY PATRICK M. MARTINO, P.L.S., INC. DATED DECEMBER 19, 2024 (SURVEY BASED ON THE MISSISSIPPI STATE PLANE COORDINATE SYSTEM (EAST ZONE, NAD 83(2011)) (EPOCH: 2010.0000), GRID VALUES USING A SCALE FACTOR OF 0.99996168 AND A CONVERGENCE ANGLE OF [NEG] -00'09"42.63" DETERMINED SPECIFICALLY FOR THIS PROJECT USING BEARINGS DERIVED FROM GPS OBSERVATIONS FROM A BASE STATION LOCATED AT N:313,853.27; E:883,271.34' OBTAINED BY RTK NETWORK BASE STATIONS, ALL LINES RELATIVE TO) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A SET 1/2" IRON ROD WITH CAP (N:313873.54; E:882037.26') AT THE SOUTHWEST CORNER OF SAID NORTH 1/2 OF LOT 7, SEAL SUBDIVISION, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF THE PROPERTY NOW OR FORMERLY OF SPEARS, AS PER DEED INSTRUMENT 2007-0010857-0-JI; THENCE ALONG THE SOUTH LINE OF SAID SPEARS PROPERTY; S89°58'32"E 639.82 FEET TO A 1/2" IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID SPEARS PROPERTY; THENCE ALONG THE EAST LINE OF SAID SPEARS PROPERTY; N00°03'16"W 150.00 FEET TO A SET 1/2" IRON ROD WITH CAP (N:314023.27; E:882676.94') AT THE POINT OF BEGINNING; THENCE LEAVING THE EAST LINE OF SAID SPEARS PROPERTY; N89°59'06"E 225.00 FEET TO A SET 1/2" IRON ROD WITH CAP; THENCE S00°03'16"E 150.00 FEET TO A SET 1/2" IRON ROD WITH CAP (N:313873.33; E:882902.08') LYING ON THE NORTH LINE OF SAID LEVENS PROPERTY; N89°59'06"E 414.85 FEET TO A BENT 1/2" IRON ROD FOUND (N:313873.44; E:883316.93') LYING ON THE WEST MARGIN OF ALONDNE ROAD; THENCE ALONG THE WEST MARGIN OF ALONDNE ROAD, N00°41'13"W 328.90 FEET TO A BENT 1/2" IRON ROD FOUND (N:314203.33; E:883315.57') AT THE SOUTHEAST CORNER OF THE PROPERTY NOW OR FORMERLY OF PRICE, AS PER DEED INSTRUMENT 2007-0004560-0-JI; THENCE ALONG THE SOUTH LINE OF SAID PRICE PROPERTY; S89°59'41"W 638.90 FEET TO A 1/2" IRON ROD FOUND (N:314203.09; E:882676.77') AT THE NORTHEAST CORNER OF THE PROPERTY NOW OR FORMERLY OF CARRUBBA, AS PER DEED INSTRUMENT 2007-0010851-0-JI; THENCE ALONG THE EAST LINE OF SAID CARRUBBA PROPERTY AND AFOREMENTIONED SPEARS PROPERTY; S00°03'16"E 179.82 FEET TO THE POINT OF BEGINNING; SAID PARCEL CONTAINS 4.06 ACRES, MORE OR LESS. ALL SET 1/2" IRON RODS WITH CAPS ARE STAMPED "MARTINO PLS 02838" UNLESS OTHERWISE NOTED.

LEGAL DESCRIPTION: PROPOSED PARCEL "B" (AS PER SURVEY)

A PARCEL OF LAND SITUATED IN THE NORTH 1/2 OF LOT 7, SEAL SUBDIVISION, BEING A PART OF THE EAST 1/2 OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 12 WEST, CITY OF LONG BEACH, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI, PER PLAT BOOK 11 AT PAGE 13 (COPY BK. 4A AT PG. 372) IN THE OFFICE OF THE CHANCERY CLERK OF SAID HARRISON COUNTY, MISSISSIPPI, AS SHOWN ON THE SURVEY PREPARED BY PATRICK M. MARTINO, P.L.S., INC. DATED DECEMBER 19, 2024 (SURVEY BASED ON THE MISSISSIPPI STATE PLANE COORDINATE SYSTEM (EAST ZONE, NAD 83(2011)) (EPOCH: 2010.0000), GRID VALUES USING A SCALE FACTOR OF 0.99996168 AND A CONVERGENCE ANGLE OF [NEG] -00'09"42.63" DETERMINED SPECIFICALLY FOR THIS PROJECT USING BEARINGS DERIVED FROM GPS OBSERVATIONS FROM A BASE STATION LOCATED AT N:313,853.27; E:883,271.34' OBTAINED BY USM RTK NETWORK BASE STATIONS, ALL LINES RELATIVE TO) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A SET 1/2" IRON ROD WITH CAP (N:313873.54; E:882037.26') AT THE SOUTHWEST CORNER OF SAID NORTH 1/2 OF LOT 7, SEAL SUBDIVISION, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF THE PROPERTY NOW OR FORMERLY OF SPEARS, AS PER DEED INSTRUMENT 2007-0010857-0-JI; THENCE ALONG THE SOUTH LINE OF SAID SPEARS PROPERTY; S89°58'32"E 639.82 FEET TO A 1/2" IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID SPEARS PROPERTY; THENCE ALONG THE EAST LINE OF SAID SPEARS PROPERTY; N00°03'16"W 150.00 FEET TO A SET 1/2" IRON ROD WITH CAP (N:314023.27; E:882676.94'); THENCE LEAVING THE EAST LINE OF SAID SPEARS PROPERTY; N89°59'06"E 75.00 FEET TO A SET 1/2" IRON ROD WITH CAP; THENCE CONTINUE N89°59'06"E 75.00 FEET TO A SET 1/2" IRON ROD WITH CAP (N:314023.31; E:882826.94') AT THE POINT OF BEGINNING; THENCE CONTINUE N89°59'06"E 75.00 FEET TO A SET 1/2" IRON ROD WITH CAP; THENCE S00°03'16"E 150.00 FEET TO A SET 1/2" IRON ROD WITH CAP (N:313873.33; E:882902.08') LYING ON THE NORTH LINE OF SAID LEVENS PROPERTY; S89°59'06"W 75.00 FEET TO A SET 1/2" IRON ROD WITH CAP; THENCE ALONG THE NORTH LINE OF SAID LEVENS PROPERTY; S89°59'06"W 75.00 FEET TO THE POINT OF BEGINNING; SAID PARCEL CONTAINS 0.26 ACRES, MORE OR LESS. ALL SET 1/2" IRON RODS WITH CAPS ARE STAMPED "MARTINO PLS 02838" UNLESS OTHERWISE NOTED.

ZONING

INFORMATION:

PARCEL OF LAND IS LOCATED IN AN R-1 (SINGLE FAMILY RESIDENTIAL) & THE C-2 (GENERAL COMMERCIAL) DISTRICTS ACCORDING TO THE CITY OF LONG BEACH ZONING WEBSITE. CONTACT THE CITY OF LONG BEACH PLANNING DEPARTMENT FOR ALL ZONING RULES AND REGULATIONS PRIOR TO DEVELOPMENT.

ABBREVIATION

LEGEND:

DEED = DEED DIMENSION  
PRIOR = PRIOR SURVEY  
PLAT = PLATTED DIMENSION  
C/A = CENTERLINE  
R.O.W. = RIGHT-OF-WAY  
P.O.L. = POINT ON LINE  
P.O.B. = POINT OF BEGINNING  
P.O.C. = POINT OF COMMENCEMENT  
N/F = NOW OR FORMERLY  
N80°00'00"E 435.00' = ACTUAL FIELD MEASUREMENT



LEGAL DESCRIPTION: PROPOSED PARCEL "C" (AS PER SURVEY)

A PARCEL OF LAND SITUATED IN THE NORTH 1/2 OF LOT 7, SEAL SUBDIVISION, BEING A PART OF THE EAST 1/2 OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 12 WEST, CITY OF LONG BEACH, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI, PER PLAT BOOK 11 AT PAGE 13 (COPY BK. 4A AT PG. 372) IN THE OFFICE OF THE CHANCERY CLERK OF SAID HARRISON COUNTY, MISSISSIPPI, AS SHOWN ON THE SURVEY PREPARED BY PATRICK M. MARTINO, P.L.S., INC. DATED DECEMBER 19, 2024 (SURVEY BASED ON THE MISSISSIPPI STATE PLANE COORDINATE SYSTEM (EAST ZONE, NAD 83(2011)) (EPOCH: 2010.0000), GRID VALUES USING A SCALE FACTOR OF 0.99996168 AND A CONVERGENCE ANGLE OF [NEG] -00'09"42.63" DETERMINED SPECIFICALLY FOR THIS PROJECT USING BEARINGS DERIVED FROM GPS OBSERVATIONS FROM A BASE STATION LOCATED AT N:313,853.27; E:883,271.34' OBTAINED BY USM RTK NETWORK BASE STATIONS, ALL LINES RELATIVE TO) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A SET 1/2" IRON ROD WITH CAP (N:313873.54; E:882037.26') AT THE SOUTHWEST CORNER OF SAID NORTH 1/2 OF LOT 7, SEAL SUBDIVISION, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF THE PROPERTY NOW OR FORMERLY OF SPEARS, AS PER DEED INSTRUMENT 2007-0010857-0-JI; THENCE ALONG THE SOUTH LINE OF SAID SPEARS PROPERTY; S89°58'32"E 639.82 FEET TO A 1/2" IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID SPEARS PROPERTY; THENCE ALONG THE EAST LINE OF SAID SPEARS PROPERTY; N00°03'16"W 150.00 FEET TO A SET 1/2" IRON ROD WITH CAP (N:314023.27; E:882676.94'); THENCE LEAVING THE EAST LINE OF SAID SPEARS PROPERTY; N89°59'06"E 75.00 FEET TO A SET 1/2" IRON ROD WITH CAP (N:314023.29; E:882751.94') AT THE POINT OF BEGINNING; THENCE CONTINUE N89°59'06"E 75.00 FEET TO A SET 1/2" IRON ROD WITH CAP; THENCE S00°03'16"E 150.00 FEET TO A SET 1/2" IRON ROD WITH CAP (N:313873.31; E:882827.08') LYING ON THE NORTH LINE OF SAID LEVENS PROPERTY; N89°59'06"W 75.00 FEET TO A SET 1/2" IRON ROD WITH CAP; THENCE LEAVING THE NORTH LINE OF SAID LEVENS PROPERTY; N00°03'16"W 150.00 FEET TO THE POINT OF BEGINNING; SAID PARCEL CONTAINS 0.26 ACRES, MORE OR LESS. ALL SET 1/2" IRON RODS WITH CAPS ARE STAMPED "MARTINO PLS 02838" UNLESS OTHERWISE NOTED.

LEGAL DESCRIPTION: PROPOSED PARCEL "D" (AS PER SURVEY)

A PARCEL OF LAND SITUATED IN THE NORTH 1/2 OF LOT 7, SEAL SUBDIVISION, BEING A PART OF THE EAST 1/2 OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 12 WEST, CITY OF LONG BEACH, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI, PER PLAT BOOK 11 AT PAGE 13 (COPY BK. 4A AT PG. 372) IN THE OFFICE OF THE CHANCERY CLERK OF SAID HARRISON COUNTY, MISSISSIPPI, AS SHOWN ON THE SURVEY PREPARED BY PATRICK M. MARTINO, P.L.S., INC. DATED DECEMBER 19, 2024 (SURVEY BASED ON THE MISSISSIPPI STATE PLANE COORDINATE SYSTEM (EAST ZONE, NAD 83(2011)) (EPOCH: 2010.0000), GRID VALUES USING A SCALE FACTOR OF 0.99996168 AND A CONVERGENCE ANGLE OF [NEG] -00'09"42.63" DETERMINED SPECIFICALLY FOR THIS PROJECT USING BEARINGS DERIVED FROM GPS OBSERVATIONS FROM A BASE STATION LOCATED AT N:313,853.27; E:883,271.34' OBTAINED BY USM RTK NETWORK BASE STATIONS, ALL LINES RELATIVE TO) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A SET 1/2" IRON ROD WITH CAP (N:313873.54; E:882037.26') AT THE SOUTHWEST CORNER OF SAID NORTH 1/2 OF LOT 7, SEAL SUBDIVISION, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF THE PROPERTY NOW OR FORMERLY OF SPEARS, AS PER DEED INSTRUMENT 2007-0010857-0-JI; THENCE ALONG THE SOUTH LINE OF SAID SPEARS PROPERTY; S89°58'32"E 639.82 FEET TO A 1/2" IRON ROD FOUND (N:313873.27; E:882677.08') AT THE SOUTHEAST CORNER OF SAID SPEARS PROPERTY; SAID POINT BEING THE POINT OF BEGINNING; THENCE ALONG THE EAST LINE OF SAID SPEARS PROPERTY; N00°03'16"W 150.00 FEET TO A SET 1/2" IRON ROD WITH CAP (N:314023.27; E:882676.94'); THENCE LEAVING THE EAST LINE OF SAID SPEARS PROPERTY; N89°59'06"E 75.00 FEET TO A SET 1/2" IRON ROD WITH CAP; THENCE S00°03'16"E 150.00 FEET TO A SET 1/2" IRON ROD WITH CAP (N:313873.29; E:882752.08') LYING ON THE NORTH LINE OF THE PROPERTY NOW OR FORMERLY OF LEVENS, AS PER DEED BOOK 1139 AT PAGE 34; THENCE ALONG THE NORTH LINE OF SAID LEVENS PROPERTY; S89°59'06"W 75.00 FEET TO THE POINT OF BEGINNING; SAID PARCEL CONTAINS 0.26 ACRES, MORE OR LESS. ALL SET 1/2" IRON RODS WITH CAPS ARE STAMPED "MARTINO PLS 02838" UNLESS OTHERWISE NOTED.

(SHEET 4 OF 6)

Table with client information: VINCENT BURKE, address: KLONDYKE ROAD, LONG BEACH, MS 39560, and survey class B scale 1"=80'. Includes contact info for Patrick M. Martino, Professional Land Surveyor.

THIS SURVEY WAS PREPARED FROM INFORMATION PROVIDED BY CLIENT, WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT OR AN ENVIRONMENTAL STUDY. THIS PROPERTY IS LOCATED IN F.L.R.M. ZONE "X" ACCORDING TO FEMA MAP NUMBER 20047003576, DATED JUNE 16, 2009.

BEARINGS SHOWN HEREON ARE DERIVED BY: GRID NORTH BY GPS OBSERVATION (NAD 83(2011)) (EPOCH: 2010.0000); ALL LINES RELATIVE TO. PATRICK M. MARTINO, PLS 13010 KAYLEIGH COVE, BILOXI, MISSISSIPPI 38632. PHONE: 228-396-2283. EMAIL: PATRICK@MARTINOSURVEYING.COM. PROFESSIONAL LAND SURVEYOR. REVISED: 11/12/2024. JOB# P241436. CITY. CREF: P23367.







MINUTES OF FEBRUARY 13, 2025  
REGULAR MEETING

LONG BEACH PLANNING and DEVELOPMENT COMMISSION

DESCRIPTION OF PROPERTY PRIOR TO PROPOSED NEW DIVISION

DEED DESCRIPTION: PARENT TRACT  
(AS PER DEED INSTRUMENT 2023-0015107-D-J1)

A PARCEL OF LAND SITUATED AND BEING LOCATED IN THE NORTH 1/2 OF LOT 7, SEAL SUBDIVISION, SECTION 11, TOWNSHIP 8 SOUTH, RANGE 12 WEST, CITY OF LONG BEACH, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

COMMENCING AT THE SW CORNER OF THE SAID NORTH 1/2 OF LOT 7, THENCE RUN SOUTH 89 DEGREES 51 MINUTES 59 SECONDS EAST 839.81 FEET ALONG THE SOUTH LINE OF THE NORTH 1/2 OF LOT 7 TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE CONTINUE FROM SAID POINT OF BEGINNING, RUN SOUTH 89 DEGREES 51 MINUTES 59 SECONDS EAST 639.81 FEET ALONG THE SOUTH LINE OF THE NORTH 1/2 OF LOT 7 TO THE WESTERLY MARGIN OF KLONDYKE ROAD; THENCE RUN NORTH 00 DEGREES 04 MINUTES 52 SECONDS WEST 330.00 FEET ALONG THE WESTERLY MARGIN OF KLONDYKE ROAD TO THE NORTH LINE OF LOT 7; THENCE RUN NORTH 89 DEGREES 51 MINUTES 59 SECONDS WEST 638.97 FEET ALONG THE NORTH LINE OF LOT 7; THENCE RUN SOUTH 00 DEGREES 03 MINUTES 51 SECONDS WEST 330.00 FEET TO THE POINT OF BEGINNING.

REFERENCE MATERIALS:

- 1.) HARRISON COUNTY GIS WEBSITE AND TAX MAP, CURRENT EDITION.
- 2.) CITY OF LONG BEACH ZONING MAP, CURRENT EDITION.
- 3.) INFORMATION PROVIDED BY CLIENT.
- 4.) DEED INSTRUMENT 2018-0004957-D-J1.
- 5.) DEED INSTRUMENT 2007-0010857-D-J1.
- 6.) DEED INSTRUMENT 2007-0010851-D-J1.
- 7.) DEED INSTRUMENT 2020-0003285-D-J1.
- 8.) DEED INSTRUMENT 2007-0004360-D-J1.
- 9.) DEED INSTRUMENT 2018-0007772-D-J1.
- 10.) DEED BOOK 1088 AT PAGE 374.
- 11.) DEED BOOK 1043 AT PAGE 374.
- 12.) DEED BOOK 1139 AT PAGE 374.
- 13.) DEED BOOK 1047 AT PAGE 258.
- 14.) RECORDED PLAT OF SEAL SUBDIVISION, PLAT BOOK 11 AT PAGE 13 (COPY BK. 44 AT PG. 372).
- 15.) RECORDED PLAT OF BETTER HOMES SUBDIVISION, 1st ADDITION, PLAT BOOK 22 AT PAGE 40.

DEED DESCRIPTION: PARENT TRACT  
(AS PER DEED BK. 1139 AT PG. 34)

THE NORTH THIRTY-ONE (31) FEET OF THE SOUTH HALF (S 1/2) OF LOT SEVEN (7), OF SEAL SUBDIVISION, BEING A PART OF THE EAST HALF (E 1/2) OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 12 WEST, IN THE FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI, IN PLAT BOOK 11, AT PAGE 13 IN THE OFFICE OF THE CHANCERY CLERK OF HARRISON COUNTY, MISSISSIPPI.

LESS AND EXCEPT: BEGINNING AT THE INTERSECTION OF THE NORTH MARGIN OF TODD TERRACE, FIRST ADDITION TO BETTER HOMES SUBDIVISION, AND THE WEST MARGIN OF KLONDYKE ROAD, IN THE CITY OF LONG BEACH, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI, AND RUN THENCE WESTERLY ALONG SAID NORTH MARGIN OF TODD TERRACE 25.0 FEET, MORE OR LESS, TO THE SOUTH LINE OF A PARCEL OF LAND NOW OR FORMERLY OF VIRGINIA M. CARUBUBBA; THENCE EASTERLY ALONG THE SAID SOUTH LINE OF PROPERTY OF CARUBUBBA TO THE WEST MARGIN OF KLONDYKE ROAD; THENCE SOUTHERLY ALONG THE WEST MARGIN OF KLONDYKE ROAD 31.0 FEET TO THE POINT OF BEGINNING.

FLOOD ZONE NOTE:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN F.I.R.M. ZONE "V" ACCORDING TO FEMA MAP NUMBER 280470357G, DATED JUNE 16, 2009. CHECK WITH BUILDING OFFICIALS FOR COMMUNITY DETERMINED FLOOD ELEVATION. AN EXACT DESIGNATION CAN ONLY BE DETERMINED BY AN ELEVATION CERTIFICATE. 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.

FLOOD ZONE EXPLANATION:

AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

X

A SURVEY FOR A PROPOSED  
RESUBDIVISION OF A PARCEL OF LAND  
IDENTIFIED AS TAX PARCEL  
0611K-02-005.002 &  
0611K-02-006.000, AND BEING SITUATED  
IN LOT 7, SEAL SUBDIVISION, SECTION  
11, TOWNSHIP 8 SOUTH, RANGE 12  
WEST, CITY OF LONG BEACH, FIRST  
JUDICIAL DISTRICT OF HARRISON  
COUNTY, MISSISSIPPI.

NOTES:

- 1.) THIS SURVEY AND PLAT WERE PREPARED ONLY FOR THE CLIENT NAMED HEREON AND NO THIRD PARTY CERTIFICATION IS EXPRESSED OR IMPLIED.
- 2.) A COPY OF THIS PLAT IS VALID ONLY IF IT IS COMPLETE AND INTACT, HAS AN ORIGINAL SIGNATURE AND DATE, AND HAS THE ORIGINAL EMBOSSED OR COLORED (NOT BLACK) STAMPED SURVEYOR'S SEAL.
- 3.) THIS SURVEY IS SUBJECT TO ALL APPLICABLE GOVERNMENTAL REGULATIONS, BUILDING OR OTHER RESTRICTIVE COVENANTS, AND RIGHTS-OF-WAY OF RECORD.
- 4.) RESUBDIVISION OF THIS PROPERTY IS SUBJECT TO CURRENT SUBDIVISION AND ZONING REGULATIONS AND ET CETERA. APPROVAL NEEDS TO BE OBTAINED FROM THE APPROPRIATE GOVERNING BODIES.

BOUNDARY NOTE:

BOUNDARY SURVEYS ARE BASED UPON THE RECORDED SUBDIVISION PLAT IN CASES OF REGULAR SUBDIVISIONS LOTS. BOUNDARY SURVEYS OF PROPERTIES NOT A PART OF A REGULAR SUBDIVISION ARE BASED UPON TITLE INFORMATION PROVIDED BY THE PARTY REQUESTING THE SURVEY. BOUNDARY SURVEY PLATS REFLECT INFORMATION DISCOVERED BY THE SURVEYOR IN THE NORMAL COURSE OF WORK AND DOES NOT NECESSARILY SHOW EVERY POSSIBLE CONDITION AFFECTING THE PROPERTY. EASEMENTS, SERVITUDES, BUILDING ORDINANCES, ZONING, AND OTHER LEGAL ENCUMBRANCES MAY EXIST. CONSULT A TITLE ATTORNEY IF YOU WISH TO DISCOVER ALL THE LEGAL ENCUMBRANCES ATTACHED TO ANY PROPERTY.

THIS IS TO CERTIFY THAT I HAVE MADE A SURVEY OF THE PROPERTY SHOWN HEREON AND THAT ALL DIMENSIONS AND OTHER DATA SHOWN ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

*Patrick M. Martino*  
PATRICK M. MARTINO, P.L.S. 12/19/2024  
DATE OF FIELD SURVEY

(SHEET 6 OF 6)



THIS SURVEY WAS PREPARED FROM INFORMATION PROVIDED BY CLIENT, WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT OR AN ENVIRONMENTAL STUDY.

THIS PROPERTY IS LOCATED IN F.I.R.M. ZONE "V" ACCORDING TO FEMA MAP NUMBER 280470357G, DATED JUNE 16, 2009.

BEARINGS SHOWN HEREON ARE DERIVED BY: GRID NORTH BY GPS OBSERVATION (NAD 83/2011) (EPOCH: 2010.0000); ALL UNITS RELATIVE TO:

CLIENT: VINCENT BURKE  
SCALE: 1"=60'

PARCEL: ALONDYKE ROAD  
ADDRESS: LONG BEACH, MS 38660

SEAL SUBDIVISION (SECTION 11-T8S-R12W)  
TAX PLOT: 0611K-02-005.002 & 0611K-02-006.000

DRAWN BY: JAC, PFD  
DATE: 11/02/2024  
JOB#: P241435-CITY  
REVISED: 12/19/2024  
CROP: P25387

PATRICK M. MARTINO, PLS  
15010 MAYLEIGH GOVE  
BILBO, MISSISSIPPI 38932  
PHONE: 228-388-2283  
EMAIL: PATRICK@MARTINOSURVEYING.COM  
PROFESSIONAL LAND SURVEYOR

**MINUTES OF FEBRUARY 13, 2025  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

<b>Special Tap Fee: 501 Klondyke &amp; Todd Terrace</b>					
<b>PARCEL # - #0611K-02-006.000 &amp; 0611K-02-005.002</b>					
<b>Date: 02-13-2025</b>					
<b>SEWER AND WATER TAPS</b>					
<b>MATERIALS:</b>					
	<b>QTY.</b>		<b>ITEM</b>	<b>PRICE</b>	<b>TOTAL</b>
	2	EA	6" x 4" 3-Way WYE	\$40.00	\$80.00
	2	EA	4" TEE WYE	\$20.00	\$40.00
	2	EA	4" 45s	\$11.00	\$22.00
	4	EA	4" CAP	\$7.50	\$30.00
	2	EA	6" CAP	\$8.00	\$16.00
	150	FT	4" SDR26	\$3.00	\$450.00
	3	EA	8"x1" Tapping Saddle	\$35.00	\$105.00
	1	EA	1" Compression Wye	\$88.00	\$88.00
	3	EA	1" Corp Stop	\$54.07	\$162.21
	3	EA	1" Curb Stop	\$65.05	\$195.15
	100	FT	1" Roll Tube	\$0.60	\$60.00
	3	EA	Meter Box	\$82.00	\$246.00
	1	EA	Limestone	\$41.00	\$41.00
	1	EA	Temp. Asphalt Patch	\$500.00	\$500.00
	1	EA	Perm. Asphalt Patch	\$3,400.00	\$3,400.00
			<b>TOTAL MATERIAL COST</b>		<b>\$5,355.36</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	161-TRACK HOE	\$45.00	\$180.00
	4	HRS	DUMP TRUCK/ Trailer	\$50.00	\$200.00
	4	HRS	CREW TRUCK	\$15.00	\$60.00
	4	HRS	ASPHALT TRUCK W/ TRAILER	\$75.00	\$300.00
			<b>TOTAL EQUIPMENT COST</b>		<b>\$2,060.00</b>
<b>LABOR:</b>					
			<b>LABOR</b>		<b>TOTAL</b>
					\$1,773.07
			<b>TOTAL LABOR COST</b>		<b>\$1,773.07</b>
<b>FUEL:</b>					
			<b>TOTAL MATERIAL COST</b>		<b>TOTAL</b>
			<b>TOTAL EQUIPMENT COST</b>		\$5,355.36
			<b>TOTAL LABOR COST</b>		\$2,060.00
			<b>TOTAL</b>		\$1,773.07
			<b>15% FUEL COST</b>		\$9,188.43
					\$1,378.26
			<b>PLEASE REMIT MATERIAL AND EQUIPMENT COST TO:</b>		<b>\$7,415.36</b>
			City of Long Beach		
			P.O. Box 591		
			Long Beach, MS 39560		
			<b>PLEASE REMIT LABOR &amp; FUEL COST TO:</b>		<b>\$3,151.33</b>
			H2O Innovation		
			P.O. Box 591		
			Long Beach, MS 39560		
			<b>TOTAL WATER TAP FEE COST</b>		<b>\$10,566.69</b>



**MINUTES OF FEBRUARY 13, 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

January 14, 2025

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

**RE: Certificate of Subdivision – Tax Parcel No. 0611K-02-006.000 & 0611K-02-005.002**

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 the North ½ of Lot 7, Seal Subdivision, being a part of the East ½ of Section 11, Township 8 South, Range 12 West, City of Long Beach, First Judicial District of Harrison County, Mississippi, per plat book 11 at page 13 (copy bk. 4A at PG. 372) in the office of the chancery clerk of said Harrison County, Mississippi. The submitted subdivision proposes to divide two existing parcels into 5 new parcels. Proposed Parcel "A" will be nearly 4.37 Acres in size, with approx. 329.80 feet of street frontage on Klondyke Road. Proposed Parcel "B" will be nearly 0.32 Acres in size, with approx. 75.00 feet of street frontage on Todd Terrace. Proposed Parcel "C" will be nearly 0.32 Acres in size, with approx. 75.00 feet of street frontage on Todd Terrace. Proposed Parcel "D" will be nearly 0.32 Acres in size, with approx. 75.00 feet of street frontage on Todd Terrace. Proposed Parcel "E1" will be nearly 0.47 Acres in size, with approx. 639.82 feet of street frontage on Todd Terrace.

The Certificate itself has all appropriate certifications and information. However, we do see an issue which is listed below:

- Proposed parcel "E1":
  - The proposed parcel has 31.06 feet of lot depth, which does not meet the minimum setback ordinance requirements. However, this nonconforming condition currently exists.

As always, we have done our best to describe any deficiencies depicted on the proposed subdivisions. The decision to accept or reject this subdivision ultimately resides with the City. We are unaware if the developer has applied for a variance, so perhaps the noted concern may be acceptable to the City under that variance process.

If acceptable, City approval 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

O:\0539\Cert Sub\Cert of Sub 0611K-02-006.000 & 0611K-02-005.002.docx

Page 1 of 1

Biloxi | Long Beach | Pascagoula | Daphne

74 M.B. 37

02.13.25 Reg

**MINUTES OF FEBRUARY 13, 2025  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

After considerable discussion and upon recommendation by a City Engineer, Commissioner DiLorenzo made motion, seconded by Commissioner Suthoff and unanimously carried recommending to approve the application as submitted.

\*\*\*\*\*

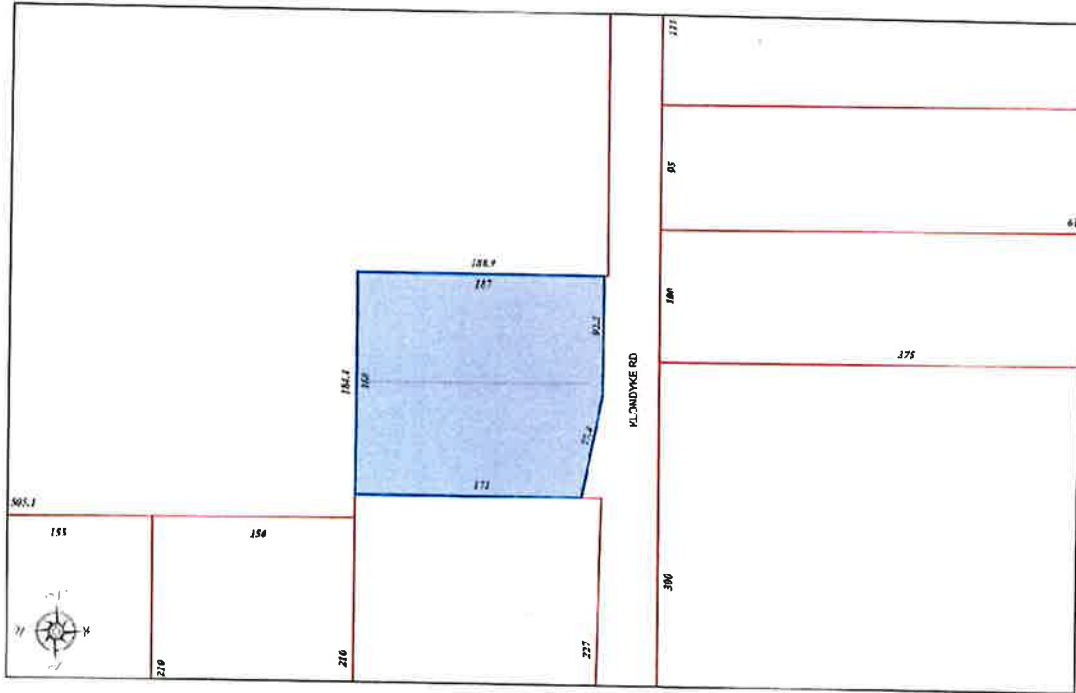
It came for discussion under New Business, Planning Commission Approval for the property located at 613 Klondyke Road, Tax Parcel 0611F-01-009.000, submitted by Tracy Davis, Chellie Davis and Mike Beech, as follows:

**MINUTES OF FEBRUARY 13, 2025  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

CITY OF LONG BEACH, MISSISSIPPI		
APPLICATION FOR CASE REVIEW		
<b>PHYSICAL ADDRESS:</b> 201 JEFF DAVIS AVENUE LONG BEACH, MS 39560	<b>PHONE:</b> (228) 863-1554 <b>FAX:</b> (228) 863-1558	<b>MAILING ADDRESS</b> POST OFFICE BOX 929 LONG BEACH, MS 39560
I. TYPE OF CASE: <input checked="" type="checkbox"/> PLANNING COMMISSION APPROVAL <input type="checkbox"/> DECISION OF THE BUILDING OFFICIAL IS ALLEGED TO BE IN ERROR <input type="checkbox"/> INTERPRETATION OF THE ZONING ORDINANCE		
II. Address of Property Involved: <u>613 Klondike Rd Long Beach MS 39561</u> <span style="float: right; font-size: small;">Tax Parcel Number 0611F-01-009.000</span>		
III. Statement clearly explaining the request being made for case review. (Attach supplemental pages if necessary.) <u>The approval for a New Dog Boarding Business</u>		
IV. REQUIRED ATTACHMENTS:		
A. Interest and Ownership. <u>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.</u>		
B. Survey and/or Site Plan. <u>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;</u>		
C. Recorded Warranty Deed. <u>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.</u>		
D. Fee. <u>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.</u>		
<b>***NOTE*** APPLICATION WILL NOT BE ACCEPTED WITHOUT THE ABOVE LISTED DOCUMENTS.</b>		
V. OWNERSHIP AND CERTIFICATION:		
<b>READ BEFORE EXECUTING.</b> 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.		
<b>Ownership:</b> 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.		
<u>Vicki Price</u> Name of Rightful Owner (PRINT)	<u>Tracy Davis Chellie Davis + Mike Beech</u> Name of Agent (PRINT)	
<u>6359 Pavalow Rd</u> Owner's Mailing Address	<u>10276 Rd 313</u> Agent's Mailing Address	
<u>Pass Christian MS</u> City State Zip	<u>Pass Christian MS 39571</u> City State Zip	
<u>228-493-9911</u> Phone	<u>228-234-2835</u> Phone	
<u>vprice4031@aol.com</u> Email address	<u>Mike212159@yahoo.com</u> Email Address	
<u>Vicki Price</u> Signature of Rightful Owner	<u>Tracy Davis Chellie Davis</u> Signature of Agent	<u>1-28-25</u> Date
<b>OFFICE USE ONLY</b>		
Date Received <u>1/28/25</u> Zoning <u>C-2</u> Agenda Date <u>2/13/25</u> Check Number <u>521</u>		

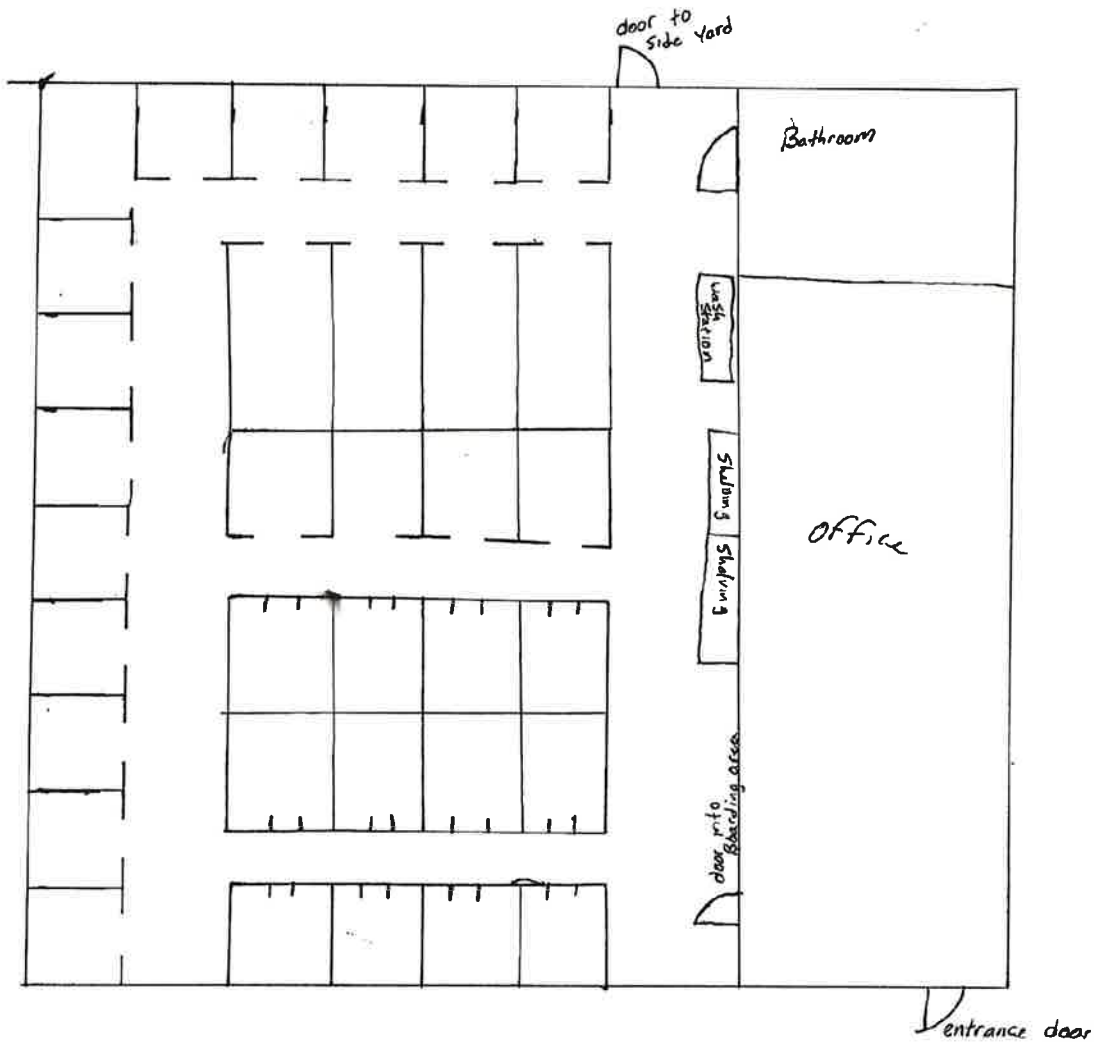
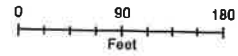


# MINUTES OF FEBRUARY 13, 2025 REGULAR MEETING LONG BEACH PLANNING and DEVELOPMENT COMMISSION My Map

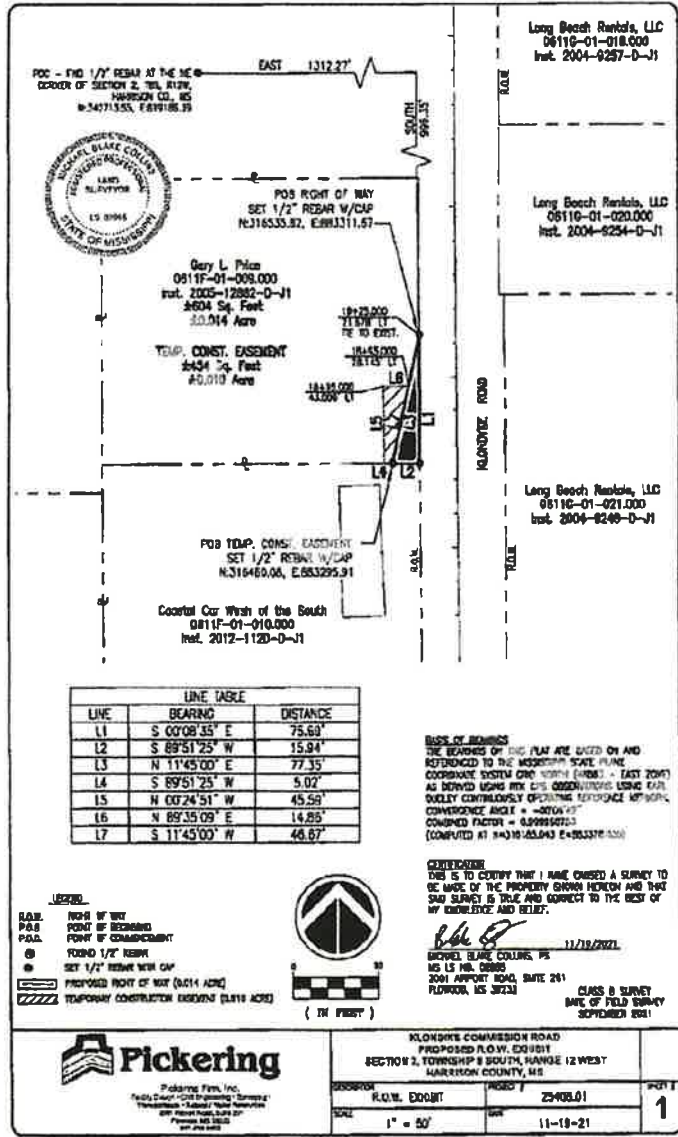


## HARRISON COUNTY, MISSISSIPPI

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. TOTAL PROPERTY TAX ASSESSMENT: \$1,234,567.89. MAP LA C. January 24, 2025



# MINUTES OF FEBRUARY 13, 2025 REGULAR MEETING LONG BEACH PLANNING and DEVELOPMENT COMMISSION



### COMMERCIAL LEASE AGREEMENT

**THE PARTIES:** This Lease Agreement agreed on February 1<sup>st</sup> 2025 is between:

The Lessor is 1 individual known as Vicki Price with a mailing address of 6359 Pavolini Rd. Pass Christian MS. 39571, hereinafter referred to as the "Lessor"

The Lessee is 1 individual known as Chellie Davis with a mailing address of 10276 Rd 313 Pass Christian 39571, hereinafter referred to as the "Lessee."

The Lessor and Lessee hereby agree as follows:

**DESCRIPTION OF LEASED PREMISES.** The Lessor agrees to lease to the Lessee the

Following described 1500 square feet (SF) of garage space and property under Parcel Number 0611F-01-099.000 located at 613 Klondike Rd, Long

Beach, Mississippi, 39561.

Hereinafter referred to as the "Premises".

**USE OF LEASED PREMISES.** The Lessor is leasing the Premises to the Lessee and the Lessee is hereby agreeing to lease the Premises for any legal use allowed in accordance with Local, State and Federal Laws.

Any changes in use or purpose of the Premises other than as described above shall upon prior written or Verbal consent of Lessor only otherwise the Lessee will be considered in default of this Lease Agreement.

**EXCLUSIVE USE.** The Lessee shall hold exclusive rights to operate on the Premises with the following use (s):

**TERM OF LEASE.** This Lease shall commence on February 1<sup>st</sup>, 2025 and expire on Midnight on February 1<sup>st</sup>, 2030 ("initial Term"). With first opportunity for renewal.

**RENT AMOUNT.** Payment shall be made by the Lessee to the Lessor in the amount of \$2,000 per month for the initial Term of this Lease Agreement hereinafter referred to as the "Rent". Payment due for 2% increase per year beginning February 1<sup>st</sup>, 2026.

**RENT PAYMENT.** The Rent shall be paid under the following instructions:

Rent shall be paid by the Lessee to the Lessor on the month Basis with the payment due no later than the 1<sup>st</sup> of every Month.

Rent shall be paid by the Lessee to the Lessor via Auto Draft set up between parties.

**LATE FEE.** The Lessor shall charge a late payment fee of 50.00 if rent is not paid by the 5<sup>th</sup> of each month.

**SECURITY DEPOSIT.** A Security deposit in the amount of 2,000 shall be due and payable in advance upon the signing of this 1<sup>st</sup> Lease Year and which amount shall be held in escrow by the Lessor in a separate, interest-bearing savings account as security for the faithful performance of the terms and conditions of the Lease.

Provided the Premises is returned to the Lessor in good condition, the Lessee shall have their Security Deposit amount of 2,000 returned within 30 days.

**LEASEHOLD IMPROVEMENTS.** The Lessee agrees that no leasehold improvements, alterations, new structures built or changes of any nature shall be made to the Premises or the exterior of the building without first obtaining the consent of the Lessor in writing/and or Verbal.

**MINUTES OF FEBRUARY 13, 2025  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

GOVERNING LAW. This Lease shall be governed by the Laws of the State of Mississippi

NOTICES. Notices shall be addressed to the following:

Lessor

Vicki Price  
6359 Pavolini Rd.  
Pass Christian, Ms. 39571

Lessee

Chelle Davis  
10276 Road 313  
Pass Christian, Ms. 39571

AMENDMENTS (S). No amendment of this Lease shall be effective unless reduced to writing and subscribed by the parties with all the formality of the original.

SEVERABILITY. If any term or provision of this Lease Agreement is illegal, invalid or unenforceable, such term shall be limited to the extent necessary to make it legal and enforceable, and, if necessary, severed from the Lease. All other terms and provisions of this Lease Agreement shall remain in full force and effect.

BINDING EFFECT. This Lease and any amendments thereto shall be binding upon the Lessor and the Lessees and/or their respective successors, heirs, assigns, executors and administrators

LESSOR SIGNATURE

Signature Vicki Price Date 2-1-25

Vicki Price

LESEE SIGNATURE

Signature \_\_\_\_\_ Date \_\_\_\_\_

Chelle Davis

Applicant's withdrew the application.

\*\*\*\*\*

It came for discussion under New Business, Planning Commission Approval for the property located at 0 West 5<sup>th</sup> Street, Tax Parcel 0612G-02-009.000, submitted by Alan Dale Stennett (owner) and Michael J. Bohlke (agent), as follows:



**MINUTES OF FEBRUARY 13, 2025  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

CITY OF LONG BEACH, MISSISSIPPI		
APPLICATION FOR CASE REVIEW		
<b>PHYSICAL ADDRESS:</b> 201 JEFF DAVIS AVENUE LONG BEACH, MS 39560	<b>PHONE:</b> (228) 863-1554 <b>FAX:</b> (228) 863-1558	<b>MAILING ADDRESS</b> POST OFFICE BOX 929 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 West 5th St 0612G-02-009.000  
Tax Parcel Number

III. Statement clearly explaining the request being made for case review. (Attach supplemental pages if necessary.)  
Requesting approval to build condos in C1 zoning

- 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 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.

<u>Alan Dale Stennett</u> Name of Rightful Owner (PRINT) <u>211 Magnolia St</u> Owner's Mailing Address <u>Long Beach Ms 39560</u> City State Zip <u>228-324-8911</u> Phone <u>Adstennett2014@gmail.com</u> Email address <u>Alan Dale Stennett 1/21/25</u> Signature of Rightful Owner Date	<u>Michael J. Bohlke</u> Name of Agent (PRINT) owner <u>13 Southern Oaks</u> Agent's Mailing Address <u>Long Beach Ms 39560</u> City State Zip <u>228-860-3005</u> Phone <u>MJBHOLKE@AOL.COM</u> Email Address <u>Michael J Bohlke 1/23/25</u> Signature of Agent Date
---	---

OFFICE USE ONLY			
Date Received <u>1/28/25</u>	Zoning <u>C-1</u>	Agenda Date <u>2/13/25</u>	Check Number <u>142</u>

MINUTES OF FEBRUARY 13, 2025  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



SCANNED



MISSISSIPPI JUDICIAL DISTRICT  
Instrument: 2024-0024218-D-11  
Filed/Recorded: 12/06/2024 3:29:01 PM  
Total Fees: \$5.00  
2 Pages Recorded

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

File#241879

Indexing Instructions:  
Pt of Long Beach Section Block 15  
75' E & W X 150' N & S by 5th St  
1<sup>st</sup> JD, 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,

Edward Guillie, a married man  
401 Mason Avenue  
Long Beach, MS 39560  
985-445-4288

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

Alan Dale Stennett and Michael J. Bohlske,  
as joint tenants with full rights of survivorship and not as tenants in common  
211 Magnolia Street  
Long Beach, MS 39560  
228-586-3169

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

A lot or parcel of land situated in the City of Long Beach, Harrison County, Mississippi, and more particularly described as: Beginning at a point on the Northside of 5th Street, which said point is 355 feet measured by right angles West of the West margin of Jeff Davis Avenue and from said point of beginning running thence Northerly parallel with Jeff Davis Avenue a distance of 150 feet; thence Westerly parallel with 5th Street a distance of 75 feet; thence Southerly parallel with Jeff Davis Avenue a distance of 150 feet to the North side of 5th Street; thence Easterly along the North side of 5th Street a distance of 75 feet to the point of beginning; all being in a part of Section 13, Township 8 South, Range 12 West, Harrison County, Mississippi.

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.

THE ABOVE described property is no part the homestead of the Grantor herein.

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 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 6th day of December, 2024.

Edward Guillie

STATE OF MISSISSIPPI  
COUNTY OF HARRISON

THIS DAY personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid, Edward Guillie, who acknowledged that he 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 6th day of December, 2024.

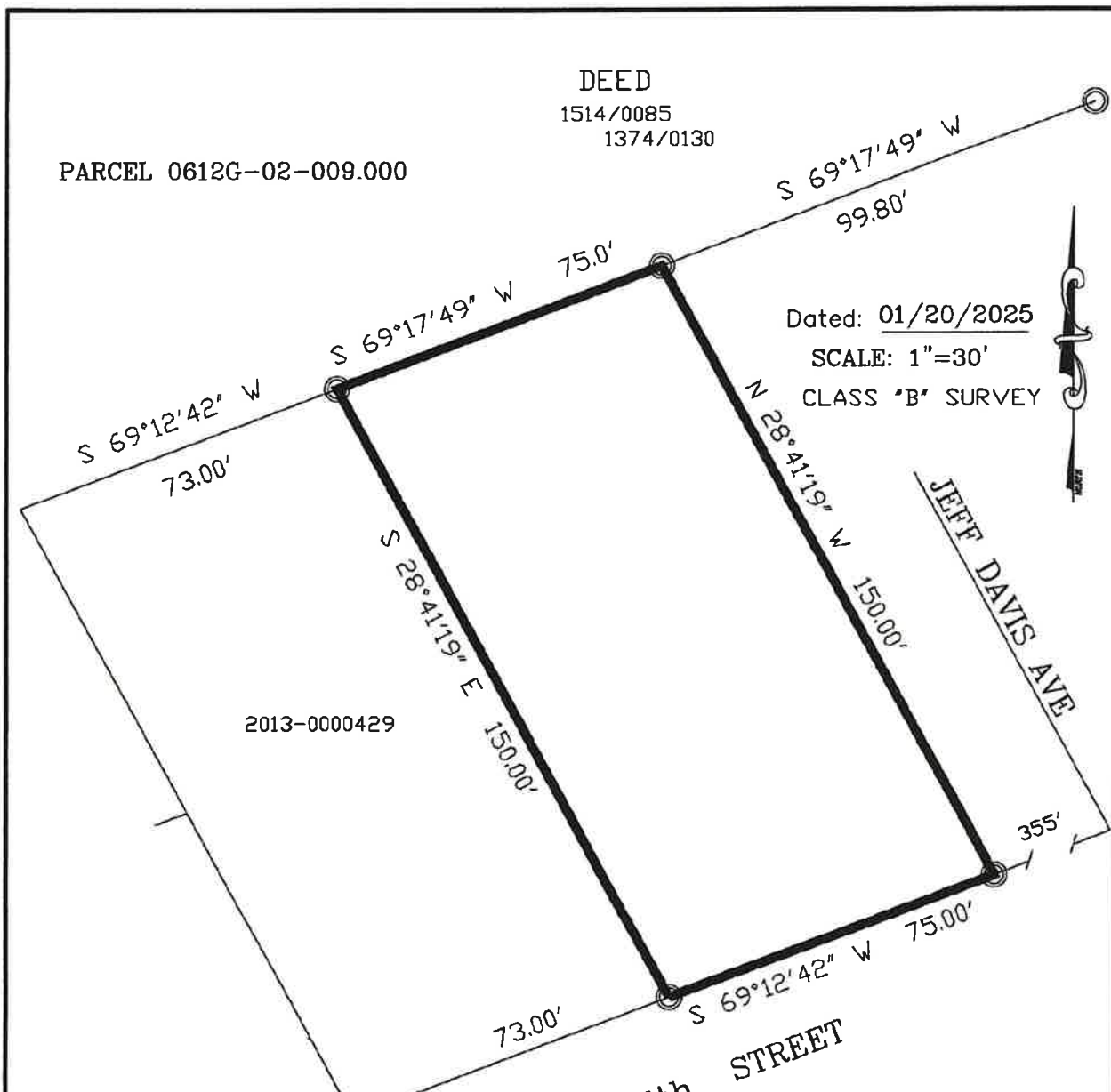
NOTARY PUBLIC

( S E A L )

My Commission Expires:



**MINUTES OF FEBRUARY 13, 2025  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**



**SURVEY OF:**  
 THAT CERTAIN PARCEL  
 OF LAND DESCRIBED IN  
 DEED BOOK 1374 AT PAGE  
 130, DESCRIBED AS BEING  
 75' X 150'. LINES PARALLEL TO  
 JEFF DAVIS AVENUE AND  
 WEST 5th STREET.  
 PARCEL 0612G-02-009.000  
 VACANT

**ZONED C-1**  
 FYSB = 0'  
 SYSB = 0'  
 RYSB = 3'

**NOTES:** This survey was performed without the benefit of a current title search. Property is subject to any/all Easements, Right-of-ways and/or Restrictions on record.

F.I.R. = FOUND 1/2" IRON ROD  
 F.I.P. = FOUND 1 1/2" IRON PIPE

**REFERENCES:**  
 DEED BOOK 1374 PG 130  
 HARRISON CO. TAX MAP  
 Base Bearing by: GPS RTK (NAD 83)

**CERTIFICATION**

This is to CERTIFY that I have surveyed the property hereon described and delineated, and that the measurements and other data indicated are correct to the best of my knowledge and belief.

*Larry R. Smith*  
 Larry R. Smith P.L.S. # 02695

This property is located in Zone(s) "AE 19", as published by the Federal Insurance Administration, Official Flood Hazard Map, Community Panel Number 28047C0357G, revised 6/16/2009.



**LARRY SMITH  
 LAND SURVEYING**  
 105 N. KERN DRIVE  
 GULFPORT MS. 39503

**BOUNDARY, TOPOGRAPHIC  
 CONSTRUCTION LAYOUT**

PHONE: (228) 669-0419

JOB # \_\_\_\_\_



**MINUTES OF FEBRUARY 13, 2025  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

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

\*\*\*\*\*

It came for discussion under New Business a Sketch Plat Approval for the property located at 0 West 5<sup>th</sup> Street, Tax Parcel 0612G-02-009.000, submitted by Alan Dale Stennett and Michael J. Bohlke (owner), as follows:

**MINUTES OF FEBRUARY 13, 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	1/30/25
Zoning	C1
Agenda Date	2/13/25
Check Number	144

I. TYPE OF CASE: **SKETCH APPROVAL**

II. ADVALOREM TAX PARCEL NUMBER(S): 06/26-02-009.000

III. GENERAL LOCATION OF PROPERTY INVOLVED: Central Business district  
G-1

IV. ADDRESS OF PROPERTY INVOLVED: O W. 5th st

- A. The purpose of the sketch is to develop a general design on which to base the preliminary and final plat, and thus having to revise such design to make in conform to the comprehensive City plan and to relate it to surrounding development. To this end, the sub-divider should consult informally with the City Engineer and the Planning Commission on preparation of the sketch plat.
- B. The sub-divider shall submit to the Planning Commission the sketch plat of the proposed subdivision, together with the attendant items, fifteen (15) days prior to the Planning Commission meeting at which the sketch plat is to be approved. The sketch plat shall be reviewed by the Planning Commission and approved by the Mayor and Board of Aldermen. The review shall take into consideration, in addition to the requirements set forth in these regulations, the components of the comprehensive City plan, the zoning ordinance and other plans, programs and regulations that might affect the area and the design and development of the subdivision.
- C. The sub-divider must submit a general layout drawing of the proposed subdivision or development. The sketch plat should indicate location of the subdivision, street alignment and lot sizes, and should provide additional information that is deemed reasonably necessary within the scope the Subdivision Ordinance by the City. (1) The sketch plat should consist of three (3) full-size drawings on 24 x 36 inch sheets and (1) 8 ½ x 14 and/or emailed in pdf. format to the Clerk.
- D. The Planning Commission shall inform the sub-divider that the Sketch plan as submitted or as modified does or does not meet the objectives of City Regulations. When the Planning Commission or the Mayor and Board find that the sketch plat does not meet the objectives of City regulations the reasons therefore shall be given, together with any changes recommended to be made. In the even the sub-divider does not agree to changes recommended by the Planning Commission, he may request and shall receive review and formal action by the Mayor and Board of Aldermen at its next regular meeting.
- E. Although not recommended, a developer may be allowed to combine the Sketch and Preliminary plats so that they may be considered together.

V. **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).

**MINUTES OF FEBRUARY 13, 2025  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

- B. **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.
- C. **Fee.** Attach a check in the amount of \$50.00. 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.**

**VI. 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 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 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.

Alan Dale Steunett  
Name of Rightful Owner (PRINT)

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

211 Magnolia St  
Owner's Mailing Address

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

Long Beach Ms 39560  
City State Zip

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

228-324-8911  
Phone

\_\_\_\_\_  
Phone

Alan Dale Steunett 1/20/25  
Signature of Rightful Owner Date

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

Michael J. Bohlke

13 Southern Oaks

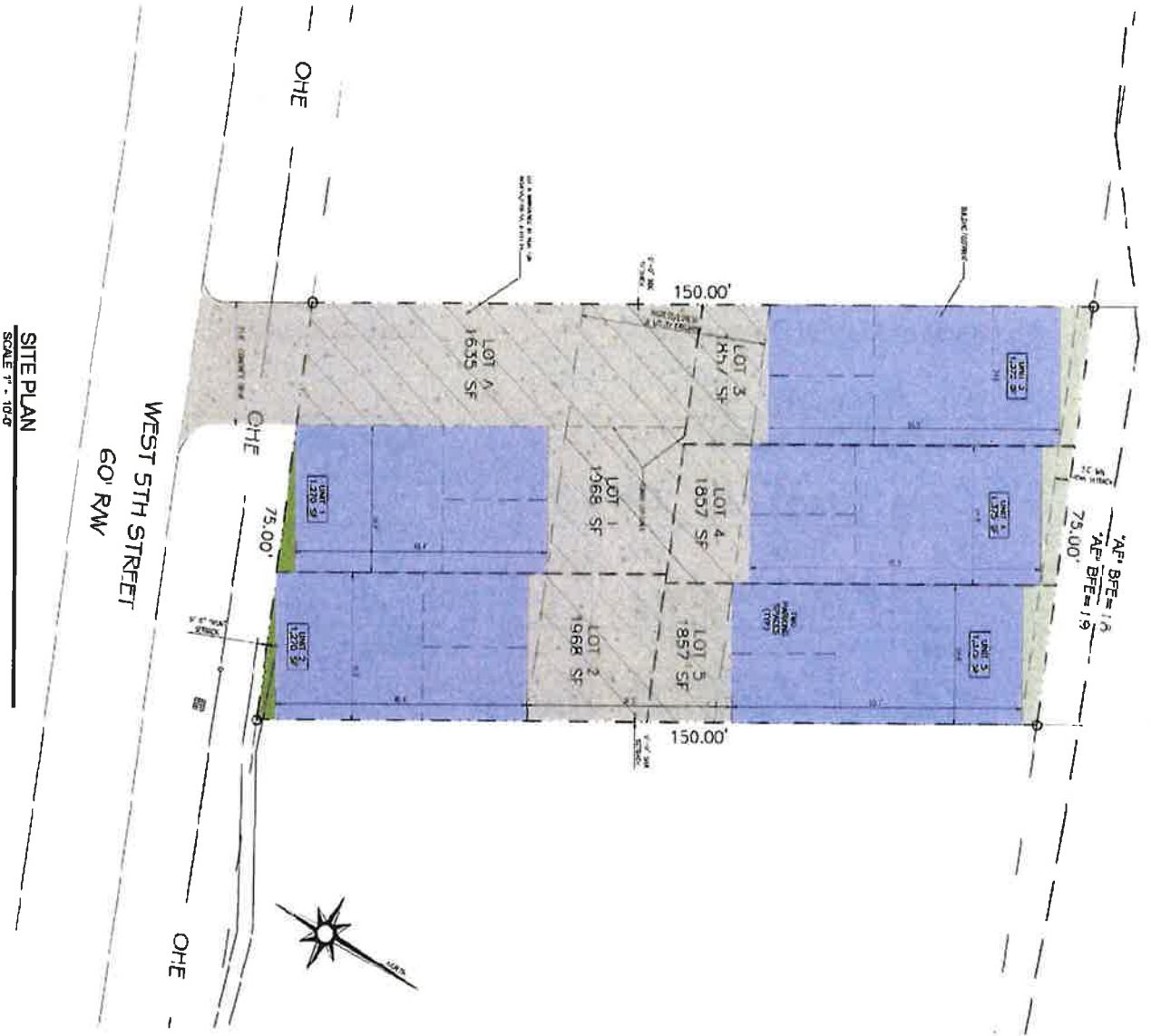
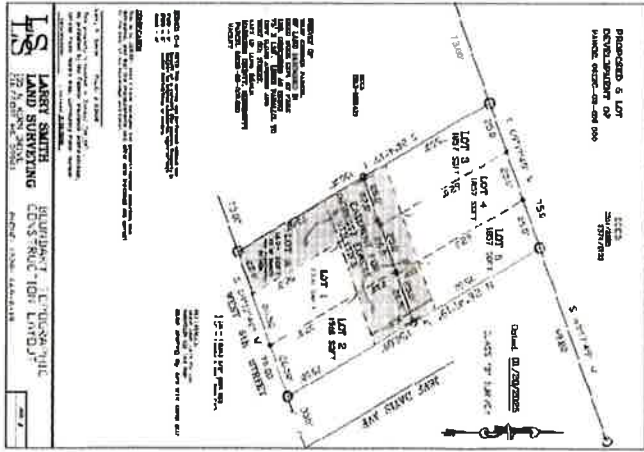
Long Beach, Ms 39560

228-860-3005

Michael J. Bohlke 1/23/25  
Signature Date



# MINUTES OF FEBRUARY 13, 2025 REGULAR MEETING LONG BEACH PLANNING and DEVELOPMENT COMMISSION



C1.0

Condominiums  
5th Street, Long Beach, Mississippi

**TERRY MONAHAN ENGINEERING**  
 1105 W. 10th St.  
 Long Beach, MS 39080  
 Phone: 601-732-1105  
 Fax: 601-732-1106  
 Email: terry@terrymonahan.com  
 Website: www.terrymonahan.com

**MINUTES OF FEBRUARY 13, 2025**  
**REGULAR MEETING**  
**LONG BEACH PLANNING and DEVELOPMENT COMMISSION**  
***LONG BEACH FIRE DEPARTMENT***  
**Plan Review and Inspection Form**

Development Name: Dale Stinnett

Address or Location: Fifth St.

Occupancy Type (according to NFPA code): R3

Type of Development: Town Homes

Occupancy Load if Applicable: NA

Number of Stories: NA

**Plan Review and Occupancy Inspection:**

For all multi-family (three family or larger), commercial, industrial, and institutional construction, whether new or renovation, a fee of 25% of the building permit fee charged by the issuing building department, no less than \$50, shall be levied. **The fee includes site review, plan review, and related inspections of the structure according to the Fire Codes adopted by the City of Long Beach.** Not included in this fee is the plan review and related inspections of **specialized fire protection equipment.** The fee is payable upon submittal of the initial plans for review to the Long Beach Building Code Office.

Plan Review: Accepted [  ] Rejected [  ]

If Rejected State Reason:

Reviewed by: Inspector Timothy Darden

Date: February 3, 2025

**Plan Review Fee: 0** (This fee does not include Specialized Fire Protection Equipment)

***Protecting Life and Property***

**MINUTES OF FEBRUARY 13, 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 5, 2025

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

**RE: 5<sup>th</sup> St. Condominiums – Sketch Plat**

Ladies and Gentlemen:

We have performed a cursory review of the sketch plat for the referenced project and submit the following comments for your use:

1. The condominium development must have a common area. On the sketch plat, "Lot A" may be intended as the common area, but appears to function as the ingress/egress driveway for the development and should not be considered a common area. We believe the lots/units must be reconfigured to meet this requirement.

We trust that these comments will be informative for the City regarding sketch plat approval for this subdivision. If granted approval, we will work with the developer and the Public Works department during preliminary plat review.

Sincerely,

David Ball, P.E.

DB:539



**MINUTES OF FEBRUARY 13, 2025  
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LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

After considerable discussion and upon recommendation made by the City of Long Beach Fire Department and a City of Long Beach Engineer, Vice Chairman Barlow made motion, seconded by Commissioner Kruse and unanimously carried to deny the application as submitted.

\*\*\*\*\*

It came for discussion under New Business a Sketch Plat Approval for the property located at 0 Alexander Road, Tax Parcel 0612C-02-020.000, submitted by Cory Easterling (owner) and Pecan Grove Subdivision, LLC, Andrew Levens (agent), as follows:

**MINUTES OF FEBRUARY 13, 2025  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

**MINUTES OF FEBRUARY 13, 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	1/29/25
Zoning	R-1
Agenda Date	2/13/25
Check Number	1026

- I. TYPE OF CASE: **SKETCH APPROVAL**
- II. ADVALOREM TAX PARCEL NUMBER(S): 0612C-02-020.000
- III. GENERAL LOCATION OF PROPERTY INVOLVED: East side of Alexander Rd near Charleswood Ln intersection
- IV. ADDRESS OF PROPERTY INVOLVED: No address assigned; Property unimproved
- A. The purpose of the sketch is to develop a general design on which to base the preliminary and final plat, and thus having to revise such design to make in conform to the comprehensive City plan and to relate it to surrounding development. To this end, the sub-divider should consult informally with the City Engineer and the Planning Commission on preparation of the sketch plat.
- B. The sub-divider shall submit to the Planning Commission the sketch plat of the proposed subdivision, together with the attendant items, fifteen (15) days prior to the Planning Commission meeting at which the sketch plat is to be approved. The sketch plat shall be reviewed by the Planning Commission and approved by the Mayor and Board of Aldermen. The review shall take into consideration, in addition to the requirements set forth in these regulations, the components of the comprehensive City plan, the zoning ordinance and other plans, programs and regulations that might affect the area and the design and development of the subdivision.
- C. The sub-divider must submit a general layout drawing of the proposed subdivision or development. The sketch plat should indicate location of the subdivision, street alignment and lot sizes, and should provide additional information that is deemed reasonably necessary within the scope the Subdivision Ordinance by the City. (1) The sketch plat should consist of three (3) full-size drawings on 24 x 36 inch sheets and (1) 8 ½ x 14 and/or emailed in pdf. format to the Clerk.
- D. The Planning Commission shall inform the sub-divider that the Sketch plan as submitted or as modified does or does not meet the objectives of City Regulations. When the Planning Commission or the Mayor and Board find that the sketch plat does not meet the objectives of City regulations the reasons therefore shall be given, together with any changes recommended to be made. In the even the sub-divider does not agree to changes recommended by the Planning Commission, he may request and shall receive review and formal action by the Mayor and Board of Aldermen at its next regular meeting.
- E. Although not recommended, a developer may be allowed to combine the Sketch and Preliminary plats so that they may be considered together.
- V. **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).



**MINUTES OF FEBRUARY 13, 2025  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

**B. 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.

**C. Fee.** Attach a check in the amount of \$50.00. 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.**

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**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 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 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.

Cory Easterling  
\_\_\_\_\_  
Name of Rightful Owner (PRINT)  
  
9003 Addison Blvd  
\_\_\_\_\_  
Owner's Mailing Address  
  
Long Beach MS 39560  
\_\_\_\_\_  
City State Zip  
  
601-503-3694  
\_\_\_\_\_  
Phone  
  
Authenticator  
*Cory Easterling* 01/23/25  
\_\_\_\_\_  
Signature of Rightful Owner Date

Pecan Grove Subdivision LLC; Andrew Leven  
\_\_\_\_\_  
Name of Agent (PRINT)  
  
5056 A Avenue  
\_\_\_\_\_  
Agent's Mailing Address  
  
Long Beach MS 39560  
\_\_\_\_\_  
City State Zip  
  
228-861-9743  
\_\_\_\_\_  
Phone  
  
*Andrew Leven* 1/22/2025  
\_\_\_\_\_  
Signature of Applicant Date

MINUTES OF FEBRUARY 13, 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 1/29/25  
Zoning R-1  
Agenda Date 2/13/25  
Check Number 1020

- I. TYPE OF CASE: SKETCH APPROVAL
- II. ADVALOREM TAX PARCEL NUMBER(S): 0612C-02-022.000 *(Part of this parcel number)*
- III. GENERAL LOCATION OF PROPERTY INVOLVED: East side of Alexander Rd  
north of Aladdin Dr
- IV. ADDRESS OF PROPERTY INVOLVED: No address assigned; Property unimproved

- A. The purpose of the sketch is to develop a general design on which to base the preliminary and final plat, and thus having to revise such design to make in conform to the comprehensive City plan and to relate it to surrounding development. To this end, the sub-divider should consult informally with the City Engineer and the Planning Commission on preparation of the sketch plat.
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- E. Although not recommended, a developer may be allowed to combine the Sketch and Preliminary plats so that they may be considered together.

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**MINUTES OF FEBRUARY 13, 2025  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

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**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.

Lola G. + James Freeman Webb      Pecan Grove Subdivision LLC; Andrew Lever  
Name of Rightful Owner (PRINT)      Name of Agent (PRINT)

1207 Highway 469 N  
Owner's Mailing Address

5056 A Avenue  
Agent's Mailing Address

Pearl Ms 39208  
City                      State                      Zip

Long Beach MS 39560  
City                      State                      Zip

601-209-2474  
Phone

228-861-9743  
Phone

Lola G Webb      01/25/25  
Signature of Rightful Owner      Date

Andrew Lever      1/22/2025  
Signature of Applicant      Date

James Freeman Webb Jr.      01/25/25  
Signature of Rightful Owner      Date



**MINUTES OF FEBRUARY 13, 2025  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION  
Pecan Grove Subdivision LLC**

**Interest and Ownership**

Michael Levens

18564 Ray Road

Long Beach, MS 39560

Shareholder interest

Jerry Levens Jr.

606 Charleston Lane

Long Beach, MS 39560

Shareholder interest

Andrew Levens

2711 Lynwood Street

Pascagoula, MS 39567

Shareholder interest



Prepared by:  
The Casano Law Firm, P.A.  
4403 West Aloha Drive  
Diamondhead, MS 39525  
(228) 255-0015  
21-0599

Return to:  
The Casano Law Firm, P.A.  
4403 West Aloha Drive  
Diamondhead, MS 39525  
(228) 255-0015

[Space Above This Line For Recording Data]

State of Mississippi  
County of Harrison

Indesting: 3.53 acres, more or less, in the N1/2 of the W1/2 of Lot 20, Seals Subdivision, City of Long Beach, First Judicial District, Harrison County, MS

**OUTCLAIM 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 which are hereby acknowledged, It

**Cory Hunter Easterling (Grantor)  
788 Arbor Station Drive  
Long Beach, MS 39560  
601-503-3694**

Does hereby convey and quitclaim to

**Cory Hunter Easterling and Katalyn Jean Nugent (Grantee's)  
788 Arbor Station Drive  
Long Beach, MS 39560  
601-503-3694**

As joint tenants with right of survivorship and not as tenants in common the following described land and property situated in Harrison County, Mississippi to wit:

**See Exhibit "A"**

Together with all and singular the rights, privileges, improvements and appurtenances to the same belonging or in any wise appertaining.

MINUTES OF FEBRUARY 13, 2025  
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WITNESS my signature, this the 14<sup>th</sup> day of July, 2022.

*Cory Hunter*  
Cory Hunter Easterling

State of Mississippi  
County of Hancock

Personally came and appeared before me, the undersigned authority in and for the aforesaid  
County and State on this the 14<sup>th</sup> day of July, 2022, Cory Hunter  
Easterling, who acknowledged that he signed and delivered the foregoing instrument of writing on  
the day and year therein mentioned.



Exhibit "A"

A parcel of land located in the North 1/2 of the West 1/2 of Lot 20 of Seal's Subdivision,  
City of Long Beach, First Judicial District of Harrison County, Mississippi, and being more  
particularly described as:

Commencing at an Iron pipe situated at the intersection of the East margin of Alexander  
Road and the North line of Lot 20 of Seal's Subdivision, and thence run North 89 degrees  
53 minutes 53 seconds East a distance of 181.23 feet to the Point of Beginning; thence from  
said Point of Beginning, run North 89 degrees 17 minutes 55 seconds East along the North  
line of said Lot 20 and the South line of Lenora Heights Subdivision a distance of 473.54  
feet to a point; thence run South 00 degrees 28 minutes 51 seconds East along the West line  
of Pecanwood Subdivision a distance of 329.00 feet to a point; thence run South 89 degrees  
21 minutes 25 seconds West a distance of 479.61 feet to a point; thence run North 00  
degrees 18 minutes 23 seconds West a distance of 80.00 feet to a point; thence run South 89  
degrees 26 minutes 47 seconds West a distance of 175.04 feet to a point situated on the East  
margin of Alexander Road; thence run North 00 degrees 50 minutes 22 seconds East along  
said East margin a distance of 59.73 feet to a point; thence run North 89 degrees 26 minutes  
25 seconds East a distance of 178.91 feet to a point; thence run North 00 degrees 18 minutes  
23 seconds West a distance of 188.80 feet to the Point of Beginning. Said parcel contains  
3.83 acres, more or less.

Parcel 0612C-02-020.000 Legal Description

A parcel of land located in the North 1/2 of the West 1/2 of Lot 20 of Seal's Subdivision, City of  
Long Beach, First Judicial District of Harrison County, Mississippi, and being more  
particularly described as:

Commencing at an Iron pipe situated at the intersection of the East margin of Alexander  
Road and the North line of Lot 20 of Seal's Subdivision, and thence run North 89 degrees 53  
minutes 53 second East a distance of 181.23 feet to the Point of Beginning; thence from  
said Point of Beginning, run North 89 degrees 17 minutes 55 seconds East along the North  
line of said Lot 20 and the South line of Lenora Heights Subdivision a distance of 473.54  
feet to a point; thence run South 00 degrees 28 minutes 51 seconds East along the West  
line of Pecanwood Subdivision a distance of 329.00 feet to a point; thence run South 89  
degrees 21 minutes 25 seconds West a distance of 479.61 feet; thence run North 00  
degrees 18 minutes 23 seconds West 80.00 feet to point; thence run South 89 degrees 26  
minutes 47 seconds West a distance of 175.04 feet to a point situated on the East margin  
of Alexander Road; thence run North 00 degrees 50 minutes 22 seconds East along said  
East margin a distance of 59.73 feet to a point; thence run North 89 degrees 26 minutes 25  
seconds East a distance of 178.91 feet to a point; thence run North 00 degrees 18 minutes  
23 seconds West a distance of 188.80 feet to the Point of Beginning. Said parcel contains  
3.83 acres, more or less.

Parcel 0612C-02-022.000 Legal Description

The North half (N 1/2) of the South half (S 1/2) of the West half (E 1/2) of Lot 20 in the East half (E  
1/2) of Section 14, Township 8, Range 12 West, as per plat of map of R. Seal on file in the  
office of the Chancery Clerk of Harrison County, Mississippi, to which reference is here  
made, and also described as the North half (N 1/2) of the South half (S 1/2) of the West (W 1/2)  
of Lot 20 of Seal's subdivision of the East half (E 1/2) of Sections 14, 11 and 2 in Township 8  
South, Range 12 West and being in and a part of Lot 54 of Henderson-Shipman-Hughes  
Partition of B. PellerIn Claim in Township 8 South, Range 12 West, of St. Stephens Meridian  
in Harrison County, Mississippi

Composite Legal Description Draft

Commencing at an iron pipe situated at the intersection of the East margin of Alexander  
Road and the North line of Lot 20 of Seal's Subdivision, and thence run North 89 degrees 53  
minutes 53 second East a distance of 181.23 feet to the Point of Beginning; thence from  
said Point of Beginning, run North 89 degrees 17 minutes 55 seconds East along the North  
line of said Lot 20 and the South line of Lenora Heights Subdivision a distance of 473.54  
feet to a point; thence run South 00 degrees 28 minutes 51 seconds East along the West

MINUTES OF FEBRUARY 13, 2025  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

line of Pecanwood Subdivision a distance of 469.00 feet to a point; thence run South 89 degrees 21 minutes 25 seconds West a distance of 652.00 feet to a point situated on the East margin of Alexander Road; thence run North 00 degrees 18 minutes 23 seconds West 165.00 feet to point; thence run South 89 degrees 26 minutes 47 seconds East a distance of 175.04 feet to a point; thence run North 00 degrees 18 minutes 23 seconds West 80.00 feet; thence run South 89 degrees 26 minutes 47 seconds West a distance of 175.04 feet to a point situated on the East margin of Alexander Road; thence run North 00 degrees 50 minutes 22 seconds East along said East margin a distance of 59.73 feet to a point; thence run North 89 degrees 26 minutes 25 seconds East a distance of 178.91 feet to a point; thence run North 00 degrees 18 minutes 23 seconds West a distance of 188.80 feet to the Point of Beginning, Said parcel contains 6.33 acres, more or less.



Prepared by:  
Ridfern Law Firm  
Attorney at Law  
P O Box 189158  
Richland, MS 39218  
601-936-6063

Return to:  
Ridfern Law Firm  
Attorney at Law  
P O Box 189158  
Richland, MS 39218  
601-936-6063

IN THE STATE OF MISSISSIPPI  
COUNTY OF RANKIN

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 which is hereby acknowledged, I,

Lola G. Webb GRANTOR  
(Death Certificate for Anne Gerald is attached as Exhibit "A")  
1207 Hwy. 469 N.  
Pearl, MS 39208  
601-942-0138

do hereby sell, convey, bargain and forever quitclaim unto

Lola G. Webb, and husband GRANTEES  
James Freeman Webb, Jr.  
1207 Hwy. 469 N.  
Pearl, MS 39208  
601-942-0138

as joint tenants with full rights of survivorship and not as tenants in common, the following described real property situated and located in Rankin County, Mississippi, more particularly described and certainly described as follows:

The North half (N 1/2) of the South half (S 1/2) of the West half (W 1/2) of Lot 20 in the East half (E 1/2) of Section 14, Township 8, Range 12 West, as per plat or map of R. Seal on file in the office of the Chancery Clerk of Harrison County, Mississippi, to which reference is her made, and also described as the North half (N 1/2) of the South half (S 1/2) of the West (W 1/2) of Lot 20 of Seal's Subdivision of the East half (E 1/2) of Sections 14, 11 and 2 in Township 8 South, Range 12 West and being in and a part of Lot 54 of Henderson-Shipman-Hughes Partition of B. Pellier Claim in Township 8 South, Range 12 West, of St. Stephens Meridian in Harrison County, Mississippi.

INDEXING INSTRUCTIONS: N 1/2 OF THE S 1/2 OF THE W 1/2 OF LOT 20 IN THE E 1/2 OF SECTION

Page 1 of 3

14, TOWNSHIP 8 SOUTH RANGE 12 WEST, HARRISON COUNTY,  
MISSISSIPPI

GRANTOR WARRANTS THAT SUBJECT PROPERTY IS NO PART OF HER HOMESTEAD.

This conveyance is further subject to all easements, roadways, servitudes, restrictive covenants and oil, gas and other mineral reservations, exceptions, conveyances and issues of record or obvious on reasonable inspection of the subject property.

Ad valorem taxes for the year 2019, which are liens and not yet due and owing.

WITNESS MY SIGNATURE this the 17<sup>th</sup> day of January, 2019.

*Lola G. Webb*  
LOLA G. WEBB, GRANTOR

STATE OF MISSISSIPPI  
COUNTY OF RANKIN

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction above stated, the within named LOLA G. WEBB, GRANTOR, who stated and acknowledged to me that she did sign and deliver the above and foregoing instrument on the date and for the purpose therein stated.

GIVEN UNDER MY HAND AND OFFICIAL SEAL on the 17<sup>th</sup> day of January 2019.

*Rita D. Johnson*  
NOTARY PUBLIC



Page 2 of 3

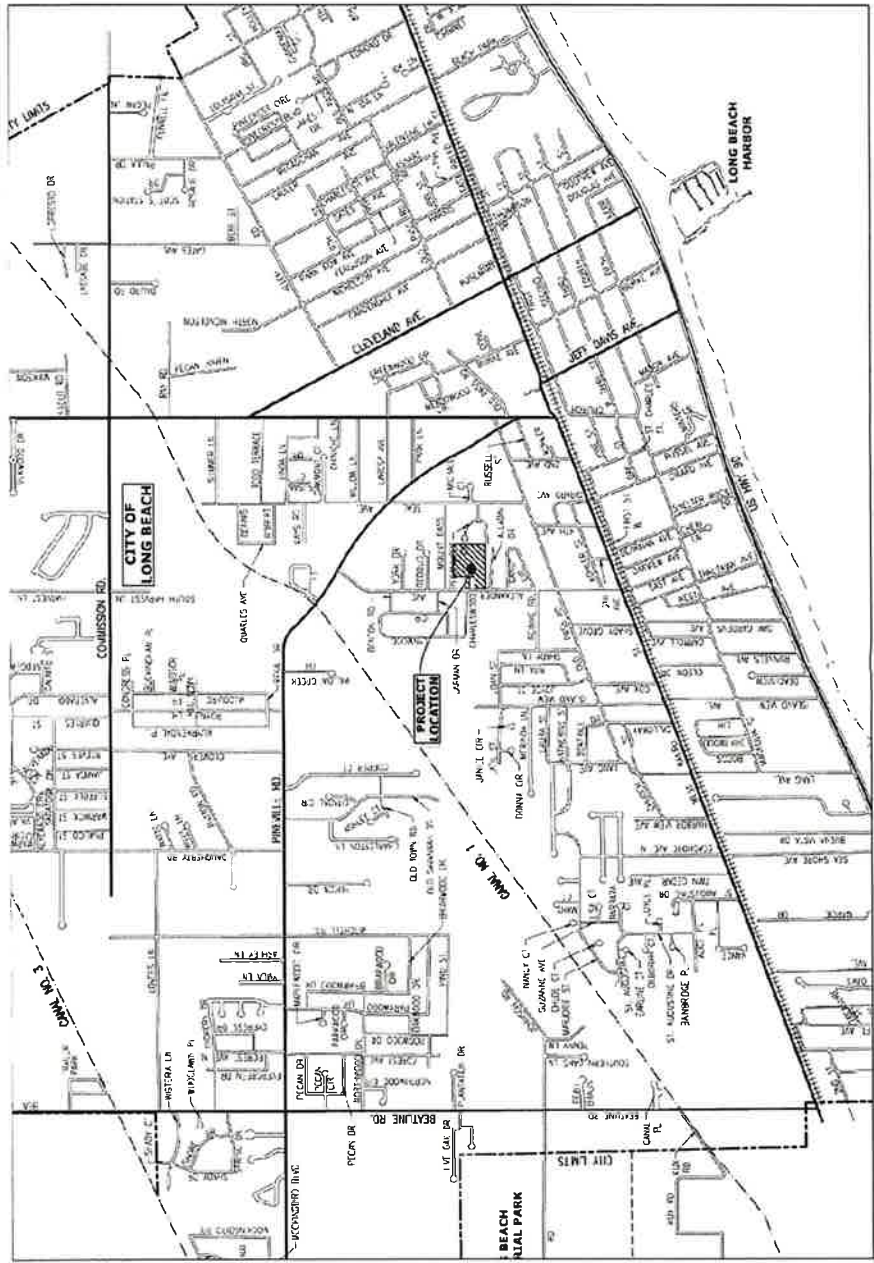


**MINUTES OF FEBRUARY 13, 2025  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

THE DESCRIPTION FOR THIS DEED WAS PROVIDED BY THE GRANTORS HEREIN. THIS DEED WAS DRAFTED BY RICHARD REDFERN WITHOUT THE BENEFIT OF A SURVEY OR A TITLE SEARCH WHATSOEVER AT THE REQUEST OF THE GRANTORS. THE PREPARER MAKES NO CERTIFICATION AS TO TITLE HEREIN. THE PREPARER ACTED AS A SCRIVENER HEREIN AND DID NOT PARTICIPATE IN A LOAN CLOSING.

MINUTES OF FEBRUARY 13, 2025  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

PECAN GROVE SUBDIVISION  
EXISTING PARCEL NO. 061C-02-020.000 & 0612C-02-022.000

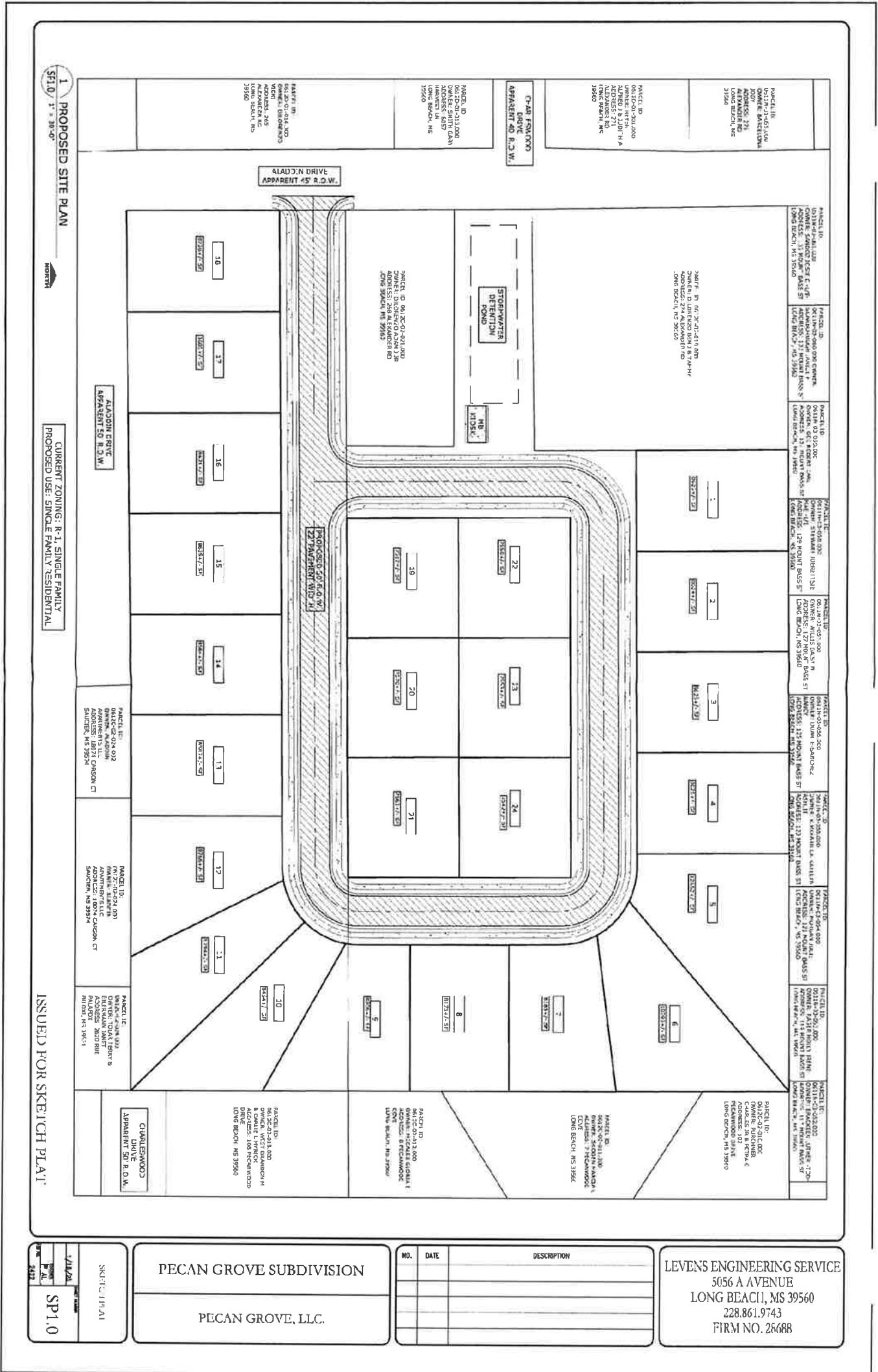


1 VICINITY MAP  
T1 NTS

LEVENS ENGINEERING SERVICE  
5056 A AVENUE  
LONG BEACH, MS 39560  
228.861.9745  
FIRM NO. 28668

INDEX TO SHEETS:  
T1 - TITLE; VICINITY MAP  
SP1.0 - PROPOSED SKETCH PLAT  
ISSUED FOR SKETCH PLAT

# MINUTES OF FEBRUARY 13, 2025 REGULAR MEETING LONG BEACH PLANNING and DEVELOPMENT COMMISSION



LEVENS ENGINEERING SERVICE  
5056 A AVENUE  
LONG BEACH, MS 39560  
228.861.9743  
FIRM NO. 26688

NO.	DATE	DESCRIPTION

PECAN GROVE SUBDIVISION  
PECAN GROVE, LLC.

SCALE: 1/4"=1'-0"  
DATE: 2/27/25  
VLM/ML  
SP1.0



MINUTES OF FEBRUARY 13, 2025  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

# **LONG BEACH FIRE DEPARTMENT**

*Inspector Tim Darden*

*645 Klondyke Road  
Long Beach MS 39560*

*Phone(228) 863-7292  
Fax (228) 868-0070*

From: Inspector Tim Darden  
Date: January 31, 2025  
Re: Pecan Grove Subdivision

To Whom it may concern: The road should be 24 feet in width. The water main should be a minimum of 6 inches and looped. Fire hydrants should be no less than 500 feet apart.

Respectfully,

Tim Darden  
Fire Inspector  
Long Beach Fire Department

**MINUTES OF FEBRUARY 13, 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

December 2, 2024

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

**RE: Pecan Grove S/D – Sketch Plat**

Ladies and Gentlemen:

We have performed a cursory review of the sketch plat for the referenced project and submit the following comments for your use:

1. The asphalt roadway is noted as 22' in pavement width. The City will require curb & gutter in this subdivision per the subdivision ordinance, which necessitates a roadway width of 27' measured from back of curb to back of curb.
2. Lots 5, 6, and 12 will likely require a front setback larger than normal to obtain a 75' lot width at the building setback, which we believe is the intent of the City's ordinances.
3. Lots 10 and 11 are too narrow; we can find no reasonable way to obtain a buildable site with 75' in width at the building setback. We believe it's possible those two lots may need to be combined to create a single buildable lot.

We trust that these comments will be informative for the City regarding sketch plat approval for this subdivision. If granted approval, we will work with the developer and the Public Works department during preliminary plat review.

Sincerely,



David Ball, P.E.

DB:539

Biloxi | Long Beach | Pascagoula | Daphne

O:\0539\Pecan Grove sketch plat 20250129.docxPage 1/1

102 M.B. 37  
02.13.25 Reg

**MINUTES OF FEBRUARY 13, 2025  
REGULAR MEETING**

**LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

After considerable discussion and upon recommendation made by the City of Long Beach Fire Department and a City Engineer, Vice Chairman Barlow made motion seconded by Commissioner Suthoff and unanimously carried to approve the application as submitted.

\*\*\*\*\*

There being no further business to come before the Planning and Development Commission at this time, Vice Chairman Barlow made motion, seconded by Commissioner Kruse 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