

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

**AGENDA
JULY 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**
- IV. ANNOUNCEMENTS**
- V. APPROVE MINUTES**
 - 1. July 11, 2024
- VI. UNFINISHED BUSINESS**
- VII. NEW BUSINESS**
 - 1. Tree Removal- 20583 Johnson Road, Tax Parcel 0512B-01-029.000, Submitted by Five-O Investments, LLC.
 - 2. Tree Removal- 148 Richards Avenue, Tax Parcel 0712D-03-002.000, Submitted by Roger Walker.
 - 3. Tree Removal- 431 Magnolia Street, Tax Parcel 0612F-02-046.000, Submitted by Edward Gullie.
 - 4. Certificate of Resubdivision- 115 East 5th Street, Tax Parcel 0612G-01-012.000, Submitted by Crossway Construction (owner) and Andrew Harwell (agent).
 - 5. Certificate of Resubdivision- 100 McCaughan Avenue, Tax Parcel 0611P-01-038.001, Submitted by Nancy and Stephen DeFazio.
 - 6. Certificate of Resubdivision- 200 South Girard Avenue, Tax Parcel 0612F-01-026.000, Submitted by Shawn Montella, Montella Properties.
 - 7. Certificate of Resubdivision- 415 North Seal Avenue, Tax Parcel 0611N-04-009.000, Submitted by John F. Petry and Marie Christine Petry.
 - 8. Preliminary Plat Approval- Ivey Place, 20583 Johnson Road, Tax Parcel 0512B-01-029.000, Submitted by F. Jason Overstreet.
- 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 August 6, 2024.

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

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

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 25TH day of July 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 Olaivar, Vice Chairman Shawn Barlow, Commissioners William Suthoff, David DiLorenzo, Ryan McMahon and Trey Gaddy, City Advisor Bill Hessel, Building Official Mike Gundlach, and Minutes Clerk Tina M. Dahl.

Absent the regular meeting were Commissioners Nicholas Brown, Jennifer Glenn, Marcia Kruse and Building Inspector Ryan Ladner.

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

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

It came for discussion under New Business a Tree Removal for the property located at 20583 Johnson Road, Tax Parcel 0512B-01-029.000, submitted by Five-O Investments, LLC, as follows:

**MINUTES OF JULY 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	<u>7-3-24</u>
Zoning	<u>R-1</u>
Agenda Date	<u>7-25-24</u>
Check Number	<u>7105</u>

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

FJO 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.

FJO 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.

FJO 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: 6.10.2024

PROPERTY INFORMATION

TAX PARCEL # 0512B-01-029.000

Address of Property Involved: 20583 Johnson Road

Property owner name: Five-O Investments LLC

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: 53 Walton Road, Wiggins, MS 39577

Phone No. (228) 669.9262

CONTRACTOR OR APPLICANT INFORMATION

Company Name: Five-O Investments LLC

Phone No. 228.669.9262 Fax: _____

Name F. Jason Overstreet

Address 53 Walton Road, Wiggins, MS 39577

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)

Construction of a new roadway for a proposed subdivision

Number of Trees:

5 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.

F. Jason Overstreet 6.10.2024
Signature Date

ADDITIONAL INFORMATION REQUIRED FROM APPLICANT

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

FJO 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.

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

FJO OWNERSHIP: Please provide a recorded warranty deed.

FJO 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.

FJO 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.

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

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

The Ivey (Subdivision)
20583 Johnson Road
Five-O Investments LLC

TREE 1



The Ivey (Subdivision)
20583 Johnson Road
Five-O Investments LLC

TREE 2



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

The Ivey (Subdivision)
20583 Johnson Road
Five-O Investments LLC

TREE 3



The Ivey (Subdivision)
20583 Johnson Road
Five-O Investments LLC

TREE 4



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

The Ivey (Subdivision)
20583 Johnson Road
Five-O Investments LLC

TREE 5



MEMORANDUM

Date: July 5, 2024
To: City of Long Beach Planning Commission
From: Long Beach Tree Board
Re: Tree(s) Removal – 20583 Johnson Road

The Tree Board approves this application.

Karen Epperson-Price
Victor L. Chapman

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

MINUTES OF JULY 25, 2024
REGULAR MEETING

LONG BEACH PLANNING and DEVELOPMENT COMMISSION

It came for discussion under New Business a Tree Removal for the property located at 148 Richards Avenue, Tax Parcel 0712D-03-002.000, submitted by Roger Walker, as follows:



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 7/12/24
Zoning R-1
Agenda Date 7/25/24
Check Number 10296

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

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

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.

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: 7-11-24

PROPERTY INFORMATION

TAX PARCEL # 0712D-03-002.000

Address of Property Involved: 148 Richards Ave

Property owner name: Roger Walker

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: 148 Richards

Phone No. (251) 895-6071

CONTRACTOR OR APPLICANT INFORMATION

Company Name: Plum Homes

Phone No. 228 861-3888 Fax:

Name: Kevin Taylor

Address: P.O. Box 8472 Gpt. MS 39506

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.:

Root System too close to new construction and tree is diseased/vines growing up.

Number of Trees:

1 Live Oak _____ Southern Magnolia

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

Signature: [Handwritten Signature] Date: 7-11-24

ADDITIONAL INFORMATION REQUIRED FROM APPLICANT

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

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

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

OWNERSHIP: Please provide a recorded warranty deed.

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

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

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

All Above info on building permit -

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

SCANNED



INSTRUMENT 2024-007296-D-11
Filed/Recorded 04/22/2024 3:48:03 PM
Total Fees 25.00
\$ Fees Recorded

Prepared by
David R. Pilger
Attorney at Law
405 Bienville Blvd
Ocean Springs, MS 39564
(228) 215-0111

Grantors:
Darryl Michael Senia
Jennifer Brasfield Senia
840 24th Street
Kenner, LA 70062
(504) 382-7772

Return To
Pilger Title Co.
405 Bienville Blvd
Ocean Springs, MS 39564
(228) 215-0111

Grantees:
Roger Walker
Jeanne Walker
17960 N Burnt Car Place
Boce, ID 83714
(201) 659-6371

File No. **12411105**

INDEXING INSTRUCTIONS. A parcel of land located in Pt of Lots 22 & 23, all of Lots 23 & 24, Block 2, Richards S/D, in Sec 18, T08S, R11W, 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 of no good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, we, **Darryl Michael Senia and Jennifer Brasfield Senia**, do hereby sell, convey and warrant unto **Roger Walker and Jeanne Walker**, as joint tenants with right of survivorship and co. 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 thereto adjoining and being more particularly described as follows, to-wit:

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A".

This being part of the same property as that conveyed to Darryl Michael Senia and Jennifer Brasfield Senia, by instrument recorded in instrument No. 2022-19050-D-11, Land Deed Records of Harrison County, Mississippi.

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

Grantor(s) warrant 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 curio if you 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 hereto agree to make all necessary adjustments on the basis of an actual proration.

The Certificate of Resubdivision is attached hereto as Exhibit "B", as the original recorded copy in Instrument No. 2023-10278-D-11 was missing the signature of one of the vested owners.

WITNESS OUR SIGNATURES, on this the 8th day of April, 2024.

Darryl Michael Senia
Darryl Michael Senia
Jennifer Brasfield Senia
Jennifer Brasfield Senia

ACKNOWLEDGMENT

STATE OF Mississippi
COUNTY OF Harrison

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, **Darryl Michael Senia and Jennifer Brasfield Senia**, who acknowledged before me that they signed, executed and delivered the above and foregoing instrument on the day and year last stated, for the use and purposes therein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, on this the 8th day of April, 2024.

(AFFIX SEAL)

Notary Public
NOTARY PUBLIC

My commission expires September

Exhibit "A"

Legal Description

Commence at the Northeast Corner of Lot 20 Block 2, Richards Subdivision, City of Long Beach Harrison County Mississippi, 1/2" rebar found;

Thence S28°00'45"E along the West margin of Richards Avenue a distance of 20.00 feet 1/2" rebar found; thence continue along West margin of Richards Avenue S28°15'04"E a distance of 01.02 foot to the Point of Beginning, 1/2" rebar set;

Thence from the Point of Beginning continue along the West margin of Richards Avenue S28°15'04"E a distance of 100.00 feet, 1/2" rebar found; thence S68°57'58"W a distance of 124.44 feet, 1/2" rebar; thence N27°54'01"W a distance of 100.00 feet 1/2" rebar set; thence N60°00'04"E a distance of 123.83 feet back to the Point of Beginning. Said Parcel "B" contains 0.28 acres

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

148 Richards Ave.



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



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



Date: July 19, 2024
To: City of Long Beach Planning Commission
From: Long Beach Tree Board
Re: Tree(s) Removal – 148 Richards Avenue

The Tree Board approves this application.

Karen Epperson-Price
Victor L. Chapman

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

It came for discussion under New Business a Tree Removal for the property located at 431 Magnolia Street, Tax Parcel 0612F-02-046.000, submitted by Edward Guillie, as follows:

MINUTES OF JULY 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 7/16/24
Zoning R-1
Agenda Date 7/25/24
Check Number 1042

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

EG 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.

EG 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

EG 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: 7-15-24

PROPERTY INFORMATION

TAX PARCEL # 0612 F - 02 - 046.000

Address of Property Involved: 431 magnolia

Property owner name: Edward Guilline

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: 401 MASON AVE, Long Beach

Phone No. (985) 445-4288

CONTRACTOR OR APPLICANT INFORMATION

Company Name: _____

Phone No. _____ Fax: _____

Name _____

Address _____

PERMIT INFORMATION

Permit for: Removal Trimming _____ Pruning _____

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

Number of Trees:

1 Live Oak _____ Southern Magnolia

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

Edward Guilline
Signature

15/July/24
Date

ADDITIONAL INFORMATION REQUIRED FROM APPLICANT

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

EG 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.

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

EG OWNERSHIP: Please provide a recorded warranty deed.

EG 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.

EG 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.

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

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

Prepared By and Return To:
Schwartz, Ogler & Jordan, PLLC
12208 Highway 49
Gulfport, MS 38503
228) 832-8220

File#140081

Indexing Instructions:
N100' of W 1/2 of Lot 9 & N 100' of E
1/4 of T 10, R1E 1, S26 City Addn
Lots 3, 4, 5, 6 & 7, Magnolia Heights
Subc., 1st 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:

Hugh J. Stiel, an unmarried man
1750 St. Charles Avenue
New Orleans, LA 70130
954-801-2631

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

Edward Gaille and Christie Gaille,
as joint tenants with full rights of survivorship and not as tenants in common
401 Mason Avenue
Long Beach, MS 38969
662-445-2388

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

Parcel No. 1:

The North 100 feet of the West 80 feet of Lot Nine (9) and the North 100 feet of the East One-Half (1/2) of Lot Ten (10), all in Block One (31st), SEAL CITY ADDITION, being a subdivision located in the City of Long Beach, First Judicial District of Harrison County, Mississippi, as per map or plat thereof on file and of record in the Plat Records in the Office of the Chancery Clerk of Harrison County, Mississippi.

Together with a 20 foot Easement for ingress and egress, being the East 20 feet of Lot Nine (9) and the adjoining property on the East.

WITNESS THE SIGNATURE of the Grantor on this 16th day of February, 2024.

Hugh J. Stiel
Hugh J. Stiel

STATE OF LOUISIANA
PARISH OF ORLEANS

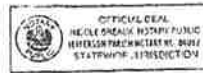
THIS DAY personally appeared before me the undersigned notary in and for the jurisdiction aforesaid, Hugh J. Stiel, who acknowledged that he signed, executed and delivered the above and foregoing instrument as a voluntary act and deed on the day and year therein mentioned.

GIVEN under my hand and official seal on this the 16th day of February, 2024.

Notary Public
NOTARY PUBLIC

(S & A L)

My Commission Expires:



Prepared By and Return To:
Schwartz, Ogler & Jordan, PLLC
12208 Highway 49
Gulfport, MS 38503
228) 832-8220
File No. 240081

Indexing Instructions:
N 100' of W 1/2 of Lot 9 & N 100' of E
1/4 of Lot 10, Blk 1, Seal City Addition
Harrison, 1st JD, MS

STATE OF MISSISSIPPI
COUNTY OF HARRISON

QUIT CLAIM 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:

Shutter Rock Two, LLC, a Mississippi limited liability company
1750 St. Charles Avenue
New Orleans, LA 70130
954-801-2601

does hereby grant, bargain, sell, convey and quit claim unto:

Hugh J. Stiel
1750 St. Charles Avenue
New Orleans, LA 70130
954-801-2601

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

The North 100 feet of the West 80 feet of Lot Nine (9) and the North 100 feet of the East One-Half (1/2) of Lot Ten (10), all in Block One (31st), SEAL CITY ADDITION, being a subdivision located in the City of Long Beach, First Judicial District of Harrison County, Mississippi, as per map or plat thereof on file and of record in the Plat Records in the Office of the Chancery Clerk of Harrison County, Mississippi.

Together with a 20 foot Easement for ingress and egress, being the East 20 feet of Lot Nine (9) and the adjoining property on the East.

**MINUTES OF JULY 25, 2024
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LONG BEACH PLANNING and DEVELOPMENT COMMISSION
SHELTER ROCK**



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



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



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

Date: July 19, 2024
To: City of Long Beach Planning Commission
From: Long Beach Tree Board
Re: Tree(s) Removal – 431 Magnolia Street

The Tree Board approves this application.

Karen Epperson-Price
Victor L. Chapman

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

It came for discussion under New Business a Certificate of Resubdivision for the property located at 115 East 5th Street, Tax Parcel 0612G-01-012.000, submitted by Crossway Construction (owner) and Andrew Harwell (agent), as follows:

MINUTES OF JULY 25, 2024
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 7-1-24
Zoning CIHO
Agenda Date 7-25-24
Check Number 1135

APPLICATION FOR CERTIFICATE OF RESUBDIVISION

- I. TYPE OF CASE: CERTIFICATE OF RESUBDIVISION
- II. ADVALOREM TAX PARCEL NUMBER(S): 06126-01-02000
- III. GENERAL LOCATION OF PROPERTY INVOLVED: 115 E 5th St, East of Coastal
Outskirts.
- IV. ADDRESS OF PROPERTY INVOLVED: 115 E 5th St.
- V. GENERAL DESCRIPTION OF REQUEST: Resubdivision of one lot into
3 lots

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 2nd or 4th 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.

Crossway Construction
Name of Rightful Owner (PRINT)

119 W 4th Street
Owner's Mailing Address

Long Beach, MS 39560
City State Zip

601-966-2494
Phone

Andre Brown 7/1/24
Signature of Rightful Owner Date

Andrew Harwell
Name of Agent (PRINT)

119 W 4th Street
Agent's Mailing Address

Long Beach, MS 39560
City State Zip

601-966-2454
Phone

Andre Brown 7/1/24
Signature of Applicant Date

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

EXISTING

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. 2023-12904-D-1

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
 - ⊡ CONCRETE MONUMENT SET
 - LIGHTWOOD MARK FOUND
 - ⊞ AS PER SURVEY
 - ⊞ AS PER SURVEY
 - ⊞ AS PER SURVEY
 - ⊞ AS PER SURVEY
 - ⊞ IRON ROD FOUND
 - ⊞ 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 (2011 MS C)
 - 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, 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 2R0472035763, 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.

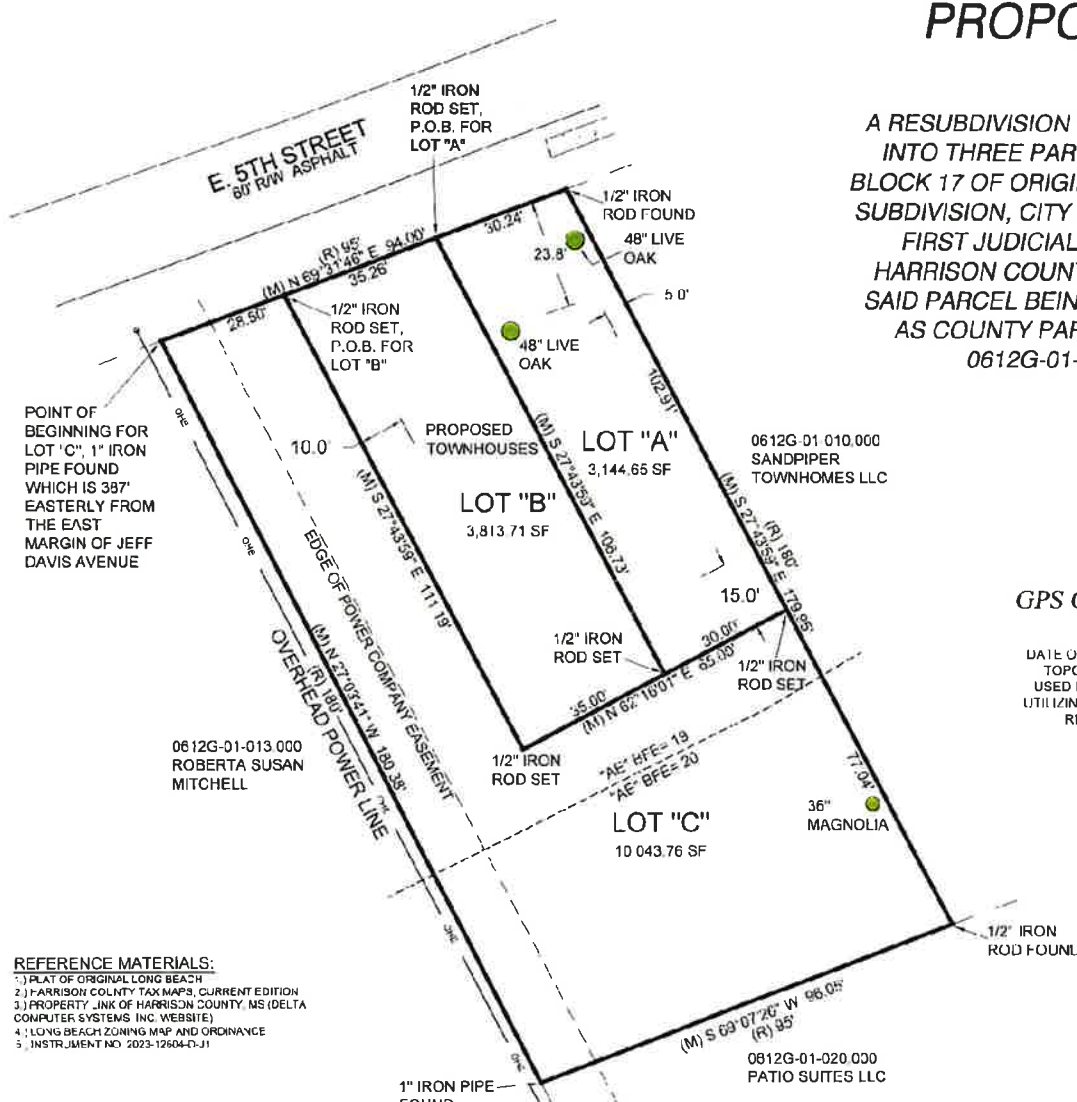
PREPARED BY:
CLIFFORD A. CROSBY, PLS
716 LIVE OAK DRIVE
BILOXI, MS 39532 PHONE: 228-234-1649

SHEET 1 OF 5

MINUTES OF JULY 25, 2024
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-11

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



- LEGEND
X --- IRON ROD FOUND
● --- IRON PIPE FOUND
○ --- IRON ROD SET
⊗ --- SPIKE FOUND
△ --- SPKLE SET
□ --- CONCRETE MONUMENT FOUND
□ --- CONCRETE MONUMENT SET
□ --- LIGHTING MONUMENT
APC --- AS PER SURVEY
APP --- AS PER RECORD
APP --- AS PER PLAN
IRF --- IRON ROD FOUND
IRS --- IRON ROD SET

- NOTES:
1.) FIELD SURVEY PERFORMED WITH A TOPCON VR GPS RECEIVER.
2.) STATE PLAN COORDINATES AND BEARINGS SHOWN HEREON ARE DERIVED BY GPS OBSERVATION UTILIZING THE EARL DUDLEY, INC. RTK NETWORK, AND ARE BASED ON GPC (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 @ 1-300-227-6477.
4.) BUILDING SETBACKS, ELEVATIONS, WETLAND DETERMINATION AND ET CETERA TO BE PRESCRIBED BY APPROPRIATE GOVERNING BODIES.
5.) THIS IS A CLASS "D" 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 280470057G DATED JUNE 16, 2009. THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND DOES NOT REPRESENT THE 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 JULY 25, 2024
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

*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*

LONG BEACH PLANNING COMMISSION

CERTIFICATE OF RESUBDIVISION

In accordance with Article II, Section 3 of the Code of Ordinance (Subdivision Regulations) of the City of Long Beach as amended, it is hereby certified that the Long Beach Planning Commission Chairman and Long Beach Mayor and Board of Aldermen have reviewed and approved the attached Final Plat. The following property has been subdivided from Harrison County ad valorem tax parcel (0612G-01-012.000 into (three) lots. The subject property is generally described as being located (on south side of E. 5th Street between Jeff Davis Avenue and S. Burke Avenue, Long Beach, MS).

The Case File Number is: _____

LEGAL DESCRIPTIONS

LEGAL DESCRIPTION OF LAND PRIOR TO THIS RESUBDIVISION (PER DEED):

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.

LEGAL DESCRIPTIONS OF THE THREE PROPOSED PARCELS:

LEGAL DESCRIPTION of (LOT "A"):

A PARCEL OF LAND SITUATED IN BLOCK 17, ORIGINAL LONG BEACH SUBDIVISION, CITY OF LONG BEACH AND SITUATED IN SECTION 13, TOWNSHIP 8 SOUTH, RANGE 12 WEST, 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" IRON PIPE FOUND ON THE SOUTH MARGIN OF E. 5TH STREET WHICH IS 387 FEET EASTERLY ALONG SAID SOUTH MARGIN FROM THE EAST MARGIN OF JEFF DAVIS AVENUE; THENCE ALONG SAID SOUTH MARGIN OF E. 5TH STREET, N69°31'46"E 63.76' TO A 1/2" IRON ROD SET AT THE POINT OF BEGINNING; THENCE FURTHER ALONG SAID SOUTH MARGIN, N69°31'46"E 30.24' TO A 1/2" IRON ROD FOUND; THENCE S27°43'59"E 102.91'; THENCE S62°16'01"W 30.00'; THENCE N27°43'59"W 106.73' TO THE POINT OF BEGINNING, CONTAINING 3,144.65 SQUARE FEET.

PREPARED BY:

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

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

SHEET 3 OF 5

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

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

LEGAL DESCRIPTION of (LOT "B"):

A PARCEL OF LAND SITUATED IN BLOCK 17, ORIGINAL LONG BEACH SUBDIVISION, CITY OF LONG BEACH AND SITUATED IN SECTION 13, TOWNSHIP 8 SOUTH, RANGE 12 WEST, 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" IRON PIPE FOUND ON THE SOUTH MARGIN OF E. 5TH STREET WHICH IS 387 FEET EASTERLY ALONG SAID SOUTH MARGIN FROM THE EAST MARGIN OF JEFF DAVIS AVENUE; THENCE ALONG SAID SOUTH MARGIN OF E. 5TH STREET, N69°31'46"E 28.50' TO THE POINT OF BEGINNING; THENCE FURTHER ALONG SAID SOUTH MARGIN, N69°31'46"E 35.26'; THENCE S27°43'59"E 106.73'; THENCE S62°16'01"W 35.00'; THENCE N27°43'59"W 111.19' TO THE POINT OF BEGINNING, CONTAINING 3,813.71 SQUARE FEET.

LEGAL DESCRIPTION of (LOT "C"):

A PARCEL OF LAND SITUATED IN BLOCK 17, ORIGINAL LONG BEACH SUBDIVISION, CITY OF LONG BEACH AND SITUATED IN SECTION 13, TOWNSHIP 8 SOUTH, RANGE 12 WEST, 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" IRON PIPE FOUND ON THE SOUTH MARGIN OF E. 5TH STREET WHICH IS 387 FEET EASTERLY ALONG SAID SOUTH MARGIN FROM THE EAST MARGIN OF JEFF DAVIS AVENUE; THENCE ALONG SAID SOUTH MARGIN OF E. 5TH STREET, N69°31'46"E 28.50'; THENCE S27°43'59"E 111.19'; THENCE N62°16'01"E 65.00'; THENCE S27°43'59"E 77.04' TO A 1/2" IRON ROD FOUND; THENCE S69°07'26"W 98.05' TO A 1" IRON PIPE FOUND; THENCE N27°03'41"W 180.38' TO THE POINT OF BEGINNING, CONTAINING 10,043.76 SQUARE FEET.

PREPARED BY:

CLIFFORD A. CROSBY, PLS

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

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

SHEET 4 OF 5

**MINUTES OF JULY 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 hereon, which property is within the subdivision regulation jurisdiction of the City of Long Beach, and that I freely adopt this plan of subdivision.

CROSSWAY CONSTRUCTION, LLC

Andrew Harwell
SIGNED BY: ANDREW HARWELL
MANAGING MEMBER

7-1-24
DATE

Subscribed and sworn to before me, in my presence this 1st day of July, 2024, a Notary Public in and for the County of Harrison, State of Mississippi.

Jessica R. Kibbey
NOTARY PUBLIC

My Commission Expires: Jan 10, 2028



CERTIFICATE OF APPROVAL

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

ADMINISTRATOR

DATE

CERTIFICATE OF SURVEY AND ACCURACY

I hereby certify that this map drawn by me or drawn under my supervision from actual survey made by me or actual survey made under my supervision and a deed description recorded in instrument no. 2023-12604-D-J1 in accordance with all applicable codes and ordinances. Witness my original signature, registration number and seal this the 26TH day of JUNE, 2024.

Clifford A. Crosby
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 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____.

ADOPT:

ATTEST:

MAYOR

CITY CLERK

PREPARED BY:

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

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

SHEET 5 OF 5

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

Special Tap Fee: 115 E. 5th St.				
Date: 07-09-2024				
SEWER AND WATER TAPS				
MATERIALS:				
QTY.		ITEM	PRICE	TOTAL
5	EA	6X6 TEE WYE	\$47.50	\$237.50
3	EA	6" CAP	\$11.80	\$35.40
4	EA	6" Fernco	\$10.15	\$40.60
56	FT	6"SDR 26	\$10.12	\$566.72
1	EA	8"X1" Tap Saddles	\$76.00	\$76.00
1	EA	1" Corp Stop	\$54.15	\$54.15
2	EA	1" Curb Stop	\$98.00	\$196.00
50	FT	1" Roll Tube	\$0.55	\$27.50
2	EA	1"X1"X1" CTS	\$80.00	\$160.00
3	EA	Meter Box	\$72.00	\$216.00
1	TON	LIMESTONE	\$41.00	\$41.00
1	EA	Asphalt Patch	\$550.00	\$550.00
TOTAL MATERIAL COST				\$2,200.87
EQUIPMENT:				
QTY.		ITEM	PRICE	TOTAL
8	HRS	161-TRACK HOE	\$45.00	\$360.00
8	HRS	DUMP TRUCK/ Trailer	\$50.00	\$400.00
8	HRS	CREW TRUCK	\$15.00	\$120.00
3	HRS	Asphalt Truck and Trailer	\$50.00	\$150.00
TOTAL EQUIPMENT COST				\$1,030.00
LABOR:				
				TOTAL
LABOR				\$1,175.07
TOTAL LABOR COST				\$1,175.07
FUEL:				
				TOTAL
TOTAL MATERIAL COST				\$2,200.87
TOTAL EQUIPMENT COST				\$1,030.00
TOTAL LABOR COST				\$1,175.07
TOTAL				\$4,405.94
15% FUEL COST				\$660.89
PLEASE REMIT MATERIAL AND EQUIPMENT COST TO:				<u>\$3,230.87</u>
City of Long Beach				
P.O. Box 591				
Long Beach, MS 39560				
PLEASE REMIT LABOR & FUEL COST TO:				<u>\$1,835.96</u>
H2O Innovation				
P.O. Box 591				
Long Beach, MS 39560				
TOTAL WATER TAP FEE COST				<u>\$5,066.83</u>

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



**OVERSTREET
& ASSOCIATES**
CONSULTING ENGINEERS

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

July 02, 2024

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

RE: Certificate of Subdivision – Tax Parcel No. 0612G-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 in Original Long Beach Subdivision, Block 17, of Long Beach, First Judicial District of Harrison County, Mississippi. The submitted subdivision proposes to divide an existing parcel into three new parcels. Proposed Lot "A" will be nearly 3,145 square feet in size, with approx. 30.24 feet of street frontage on E. 5th Street. Proposed Lot "B" will be nearly 3,814 square feet in size, with approx. 35.26 feet of street frontage on E. 5th Street. Proposed Lot "C" will be nearly 10,044 square feet in size, with approx. 28.50 feet of street frontage on E. 5th Street.

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

Sincerely,

Tyler Yarbrough

TY:539

Biloxi | Long Beach | Pascagoula | Daphne

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

After considerable discussion and upon recommendation by City Engineers, Vice Chairman Barlow made motion seconded by Commissioner DiLorenzo and unanimously carried recommending to approve the application as submitted.

It came for discussion under New Business a Certificate of Resubdivision for the property located at 100 McCaughan Avenue, Tax Parcel 0611P-01-038.001, submitted by Nancy and Stephen DeFazio, as follows:

**MINUTES OF JULY 25, 2024
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 7-2-24
Zoning C-2
Agenda Date 7-23-24
Check Number 317

APPLICATION FOR CERTIFICATE OF RESUBDIVISION

- I. TYPE OF CASE: CERTIFICATE OF RESUBDIVISION
- II. ADVALOREM TAX PARCEL NUMBER(S): 0611P-01-038.001
- III. GENERAL LOCATION OF PROPERTY INVOLVED: 100 McLaughan Ave (Lot)
at corner of Railroad & McLaughan
- IV. ADDRESS OF PROPERTY INVOLVED: Part of 100 McLaughan Ave.
- V. GENERAL DESCRIPTION OF REQUEST: Resubdivision of Lot (200') into 2 lots
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 2nd or 4th Thursday of each month. Receipt of fec(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.

Nancy DeFazio & Stephen
Name of Rightful Owner (PRINT)

Name of Agent (PRINT)

130 Pirate Ave.
Owner's Mailing Address

Agent's Mailing Address

Long Beach ms 39560
City State Zip

City State Zip

228-209-9700
Phone

Phone

Nancy DeFazio
Signature of Rightful Owner Date

Signature of Applicant Date

**MINUTES OF JULY 25, 2024
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) Nancy Defazio

ADDRESS (STREET, CITY, STATE, ZIP CODE) 130 Pirate Ave.

PHONE # (H) 228-209-9700 (C) _____

TAX PARCEL NUMBER(S) OWNED 13090-02-036.000

SIGNATURE Nancy Defazio

NAME OF OWNER (PRINT) Stephen Defazio

ADDRESS (STREET, CITY, STATE, ZIP CODE) 13800 Florida Cove

PHONE # (H) 228-697-1236 (C) _____

TAX PARCEL NUMBER(S) OWNED 13090-02-036.000

SIGNATURE Stephen A. Defazio

NAME OF OWNER (PRINT) _____

ADDRESS (STREET, CITY, STATE, ZIP CODE) _____

PHONE # (H) _____ (C) _____

TAX PARCEL NUMBER(S) OWNED _____

SIGNATURE _____

NAME OF OWNER (PRINT) _____

ADDRESS (STREET, CITY, STATE, ZIP CODE) _____

PHONE # (H) _____ (C) _____

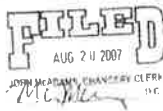
TAX PARCEL NUMBER(S) OWNED _____

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: _____

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



Index Instructions:
S 14-D85 - R 12 W * Part of Lot and All of Lot B *
Part of Lot 44 of Homeland Add.
Part of 1 of 53 of Henderson Shipman Hughes Partition
Of Pellerin Claim Long Beach, Mississippi

Prepared by:
Joseph B. DeFazio and
Nancy L. DeFazio

[Space Above This Line For Recording Data]

STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ten dollars (\$10.00) cash in hand and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, WE, Joseph B. DeFazio and Nancy L. DeFazio, do hereby sell, convey and warrant unto Stephen A. DeFazio and Jason F. DeFazio as joint tenants, the following described land and property situated in Harrison County, First Judicial District, Mississippi to-wit:

A parcel of land situated and being located in the WIDOW LAMON CLAIM, City of Long Beach, First Judicial District of Harrison County, Mississippi and being more particularly described as follows, to-wit: Commencing at the intersection of the East margin of McCaughan Avenue with the north right-of-way of CSX Transportation (formerly I & N Railroad) thence running North 69 degrees 27 minutes 00 seconds East 6.30 feet along the north right-of-way of CSX Transportation; thence run North 28 degrees 00 minutes 00 seconds West 40.00 feet to the north margin of Railroad Street and the POINT OF BEGINNING of the parcel herein described; thence continue from said POINT OF BEGINNING, North 28 degrees 00 minutes 00 seconds West 199.89 feet; thence run North 61 degrees 55 minutes 53 seconds East 175.40 feet; thence run South 28 degrees 00 minutes 00 seconds East 223.06 feet to the north margin of Railroad Street; thence run South 69 degrees 27 minutes 18 seconds West 176.90 feet along the north margin of Railroad Street to the POINT OF BEGINNING. Also that strip of land lying immediately West and Adjacent to the above described, as described in Deed Book 704 at Page 496, Deed book 707 at page 376.

Page 1 of 3

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

This conveyance is made subject to any and all reservations, restrictions, easements, exceptions, covenants, and conditions of record, including any mineral, oil or gas reservations and any covenants or restrictions of record.

The Grantors herein covenant and warrant that they are seized of an indefeasible estate in fee simple of the above described property and that the Grantors have the lawful right to sell and convey the same in fee simple; that the said property is free from encumbrances and that the Grantors will forever warrant and defend the title and possession thereof unto the said Grantees, their heirs and assigns, against the lawful claims and demands of all persons whatsoever.

ALL VALUABLE TAXES for the current year have been paid and are hereby assumed by the Grantees herein.

WITNESS OUR SIGNATURES, this 12th day of March, 2007

Joseph B. DeFazio
Joseph B. DeFazio

Nancy L. DeFazio
Nancy L. DeFazio

STATE OF MISSISSIPPI
COUNTY OF HARRISON

Personally came and appeared before me, the undersigned authority in and for the aforesaid County and State on this the 12th day of March, 2007, Joseph B. DeFazio and Nancy L. DeFazio, who acknowledged that he signed and delivered the foregoing instrument of writing, on the day and year therein mentioned.

My commission Expires: June 3, 2011 *James J. McArthur*



This Document Prepared By the Grantors:

Joseph B. DeFazio
219 S Island View Ave
Long Beach, MS 39560
228-234-4488

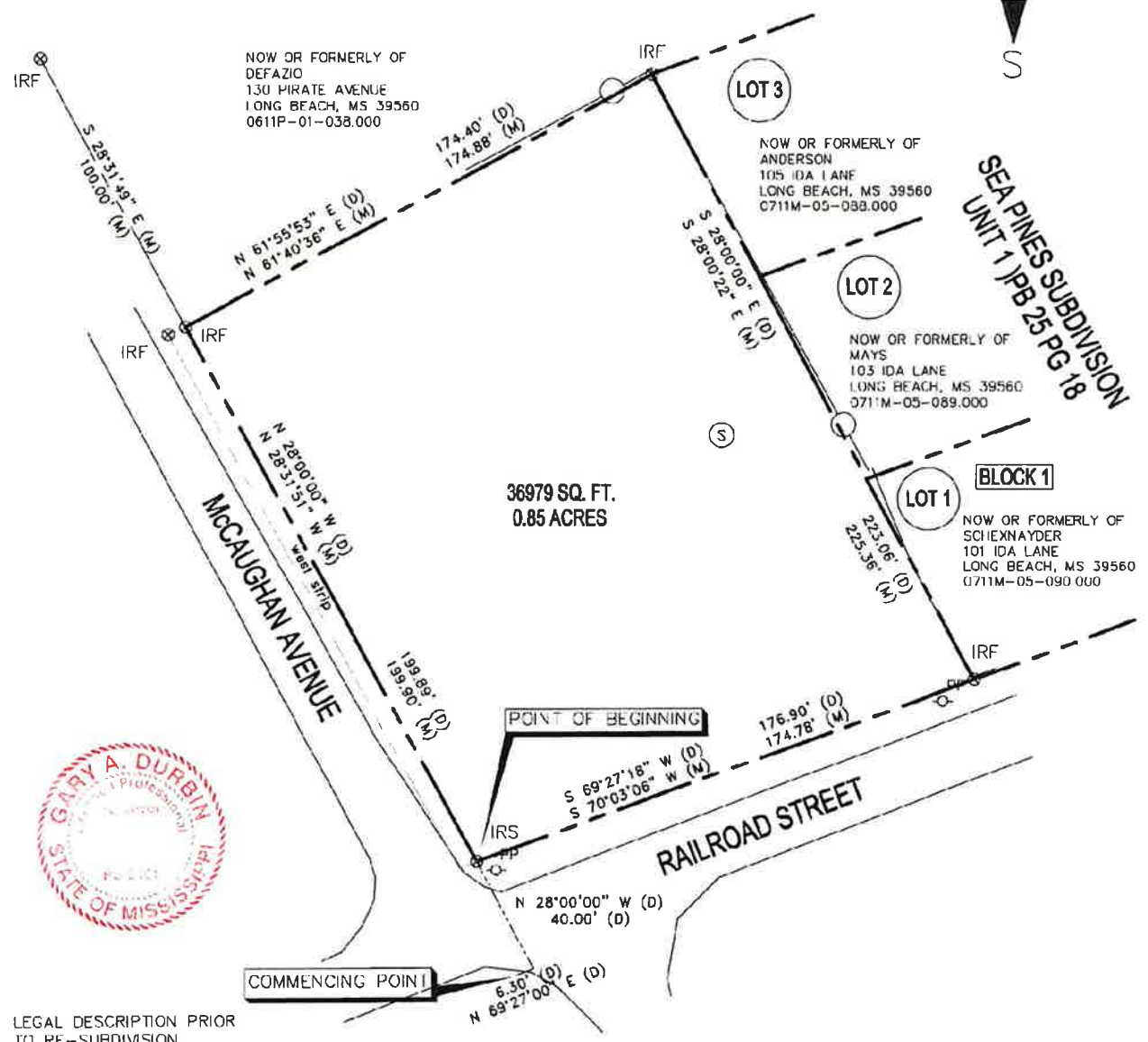
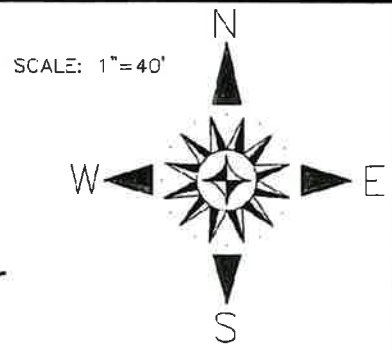
Nancy L. DeFazio
100 McCaughan Ave
Long Beach, MS 39560
228-204-9700

Grantee:
Stephen A. DeFazio
2324 Curcor St
Culfpur, MS 39507
228-697-1236

Jason F. DeFazio
100 McCaughan Ave
Long Beach, MS 39560
228-669-8493

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

CERTIFICATE OF RESUBDIVISION
McCAUGHAN AVENUE
SECTION 12, TOWNSHIP 8 SOUTH, RANGE 12 WEST
LONG BEACH, MISSISSIPPI
PARCEL #13090-02-036.000



LEGAL DESCRIPTION PRIOR TO RE-SUBDIVISION

LEGAL DESCRIPTION
PARCEL 0611P-01-038.001
(2008-622B-D-J1)

A parcel of land situated and being located in the Widow Ladner Claim, City of Long Beach, First Judicial District of Harrison County, Mississippi and being more particularly described as follows, to-wit:

Commencing at the intersection of the East margin of McCaughan Avenue with the north right-of-way of CSX Transportation (formerly L & N Railroad) thence running N 69°27'00" E 6.30 feet along the north right-of-way of CSX Transportation, thence run N 28°00'00" W 40.00 feet to the north margin of Railroad Street and the Point of Beginning of the parcel herein described, thence continue from said Point of Beginning, N 28°00'00" W 199.89 feet, thence run N 61°55'53" E 175.40 feet, thence run S 28°00'00" E 223.06 feet to the north margin of Railroad Street, thence run S 69°27'18" W 176.90 feet along the north margin of Railroad Street to the Point of Beginning. Also that strip of land lying immediately West and adjacent to the above described, as described in Deed Book 704 at Page 496, Deed Book 707 at Page 376.

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

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

Bearings based on GPS Observation of the east margin of McCaughan Avenue, NAD 83, MS East Zone, convergence angle -0.150449, scale factor 0.999960.

This property is situated in Zone "X" per FEMA Flood Insurance Rate Map, City of Long Beach, Harrison County, Mississippi, Community Panel Number 28047C-0357-G, Revised: 6/16/09.

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

Gary A. Durbin, P.L.S. 2401
February 2, 2024

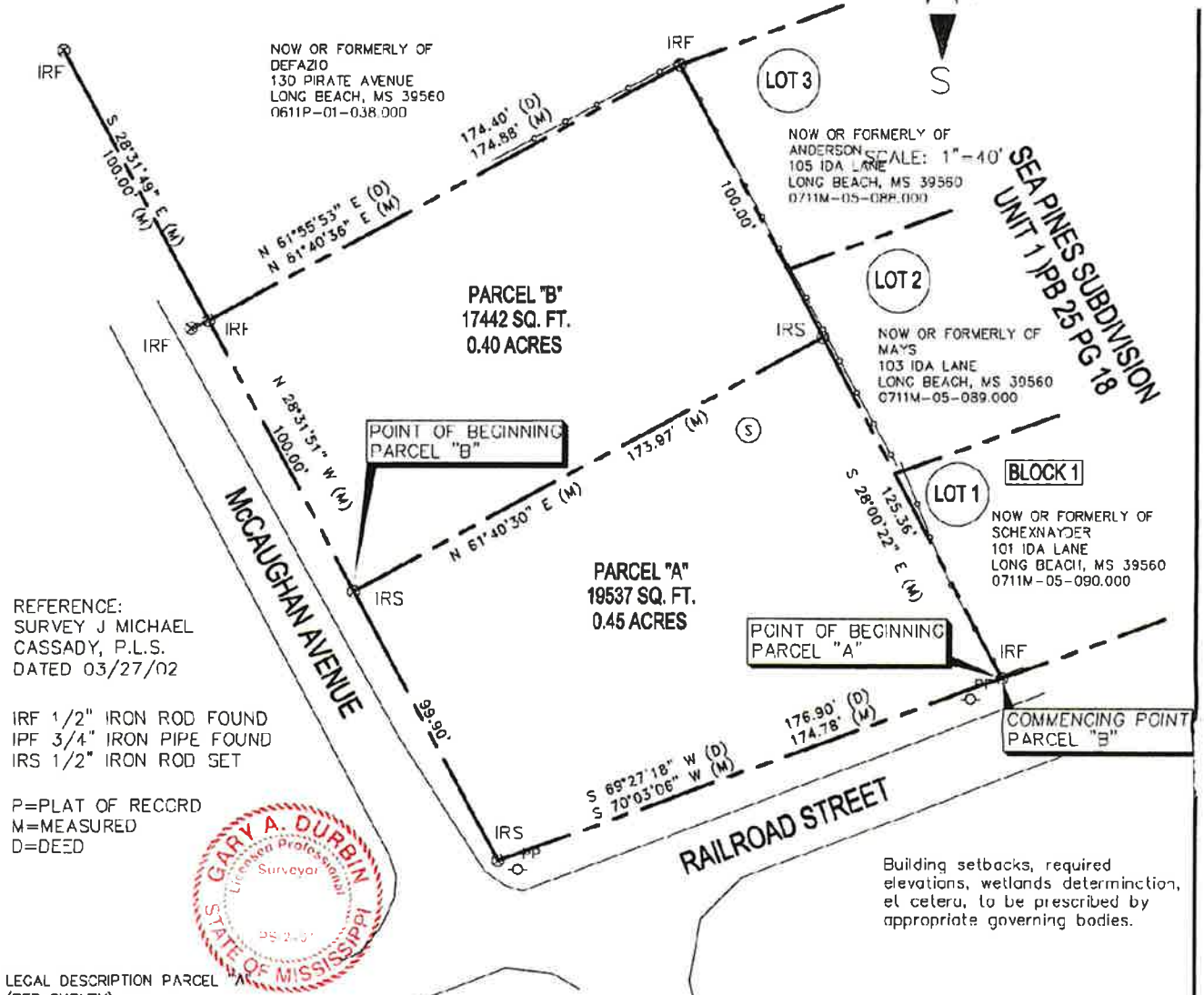
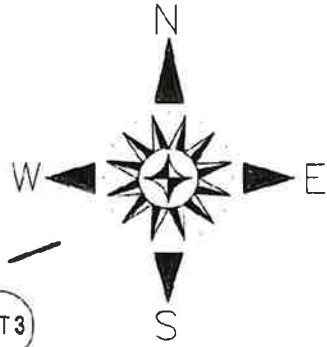
JOB 11276

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

Sheet 1 of 4

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

**CERTIFICATE OF RESUBDIVISION
McCAUGHAN AVENUE
SECTION 12, TOWNSHIP 8 SOUTH, RANGE 12 WEST
LONG BEACH, MISSISSIPPI
PARCEL #13090-02-036.000**



REFERENCE:
SURVEY J MICHAEL
CASSADY, P.L.S.
DATED 03/27/02

IRF 1/2" IRON ROD FOUND
IPF 3/4" IRON PIPE FOUND
IRS 1/2" IRON ROD SET

P=PLAT OF RECCRD
M=MEASURED
D=DEED



Building setbacks, required elevations, wetlands determination, et cetera, to be prescribed by appropriate governing bodies.

LEGAL DESCRIPTION PARCEL "A" (PER SURVEY)

A parcel of land situated in Section 12, Township 8 South, Range 12 West, City of Long Beach, First Judicial District of Harrison County, Mississippi, better described as follows, to-wit:

Beginning at an iron rod at Southwest corner of Lot 1, Block 1, Sea Pines Subdivision, Plat Book 25, Page 18, said point being on the North margin of Railroad Street, thence S 70°03'06" W 174.78 feet along said north margin to an iron rod on the East margin of McCaughan Avenue, thence N 28°31'51" W 99.90 feet to an iron rod on said East margin, thence N 61°40'30" E 173.97 feet to an iron rod on the West line of Sea Pines Subdivision, thence S 28°00'22" E 125.36 feet to the Point of Beginning. Said parcel contains 19537 square feet or 0.45 acres. Bearings based on GPS Observation, Mississippi East Zone, NAD 83, per survey by Gary A. Durbin, P.L.S. dated February 2, 2024.

LEGAL DESCRIPTION PARCEL "B" (PER SURVEY)

A parcel of land situated in Section 12, Township 8 South, Range 12 West, City of Long Beach, First Judicial District of Harrison County, Mississippi, better described as follows, to-wit:

Commencing at an iron rod at Southwest corner of Lot 1, Block 1, Sea Pines Subdivision, Plat Book 25, Page 18, said point being on the North margin of Railroad Street, thence S 70°03'06" W 174.78 feet along said north margin to an iron rod on the East margin of McCaughan Avenue, thence N 28°31'51" W 99.90 feet to an iron rod on said East margin and the Point of Beginning, thence N 28°31'51" W 100.00 feet to an iron rod, thence N 61°40'36" E 174.88 feet to an iron rod on the West line of Sea Pines Subdivision, thence S 28°00'22" E 100.00 feet to an iron rod, thence S 61°40'30" W 173.97 feet to the Point of Beginning. Said parcel contains 17442 square feet or 0.40 acres. Bearings based on GPS Observation, Mississippi East Zone, NAD 83, per survey by Gary A. Durbin, P.L.S. dated February 2, 2024.

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

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

Bearings based on GPS Observation of the east margin of McCaughan Avenue, NAD 83, MS East Zone, convergence angle -0.130449, scale factor 0.999960.

This property is situated in Zone "X" per FEMA Flood Insurance Rate Map, City of Long Beach, Harrison County, Mississippi, Community Panel Number 28047C-0357-G, Revised, 6/16/09.

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

Gary A. Durbin
Gary A. Durbin, P.L.S. 2401
February 2, 2024

JOB 11276

Sheet 2 of 4

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

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

CERTIFICATE OF APPROVAL

I hereby certify that the minor subdivision shown on this plat does not involve the creation of new public street, or any change in existing public streets, the extension of public water or sewer 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 thereof 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 _____ 2024.

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.

ADOPT _____ ATTEST _____
MAYOR _____ CITY CLERK _____

CERTIFICATE OF RESUBDIVISION

MCCAUGHAN AVENUE
SECTION 12, TOWNSHIP 8 SOUTH, RANGE 12 WEST
LONG BEACH, MISSISSIPPI
PARCEL #13090-02-036.000

Sheet 3 of 4

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

JOB 11276

CERTIFICATE OF OWNERSHIP

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

OWNER: STEPHEN DEFAZIO _____
NANCY DEFAZIO _____
DATE: FEB 22 2024

Subscribed and sworn to before me, in my presence this 2 day of FEB 2024, a Notary Public in and for the County of Harrison, State of Mississippi.

SEAL: NOTARY PUBLIC Jackson County Commission Expires August 16, 2025
MY COMMISSION EXPIRES Aug 16 2025

Robert C. Moran
NOTARY PUBLIC

CERTIFICATE OF SURVEY AND ACCURACY

I hereby certify that this map drawn by me or drawn under my supervision form an actual survey made by me or under my supervision and a deed description recorded in Book/Page See Survey in accordance with the applicable codes and ordinances. Witness my original signature, registration number and seal this the 2 day of FEB 2024.

GARY A. DURBIN, P.L.S. 2401

SEAL OR STAMP

Subscribed and sworn to before me, in my presence this 2 day of FEB 2024, a Notary Public in and for the County of Harrison, State of Mississippi.

SEAL: NOTARY PUBLIC Jackson County Commission Expires August 16, 2025
MY COMMISSION EXPIRES Aug 16 2025

Robert C. Moran
NOTARY PUBLIC

MINUTES OF JULY 25, 2024
REGULAR MEETING

LONG BEACH PLANNING and DEVELOPMENT COMMISSION

CERTIFICATE OF RESUBDIVISION
MCCAUGHAN AVENUE
SECTION 12, TOWNSHIP 8 SOUTH, RANGE 12 WEST
LONG BEACH, MISSISSIPPI
PARCEL #13090-02-036.000

CERTIFICATE OF RESUBDIVISION

in accordance with Article II, Section 3 of the Code of Ordinance (Subdivision Regulations) of the City of Long Beach as amended, it is hereby certified that the Long Beach Planning Commission Chairman and Long Beach Mayor and Board of Aldermen have reviewed and approved the attached Final Plat, the following property has been subdivided from Harrison County ad valorem tax parcel 0611P-01-038.001 into Parcels A and B. The subject property is generally described as being located on McCaughan Avenue.

LEGAL DESCRIPTION PRIOR
TO RE-SUBDIVISION
LEGAL DESCRIPTION
PARCEL 0611P-01-038.001
(2008-6228-D-J1)

A parcel of land situated and being located in the Widow Ladner Claim, City of Long Beach, First Judicial District of Harrison County, Mississippi and being more particularly described as follows, to-wit:

Commencing at the intersection of the East margin of McCaughan Avenue with the north right-of-way of CSX Transportation (formerly L & N Railroad) thence running N 69°27'00" E 6.30 feet along the north right-of-way of CSX Transportation, thence run N 28°00'00" W 40.00 feet to the north margin of Railroad Street and the Point of Beginning of the parcel herein described, thence continue from said Point of Beginning, N 28°00'00" W 199.89 feet, thence run N 61°55'53" E 175.40 feet, thence run S 28°00'00" E 223.06 feet to the north margin of Railroad Street, thence run S 69°27'18" W 176.90 feet along the north margin of Railroad Street to the Point of Beginning. Also that strip of land lying immediately West and adjacent to the above described, as described in Deed Book 704 at Page 496, Deed Book 707 at Page 376.

LEGAL DESCRIPTION CREATED BY
RE-SUBDIVISION

LEGAL DESCRIPTION PARCEL "A"
(PER SURVEY)

A parcel of land situated in Section 12, Township 8 South, Range 12 West, City of Long Beach, First Judicial District of Harrison County, Mississippi, better described as follows, to-wit:

Beginning at an iron rod at Southwest corner of Lot 1, Block 1, Sea Pines Subdivision, Plat Book 25, Page 18, said point being on the North margin of Railroad Street, thence S 70°03'06" W 174.78 feet along said north margin to an iron rod on the East margin of McCaughan Avenue, thence N 28°31'51" W 99.90 feet to an iron rod on said East margin, thence N 61°40'30" E 173.97 feet to an iron rod on the West line of Sea Pines Subdivision, thence S 28°00'22" E 125.36 feet to the Point of Beginning. Said parcel contains 19537 square feet or 0.45 acres. Bearings based on GPS Observation, Mississippi East Zone, NAD 83, per survey by Gary A. Durbin, P.L.S. dated February 2, 2024.

LEGAL DESCRIPTION PARCEL "B"
(PER SURVEY)

A parcel of land situated in Section 12, Township 8 South, Range 12 West, City of Long Beach, First Judicial District of Harrison County, Mississippi, better described as follows, to-wit:

Commencing at an iron rod at Southwest corner of Lot 1, Block 1, Sea Pines Subdivision, Plat Book 25, Page 18, said point being on the North margin of Railroad Street, thence S 70°03'06" W 174.78 feet along said north margin to an iron rod on the East margin of McCaughan Avenue, thence N 28°31'51" W 99.90 feet to an iron rod on the East margin of the Point of Beginning, thence N 28°31'51" W 100.00 feet to an iron rod, thence N 61°40'36" E 174.86 feet to an iron rod on the West line of Sea Pines Subdivision, thence S 28°00'22" E 100.00 feet to an iron rod, thence S 61°40'30" W 173.97 feet to the Point of Beginning. Said parcel contains 17442 square feet or 0.40 acres. Bearings based on GPS Observation, Mississippi East Zone, NAD 83, per survey by Gary A. Durbin, P.L.S. dated February 2, 2024.



JOB 11276

GARY A. DURBIN, P.L.S.
PROFESSIONAL LAND SURVEYOR
3048 RIVERWALK CIRCLE, DIBERVILLE, MS 39540
PH. (228) 365-3532 gad@kgd@aol.com

Sheet 4 of 4

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

Special Tap Fee: 100 McCaughan				
Date: 07-22-2024				
SEWER AND WATER TAPS				
MATERIALS:				
QTY.		ITEM	PRICE	TOTAL
1	EA	8X6 TEE WYE	\$59.25	\$59.25
1	EA	6X6 TEE WYE	\$47.50	\$47.50
2	EA	6" CAP	\$11.80	\$23.60
28	FT	6"SDR 26	\$10.12	\$283.36
1	EA	8"X1" Tap Saddles	\$76.00	\$76.00
1	EA	1" Corp Stop	\$54.15	\$54.15
1	EA	1" Curb Stop	\$98.00	\$98.00
20	FT	1' Roll Tube	\$0.55	\$11.00
1	EA	Meter Box	\$72.00	\$72.00
4	TON	LIMESTONE	\$41.00	\$164.00
3	DAY	Traffic Control	\$500.00	\$1,500.00
1	EA	Temp Asphalt Patch	\$800.00	\$800.00
1	EA	Permanent Asphalt Patch	\$1,500.00	\$1,500.00
TOTAL MATERIAL COST				\$4,688.86
EQUIPMENT:				
QTY.		ITEM	PRICE	TOTAL
16	HRS	161-TRACK HOE	\$45.00	\$720.00
16	HRS	DUMP TRUCK/ Trailer	\$50.00	\$800.00
32	HRS	CREW TRUCK	\$15.00	\$480.00
2	DAY	WELL POINT	\$250.00	\$500.00
12	HRS	Asphalt Truck and Trailer	\$50.00	\$600.00
TOTAL EQUIPMENT COST				\$3,100.00
LABOR:				
			LABOR	TOTAL
				\$4,891.64
TOTAL LABOR COST				\$4,891.64
FUEL:				
			TOTAL MATERIAL COST	\$4,688.86
			TOTAL EQUIPMENT COST	\$3,100.00
			TOTAL LABOR COST	\$4,891.64
TOTAL				\$12,680.50
10% FUEL COST				\$1,268.05
+				
PLEASE REMIT MATERIAL AND EQUIPMENT COST TO:				<u>\$7,788.86</u>
City of Long Beach				
P.O. Box 591				
Long Beach, MS 39560				
PLEASE REMIT LABOR & FUEL COST TO:				<u>\$6,159.69</u>
H2O Innovation				
P.O. Box 591				
Long Beach, MS 39560				
TOTAL WATER TAP FEE COST				<u>\$13,948.55</u>

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



**OVERSTREET
& ASSOCIATES**
CONSULTING ENGINEERS

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

July 03, 2024

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

RE: Certificate of Subdivision – Tax Parcel No. 0611P-01-038.001

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 Section 12, Township 8 South, Range 12 West, City of Long Beach, First Judicial District of Harrison County, Mississippi. The submitted subdivision proposes to divide an existing parcel into two new parcels. Proposed Lot "A" will be nearly 19,602 square feet in size, with approx. 99.90 feet of street frontage on McCaughan Avenue. Proposed Lot "B" will be nearly 17,442 square feet in size, with approx. 100 feet of street frontage on McCaughan 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

Biloxi | Long Beach | Pascagoula | Daphne

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

After considerable discussion and upon recommendation by City Engineers, 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 a Certificate of Resubdivision for the property located at 200 South Girard Avenue, Tax Parcel 0612F-01-026.000, submitted by Shawn Montella, Montella Properties, as follows:

**MINUTES OF JULY 25, 2024
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 7/10/24
Zoning R-1
Agenda Date 7/25/24
Check Number 11604

APPLICATION FOR CERTIFICATE OF RESUBDIVISION

- I. TYPE OF CASE: CERTIFICATE OF RESUBDIVISION
- II. ADVALOREM TAX PARCEL NUMBER(S): 0612F-01-026.000
- III. GENERAL LOCATION OF PROPERTY INVOLVED: 200 S. Girard. Lots 1-11
Inclusive, Block 17, Kohler & Russell sub, 1st Judicial District Harrison County
- IV. ADDRESS OF PROPERTY INVOLVED: _____
- V. GENERAL DESCRIPTION OF REQUEST: Resubdivision of 1 Lot and house
Into two lots
- 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 2nd or 4th 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.

Shawn Montella Montella Properties

Name of Rightful Owner (PRINT)

Name of Agent (PRINT)

126 Jeff Davis Ave

Owner's Mailing Address

Agent's Mailing Address

Long Beach MS 39560

City State Zip

City State Zip

228-596-4849

Phone

Phone

[Signature] 7-10-24

Signature of Rightful Owner

Date

Signature of Applicant

Date

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

Prepare By and Return To:
Schweizer, Oglet & Jordan, PLLC
122 Co Hwy 49
Cullman, MS 39503
(281) 432-8320

Including Instructions:
Lots 1-17 inclusive, Block 17, Kohler
& Russell Subd., 1st Judicial District
Harrison County, MS

File#230510

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,

Patrick B. Bennett and Brennan M. Bennett
131 Sea Oaks Blvd
Long Beach, MS 39560
228-860-7653

to hereby grant bargain sell convey the warrant into

Montella Properties, LLC, a Mississippi limited liability company
126 Jeff Davis Avenue
Long Beach, MS 39560
228-569-4849

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

Lots One (1) through Eleven (11), inclusive, Block Seventeen (17), KOHLER AND RUSSELL SUBDIVISION, in the Town of Long Beach, Mississippi, a subdivision according to the official map or plat hereof 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 8 thereof, reference to which is hereby made in aid of and as 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 any other recorded reservations, conveyances and leases of oil, gas and minerals by previous owners of subject property.

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

prove to 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 Grantors on this the 24th day of March, 2024.


Patrick B. Bennett


Brennan M. Bennett

STATE OF MISSISSIPPI
COUNTY OF HARRISON

THIS DAY personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid, Patrick B. Bennett and Brennan M. Bennett, who acknowledged that they 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 24th day of March, 2024.

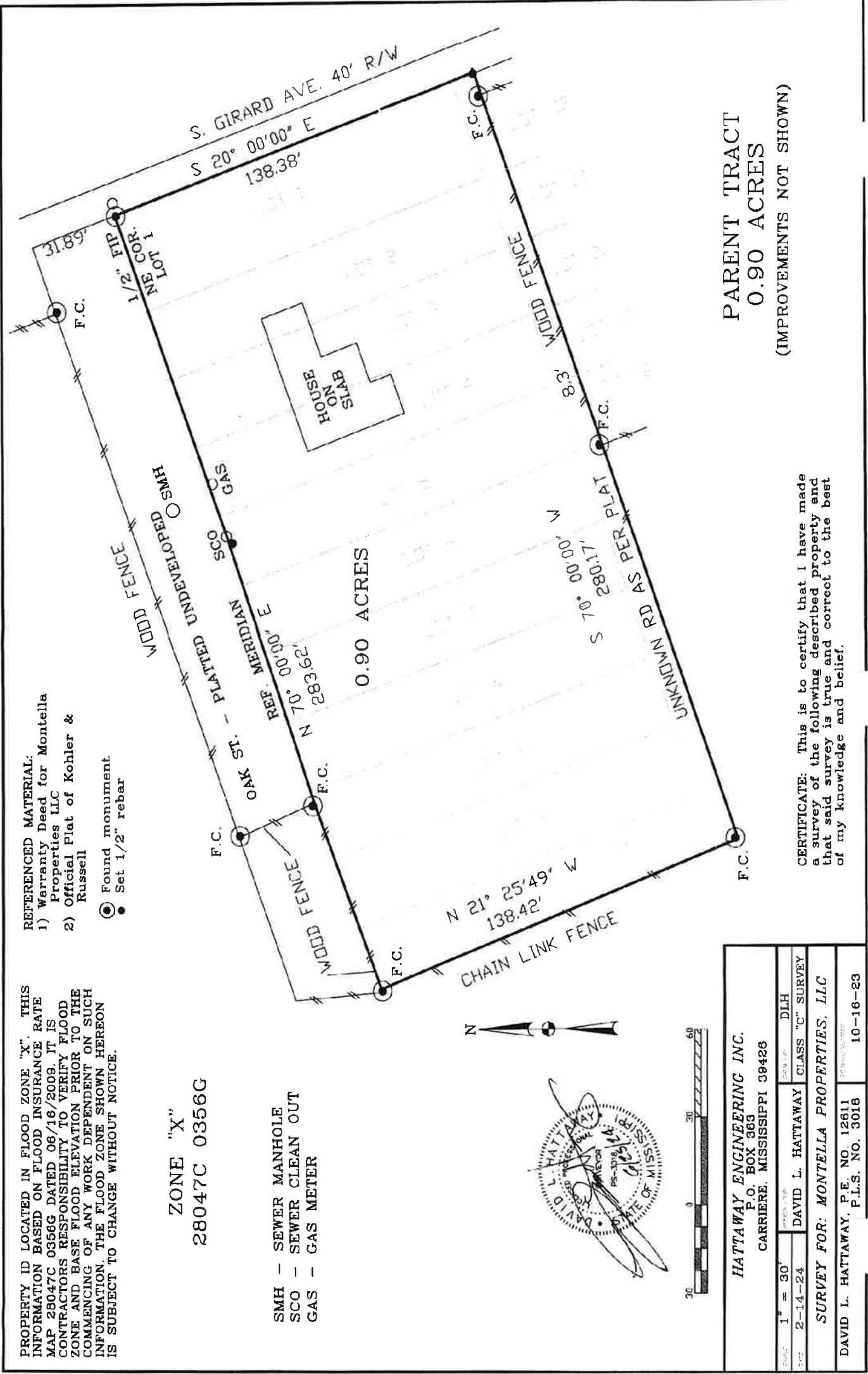

NOTARY PUBLIC

(S.E.A.L.)

My Commission Expires:



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



**PARENT TRACT
0.90 ACRES
(IMPROVEMENTS NOT SHOWN)**

REFERENCED MATERIAL:
1) Warranty Deed for Montella Properties LLC
2) Official Plat of Kohler & Russell

● Found monument
● Set 1/2" rebar

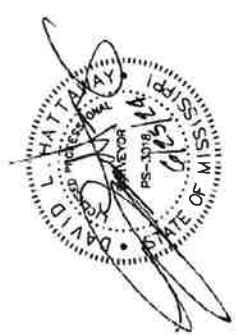
PROPERTY ID LOCATED IN FLOOD ZONE "X". THIS INFORMATION BASED ON FLOOD INSURANCE RATE MAP 28047C 0356G DATED 06/16/2008. IT IS CONTRACTORS RESPONSIBILITY TO VERIFY FLOOD ZONE AND BASE FLOOD ELEVATION PRIOR TO THE COMMENCING OF ANY WORK DEPENDENT ON SUCH INFORMATION. THE FLOOD ZONE SHOWN HEREON IS SUBJECT TO CHANGE WITHOUT NOTICE.

**ZONE "X"
28047C 0356G**

SMH - SEWER MANHOLE
SCO - SEWER CLEAN OUT
GAS - GAS METER

0.90 ACRES

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.



HATTAWAY ENGINEERING INC. P.O. BOX 363 CARRIERS, MISSISSIPPI 39426	
DATE: 2-14-24	SCALE: DLH
SURVEY FOR: MONTELLA PROPERTIES, LLC	
DAVID L. HATTAWAY, P.E. NO. 12611	10-16-23
P.L.S. NO. 3018	

**MINUTES OF JULY 25, 2024
REGULAR MEETING**

LONG BEACH PLANNING and DEVELOPMENT COMMISSION

SURVEY WITH CERTIFICATE OF SUBDIVISION

LEGAL DESCRIPTION OF LAND PRIOR TO THIS RESUBDIVISION

DESCRIPTION: 0.90 ACRES
Beginning at the Northeast corner of Lot 1, Block 17, Kohler & Russell Subdivision, in the town of Long Beach, Mississippi, a subdivision according to the official map or plat hereof 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 8; thence along the west margin of South Girald Avenue South 20 degrees 00 minutes 00 seconds East 103.38 feet; thence along the south margin of said undeveloped road 70 degrees 00 minutes 00 seconds East 118.38 feet; thence along a fence line North 21 degrees 21 minutes 42 seconds East 35.00 feet to a fence corner; thence along a fence and south margin of platted undeveloped road North 70 degrees 00 minutes 00 seconds East 283.62 feet to the point of beginning; This parcel containing 0.90 acres and being lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 and part of lot 11, Block 17, Kohler & Russell Subdivision, in the town of Long Beach, Mississippi, a subdivision according to the official map or plat hereof 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 8

PARCEL "A"

DESCRIPTION: 0.32 ACRES

Beginning at the Northeast corner of Lot 1, Block 17, Kohler & Russell Subdivision, in the town of Long Beach, Mississippi, a subdivision according to the official map or plat hereof 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 8; thence along the west margin of South Girald Avenue South 20 degrees 00 minutes 00 seconds East 103.38 feet; thence along the south margin of said undeveloped road 70 degrees 00 minutes 00 seconds East 118.38 feet; thence along a fence line North 21 degrees 21 minutes 42 seconds East 35.00 feet to a fence corner; thence along a fence and south margin of platted undeveloped road North 70 degrees 00 minutes 00 seconds East 283.62 feet to the point of beginning; This parcel containing 0.32 acres and being lots 1, 2, 3, 4 and part of lot 5, Block 17, Kohler & Russell Subdivision, in the town of Long Beach, Mississippi, a subdivision according to the official map or plat hereof 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 8

CERTIFICATE OF RESUBDIVISION

In accordance with Article II, Section 3 of the Code of Ordinance (Subdivision Regulations) of the City of Long Beach as amended, it is hereby certified that the Long Beach Planning Commission Chairman and Long Beach Mayor and Board of Aldermen have reviewed and approved the attached Final Plat. The following property has been subdivided from Harrison County ad valorem tax parcel # 0612P-01-028.000 into. The subject property is generally described as being located _____

PARCEL "B"

DESCRIPTION: 0.58 ACRES

Commencing at the Northeast corner of Lot 1, Block 17, Kohler & Russell Subdivision, in the town of Long Beach, Mississippi, a subdivision according to the official map or plat hereof 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 8 thereof, thence along the west margin of South Girald Avenue South 20 degrees 00 minutes 00 seconds East 103.38 feet to the point of beginning; thence continuing along said margin South 20 degrees 00 minutes 00 seconds East 35.00 feet; thence leaving said margin South 70 degrees 00 minutes 00 seconds West 280.17 feet to a fence corner; thence along a fence North 21 degrees 21 minutes 49 seconds West 138.42 feet to a fence corner; thence along a fence and south margin of a platted undeveloped road North 70 degrees 00 minutes 00 seconds East 163.62 feet; thence South 20 degrees East 105.00 degrees East 118.38 feet; thence North 70 degrees 00 minutes 00 seconds East 105.00 feet; thence North 25 degrees 00 minutes 00 seconds East 21.21 feet to the point of beginning; This parcel containing 0.58 acres and being lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 and part of lot 11, Block 17, Kohler & Russell Subdivision, in the town of Long Beach, Mississippi, a subdivision according to the official map or plat hereof 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 8

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

SURVEY WITH CERTIFICATE OF SUBDIVISION

CERTIFICATE OF OWNERSHIP

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

Montellie Pickett Shaw M. Bala 7-10-24
OWNER DATE

Subscribed and sworn to before me, in my presence this 10 day of July, 2024, a Notary Public in and for the County of Harrison, State of Mississippi.

SEAL Melanie Marie Stedden
NOTARY PUBLIC



My Commission Expires: 10/10/2024

CERTIFICATE OF SURVEY AND ACCURACY

I hereby certify that this map drawn under my supervision from actual survey made by me or actual survey made under my supervision and a deed description recorded in Book Page in accordance with all applicable codes and ordinances. Witness my original signature, registration number and seal this the 25 day of June, 2024.

DAVID L. HATTAWAY
Registered Land Surveyor



Subscribed and sworn to before me in my presence this the 25 day of June, 2024, a Notary Public in and for the County of Harrison, State of Mississippi.

NOTARY PUBLIC

Seal

My Commission Expires:

CERTIFICATE OF APPROVAL

I hereby certify that the minor subdivision shown on this plat does not involve the creation of new public street, or any change in existing public streets, the extension of public water or sewer system or the installation of drainage improvements through on or more lots to serve on 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 _____

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: _____

MAYOR _____

ATTEST: _____

CITY CLERK _____

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

Special Tap Fee: 200 South Girard Ave				
Date: 07-17-2024				
WATER TAP				
MATERIALS:				
QTY.		ITEM	PRICE	TOTAL
1	EA	8"X1" Tap Saddles	\$76.00	\$76.00
1	EA	1" Corp Stop	\$54.15	\$54.15
1	EA	1" Curb Stop	\$98.00	\$98.00
20	FT	1" Roll Tube	\$0.55	\$11.00
1	EA	Meter Box	\$72.00	\$72.00
1	TON	LIMESTONE	\$41.00	\$41.00
1	EA	Asphalt Patch	\$550.00	\$550.00
TOTAL MATERIAL COST				\$902.15
EQUIPMENT:				
QTY.		ITEM	PRICE	TOTAL
6	HRS	161-TRACK HOE	\$45.00	\$270.00
6	HRS	DUMP TRUCK/ Trailer	\$50.00	\$300.00
8	HRS	CREW TRUCK	\$15.00	\$120.00
4	HRS	Asphalt Truck and Trailer	\$50.00	\$200.00
TOTAL EQUIPMENT COST				\$890.00
LABOR:				
			LABOR	TOTAL
				\$885.04
TOTAL LABOR COST				\$885.04
FUEL:				
			TOTAL MATERIAL COST	TOTAL
			\$902.15	\$902.15
			TOTAL EQUIPMENT COST	\$890.00
			\$890.00	
			TOTAL LABOR COST	\$885.04
			\$885.04	
TOTAL				\$2,677.19
15% FUEL COST				\$401.58
PLEASE REMIT MATERIAL AND EQUIPMENT COST TO:				<u>\$1,792.15</u>
City of Long Beach				
P.O. Box 591				
Long Beach, MS 39560				
PLEASE REMIT LABOR & FUEL COST TO:				<u>\$1,286.62</u>
H2O Innovation				
P.O. Box 591				
Long Beach, MS 39560				
TOTAL WATER TAP FEE COST				\$3,078.77

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



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

July 11, 2024

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

RE: Certificate of Subdivision – Tax Parcel No. 612F-01-026.000

Ladies and Gentlemen:

We have received a Certificate of Subdivision for the referenced property, which can be described as a parcel of land situated and being located in lot 1, Block 17, Kohler & Russell Subdivision, First Judicial District of Harrison County, Mississippi, in Plat Book 4 at page 8. The submitted subdivision proposes to divide one existing parcel into two new parcels. Proposed parcel "A" will be nearly 0.32 Acres in size, with approx. 103.38 feet of street frontage on S. Girard Avenue. Proposed parcel "B" will be nearly 0.58 Acres in size, with approx. 35 feet of street frontage on S. Girard 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 JULY 25, 2024
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

After considerable discussion and upon recommendation by City Engineers, Commissioner Suthoff made motion seconded by Commissioner DiLorenzo and unanimously carried recommending to table the application due to the absence of the applicant.

It came for discussion under New Business a Certificate of Resubdivision for the property located at 415 North Seal Avenue, Tax Parcel 0611N-04-009.000, submitted by John F. Petry and Marie Christine Petry, as follows:

MINUTES OF JULY 25, 2024
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 7-16-24
Zoning R-1
Agenda Date 7-25-24
Check Number 1002

APPLICATION FOR CERTIFICATE OF RESUBDIVISION

- I. TYPE OF CASE: CERTIFICATE OF RESUBDIVISION
- II. ADVALOREM TAX PARCEL NUMBER(S): 0611 N-04-009-000
- III. GENERAL LOCATION OF PROPERTY INVOLVED: 415 N Seal Ave.
On Kays Ave off Seal Ave. Long Beach, MS 39560
- IV. ADDRESS OF PROPERTY INVOLVED: 415 N Seal Ave. Long Beach, MS³⁹⁵⁶⁰
- V. GENERAL DESCRIPTION OF REQUEST: Resubdivision of 4 lots fronting Kays Ave
Behind 415 N Seal Ave.
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 2nd or 4th Thursday of each month. Receipt of fee(s) does not constitute receipt of a completed application.

Ownership: I the undersigned 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.

John F. Petry
Name of Rightful Owner (PRINT)

4007 St. Charles Ave Apt 100
Owner's Mailing Address

New Orleans, LA 70115
City State Zip

504 274 8729
Phone

[Signature] 7/16/24
Signature of Rightful Owner Date

Name of Agent (PRINT)

Agent's Mailing Address

City State Zip

Phone

Signature of Applicant Date

**MINUTES OF JULY 25, 2024
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) John F. Petry

ADDRESS (STREET, CITY, STATE, ZIP CODE) 4007 St. Charles Ave Apt 100 ^{N.W. Orleans}

PHONE # (H) 504 274 8729 (C) - LA 70115

TAX PARCEL NUMBER(S) OWNED 0611-04-009.000

SIGNATURE 

NAME OF OWNER (PRINT) Marie Christine Petry

ADDRESS (STREET, CITY, STATE, ZIP CODE) 300 N. Island View Ave.

PHONE # (H) _____ (C) (504) 975-0975 Long Beach, MS 39560

TAX PARCEL NUMBER(S) OWNED 0611N-04-009.000

SIGNATURE 

NAME OF OWNER (PRINT) _____

ADDRESS (STREET, CITY, STATE, ZIP CODE) _____

PHONE # (H) _____ (C) _____

TAX PARCEL NUMBER(S) OWNED _____

SIGNATURE _____

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: _____

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



Prepared by:
Julien K. Byrne III
Attorney at Law
311 East Second St.
Pass Christian, MS 39571
(228) 452-9408
Mississippi Bar Number: 7654

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

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, ANDREW STAPLES and wife, TRACEY STAPLES, of 470 Pine Grove Drive, Collierville, TN 38017, (757)650-7220, do hereby sell, convey and warrant unto JOHN F. PETRY and sister, MARIE CHRISTINE PETRY, as joint tenants with full rights of survivorship and not as tenants in common, of 826 Pennsylvania Avenue, Slidell, LA 70458, (985)710-7015, the following described real property situated in Harrison County, First Judicial District, State of Mississippi, described as:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF AS IF FULLY COPIED HEREIN.

INDEX AS FOLLOWS: All of Lots 16 & 17, part of Lot 15, Lots 18-20, Inclusive, in RUSSELL'S SUBDIVISION of Lot 16, of SEAL SUBDIVISION, in Section 11, Township 8 South, Range 12 West in Long Beach, Harrison County, Mississippi.

Page 1

The above described property is conveyed subject to restrictions, reservations and encumbrances 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, and 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 year taxes are specifically assumed by the Grantee.

The above described property forms no part of the homestead of the Grantors herein
Witness the hands of the Grantors this 27 day of September, 2018.



ANDREW STAPLES
TRACEY STAPLES

STATE OF TENNESSEE
COUNTY OF SHELBY

Personally came and appeared before me, the undersigned authority in and for the jurisdiction aforesaid, the within named ANDREW STAPLES and TRACEY STAPLES, who acknowledged that they 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 21 day of September, 2018

NOTARY PUBLIC

MY COMMISSION EXPIRES
JULY 20, 2021

My Commission Expires July 20, 2021
AFFIX SEAL

Page 2

EXHIBIT "A"

Lots 15, 16, 17, 18, 19 and 20, Inclusive, in RUSSELL'S SUBDIVISION of Lot 16, of SEAL SUBDIVISION, in Section 11, Township 8 South, Range 12 West, in Long Beach, Harrison County, Mississippi, with all improvements located thereon, and with all rights and encumbrances belonging thereto. Being the same property acquired by the vendors herein on the 23rd day of May, 1951, by Deed from Peter R. and Catherine Gualtieri. Said Deed recorded in Book No. 343 at Page 193, records of deeds in the Office of the Chancery Clerk of said Harrison County.

LESS AND EXCEPT:

Lot 70 feet by 150 feet in the Northeast corner of Lot 20 in RUSSELL'S SUBDIVISION of Lot 16 of SEAL SUBDIVISION, Harrison County, Mississippi.

LESS AND EXCEPT:

West 100 feet of East 120 feet of North 140 feet of Lot 19, RUSSELL'S SUBDIVISION, Long Beach, Harrison County, Mississippi.

LESS AND EXCEPT:

The Northwest corner of Lot 15 of RUSSELL'S SUBDIVISION of Lot 16 of SEAL SUBDIVISION in Section 11, Township 8 South, Range 12 West in Long Beach, Harrison County, Mississippi. Said property being more particularly described as follows:

Beginning at the Northwest corner of said Lot 15 of RUSSELL'S SUBDIVISION, running thence Eastward along the North line thereof, and being bounded on the North by Keys Avenue, a distance of 120 feet to a point; thence Southerly a distance of 140 feet, parallel to the West boundary line of said lot; thence Westerly 120 feet to said West boundary line; thence Northerly along said West boundary line 140 feet to the Northwest corner of said lot, being the said Point of Beginning. Being a parcel 120 feet by 140 feet and being in and a part of said Lot 15 of RUSSELL'S SUBDIVISION in Section 11, Township 8 South, Range 12 West, in Harrison County, Mississippi.

LESS AND EXCEPT:

The North 100 feet of Lot 18, RUSSELL'S SUBDIVISION of Lot 16, SEAL SUBDIVISION, Section 11, Township 8 South, Range 12 West, City of Long Beach, Mississippi, as per survey by J.N. Perrett, P.S. 4939, dated April 24, 2012.

Bearing/Tax Parcel Number: 0611N-04-009-000

Page 3

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

EXISTING

- REFERENCE MATERIALS:
 1) HARRISON COUNTY MATRICK INTERFACE
 2) HARRISON COUNTY IAX MAPS
 3) INSTRUMENT NO. 2017-78764-D-1
 4) INSTRUMENT NO. 2018-07650-D-1
 5) INSTRUMENT NO. 2002-16620-D-1
 6) INSTRUMENT NO. 2002-16620-D-1
 7) IRS (HUMAN) NO. 2018-1325-D-1
 8) DEED BOOK 452 PAGE 411
 9) RECORDED PLAT OF LE PETIT COVE SUBDIVISION
 10) RECORDED PLAT OF LE PETIT COVE SUBDIVISION

- LEGEND:
 --- IRON ROD FOUND
 --- IRON ROD SET
 --- SPAL FOUND
 --- SPAL SET
 --- CONCRETE MONUMENT FOUND
 --- CONCRETE MONUMENT SET
 --- AS PFT SURVEY
 --- AS PFT RECORD
 --- IRON ROD FOUND
 --- IRON ROD SET

GPS OBSERVATION

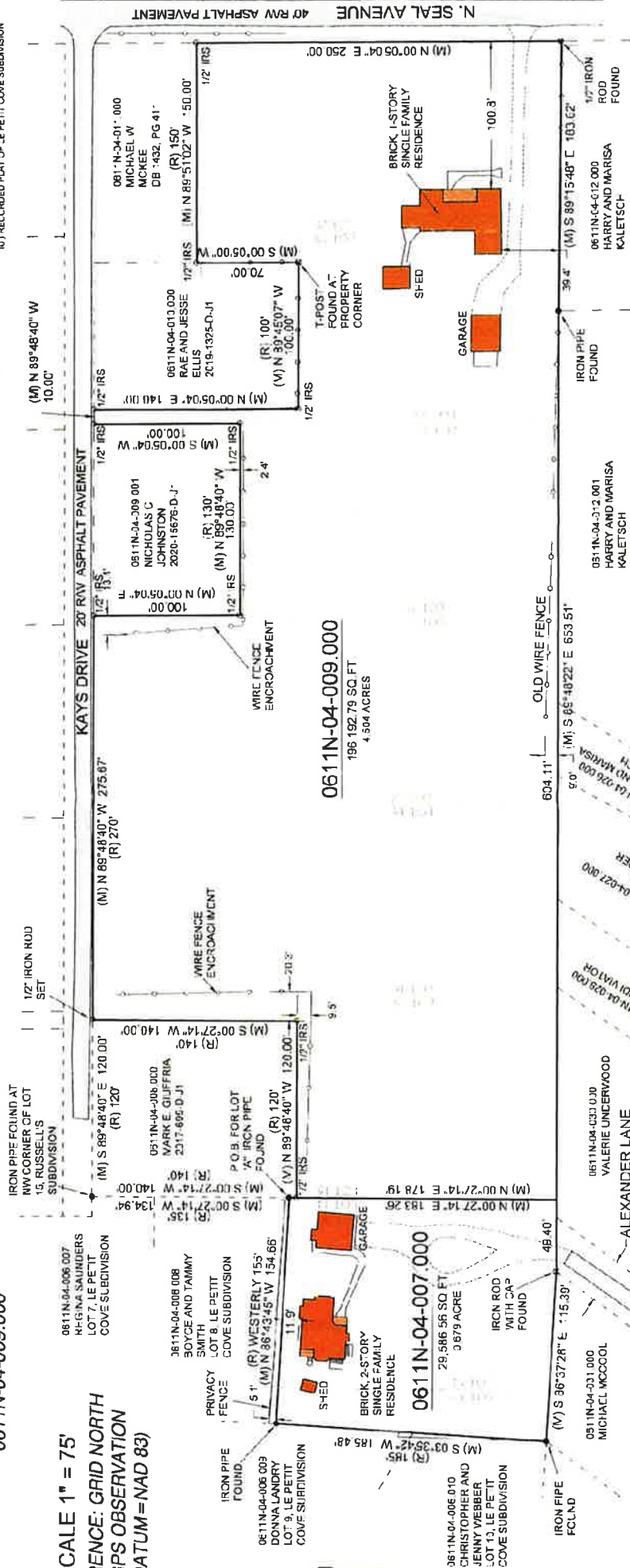
NOTE:

DATE OF FIELD WORK: 12/28/2023
 TOPCON HIFER VR RECEIVER WAS USED FOR GPS OBSERVATION, UTILIZING THE CARL DUDLEY, INC. REAL-TIME NETWORK



A RESUBDIVISION OF TWO PARCELS LOCATED IN RUSSELL'S SUBDIVISION IN THE CITY OF LONG BEACH, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI, INTO LOTS "A", "B", "C", AND "D" AND "E". SAID PARCELS BEING REFERRED TO AS TAX PARCEL NUMBERS 0611N-04-007.000 AND 0611N-04-009.000

SCALE 1" = 75'
 REFERENCE: GRID NORTH
 BY GPS OBSERVATION
 (DATUM=NAD 83)



CLIENT: JOHN F. AND MARIE CHRISTINE PETRY
 DATE OF FIELD SURVEY: 6/28/2024
 DRAWN BY: CAC
 JOB NUMBER: 23323.dwg
 PREPARED BY:

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

FLOOD ZONE NOTE:
 BY GRAPHIC PLOTTING ONLY. THIS PROPERTY IS LOCATED IN THE FIRM ZONE "X" ACCORDING TO MAP NUMBER 2804700350, DATED JUNE 15, 2009. THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND DOES NOT REPRESENT THE SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING. THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP.

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

MINIMUM BUILDING SETBACKS:
 THIS PARCEL OF LAND IS LOCATED IN ZONE B4, SINGLE FAMILY RESIDENTIAL, AS PER CITY OF LONG BEACH ZONING MAP.
 FRONT YARD - 25 FEET
 SIDE YARD - 8 FEET
 REAR YARD - 15 FEET

- NOTES:
 1) FIELD SURVEY PERFORMED WITH A TOPCON HIFER VR GPS RECEIVER.
 2) STATE PLANE COORDINATES AND BEARINGS SHOWN HEREON ARE DERIVED BY GPS OBSERVATION UTILIZING THE CARL DUDLEY, INC. RTK NETWORK, AND ARE BASED ON SPK 2011 AS UNLESS OTHERWISE NOTED THIS SURVEY IS LIMITED TO ABOVE GROUND AND VISIBLE UTILITIES. A MISSISSIPPI PHONE CALL SHOULD BE MADE BEFORE ANY UTILITIES ARE PRESCRIBED BY APPROPRIATE GOVERNING BODIES.
 3) THIS IS A CLASS "B" SURVEY.
 4) BEARINGS SHOWN HEREON ARE DERIVED BY SERVICED BY GPS OBSERVATION. ALL LINES RELATIVE TO.

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

PROPOSED

GPS OBSERVATION

NOTE
DATE OF FIELD WORK: 12/28/2023
TOPCON HIPER VR RECEIVER WAS
USED FOR GPS OBSERVATION.
UTILIZING THE EARL DUDLEY, INC.
REAL-TIME NETWORK

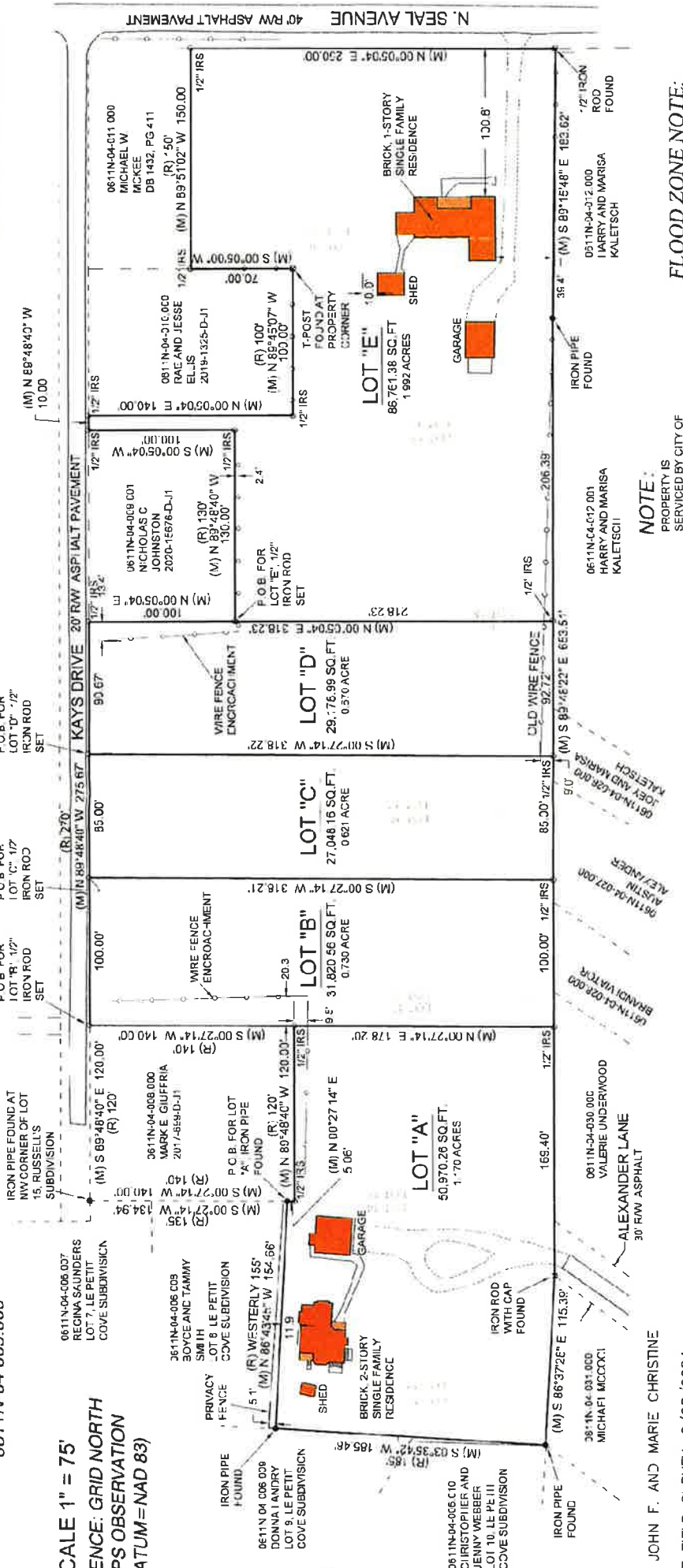


A RESUBDIVISION OF TWO PARCELS LOCATED IN
RUSSELL'S SUBDIVISION IN THE CITY OF LONG
BEACH, FIRST JUDICIAL DISTRICT OF HARRISON
COUNTY, MISSISSIPPI, INTO LOTS "A", "B", "C" AND
"D" AND "E". SAID PARCELS BEING REFERRED TO AS
TAX PARCEL NUMBERS 0611N-04-007.000 AND
0611N-04-009.000

SCALE 1" = 75'
REFERENCE: GRID NORTH
BY GPS OBSERVATION
(DATUM = NAD 83)

LEGEND:
--- IRON ROD FOUND
--- IRON ROD SET
--- STRIKE SET
--- CORNER MONUMENT FOUND
--- CORNER MONUMENT SET
--- LOPED AND NOT FOUND
--- AS P.L. SURVEY
--- AS P.L. RECORD
--- IRON ROD FOUND
--- IRON ROD SET
--- INCLUDED PLAT OF RUSSELL'S SUBDIVISION

REFERENCE MATERIALS:
1) HARRISON COUNTY MAPPING INTERFACE
2) HARRISON COUNTY TAX MAPS
3) INSTRUMENT NO. 2011-2079-D-1
4) INSTRUMENT NO. 2010-5105-D-1
5) INSTRUMENT NO. 2010-1567-D-1
6) INSTRUMENT NO. 2003-1567-D-1
7) INSTRUMENT NO. 2019-1325-D-1
8) DEED BOOK 1432 PAGE 411
9) RECORDED PLAT OF RUSSELL'S SUBDIVISION
10) INCLUDED PLAT OF LE PETIT COVE SUBDIVISION



FLOOD ZONE NOTE:
BY GRAPHIC PLOTTING ONLY. THIS PROPERTY IS
LOCATED IN THE FIRM ZONE "X" ACCORDING TO MAP
NUMBER 2804700358C, DATED JUNE 16, 2003. 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.

NOTE:
PROPERTY IS
SERVICED BY CITY OF
LONG BEACH WATER
AND SEWER AT THIS
TIME
MINIMUM BUILDING SETBACKS:
THIS PARCEL OF LAND IS LOCATED IN A ZONE R-1.
SINGLE FAMILY RESIDENCE USE INCLUDING A PER CITY
OF LONG BEACH ZONING MAP.
FRONT YARD - 25 FEET
SIDE YARD - 8 FEET
REAR YARD - 15 FEET

NOTES:
1) FIELD SURVEY PERFORMED WITH A TOPCON HIPER VR GPS RECEIVER.
2) STATE PLANE COORDINATES AND BEARINGS SHOWN HEREON ARE DERIVED BY GPS
OBSERVATION UTILIZING THE EARL DUDLEY, INC. RTN NETWORK AND ARE BASED ON SFC (2011
ME).
3) UNLESS OTHERWISE NOTED THIS SURVEY IS LIMITED TO ABOVE GRADING AND VERTICAL
UTILITIES. A MISSISSIPPI ONE CALL SHOULD BE MADE BEFORE ANY DIGGING @ 1-800-227-6477.
4) BUILDING SETBACKS, ELEVATIONS, WE'LAND DETERMINATION AND ETCETERA TO BE
PRESCRIBED BY APPROPRIATE GOVERNING AGENCIES.
5) THIS IS A CLASS "B" SURVEY.
6) BEARINGS SHOWN HEREON ARE DERIVED BY
GRID NORTH BY GPS OBSERVATION. ALL LINES RELATIVE TO.

CLIENT: JOHN F. AND MARIE CHRISTINE
PETRY
DATE OF FIELD SURVEY: 6/28/2024
DRAWN BY: CAC
JOB NUMBER: 23323.dwg
PREPARED BY:

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

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

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 0611N-04-007.000 and 0611N-04-009.000 into (four) lots. The subject property is generally described as being located on the west side of N. Seal Avenue and the south side of Kays Drive.

The Case File Number is: _____

LEGAL DESCRIPTIONS

LEGAL DESCRIPTION OF LAND PRIOR TO THIS RESUBDIVISION (PER DEEDS):

0611N-04-007.000, INST. NO. 2011-7876-D-J1

That certain parcel of land described as beginning at the Southeast (SE) corner of Lot Fourteen (14) of the RUSSELL SUBDIVISION according to the official plat thereof of record in Plat Book 9 at Page 23 thereof. Records of Plats in the office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi. and from said point run thence North a distance of 185.00 feet to a stake; run thence Westerly a distance of 155.00 feet to a stake; run thence South a distance of 185.00 feet to a stake; run thence East a distance of 155.00 feet to the PLACE OF BEGINNING. Said parcel of land being a part of Lots Thirteen (13) and Fourteen (14) of RUSSELL SUBDIVISION which subdivision is situated in Lot Sixteen (16) of SEAL SUBDIVISION in Section 7, Township 8 South, Range 12 West, in the First Judicial District of Harrison County, Mississippi.

0611N-04-009.000, INST. NO. 2018-6705-D-J1

Lots 15, 16, 17, 18, 19 and 20, Inclusive, in RUSSELL'S SUBDIVISION of Lot 16, of SEAL SUBDIVISION, in Section 11, Township 8 South, Range 12 West, in Long Beach, Harrison County, Mississippi, with all improvements located thereon, and with all rights and easements belonging thereto. Being the same property acquired by the vendors herein on the 23rd day of May, 1951, by Deed from Peter R. and Catherine Giuffria. Said Deed recorded in Book No. 343 at Page 193, records of deeds in the Office of the Chancery Clerk of said Harrison County.

LESS AND EXCEPT:

Lot 70 feet by 150 feet in the Northeast corner of Lot 20 in RUSSELL'S SUBDIVISION of Lot 16 of SEAL SUBDIVISION, Harrison County, Mississippi.

LESS AND EXCEPT:

West 100 feet of East 120 feet of North 140 feet of Lot 19, RUSSELL'S SUBDIVISION, Long Beach, Harrison County, Mississippi.

LESS AND EXCEPT:

The Northwest corner of Lot 15 of RUSSELL'S SUBDIVISION of Lot 16 of SEAL SUBDIVISION in Section 11, Township 6 South, Range 12 West in Long Beach, Harrison County, Mississippi. Said property being more particularly described as follows:

Beginning at the Northwest corner of said Lot 15 of RUSSELL'S SUBDIVISION, running thence Easterly along the North line thereof, and being bounded on the North by Keys Avenue, a distance of 120 feet to a point; thence Southerly a distance of 140 feet, parallel to the West boundary line of said lot; thence Westerly 120 feet to said West boundary line; thence Northerly along said West boundary line 140 feet to the Northwest corner of said lot, being the said Point of Beginning. Being a parcel 120 feet by 140 feet and being in and a part of said Lot 15 of RUSSELL'S SUBDIVISION in Section 11, Township 6 South, Range 12 West, in Harrison County, Mississippi.

LESS AND EXCEPT:

The North 100 feet of Lot 18, RUSSELL'S SUBDIVISION of Lot 16, SEAL SUBDIVISION, Section 11, Township 8 South, Range 12 West, City of Long Beach, Mississippi, as per survey by J.N. Perrett, P.S. 1939, dated April 24, 2012.

PREPARED BY:

CLIFFORD A. CROSBY, PLS

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

CLIENT: JOHN F. AND MARIE CHRISTINE
PETRY
DATE OF FIELD SURVEY: 6/28/2024
DRAWN BY: CAC
JOB NUMBER: 23323.dwg

SHEET 3 OF 5

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

LEGAL DESCRIPTIONS OF THE FOUR PROPOSED LOTS:**LEGAL DESCRIPTION of LOT "A":**

A PORTION OF LOTS 13, 14 AND 15, RUSSELL'S SUBDIVISION OF LOT 16 OF SEAL SUBDIVISION, CITY OF LONG BEACH, MISSISSIPPI, SITUATED IN SECTION 13, TOWNSHIP 8 SOUTH, RANGE 12 WEST, 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 AN IRON PIPE FOUND AT THE NORTHWEST CORNER OF LOT 15 OF SAID SUBDIVISION, SAID POINT LYING ON THE SOUTH MARGIN OF KAYS DRIVE; THENCE ALONG THE WEST LINE OF SAID LOT 15, S00°27'14"W 134.94' TO AN IRON PIPE FOUND AT THE POINT OF BEGINNING; THENCE ALONG THE SOUTH LINE OF LOT 8, LE PETIT COVE SUBDIVISION, N88°43'45"W 154.66' TO AN IRON PIPE FOUND; THENCE ALONG THE EAST LINE OF LOTS 9 AND 10, LE PETIT COVE SUBDIVISION, S03°35'42"W 185.48' TO AN IRON PIPE FOUND; THENCE S86°37'28"E 115.39' TO AN IRON ROD WITH CAP FOUND AT THE NORTHWEST CORNER OF ALEXANDER LANE; THENCE ALONG THE NORTH MARGIN OF ALEXANDER LANE AND THE SOUTH LINE OF AFORESAID LOTS 14 AND 15, S89°48'22"E 169.40' TO AN IRON ROD WITH CAP SET; THENCE N00°27'14"E 178.20' TO AN IRON ROD WITH CAP SET; THENCE N89°48'40"W 120.00' TO AN IRON ROD WITH CAP SET; THENCE N00°27'14"E 5.06' TO THE POINT OF BEGINNING, CONTAINING 50,970.26 SQUARE FEET OR 1.170 ACRES.

LEGAL DESCRIPTION of LOT "B":

A PORTION OF LOTS 15 AND 16, RUSSELL'S SUBDIVISION OF LOT 16 OF SEAL SUBDIVISION, CITY OF LONG BEACH, MISSISSIPPI, SITUATED IN SECTION 13, TOWNSHIP 8 SOUTH, RANGE 12 WEST, 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 AN IRON PIPE FOUND AT THE NORTHWEST CORNER OF LOT 15 OF SAID RUSSELL'S SUBDIVISION, SAID POINT LYING ON THE SOUTH MARGIN OF KAYS DRIVE; THENCE ALONG THE SOUTH MARGIN OF KAYS DRIVE, S89°48'40"E 120.00' TO AN IRON ROD WITH CAP SET AT THE POINT OF BEGINNING; THENCE FURTHER ALONG SAID SOUTH MARGIN, S89°48'40"E 100.00' TO AN IRON ROD WITH CAP SET; THENCE S00°27'14"W 318.21' TO AN IRON ROD WITH CAP SET; THENCE N89°48'22"W 100.00' TO AN IRON ROD WITH CAP SET; THENCE N00°27'14"E 318.20' TO THE POINT OF BEGINNING, CONTAINING 31,820.56 SQUARE FEET OR 0.730 ACRE.

LEGAL DESCRIPTION of LOT "C":

A PORTION OF LOTS 16 AND 17, RUSSELL'S SUBDIVISION OF LOT 16 OF SEAL SUBDIVISION, CITY OF LONG BEACH, MISSISSIPPI, SITUATED IN SECTION 13, TOWNSHIP 8 SOUTH, RANGE 12 WEST, 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 AN IRON PIPE FOUND AT THE NORTHWEST CORNER OF LOT 15 OF SAID RUSSELL'S SUBDIVISION, SAID POINT LYING ON THE SOUTH MARGIN OF KAYS DRIVE; THENCE ALONG THE SOUTH MARGIN OF KAYS DRIVE, S89°48'40"E 220.00' TO AN IRON ROD WITH CAP SET AT THE POINT OF BEGINNING; THENCE FURTHER ALONG SAID SOUTH MARGIN, S89°48'40"E 85.00' TO AN IRON ROD WITH CAP SET; THENCE S00°27'14"W 318.22' TO AN IRON ROD WITH CAP SET; THENCE N89°48'22"W 85.00' TO AN IRON ROD WITH CAP SET; THENCE N00°27'14"E 318.21' TO THE POINT OF BEGINNING, CONTAINING 27,048.16 SQUARE FEET OR 0.621 ACRE.

LEGAL DESCRIPTION of LOT "D":

A PORTION OF LOT 17, RUSSELL'S SUBDIVISION OF LOT 16 OF SEAL SUBDIVISION, CITY OF LONG BEACH, MISSISSIPPI, SITUATED IN SECTION 13, TOWNSHIP 8 SOUTH, RANGE 12 WEST, 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 AN IRON PIPE FOUND AT THE NORTHWEST CORNER OF LOT 15 OF SAID RUSSELL'S SUBDIVISION SAID POINT LYING ON THE SOUTH MARGIN OF KAYS DRIVE; THENCE ALONG THE SOUTH MARGIN OF KAYS DRIVE, S89°48'40"E 305.00' TO AN IRON ROD WITH CAP SET AT THE POINT OF BEGINNING; THENCE FURTHER ALONG SAID SOUTH MARGIN, S89°48'40"E 90.67' TO AN IRON ROD SET AT THE NORTHEAST CORNER OF SAID LOT 17; THENCE ALONG THE EAST LINE OF SAID LOT 17, THENCE S00°05'04"W 318.23' TO AN IRON ROD SET AT THE SOUTHEAST CORNER OF SAID LOT 17, THENCE ALONG THE SOUTH LINE OF SAID LOT 17, N89°48'22"W 92.72' TO AN IRON ROD SET; THENCE N00°27'14"E 318.22' TO THE POINT OF BEGINNING, CONTAINING 29,178.99 SQUARE FEET OR 0.670 ACRE.

LEGAL DESCRIPTION of LOT "E":

A PORTION OF LOTS 18, 19 AND 20, RUSSELL'S SUBDIVISION OF LOT 16 OF SEAL SUBDIVISION, CITY OF LONG BEACH, MISSISSIPPI, SITUATED IN SECTION 13, TOWNSHIP 8 SOUTH, RANGE 12 WEST, 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 AN IRON PIPE FOUND AT THE NORTHWEST CORNER OF LOT 15 OF SAID RUSSELL'S SUBDIVISION, SAID POINT LYING ON THE SOUTH MARGIN OF KAYS DRIVE. THENCE ALONG THE SOUTH MARGIN OF KAYS DRIVE, S89°48'40"E 395.67' TO AN IRON ROD WITH CAP SET AT THE NORTHWEST CORNER OF SAID LOT 18; THENCE ALONG THE WEST LINE OF SAID LOT 18, S00°05'04"W 100.00' TO AN IRON ROD SET AT THE POINT OF BEGINNING; THENCE FURTHER ALONG SAID WEST LINE, S00°05'04"W 218.23' TO AN IRON ROD WITH CAP SET; THENCE S89°48'22"E 206.39' TO AN IRON PIPE FOUND THENCE S89°15'48"E 183.62' TO AN IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID LOT 20, SAID POINT LYING ON THE WEST MARGIN OF N. SEAL AVENUE; THENCE ALONG THE EAST LINE OF SAID LOT 20 AND THE WEST MARGIN OF N. SEAL AVENUE, N00°05'04"E 250.00' TO AN IRON ROD WITH CAP SET; THENCE N89°51'02"W 150.00' TO AN IRON ROD WITH CAP SET; THENCE S00°05'00"W 70.00' TO A METAL T-POST FOUND; THENCE N89°45'07"W 100.00' TO AN IRON ROD WITH CAP SET; THENCE N00°05'04"E 140.00' TO AN IRON ROD WITH CAP SET ON THE SOUTH MARGIN OF KAYS DRIVE; THENCE ALONG SAID SOUTH MARGIN, N89°48'40"W 10.00' TO AN IRON ROD WITH CAP SET AT THE NORTHEAST CORNER OF LOT 18 OF SAID RUSSELL'S SUBDIVISION; THENCE S00°05'04"W 100.00' TO AN IRON ROD WITH CAP SET; THENCE N89°48'40"W 130.00' TO THE POINT OF BEGINNING, CONTAINING 86,761.38 SQUARE FEET OR 1.992 ACRES.

PREPARED BY:

CLIFFORD A. CROSBY, PLS

716 LIVE OAK DRIVE

BILOXI, MS 39532 PHONE: 228-234-1649

SHEET 4 OF 5

MINUTES OF JULY 25, 2024
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.

[Signature] DATE 7/16/24
JOHN E. PETRY

Subscribed and sworn to before me, in my presence this 16th day of JULY, 2024, a Notary Public in and for the County of Harrison, State of Mississippi.

[Signature]
NOTARY PUBLIC
My Commission Expires: 11/17/26



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.

[Signature] DATE 7/16/24
MARIE CHRISTINE PETRY

Subscribed and sworn to before me, in my presence this 16th day of JULY, 2024, a Notary Public in and for the County of Harrison, State of Mississippi.

[Signature]
NOTARY PUBLIC
My Commission Expires: 11/17/26



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 (rough) on 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 a deed description recorded in instrument no. 2011-7876-D-J1 and 2018-6705-D-J1 in accordance with all applicable codes and ordinances. Witness my original signature, registration number and seal this the 28TH day of JUNE, 2024.

[Signature]
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

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

Special Tap Fee: 415 N. Seal Ave				
Date: 07-17-2024				
SEWER AND WATER TAPS				
MATERIALS:				
QTY.		ITEM	PRICE	TOTAL
1	EA	8X6 TEE WYE	\$59.25	\$59.25
1	EA	6X6 TEE WYE	\$47.50	\$47.50
2	EA	4X4 TEE WYE	\$18.90	\$37.80
2	EA	6" CAP	\$11.80	\$23.60
2	EA	4" CAP	\$6.30	\$12.60
2	EA	8" Fernco	\$4.03	\$8.06
2	EA	4" Fernco	\$2.61	\$5.22
42	FT	6"SDR 26	\$10.12	\$425.04
14	FT	4"SDR 26	\$4.52	\$63.28
2	EA	6"X1" Tap Saddles	\$67.00	\$76.00
2	EA	1" Corp Stop	\$54.15	\$108.30
3	EA	1" Curb Stop	\$98.00	\$294.00
100	FT	1" Roll Tube	\$0.55	\$55.00
1	EA	1"X1"X1" CTS	\$80.00	\$80.00
3	EA	Meter Box	\$72.00	\$216.00
1	TON	LIMESTONE	\$41.00	\$41.00
1	EA	Asphalt Patch	\$1,000.00	\$1,000.00
			TOTAL MATERIAL COST	\$2,552.65
EQUIPMENT:				
QTY.		ITEM	PRICE	TOTAL
16	HRS	161-TRACK HOE	\$45.00	\$720.00
16	HRS	DUMP TRUCK/ Trailer	\$50.00	\$800.00
24	HRS	CREW TRUCK	\$15.00	\$360.00
8	HRS	Asphalt Truck and Trailer	\$50.00	\$400.00
			TOTAL EQUIPMENT COST	\$2,280.00
LABOR:				
			LABOR	TOTAL
				\$2,409.94
			TOTAL LABOR COST	\$2,409.94
FUEL:				
			TOTAL	
			TOTAL MATERIAL COST	\$2,552.65
			TOTAL EQUIPMENT COST	\$2,280.00
			TOTAL LABOR COST	\$2,409.94
			TOTAL	\$7,242.59
			15% FUEL COST	\$1,086.39
PLEASE REMIT MATERIAL AND EQUIPMENT COST TO:				<u>\$4,832.65</u>
City of Long Beach				
P.O. Box 591				
Long Beach, MS 39560				
PLEASE REMIT LABOR & FUEL COST TO:				<u>\$3,496.33</u>
H2O Innovation				
P.O. Box 591				
Long Beach, MS 39560				
			TOTAL WATER TAP FEE COST	\$8,328.98

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



**OVERSTREET
& ASSOCIATES**
CONSULTING ENGINEERS

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

July 16, 2024

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

RE: Certificate of Subdivision – Tax Parcel No. 611N-04-009.000

Ladies and Gentlemen:

We have received a Certificate of Subdivision for the referenced property, which can be described as a parcel of land situated and being located in Russell's Subdivision, In section 11, Township 8 South, Range 12 West, Long Beach, First Judicial District of Harrison County, Mississippi. The submitted subdivision proposes to divide two existing parcels into five new parcels. Proposed lot "A" will be nearly 1.17 Acres in size, with approx. 30 feet of street frontage on Alexander Lane. Proposed lot "B" will be nearly 0.73 Acres in size, with approx. 100 feet of street frontage on Kays Drive. Proposed Lot "C" will be nearly 0.621 Acres in size, with approx. 85 feet of street frontage on Kays Drive. Proposed lot "D" will be nearly 0.67 Acres in size, with approx. 90.67 feet of street frontage on Kays Drive. Proposed lot "E" will be nearly 1.99 Acres in size, with approx. 250 feet of street frontage on N. Seal Drive.

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

- Proposed lot "A":
 - The proposed parcel has 30 feet of street frontage on Alexander Lane, which does not meet the minimum ordinance requirements of 35 feet. However, this non-conforming condition currently exists today.

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 JULY 25, 2024
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

After considerable discussion and upon recommendation by City Engineers, Vice Chairman Barlow made motion seconded by Commissioner DiLorenzo and unanimously carried recommending to approve the application as submitted.

It came for discussion under New Business a Preliminary Plat Approval for the property located at 20583 Johnson Road, Tax Parcel 0512B-01-029.000, submitted by F. Jason Overstreet, as follows:

**MINUTES OF JULY 25, 2024
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	7/25/24
Zoning	R-1
Agenda Date	7/25/24
Check Number	764

- I. TYPE OF CASE: **PRELIMINARY PLAT APPROVAL**
- II. ADVALOREM TAX PARCEL NUMBER(S): 0512B-01-029.000
- III. GENERAL LOCATION OF PROPERTY INVOLVED: Johnson Road, south side, just east of Beatline Road
- IV. ADDRESS OF PROPERTY INVOLVED: 20583 Johnson Road, Long Beach, MS
- V. GENERAL DESCRIPTION OF REQUEST: Subdivision of single parcel
into subdivision with ten (10) lots

VI. REQUIRED ATTACHMENTS:

- A. Twenty (20) working days prior to the regular monthly meeting of the planning commission the following documents must be submitted:
 - a. Three (3) full-size blue-line copies of the preliminary plat,
 - b. Two (2) blue-line copies of the complete construction plans and specification,
 - c. Two (2) copies of the developer's engineer's basis of design and complete design calculation, and
 - d. Two (2) copies of the preliminary plat application forms.
 - e. The proposed plat shall be at a scale legible and functional on sheets of twenty-four (24) by thirty-six (36) inches in size. ****Please refer to the City of Long Beach's Subdivision Regulations for additional information to be included on the plat.**
- B. Cash or Check payable to the City of Long Beach in the amount as follows:

2-3	Lots	\$100.00
4-10	Lots	\$150.00
11-50	Lots	\$300.00
50-100	Lots	\$400.00
100 +	Lots	\$500.00
- 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 twenty (20) days before the 2nd or 4th 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.

F. Jason Overstreet

Name of Rightful Owner (PRINT)
161 Lameuse Street, Ste. 203

Owner's Mailing Address
Biloxi MS 39530

City State Zip
228.967.7137

Phone
fjoverstreet@gmail.com

Email address
F. Jason Overstreet 7/1/2024

Signature of Rightful Owner Date

Name of Agent (PRINT)

Agent's Mailing Address

City State Zip

Phone

Email address

Signature of Applicant Date

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



LEGEND

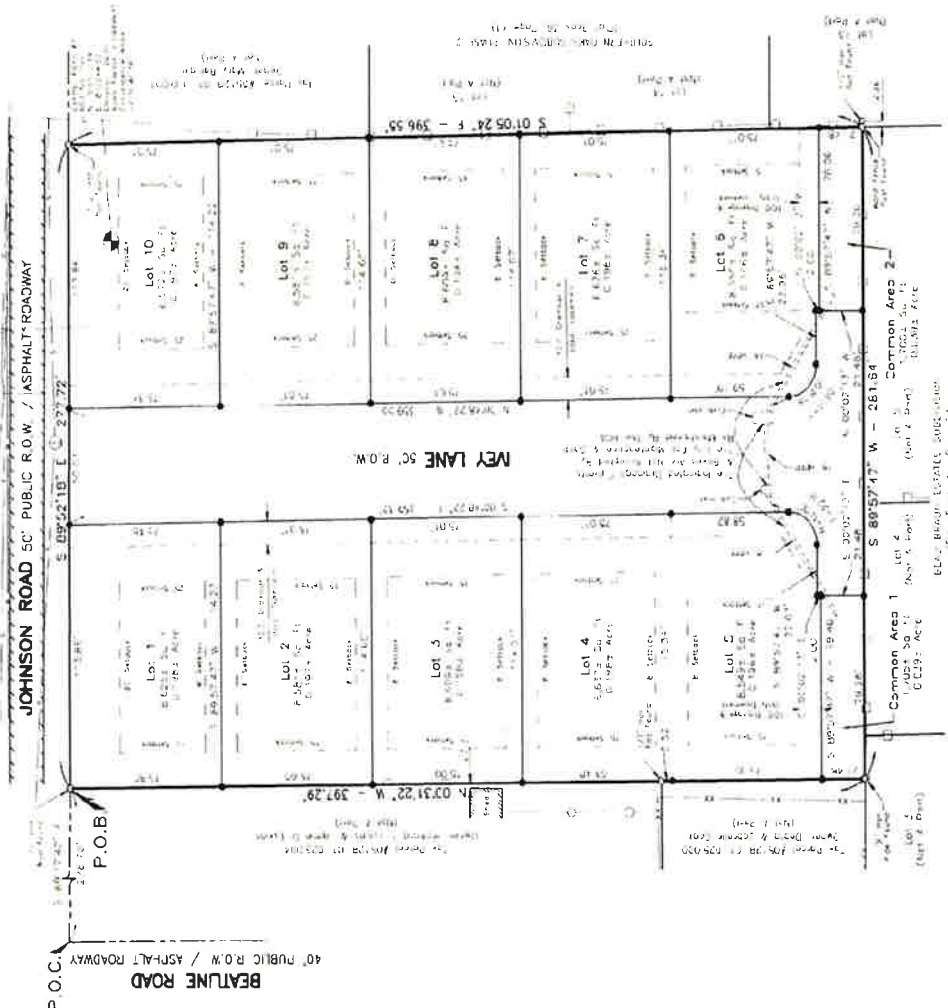
PROPOSED IMPROVEMENTS	EXISTING IMPROVEMENTS
PROPOSED DRIVEWAY	EXISTING DRIVEWAY
PROPOSED SIDEWALK	EXISTING SIDEWALK
PROPOSED CONCRETED DRIVEWAY	EXISTING CONCRETED DRIVEWAY
PROPOSED CONCRETED SIDEWALK	EXISTING CONCRETED SIDEWALK
PROPOSED CONCRETED DRIVEWAY	EXISTING CONCRETED DRIVEWAY
PROPOSED CONCRETED SIDEWALK	EXISTING CONCRETED SIDEWALK
PROPOSED CONCRETED DRIVEWAY	EXISTING CONCRETED DRIVEWAY
PROPOSED CONCRETED SIDEWALK	EXISTING CONCRETED SIDEWALK

FIVE D INVESTMENTS, LLC
5 Jason Covertree
116 West 20th Street
Birmingham, MS 35203

SHEET 1 OF 2

CASSADY-ACADIA
LAND SURVEYING, LLC

Louisiana • Mississippi • Texas • Alabama
1714 22nd Avenue, Gulfport, Mississippi 39501
Phone • (228)896-7155 Fax • (228)896-8405
Email • Surveys@Cassady-Acadia.com

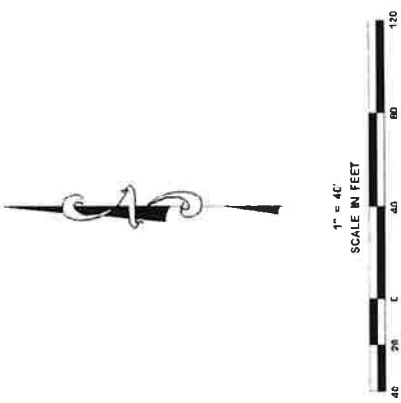


FINAL PLAT OF
THE MEY LANE SUBDIVISION, SOUTH,
SECTION 15, TOWNSHIP 8 SOUTH,
RANGE 12 WEST CITY OF LONG BEACH
FIRST JUDICIAL DISTRICT OF
SHARISBON COUNTY, MISSISSIPPI

REFERENCE MAPS: 1) 1921 SURVEY BY RT. CHURCH OF...
2) CRITICAL PLAT OF BEAU BRAUN ESTATES SUBDIVISION BY...
3) CLIFFORD A. CROSBY, P.L.S., dated September 16, 2002...
4) WAGNER P. STERNAN, P.L.S., dated December 21, 1994...
5) HAT OF LOT 3, SOUTHERN OAKS SUBDIVISION, PHASE 2, BY...
6) WAYNE M. VAN, JR., P.L.S., dated June 22, 2022

REFERENCE BEARINGS:
The bearings shown herein are based on the Mississippi State Plane Coordinate System - East Zone - NAD 83 using the bearings shown on the referenced maps and surveys. The bearings shown herein are not intended to constitute a warranty of any kind.

FEMA FLOOD ZONE NOTE
By graphic showing only, this property is located in Flood Zone "X" Area of FEMA Map Community Panel Number 200470035EC for Forson County, Mississippi, dated December 21, 2017.



NOTES

- This plat has been made by Cassady-Acadia Land Surveying, LLC. In verify this plat and certify, I have examined all records, instruments, maps, right of way or other burdens on the property, other than that furnished by the applicant, and have found them to be correct. The surveyor has made no title search or public record search in compiling the data for this survey.
- The words "Acadia", "Acadia", or "Acadia" as used herein, is understood to be an expression of professional opinion by the surveyor, based upon his best knowledge, information and belief, as such, it does not constitute a guarantee nor a warranty, expressed or implied.
- This parcel of land is Zone U3, Neighborhood Commercial Building techniques / Special (Unless noted otherwise)
Front Street - 25'
Rear Street - 25'
Side Yard - 5'
Rear Yard - 15'
- Maintenance of all Common Areas and easements, such as detention ponds, and associated utility structures, public walk areas, etc., shall be the responsibility of the Homeowner's Association. Failure to maintain such areas may result in action by the City to protect the public's health, safety, and welfare.

MINUTES OF JULY 25, 2024
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION
LONG BEACH FIRE DEPARTMENT
Plan Review and Inspection Form

Development Name: Ivey Place

Address or Location: Johnson Rd.

Occupancy Type (according to NFPA code): NA

Type of Development: Subdivision

Occupancy Load if Applicable: NA

Number of Stories: NA

Building Name or Building Number being reviewed: 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, but 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: 7/23/2024

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

Protecting Life and Property

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

City of Long Beach



July 23, 2024

City of Long Beach
PO Box 929
Long Beach, MS 39560

Re: Ivey Subdivision Preliminary Plat

Ladies and Gentlemen,

Normally, City Engineer, David Ball, notifies the City of any issues regarding the preliminary plat review process for proposed subdivisions. However, David's firm, Overstreet & Associates, is the design engineer of the referenced subdivision; therefore, please accept this letter in lieu of the normal letter from the City Engineer.

As a Professional Engineer regularly engaged in the subdivision review process in the City, I am more than qualified to offer this information. We have worked closely with Overstreet to ensure the subdivision design meets all of the City's standards. They have submitted the required documents for the development, including construction plans, specifications, detention calculations, and a preliminary plat. Based on our review of the documents submitted, we have no hesitation in recommending approval of this development. Construction will not begin until the developer has submitted copies of the state agency approvals for the water and sewer extensions.

If you need further assistance, please contact me.

Thank you,

A handwritten signature in blue ink, appearing to read 'Joe Culpepper', with a long horizontal flourish extending to the right.

Joe Culpepper, P.E.
Public Works Director – City of Long Beach

**MINUTES OF JULY 25, 2024
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After considerable discussion and upon recommendation by City Engineers, Commissioner DiLorenzo made motion seconded by Commissioner Suthoff 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 DiLorenzo made motion, seconded by Commissioner McMahon 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