

**MINUTES OF FEBRUARY 9, 2023
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

**AGENDA
FEBRUARY 9, -2023
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- 0 Park Row Avenue, Tax Parcel 0611P-05-073.000, Submitted by MSL Properties, LLC (owner) and Mary S. Levens (agent).

IV. ANNOUNCEMENTS

V. APPROVE MINUTES

- 1. January 26, 2023

VI. UNFINISHED BUSINESS

VII. NEW BUSINESS

- 1. Certificate of Resubdivision- 0 Park Row Avenue, Tax Parcel 0611P-05-073.000, Submitted by MSL Properties, LLC (owner) and Mary S. Levens (agent).

VIII. DEVELOPMENT & RESEARCH

IX. ADJOURN

*****NOTES*****

**All decisions made at this meeting are subject to a ten (10) day appeal for a Public Hearing and/or the Mayor and Board of Aldermen approval on February 21, 2023.

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

Be it remembered that one (1) public hearing was heard before the Long Beach Planning and Development Commission, Long Beach, Mississippi, and begun at 5:30 o'clock p.m., Thursday, the 9th day of February 2023, 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, Commissioners Billy Suthoff, Justin Shaw, Chris Fields and Marcia Kruse, Building Inspector Ryan Ladner and Minutes Clerk Tina M. Dahl.

**MINUTES OF FEBRUARY 9, 2023
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Absent the public hearing were Vice Chairman Shawn Barlow, Commissioners Sawyer Walters, Michael Levens, and Jennifer Glenn, City Advisor Bill Hessell and Building Official Mike Gundlach.

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

The public hearing to consider a Variance for property located at 0 Park Row Avenue, Tax Parcel 0611P-05-073.000, submitted by MSL Properties, LLC (owner) and Mary S. Levens (agent), as follows:

MINUTES OF FEBRUARY 9, 2023
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 1-11-23
Zoning R-2
Agenda Date 2-9-23
Check Number 5011

VARIANCE REQUEST

I. Tax Parcel Number(s): 0611 P-05-073,000

II. Address of Property Involved: Ø Park Row Ave

III. Statement clearly explaining the request being made. (Attach supplemental pages if necessary.)
Make to 50 ft lots out of the 100 ft Parcel
that demision are 100 frontage 203-dep.

****PLEASE COMPLETE THE FOLLOWING:**

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

9 other houses on Park Row are 50' frontage
10 houses on North Nicholson all in the
surrounding neighborhood

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.

Not ap.

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?

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.

at need for houses of this
value in the area.

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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 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.

MSL PROPERTIES LLC

Name of Rightful Owner (PRINT)

MARY S LEVENS

Name of Agent (PRINT)

20231 Cliff Allen Rd.

Owner's Mailing Address

Agent's Mailing Address

Long Beach, Ms 39560

City State Zip

City State Zip

228. 860.6956

Phone

Phone

Mary S Levens

Signature of Rightful Owner

Signature of Applicant

Date

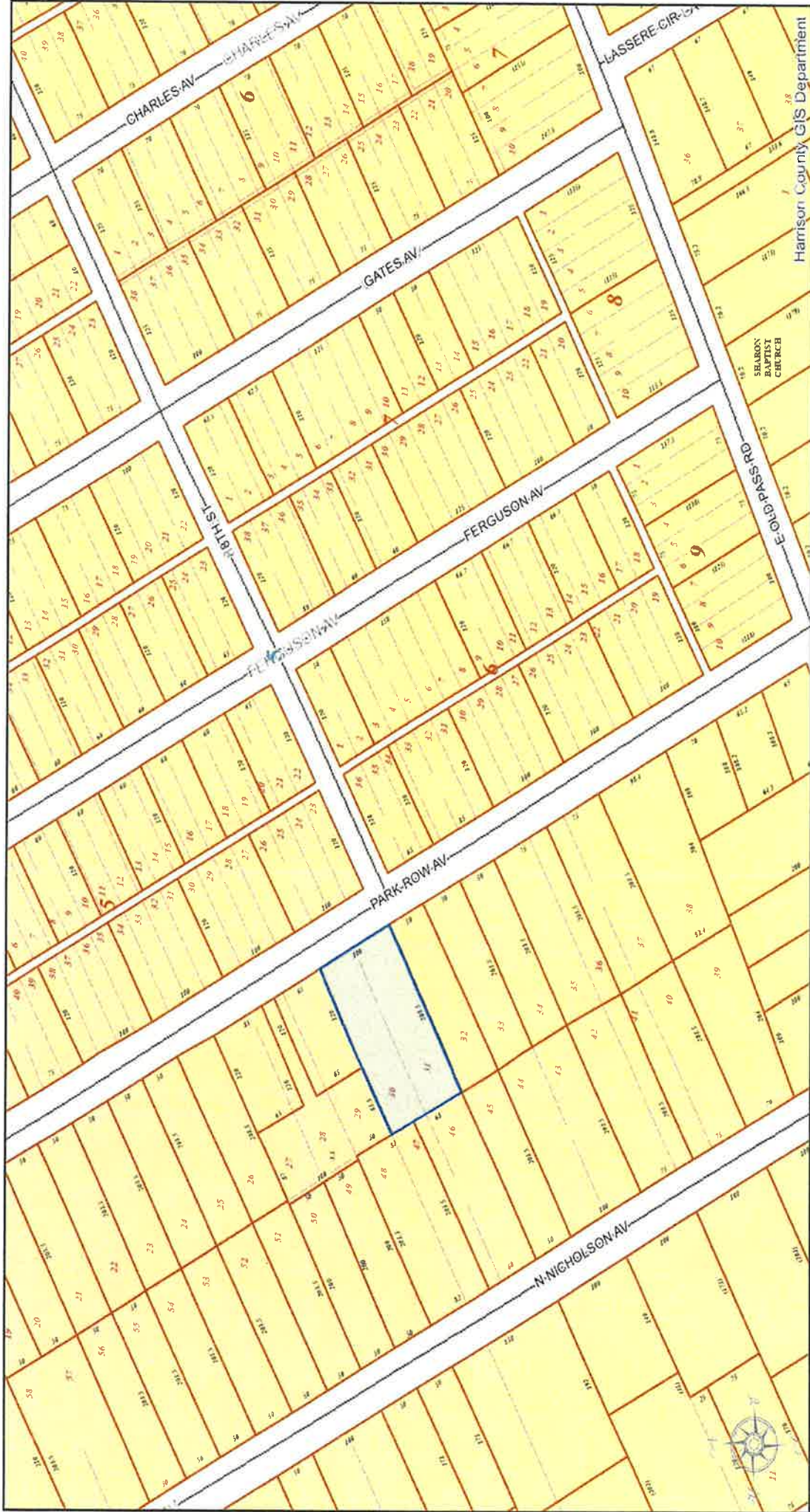


Cabrina L. Levens
3/23/2024

MINUTES OF FEBRUARY 9, 2023
REGULAR MEETING

LONG BEACH PLANNING and DEVELOPMENT COMMISSION

0611P-05-073.000



HARRISON COUNTY, MISSISSIPPI

DISCLAIMER: THIS MAP IS FOR PROPERTY TAX ASSESSMENT PURPOSES ONLY. IT WAS CONSTRUCTED FROM PROPERTY INFORMATION RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS AND IS NOT CONCLUSIVE AS TO LOCATION OF PROPERTY OR LEGAL OWNERSHIP.
MAP DATE: February 2, 2023



MINUTES OF FEBRUARY 9, 2023
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LONG BEACH PLANNING and DEVELOPMENT COMMISSION

No. 95043

FORFEITED TAX LAND PATENT

State of Mississippi

PURSUANT to Mississippi Code Annotated §29-1-1(1972 as amended), providing for the sale of Forfeited Tax Lands of the State of Mississippi, and

Excepting those portions held in public trust by the State of Mississippi, said lands are now held by the State and the patents hereinafter named has complied with all requirements of the law in such cases made and provided:


The State of Mississippi, in consideration of the premises and the sum of \$4,614.50, being the amount required to purchase said lands, does hereby grant and convey in:

MSL PROPERTIES LLC

the following described land, LESS AND EXCEPT any portion thereof held in public trust by the State of Mississippi, to wit:

DR: 2016-0000176-D-J1 01/11/2016-QC LOTS 30 & 31 LONG VIEW SUBD SPECIAL ASSESSMENT L 6811.67 2/21/18
Section 12
Parcel No.: 0611P-05-073.000 PPIN: 40671
Harrison County, First Judicial District, Mississippi

This the 12th day of JUNE, 2022




Secretary of State
STATE OF MISSISSIPPI

Tate Reeves

Tate Reeves
GOVERNOR

Michael Watson


Michael Watson
SECRETARY OF STATE



1st JUDICIAL DISTRICT
Instrument 2022-0015391-D-11
Filed/Recorded 06/21/2022 11:34:01 AM
Total Fees 26.00
1 Pages Recorded

Clerk and Prepared by:
State of Mississippi
Post Office Box 126
Jackson, MS 39205
Tele: (601) 339-3120

(Printed)
MSL PROPERTIES LLC
2016176-D-11 P-18
LONG BEACH, MS 39000
(601) 369-0920



SCANNED

The Clerk reported that twenty-one (21) notices of public hearing were sent by regular mail to property owners within one hundred sixty feet (160') of the subject property. Notices were also posted on the bulletin boards at City Hall, the Building Official's Office and the Water Department, 201 Jeff Davis Avenue and at the Long Beach Public Library, 209 Jeff Davis Avenue; said notice was ordered as part of these proceedings:

MINUTES OF FEBRUARY 9, 2023
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LONG BEACH PLANNING and DEVELOPMENT COMMISSION
 City of Long Beach



LEGAL NOTICE
PUBLIC HEARING

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




MSL Properties, II, LLC, Mary S. Levens, has filed an application for a Variance in accordance with the Comprehensive Long Beach Unified Land Ordinance. **The applicant is requesting "to create two 50 ft width lots from one 100 ft width lot". The City's requirements are 60 ft lot width minimum in an R-2, Medium Density Zone.** The location of the request is 0 Park Row Avenue, Tax Parcel 0611P-05-073.000. The legal description is as follows:

LOTS 30 & 31 LONG VIEW SUBD

A Public Hearing to consider the above variance will be held in the City of Long Beach, Mississippi, 39560, February 9, 2023, 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) 863-1556 • FAX (228) 865-0822
www.cityoflongbeachms.com

 339 Park Row 5-8 LLC PO Box 1339 Marrero, LA 70073	 339 Park Row 1-4 LLC PO Box 1339 Marrero, LA 70073	 339 Park Row 9-12 LLC Po Box 1339 Marrero, LA 70073
Morin Delores Reyneros 341 Park Row Avenue Long Beach, MS 39560	Callahan April and Louis III 723 North Nicholson Avenue Long Beach, MS 39560	Byrd Kevin M 721 North Nicholson Avenue Long Beach, MS 39560
Rodriguez Roberto W and Samantha B 721 A North Nicholson Avenue Long Beach, MS 39560	Beasley Judy A 719 North Nicholson Avenue Long Beach, MS 39560	Shoemaker Jonathan M and Santini MB 715 North Nicholson Avenue Long Beach, MS 39560
Levens Leigh A 713 North Nicholson Avenue Long Beach, MS 39560	Schroeder Michael B 711 North Nicholson Avenue Long Beach, MS 39560	Sheehan Diana L 706 North Nicholson Avenue Long Beach, MS 39560
Robinson Patrick 107 Park Row Avenue Long Beach, MS 39560	Happy Gang LLC 601 South Rancho Drive Las Vegas, NV 89106	Hasen Bonnie 420 Pinnacle Heights Lane Las Vegas, NV 89144
Ole Lady Mick Holdings LLC PO Box 82459 Las Vegas, NV 89180	MSTREO LLC 4747 Executive Drive Suite 210 San Diego, CA 92121	Barlow Bradley C and Samantha Lynn 20464 Myers Lane Long Beach, MS 39560
Caranna Mary Sue 614 Commerce Street Gulfport, MS 39507	Byrd George H and Eunice 302 Park Row Avenue Long Beach, MS 39560	Mauffray Family Revocable Trust 8426 Beatline Road Long Beach, MS 39560

MINUTES OF FEBRUARY 9, 2023
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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, DINA 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 forty feet (140') 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 January 17, 2023, she did cause to be mailed, Notice of Public Hearing, a copy of which is attached hereto, to twenty-one (21) property owners within 167' of 0 Park Row Avenue, Tax Parcel 001P-05-073,300, notifying them that a public meeting will be held, February 9, 2023, to consider an application for a Variance submitted by MSL Properties, LLC, Mary S. Lovett, owner and agent.

Given under my hand this the 17th of January 2023.

Stacey Dahl
STACEY DAHL, AFFIANT

SWORN TO AND SUBSCRIBED before me on this the 17th day of January 2023.

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 in the said publication _____ weeks in the following numbers and on the following dates of such paper:
Vol. _____ No. _____ dated _____ day of _____, 20____
Vol. _____ No. _____ dated _____ day of _____, 20____
Vol. _____ No. _____ dated _____ day of _____, 20____
Vol. _____ No. _____ dated _____ day of _____, 20____
Vol. _____ No. _____ dated _____ day of _____, 20____
Vol. _____ No. _____ dated _____ day of _____, 20____
Vol. _____ No. _____ dated _____ day of _____, 20____
I Affirm further that this said newspaper has been established and published continuously in said county for a period of more than twelve months prior to the first publication of said notice.
Notary so and subscribed before me this _____ day of _____, A.D. 20____
[Signature]
Notary Public

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

Commissioner Shaw made motion, seconded by Commissioner Fields and unanimously carried to close the public hearing.

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After considerable discussion, Commissioner Shaw made motion, seconded by Commissioner Suthoff and unanimously carried recommending the approval of the Variance as submitted.

Be it remembered that a Regular Meeting before the Long Beach Planning and Development Commission, Long Beach, Mississippi, was begun at 5:30 o'clock p.m., Thursday, the 9th day of February 2023, in the Long Beach City Hall Meeting Room, 201 Jeff Davis Avenue, in said City, and the same being the time, date and place fixed for holding said Regular Meeting.

There were present and in attendance on said Commission and at the meeting the following named persons: Chairman Frank Olaivar, Commissioners Billy Suthoff, Justin Shaw, Chris Fields, and Marcia Kruse, Building Inspector Ryan Ladner and Minutes Clerk Tina M. Dahl.

Absent the regular meeting were Vice Chairman Shawn Barlow, Commissioners Sawyer Walters, Michael Levens and Jennifer Glenn, City Advisor Bill Hessell and Building Official Mike Gundlach.

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

Commissioner Shaw made motion, seconded by Commissioner Suthoff and unanimously carried to approve the Regular Meeting minutes of January 26, 2023, as submitted.

It came for discussion under New Business a Certificate of Resubdivision for the property located at 0 Park Row Avenue, Tax Parcel 0611P-05-073.000, submitted by MSL Properties, LLC (owner) and Mary S. Levens (agent), as follows:

MINUTES OF FEBRUARY 9, 2023
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LONG BEACH PLANNING and DEVELOPMENT COMMISSION



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

Office use only
Date Received 1-17-23
Zoning R-2
Agenda Date 2-9-23
Check Number 5069

APPLICATION FOR CERTIFICATE OF RESUBDIVISION

- I. TYPE OF CASE: CERTIFICATE OF RESUBDIVISION
- II. ADVALOREM TAX PARCEL NUMBER(S): 0611P-05-073.000
- III. GENERAL LOCATION OF PROPERTY INVOLVED: Park Row Ave
Lots 30-31 Long View Subdivision
- IV. ADDRESS OF PROPERTY INVOLVED: ? Park Row Ave
- V. GENERAL DESCRIPTION OF REQUEST: Resubdivision of 100 ft frontage X 203 ft deep
Into 2 - 50 ft lot frontage - 203 ft deep
- VI. REQUIRED ATTACHMENTS:
 - A. Resubdivision Survey and Certificate (see attached example) on no less than 11" X 17" paper.
 - B. Cash or check payable to the City of Long Beach in the amount of \$375.00
 - C. Proof of ownership (copy of recorded warranty deed) if applicable proof of authority to act as agent for owner.

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

VII. OWNERSHIP AND CERTIFICATION:

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

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

M.S. Properties II LLC (Mary S Levens)
Name of Rightful Owner (PRINT) Name of Agent (PRINT)

20231- Cliff Allen Lane
Owner's Mailing Address Agent's Mailing Address

Long Beach, Ms 39560
City State Zip City State Zip

228-860-6956
Phone Phone

Mary S Levens Cabrina h. Levens
Signature of Rightful Owner Signature of Applicant Date

Sole Partner



3/23/2024
Date

**MINUTES OF FEBRUARY 9, 2023
REGULAR MEETING**

LONG BEACH PLANNING and DEVELOPMENT COMMISSION

EXISTING

A RESUBDIVISION OF A 20,349.34 SQUARE FEET PARCEL KNOWN AS LOTS 30 AND 31, LONG VIEW SUBDIVISION, CITY OF LONG BEACH, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI, INTO ORIGINAL LOTS 30 AND 31. SAID PARCEL BEING REFERRED TO AS TAX PARCEL NO. 0611P-051-073.000

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

- LEGEND:**
- XX IRON ROD FOUND
 - IRON PIPE FOUND
 - IRON ROD SET
 - SPK SET
 - CONCRETE FOUND
 - CONCRETE ADJUTMENT SET
 - AD PIPE SURVEY
 - AS P2 RECORD
 - IRON ROD FOUND
 - IRON INTO SET

- NOTES:**
- 1) FIELD SURVEY PERFORMED WITH A TOPCON V/L GPS RECEIVER.
 - 2) STATE PLANE COORDINATE BEARINGS SHOWN HEREON ARE DERIVED BY GPS OBSERVATION UTILIZING THE EARL DUDLEY, INC. RTK NETWORK, AND ARE BASED ON EPC 22891 MAG E.
 - 3) UNLESS OTHERWISE NOTED THIS SURVEY IS LIMITED TO ABOVE GROUND AND VISIBLE UTILITIES. A MISSISSIPPI ONE CALL SHOULD BE MADE BEFORE ANY DIGGING.
 - 4) BEARINGS SHOWN HEREON ARE DERIVED BY:
 - 5) THIS IS A CLASS "B" SURVEY.
 - 6) BEARINGS SHOWN HEREON ARE DERIVED BY:
 - GRID NODE "N BY 2-28 OBSERVATION, ALL LINES RELATIVE TO.

GPS OBSERVATION NOTE
DATE OF FIELD WORK: 01/03/2023
TOPCON VR RECEIVER WAS USED FOR GPS OBSERVATION, UTILIZING THE EARL DUDLEY, INC. REAL-TIME NETWORK

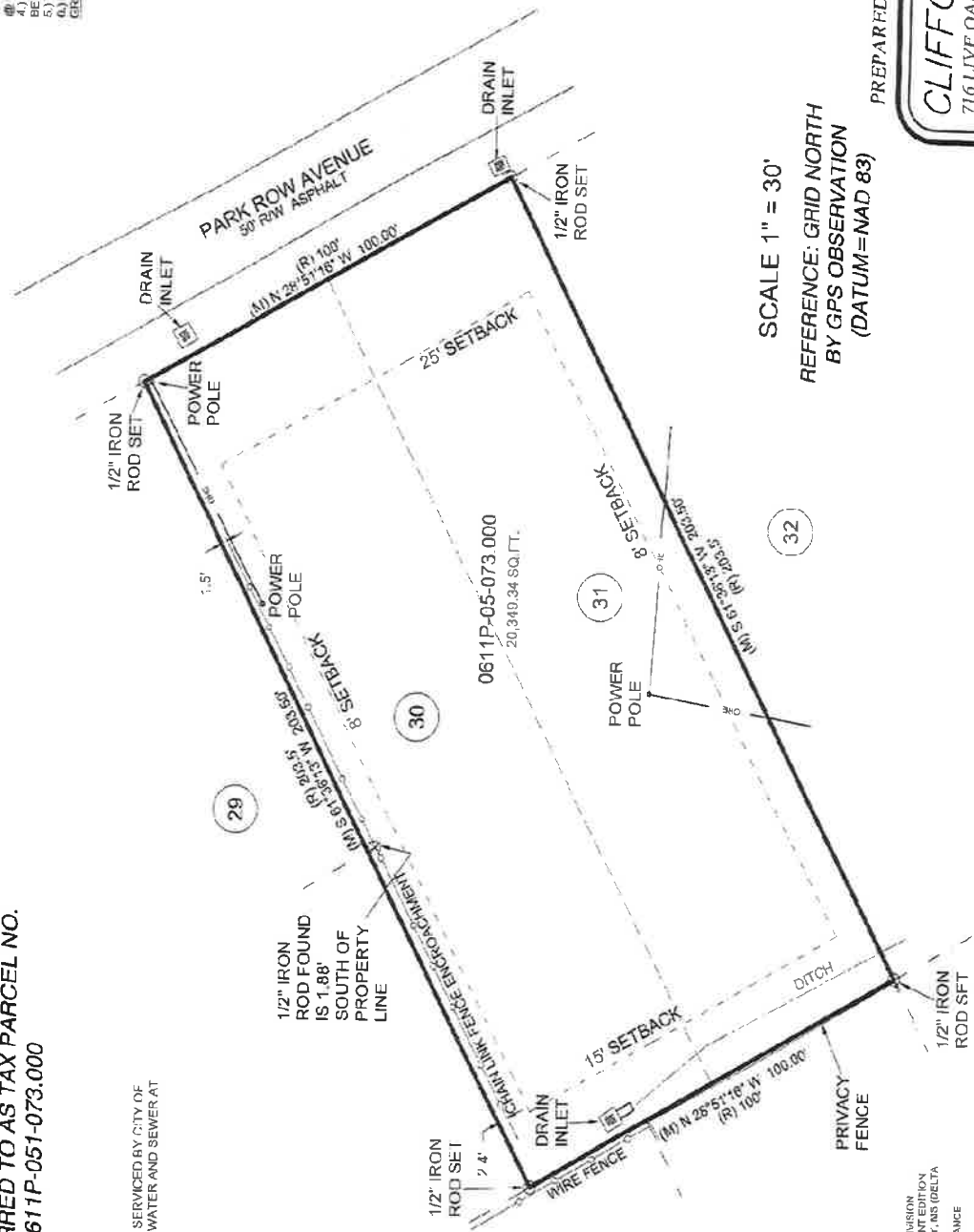
FLOOD ZONE NOTE:
BY GRADING FLOODING ONLY THIS PROPERTY IS LOCATED IN THE FIRM ZONE "X" ACCORDING TO MAP NUMBER 2604700025, DATED JUNE 16, 2008. THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND DOES NOT REPRESENT THIS SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING. THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP.

MINIMUM BUILDING SETBACKS:
THIS PARCEL OF LAND IS LOCATED IN A ZONE R-1, SINGLE FAMILY RESIDENTIAL DISTRICT AS PER CITY OF LONG BEACH ZONING MAP.
FRONT YARD - 25 FEET
SIDE YARD - 6 FEET
REAR YARD - 15 FEET

CLIENT: MSL PROPERTIES II, LLC
DATE OF FIELD SURVEY: 01/03/2023
DRAWN BY: CAC
JOB NUMBER: 20164.dwg

PREPARED BY:

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



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

- REFERENCE MATERIALS:**
- 1) MISSISSIPPI CONSTITUTION
 - 2) HARRISON COUNTY TAX MAPS, CURRENT EDITION
 - 3) PROPERTY MAP OF HARRISON COUNTY, MS (DELTA COMPUTER SYSTEMS, INC. WEBSITE)
 - 4) MISSISSIPPI ZONING MAP AND ORDINANCE
 - 5) INSTRUMENT NO. 20164 PLS

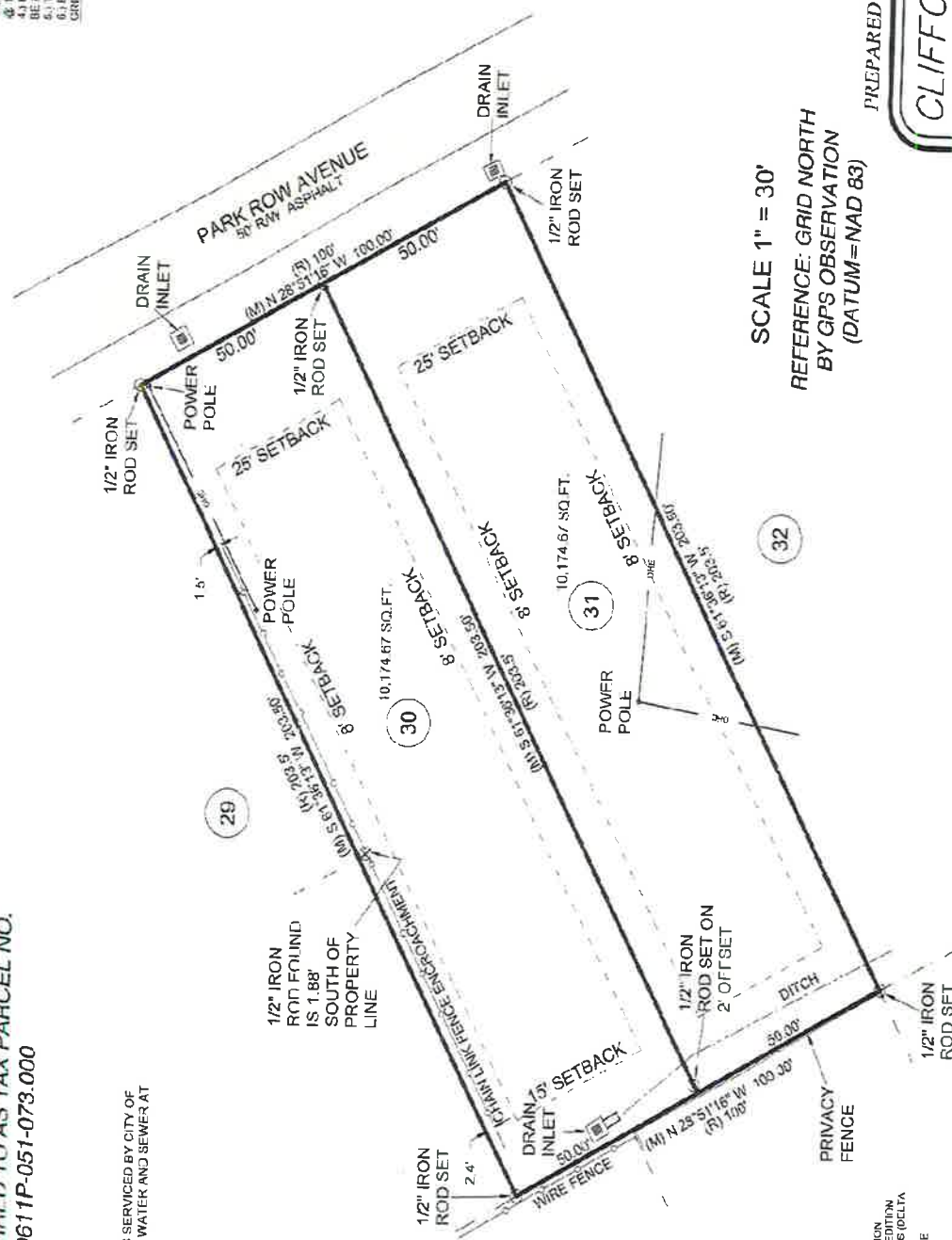
MINUTES OF FEBRUARY 9, 2023
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

PROPOSED

A RESUBDIVISION OF A 20,349.34 SQUARE FEET PARCEL KNOWN AS LOTS 30 AND 31, LONG VIEW SUBDIVISION, CITY OF LONG BEACH, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI, INTO ORIGINAL LOTS 30 AND 31. SAID PARCEL BEING REFERRED TO AS TAX PARCEL NO. 0611P-051-073.000

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

- LEGEND:
- 1/2" IRON ROD FOUND
 - 1/2" IRON ROD SET
 - WIRE FENCE
 - SPIKE SET
 - CONCRETE MONUMENT FOUND
 - CONCRETE MONUMENT SET
 - SURVEY
 - AS PER PLAN
 - IRON ROD FOUND
 - IRON ROD SET



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

PREPARED BY:

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

- NOTES:
- 1) FIELD SURVEY PERFORMED WITH A TOPCON VR GPS RECEIVER.
 - 2) STATE PLANNING COMMISSIONS AND BEARINGS SHOWN HEREON ARE DERIVED BY GPS OBSERVATION UTILIZING THE EARL DUDLEY, INC. RTK NETWORK, AND ARE BASED ON NAD 83 (2011) MSL.
 - 3) UNLESS OTHERWISE NOTED THIS SURVEY IS LIMITED TO ABOVE GRIPINS AND VISIBLE UTILITIES. A MISSISSIPPI ONE CALL SHOULD BE MADE BEFORE ANY DITCHING OR UTILITY WORK.
 - 4) THIS SURVEY DOES NOT SHOW ELEVATIONS, WETLAND DETERMINATION AND ETC. CRITERIA TO BE PROVIDED BY THE APPROPRIATE GOVERNING BODIES.
 - 5) THIS IS A CLASS "B" SURVEY, NOT TO BE USED FOR CONSTRUCTION.
 - 6) BEARINGS SHOWN HEREON ARE DETERMINED BY GPS OBSERVATION, ALL LINES RELATIVE TO GRID NORTH BY GPS OBSERVATION, ALL LINES RELATIVE TO

GPS OBSERVATION
NOTE
DATE OF FIELD WORK: 01/03/2023
TOPCON VR RECEIVER WAS USED FOR GPS OBSERVATION UTILIZING THE EARL DUDLEY, INC. REAL-TIME NETWORK

FLOOD ZONE NOTE:
BY GRAPHING PLOTTING ONLY, THIS PROPERTY IS LOCATED IN THE FIRM FLOOD ZONE "X" ACCORDING TO MAP NUMBER 2804700397G, DATED JUNE 16, 2009. THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND DOES NOT REPRESENT THE LIABILITY OF THIS SURVEYOR'S OPINION. THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP.

MINIMUM BUILDING SETBACKS:
THIS PARCEL OF LAND IS LOCATED IN A ZONE R-1 SINGLE FAMILY RESIDENCE DISTRICT AS PER CITY OF LONG BEACH ZONING MAP.
FRONT YARD - 25 FEET
SIDE YARD - 8 FEET
REAR YARD - 15 FEET

CLIENT: MSL PROPERTIES II, LLC
DATE OF FIELD SURVEY: 01/03/2023
DRAWN BY: CAC
JOB NUMBER: 20164.dwg

- REFERENCE MATERIALS:
- 1) REGISTERED PLAN OF LONG VIEW SUBDIVISION
 - 2) HARRISON COUNTY TAX MAPS, CURRENT EDITION
 - 3) MISSISSIPPI DEPARTMENT OF REVENUE, GIS DATA COMPUTER SYSTEMS, INC. WEBSITE, MS (OCLTA)
 - 4) LONG BEACH ZONING MAP AND ORDINANCE
 - 5) INSTRUMENT NO. 2016-176-D-11

**MINUTES OF FEBRUARY 9, 2023
REGULAR MEETING**

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LONG BEACH PLANNING and DEVELOPMENT COMMISSION

A RESUBDIVISION OF A 20,349.34 SQUARE FEET PARCEL KNOWN AS LOTS 30 AND 31, LONG VIEW SUBDIVISION, CITY OF LONG BEACH, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI, INTO ORIGINAL LOTS 30 AND 31. SAID PARCEL BEING REFERRED TO AS TAX PARCEL NO. 0611P-051-073.000

LONG BEACH PLANNING COMMISSION

CERTIFICATE OF RESUBDIVISION

In accordance with Article II, Section 3 of the Code of Ordinance (Subdivision Regulations) of the City of Long Beach as amended, it is hereby certified that the Long Beach Planning Commission Chairman and Long Beach Mayor and Board of Aldermen have reviewed and approved the attached Final Plat. The following property has been subdivided from Harrison County ad valorem tax parcel (0611P-05-073.000) into (two) lots. The subject property is generally described as being located (on west side of Park Row Avenue, Long Beach, MS).

The Case File Number is: _____

LEGAL DESCRIPTIONS

LEGAL DESCRIPTION OF LAND PRIOR TO THIS RESUBDIVISION (PER DEED):
LOTS 30 AND 31, LONG VIEW SUBDIVISION, CITY OF LONG BEACH, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI.

LEGAL DESCRIPTIONS OF THE TWO PROPOSED PARCELS:
LEGAL DESCRIPTION of (LOT 30):
LOT 30, LONG VIEW SUBDIVISION, CITY OF LONG BEACH, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI.

LEGAL DESCRIPTION of (LOT 31):
LOT 31, LONG VIEW SUBDIVISION, CITY OF LONG BEACH, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI.

PREPARED BY:

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

CLIENT: MSL PROPERTIES II, LLC
DATE OF FIELD SURVEY: 01/03/2023
DRAWN BY: CAC
JOB NUMBER: 20164.dwg

SHEET 3 OF 4

MINUTES OF FEBRUARY 9, 2023
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

CERTIFICATE OF OWNERSHIP

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

MSL PROPERTIES II, LLC

Mary Levens
SIGNED BY: MARY LEVENS

Jan. 20, 2023
DATE

Subscribed and sworn to before me, in my presence this 20th day of Jan. 2023, a Notary Public in and for the County of Harrison, State of Mississippi.



Sabrina L. Levens
NOTARY PUBLIC

My Commission Expires: March 23, 2024

CERTIFICATE OF APPROVAL

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

ADMINISTRATOR _____

DATE _____

CERTIFICATE OF SURVEY AND ACCURACY

I hereby certify that this map drawn by me or drawn under my supervision from actual survey made by me or actual survey made under my supervision and a deed description recorded in instrument no. 2016-176-D-J1 in accordance with all applicable codes and ordinances. Witness my original signature, registration number and seal this the 6th day of JANUARY 2023.

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



PLANNING COMMISSION

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

Planning Commission Chairman: _____

Date _____

ACCEPTANCE

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

ADOPT: _____

ATTEST: _____

MAYOR _____

CITY CLERK _____

PREPARED BY:

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

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SHEET 4 OF 4

**MINUTES OF FEBRUARY 9, 2023
REGULAR MEETING**

LONG BEACH PLANNING and DEVELOPMENT COMMISSION

Special Tap Fee: 0 Park Row (Lots 30 & 31)				
Date: 02-01-32				
SEWER AND WATER TAP				
MATERIALS:				
QTY.		ITEM	PRICE	TOTAL
2	EA	6" wye	\$53.04	\$106.08
2	EA	8"X6" T wye	\$66.27	\$132.54
2	EA	8" FERNCO	\$16.84	\$33.68
2	EA	6" CAPS	\$13.22	\$26.44
14	FT	6" SDR 26	\$9.18	\$128.52
14	FT	8" SDR 26	\$16.61	\$232.54
2	EA	4"X1" Tap Saddles	\$26.40	\$52.80
2	EA	1" Corp Stop	\$58.84	\$117.68
2	EA	1" Curb Stop	\$68.25	\$136.50
50	FT	Roll Tube	\$0.65	\$32.50
2	EA	Meter Box	\$93.00	\$186.00
TOTAL MATERIAL COST				\$1,185.28
EQUIPMENT:				
QTY.		ITEM	PRICE	TOTAL
16	HRS	161-TRACK HOE	\$25.00	\$400.00
16	HRS	DUMP TRUCK/ Trailer	\$50.00	\$800.00
16	HRS	CREW TRUCK	\$15.00	\$240.00
1	DAY	WELL POINTS	\$200.00	\$200.00
TOTAL EQUIPMENT COST				\$1,640.00
LABOR:				
			LABOR	TOTAL
			TOTAL LABOR COST	\$1,853.05
FUEL:				
				TOTAL
			TOTAL MATERIAL COST	\$1,185.28
			TOTAL EQUIPMENT COST	\$1,640.00
			TOTAL LABOR COST	\$1,853.05
			TOTAL	\$4,678.33
			10% FUEL COST	\$467.83
<u>PLEASE REMIT MATERIAL AND EQUIPMENT COST TO:</u>				<u>\$2,825.28</u>
City of Long Beach				
P.O. Box 591				
Long Beach, MS 39560				
<u>PLEASE REMIT LABOR & FUEL COST TO:</u>				<u>\$2,320.89</u>
H2O Innovation				
P.O. Box 591				
Long Beach, MS 39560				
TOTAL WATER TAP FEE COST				\$5,146.17

MINUTES OF FEBRUARY 9, 2023
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

161 Lameuse St., Suite 203
Biloxi, MS 39530
228-967-7137



OVERSTREET
& ASSOCIATES
CONSULTING ENGINEERS

630 Delmas Ave., Suite B
Pascagoula, MS 39567
228-967-7137

February 6, 2023

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

RE: Certificate of Subdivision – Tax Parcel No. 0611P-05-073.000

Ladies and Gentlemen:

We have received a Certificate of Subdivision for the referenced property, which can be described as Lots 30 & 31, Long View Subdivision. The submitted subdivision proposes to divide an existing parcel into two new parcels. Proposed Parcel "Lot 30" will be nearly 0.23 acres in size, with 50 feet of street frontage on Park Row Av. Proposed Parcel "Lot 31" will be nearly 0.23 acres in size, with 50 feet of street frontage on Park Row Av.

This subdivision falls in the R-2 zoning district and therefore the proposed parcels are in conflict with the ordinance's lot width requirement of 60 feet.

If approval is granted, acceptance of the subdivision should be subject to the payment of any required tapping fees or special connection fees as determined by the City's Public Works department.

Sincerely,

Billy Swort, E.I.

BS:539

After considerable discussion and recommendation made by the City's Engineer, Commissioner Shaw made motion, seconded by Commissioner Kruse and unanimously carried recommending approval of the application as submitted.

**MINUTES OF FEBRUARY 9, 2023
REGULAR MEETING**

LONG BEACH PLANNING and DEVELOPMENT COMMISSION

There being no further business to come before the Planning and Development at this time, Commissioner Fields made motion, seconded by Commissioner Suthoff 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