

**MINUTES OF APRIL 25, 2024  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

**AGENDA  
APRIL 25, 2024  
REGULAR MEETING OF THE PLANNING and DEVELOPMENT COMMISSION  
CITY OF LONG BEACH, MISSISSIPPI  
5:30 O'CLOCK P.M.  
LONG BEACH CITY HALL  
MEETING ROOM  
201 JEFF DAVIS AVENUE**

**I. CALL TO ORDER**

**II. ROLL CALL AND ESTABLISH QUORUM**

**III. PUBLIC HEARINGS**

1. Variance- 2001 Pelican Circle, Tax Parcel 0611C-01-002.001, Submitted by Jeremy Stalling and Aubrey Stalling.

**IV. ANNOUNCEMENTS**

**V. APPROVE MINUTES**

1. April 11, 2024

**VI. UNFINISHED BUSINESS**

**VII. NEW BUSINESS**

1. Tree Removal- 124 West Azalea Drive, Tax Parcel 0711M-04-027.000, Submitted by Bruce R. Gremillion.
2. Certificate of Resubdivision- 102 and 104 North Lang Avenue, Tax Parcel 0512H-01-012.000, Submitted by Sheri Lynn Messino.

**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 May 7, 2024.**

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

Commissioner William Suthoff read the Opening Statement for the Planning and Development Commission.

\*\*\*\*\*

**MINUTES OF APRIL 25, 2024  
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Be it remembered that a public hearing was heard before the Long Beach Planning and Development Commission, Long Beach, Mississippi, and begun at 5:30 o'clock p.m., Thursday, the 25<sup>th</sup> day of April 2024, in said City, and the same being the time, date and place fixed for holding said public hearing.

There were present and in attendance on said Commission and at the public hearing the following names persons: Chairman Frank Olaivar, Commissioners Nicholas Brown, William Suthoff, David DiLorenzo, Ryan McMahon, Trey Gaddy, and Marcia Kruse, Building Inspector Ryan Ladner and Minutes Clerk Tina M. Dahl.

Absent the public hearing were Vice Chairman Shawn Barlow, Commissioner Jennifer Glenn, City Advisor Bill Hessell and Building Official Mike Gundlach.

There being a quorum present and sufficient to transact the business of the public hearing, the following proceeding was had and done.

\*\*\*\*\*

The public hearing to consider a Variance for the property located at 2001 Pelican Circle, Tax Parcel 0611C-01-002.001, submitted by Jeremy Stalling and Aubrey Stalling, as follows:

MINUTES OF APRIL 25, 2024  
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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 3/19/24  
Zoning R-1  
Agenda Date 4/25/24  
Check Number 1315

VARIANCE REQUEST

I. Tax Parcel Number(s): 0611C-01-002.001 PPIN 143071

II. Address of Property Involved: 2001 PELICAN CIRCLE, 39560

III. Statement clearly explaining the request being made. (Attach supplemental pages if necessary.)  
RESPECTFULLY REQUESTING THAT THE 8 FT SIDEYARD SETBACK BE WAIVED TO ALLOW FOR A SHED TO BE PLACED IN BACKYARD - IT IS CURRENTLY 8 FT, I AM REQUESTING 4 FT

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

A. Describe any special condition that justify the granting of this request and that are peculiar to the property and do not apply to other properties in the general area. What are the reasons for the request and why the applicant cannot meet the stated code requirement? DUE TO THE IRREGULAR SHAPE OF THE PROPERTY, I WOULD LIKE TO KEEP THE SHED PARALLEL WITH THE HOUSE, SO IT DOESNT LOOK CROOKED.

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. IRREGULAR LOT SHAPE

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? THE PROPERTY GRADUALLY GETS WIDER, THE EXTRA SPACE NEEDED IS TO ALLOW FOR PROPER POSITIONING OF STORAGE / SHED.

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. NUMEROUS HOMEOWNERS IN THE AREA HAVE PORTABLE SHEDS ALONG FENCELINE, I JUST NEED A FEW MORE FEET TO ALLOW THE PROPER POSITIONING SO IT LOOKS NICE AND SQUARE.

**MINUTES OF APRIL 25, 2024  
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LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

**IV. REQUIRED ATTACHMENTS:**

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

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

**V. OWNERSHIP AND CERTIFICATION:**

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

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

JEREMY STALLING / AUBREY STALLING

Name of Rightful Owner (PRINT)

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

2001 PELICAN CIRCLE

Owner's Mailing Address

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

LONG BEACH MS 39560

City State Zip

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

228 357-0287

Phone

\_\_\_\_\_  
Phone

[Signature] 17 MAR 24

Signature of Rightful Owner

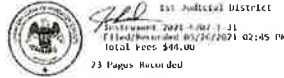
Date

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

\_\_\_\_\_  
Date

[Signature]

# MINUTES OF APRIL 25, 2024 REGULAR MEETING LONG BEACH PLANNING and DEVELOPMENT COMMISSION



Prepared By: Nancy Benites  
Freedom Mortgage Corporation  
907 Pleasant Valley Av Ste 3  
Mount Laurel, NJ 08054  
(800) 220-3333

After Recording Return To:  
Freedom Mortgage Corporation  
ATTN: Final Documents  
P.O. Box 8001  
Fishers, IN 46038-8001  
(800) 220-3333

(Space Above This Line For Recording Data)

### DEED OF TRUST

**STALLING**  
Lender # 0130714579  
PIN: 0611C-01-002\_001  
MIN: 1000730-0130714579-5  
MERS Phone: 1-888-679-6377  
C.O.C. # 212300416511-MS

Grantor(s): **JEREMY STALLING and AUBREY STALLING, JTWROS**  
Address: 2001 Pelican Cir, Long Beach, MS 39560  
Phone: (228) 357-0288

Grantee/Beneficiary: Mortgage Electronic Registration Systems, Inc.  
Address: 1901 E Voorhees Street, Suite C, Danville, IL 61834 Phone: 1-888-679-6377

Lender: **Freedom Mortgage Corporation**  
Address: 907 Pleasant Valley Av Ste 3, Mount Laurel, NJ 08054  
Phone: (800) 220-3333

Trustee: **Donald G. Ogden**  
Address: 1080 River Oaks , Ste B202, Flowood, MS 39232  
Phone: (601) 366-1223

Legal Description: **SEB, LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF, First Castle Pointe Subdivision, Phase 1, Office of the Clerks/Clerk of Harrison County, First Judicial District, Mississippi, Plat Book 57, Page 18**

**NOTICE: THIS LOAN IS NOT ASSUMABLE WITHOUT THE APPROVAL OF THE DEPARTMENT OF VETERANS AFFAIRS OR ITS AUTHORIZED AGENT.**

MISSISSIPPI - Single Family - Fannie Mae/Freddie Mac UNIFORM INSTRUMENT Form 3025 Modified for Ed. 334.50 Page 1 of 16

0130714579

### DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined in Sections 3, 11, 13, 18, 20 and 21. Certain rules regarding the usage of words used in this document are also provided in Section 16.

- (A) "Security Instrument" means this document, which is dated **May 12, 2021**, together with all Riders to this document.
- (B) "Borrower" is **JEREMY STALLING and AUBREY STALLING, JTWROS**. Borrower is the trustor under this Security Instrument.
- (C) "Lender" is **Freedom Mortgage Corporation**. Lender is a Corporation organized and existing under the laws of the state of **New Jersey**. Lender's address is **951 Yamato Road, Suite 175, Boca Raton, FL 33431**.
- (D) "Trustee" is **Donald G. Ogden**.
- (E) "MERS" is Mortgage Electronic Registration Systems, Inc. MERS is a separate corporation that is acting solely as a nominee for Lender and Lender's successors and assigns. MERS is the beneficiary under this Security Instrument. MERS is organized and existing under the laws of Delaware, and MERS has a mailing address of P.O. Box 2026, Fint, MI 48301-2026 and a street address of 1901 E Voorhees Street, Suite C, Danville, IL 61834. The MERS telephone number is (888) 679 MERS.
- (F) "Note" means the promissory note signed by Borrower and dated **May 12, 2021**. The Note states that Borrower owes Lender **Two Hundred Thirty-Four Thousand Eight Hundred Twenty And 00/100 Dollars (U.S. \$234,820.00)** plus interest. Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full no later than **May 1, 2049**.
- (G) "Property" means the property that is described below under the heading "Transfer of Rights in the Property."
- (H) "Loan" means the debt evidenced by the Note, plus interest, any prepayment charges and late charges due under the Note, and all sums due under this Security Instrument, plus interest.
- (I) "Riders" means all Riders to this Security Instrument that are executed by Borrower. The following Riders are to be executed by Borrower (check box as applicable):

- |  |  |   |
|--|--|---|
| <input type="checkbox"/> Adjustable Rate Rider | <input type="checkbox"/> Condominium Rider                         | <input type="checkbox"/> Second Home Rider      |
| <input type="checkbox"/> Balloon Rider         | <input checked="" type="checkbox"/> Planned Unit Development Rider | <input type="checkbox"/> Biweekly Payment Rider |
| <input type="checkbox"/> 1-4 Family Rider      | <input type="checkbox"/> Other(s) (specify)                        |   |
| <input checked="" type="checkbox"/> VA Rider   |  |   |

- (J) "Applicable Law" means all controlling applicable federal, state and local statutes, regulations, ordinances and administrative rules and orders (that have the effect of law) as well as all applicable final, non-appealable judicial opinions.
- (K) "Community Association Dues, Fees, and Assessments" means all dues, fees, assessments and other charges that are imposed on Borrower or the Property by a condominium association, homeowners association or similar organization.
- (L) "Electronic Funds Transfer" means any transfer of funds, other than a transaction originated by check, draft, or similar paper instrument, which is initiated through an electronic terminal, telephonic instrument, computer, or magnetic tape so as to order, instruct, or authorize a financial institution to debit

MISSISSIPPI - Single Family - Fannie Mae/Freddie Mac UNIFORM INSTRUMENT Form 3025 1/01 Modified for VA Ed. 334.50 Page 2 of 16

This instrument prepared by:  
**Kenneth A. "Andy" Brister**  
for TitlePlus, LLC  
MS Bar# 102408  
7389 Florida Blvd., Ste 200B  
Baton Rouge, LA 70806  
225-709-3500



### 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 consideration, the receipt and sufficiency of all of which is hereby acknowledged, the undersigned, **DSL/D Homes (Gulf Coast), LLC**, being represented herein by **Meekede Volkmann**, agent, pursuant to Resolution, original of which is attached hereto and made a part hereof, whose mailing address is declared to be **1220 S. Range Avenue, Denham Springs, LA 70716**, does hereby sell, convey and warrant to **Jeremy Stalling and Aubrey Stalling**, as joint tenants with full rights of survivorship, whose mailing address is declared to be **2001 Pelican Cir, Long Beach, MS 39560** the following described land and property being located in **Harrison County, Mississippi**, being more particularly described as follows, to-wit:

**Lot 1 Castle Pointe Subdivision, Phase 1** - subdividing according to the official map or plat thereof on file and of record in the Office of the County Clerk of Harrison County, First Judicial District, Mississippi, in Plat Book 57 at Page 18 thereof.  
Mailing Address: 2001 Pelican Cir., Long Beach, MS 39560  
Tax Parcel: 0611C-01-002.001

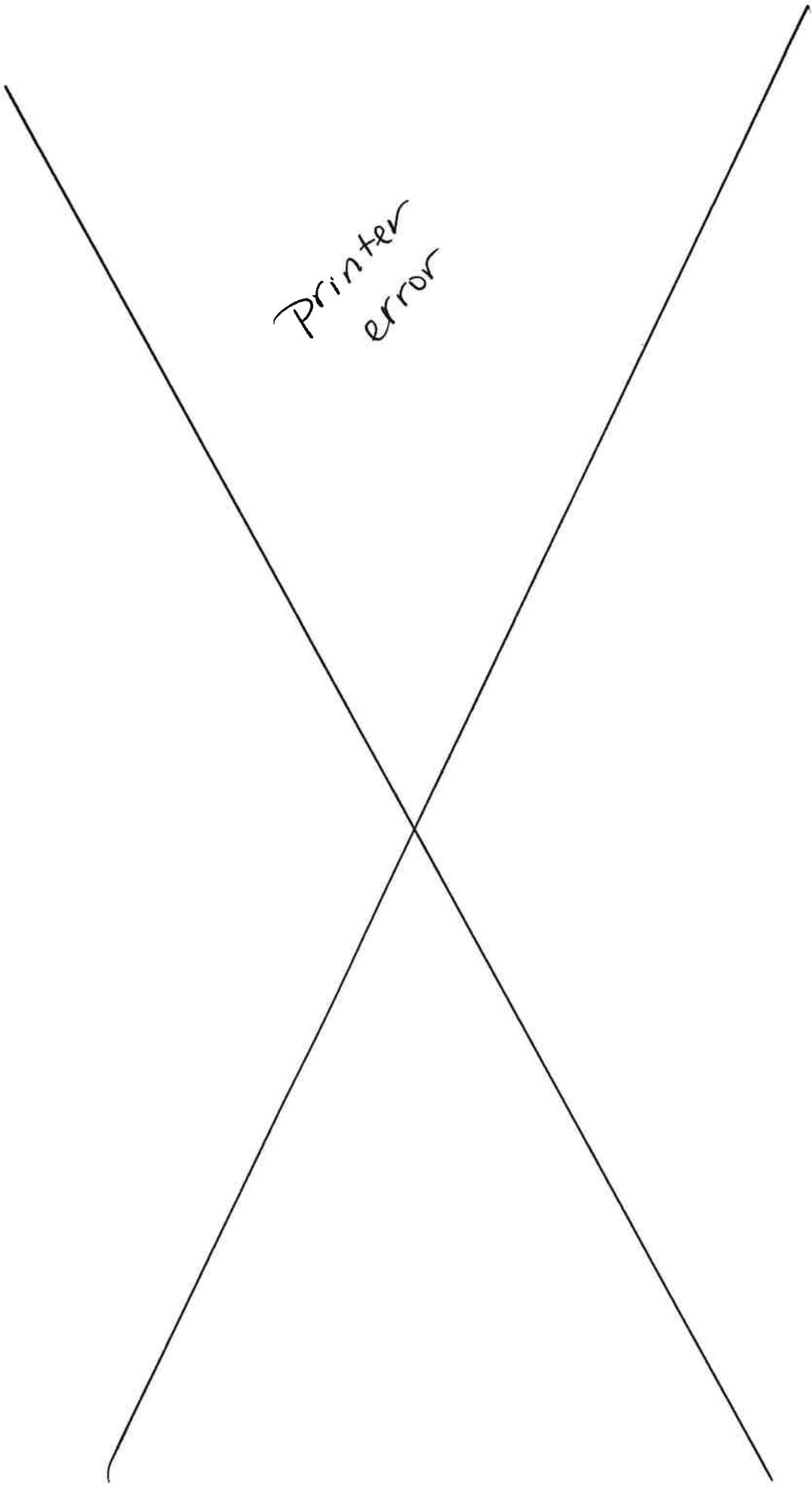
**DSL/D Homes (Gulf Coast), LLC**  
Being the same property acquired by Warranty Deed from **Castle Pointe, LLC** to **DSL/D Homes (Gulf Coast), LLC** on January 11, 2017 and recorded as Instrument 2017 450 (D-71) in the official records of the office of the Clerk and Recorder in and for the County of Harrison, State of Mississippi.

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

**IT IS AGREED** and acknowledged that the ad valorem taxes for the current year are prorated as of the date of this conveyance upon an estimated basis and are assumed by the Grantee. When said taxes are actually determined, the Grantor agrees to pay the Grantee the amount of any deficit due and the Grantee agrees to pay Grantor the amount of any excess paid, based on actual proration's.

Grantor <b>DSL/D Homes (Gulf Coast), LLC</b> 1220 S. Range Ave, Denham Springs, LA 70716, Ph: 225-791-6860	Grantee <b>Jeremy Stalling and Aubrey Stalling</b> 2001 Pelican Cir Long Beach, MS 39560 Ph: 228-357-0288
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MINUTES OF APRIL 25, 2024  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

2

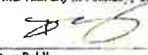
WITNESS OUR SIGNATURES, this 12th day of February, 2019.

  
\_\_\_\_\_  
DSL/D Homes (Gulf Coast), LLC  
By: Michelle Vulgamore, agent

STATE OF Louisiana  
PARISH/COUNTY OF East Baton Rouge

This day personally came and appeared before me, the undersigned authority in and for the jurisdiction aforesaid, DSL/D Homes (Gulf Coast), LLC by Michelle Vulgamore, Agent, who acknowledged that the above and foregoing instrument was signed and delivered as the free and voluntary act and deed of the Grantor on the day and in the year herein mentioned.

Given under my hand and official seal of office, this 12th day of February, 2019.

  
\_\_\_\_\_  
Notary Public

My commission expires: with life

David L. Guidry  
Attorney at Law  
Bar Roll No. 23767  
Commissioned for Life  
All Louisiana Parishes



3

CERTIFICATE OF AUTHORITY

**BE IT RESOLVED** that either Michelle Vulgamore or Farrah Burgess or Christopher Reddish or Sandra French or Lisa Gollott or Rebecca Bolton or Kathy Mitchell or Keith Mitchell as agent of DSL/D HOMES (Gulf Coast), L.L.C., a Delaware Limited Liability Company, be and are hereby and empowered to sell property, hereinafter described, owned by the company in the State of Mississippi, and to execute any and all contracts upon such terms and conditions as they may determine fit and proper, the company hereby ratifying all prior sales, purchases, and contracts made on behalf of the corporation by them, as follows, to wit:

PROPERTY DESCRIPTION

2001 Pelican Circle, Long Beach, MS 39560

Lot 1, Casine Pointe Subdivision

**BE IT FURTHER RESOLVED** that the above named individuals be and are hereby authorized and empowered for and on behalf of the company to sign any acts of sale, settlement statements, contracts and any other documents necessary to carry out the authority granted in this resolution.

CERTIFICATE

We hereby certify that the above and foregoing is a true and correct copy of the Certificate of Authority adopted by all of the members of the above named company, held on this 6th day of August, 2018, at which meeting a quorum was present and voting.

  
\_\_\_\_\_  
Jeffrey P. Purpen, Jr.

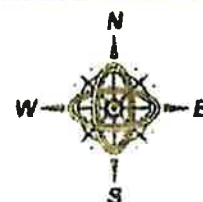
Authorized Pursuant to Section 5 and 6  
Articles of Organization



**MINUTES OF APRIL 25, 2024  
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**BEARING REFERENCE:  
RECORDED  
SUBDIVISION PLAT**

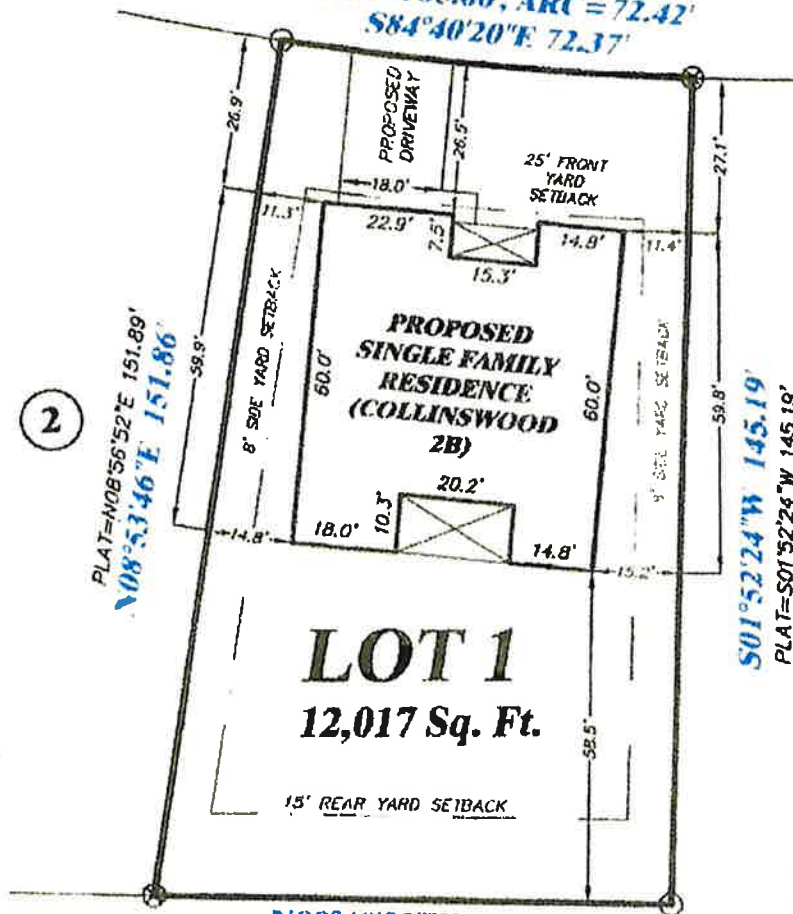


SCALE 1" = 30'

**PELICAN CIRCLE**

PLATTED 60' RIGHT-OF-WAY  
PLAT=RAD=583.66', LEN=72.31'  
S84°35'22"E 72.27'

RAD=585.66', ARC=72.42'  
S84°40'20"E 72.37'



2

CLIENT:  
**DSL D HOMES, LLC**  
DRAWN BY: ZEK  
DRAWING #: P18781  
DATE: 08/01/2018

**EASEMENT NOTE:**

AFTER A THOROUGH REVIEW OF THE PLAT OF RECORD, NO EASEMENTS WERE SHOWN OR NOTED FOR THIS LOT (OTHER THAN SHOWN). RESTRICTIVE COVENANTS OR OTHER POSSIBLE RECORDED DOCUMENTS THAT MAY DESCRIBED ANY EASEMENTS FOR THIS LOT WERE NOT FURNISHED TO THIS SURVEYOR.

**ABBREVIATION**

**LEGEND:**

PRIOR = PRIOR SURVEY  
P = PLATTED DIMENSION  
P.O.B = POINT OF BEGINNING  
P.O.C = POINT OF COMMENCEMENT  
R.O.W. = RIGHT-OF-WAY  
N90°00'00"E 433.00' = ACTUAL FIELD MEASUREMENT

**NOTES:**

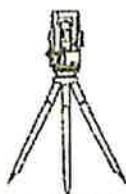
- 1.) CONTRACTOR TO VERIFY HOUSE POSITION/ORIENTATION AND BUILDING SETBACK LINES PRIOR TO CONSTRUCTION.
- 2.) SKETCH ONLY, NOT A BOUNDARY SURVEY.
- 3.) WHEN SETBACKS OVERLAP UTILITY AND/OR DRAINAGE EASEMENTS, SETBACKS ARE TO BE SET ON EASEMENT LINE.

**REFERENCE MATERIALS:**

- 1.) HARRISON COUNTY TAX MAPS, CURRENT EDITION.
- 2.) RECORDED SUBDIVISION PLAT OF CASTINE POINTE AS PER PLAT BOOK 57 PAGE 18.



**A PLOT PLAN OF  
LOT 1, CASTINE  
POINTE, CITY OF  
LONG BEACH,  
HARRISON COUNTY,  
MISSISSIPPI.**



**PATRICK M. MARTINO, PLS**

13010 KAYLEIGH COVE  
BILOXI, MISSISSIPPI 39532

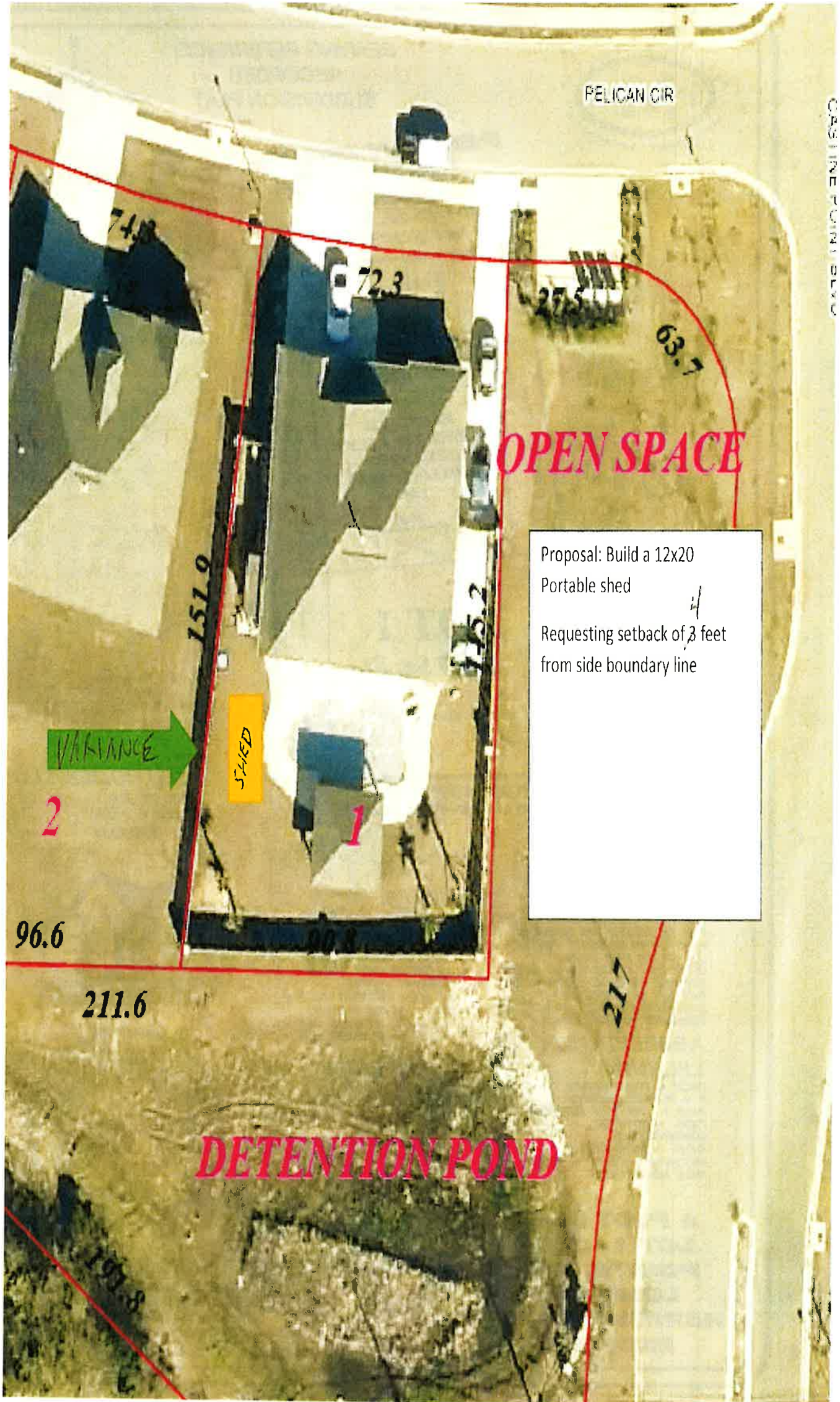
PHONE/FAX: 228-308-2283

EMAIL: PATRICK@MARTINOSURVEYING.COM

**PROFESSIONAL LAND SURVEYOR**



MINUTES OF APRIL 25, 2024  
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Proposal: Build a 12x20  
Portable shed  
Requesting setback of 3 feet  
from side boundary line



**MINUTES OF APRIL 25, 2024  
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The Clerk reported that fifteen (15) notices of public hearing were sent by regular mail to property owners within one hundred sixty feet (160') of the subject property. Notices were also posted on the bulletin boards at City Hall, the Building Official's Office and the Water Department, 201 Jeff Davis Avenue and at the Long Beach Public Library, 209 Jeff Davis Avenue; said notice was ordered as part of these proceedings:

MINUTES OF APRIL 25, 2024  
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City of Long Beach



LEGAL NOTICE  
PUBLIC HEARING

In accordance with Article XX of the Comprehensive Long Beach Unified Land Ordinance 598 of the City of Long Beach, Mississippi (2013, as amended, not to be confused with the Planning and Development Commission for the City of Long Beach will hold a Public Hearing for the purpose of considering a Variance.

Jeremy Stalling and Aubrey Stalling, 2001 Pelican Circle, Long Beach, MS, 39560, have filed an application for a Variance in accordance with the Comprehensive Long Beach Unified Land Ordinance. The applicants are requesting, "that the 8 feet side yard setback be waived to allow for a shed to be placed in backyard. It is currently 8 ft. I am requesting a four". The city's side yard setbacks are 8 feet from the property line. The location of the request is 2001 Pelican Circle, Tax Parcel: 0611C-01-007-001. The legal descriptions are as follows:

LOT 1 CASTINE POINTE SUBD PH I SEC 2-0-2

A Public Hearing to consider the above variance request will be held in the City of Long Beach, Mississippi 39560, April 25, 2024, at 9:30 a.m., in the Long Beach City Hall Meeting Room located at 261 Jeff Davis Avenue. The city encourages all individuals, groups and organizations to contact the city if they have any questions concerning the petition.

Stacy Duhon  
Chairman  
Planning and Development Commission

201 Pelican Circle, Long Beach, MS 39560 • (228) 411-1564 • FAX (228) 411-1822  
www.cityoflongbeach.ms.gov

AVERY	5160	Easy Peel Address Labels	Go to Avery.com/Labels
Ruoss Jonathon & Jamie 2003 Pelican Circle Long Beach, MS 39560	Karas Stephen & Sandra Fallon 2005 Pelican Circle Long Beach, MS 39560	McMurphy Donna 2007 Pelican Circle Long Beach, MS 39560	
Truong Hoang-Long D & Hoang D 2004 Pelican Circle Long Beach, MS 39560	Lovas Shawn P 2002 Pelican Circle Long Beach, MS 39560	Nestwe I Properties LLC 7660 Perimeter Lane Suite 1CC Baton Rouge, LA 70809	
Cristales Lloyd Jr and Angelica Baton 1007 Castine Pointe Blvd Long Beach, MS 39560	Saegert Jeffrey A and Lauren K 11000 Castine Pointe Blvd Long Beach, MS 39560	Garcia Jose Antonio and Stacey F 1002 Castine Pointe Blvd Long Beach, MS 39560	
Laue Arlyn Deborah 11104 Castine Pointe Blvd Long Beach, MS 39560	Hamer Christopher Austin and Melissa 1006 Castine Pointe Blvd Long Beach, MS 39560	Wilks Dennis Paul and Jennifer D 19067 Commission Road Long Beach, MS 39560	
Stelly Herbert Jr 21305 Johnson Road Long Beach, MS 39560	Ray Cecil Loyce 19073 Commission Road Long Beach, MS 39560	Hardy Court Shopping Center PO Box 1176 Gulfport, MS 39502	

AFFIDAVIT

STATE OF MISSISSIPPI  
COUNTY OF HARRISON  
CITY OF LONG BEACH

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

- That she is the duly appointed and acting Minutes Clerk of the City of Long Beach, Mississippi Planning and Development Commission;
- That in such capacity, she is responsible for mailing Notices of Public Hearing for the purpose of notifying property owners within One Hundred Sixty Feet (160'), excluding public right of ways, of the subject property, when applications for zoning map changes, variances, appeals, etc., are filed, all as stipulated in the zoning Ordinance Number 598 of the City of Long Beach; and other matters pertaining to such Public Hearings and the business of the Planning and Development Commission in and for the City of Long Beach;
- That on April 2, 2024, she did cause to be mailed Notice of Public Hearing, a copy of which is attached hereto to those (15) property owners within One Hundred Sixty Feet (160'), excluding public right of ways, of Lot Parcel 0611C-01-007-001, notifying them that a Public Hearing will be held, April 25, 2024, to consider an application for a Variance filed by Jeremy Stalling and Aubrey Stalling.

Given under my hand this 2nd day of April 2024.

*Stacy Duhon*  
STACY DUHON, CHAIRMAN

SWORN TO AND SUBSCRIBED before me on this 2nd day of April 2024.

*Kimi Gonsoulin*  
NOTARY PUBLIC



**MINUTES OF APRIL 25, 2024  
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LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

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

**Proof of Publication**

STATE OF MISSISSIPPI  
COUNTY OF HARRISON


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

Vol. No. dated day of , 20\_\_  
Vol. No. dated day of , 20\_\_  
Vol. No. dated day of , 20\_\_  
Vol. No. dated day of , 20\_\_  
Vol. No. dated day of , 20\_\_  
Vol. No. dated day of , 20\_\_  
Vol. No. dated day of , 20\_\_

I do hereby state on oath that said newspaper has been established and published continuously in said county for period of more than twelve months prior to the first publication of said notice.

Witness my hand and subscribe before me this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 2024.

Notary Public




STATE OF MISSISSIPPI  
COUNTY OF HARRISON

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

Vol. No. dated day of , 20\_\_  
Vol. No. dated day of , 20\_\_  
Vol. No. dated day of , 20\_\_  
Vol. No. dated day of , 20\_\_  
Vol. No. dated day of , 20\_\_  
Vol. No. dated day of , 20\_\_  
Vol. No. dated day of , 20\_\_

I do hereby state on oath that said newspaper has been established and published continuously in said county for period of more than twelve months prior to the first publication of said notice.

Notary Public



Commission Chairman Frank Olaiivar asked for anyone speaking in favor or opposition and no one came forward.

Commissioner Suthoff made motion, seconded by Commissioner Brown and unanimously carried to close the public hearing.

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

\*\*\*\*\*

Be it remembered that a Regular Meeting before the Long Beach Planning and Development Commission, Long Beach, Mississippi, was begun at 5:30 o'clock p.m., Thursday, the 25<sup>th</sup> day of April 2024, 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 Olaiivar, Commissioners Nicholas Brown, William Suthoff, David DiLorenzo, Ryan McMahon, Trey Gaddy, and Marcia Kruse, Building Inspector Ryan Ladner and Minutes Clerk Tina M. Dahl.

**MINUTES OF APRIL 25, 2024  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

Absent the regular meeting were Vice Chairman Shawn Barlow, Commissioner Jennifer Glenn, City Advisor Bill Hessel and Building Official Mike Gundlach.

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

\*\*\*\*\*

Commissioner Suthoff made motion, seconded by Commissioner Gaddy and unanimously carried to approve the Regular Meeting minutes of April 11, 2024, as submitted.

\*\*\*\*\*

It came for discussion under New Business, a Tree Removal for the property located at 124 West Azalea Drive, Tax Parcel 0711M-04-027.000, submitted by Bruce R. Gremillion, as follows:



MINUTES OF APRIL 25, 2024  
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 4-18-24  
Zoning R-1  
Agenda Date 4-25-24  
Check Number 2423

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

BR 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.

BR 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.

BR 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: 4-18-2024

PROPERTY INFORMATION

TAX PARCEL # 0711M-04-027.000

Address of Property Involved: 124 West Azalea Dr.

Property owner name: Bruce R. Greenhillow

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: 124 West Azalea Dr.

Phone No. (228) 324-3769

CONTRACTOR OR APPLICANT INFORMATION

Company Name: Stoguen Tree and Land Development

Phone No. 228-731-0769 Fax: N/A

Name: Todd Stoguen

Address: 10060 Landlake Blvd, Gulfport MS 39503

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.:

See Attached (use separate sheet if needed)

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.

Signature [Signature] Date 4/18/2024

ADDITIONAL INFORMATION REQUIRED FROM APPLICANT

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

BR 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.

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

BR OWNERSHIP: Please provide a recorded warranty deed.

BR 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.

BR 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.

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



**MINUTES OF APRIL 25, 2024  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

Bruce Gremillion

124 West Azalea Drive

Long Beach, MS 39560

04/18/2024 Request to Remove Live Oak / Deceased Water Oak

In the backyard on the South side of my lot I have a mature Water Oak Tree and mature Live Oak Tree that grew to maturity wrapped around each other. The Water Oak is deceased and needs to be removed. The Live Oak Tree trunk is wrapped around the Water Oak Tree trunk. The Live Oak Tree trunk demonstrates a defined lean towards the ground. In addition since purchasing the home in 2002, the root system of the Live Oak Tree has continued to rise about the original lot grade level.

Separation of the 2 trunk bodies is now visible. There is not a way to remove only the deceased Water Oak without the Live Oak being more negatively impacted. The purpose of this request is only to protect property. No construction is proposed. My concern is if the Live Oak is not removed along with the Water Oak, the Live Oak will eventually end up falling on my home, neighbor's home: and / or fences, especially in the event of a hurricane.



MINUTES OF APRIL 25, 2024  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

(W)

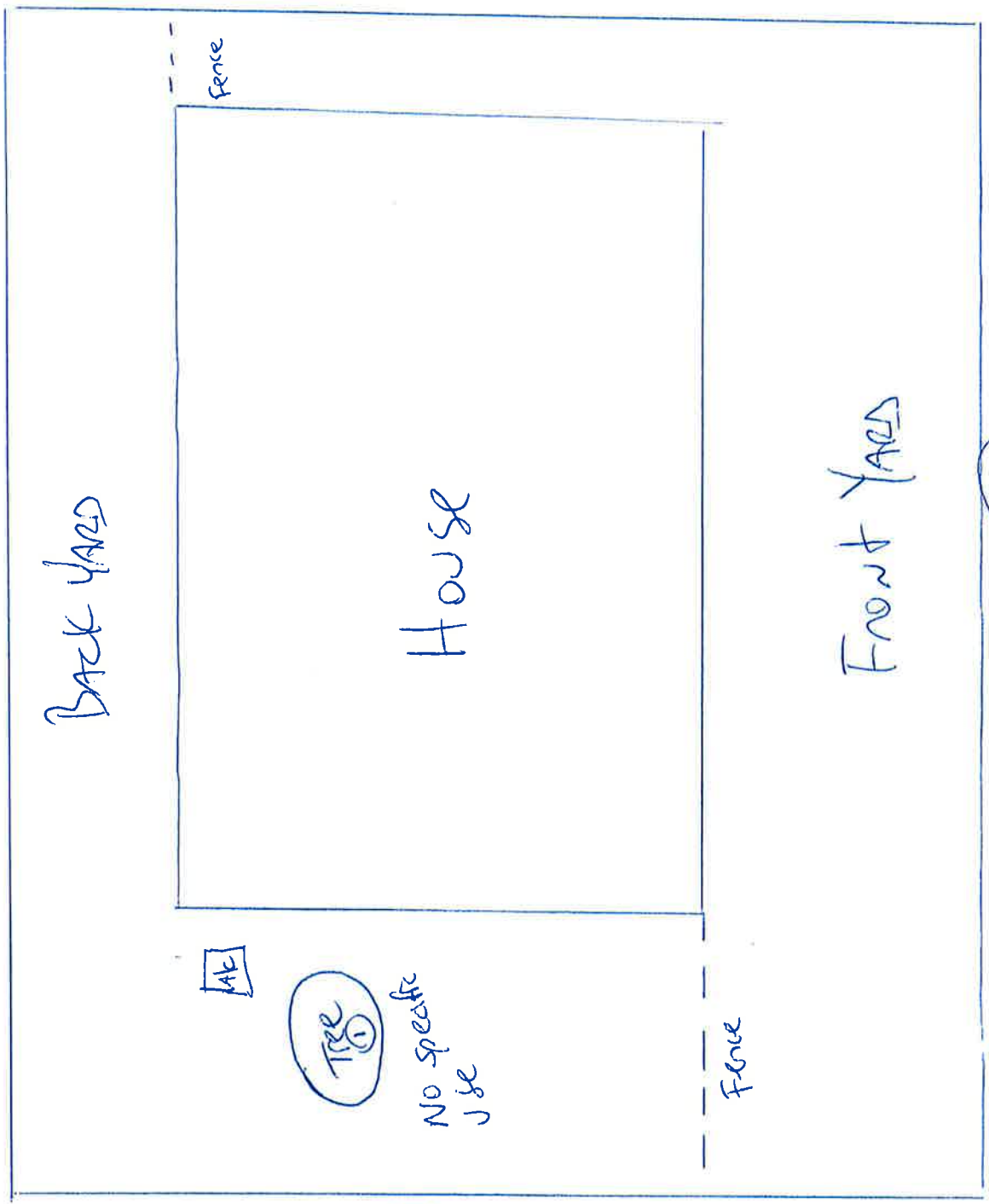
BACK YARD

House

Front YARD

Street (E)

(N)



AK

TREE  
①

No specific  
use

Fence

Fence

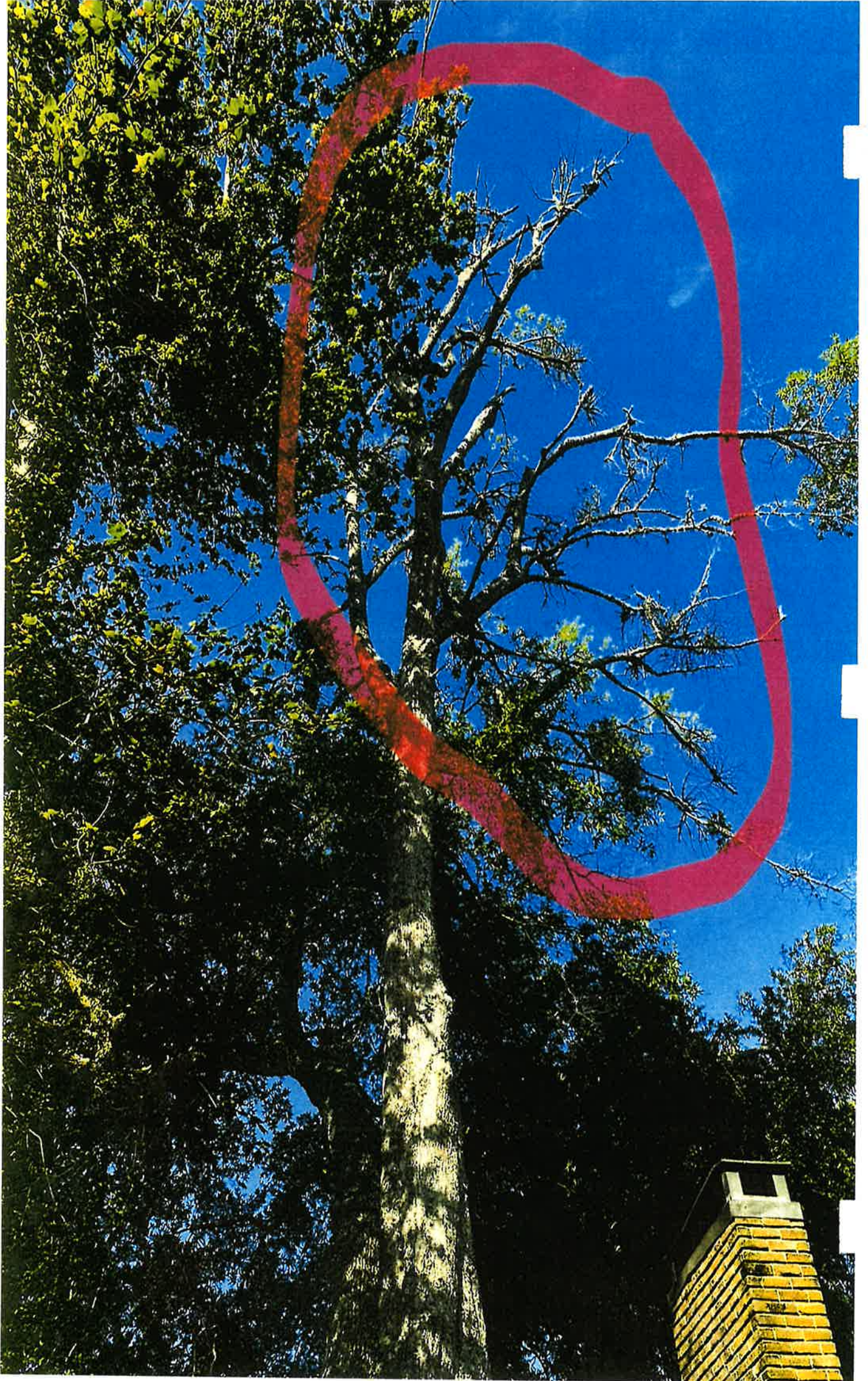
Bruce Greenmillion  
124 West Arden Dr  
Long Beach, MS  
39560

(S)

- ① Live OAK AND decorated  
WATER OAK requested  
to be removed.

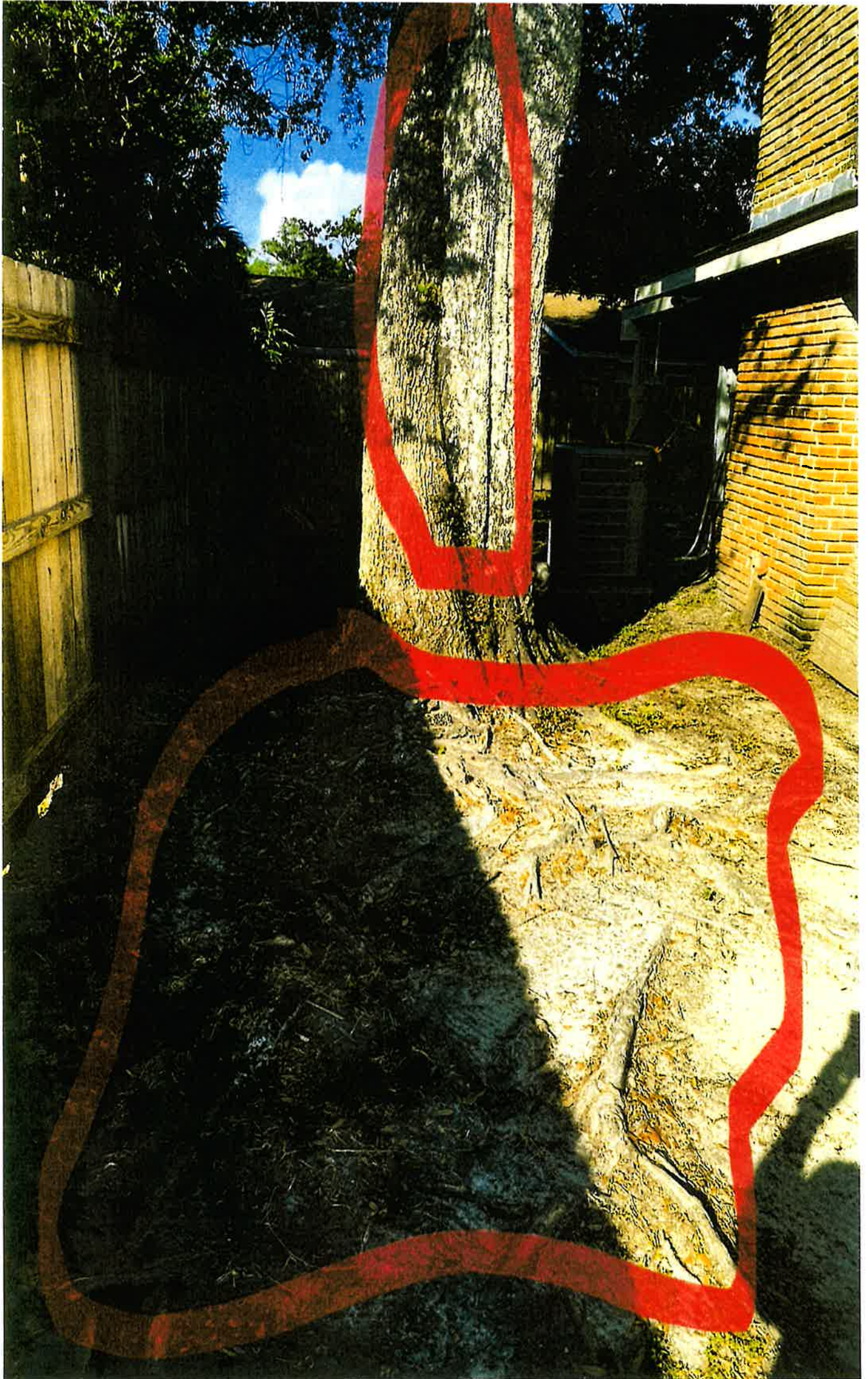


**MINUTES OF APRIL 25, 2024  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**





**MINUTES OF APRIL 25, 2024  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

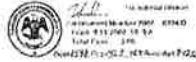




MINUTES OF APRIL 25, 2024  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

BOOK 1598 PAGE 463

STATE OF MISSISSIPPI  
COUNTY OF HARRISON



WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, the undersigned, ROBERT L. LADNER AND WIFE, BETTY RUTH LADNER, 124 WEST AZALEA DR, LONG BEACH MS 39560, (228)86-4490, do hereby sell, convey and warrant unto BRUCE R. GREMILLION AND WIFE, LAURA L. GREMILLION, 401 EAST SECOND ST, LONG BEACH MS 39560, (228) 822-2107 AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON, the following described land and property being located in the First Judicial District of Harrison County, Mississippi, being more particularly described as follows, to-wit:

Lot Twenty-two (22), AZALEA HOMES 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 20 at Page 34 thereof, reference to which is hereby made in aid of and as a part of this description.

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

TAXES for the current year have been provided as of this date and are hereby assumed by the Grantees herein.

WITNESS OUR SIGNATURES, on this the 10th day of September, 2002.

*Robert L. Ladner*  
ROBERT L. LADNER

*Betty Ruth Ladner*  
BETTY RUTH LADNER

BOOK 1598 PAGE 463

STATE OF MISSISSIPPI  
COUNTY OF HARRISON

THIS DAY PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, ROBERT L. LADNER AND WIFE, BETTY RUTH LADNER, who acknowledged that the above and foregoing instrument was signed and delivered as the free and voluntary act and deed of the Grantors on the day and in the year therein mentioned.

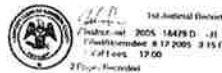
GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 10th day of September, 2002.



My Commission Expires:  
SEPTEMBER 10, 2007

PREPARED BY & RETURN TO:  
GULF TITLE COMPANY, INC.  
P.O. BOX 280  
GULFPORT MS 39502  
(228) 865-0011  
FII.F.#:020749

Subdivision: Lot 22, Azalea Homes Subdivision  
STATE OF MISSISSIPPI  
COUNTY OF HARRISON



QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, Laura L. Gremillion does hereby convey, assign, quitclaim and release unto Bruce R. Gremillion, the following described land and property situated and being in the First Judicial District of the County of Harrison, State of Mississippi, to-wit:

Lot 22, Azalea Homes 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 20 at Page 34 thereof, reference to which is hereby made in aid of and as a part of this description.

The Grantee assumes all indebtedness owed against said property, and all ad valorem taxes affecting said property for the current year and subsequent years.

Laura L. Gremillion does hereby acknowledge and certify that she has abandoned possession of the property hereby conveyed to the Grantee, and that she does hereby evidence her abandonment of all homestead or other rights in and to said property pursuant to the Child Support and Property Settlement and Judgment of Divorce dated Aug 2, 2005 Cause No.05-01223, between the parties.

WITNESS my signature on this, the 2 day of August, 2005.

*Laura L. Gremillion*  
LAURA L. GREMILLION

STATE OF MISSISSIPPI  
COUNTY OF HARRISON

PERSONALLY appeared before me, the undersigned authority in and for the said county and state, the within named Laura L. Gremillion, who acknowledged that she executed the above and foregoing instrument.

GIVEN under my hand and seal on this the 2nd day of August, 2005.

*Rebecca Green*  
REBECCA GREEN  
NOTARY PUBLIC

My Commission Expires:  
1-7-08



**MINUTES OF APRIL 25, 2024  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

ADDRESS OF GRANTOR:

124 W. Azalea Dr.  
Long Beach, MS 39560  
(228) ~~289-7313~~

ADDRESS OF GRANTEE:

124 W. Azalea Dr.  
Long Beach, MS 39560  
(228) ~~324-3169~~

DOCUMENT PREPARED BY  
AND RETURN TO:

TIMOTHY L. MURR  
Perry, Murr, Teel & Koennig  
P. O. Box 7138  
Gulfport, MS 39506  
(228) 896-2900

Page 2 of 2

**MEMORANDUM**

Date: April 18, 2024  
To: City of Long Beach Planning Commission  
From: Long Beach Tree Board  
Re: Tree(s) Removal – 124 West Azalea Drive

The Tree Board has no objection to this removal on the basis of replacing it with another Live Oak.

---

Karen Epperson-Price  
Victor L. Chapman

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

\*\*\*\*\*

**MINUTES OF APRIL 25, 2024  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

It came for discussion under new business, a Certificate of Resubdivision for the property located at 102 and 104 North Lang Avenue, Tax Parcel 0512H-01-012.000, submitted by Sheri Lynn Messino, as follows:



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 3/12/24  
Zoning R-1  
Agenda Date 4/25/24  
Check Number Cash

APPLICATION FOR CERTIFICATE OF RESUBDIVISION

- I. TYPE OF CASE: **CERTIFICATE OF RESUBDIVISION**
- II. ADVALOREM TAX PARCEL NUMBER(S): 0512H-01-012.000
- III. GENERAL LOCATION OF PROPERTY INVOLVED: LANG AVE NORTH OF WEST RAIL ROAD
- IV. ADDRESS OF PROPERTY INVOLVED: 102 - 104 N. LANG AVE
- V. GENERAL DESCRIPTION OF REQUEST: Resubdivision of one property  
Into two properties
- 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.

SHERI LYNN MESSINO

Name of Rightful Owner (PRINT)

5971 W. 30<sup>th</sup> AVE

Owner's Mailing Address

GARY, IN 46406

City State Zip

219) 455-7869

Phone

Sheri Lynn Messino  
Signature of Rightful Owner

Date

Name of Agent (PRINT)

Agent's Mailing Address

City State Zip

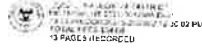
Phone

Signature of Applicant

Date



# MINUTES OF APRIL 25, 2024 REGULAR MEETING LONG BEACH PLANNING and DEVELOPMENT COMMISSION



Prepared By and Return To:  
Dalia Title Corporation  
11824 Brookstone Avenue, Suite A  
Houston Rouge LA 70816  
225-292-2735  
Sidney J. Abdalla, Jr. MS Bar 1012

### SPECIAL WARRANTY DEED File # 115600

INDEXING INSTRUCTIONS: Lot 17, 18, and Part of 19, Block 10, Harbor View Subdivision, Harrison County, First Judicial District, Mississippi.

For and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS, cash in hand paid and other good, legal and valuable consideration, the receipt of which is hereby acknowledged, D/wc (hereinafter referred to as "Grantor"),

HBI Alternative Holdings, LLC  
14405 Walters Road, Suite 200  
Houston TX 77014  
Business Phone: (866) 503-5559

do/doss hereby grant, bargain, sell, convey, transfer and warrant specially title, except as to acts of seller, unto (hereinafter referred to as "Grantee")

Sheri Lynn Messino  
5971 W 30th Ave  
Gay IN 46406  
Home Phone: (219) 455-7869

the following described real property situated and located in Harrison County, Mississippi, being more particularly described as follows, to-wit:

Mississippi Special Warranty Deed  
Dalia Title Corporation File No. 115600

Printed on 4/22/2024  
FILED 5:00PM - 10/20/2024 (HARRISON)

LOT SEVENTEEN (17), EIGHTEEN (18) and the NORTH TEN (10) FEET OF LOT NINE-TEEN (19) and the WEST SIXTY-SEVEN (67) FEET of the SOUTH THIRTY (30) FEET OF LOT NINE-TEEN (19) all in BLOCK TEN (10) of HARBOR VIEW ADDITION, according to the map or plat thereof on file and of record in the Office of the County Clerk of the Chancery Court of the First Judicial District of Harrison County, Mississippi.

The following is for informational purposes only

The improvements thereon bear the Municipal No. 102 N. Lane Avenue, Long Beach, Mississippi 39560

Being the same property acquired by National Mortgage, LLC by virtue of the Quitclaim dated September 15, 2021 and recorded at CN 2021-0029889-D-11 of the records of Harrison County, Mississippi

Being the same property acquired by HBI Alternative Holding, LLC by virtue of the Quitclaim dated May 5, 2022 and recorded in Conveyance Office dated same date herewith in the records of Harrison County, Mississippi.

together with all rights, ways, and improvements situated thereon, and the perpetual right of ingress and egress over and upon all streets, roads, avenues and boulevards shown on said subdivision plat, if any is filed.

The above warrant and this conveyance is made subject to any and all restrictions, covenants, conditions, exceptions, servitudes, rights of way, easements, mineral reservations, and/or other matters shown on the public records, and the perpetual right of ingress and egress over and upon all streets, roads and boulevards shown on said subdivision plat, if any is filed.

The above warrant and this conveyance is made subject to any and all valid and outstanding oil, gas and mineral leases, exceptions, reservations and conveyances.

The above warrant and this conveyance is made subject to any and all easements for public roads and public utilities as presently laid out, constructed or in use.

The above warrant and this conveyance is made subject to any applicable subdivision, health department, zoning and other regulations in effect in Long Beach, Mississippi; restrictions and restrictive covenants of record in Harrison County, Mississippi and/or on the official plat of said subdivision, if any is filed.

The parties herein take cognizance of the fact that no survey has been ordered or requested on the described property and hereby relieve and release me, Notary, from any liability in connection therewith.

By acceptance and delivery of this Deed, Grantee herein does hereby agree to abide by and is no way violate the Declaration of Restrictions, Conditions, Easements, Covenants, Agreements, Liens and Charges, and the Amendment or Amendments thereto, if any, applicable to the above described property and recorded in the Office of the Chancery Court of Harrison, Mississippi.

Grantor warrants payment of all taxes up to and including the year 2021 and ad valorem taxes as of the date of sale have been prorated between Grantors and Grantees. Taxes for all subsequent years have been expressly assumed by the Grantee.

Indivisible 2024/04/25/2024  
DEED - HARRISON - (SPECIAL WARRANTY)

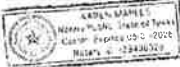
IN WITNESS WHEREOF, the Grantor has caused this instrument to be duly executed this date, 17 May 5, 2022.

HBI Alternative Holdings, LLC by PHH Mortgage Corporation  
d/b/a PHH Mortgage Services, its Attorney in Fact

STATE OF TX  
COUNTY OF Harris

Personally appeared before me Karen Naples the undersigned authority in and for the said county and state, on this 5 day of May, 2022, with my jurisdiction, the within named Karen Naples who acknowledged that he/she is the Attorney in Fact for PHH Mortgage Corporation d/b/a PHH Mortgage Services, who acknowledged that they are Attorney in Fact for HBI Alternative Holdings, LLC and that in said representative capacity executed the above and foregoing document, after first having been duly authorized so to do.

Affix Seal



MINUTES OF APRIL 25, 2024  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

APPENDIX 1 OF 312024  
F.P. 0004 IN JUDICIAL DISTRICT

IN WITNESS WHEREOF, the Grantor has caused this instrument to be duly executed this date,  
17 May 5 2022

FBI Alternative Holdings, LLC by FBI Mortgage Corporation  
d/b/a FBI Mortgage Services, its Attorney in Fact

*[Signature]*

STATE OF TX  
COUNTY OF Harris

Personally appeared before me *Karen Maples*, the undersigned authority, in and for the said county and state, on this 5 day of May, 2022, within my jurisdiction, the within named *TRACY L. LADNER*, who acknowledged that he/she is *TRACY L. LADNER* officer FBI Mortgage Corporation d/b/a FBI Mortgage Services, who acknowledged that they are Attorney in Fact for FBI Alternative Holdings, LLC and that in said representative capacity executed the above and foregoing document, after first having been duly authorized to do so.

*Karen Maples*  
Notary Public  
After Seal



AGREED TO AND ACCEPTED BY:

*Sheri Lynn Messing*  
Sheri Lynn Messing

BOOK 1598 PAGE 464

STATE OF MISSISSIPPI  
COUNTY OF HARRISON

THIS DAY PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, ROBERT L. LADNER AND WIFE, BETTY RUTH LADNER, who acknowledged that the above and foregoing instrument was signed and delivered as the free and voluntary act and deed of the Grantors on the day and in the year therein mentioned.

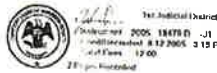
GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 10th day of September, 2002

*Cynthia D. Brown*  
NOTARY PUBLIC

My Commission Expires:  
MISSISSIPPI STATE NOTARY PUBLIC  
MY COMMISSION EXPIRES MAY 15, 2005  
BONHEUREVILLE, MISSISSIPPI

PREPARED BY & RETURN TO:  
GULF TITLE COMPANY, INC.  
P.O. BOX 280  
GULFPORT MS 39502  
(228) 865-0011  
FILE# 020749

Notary: Let 22, Azalea Homes Subdivision  
STATE OF MISSISSIPPI  
COUNTY OF HARRISON



QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, Laura L. Gremillion does hereby convey, assign, quitclaim and release unto Bruce R. Gremillion, the following described land and property situated and being in the First Judicial District of the County of Harrison, State of Mississippi, to-wit:

Lot 22, Azalea Homes 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 20 at Page 34 thereof; reference to which is hereby made in aid of and as a part of this description.

The Grantee assumes all indebtedness owed against said property, and all ad valorem taxes affecting said property for the current year and subsequent years.

Laura L. Gremillion does hereby acknowledge and certify that she has abandoned possession of the property hereby conveyed to the Grantee, and that she does hereby evidence her abandonment of all homestead or other rights in and to said property pursuant to the Child Support and Property Settlement and Judgment of Divorce dated Aug 2, 2005, Cause No. 05-01223, between the parties

WITNESS my signature on this, the 2 day of August, 2005.

*Laura L. Gremillion*  
LAURA L. GREMILLION

STATE OF MISSISSIPPI  
COUNTY OF HARRISON

PERSONALLY appeared before me, the undersigned authority in and for the said county and state, the within named Laura L. Gremillion, who acknowledged that she executed the above and foregoing instrument.

GIVEN under my hand and seal on this the 2nd day of August, 2005

*Becky Green*  
NOTARY PUBLIC

My Commission Expires:  
1-29-8



**MINUTES OF APRIL 25, 2024  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

ADDRESS OF GRANTOR:

124 W. Azalea Dr.  
Long Beach, MS 39560  
(228) ~~204-7313~~

ADDRESS OF GRANTEE:

124 W. Azalea Dr.  
Long Beach, MS 39560  
(228) ~~324-3167~~

DOCUMENT PREPARED BY  
AND RETURN TO:

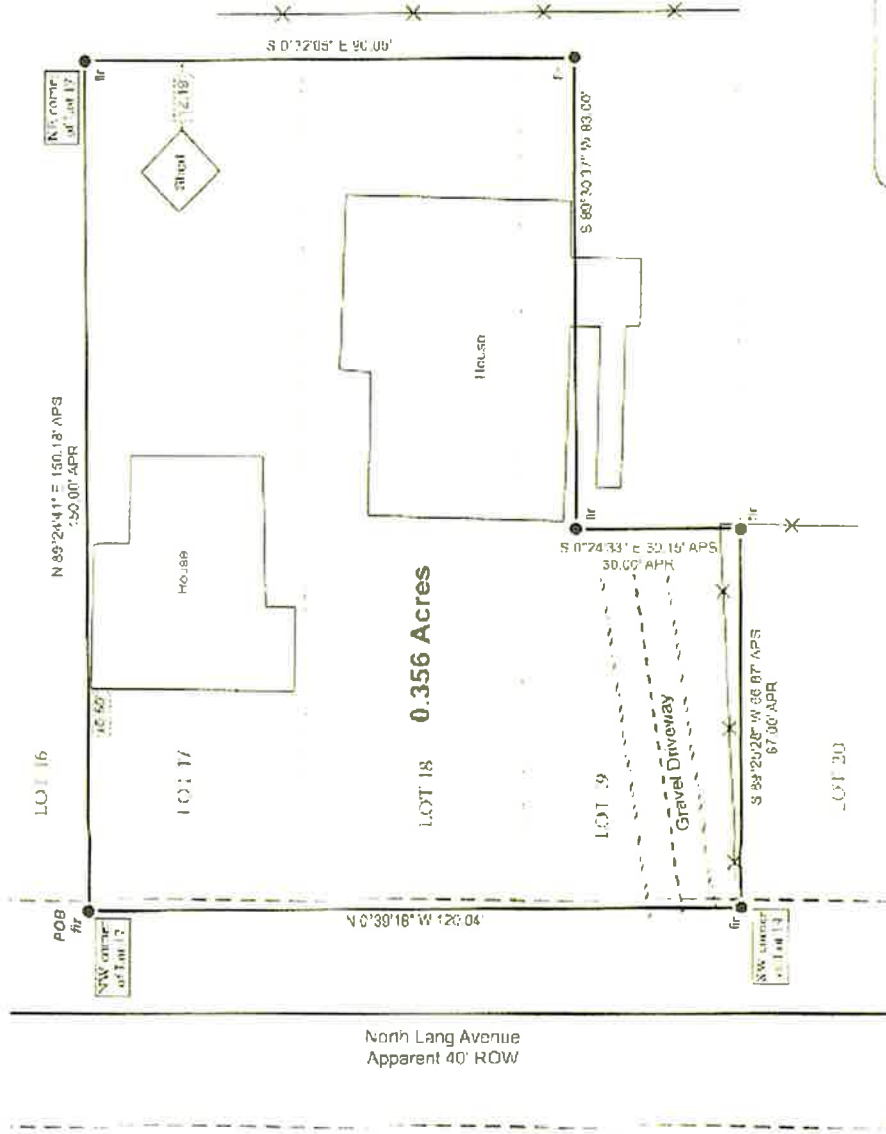
TIMOTHY L. MURR  
Perry, Murr, Teal & Koehn  
P. O. Box 7158  
Gulfport, MS 39506  
(228) 896-2900

**MINUTES OF APRIL 25, 2024  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

**Amacker Surveying, LLC**  
**41 Mcadow Hill, Poplarville, MS 39470**  
**601-550-0050 601-795-5645**  
**bryanamacker@gmail.com**  
**grayson.amacker@gmail.com**



A Survey for Sheri Messino	
SCALE	DATE
25 Feet	2/23/2024
JOB	Reference: DB 2021 p 29889
	Harbor View Addition Subdivision Plat 24-036
DRAWN BY	GA



A parcel of land being a part of Lot 17, Lot 18, and a part of Lot 19 all in Block 10 of Harbor View Addition, as depicted on map in the Office of Chancery Clerk of the First Judicial District of Harrison County, Mississippi, and being more particularly described as follows: Beginning at a found 1/2" rebar marking the NW corner of Lot 17 on the East margin of North Lang Avenue (Public Road); thence leaving said margin N 89° 24' 41" E 150.18 feet to a found 1/2" rebar marking the NE corner of Lot 17; thence S 20° 22' 05" E 66.05 feet to a found 1/2" rebar; thence S 89° 37' 37" W 83.00 feet to a found 1/2" rebar; thence S 00° 24' 31" E 30.10 feet to a found 1/2" rebar; thence S 89° 25' 28" W 88.87 feet to a found 1/2" rebar marking the SW corner of Lot 19 on the East margin of North Lang Avenue (Public Road); thence along said margin N 20° 33' 17" W 120.04 feet back to the Point of Beginning. The area being 0.356 Acres, more or less.

Bearings shown are referenced to a true meridian as determined by G.P.S. observation (NAD 83) solution.

Note: This survey does not constitute a title search. There may be other documents of record that may affect the property.

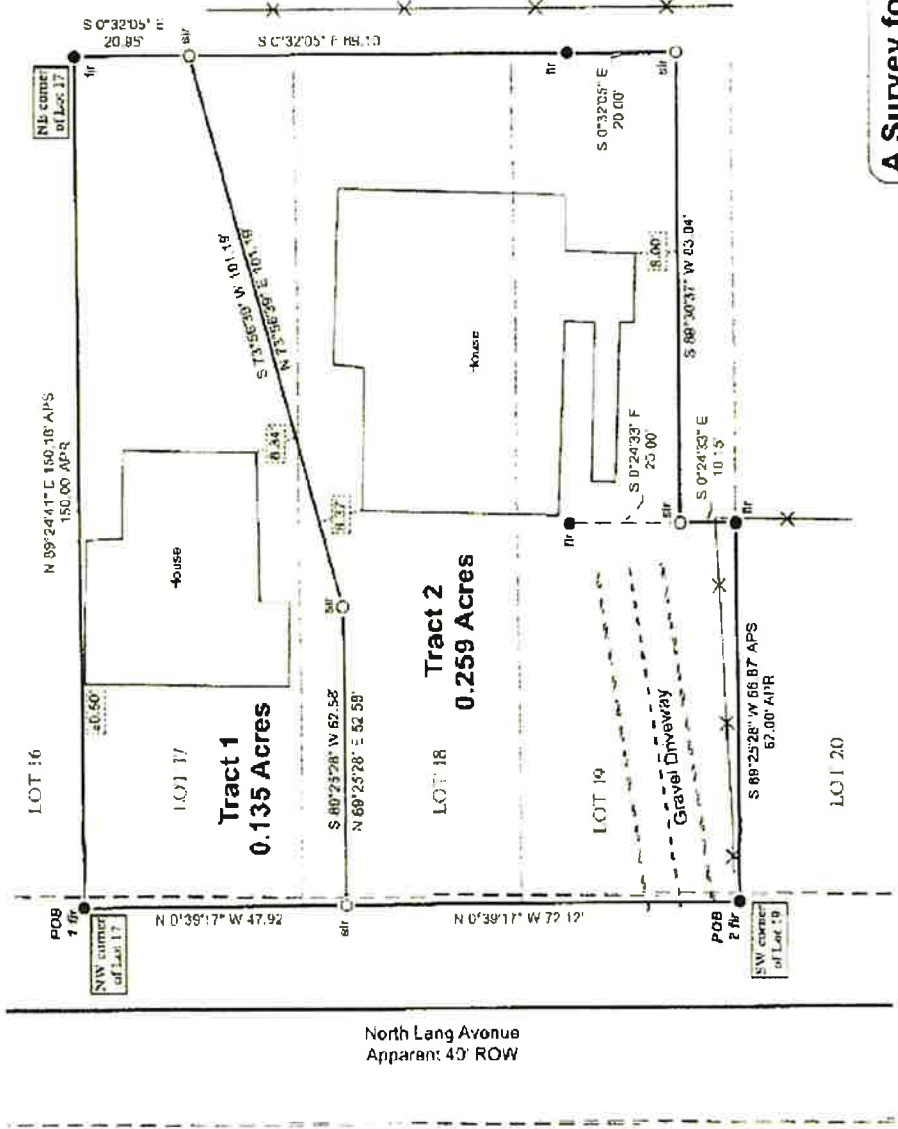
LEGEND	
	Found 1/2" Rebar
	Fence

# MINUTES OF APRIL 25, 2024 REGULAR MEETING LONG BEACH PLANNING and DEVELOPMENT COMMISSION

**Amacker Surveying, LLC**  
41 Meadow Hill, Poplarville, MS 39470  
601-550-0050 601-795-5645  
bryanamacker@gmail.com  
grayson.amacker@gmail.com



A Survey for Sheri Messino	
SCALE	DATE
25 F/in	2/23/2024
JOB	Reference: DB 2021, p 28888
24-036	Harbor View Addition Subdivision Plat



**Tract 1**  
A parcel of land being a part of Lot 17 and a part of Lot 18 all in Block 10 of Harbor View Addition, as per plat on map in the Office of Chancery Clerk of the First Judicial District of Harrison County, Mississippi, and being more particularly described as follows: Beginning at a found 1/2" rebar mark on the NW corner of said Lot 17 on the East margin of North Lang Avenue (Public Paved Road); thence bearing said margin N 89° 24' 41" E 150.18 feet to a found 1/2" rebar mark on the NE corner of Lot 17; thence S 89° 32' 06" E 20.85 feet to a found 1/2" rebar; thence S 73° 56' 30" W 101.18 feet to a set 1/2" rebar; thence S 89° 25' 28" W 62.58 feet to a set 1/2" rebar on the East margin of North Lang Avenue (Public Paved Road); thence along said margin N 00° 39' 17" W 47.92 feet back to the Point of Beginning; the Area being 0.135 Acres more or less.

Bearings shown are referenced to a true meridian as determined by G. P. S. observations (RTK) Solution.

**Note:** This survey does not constitute a title search. There may be other documents of record that may affect the property.

**Tract 2**  
A parcel of land being a part of Lot 17 and Lot 18 and a part of Lot 19 all in Block 10 of Harbor View Addition, as per plat on map in the Office of Chancery Clerk of the First Judicial District of Harrison County, Mississippi, and being more particularly described as follows: Beginning at a found 1/2" rebar mark on the SW corner of said Lot 19 on the East margin of North Lang Avenue (Public Paved Road); thence along said margin N 00° 39' 17" W 72.12 feet to a set 1/2" rebar; thence bearing said margin N 89° 25' 28" E 52.58 feet to a set 1/2" rebar; thence N 73° 56' 39" E 101.19 feet to a set 1/2" rebar; thence S 00° 32' 06" E 09.10 feet to a found 1/2" rebar; thence S 00° 32' 05" E 20.00 feet to a set 1/2" rebar; thence S 89° 30' 37" W 60.04 feet to a set 1/2" rebar; thence S 00° 24' 33" E 10.16 feet to a found 1/2" rebar; thence S 89° 25' 28" W 66.87 feet back to the Point of Beginning; the Area being 0.259 Acres more or less.

Bearings shown are referenced to a true meridian as determined by G. P. S. observations (RTK) Solution.

**Note:** This survey does not constitute a title search. There may be other documents of record that may affect the property.

LEGEND	
○	Set 1/2" Rebar
●	Found 1/2" Rebar
✕	Fence

**MINUTES OF APRIL 25, 2024  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

**CERTIFICATE OF RESUBDIVISION**

In accordance with Article II, Section 3 of the Code of Ordinances (Subdivisor Regulations) of the City of Long Beach as amended, it is hereby certified that the Long Beach Planning Commission Chairman and Long Beach Mayor and Board of Aldermen have reviewed and approved the attached Final Plat. The following property has been subdivided from Harrison County ad valorem tax parcel #0512H-01-0112 000 into 2 new parcels. The subject property is generally described as being located as a part of Lot 7, Lot 18, and a part of Lot 19 all in Block 10 of Harbor View Addition, as per plat or map in the Office of Chancery Clerk of the First Judicial District of Harrison County, Mississippi.

**LEGAL DESCRIPTION OF "TRACT 1" AS PER SURVEY**

A parcel of land being a part of Lot 7, and a part of Lot 18 all in Block 10 of Harbor View Addition, as per plat or map in the Office of Chancery Clerk of the First Judicial District of Harrison County, Mississippi, and being more particularly described as follows: Beginning at a found 1/2" rebar marking the NW corner of said Lot 7 on the East margin of North Lang Avenue (Public Paved Road); thence leaving said margin N 89° 24' 41" E 150.18 feet to a found 1/2" rebar marking the NE corner of Lot 17; thence S 00° 32' 05" E 20.95 feet to a set 1/2" rebar; thence S 73° 56' 39" W 101.79 feet to a set 1/2" rebar; thence S 89° 25' 28" W 52.68 feet to a set 1/2" rebar on the East margin of North Lang Avenue (Public Paved Road); thence along said margin N 00° 39' 17" W 27.92 feet back to the Point of Beginning, the Area being 0.135 Acres more or less.

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

A parcel of land being a part of Lot 17, Lot 18, and a part of Lot 19 all in Block 10 of Harbor View Addition, as per plat or map in the Office of Chancery Clerk of the First Judicial District of Harrison County, Mississippi, and being more particularly described as follows: Beginning at a found 1/2" rebar marking the NW corner of said Lot 17 on the East margin of North Lang Avenue (Public Paved Road); thence leaving said margin N 89° 24' 41" E 150.18 feet to a found 1/2" rebar marking the NE corner of Lot 17; thence S 00° 32' 05" E 20.95 feet to a found 1/2" rebar; thence S 89° 30' 37" W 83.00 feet to a found 1/2" rebar; thence S 00° 34' 33" E 30.15 feet to a found 1/2" rebar; thence S 89° 25' 28" W 66.87 feet to a found 1/2" rebar marking the SW corner of Lot 19 on the East margin of North Lang Avenue (Public Paved Road); thence along said margin N 00° 39' 17" W 127.04 feet back to the Point of Beginning, the Area being 0.356 Acres more or less.

**LEGAL DESCRIPTION OF "TRACT 2" AS PER SURVEY**

A parcel of land being a part of Lot 17 and Lot 18 and a part of Lot 19 all in Block 10 of Harbor View Addition, as per plat or map in the Office of Chancery Clerk of the First Judicial District of Harrison County, Mississippi, and being more particularly described as follows: Beginning at a found 1/2" rebar marking the SW corner of said Lot 19 on the East margin of North Lang Avenue (Public Paved Road); thence along said margin N 00° 39' 17" W 77.12 feet to a set 1/2" rebar; thence leaving said margin N 49° 25' 28" E 52.58 feet to a set 1/2" rebar; thence N 73° 56' 39" E 101.19 feet to a set 1/2" rebar; thence S 00° 32' 05" E 69.10 feet to a found 1/2" rebar; thence S 00° 32' 05" E 20.00 feet to a set 1/2" rebar; thence S 89° 30' 37" W 83.04 feet to a set 1/2" rebar; thence S 00° 24' 33" E 10.15 feet to a found 1/2" rebar; thence S 89° 25' 28" W 66.87 feet back to the Point of Beginning, the Area being 0.259 Acres more or less.



MINUTES OF APRIL 25, 2024  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

CERTIFICATE OF OWNERSHIP

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

*Shari Lynn Messino*  
OWNER  
3-12-24  
DATE  
*Shari Lynn Messino*

Subscribed and sworn to before me, in my presence this 12 day of March 2024 a Notary Public in and for the County of Harrison, State of Mississippi.



SEAL  
My Commission Expires 1-21-28

*[Signature]*  
NOTARY PUBLIC

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

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

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 2021, Page 25668 in accordance with all applicable codes and ordinances. Witness my original signature, registrar number and seal this the 12th day of March, 2024



*George Bryan Amacker*  
George Bryan Amacker  
Registrar Land Surveyor

Registration Number  
PLS-3279



Subscribed and sworn to before me, in my presence this the 12 day of March, 2024 a Notary Public in and for the County of Harrison, State of Mississippi

*[Signature]*  
NOTARY PUBLIC  
My Commission Expires 1-21-28

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 \_\_\_\_\_ 20\_\_\_\_

ADOPTED

ATTEST:

MAYOR

CITY CLERK



**MINUTES OF APRIL 25, 2024  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**



**OVERSTREET  
& ASSOCIATES**  
CONSULTING ENGINEERS

overstreeteng.com  
161 Lameuse St. Suite 203  
Biloxi, MS 39530  
228.967.1131

April 08, 2024

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

**RE: Certificate of Subdivision – Tax Parcel No. 0512H-01-012.000**

Ladies and Gentlemen:

We have received a Certificate of Subdivision for the referenced property, which can be described as a parcel of land situated and being located as a part of Lot 17, Lot 18, and a part of Lot 19 all in Block 10 of Harbor View Addition, City of Long Beach, First Judicial District of Harrison County, Mississippi. The submitted subdivision proposes to divide one existing lot into two new lots. Proposed Tract 1 will be nearly 0.135 acres in size, with approx. 47.92 feet of street frontage on North Lang Road. Proposed Tract 2 will be nearly 0.259 acres in size, with approx. 72.12 feet of street frontage on North Lang Road.

The Certificate itself has all appropriate certifications and information. However, we do see a few issues which are listed below:

- Tract 1:
  - The proposed tract has less than a foot of side set back on the North side of the property, which does not meet the minimum ordinance requirements of 8 feet. However, this non-conforming condition currently exists today.
  - The proposed tract has a lot area that measures 5,880.6 square feet, which does not meet the minimum ordinance requirements of 7,500 square feet.

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 concerns 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

**MINUTES OF APRIL 25, 2024  
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After considerable discussion and upon recommendation made by a City Engineer, Commissioner Suthoff made motion, seconded by Commissioner DiLorenzo and unanimously carried recommending to approve the application as submitted.

\*\*\*\*\*

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

APPROVED:

\_\_\_\_\_

Chairman Frank Olaivar

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

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

Tina M. Dahl, Minutes Clerk