

**MINUTES OF JANUARY 9, 2025
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

**AGENDA
JANUARY 9, 2025
REGULAR MEETING OF THE PLANNING and DEVELOPMENT COMMISSION
CITY OF LONG BEACH, MISSISSIPPI
5:30 O'CLOCK P.M.
LONG BEACH CITY HALL
MEETING ROOM
201 JEFF DAVIS AVENUE**

I. CALL TO ORDER

II. ROLL CALL AND ESTABLISH QUORUM

III. PUBLIC HEARINGS

1. Variance- 530 Trautman Avenue, Tax Parcel 0612F-02-087.001, Submitted by Sean and Dawn Hughes.

IV. ANNOUNCEMENTS

V. APPROVE MINUTES

1. December 12, 2024

VI. UNFINISHED BUSINESS

VII. NEW BUSINESS

1. Tree Removal- 6096 Beatline Road, Tax Parcel 0511G-02-008.001, Submitted by Vast Industries, LLC.
2. Tree Removal- 222 East 5th Street, Tax Parcel 0612B-02-066.000, Submitted by Guy Giliberti.
3. Short-Term Rental- 192 White Harbor Road, Tax Parcel 0512J-03-028.000, Submitted by Samantha LeJeune, Rhino GC Rentals, LLC (owner) and Jay Merritt (property manager).
4. Final Plat Approval- Bear Point Subdivision, Phase 2, Beatline Road and Pineville Road, Tax Parcels 0511N-01-004.000, 0511N-01-004.001, 0511N-01-004.002, 0511N-01-004.003, 0511N-01-004.004, 0511N-01-004.005, 0511N-01-004.006, 0511N-01-004.007, 0511N-01-004.008, 0511N-01-004.009, 0511N-01-004.010, 0511N-01-004.011- Submitted by Long Beach Holdings, LLC.
5. Sketch Plat Approval- 500 Mason Avenue, Tax Parcel 0612G-02-035.000, Submitted by Andrew and Dixie Tims.

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 January 21, 2025.**

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

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

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Be it remembered that a Public Hearing was heard before the Long Beach Planning and Development Commission, Long Beach, Mississippi, and begun at 5:30 o'clock p.m., Thursday, January 9, 2025, in said City, and the same being the time, date and place fixed for holding said public hearings.

There were present and in attendance on said Commission and at the Public Hearing the following named persons: Chairman Frank Olaivar, Vice Chairman Shawn Barlow, Commissioners David DiLorenzo, Trey Gaddy, Jennifer Glenn and Marcia Kruse, Building Official Mike Gundlach, Building Inspector Ryan Ladner and Minutes Clerk Tina M. Dahl.

Absent the public hearing were Commissioners Nicholas Brown, William Suthoff, Ryan McMahon and City Advisor Bill Hessell.

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

The public hearing to consider a Variance for the property located at 530 Trautman Avenue, Tax Parcel 0612F-02-087.001, submitted by Sean and Dawn Hughes, as follows:

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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 12/13/24
Zoning R-1
Agenda Date 1/9/25
Check Number 1917

VARIANCE REQUEST

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

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

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

See Attached

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

See Attached

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

See Attached

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

See Attached

MINUTES OF JANUARY 9, 2025
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IV. REQUIRED ATTACHMENTS:

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

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

V. OWNERSHIP AND CERTIFICATION:

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

Sean and Dawn Hughes

Name of Rightful Owner (PRINT)

Name of Agent (PRINT)

530 Trautman Ave

Owner's Mailing Address

Agent's Mailing Address

Long Beach MS 39560

City State Zip

City State Zip

678-459-8880 or 678 618-5095

Phone

Phone

[Signature]

Date

Signature of Applicant

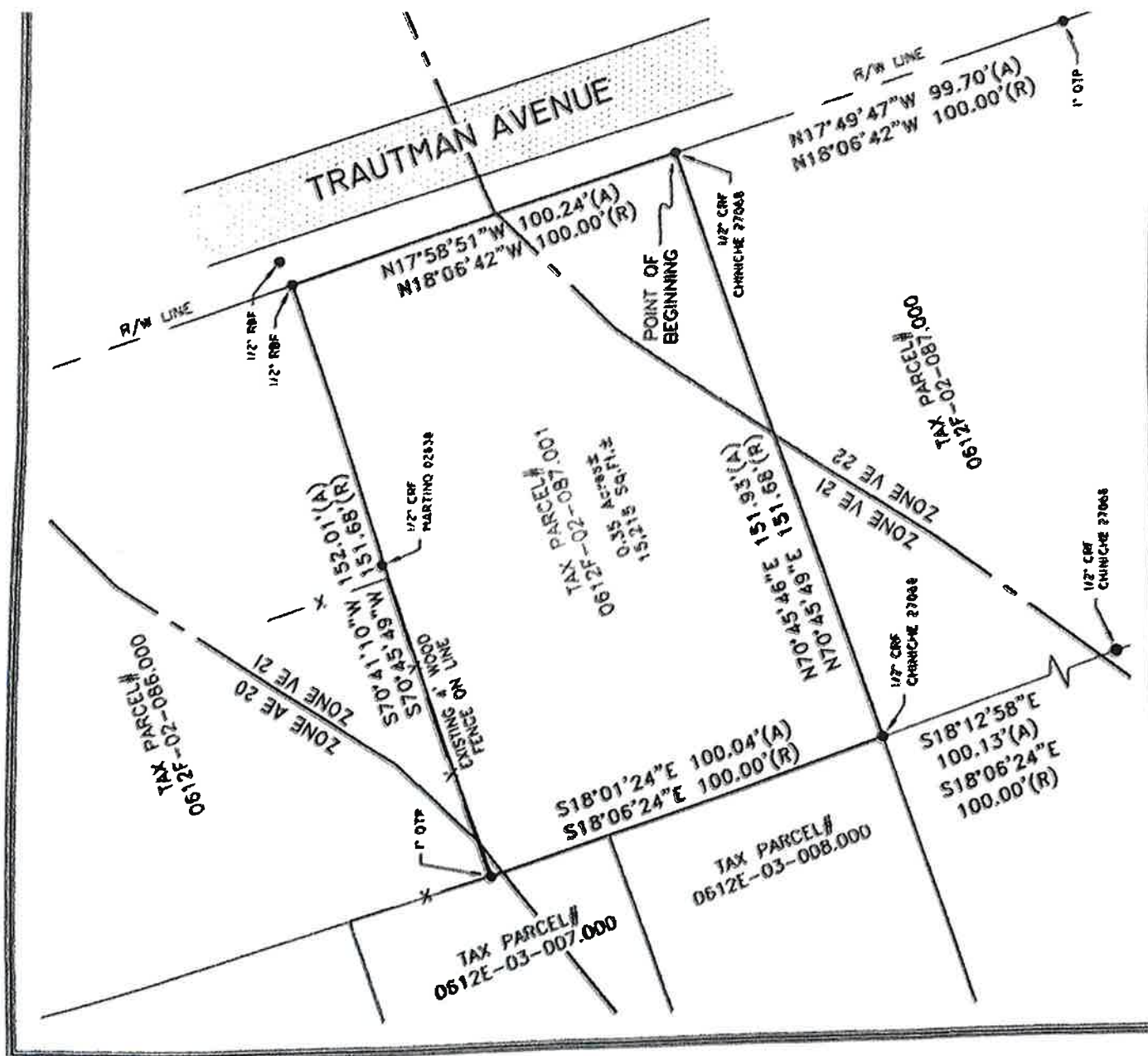
Date

Dawn Hughes 12/12/24

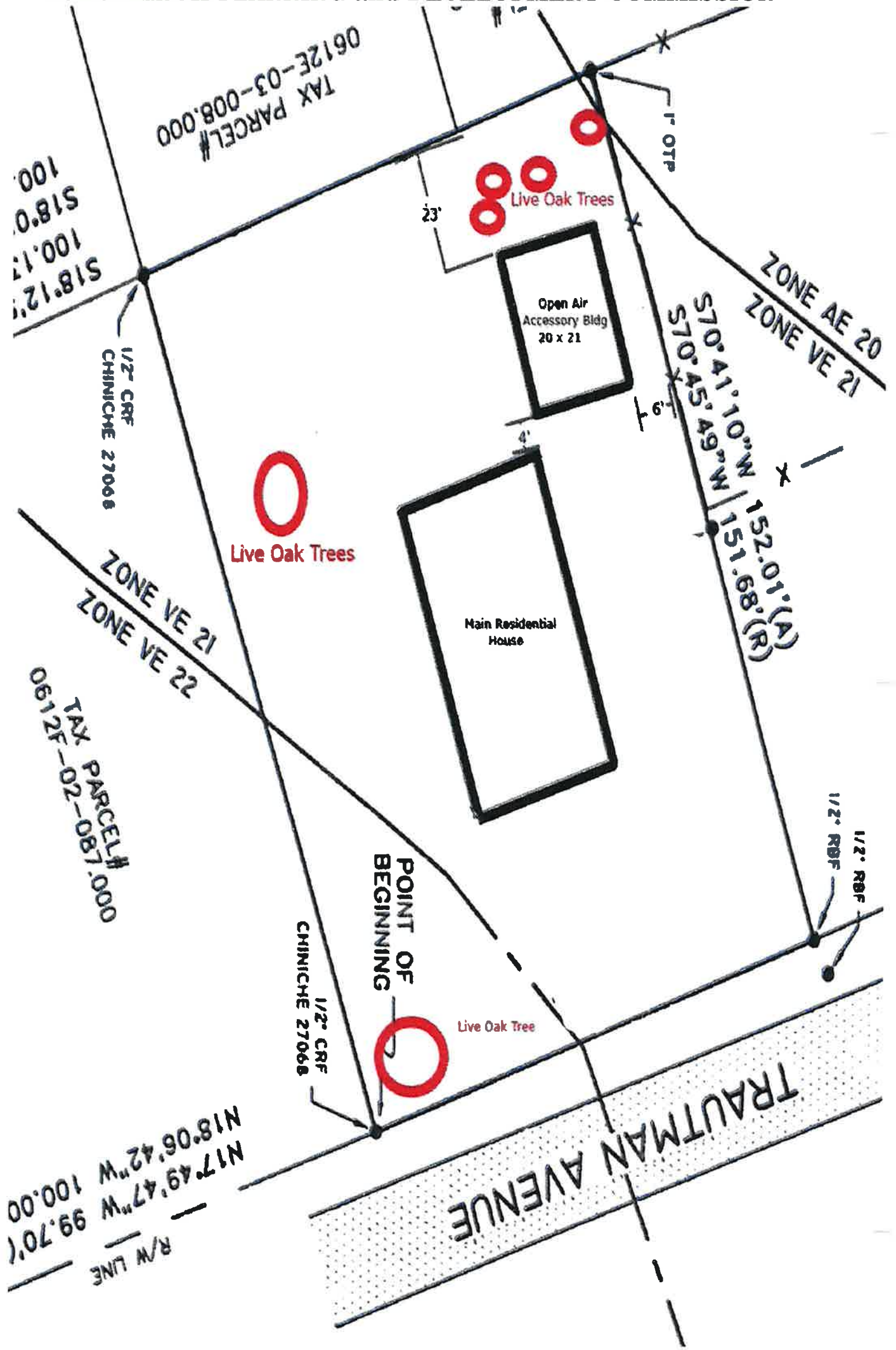
**MINUTES OF JANUARY 9, 2025
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Section III

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



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SCANNED



1st JUDICIAL DISTRICT
Instrument 2023-0022963-D-11
Filed/Recorded 10/16/2023 2:36:01 PM
Total Fees 16.00
5 Pages Recorded

Indexing: Pol 100' x 151' located in Blk 5, Trautman S/D Prepared by and return to:
David B. Estes
MS Bar No. 101404
STATE OF MISSISSIPPI Integrity Land Title, LLC
1806 23rd Avenue, Suite A
COUNTY OF HARRISON Gulfport, MS 39501
(228)896-8962
FIRST JUDICIAL DISTRICT File#4761

WARRANTY DEED

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

RJP GULF PROPERTIES LLC
A MISSISSIPPI LIMITED LIABILITY COMPANY
253 SOUTH LANG
LONG BEACH, MS 39560
(662)255-8864

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

SEAN HUGHES AND WIFE, DAWN HUGHES
AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP AND NOT AS
TENANTS IN COMMON
530 TRAUTMAN AVENUE
LONG BEACH, MS 39560
(678)459-8880

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

SEE EXHIBIT "A"

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

TAXES for the year 2023 are hereby prorated and the same are hereby assumed by the
Grantee herein. It is agreed and understood that the taxes for the current year have been prorated
as of this date on an estimated basis, and that when said taxes are actually determined, if the
proration as of this date is incorrect, the parties herein agree to pay on a basis of an actual
proration. All subsequent years' taxes are specifically assumed by Grantee herein.

WITNESS our signature this the 23 day of October, 2023

RJP GULF PROPERTIES LLC

BY: RONALD JOSEPH PRICE, Its Sole
Member

STATE OF MISSISSIPPI
COUNTY OF HARRISON

Personally appeared before me, the undersigned authority in and for the said county and
state on this 23 day of October, 2023, within my jurisdiction, the within named
RONALD JOSEPH PRICE, who acknowledged that he/she is a MEMBER of RJP GULF
PROPERTIES LLC and that for and on behalf of said company, and as its act and deed he/she
executed the above foregoing instrument, after first having been duly authorized by said company
so to do.

NOTARY PUBLIC

(SEAL)

My Commission Expires:



EXHIBIT "A"

A parcel of land situated and being located in part of Block 5 of Trautman Subdivision to
the Town of Long Beach, Harrison County, Mississippi and being more particularly
described as follows:

Parcel 2:
Beginning at a set 1/2" iron rod on the west margin of Trautman Avenue which point is
363.04 ft. Northwest of a found 1/2" iron rod on the northerly margin of Beach Boulevard
also called U.S. Highway 90, in Block 5 of Trautman Subdivision to the Town of Long
Beach, Harrison County, Mississippi; thence along said west margin of Trautman Avenue,
N 18°06'42" @ 109.00 ft. to a found 1/2" iron rod; thence S 70°45'49" W 151.68 ft. to a
found 3/4" iron pipe on the west line of property conveyed in Deed Book 2012, page
0003505; thence along said line, S 18°06'42" E 100.00 ft. to a set 1/2" iron rod; thence N
70°45'49" e 151.68 ft. to the POINT OF BEGINNING; Containing 15164.68 Sq. Feet or
0.35 Acres, more or less, and being part of Block 5 of Trautman Subdivision to the Town of
Long Beach, Harrison County, Mississippi.

Applicant supplied the following:

**MINUTES OF JANUARY 9, 2025
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LETTER OF NO OBJECTION for VARIANCE**

12/05/2024

Planning & Zoning Manager
City of Long Beach
201 Jeff Davis Avenue
Long Beach, MS 39560


Subject: Sean and Dawn Hughes 530 Trautman Ave – Letter of No Objection

Dear Neighboring Property Owner:

We, Sean and Dawn Hughes are the current owners of the above-referenced property and will be submitting a Variance Request/ Variance Application into the City of Long Beach, MS for review. This application request is for:

A variance of 7 feet from the accessory building to the existing dwelling structure which is the personal home of Sean and Dawn Hughes, as well as 3 feet on the north side of the accessory building that is adjacent to the neighbors property line.

If you have no objection to this application request, please affix your signature, date, printed name and address below. Thank you for your time and attention to this matter.

 Signature	 Date
 Printed Name	 Address

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12/05/2024

Planning & Zoning Manager
City of Long Beach
201 Jeff Davis Avenue
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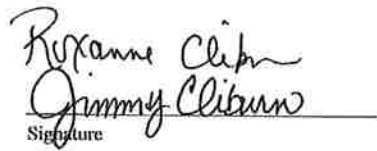
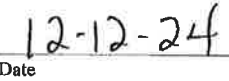

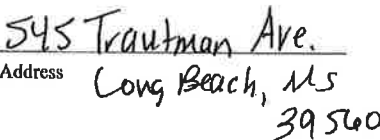
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	<u>12-10-24</u>
Signature	Date
<u>Jason Stevens</u>	<u>526 Trautman</u>
Printed Name	Address

LETTER OF NO OBJECTION for VARIANCE

12/05/2024

Planning & Zoning Manager
City of Long Beach
201 Jeff Davis Avenue
Long Beach, MS 39560


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	<u>12/09/2024</u>
Signature	Date
<u>Dan Tran</u>	<u>2703 Pecan Ct, Missouri City, Texas 77459</u>
Printed Name	Address
	<u>Trautman Ave. Long Beach</u>

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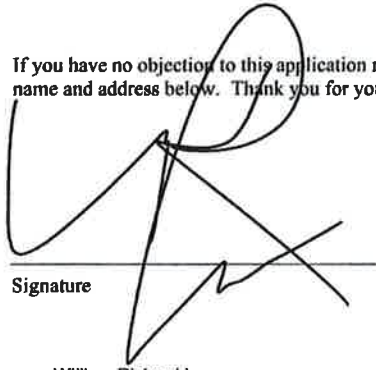
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Signature

William Richard Lossner

Printed Name

9 DEC 2024

Date

521 TRAUTMAN
Long Beach MS 39560

Address
Cell: 903.268.6444

LETTER OF NO OBJECTION for VARIANCE

12/05/2024

Planning & Zoning Manager
City of Long Beach
201 Jeff Davis Avenue
Long Beach, MS 39560


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If you have no objection to this application request, please affix your signature, date, printed name and address below. Thank you for your time and attention to this matter.


Terry Anderson

Signature

Terry Anderson

Printed Name

12-9-2024

Date

214 West Avenue, Long Beach, MS 39560

Address

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201 Jeff Davis Avenue
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Signature

12/9/24

Date

STEVE SELLERS

Printed Name

218 WEST AVE, LONG BEACH

Address

LETTER OF NO OBJECTION for VARIANCE

12/05/2024

Planning & Zoning Manager
City of Long Beach
201 Jeff Davis Avenue
Long Beach, MS 39560

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If you have no objection to this application request, please affix your signature, date, printed name and address below. Thank you for your time and attention to this matter.



Signature

12/8/24

Date

Adrienne N. Ammons

Printed Name

524 Trautman Ave

Address

**MINUTES OF JANUARY 9, 2025
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If you have no objection to this application request, please affix your signature, date, printed name and address below. Thank you for your time and attention to this matter.



Signature

12/8/24

Date

JOSEPH R MOAK

Printed Name

524 TRAUTMAN AVE

Address

LETTER OF NO OBJECTION for VARIANCE

12/05/2024

Planning & Zoning Manager
City of Long Beach
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Signature

12/9/24

Date

Kurt Satchfield

Printed Name

555 Trautman Ave

Address

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If you have no objection to this application request, please affix your signature, date, printed name and address below. Thank you for your time and attention to this matter.


Signature

12/12/24
Date

Joel Vance Young
Printed Name

208 West Ave
Address

LETTER OF NO OBJECTION for VARIANCE

12/05/2024

Planning & Zoning Manager
City of Long Beach
201 Jeff Davis Avenue
Long Beach, MS 39560

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If you have no objection to this application request, please affix your signature, date, printed name and address below. Thank you for your time and attention to this matter.


Signature

12-13-24
Date

Steve Bryant
Printed Name

210 West Ave, Long Beach, MS
Address

**MINUTES OF JANUARY 9, 2025
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LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

The Clerk reported that eighteen (18) notices of public hearing were sent by regular mail to property owners within one hundred sixty feet (160') of the subject property. Notices were also posted on the bulletin boards at City Hall, the Building Official's Office, and the Water Department, 201 Jeff Davis Avenue and at the Long Beach Public Library, 209 Jeff Davis Avenue; said notice was ordered as part of these proceedings:

City of Long Beach



**LEGAL NOTICE
PUBLIC HEARING**

In accordance with Article XX of the Comprehensive Long Beach Unified Land Ordinance 598 of the City of Long Beach, Mississippi (2013), as amended, notice is hereby given advising that the Planning and Development Commission for the City of Long Beach will hold a Public Hearing for the purpose of considering a Variance.

Sean and Dawn Hughes, 530 Trautman Avenue, Long Beach, MS 39560, have filed an application for a Variance in accordance with the Comprehensive Long Beach Unified Land Ordinance. The applicants are requesting "a variance for an accessory building, specifically, 7 feet on the side closest to our home and 3 feet on the north side". The city's setback requirements are 8 feet on the side property line and 10 feet from any other structure. The location of the request is 530 Trautman Avenue, Tax Parcel 0612F-02-087.001. The legal descriptions are as follows:

BEG @ A POINT ON W MAR OF TRAUTMAN AVE W 15 363 FT NW OF NLY MAR OF BEACH
BLVD/HWY 90 BLK 5 TRAUTMAN SUBD FOR POB N19 DG W 100 FT S70 DGW 151.7 FT S18 DG E
100 FT N70 DG E151.7 FT TO POB BEING PART OF BLK 5 TRAUTMAN SUBD IN SW 1/4 OF SE 1/4
OF SEC 14 8 12

A Public Hearing to consider the above variance request will be held in the City of Long Beach, Mississippi, 39560, January 9, 2025, at 5:30 p.m., in the Long Beach City Hall Meeting Room located at 201 Jeff Davis Avenue. The city encourages all residents, groups and organizations to contact the city if they have any questions concerning the petition.

/s/ Signed
Chairman
Planning and Development Commission

201 Jeff Davis • P.O. Box 929 • Long Beach, MS 39560 • (228) 863-5566 • FAX (228) 863-7822
www.cityoflongbeach.ms.gov

Stevens Jason and Maureen
909 Touro Street
New Orleans, LA 70116

Tran Dan Dzung Minh
2703 Pecan Court
Missouri City, TX 77459

Park Place Condos
301 Raleigh Drive
Slidell, LA 70458

Sellers Walter S Jr and Lorea N
107 Lone Oak Drive
Dickson, TN 37055

Kannangara Indika Wijekoon
216 West Avenue
Long Beach, MS 39560

Anderson Terrence and Sara McKenna
8274 South Gerona Circle
Sandy, UT 84093

Ritter Loren and Nancy
108 Beachview Circle
Long Beach, MS 39560

Bryant Stephen Kyle and Heather Lea
210 West Avenue
Long Beach, MS 39560

Coastal Homes by England LLC
PO Box 653
Pass Christian, MS 39571

Ammons Adrienne Nicole
524 Trautman Avenue
Long Beach, MS 39560

Copeland David O
11670 State Route E
Rolla, MO 65401

Murray Stephanie and Jay S Cox
15147 South Shadow Creek Drive
Biloxi, MS 39532

Gordman Mark
505 Tuscaloosa Road
Columbus, MS 39702

Satchfield Kurt
1831 Poppes Ferry Road
Biloxi, MS 39532

Heath Kevin and Barbara
540 Lynnmeade Road
Gretna, LA 70056

Roth Randal M Sr and Rhonda P
11265 Green Thumb Lane
Folsom, LA 70437

Lossner William Richard and Leanne M
521 Trautman Avenue
Long Beach, MS 39560

Chapman Patrick A
12568 Acy Ladner Road
Pass Christian, MS 39571

MINUTES OF JANUARY 9, 2025
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

AFFIDAVIT

STATE OF MISSISSIPPI
COUNTY OF HARRISON
CITY OF LONG BEACH

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

1. That she is the duly appointed and acting Minutes Clerk of the City of Long Beach, Mississippi, Planning and Development Commission;
2. That in such capacity, she is responsible for mailing Notices of Public Hearing for the purpose of notifying property owners within One Hundred Sixty Feet (160'), excluding public right of ways, of the subject property, when applications for zoning map changes, variances, appeals, etc., are filed, all as stipulated in The Zoning Ordinance Number 598 of the City of Long Beach; and other matters pertaining to such Public Hearings and the business of the Planning and Development Commission in and for the City of Long Beach;
3. That on December 17, 2024, she did cause to be mailed, Notice of Public Hearing, a copy of which is attached hereto, to eighteen (18) property owners within One Hundred Sixty Feet (160'), excluding public right of ways, of, Tax Parcel 0612E-02-087.001, notifying them that a Public Hearing will be held, January 9, 2025, to consider an application for a Variance filed by Sean and Dawn Hughes.

Given under my hand this the 17th day of December 2024.

Stacey Dahl
STACEY DAHL, AFFIANT

SWORN TO AND SUBSCRIBED before me on this the 17th day of December 2024.

Kini Gonsoulin
NOTARY PUBLIC

-My Commission Expires-



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

Proof of Publication

STATE OF MISSISSIPPI
COUNTY OF HARRISON

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

Vol. XX No. 51 dated 00 day of December, 2024
 Vol. ___ No. ___ dated ___ day of ___, 20__
 Vol. ___ No. ___ dated ___ day of ___, 20__
 Vol. ___ No. ___ dated ___ day of ___, 20__
 No. ___ dated ___ day of ___, 20__
 No. ___ dated ___ day of ___, 20__
 No. ___ dated ___ day of ___, 20__
 No. ___ dated ___ day of ___, 20__

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

Sworn to and subscribed before me this 23 day of Dec. A.D. 2024

Hunter Dawkins
Publisher

Elaine L. Boyers
Notary Public

**MINUTES OF JANUARY 9, 2025
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

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

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

PUBLIC COMMENTS IN FAVOR OF	
<small>SUBJECT MATTER: Variance ADDRESS: 510 Troutman Avenue Tax Parcel(s): 08127-01-087,001 APPLICANT(S): Sean and Devin Hughes</small>	
PLEASE PRINT NAME / ADDRESS / PHONE	COMMENT
1. Neal Thomas	For
2. Tina Snyder	For
3. Devin Hughes	For
4. Sean Hughes	For
5. Guy Gilbert	For
6. Jay Meek	For
7. [Signature]	For
8. Andrew Tins	For
9. Devin Tins	For
10. [Signature]	For

City of Long Beach
Planning and Development Commission - Public Hearing
Date: January 9, 2025
[Signature]

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

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

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

**MINUTES OF JANUARY 9, 2025
REGULAR MEETING**

LONG BEACH PLANNING and DEVELOPMENT COMMISSION

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 David DiLorenzo, Trey Gaddy, Jennifer Glenn and Marcia Kruse, Building Official Mike Gundlach, Building Inspector Ryan Ladner and Minutes Clerk Tina M. Dahl.

Absent the Regular Meeting were Commissioners Nicholas Brown, William Suthoff, Ryan McMahon and City Advisor Bill Hessell.

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

Commissioner Gaddy made motion, seconded by Commissioner Dilorenzo and unanimously carried to approve the Regular Meeting minutes of December 12, 2024, as submitted.

It came for discussion under New Business a Tree Removal for the property located at 6096 Beatline Road, Tax Parcel 0511G-02-008.001, submitted by Vast Industries, LLC , as follows:

MINUTES OF JANUARY 9, 2025
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



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

APPLICATION FOR TREE PERMIT

OFFICE USE ONLY
Date Received 1/2/25
Zoning C-2
Agenda Date 1/9/25
Check Number 9604

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

YAT 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.

YAT 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.

YAT 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: 12-24-2024

PROPERTY INFORMATION

TAX PARCEL # 0511G-02-008.001

Address of Property Involved: 6096 Beatline Road

Property owner name: Vast Industries, 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: 21294 Johnson Rd, Long Beach, MS 39560

Phone No. (228) 284-2545

CONTRACTOR OR APPLICANT INFORMATION

Company Name: Vast Industries, LLC

Phone No. 985-312-1592 Fax: _____

Name Yvette Archuleta-Tudury

Address 21294 Johnson Rd, Long Beach, MS 39560

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)

Driveway is residential size and it needs to be a Commercaill size,

Concrete reinforced driveway additions & drainage improvements,

Our Fuel trucks & trailers cannot make the turn currently due to the location of the tree

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.

Yvette Archuleta Tudury 12-24-2024
Signature Date

ADDITIONAL INFORMATION REQUIRED FROM APPLICANT

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

YAT 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.

YAT 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.

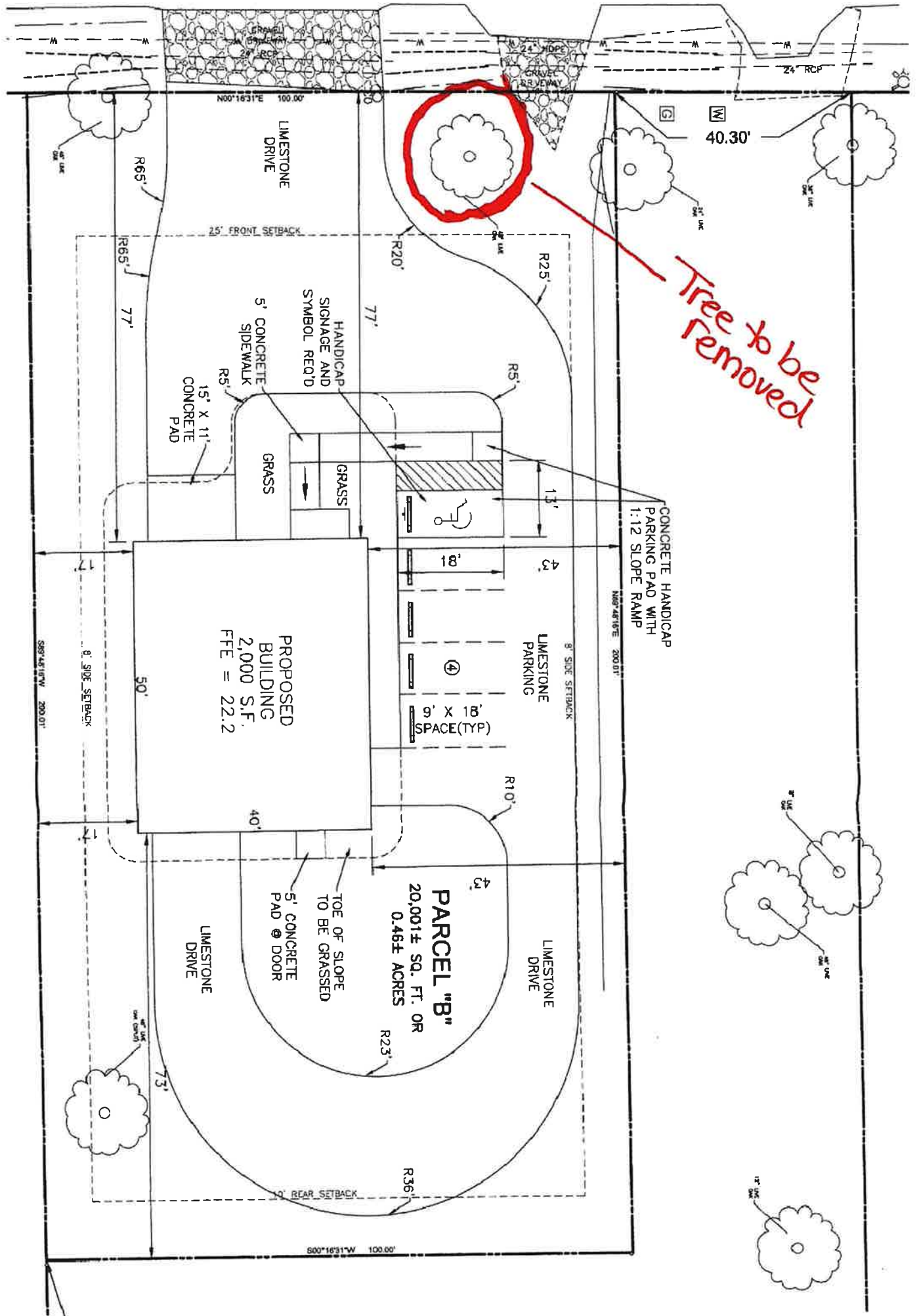
YAT PERMIT FEES: Upon issuance of a Tree Removal Permit, the permit fee will be as follows: For removal of a tree or trees where such removal of such tree or trees is necessitated by material damage caused by such tree or trees to permanent improvement or improvements on the parcel where such tree or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

YAT 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.

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

MINUTES OF JANUARY 9, 2025
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

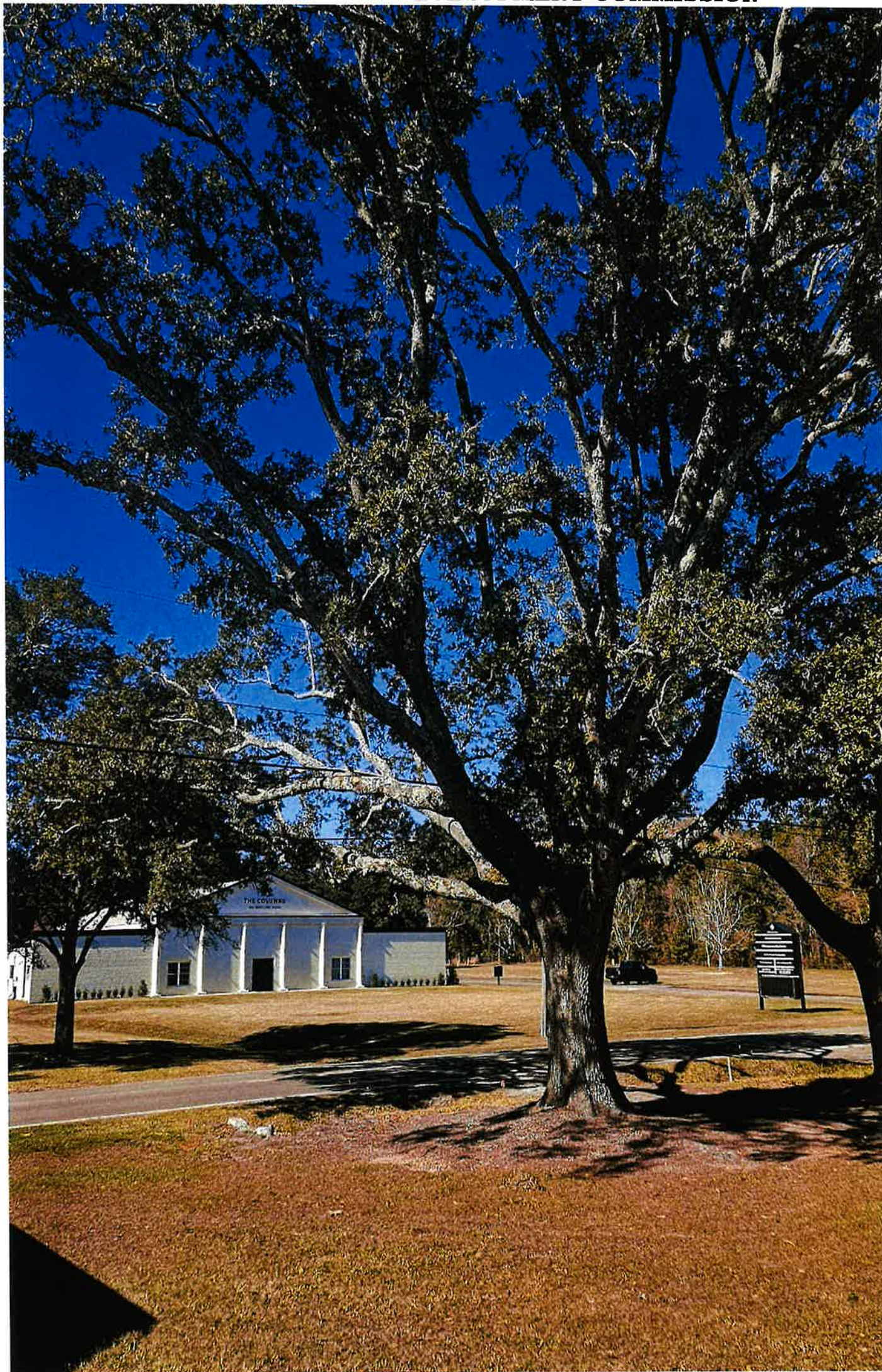
BEATLINE ROAD
(ASPHALT PAVED PUBLIC RIGHT-OF-WAY)



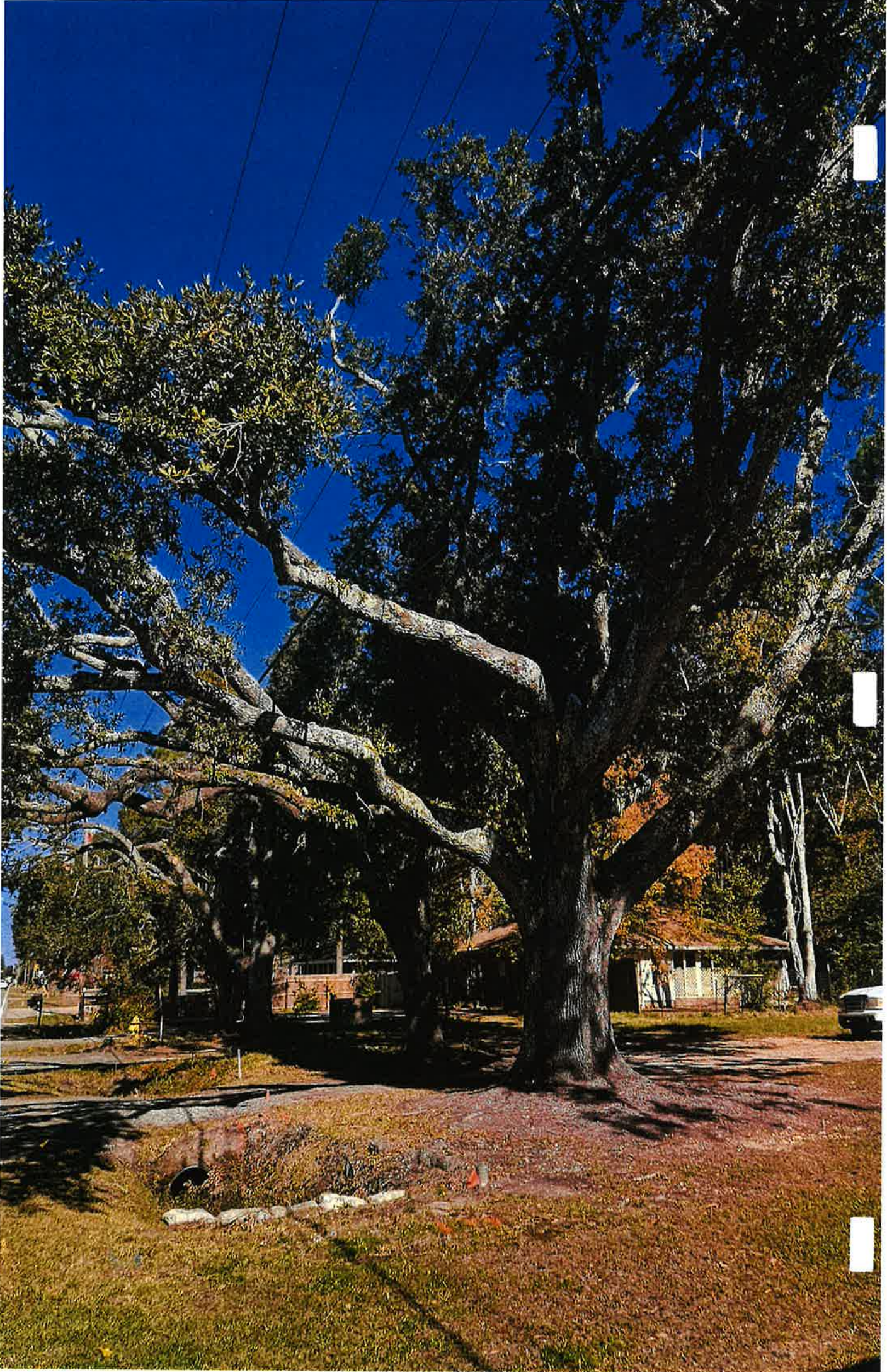
**MINUTES OF JANUARY 9, 2025
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**



**MINUTES OF JANUARY 9, 2025
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**



**MINUTES OF JANUARY 9, 2025
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**



**MINUTES OF JANUARY 9, 2025
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**



**MINUTES OF JANUARY 9, 2025
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

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

File#241150

Indexing Instructions:
Pt of Lot 2 Cox's Subd., Block 11,
of SW 1/4 3-8-12, 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, s and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged,

Warren K. Walker, Jr. and Susan Niolet Walker
821 N. Nicholson Avenue
Long Beach, MS 39560
228-860-5924

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

Vast Industries, LLC, A Louisiana limited liability company
21294 Johnson Road, Suite 2
Long Beach, MS 39560
985-312-1592

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

A parcel of land situated in Lot 2, Block 11 of Cox's Subdivision of the Southwest 1/4 of Section 3, Township 8 South, Range 12 West per plat thereof on file and of record in the Office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi, in Plat Book 1 at Page 9, better described as follows, to-wit:

Commencing at a iron rod at the Northwest corner of said Lot 2, thence S 00 degrees 16' 32" W for a distance for 40.30' to a capped " iron rod set at the point of beginning; thence N 89 degrees 48' 16" for a distance of 200.00' to a capped " iron rod set; thence S 00 degrees 16' 31" W for a distance of 100.00' to a capped " iron rod set; thence S 89 degrees 48' 17" W for a distance of 200.00' to a iron rod found; thence N 00 degrees 16' 32" E for a distance of 100.00 feet to the point of beginning. Said parcel contains 20,001 square feet or 0.46 acres, more or less.

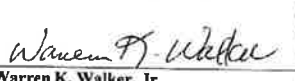

THIS CONVEYANCE is subject to any and all recorded restrictive covenants, rights-of-way

and easements applicable to subject property, and any prior recorded reservations, conveyances and leases of oil, gas and minerals by previous owners of subject property.

Estimated county ad valorem taxes have been prorated between the parties as a part of the consideration for this conveyance. In the event the estimates upon which such proration is based prove to 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 28th day of June, 2024.


Warren K. Walker, Jr.

Susan Niolet Walker

STATE OF MISSISSIPPI
COUNTY OF HARRISON

THIS DAY personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid, Warren K. Walker, Jr. and Susan Niolet Walker, 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 28th day of June, 2024.


NOTARY PUBLIC

(SEAL)

My Commission Expires:



**MINUTES OF JANUARY 9, 2025
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION
MEMORANDUM**

Date: January 8, 2025
To: City of Long Beach Planning Commission
From: Long Beach Tree Board
Re: Tree(s) Removal – 6096 Beatline Road

The Tree Board approves the tree removal located at 6096 Beatline Road. We would like a replacement tree to be planted on the same property, exact location at owners' discretion.

Karen Epperson-Price
Victor L. Chapman

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

It came for discussion under New Business, a Tree Removal for the property located at 222 East 5th Street, Tax Parcel 0612B-02-066.000, submitted by Guy Giliberti, as follows:

MINUTES OF JANUARY 9, 2025
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



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

APPLICATION FOR TREE PERMIT

OFFICE USE ONLY	
Date Received	1/2/25
Zoning	R-1
Agenda Date	1/9/25
Check Number	4135

(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: 12/31/2024

PROPERTY INFORMATION

TAX PARCEL # 0028-02-066.000

Address of Property Involved: 222 E 5th St

Property owner name: Guy Gilberti

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. SUSAN GILBERTI

Property owner address: _____

Phone No. (601) 610 6609 504 957 5677

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.: _____
(use separate sheet if needed)

DAMAGED TREE
PREVENT FUTURE DAMAGES
TO FUTURE FENCES AND
STRUCTURES

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.

Guy Gilberti
Signature _____ Date 12/31/2024

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.

**MINUTES OF JANUARY 9, 2025
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

I live at 222 E 5th St. here in Long Beach, the reason I am contacting the City Council because we have a Live Oak located on the the northwest corner of our property.

I had contacted a local tree service to trim my oak tree. The gentleman pointed out

to me that the tree was holding water and that there is a hole that extends into the main trunk of the tree. He also indicated that the tree has over a 45 degree list.

He would trim the tree but recommended that I contact the City to see if they would allow us to remove the tree.

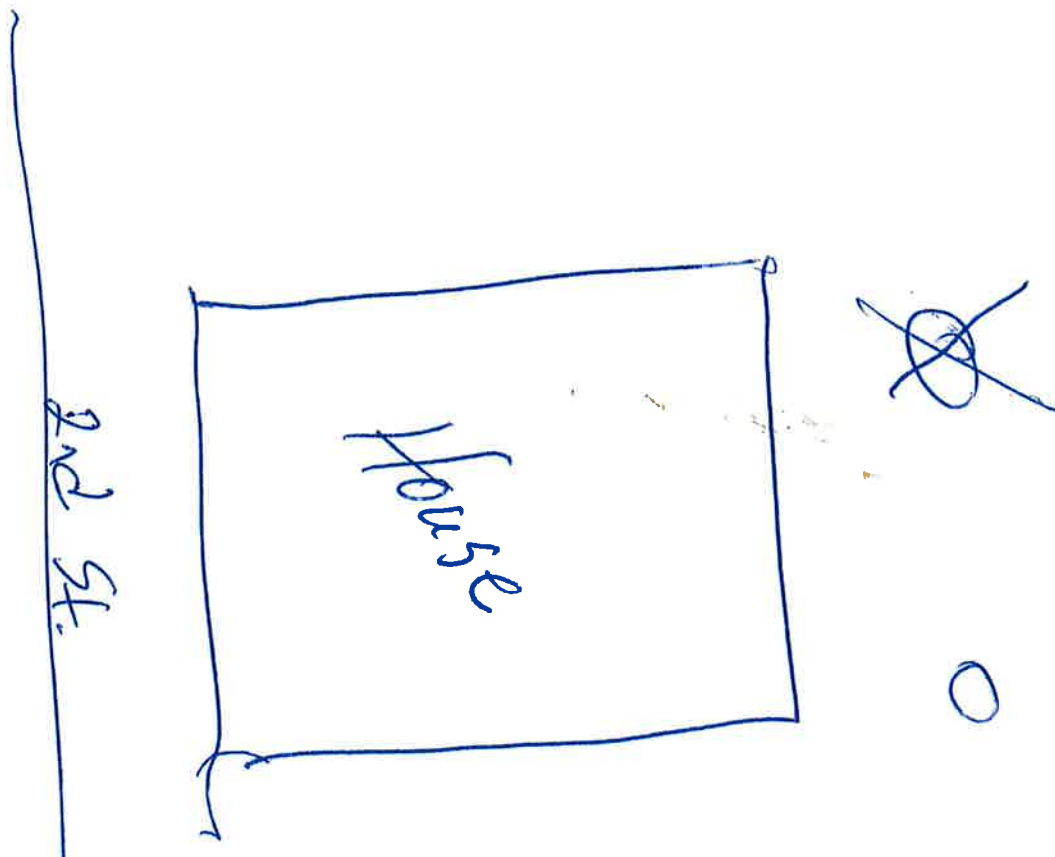
I have photo of the tree showing the following:

1. Indicating the extreme list of tree over 45 degrees
2. Showing the location of hole.
3. The tree holding water creating rot.
4. Photo showing 4 inches of standing water inside the tree.
5. 15 inch length hole on the surface.
6. 7 inches width on the surface.
7. 32 inch length hole that extends inside the trunk of tree.

I understand the moratorium for the protection of Live Oak trees in the City of Long Beach. I would be happy to meet with an inspector at the location so I can show the reason for my concerns on issues regarding the tree that I am ultimately responsible for.

I appreciate any consideration by the City Council for the removal of the potentially dangerous tree.

Guy Giliberti
504-810-6609



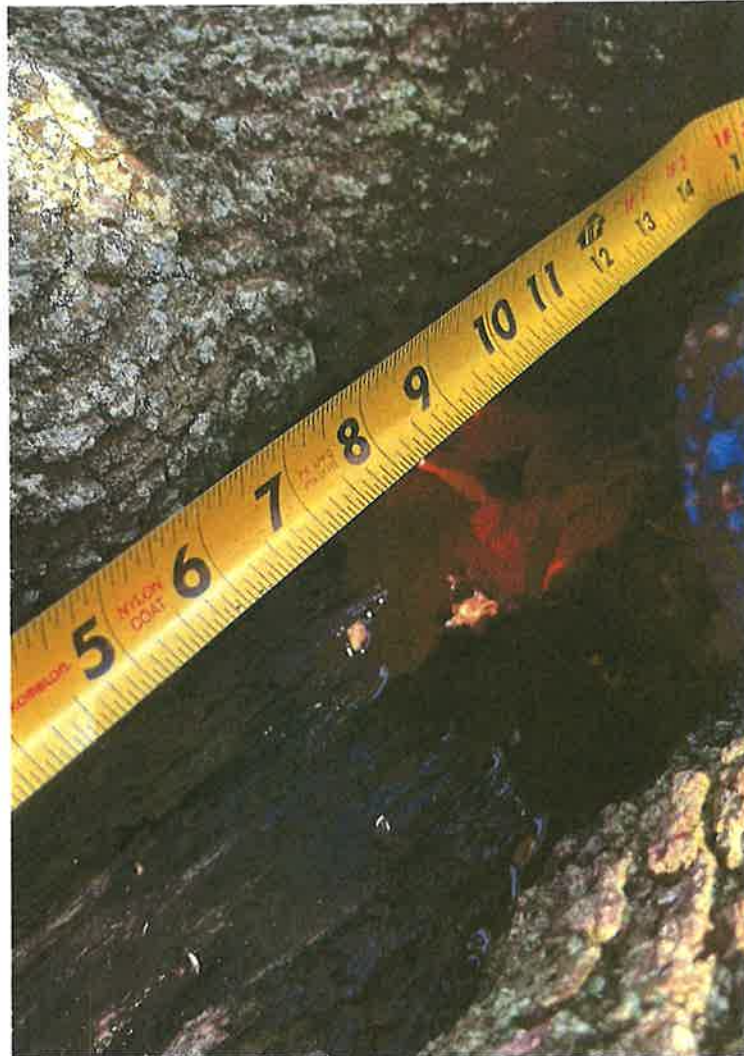
**MINUTES OF JANUARY 9, 2025
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**



**MINUTES OF JANUARY 9, 2025
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**



**MINUTES OF JANUARY 9, 2025
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**



MINUTES OF JANUARY 9, 2025
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



SCANNED



1st JUDICIAL DISTRICT
Instrument 2022-0021936-D-11
Filed/Recorded 08/23/2022 9:38:03 AM
Total Fees 25.00
3 Pages Recorded

Prepared by:
David B. Pilger
Attorney at Law
1408 Bienville Blvd., Suite 101
Ocean Springs, MS 38964
(828) 218-0011

Grantor:
Ole Gulf Coast Holdings, LLC
P.O. Box 62489
Las Vegas, NV 89100-2489
(702) 560-4081

Return To:
David B. Pilger
Attorney at Law
1408 Bienville Blvd., Suite 101
Ocean Springs, MS 38964
(228) 218-0011

Grantee:
Susan Bader Gilbert
Guy A. Gilbert
222 E. Fifth Street
Long Beach, MS 38960
(601) 937-8377

File No. 2209493

INDEXING INSTRUCTIONS: Part of Lot 8, Blk 18, Original Long Beach, 1st JD, Harrison County, MS

STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT

WARRANTY DEED

FOR AND IN CONSIDERATION OF the price and sum of TEN AND NO/100 DOLLARS (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, Ole Gulf Coast Holdings, LLC, a Mississippi limited liability company, does hereby sell, convey and warrant unto Susan Bader Gilbert and Guy A. Gilbert, as joint tenants with rights of survivorship and not as tenants in common, all of that certain tract, piece or parcel of land situated in the First Judicial District of Harrison County, Mississippi, together with all improvements, buildings, fixtures, and appurtenances thereto belonging, and being more particularly described as follows, to-wit:

Lot 8, Block 18, Original Long Beach, 1st JD and except the East 15 feet thereof, a subdivision according to the map or plat thereof on file and of record in the office of the Chancery Clerk in the First Judicial District of Harrison County, Mississippi, in Plat Book 11, at Page 8.

This being the same property as that conveyed to Ole Gulf Coast Holdings, LLC, by instrument recorded in Instrument No. 2021-10170-D-11, Land Deal Records in the First Judicial District of Harrison County, Mississippi.

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

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

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

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

The Corporate Resolution for Ole Gulf Coast Holdings, LLC, a Mississippi limited liability company is attached hereto as Exhibit "A".

WITNESS MY SIGNATURE, on this the 23rd day of August, 2022.

Ole Gulf Coast Holdings, LLC
A Mississippi limited liability company

By: Ole Alma Holdings, LLC
A Wyoming limited liability company

By: Troy Kearns, Manager

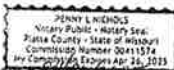
CORPORATE ACKNOWLEDGMENT

STATE OF Mississippi
COUNTY OF Platte

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, the within named Troy Kearns the duly appointed Manager of Ole Alma Holdings, LLC, a Wyoming limited liability company, who acknowledged before me that he signed, executed and delivered the above and foregoing instrument on this day and year thereof, for the use and purposes therein mentioned, for and on behalf of the aforesaid entity, after first having been duly authorized so to do.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, on this the 23rd day of August, 2022.

(AFFIX SEAL)



Penny L. Nichols
NOTARY PUBLIC

My commission expires 4/26/2023

MINUTES OF JANUARY 9, 2025
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

EXHIBIT "A"

CORPORATE RESOLUTION

In a duly called meeting of all of the Members/Shareholders of Ole Gulf Coast Holdings, LLC, a Mississippi limited liability company, hereinafter the Company, it was unanimously approved by all of the Members/Shareholders, that Troy Kearns, as Member of the Company, has complete authority to execute any and all documents on behalf of the Company for the property being more particularly described as:

Lot 8, Block 16, Original Long Beach, Lease and except the East 16 feet thereof; a subdivision according to the map or plat thereof on file and of record in the office of the Chancery Clerk in the First Judicial District of Harrison County, Mississippi, in Plat Book 11, at Page 8.

So, approved and acknowledged this, the 33rd day of August, 2022.

Ole Gulf Coast Holdings, LLC
A Mississippi limited liability company

By: Ole Alma Holdings, LLC
A Wyoming limited liability company

By: Troy Kearns, Manager

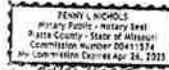
CORPORATE ACKNOWLEDGMENT

STATE OF Mississippi
COUNTY OF Platt

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, the within named Troy Kearns the duly appointed Manager of Ole Alma Holdings, LLC, a Wyoming limited liability company, who acknowledged before me that he signed, executed and delivered the above and foregoing instrument on the day and year thereof, for the use and purposes therein mentioned, for and on behalf of the aforesaid entity, after first having been duly authorized so to do.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, on this the 33rd day of August, 2022.

(AFFIX SEAL)



Penny L. Nichols
NOTARY PUBLIC

My commission expires 04/24/2023

MEMORANDUM

Date: January 8, 2025
To: City of Long Beach Planning Commission
From: Long Beach Tree Board
Re: Tree(s) Removal – 222 East 5th Street

The Tree Board approves the tree removal located at 222 East 5th Street. We would like a replacement tree to be planted on the same property, exact location at owners' discretion.

Karen Epperson-Price
Victor L. Chapman

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

It came for discussion under New Business a Short-Term Rental for the property located at 192 White Harbor Road, Tax Parcel 0512J-03-028.000, submitted by Samantha LeJeune, Rhino GC Rentals, LLC (owner) and Jay Merritt (property manager), as follows:

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

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

PROPERTY INFORMATION:
ADDRESS: 192 White Harbor Rd Tax Parcel # 0512J-03-028.000
(Location of Short-Term Rental)

OWNER'S INFORMATION:
Property Owner's Name: Samantha LeJeune / Rhino b/c Rentals, LLC
Property Owner's Address: 903 Broad St, Lake Charles, LA 70601
Property Owner's Mailing Address, if different from above:
City State Zip

Property Owner's Phone No: 337-304-6486 Email Address: rhino_real_estate@yahoo.com

Is there a homeowner's association for the neighborhood? If so, please provide written statement of support of short term rental?

PROPERTY MANAGER INFORMATION:
Property Manager's Name: Jay Merritt
Property Manager's Address: (Must be a local contact)
13928 Puerto Dr, Ocean Springs, ms 39564
City State Zip

Property Manager's Phone No: 662-902-6002 Email Address: jaym_100@hotmail.com

- PLEASE PROVIDE THE FOLLOWING:
- Mississippi Sales Tax ID # N/A
 - Recorded Warranty Deed
 - Parking Rules & Plan
 - Trash Management Plan
 - Copy of Proposed Rental Agreement
 - Proof of Liability Insurance, which includes short term rental coverage

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

AFFIDAVIT

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

Samantha LeJeune [Signature] 11/6/24
PRINT NAME SIGNATURE DATE

BELOW IS FOR OFFICE USE ONLY

Maximum Occupancy: 6	Maximum Vehicles allowed: 6	Number of bedrooms: 3	Number of people home can accommodate: 6
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I AFFIRM THAT THE APPLICANT IS IN COMPLIANCE WITH ALL APPLICABLE ZONING REQUIREMENTS, BUILDING & FIRE CODES; AND THAT ALL APPLICABLE TAXES, FEES AND OTHER CHARGES HAVE BEEN PAID.

Building Official Signature: [Signature] Date: 1/8/25
Fire Inspector Signature: _____ Date: _____

COMMENTS: By fire Code for Long Beach, house must have a sprinkler system inside

Date Received: 12/14/24
Agenda Date: 1/9/25
Amount Due/Paid: 250.00
Payment Method: 6240

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I Samantha LeJeune, owner of the property located at 192 White Harbor Rd, Tax Parcel 0512J-03-028.000, affirm that I am in compliance with building codes, deed restrictions and/or covenants, and have paid all applicable taxes, fees and other charges. I acknowledge that a violation of the ordinances of the City of Long Beach shall result in the suspension or revocation of the permit.

[Signature]
signature

1/16/24
date

1st JUDICIAL DISTRICT
INSTRUMENT 2024-0022377-D-J1
FILED/RECORDED 11/14/2024 9:48:01 AM
TOTAL FEES \$28.00
2 PAGES RECORDED

Our File: B240784
Prepared by & Return To: Schwartz, Orgler, Jordan & Williams, PLLC
2137 E Pass Rd, Ste B, Biloxi MS 39507, 228-388-7441

STATE OF MISSISSIPPI
COUNTY OF HARRISON

WARRANTY DEED

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

Walter D. Shepard, Jr. and wife Valerie E. Shepard

192 White Harbor Rd, Long Beach, MS 39560, 228-222-7755

do hereby sell, convey and warrant unto

Rhino GC Rentals, LLC, a Louisiana limited liability company

1027 Enterprise Drive, Lake Charles, LA 70601, 337-304-6686

the following described land and property being located in the First Judicial District of Harrison County, Mississippi, being more particularly described as follows, to-wit:

Parcel 1
Lots Thirteen (13), Fourteen (14), Fifteen (15), and Sixteen (16), Block Three (3), Thomas Subdivision of Lots Forty-five (45) and Forty-six (46), White and Calvert Survey, a subdivision according to the official map or plat thereof, on file and of record in the office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi in Plat Book 6 at Page 5 (Copy Book 3 at Page 195) thereof; reference to which is hereby made in aid of and as a part of this description.

AND ALSO:

Parcel 2
Lots Seventeen (17), Eighteen (18), Nineteen (19), and Twenty (20), Block Three (3), Thomas Subdivision of Lots Forty-five (45) and Forty-six (46), White and Calvert Survey, a subdivision according to the official map or plat thereof, on file and of record in the office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi in Plat Book 6 at Page 5 (Copy Book 3 at Page 195) thereof; reference to which is hereby made in aid of and as a part of this description.

THIS CONVEYANCE is subject to any and all recorded restrictive covenants, rights-of-way and easements applicable to subject property, and subject to any and all prior recorded reservations,

**MINUTES OF JANUARY 9, 2025
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VACATION RENTAL SHORT TERM LEASE AGREEMENT
192 White Harbor Rd, Long Beach, MS

This Vacation Rental Short Term Lease Agreement (this "Agreement") is made by and between _____ ("Owner") and _____ ("Guest") as of the date last written on the signature page of this Agreement. Owner and Guest may be referred to individually as "Party" and collectively as "Parties." For good and valuable consideration, the sufficiency of which is acknowledged, the Parties agree as follows:

1. **Property.** The property is described as a 3 bedroom home with office 2 bathrooms located at 192 White Harbor Rd, Long Beach, MS (the "Property"). The Property is owned by Rhino GC Rentals, LLC. The Property is fully furnished by Owner and equipped for light housekeeping. The following amenities are included in the Property: A starter supply of household cleaning and hygiene products may be available in the Property for use. Guest is responsible for purchasing any additional supplies and all food and beverages.
2. **Rental Party.** All persons in the rental party will be bound by the terms of this Agreement. Only persons listed on this Agreement may stay in the Property. "Rental Party" means Guest plus the following persons: First Name & Last Name _____ Relationship to Guest _____
The total number of adults in the Rental Party will be _____ adults with _____ children.
3. **Maximum Occupancy.** The maximum number of persons allowed to stay in the Property is limited to 8, unless the Owner gives its prior written consent. A charge of _____ per person per night will be assessed for each person who stays in the Property in addition to the Rental Party. Guest will be charged without notice for additional persons staying in the Property and not disclosed to Owner.
4. **Visitors.** A visitor is an occupant of the Property who is not staying overnight. The total number of persons permitted in the Property at any given time, including visitors, is 12. Any visitor staying overnight is subject to additional charges. No visitor will be allowed to use the common facilities, including any pools or tennis courts, when Guest is not on the Property.
5. **Rental Period & Check-In.** The term of this lease will be from _____ ("Arrival Date") to _____ ("Departure Date"). The Property will be ready for Guest's occupancy beginning at 3:00 on the Arrival Date and the Property must be vacated by 11:00 on the Departure Date, unless otherwise agreed by Owner. If Guest or any member of the Rental Party remains on the Property beyond the Departure Date, Guest will be responsible to pay the rental rate prescribed in Section 8 below for the period of time between Departure Date and the actual date Guest and all members of the Rental Party vacate the Property. The Property requires a _____ night minimum stay.
6. **Keys & Access Codes.** Owner will provide Guest with one key, which will unlock the front door to the Property and _____. Guest is not allowed to make duplicate keys. A fee of _____ will be charged to Guest for failure to return a key. Any attempt to access a locked area is just cause for immediate termination of this Agreement, forfeiture of all rent paid, and Guest will be liable for any missing items or damage. Owner will provide Guest with access codes to the front door.
7. **Rental Rules & Restrictions.** Guest agrees to abide by the following restrictions by Owner: If any person in the Rental Party fails to follow any of the Rules, the Rental Party may be asked to vacate the Property and Guest will forfeit all rent paid.
8. **Reservation Deposit and Payment.** Guest agrees to pay the rent and fees described below (the "Total Amount Due"). A deposit in the amount of _____ (the "Reservation Deposit") is

due and payable upon return of this signed Agreement in order to secure Guest's reservation. The Reservation Deposit is non-refundable and will be applied toward the rental rate. Payment in full of the following fees, less the Reservation Deposit, will be due within _____ days before the Arrival Date. Rental rate of _____ x _____ days Cleaning service fee _____ State and local sales/rental taxes (_____) Total Amount Due _____ (Less reservation deposit due immediately) (_____) Total Balance Due _____ Acceptable payment methods are:

9. **Security Deposit.** Owner reserves the right, at its discretion, to charge a security deposit at the time of reservation in the amount of _____. This deposit will be refunded after Guest's departure and an inspection of the Property by Owner, less any deductions for damage to the Property or furnishings, excessive mess requiring additional cleaning or other costs incurred outside the normal course due to Guest's stay.
10. **Cancellation.** If Guest cancels the reservation less than _____ days before the Arrival Date, the Total Amount Due will be forfeited.
11. **Cleaning.** A cleaning fee of \$200 will be charged to the Guest. Daily housekeeping services are not included in the rental rate. Throughout the rental period, Guest will be responsible for keeping the Property clean and in good condition. Any unsafe or dangerous condition must be reported to Owner immediately. Guest acknowledges that on the Arrival Date, the Property is in good condition, except for any defect Guest may report to Owner by the end of the first day following the Arrival Date. The Property should be left in the same condition as it was found by Guest on the Arrival Date. Guest promises to leave the Property in good repair.
12. **Furnishings.** The following furnishings will be provided with the Property: Furnishings are subject to change without notice. Furniture, bedding, kitchen equipment, utensils, and any other personal property supplied with the Property must not be removed from the Property. Loss of any items within the Property or damage to the Property or furnishings in excess of normal wear and tear will be charged to Guest. The Property will be inspected by Owner after Guest's departure. All contents of the Property are the property of Owner. If an item should break, Guest must notify Owner immediately. Guest is not permitted to alter the wiring of any television, computer, or gaming equipment.
13. **Parking.** Parking is limited to 4 spaces. Guest may only park in designated parking area. Any illegally parked cars may be subject to towing and/or fines.
14. **Mechanical Failures.** Owner attempts to properly maintain the Property. While all electrical and mechanical equipment within the Property are in good working order, Owner cannot guarantee against mechanical failure of electrical service, stopped plumbing, water supply, heating, air conditioning, audio visual equipment, internet access, cable service, or appliances. Guest agrees to report any inoperative equipment or other maintenance problem to Owner immediately. Owner will make every reasonable effort to have repairs done quickly and efficiently. Guest will allow Owner or a person permitted by Owner access to the Property for purposes of repair and inspection. Owner is not responsible for any inconvenience that may occur and no refunds or rent reductions will be made due to failure of such items.
15. **Acts of God.** If there is a storm or severe weather and a mandatory evacuation order is issued by state or local authorities, Guest shall be entitled to a prorated refund for each night Guest is unable to occupy the Property. Owner will not be liable or deemed in default under this Agreement for any failure to perform or delay in performing any of its obligations due to or arising out of any act not within its control, including, without limitation, acts of God.
16. **Limitation on Liability.** Owner is not responsible for any accidents, injuries or illness that occur to any member of the Rental Party or Guest's visitors while in the Property or on the Property. Owner is not responsible for loss of personal belongings or valuables belonging to any member of the Rental Party or any of Guest's visitors. Guest agrees to assume the risk of any harm

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arising from use of the Property. UNDER NO CIRCUMSTANCES AND UNDER NO LEGAL THEORY, TORT, CONTRACT, STRICT LIABILITY, OR OTHERWISE, SHALL OWNER BE LIABLE TO GUEST OR ANY OTHER PERSON FOR ANY DAMAGES OF ANY NATURE WHATSOEVER INCLUDING ARISING OUT OF OR RELATING TO THIS AGREEMENT OR GUEST'S RENTAL OF THE PROPERTY OR USE OF THE PROPERTY. IN NO EVENT WILL OWNER BE LIABLE FOR ANY DAMAGES IN CONNECTION WITH THIS AGREEMENT, EVEN IF OWNER SHALL HAVE BEEN INFORMED OF THE POSSIBILITY OF SUCH DAMAGE.

17. Indemnification. Guest acknowledges that the use of the Property by the Rental Party and Guest's visitors is entirely at their own risk. Guest will indemnify and hold harmless Owner from any and all expenses, costs, damages, suits, actions, or liabilities whatsoever arising from or related to any and all loss of or damage to personal property, injury or death resulting from the use or occupancy of the Property or the failure of any member of Rental Party or Guest's visitors to observe the Rules and restrictions set forth in Paragraph 7.
18. Violation of Agreement. If Guest or any member of the Rental Party violates any of the terms of this Agreement, including but not limited to maximum occupancy, visitors and rental rules and restrictions, Owner may evict Guest and the Rental Party from the Property and Guest will forfeit all rent and security deposit paid.
19. Governing Law. This Agreement and all transactions contemplated by this Agreement will be governed by, and constructed and enforced in accordance with the laws of the State of Mississippi (not including its conflicts of laws provisions). Any dispute arising from this Agreement shall be resolved through mediation. If the dispute cannot be resolved through mediation, then the dispute will be resolved through binding arbitration conducted in accordance with the rules of the American Arbitration Association.
20. Amendments. This Agreement may be amended or modified only by a written agreement signed by both Owner and Guest.
21. No Waiver. Neither Owner nor Guest shall be deemed to have waived any provision of this Agreement or the exercise of any rights held under this Agreement unless such waiver is made expressly and in writing.
22. Severability. If any provision of this Agreement is held to be invalid or unenforceable in whole or in part, the remaining provisions shall not be affected and shall continue to be valid and enforceable as though the invalid or unenforceable parts had not been included in this Agreement.
23. Notices. Any notice or communication under this Agreement must be in writing and sent via one of the following options:
24. Successors and Assigns. This Agreement will inure to the benefit of and be binding upon Owner, its successors and assigns, and upon Guest and its permitted successors and assigns. 25. Entire Agreement. This Agreement represents the entire understanding and agreement between the Parties with respect to the subject matter of this Agreement and supersedes all other negotiations, understandings and representations (if any) made by and between the Parties.

SIGNATURES Owner Signature _____
Owner Name Guest Signature _____
Guest Name _____ Date _____

Parking Plan
192 White Harbor Rd, Long Beach, Ms

The home has a circle driveway in front as well as a driveway on the side. Parking can also be under the house. No more than 4 cars will be parked at a time and there's plenty of room for 4 cars.

ACORD		RHINGCR-01		KHUDDLE	
CERTIFICATE OF LIABILITY INSURANCE				DATE (MM/DD/YYYY) 11/18/2024	
<p>THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.</p> <p>IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. IF SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).</p>					
<p>PRODUCER The Firm of LA PAC, LLC 1929 Southwood Lake Charles, LA 70606</p>		<p>AGENT PHONE (337) 477-8312 FAX (337) 502-5095 ADDRESS: Kathy@thefirmofla.com</p>		<p>INSURER AFFORDING COVERAGE INSURER A: Scottsdale Insurance Company NAIC # 41297</p>	
<p>INSURED Rhino QC Rentals, LLC 1027 Enterprise Blvd Lake Charles, LA 70601</p>					
<p>COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:</p> <p>THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.</p>					
<p>TYPE OF INSURANCE</p> <p><input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY</p> <p>CLAIMS MADE <input checked="" type="checkbox"/> OCCUR</p> <p>OTHER: _____</p> <p>OTHER AGGREGATE LIMIT APPLIES PER: _____</p> <p>OTHER: _____</p>	<p>POLICY NUMBER</p> <p>CP88102047</p>	<p>POLICY EFF. DATE (MM/DD/YYYY)</p> <p>11/7/2024</p>	<p>POLICY EXP. DATE (MM/DD/YYYY)</p> <p>11/7/2025</p>	<p>LIMITS</p> <p>EACH OCCURRENCE 1 1,000,000</p> <p>DAMAGE TO RENTED 2 100,000</p> <p>PERSONAL AND ADJ. INJURY 3 5,000</p> <p>PERSONAL AND ADJ. INJURY 4 1,000,000</p> <p>PERSONAL AND ADJ. INJURY 5 2,000,000</p> <p>PERSONAL AND ADJ. INJURY 6 2,000,000</p> <p>PERSONAL AND ADJ. INJURY 7 2,000,000</p>	
<p>AUTOMOBILE LIABILITY</p> <p>ANY AUTO <input type="checkbox"/> SCHEDULED AUTO <input type="checkbox"/></p> <p>ANY AUTO ONLY <input type="checkbox"/> NON-OWNED AUTO ONLY <input type="checkbox"/></p> <p>UNRECEIVED LAD <input type="checkbox"/> OCCUR</p> <p>EXCESS LAD <input type="checkbox"/> CLAIMS MADE</p> <p>OTHER: _____</p>				<p>CONSUMER GROSS LIMIT 1</p> <p>PER OCCURRENCE 2</p> <p>PERSONAL AND ADJ. INJURY (Per person) 3</p> <p>PERSONAL AND ADJ. INJURY (Per person) 4</p> <p>PERSONAL AND ADJ. INJURY (Per person) 5</p> <p>PERSONAL AND ADJ. INJURY (Per person) 6</p> <p>PERSONAL AND ADJ. INJURY (Per person) 7</p>	
<p>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</p> <p>ANY WORKERS COMPENSATION AND EMPLOYERS' LIABILITY (Mandatory in MS) <input type="checkbox"/> N/A</p> <p>OTHER: _____</p>				<p>PER STATUTE 1</p> <p>PER STATUTE 2</p> <p>PER STATUTE 3</p> <p>PER STATUTE 4</p> <p>PER STATUTE 5</p> <p>PER STATUTE 6</p> <p>PER STATUTE 7</p>	
<p>DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101 Additional Remarks Schedule, may be attached if more space is required)</p>					
<p>CERTIFICATE HOLDER</p> <p>Rhino Real Estate, LLC 1027 Enterprise Blvd Lake Charles, LA 70601</p>			<p>CANCELLATION</p> <p>SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.</p> <p>AUTHORIZED REPRESENTATIVE <i>[Signature]</i></p>		

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After considerable discussion, Vice Chairman Barlow made motion, seconded by Commissioner Glenn and unanimously carried recommending to approve the application as submitted pending the installation of a fire sprinkler system.

It came for discussion under new business a Final Plat Approval for Bear Point Subdivision, Phase 2 (90 Lots), located at Beatline Road and Pineville Road, Tax Parcels 0511N-01-004.000, 0511N-01-004.001, 0511N-01-004.002, 0511N-01-004.003, 0511N-01-004.004, 0511N-01-004.005, 0511N-01-004.006, 0511N-01-004.007, 0511N-01-004.008, 0511N-01-004.009, 0511N-01-004.010, 0511N-01-004.011, submitted by Long Beach Holdings, LLC.

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

Office use only
Date Received 12/17/24
Zoning 2-1
Agenda Date 1/9/25
Check Number 1084

I. TYPE OF CASE: FINAL PLAT APPROVAL

II. ADVALOREM TAX PARCEL NUMBER(S): See Attached

III. GENERAL LOCATION OF PROPERTY INVOLVED: Southwest corner of the intersection of
Beatline and Pineville Roads, East of Bear Point Way

IV. ADDRESS OF PROPERTY INVOLVED: Bear Point Way

V. GENERAL DESCRIPTION OF REQUEST: Subdivision of 29.6 acres
into 90 lots (Bear Point Subdivision, Phase 2)

VI. The developer shall have all subdivision requirements completed and schedule the final engineering inspection so that it will be accomplished at least fifteen (15) working days prior to the regular monthly meeting of the planning commission. All administrative and construction requirements identified by the final inspection will be complete and all submittals made to the city at least seven (7) working days prior to the regular monthly meeting of the planning commission.

VII. REQUIRED ATTACHMENTS:

A. Two (2) working days prior to the scheduled final engineering inspection, the following must be submitted to the city:

- a. One (1) blue-line copy of the construction drawing to include all items as they were constructed
- b. One (1) blue-line print of the proposed plat to be recorded
- c. Developer's performance or surety bond
- d. The final plat shall be at a scale that is legible and functional on sheets of eighteen (18) by twenty-four (24) inches in size. ****Please refer to the City of Long Beach Subdivision Regulations for additional information to be included on the plat.**
- e. After satisfactorily passing the final engineering inspection, the developer shall provide the final construction contractor record as-built drawings to the city at least three (3) working days prior to the regular monthly meeting of the planning commission at which final plat will be considered. The copies of the final contractor as-built drawing shall be as follows:
 - i. One (1) mylar diazo film; or
 - ii. One (1) computer disc which contains all of the graphical information of these drawings as well as the final plat itself in a format compatible with the city engineer's computer system.

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.**

VIII. 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 also agree to pay all fees and charges as stated.

Long Beach Holdings, LLC
Name of Rightful Owner (PRINT)
14397 Creosote Road
Owner's Mailing Address
Gulfport MS 39503
City State Zip
228-669-7071
Phone
charlie@gant-brown.com
Email address

[Signature]
Signature of Rightful Owner Date 12-11-2024

Name of Agent (PRINT)
Agent's Mailing Address
City State Zip
Phone
Email address
Signature of Applicant Date

**MINUTES OF JANUARY 9, 2025
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BEAR POINT SUBDIVISION, PHASE 2

SITUATED IN SECTION 9, TOWNSHIP
8 SOUTH, RANGE 12 WEST, CITY OF
LONG BEACH, FIRST JUDICIAL
DISTRICT OF HARRISON COUNTY,
MISSISSIPPI

CURVE	ARC LENGTH	CHORD	CHORD BEARING	CHORD LENGTH
C1	100.00	100.00	S 90° 00' 00" W	100.00
C2	100.00	100.00	S 90° 00' 00" W	100.00
C3	100.00	100.00	S 90° 00' 00" W	100.00
C4	100.00	100.00	S 90° 00' 00" W	100.00
C5	100.00	100.00	S 90° 00' 00" W	100.00
C6	100.00	100.00	S 90° 00' 00" W	100.00
C7	100.00	100.00	S 90° 00' 00" W	100.00
C8	100.00	100.00	S 90° 00' 00" W	100.00
C9	100.00	100.00	S 90° 00' 00" W	100.00
C10	100.00	100.00	S 90° 00' 00" W	100.00
C11	100.00	100.00	S 90° 00' 00" W	100.00
C12	100.00	100.00	S 90° 00' 00" W	100.00
C13	100.00	100.00	S 90° 00' 00" W	100.00
C14	100.00	100.00	S 90° 00' 00" W	100.00
C15	100.00	100.00	S 90° 00' 00" W	100.00
C16	100.00	100.00	S 90° 00' 00" W	100.00
C17	100.00	100.00	S 90° 00' 00" W	100.00
C18	100.00	100.00	S 90° 00' 00" W	100.00
C19	100.00	100.00	S 90° 00' 00" W	100.00
C20	100.00	100.00	S 90° 00' 00" W	100.00
C21	100.00	100.00	S 90° 00' 00" W	100.00
C22	100.00	100.00	S 90° 00' 00" W	100.00
C23	100.00	100.00	S 90° 00' 00" W	100.00
C24	100.00	100.00	S 90° 00' 00" W	100.00
C25	100.00	100.00	S 90° 00' 00" W	100.00
C26	100.00	100.00	S 90° 00' 00" W	100.00
C27	100.00	100.00	S 90° 00' 00" W	100.00
C28	100.00	100.00	S 90° 00' 00" W	100.00
C29	100.00	100.00	S 90° 00' 00" W	100.00
C30	100.00	100.00	S 90° 00' 00" W	100.00
C31	100.00	100.00	S 90° 00' 00" W	100.00
C32	100.00	100.00	S 90° 00' 00" W	100.00
C33	100.00	100.00	S 90° 00' 00" W	100.00
C34	100.00	100.00	S 90° 00' 00" W	100.00
C35	100.00	100.00	S 90° 00' 00" W	100.00
C36	100.00	100.00	S 90° 00' 00" W	100.00
C37	100.00	100.00	S 90° 00' 00" W	100.00
C38	100.00	100.00	S 90° 00' 00" W	100.00
C39	100.00	100.00	S 90° 00' 00" W	100.00
C40	100.00	100.00	S 90° 00' 00" W	100.00
C41	100.00	100.00	S 90° 00' 00" W	100.00
C42	100.00	100.00	S 90° 00' 00" W	100.00
C43	100.00	100.00	S 90° 00' 00" W	100.00
C44	100.00	100.00	S 90° 00' 00" W	100.00
C45	100.00	100.00	S 90° 00' 00" W	100.00
C46	100.00	100.00	S 90° 00' 00" W	100.00
C47	100.00	100.00	S 90° 00' 00" W	100.00
C48	100.00	100.00	S 90° 00' 00" W	100.00
C49	100.00	100.00	S 90° 00' 00" W	100.00
C50	100.00	100.00	S 90° 00' 00" W	100.00

LINE BEARINGS FOR ANGLES

LA	S 89° 56' 08" W
LB	S 89° 56' 08" W
LC	S 89° 56' 08" W
LD	S 89° 56' 08" W
LE	S 89° 56' 08" W
LF	S 89° 56' 08" W

- LEGEND**
- - IRON PEG MARK
 - - IRON PEG MARK
 - △ - IRON PEG MARK
 - - IRON PEG MARK
 - ◇ - IRON PEG MARK
 - - CONCRETE MONUMENT
 - - CONCRETE MONUMENT
 - △ - CONCRETE MONUMENT
 - - CONCRETE MONUMENT
 - ◇ - CONCRETE MONUMENT
 - - IRON PEG MARK
 - - IRON PEG MARK
 - △ - IRON PEG MARK
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 - - CONCRETE MONUMENT
 - - CONCRETE MONUMENT
 - △ - CONCRETE MONUMENT
 - - CONCRETE MONUMENT
 - ◇ - CONCRETE MONUMENT

- REFERENCE MATERIALS:**
- 1) INSTRUMENT NO. 2020-11622-D-1
 - 2) INSTRUMENT NO. 2020-11622-D-1
 - 3) HARRISON COUNTY GEOPORTAL
 - 4) HARRISON COUNTY TAX MAPS
 - 5) PREVIOUS PLATS OF BEAR POINT SUBDIVISION, PHASES 1A AND 1B

- NOTES:**
- 1) FIELD SURVEY PERFORMED WITH A COMBINATION OF TOPCON GTS GPS RECEIVER AND TOPCON GPT-505A ROBOTIC TOTAL STATION.
 - 2) STATE PLANE COORDINATES AND BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH DERIVED BY GPS OBSERVATION UTILIZING THE EARL DUDLEY, INC. RTK NETWORK, AND ADJUSTED IN SPC 2301 (AS E).
 - 3) 12" X 18" IRON RODS WITH RED PLASTIC CAPS STAMPED "CROSBY 253P" WILL BE SET AT ALL LOT CORNERS.
 - 4) SURVEY CLASS - "B"
 - 5) TO "A" (CTS - 99)
 - 6) 10' DIA. E.P. FIELD SURVEY - NOVEMBER 14, 2024
 - 7) THERE IS A 10 FEET WIDE UTILITY EASEMENT RESERVED ALONG ALL FRONT LOT LINES.
 - 8) SEE LOT 204 FOR TYPICAL BUILDING SETBACKS, UNLESS NOTED OTHERWISE
 - 9) MAINTENANCE OF ALL COMMON AREAS AND EASEMENTS, SUCH AS DETENTION PONDS, PUBLIC WALK AREAS, ETC., SHALL BE THE RESPONSIBILITY OF THE SUBDIVISION HOMEOWNERS ASSOCIATION. FAILURE TO MAINTAIN SUCH AREAS MAY RESULT IN ACTION BY THE CITY TO PROTECT THE PUBLIC'S HEALTH, SAFETY AND WELFARE.

ZONING INFORMATION:
 THIS PARCEL OF LAND IS ZONED R-1 SINGLE FAMILY RESIDENTIAL. FRONT SETBACK - 25 FEET. SIDE SETBACK - 8 FEET. REAR OR BACK 15 FEET, UNLESS NOTED OTHERWISE. SIDE STREET SETBACK 15 FEET (SEE LOT 204 FOR TYPICAL).

FLOOD ZONE NOTE:
 BY GRAPHIC PLOTTING ONLY THIS PROPERTY IS LOCATED IN FIRM ZONES "X" AND "AOO" ACCORDING TO MAP NUMBER 26647C0250, DATED JUNE 16, 2009.

BENCHMARK TABLE

BENCHMARK #	NORTHING	EASTING	ELEVATION
BM 'A'	517657.71	871171.62	28.30
BM 'B'	51734.51	871267.59	28.82

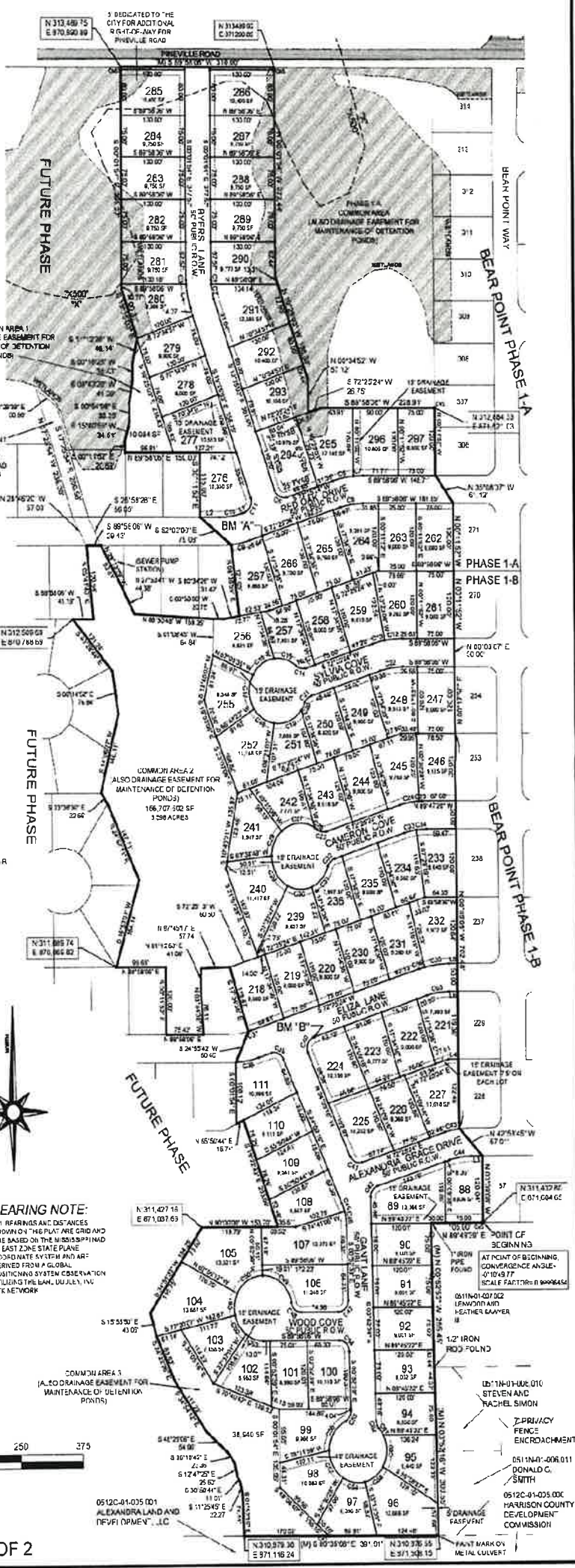
STATE PLANE COORDINATE ZONE MISSISSIPPI EAST DATUM NAD 83 BENCHMARKS SHOWN ARE CONCRETE MONUMENTS SET WITH 1/2" REBARS IN CENTER DATUM NAVD83

BEARING NOTE:
 ALL BEARINGS AND DISTANCES SHOWN ON THIS PLAN ARE GRID AND ARE BASED ON THE MISSISSIPPI EAST ZONE STATE PLANE COORDINATE SYSTEM AND ARE DERIVED FROM A GLOBAL POSITIONING SYSTEM OBSERVATION UTILIZING THE EARL DUDLEY, INC. RTK NETWORK.



CROSBY SURVEYING
 PROFESSIONAL LAND SURVEYING
 716 LVE OAK DRIVE
 BLOXIE, MISSISSIPPI 39532
 PHONE: 228-234-1845
 EMAIL: LVE@crosby@gmail.com

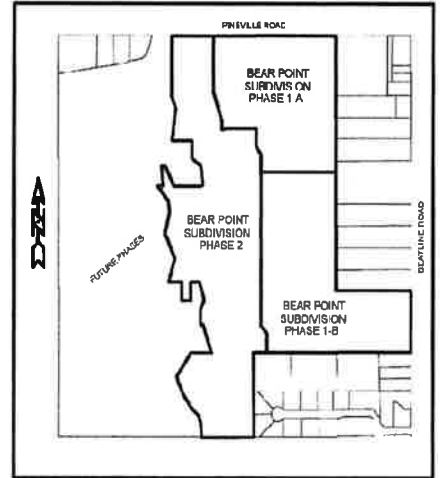
SHEET 1 OF 2



MINUTES OF JANUARY 9, 2025
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

BEAR POINT SUBDIVISION,
PHASE 2

SITUATED IN SECTION 9, TOWNSHIP 8
SOUTH, RANGE 12 WEST, CITY OF
LONG BEACH, FIRST JUDICIAL DISTRICT
OF HARRISON COUNTY, MISSISSIPPI



VICINITY MAP
NOT TO SCALE

OVERALL SURVEY DESCRIPTION FOR PHASE 2:

A PARCEL OF LAND SITUATED IN THE SOUTH-EAST 1/4 OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 12 WEST, CITY OF LONG BEACH, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH THE BEARINGS BASED ON STATE PLANE GRID NORTH (MS EASE ZONE 2991):

BEGINNING AT THE SOUTHWEST CORNER OF LOT 87, BEAR POINT SUBDIVISION, PHASE 1-B, CITY OF LONG BEACH. THENCE ALONG THE WEST BOUNDARY OF SAID PHASE 1-B, N00°00'00"W 123.84'; THENCE N47°57'45"W 67.0'; THENCE N00°00'00"W 702.48'; THENCE N00°17'50"E 120.00'; THENCE N00°00'00"W 50.00'; THENCE N00°11'52"W 130.00'; THENCE ALONG THE WEST BOUNDARY OF BEAR POINT SUBDIVISION, PHASE 1-A, N30°11'52"W 123.00'; THENCE N00°00'00"W 51.12'; THENCE N00°11'52"W 120.00'; THENCE S89°58'05"W 228.8'; THENCE S72°25'24"W 26.75'; THENCE N00°34'52"W 57.12'; THENCE N11°29'33"W 105.35'; THENCE N00°01'54"W 372.44'; TO THE SOUTHWEST CORNER OF PINEVILLE ROAD. THENCE ALONG SAID SOUTH MARGIN, S89°58'05"W 310.00'; THENCE S00°01'54"E 305.27'; THENCE S10°25'03"E 50.31'; THENCE S11°12'28"W 48.14'; THENCE S00°18'25"W 31.43'; THENCE S00°45'20"W 41.27'; THENCE S00°34'08"E 33.25'; THENCE S15°40'55"W 34.51'; THENCE S00°11'52"E 20.89'; THENCE N89°58'05"E 150.00'; THENCE S00°11'52"E 115.00'; THENCE S52°03'00"E 79.08'; THENCE S08°33'59"E 127.05'; THENCE S00°34'28"W 31.42'; THENCE S89°58'05"W 20.75'; THENCE N89°30'44"W 153.35'; THENCE N27°13'41"W 44.38'; THENCE N28°13'28"W 83.33'; THENCE S89°58'05"W 29.43'; THENCE S05°14'40"E 130.64'; THENCE S09°59'05"W 41.10'; THENCE S49°28'44"E 121.24'; THENCE S08°14'52"E 78.84'; THENCE S14°05'27"W 148.11'; THENCE S33°16'30"E 27.88'; THENCE S04°52'11"E 147.71'; THENCE S15°53'01"W 154.14'; THENCE N89°58'05"E 98.00'; THENCE S00°11'52"E 120.00'; THENCE N89°30'06"E 75.42'; THENCE N03°44'31"W 76.41'; THENCE N01°12'53"E 41.08'; THENCE N87°45'17"E 57.74'; THENCE S17°34'38"E 118.87'; THENCE S24°55'42"W 60.40'; THENCE S02°01'34"E 108.12'; THENCE N85°07'44"E 15.74'; THENCE S10°22'42"E 202.00'; THENCE N60°00'00"W 153.70'; THENCE S54°5'03"W 184.25'; THENCE S16°56'59"E 45.08'; THENCE S21°22'28"E 15.83'; THENCE S34°54'12"E 111.27'; THENCE S48°28'09"E 54.86'; THENCE S36°10'45"E 23.36'; THENCE S12°4'28"E 20.88'; THENCE S36°30'44"E 11.01'; THENCE S11°25'45"E 22.27'; THENCE S81°52'19"E 74.54' TO THE NORTH LINE OF PROPERTY OF ALEXANDRA LAND AND DEVELOPMENT, LLC. THENCE ALONG SAID NORTH LINE AND THE NORTH LINE OF PROPERTY OF HARRISON COUNTY DEVELOPMENT COMMISSION, S48°33'05"E 391.81' TO THE SOUTHWEST CORNER OF PROPERTY OF DONALD G. SMITH; THENCE N00°27'16"W 102.55' TO A 1/2" IRON ROD FOUND AT THE SOUTHWEST CORNER OF PROPERTY OF I. FANWOOD AND HEATHER SAWYER, III. THENCE N00°52'33"W 235.45' TO A 1" IRON PIPE FOUND AT THE NORTH-WEST CORNER OF SAID PROPERTY. THENCE ALONG THE NORTH LINE OF SAID PROPERTY, N89°49'39"E 105.00' TO THE POINT OF BEGINNING, CONTAINING 29.825 ACRES.

STATE OF MISSISSIPPI, COUNTY OF HARRISON

APPROVAL AND ACCEPTANCE OF PLAT FOR RECORDING; ORDER OF THE MAYOR AND BOARD OF ALDERMEN OF THE CITY OF LONG BEACH, MISSISSIPPI.

MINUTE BOOK _____ PAGE _____

THIS THE _____ DAY OF _____, 20____.

MAYOR _____ CITY CLERK _____

CERTIFICATE OF APPROVAL

I HEREBY CERTIFY THAT ALL STREETS SHOWN ON THIS PLAT ARE WITHIN THE CITY OF LONG BEACH'S PLANNING JURISDICTION. ALL STREETS AND OTHER IMPROVEMENTS SHOWN ON THIS PLAT HAVE BEEN INSTALLED OR COMPLETED OR THAT THEIR INSTALLATION OR COMPLETION (WITHIN 12 MONTHS AFTER THE DATE BELOW) HAS BEEN ASSURED BY THE POSTING OF A PERFORMANCE BOND OR OTHER SUFFICIENT SURETY, AND THAT THE SUBDIVISION SHOWN ON THIS PLAT IS IN ALL RESPECTS IN COMPLIANCE WITH THE LONG BEACH ZONING ORDINANCE, AND THEREFORE THIS PLAT HAS BEEN APPROVED BY THE BUILDING INSPECTOR OR HIS DESIGNEE, SUBJECT TO ITS BEING RECORDED IN THE HARRISON COUNTY COURT HOUSE WITHIN 90 DAYS OF THE DATE BELOW.

ADMINISTRATOR _____ DATE _____

CERTIFICATE OF COMPARISON

WE, THE UNDERSIGNED, DO HEREBY CERTIFY THAT WE HAVE COMPARED THE ORIGINAL PLAT WITH THIS DUPLICATE PLAT OF THE BEAR POINT SUBDIVISION, PHASE 2, AND FIND THE SAME TO BE AN EXACT COPY THEREOF.

WITNESS OUR SIGNATURES ON THIS _____ DAY OF _____, 20____.

DEPUTY CLERK _____ CLIFFORD A. CROSBY, P.L.S. NO. 2539

RECORDING CERTIFICATE

FILED AND RECORDED IN DUPLICATE ON THIS _____ DAY OF _____, 20____, IN THE RECORD OF PLATS OF HARRISON COUNTY, MISSISSIPPI IN PLAT BOOK _____, ON PAGE _____.

JOHN MCADAMS, CHANCERY CLERK

BY: _____, D.C.

SURVEYOR'S CERTIFICATE

I, CLIFFORD A. CROSBY, A REGISTERED PROFESSIONAL LAND SURVEYOR IN AND FOR THE STATE OF MISSISSIPPI, DO HEREBY CERTIFY THAT THE FOREGOING PLAT AND DESCRIPTION ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

WITNESS MY SIGNATURE ON THIS _____ DAY OF _____, 20____.

CLIFFORD A. CROSBY, P.L.S. NO. 2539

CROSBY SURVEYING
PROFESSIONAL LAND SURVEYING
7-B LIVE OAK DRIVE
BLOXIE, MISSISSIPPI 39532
PHONE 228-234-1843
EMAIL: cliffordcrosby@gmail.com



CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED HEREON, WHICH PROPERTY IS LOCATED WITHIN THE SUBDIVISION REGULATION JURISDICTION OF THE CITY OF LONG BEACH, THAT I HEREBY FREELY ADOPT THIS PLAN OF SUBDIVISION AND DEDICATE TO PUBLIC USE ALL AREAS SHOWN ON THIS PLAT AS STREETS, ALLEYS, WALKS, PATHS, OPEN SPACE AND EASEMENTS, EXCEPT THOSE SPECIFICALLY INDICATED AS PRIVATE AND THAT I WILL MAINTAIN ALL SUCH AREAS UNTIL THE OFFER OF DEDICATION IS ACCEPTED BY THE APPROPRIATE PUBLIC AUTHORITY. ALL PROPERTY SHOWN ON THIS PLAT AS DEDICATED FOR A PUBLIC USE SHALL BE DEEMED TO BE DEDICATED FOR ANY OTHER PUBLIC USE AUTHORIZED BY LAW WHEN THE LONG BEACH BOARD OF ALDERMEN IN THE PUBLIC INTEREST APPROVES SUCH OTHER USE.

LONG BEACH HOLDINGS, LLC

BY: CHARLES MICHAEL GANT, MANAGING MEMBER DATE _____

ACKNOWLEDGMENT

STATE OF MISSISSIPPI, COUNTY OF HARRISON

PERSONALLY appeared before me, the undersigned authority in and for the said county and state, on this the _____ day of _____, 20____, within my jurisdiction, the within named Charles Michael Gant, who acknowledged to me that he is the managing member for Long Beach Holdings, LLC, a Mississippi limited liability corporation, and that for and on behalf of said corporation and as the act and deed of said corporation, he executed and delivered the above and foregoing instrument, after first having been duly authorized by said corporation so to do.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC _____ MY COMMISSION EXPIRES: _____

LONG BEACH PLANNING COMMISSION

THE PLAT OF BEAR POINT SUBDIVISION, PHASE 2 IS HEREBY APPROVED BY THE LONG BEACH PLANNING COMMISSION IN ACCORDANCE WITH ITS PROCEDURE FOR APPROVING THIS PLAN AND PLANS.

THIS THE _____ DAY OF _____, 20____.

CHAIRPERSON, LONG BEACH PLANNING COMMISSION

ENGINEER'S CERTIFICATION

THE PLANS OF SAID SUBDIVISION AND THE CONSTRUCTION OF ALL IMPROVEMENTS THEREIN, WHICH ARE OR MAY BECOME THE PROPERTY OF THE CITY OF LONG BEACH, HAVE BEEN DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF LONG BEACH AND ALL OTHER LAWS, RULES, ORDINANCES, REGULATIONS AND THAT THEY MEET OR EXCEED ALL ACCEPTED ENGINEERING STANDARDS.

WITNESS MY SIGNATURE AND SEAL ON

THIS _____ DAY OF _____, 20____.

DANIEL R. BOUDREAUX, JR., P.E.

**MINUTES OF JANUARY 9, 2025
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**



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

January 9, 2025

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

RE: Bear Point Ph. 2 – Final Plat

Ladies and Gentlemen:

We understand that the developer of the referenced subdivision is seeking final approval of the Final Plat for this subdivision. This subdivision is a part of what was originally called Bear Point Ph. 2, and this proposed phase is lots 88-111, 218-227, 230-236, 239-252, 255-267, 276-297 of the original Bear Point Ph. 2 subdivision. We believe the plat is ready for acceptance by the City. Below are our recommendations of conditions to be required prior to acceptance and approval of this final plat:

1. It was recently discovered that two hydrants were installed in locations making their safe and effective use nearly impossible. The Fire Dept. has requested the installation/relocation of two new hydrants in more effective locations, which the developer has agreed to do. These installations should be completed prior to Mayor & Board of Aldermen approval of this final plat.
2. We have also received a statement from the developer regarding the actual cost of the public improvements constructed as part of this subdivision phase, which we accept. Based upon this value, the correct amount for the 2-year warranty bond for this development would be $10\% \times \sim \$1,658,451 = \$165,845$.
3. For the final lift of asphalt which will be installed when the homes in the subdivision are nearly all built out, we recommend a 2-year completion bond in the amount of \$182,400.
4. At the date of this letter, a functional power & street lighting system is not yet completed; however, the developer has promised that the electric company intends to complete the installation very soon. The City's subdivision ordinance does require a development to provide safely lighted public streets which will not be possible until the power system is functional. Although the underground power system is installed and electrified, there are no lights installed yet. If the City deems appropriate, the developer should provide a completion bond for the incomplete power system in the amount of \$197,833 (power system cost plus 25% per the City's subdivision ordinance requirements for completion bonds).

Biloxi | Long Beach | Pascagoula | Daphne

MINUTES OF JANUARY 9, 2025
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LONG BEACH PLANNING and DEVELOPMENT COMMISSION

January 9, 2025

In summary, we can recommend acceptance of the final plat for the referenced subdivision, pending the developer's provision of an acceptable completion and warranty bonds in the amounts approved by the City, and in accordance with the City's decision about the completion bond for the power & street light system.

Sincerely,



David Ball, P.E.

DB:539

**MINUTES OF JANUARY 9, 2025
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LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

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

It came for discussion under new business a Sketch Plat Approval for the property located at 500 Mason Avenue, Tax Parcel 0612G-02-035.000, submitted by Andrew and Dixie Tims, as follows:

**MINUTES OF JANUARY 9, 2025
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**



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

Office use only	
Date Received	1/2/25
Zoning	C-1 HO
Agenda Date	1/9/25
Check Number	321

- I. TYPE OF CASE: **SKETCH APPROVAL**
- II. ADVALOREM TAX PARCEL NUMBER(S): 06126-02-035.000
- III. GENERAL LOCATION OF PROPERTY INVOLVED: Corner of Mason Ave & 5th St.
- IV. ADDRESS OF PROPERTY INVOLVED: 500 Mason Ave.
- A. The purpose of the sketch is to develop a general design on which to base the preliminary and final plat, and thus having to revise such design to make in conform to the comprehensive City plan and to relate it to surrounding development. To this end, the sub-divider should consult informally with the City Engineer and the Planning Commission on preparation of the sketch plat.
- B. The sub-divider shall submit to the Planning Commission the sketch plat of the proposed subdivision, together with the attendant items, fifteen (15) days prior to the Planning Commission meeting at which the sketch plat is to be approved. The sketch plat shall be reviewed by the Planning Commission and approved by the Mayor and Board of Aldermen. The review shall take into consideration, in addition to the requirements set forth in these regulations, the components of the comprehensive City plan, the zoning ordinance and other plans, programs and regulations that might affect the area and the design and development of the subdivision.
- C. The sub-divider must submit a general layout drawing of the proposed subdivision or development. The sketch plat should indicate location of the subdivision, street alignment and lot sizes, and should provide additional information that is deemed reasonably necessary within the scope the Subdivision Ordinance by the City. (1) The sketch plat should consist of three (3) full-size drawings on 24 x 36 inch sheets and (1) 8 ½ x 14 and/or emailed in pdf. format to the Clerk.
- D. The Planning Commission shall inform the sub-divider that the Sketch plan as submitted or as modified does or does not meet the objectives of City Regulations. When the Planning Commission or the Mayor and Board find that the sketch plat does not meet the objectives of City regulations the reasons therefore shall be given, together with any changes recommended to be made. In the even the sub-divider does not agree to changes recommended by the Planning Commission, he may request and shall receive review and formal action by the Mayor and Board of Aldermen at its next regular meeting.
- E. Although not recommended, a developer may be allowed to combine the Sketch and Preliminary plats so that they may be considered together.
- V. **REQUIRED ATTACHMENTS:**
- A. **Interest and Ownership.** The applicant's name, address and interest of every person, firm or corporation represented by the applicant in the application, the name of the owner or owners and their respective addresses of the entire land area proposed to be changed in classification or to be included within the structures then existing thereon, and sufficient evidence to establish that the applicant has the right of possession to the land area and structures, the names and address of all owners of adjacent property (exclusive of the width of intervening streets, alleys, or bodies of water).

MINUTES OF JANUARY 9, 2025
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LONG BEACH PLANNING and DEVELOPMENT COMMISSION

B. **Recorded Warranty Deed.** A deed which includes a legal description of the specific piece of property involved in the request. If, several parcels are included in a request, individual parcel deeds AND a composite legal description of all parcels involved in the request must be provided.

C. **Fee.** Attach a check in the amount of \$50.00. This check should be made payable to the **City of Long Beach** to cover administrative cost. You will also be responsible to actual costs, such as advertising and mailing incurred with the processing of your application.

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

VI. **OWNERSHIP AND CERTIFICATION:**

READ BEFORE EXECUTING, Attendance by the applicant(s) at the public hearing is mandatory; however, the applicant may designate a representative to attend the public hearing on his/her behalf, provided said representative has been properly designated to speak on the applicant's behalf either by written permission or oral designation by the applicant at the Public Hearing. If a continuance is to be granted, the applicant must request same in writing a minimum of seven (7) days in advance of the scheduled public hearing. The applicant acknowledges that, in signing this application, all conditions and requirements inherent in the process have been fully explained and understood, including the timetable for processing the application, the completed application with all necessary documents and payments must be returned to the Planning office not later than fifteen (15) days before the 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 also agree to pay all fees and charges as stated.

<u>Andrew & Dixie Tims</u> Name of Rightful Owner (PRINT)	_____ Name of Agent (PRINT)
<u>405 Mason Ave</u> Owner's Mailing Address	_____ Agent's Mailing Address
<u>Long Beach MS</u> <u>39560</u> City State Zip	_____ City State Zip
<u>228-760-0657</u> Phone	_____ Phone
<u>[Signature]</u> <u>1-2-2025</u> Signature of Rightful Owner Date	_____ Signature of Applicant Date

**MINUTES OF JANUARY 9, 2025
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LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

Indexing: Parcel in Long Beach Section, Block 16

Prepared by and return to:
David B. Estes
MS Bar No. 101404
Integrity Land Title, LLC
1806 23rd Avenue, Suite A
Gulfport, MS 39501
(228)896-8962
File#3679

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 paid,
and other good and valuable considerations, the receipt and sufficiency of all of which is hereby
acknowledged, the undersigned,

**LLEWELLYN POWELL, A WIDOWER
2379 COLLEGE ROAD
SOUTHAVEN, MS 38672
(901) 340-3613**

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

**ANDREW TIMS AND WIFE, DIXIE TIMS
AS TENANTS BY THE ENTIRETY WITH FULL RIGHTS OF SURVIVORSHIP
164 MARKHAM DRIVE
GULFPORT, MS 39507
(228) 669-1891**

STATE OF Mississippi
COUNTY OF Desoto

Personally appeared before me, the undersigned authority in and for the said county and
state on this the 30 day of June, 2021, within my jurisdiction, the within named
LLEWELLYN POWELL, who acknowledged that they executed the above and foregoing
instrument.



Ashley Jenkins
NOTARY PUBLIC

My Commission Expires: 10/19/2024

MINUTES OF JANUARY 9, 2025
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

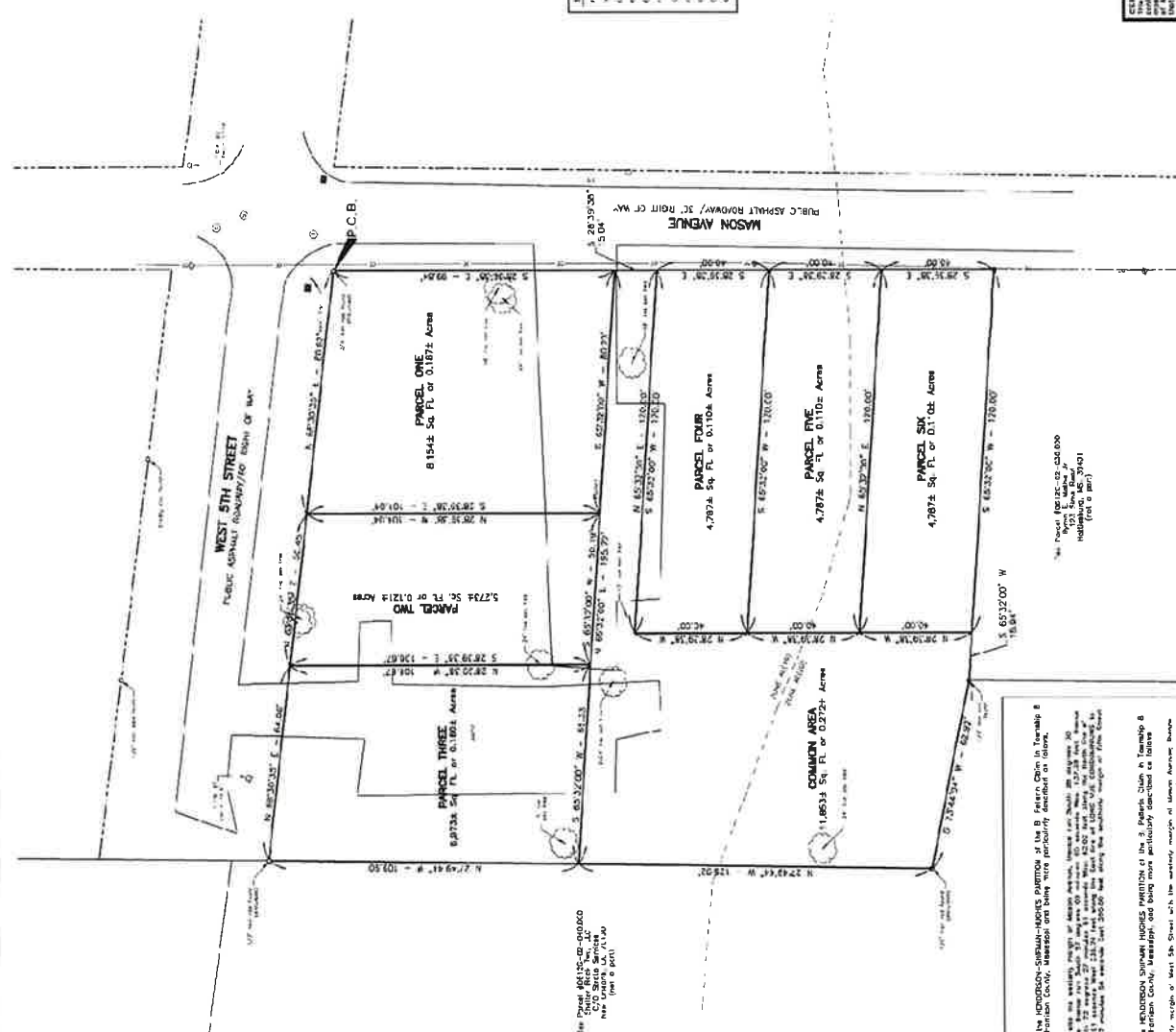


VICINITY MAP
SCALE 1" = 1000'

NOTES:
1) Please refer to the plat for the "Notes", developer or contractor please to be aware of the same as they apply to the project. The plat contains all the information necessary for the project to be completed.
2) Reference to the "Notes" is made by the Surveyor's Office.
3) The plat is based on the "Notes" and the "Notes" are based on the "Notes".
4) The plat is based on the "Notes" and the "Notes" are based on the "Notes".
5) The plat is based on the "Notes" and the "Notes" are based on the "Notes".
6) The plat is based on the "Notes" and the "Notes" are based on the "Notes".
7) The plat is based on the "Notes" and the "Notes" are based on the "Notes".
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12) The plat is based on the "Notes" and the "Notes" are based on the "Notes".

PLAT SHOWING RESUBDIVISION EXHIBIT
OF
TAX PARCEL #08123-02-035.000
A PORTION OF LOT 55
HENDERSON-SHIPMAN-HUGHES PARTITION
LOCATED IN SECTION 13,
TOWNSHIP 8 SOUTH, RANGE 12 WEST
CITY OF LONG BEACH,
FIRST JUDICIAL DISTRICT OF
HARRISON COUNTY, MISSISSIPPI

CASSADY - ACADIA
LAND SURVEYING, LLC
LOUISIANA - MISSISSIPPI - TEXAS - ALABAMA
1714 22nd Avenue - Gulfport, MS 39501
Ph: (228) 896-7155 Fax: (228) 896-8405
Email: Surveys@cassady-acadia.com



RECORD COPY OF THIS PLAT IS FILED IN THE PUBLIC RECORDS OF THE CITY OF LONG BEACH, MISSISSIPPI, AND THE PUBLIC RECORDS OF THE FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI.
DATE FILED: JAN 10, 2025
FILE NO: 2025-001

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**MINUTES OF JANUARY 9, 2025
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

After considerable discussion, Commissioner DiLorenzo made motion, seconded by Commissioner Gaddy 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, Vice Chairman Barlow made motion, seconded by Commissioner Glenn and unanimously carried to adjourn the meeting until the next regular scheduled meeting in due course.

APPROVED:

Chairman Frank Olaivar

DATE: _____

ATTEST: _____

Tina M. Dahl, Minutes Clerk