

**MINUTES OF APRIL 10, 2025
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

**AGENDA
APRIL 10, 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- 4426 Beatline Road, Tax Parcel 0512B-01-016.000, Submitted by Mike Felter.
2. Variance- 0 West Beach Blvd, Lot 1, Tax Parcel 0612F-02-090.000, Submitted by Loren Ritter (owner) and Gary Mata (agent).
3. Variance- 0 West Beach Blvd, Lot 2, Tax Parcel 0612F-02-090.000, Submitted by Loren Ritter (owner) and Gary Mata (agent).
4. Variance- 0 West Beach Blvd, Lot 3, Tax Parcel 0612F-02-090.000, Submitted by Loren Ritter (owner) and Gary Mata (agent).
5. Zoning Text Change- Ordinance 598, Section 209: Storage and Parking of Recreational Vehicles in R-1, R-2, and R-3 Districts.

IV. ANNOUNCEMENTS

V. APPROVE MINUTES

1. March 13, 2025
2. March 27, 2025

VI. UNFINISHED BUSINESS

VII. NEW BUSINESS

1. Tree Removal- 140 Destiny Oaks Drive, Tax Parcel 0512J-01-035.035, Submitted by Esma Construction.
2. Short-Term Rental- 160 Rosie Drive, Tax Parcel 0611F-01-001.057, Submitted by Jack and Jill Ludwig (owners) and Coast Accommodation Group, Amber Rouse (property manager).
3. Certificate of Resubdivision- 0 West Beach Blvd, Tax Parcel 0612F-02-090.000, Submitted by Loren Ritter (owner) and Gary Mata (agent).
4. Certificate of Resubdivision- 20583 Johnson Road, Tax Parcel 0512B-01-029.000, Submitted by Franklin Jason Overstreet.
5. Sketch Approval- 0 West 5th Street, Tax Parcel 0612G-02-009.000, Submitted by Alan D. Stennett (owner) and Mike Bohlke (agent).
6. Sketch Approval- 360 Seal Avenue, Tax Parcel 0611N-03-026.001 and 0611N-03-026.000, Submitted by Frank and Sheryl Olaivar.
7. Discussion- Access to Lots.

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 April 15, 2025.**

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

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

Be it remembered that 5 Public Hearings were heard before the Long Beach Planning and Development Commission, Long Beach, Mississippi, and begun at 5:30 o'clock p.m., Thursday, April 10, 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 Hearings the following named persons: Chairman Frank Olaivar, Vice Chairman Shawn Barlow, Commissioners William Suthoff, David DiLorenzo, Ryan McMahon, Jennifer Glenn, Marcia Kruse, City Advisor Bill Hessell, Building Official Mike Gundlach, and Minutes Clerk Tina M. Dahl.

Absent the public hearings were Commissioners Nicholas Brown, Trey Gaddy and Building Inspector Ryan Ladner.

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

The first public hearing to consider a Variance for the property located at 4426 Beatline Road, Tax Parcel 0512B-01-016.000, submitted by Mike Felter, 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 3/17/25
 Zoning R-1
 Agenda Date 4/10/25
 Check Number 24022

VARIANCE REQUEST

- I. Tax Parcel Number(s): 0512B-01-016.000
- II. Address of Property Involved: 4426 Beatline Rd. Long Beach MS
- III. Statement clearly explaining the request being made. (Attach supplemental pages if necessary.)
Applicant is requesting a variance to the mandatory sidewalk requirement.

****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? This large parcel is located on Beatline Rd. which is not a walk-able community. No other sidewalks exist in the general area. See picture "A", "B", "C", "D"
- 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. The subject property, formerly the "Sartin Property" contains numerous oak trees which are a protected species in Long Beach. Any possible sidewalk alignment will adversely effect the root zone. See Picture "E"
- C. Show that an unnecessary hardship exists due to the character of the property and that this hardship makes the request necessary. State what hardship is caused if the applicant is required to meet code requirements? What is the result of this hardship? What would result if the Zoning Board denied this request? The speed zone on Beatline is 40MPH at no result of any action of the owners. An unsafe condition would exist with a sidewalk. See Picture "F"
- 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. This existing condition is common in that area. No special privileges are being granted to the applicant. See pic "G"

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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 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.

Name of Rightful Owner (PRINT)	MIKE FELTER
Owner's Mailing Address	102 BLAINE Ave
City State Zip	BSL MS 39520
Phone	228-343-1455
Signature of Rightful Owner	Signature of Applicant
Date	3-17-25

SEE ATTACHMENT
/

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March 13, 2025


City of Long Beach
201 Jeff Davis Ave.
Long Beach, MS 39560

RE: Lewis Property – 4426 Beatline, Long Beach

With this letter, I authorize you to recognize Mike Felter as my Agent, and acting on my behalf may sign applications or other related documents pertaining to the development and construction of my home at 4426 Beatline, Long Beach.

Should you have any questions, feel free to call me 662-812-8169.

Sincerely,



Andy Lewis

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

Indexing Instructions:
**Pt of Lot 8, R Inglis S/D, Harrison
County, 1st JD, MS**

File#232029

**STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT**

WARRANTY DEED

THAT FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged,

**ALVIN CRAIG SARTIN and LINDA SARTIN
136 BELLE TERRE COURT
LONG BEACH, MS 39560
(228) 864-3514**

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

**ANDREW LEWIS and wife, CIERA KELLY
as tenants by the entirety with full rights of survivorship and not as tenants in common
216 HELEN CIRCLE, APT. B
STARKVILLE, MS 39759
(662) 812-8169**

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

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described as follows, to-wit:

The West 573 feet of the North 5 acres, more or less, of Lot Eight (8) of the PLAN OF R. INGLIS'S SUBDIVISION of the Northwest Quarter (NW 1/4) of Section 15, Township 8 South, Range 12 West in Harrison County, Mississippi, according to the official map or plat thereof on file and of record in Plat Book 10 at Page 26 of the Plat Records of Harrison County, Mississippi.

Said lot or parcel of land being bounded on the North by the property now or formerly of J.C. Bass, on the East by land of Gravis Alexander; on the South by lands now or formerly of Gravis Alexander and G.A. Mincher, et ux and on the West by the Beatline Road.

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 SIGNATURES of the Grantors on this the 20th day of November, 2023.


ALVIN CRAIG SARTIN


LINDA SARTIN

STATE OF MISSISSIPPI
COUNTY OF HARRISON

THIS DAY personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid, **ALVIN CRAIG SARTIN and LINDA SARTIN**, who acknowledged that they signed, executed and delivered the above and foregoing instrument as their voluntary act and deed on the day and year therein mentioned.

GIVEN under my hand and official seal on this the 20th day of November, 2023.

(S E A L)

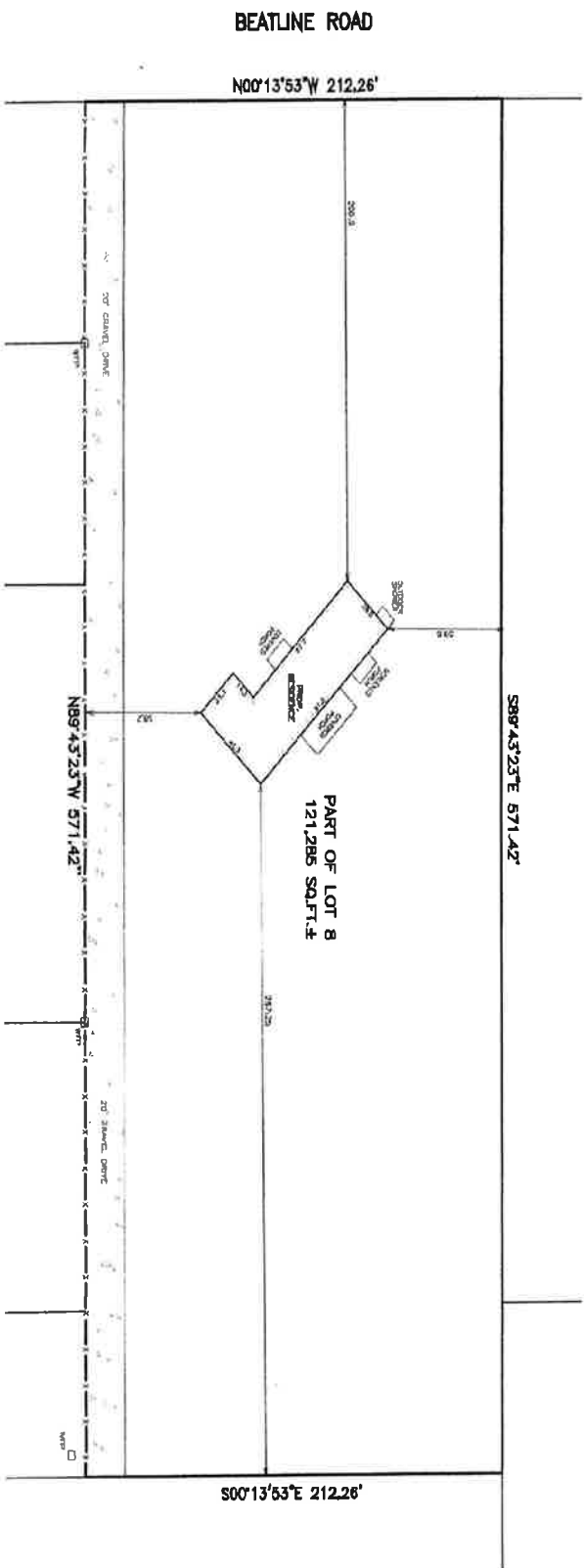
My Commission Expires:


NOTARY PUBLIC
ID # 32174
CELESTE PAIGE
Commission Expires
March 22, 2027
HARRISON COUNTY

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PART OF LOT 8,
IN THE INGIS SUBDIVISION,
CITY OF LONG BEACH, HARRISON CO., MS

Plot Plan



- NOTES:
1. All work shall be performed in accordance with all applicable laws, codes, and local ordinances.
 2. It is the responsibility of the owner and/or general contractor to provide all information for the job listed.
 3. Contractor shall insure compliance of the building.
 4. The contractor is responsible for obtaining and paying all structural and/or mechanical permits, and obtaining all necessary permits and approvals from the local authority.
 5. All permits, plans, and other documents, regulations, and codes shall be provided to the contractor for review and approval.
 6. The contractor shall be responsible for obtaining all necessary permits and approvals from the local authority.
 7. The contractor shall be responsible for obtaining all necessary permits and approvals from the local authority.
 8. The contractor shall be responsible for obtaining all necessary permits and approvals from the local authority.
 9. The contractor shall be responsible for obtaining all necessary permits and approvals from the local authority.
 10. The contractor shall be responsible for obtaining all necessary permits and approvals from the local authority.

Note:
Plot plan is drawn per survey done by RIED & ASSOC.,
LLC, dated 01/22/24, JOB# 24-004

Plot Plan



Techni-CAD Drafting Service
17121 Fenton-Dedeaux Road
Kiln, MS 39556
Ph: 228-326-4232 email: atoashamoment@aol.com

Prepared For:
Andy & Cera Lewis
4426 Beatline Road
Long Beach, MS

Scale:	1"=40'
W.O. #:	40224
Date:	04/02/24
Drawn by:	TP
Sheet:	P

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7/25, 11:45 AM

IMG_8312.jpg

A



7/25, 11:41 AM

IMG_8304.jpg

B



**MINUTES OF APRIL 10, 2025
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7/25, 11:44 AM

IMG_8305.jpg

C



7/25, 11:44 AM

IMG_8307.jpg

D



**MINUTES OF APRIL 10, 2025
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7/25, 11:42 AM

IMG_8309.jpg

E



7/25, 11:42 AM

IMG_8315.jpg

F



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/25, 11:41 AM

IMG_8306.jpg

"G"



The Clerk reported that fourteen (14) 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:



In accordance with Section 4 of the City of Long Beach Sidewalk Ordinance 587 as amended by Ordinance 615, 616 and 647, notice is hereby given advising that the Planning and Development Commission for the City of Long Beach will hold a Public Meeting for the purpose of considering a Variance.


Mike Felter, 102 Blaize Avenue, Bay St Louis, MS, 39520, has filed an application for a Variance in accordance with the Long Beach Sidewalk Ordinance. The applicant is requesting a Variance from the placement of a sidewalk on a newly developed lot. The location of the requested Variance is 4426 Beatline Road, Tax Parcel 0512B-001-016.000. The legal description is as follows:

W 573 FT OF N 5 ACS OF LOT 8 IN GLISSUBD SEC 15-8-12

A public meeting to consider the above Variance will be held in the City of Long Beach, Mississippi, 39560, Thursday, April 10, 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 Variance.

/s/ signed
Chairman
Planning Commission

201 Jeff Davis • P.O. Box 929 • Long Beach, MS 39560 • (228) 863-1556 • FAX (228) 865-0922
www.cityoflongbeachms.com

 5160	Easy Peel Address Labels (Works with most laser and inkjet printers)	Go to avery.com/tern Use Avery Template
A-Strategy 5 LLC 826 Ivy Wall Drive Houston, TX 77079	McNally Owen R and Lindsay H 20065 Commission Road Apt C Long Beach, MS 39560	Bignoli Austin M 20592 Johnson Road Long Beach, MS 39560
Hodges David Ray -ETAL- 20588 Johnson Road Long Beach, MS 39560	Fillingame Kimberly and Andre 20582 Johnson Road Long Beach, MS 39560	Thompson Elizabeth A 12568 Acy Ladner Road Pass Christian, MS 39571
Clifton Vance E and Karen L 20574 Johnson Road Long Beach, MS 39560	Reed Edwin and Sandra L 20572 Johnson Road Long Beach, MS 39560	Dauro Bennetta J 20569 Johnson Road Long Beach, MS 39560
Lock Talia Shaunte ETAL- 20566 Johnson Road Long Beach, MS 39560	Reed Sandra L 20572 Johnson Road Long Beach, MS 39560	Watts Therasa L and Vernon W 4440 Beatline Road Long Beach, MS 39560
Brown Tanya 4456 Beatline Road Long Beach, MS 39560	Pettit David 4476 Beatline Road Long Beach, MS 39560	

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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, 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 March 13, 2025, she did cause to be mailed, Notice of Public Hearing, a copy of which is attached hereto, to fourteen (14) property owners within One Hundred Sixty Feet (160'), excluding public right of ways, of, Tax Parcel 0512B-01-016.000, notifying them that a Public Hearing will be held, March 13, 2025, to consider an application for a Variance filed by Mike Felter.

Given under my hand this the 18th day of March 2025.


STACEY DAHL, AFFIANT

SWORN TO AND SUBSCRIBED before me on this the 18th day of March 2025.

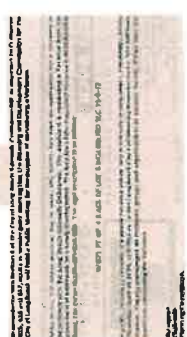

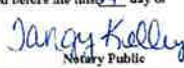
-My Commission Expires-


NOTARY PUBLIC



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

	<p>STATE OF MISSISSIPPI COUNTY OF HARRISON</p> <p>PERSONALLY appeared before me the undersigned notary in and for said County and State, HUNTER DAWKINS, publisher of THE GAZEDO 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:</p> <p>Vol. <u>XX</u> No. <u>12</u> dated <u>11</u> day of <u>March</u>, 20<u>25</u></p> <p>Vol. ____ No. ____ dated ____ day of ____, 20 ____</p> <p>Vol. ____ No. ____ dated ____ day of ____, 20 ____</p> <p>Vol. ____ No. ____ dated ____ day of ____, 20 ____</p> <p>Vol. ____ No. ____ dated ____ day of ____, 20 ____</p> <p>Vol. ____ No. ____ dated ____ day of ____, 20 ____</p> <p>Vol. ____ No. ____ dated ____ day of ____, 20 ____</p> <p>Vol. ____ No. ____ dated ____ day of ____, 20 ____</p> <p>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.</p> <p style="text-align: right;"> Publisher</p> <p>Sworn to and subscribed before me this <u>24</u> day of <u>March</u>, A.D. 20<u>25</u></p> <p style="text-align: right;"> Notary Public</p>
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Chairman Olaivar asked for anyone speaking in favor or opposition and no one came forward.

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

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

The second public hearing to consider a Variance for the property located at 0 West Beach Blvd, Lot 1, Tax Parcel 0612F-02-090.000, submitted by Loren Ritter (owner) and Gary Mata (agent), as follows:

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

Office use only
Date Received 3/18/25
Zoning R-2
Agenda Date 4/10/25
Check Number 1469

VARIANCE REQUEST

- I. Tax Parcel Number(s): 0612-F-02-090.000
- II. Address of Property Involved: 0 WEST BEACH BLVD LOT 1
- III. Statement clearly explaining the request being made. (Attach supplemental pages if necessary.)
Asking For 10' VARIANCE For lot width of 50'
For RESUBDIVISION

****PLEASE COMPLETE THE FOLLOWING:**

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

Due To Drainage on Property WE ARE
Requesting 50' wide lots To Accommodate Development

- 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.

Drainage WAS Existing To Property.

- 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?

Drainage which has been DEEMED
CRITICAL MAKES Hardship For Development
Without This VARIANCE

- 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.

Would be Impossible For Current Plan
To be Possible

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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 street, 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 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.

LOREN ZITTER
Name of Rightful Owner (PRINT)
7087 CEDAR PL
Owner's Mailing Address
Villa Rica GA 30180
City State Zip
760-809-1515
Phone

GARY MATA
Name of Agent (PRINT)
1282 BOAERT BLVD
Agent's Mailing Address
Biloxi MS 39530
City State Zip
662-255-8864
Phone

3-17-2025
Signature of Rightful Owner Date

3-17-2025
Signature of Applicant Date

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Prepared by:
Gene J. Hoffman IV
Attorney at Law
311 East Second St.
Pass Christian, MS 39571
(228) 452-9408
Mississippi Bar Number: 104994

Return to:
Gene J. Hoffman IV
Attorney at Law
311 East Second St.
Pass Christian, MS 39571
(228) 452-9408

INDEX AS FOLLOWS: Part of Lots 20, 21 and 22, TRAUTMAN WOODS SUBDIVISION, in the City of Long Beach, Harrison County, 1st Jud. Dist., MS, also known as Dwelling Units #7 and #10, and all undivided interest in all common areas, PARK PLACE CONDOMINIUM

STATE OF MISSISSIPPI

COUNTY OF HARRISON

FIRST JUDICIAL DISTRICT

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) cash in hand paid and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, **ROBERT M. DALEY and wife, JEREMIA DALEY**, of 5753 Highway 85 North, Crestview, FL 32536, (228) 234-1186, do hereby sell, convey and warrant unto **LOREN RITTER, SR. and wife NANCY RITTER**, of 7087 Cedar Place, Villa Rica, GA 30180, (760) 809-1515, as joint tenants with full rights of survivorship and not as tenants in common, all our title, right and interest in

File No.: 24-26420 RITTER, SR.

Page 1

and to the following described real property situated in Harrison County, First Judicial District, State of Mississippi, described as:

A parcel of land located in part of Lots 20, 21 and 22, TRAUTMAN WOODS SUBDIVISION, in the City of Long Beach, Harrison County, First Judicial District, Mississippi, described as:

Beginning at the Southwest corner of Lot 19, TRAUTMAN WOODS SUBDIVISION, for the Point of Beginning; thence North 75 degrees 51 minutes 18 seconds East, and along the south line of Lot 19, 159.33 feet; thence South 10 degrees 11 minutes East 316.28 feet to the north right-of-way of U.S. Highway No. 90; thence South 72 degrees 56 minutes West, along the said north right-of-way, 187.28 feet to the east right-of-way of West Avenue; thence North 5 degrees 28 minutes West, along the east right-of-way of West Avenue, 328.83 feet to the Point of Beginning.


It being the purpose and intent of this instrument to convey all right, title and interest of the Grantor in all real estate comprising that former condominium development known as PARK PLACE CONDOMINIUM, including but not limited to former Dwelling Units #7 and #10 and all undivided interest in all common areas, of said former condominium development.

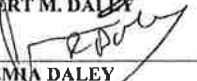
The above described property is conveyed subject to restrictions, reservations and easements of record.

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

The above described property forms no part of the homestead of the Grantors herein.

Witness the signatures of the Grantors this ~~24~~²⁵ day of March, 2024.



ROBERT M. DALEY


JEREMIA DALEY

File No.: 24-26420 RITTER, SR.

Page 2

**MINUTES OF APRIL 10, 2025
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

STATE OF MISSISSIPPI
COUNTY OF HARRISON

Personally came and appeared before me, the undersigned authority in and for the jurisdiction aforesaid, the within named **ROBERT M. DALEY and wife, JEREMIA DALEY**, who acknowledged that she executed the above and foregoing instrument on the day and in the year therein written.

Given under my hand and official seal of office this 28th day of March, 2024.

Stephanie Lipe Wood
NOTARY PUBLIC
My Commission Expires: 10/08/2026



File No.: 24-26420 RITTER, SR. Page 3

Prepared by:
Gene J. Hoffman IV
Attorney at Law
311 East Second St.
Pass Christian, MS 39571
(228) 452-9408
Mississippi Bar Number: 104994

Return to:
Gene J. Hoffman IV
Attorney at Law
311 East Second St.
Pass Christian, MS 39571
(228) 452-9408

INDEX AS FOLLOWS: Part of Lots 20, 21 and 22, TRAUTMAN WOODS SUBDIVISION, in the City of Long Beach, Harrison County, 1st Jud. Dist., MS, also known as Dwelling Units #2, 3, 4, 5, 6, 8 and 9, and all undivided interest in all common areas, PARK PLACE CONDOMINIUM

STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) cash in hand paid and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, **DANIEL de KOK, as Trustee of THE DANIEL de KOK LIVING TRUST**, of 156 Calle Escada, Santa Rosa Beach, FL 32459, (850) 974-0526, do hereby sell, convey and warrant unto **LOREN RITTER, SR. and wife NANCY RITTER**, of 7087 Cedar Place, Villa Rica, GA 30180, (760) 809-1515, as joint tenants with full rights of survivorship and not as tenants in common, the

**MINUTES OF APRIL 10, 2025
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

following described real property situated in Harrison County, First Judicial District, State of

Mississippi, described as:

A parcel of land located in part of Lots 20, 21 and 22, TRAUTMAN WOODS SUBDIVISION, in the City of Long Beach, Harrison County, First Judicial District, Mississippi, described as:

Beginning at the Southwest corner of Lot 19, TRAUTMAN WOODS SUBDIVISION, for the Point of Beginning; thence North 75 degrees 51 minutes 18 seconds East, and along the south line of Lot 19, 159.33 feet; thence South 10 degrees 11 minutes East 316.28 feet to the north right-of-way of U.S. Highway No. 90; thence South 72 degrees 56 minutes West, along the said north right-of-way, 187.28 feet to the east right-of-way of West Avenue; thence North 5 degrees 28 minutes West, along the east right-of-way of West Avenue, 328.83 feet to the Point of Beginning.

It being the purpose and intent of this instrument to convey all right, title and interest of the Grantor in all real estate comprising that former condominium development known as PARK PLACE CONDOMINIUM, including but not limited to former Dwelling Units #2, 3, 4, 5, 6, 8 and 9 and all undivided interest in all common areas, of said former condominium development.

The above described property is conveyed subject to restrictions, reservations and easements of record.

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

The above described property forms no part of the homestead of the Grantors herein.

Witness the signatures of the Grantors this 26 day of March, 2024.

THE DANIEL de KOK LIVING TRUST

By: DANIEL de KOK, Trustee

STATE OF Florida

COUNTY OF Walton

Personally came and appeared before me, the undersigned authority in and for the jurisdiction aforesaid, the within named DANIEL de KOK, who acknowledged that he is the Trustee of THE DANIEL de KOK LIVING TRUST, and as its act and deed, he executed the above and foregoing instrument on the day and in the year therein written, he having been first authorized to do so.

Given under my hand and official seal of office this 26th day of March, 2024.


NOTARY PUBLIC

My Commission Expires: 11/15/2027

AFFIX SEAL



JESUS MORENO
Commission # HH 464610
Expires November 15, 2027

**MINUTES OF APRIL 10, 2025
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

Prepared by:
Gene J. Hoffman IV
Attorney at Law
311 East Second St.
Pass Christian, MS 39571
(228) 452-9408
Mississippi Bar Number: 104994

Return to:
Gene J. Hoffman IV
Attorney at Law
311 East Second St.
Pass Christian, MS 39571
(228) 452-9408

INDEX AS FOLLOWS: Part of Lots 20, 21 and 22, TRAUTMAN WOODS SUBDIVISION, in the City of Long Beach, Harrison County, 1st Jud. Dist., MS, also known as Dwelling Unit #1, and all undivided interest in all common areas, PARK PLACE CONDOMINIUM

STATE OF MISSISSIPPI

COUNTY OF HARRISON

FIRST JUDICIAL DISTRICT

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) cash in hand paid and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, **HOLLIS RAWLS CRISLER TORRENCE and brother, ALFRED N. CRISLER, JR.**, of 182 Webb Circle, Florence, MS 39073, (601) 842-7664, do hereby sell, convey and warrant unto **LOREN RITTER, SR. and wife NANCY RITTER**, of 7087 Cedar Place, Villa Rica, GA 30180, (760) 809-1515, as joint tenants with full rights of survivorship and not as tenants in common, the

File No.: 24-26420 RITTER, SR. Page 1

following described real property situated in Harrison County, First Judicial District, State of Mississippi, described as:

A parcel of land located in part of Lots 20, 21 and 22, TRAUTMAN WOODS SUBDIVISION, in the City of Long Beach, Harrison County, First Judicial District, Mississippi, described as:

Beginning at the Southwest corner of Lot 19, TRAUTMAN WOODS SUBDIVISION, for the Point of Beginning; thence North 75 degrees 51 minutes 18 seconds East, and along the south line of Lot 19, 159.33 feet; thence South 10 degrees 11 minutes East 316.28 feet to the north right-of-way of U.S. Highway No. 90; thence South 72 degrees 56 minutes West, along the said north right-of-way, 187.28 feet to the east right-of-way of West Avenue; thence North 5 degrees 28 minutes West, along the east right-of-way of West Avenue, 328.83 feet to the Point of Beginning.

It being the purpose and intent of this instrument to convey all right, title and interest of the Grantor in all real estate comprising that former condominium development known as PARK PLACE CONDOMINIUM, including but not limited to former Dwelling Unit #1 and all undivided interest in all common areas, of said former condominium development.

The above described property is conveyed subject to restrictions, reservations and easements of record.

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

The above described property forms no part of the homestead of the Grantors herein.

SEE FOLLOWING PAGE FOR SIGNATURES

**MINUTES OF APRIL 10, 2025
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

Witness the signatures of the Grantors this 26 day of March, 2024.

Hollis Rawls Crisler Torrence
HOLLIS RAWLS CRISLER TORRENCE

STATE OF MS

COUNTY OF Rankin

Personally came and appeared before me, the undersigned authority in and for the jurisdiction aforesaid, the within named **HOLLIS RAWLS CRISLER TORRENCE**, who acknowledged that she executed the above and foregoing instrument on the day and in the year therein written.

Given under my hand and official seal of office this 26 day of March, 2024.

Mohamed S. Alkhatib
NOTARY PUBLIC

My Commission Expires: September 27, 24

AFFIX SEAL



File No. 24-28420 RITTER, SR.

Page 3

Witness the signatures of the Grantors this 26 day of March, 2024.

Alfred N. Crisler, Jr.
ALFRED N. CRISLER, JR.

STATE OF Florida
Miami Dade
COUNTY OF Miami Dade

Personally came and appeared before me, the undersigned authority in and for the jurisdiction aforesaid, the within named **ALFRED N. CRISLER, JR.**, who acknowledged that he executed the above and foregoing instrument on the day and in the year therein written.

Given under my hand and official seal of office this 26 day of March, 2024.

Alessandro Portes de Oliveira
NOTARY PUBLIC
My Commission Expires: December 8, 2027

AFFIX SEAL



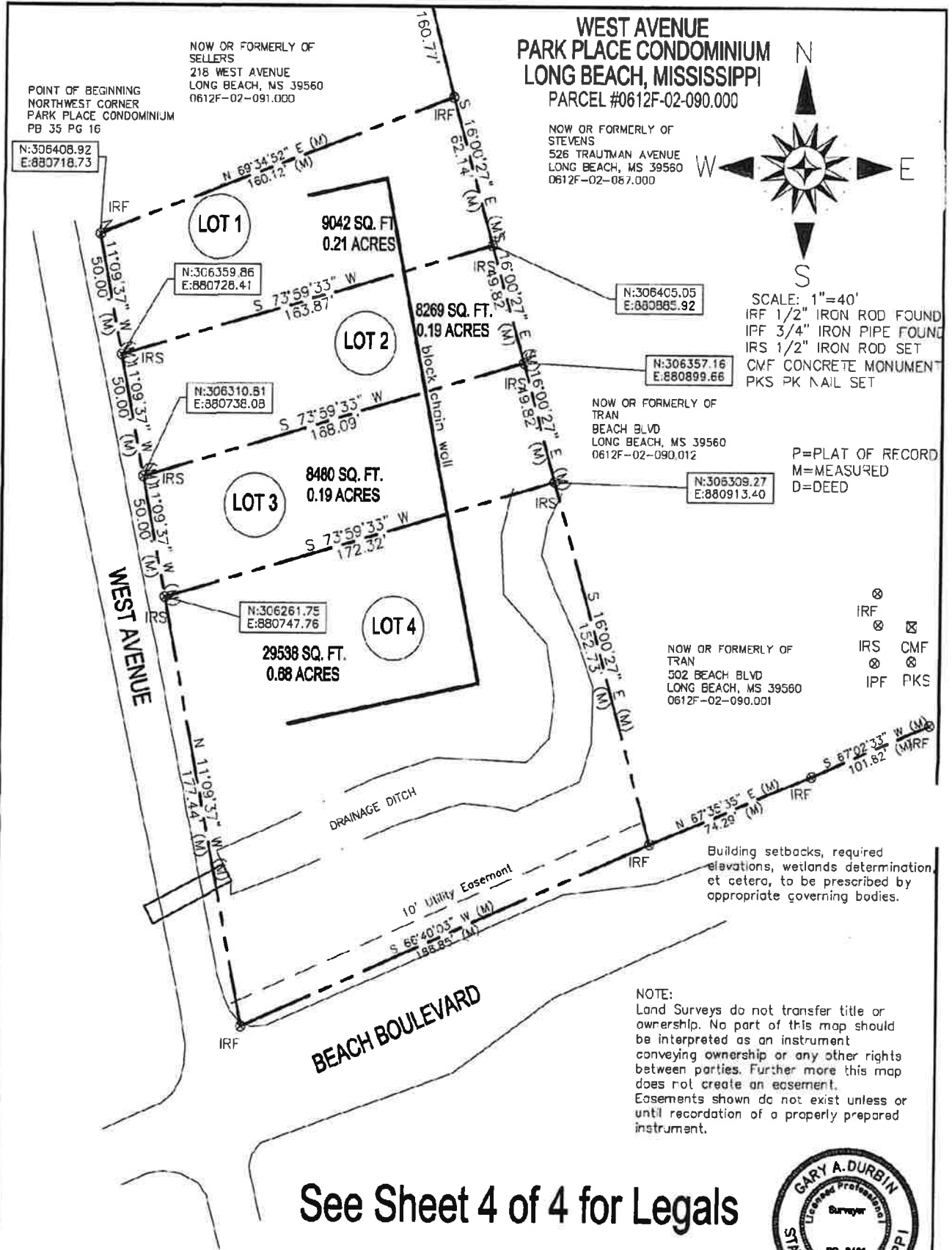
File No. 24-28420 RITTER, SR.

Page 4

21 M.B. 37

04.10.25 Reg

MINUTES OF APRIL 10, 2025
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



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

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

Bearings based on GPS Observation of the east margin of West Avenue, NAD 83, MS East Zone, convergence angle -C.130449, scale factor 0.999960.

This property is situated in Zone "VE-21-23" per FEMA Flood Insurance Rate Map, City of Long Beach, Harrison County, Mississippi, Community Panel Number 28047C-0358-G, Revised: 6/16/09.

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

Gary A. Durbin, P.L.S. 2401
January 5, 2025

Sheet 2 of 4

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

JOB 11392

22 M.B. 37

04.10.25 Reg

MINUTES OF APRIL 10, 2025
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

The Clerk reported that nine (9) 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 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 and Development Commission for the City of Long Beach will hold a Public Hearing for the purpose of considering a Variance.

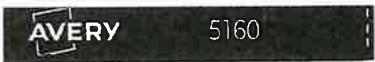
Ioren Ritter (owner) 7087 Cedar Place, Villa Rica, GA, 30180, and Gary Mata (agent) 1282 Beach Blvd, Biloxi, MS, 39530, have filed an application for a Variance in accordance with the Comprehensive Long Beach Unified Land Ordinance. The applicants are requesting "10-foot lot width variance to create a new lot with 50-foot width". The City's lot width requirements in an R-2 Zone are 60-feet. The location of the request is O West Beach Blvd, Lot 1, Tax Parcel 0612F-02-090.000. The legal descriptions are as follows:

-COMMON AREA- 1.2 AC(C) ON N MAR OF HWY 90 IN SW 1/4 OF SE 1/4. SEC 14-8-12

A Public Hearing to consider the above Variance request will be held in the City of Long Beach, Mississippi, 39560, April 10, 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 • PO Box 929 • Long Beach, MS 39560 • (228) 863-1356 • FAX (228) 863-0822
www.cityoflongbeachms.com



Sanders John and Ann
2221 Cochran Avenue
Panama City Beach, FL 32408



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



Libby Steven M ETAL
1063 Dalton Court
Pacific, MO 63069

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

Hughes Sean and Dawn
108 Beachview Circle
Long Beach, MS 39560

Ammons Adriane Nicole
524 Trautman Avenue
Long Beach, MS 39560

Sellers Walter S Jr and Lorea N
107 Lone Oak Drive
Dickson, TN 347055

Kannangara Indika Wijekoon
216 West Avenue
Long Beach, MS 39560

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

MINUTES OF APRIL 10, 2025
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

AFFIDAVIT

STATE OF MISSISSIPPI
COUNTY OF HARRISON
CITY OF LONG BEACH

I, FLORE MAE, the undersigned legal authority authorized to administer oaths in and for the jurisdiction aforesaid, on this day personally appeared before me, STACEY 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 March 18, 2025, she did cause to be mailed, Notice of Public Hearing, a copy of which is attached hereto, to nine (9) property owners within One Hundred Sixty Feet (160'), excluding public right of ways, of, Tax Parcel: 0612F-02-090.000, Lot 1, notifying them that a Public Hearing will be held, March 13, 2025, to consider an application for a Variance filed by Laren Ritter (owner) and Gary Mata (agent).

Given under my hand this the 18th day of March 2025.

Stacey Dahl
STACEY DAHL, AFFIANT

SWORN TO AND SUBSCRIBED before me on this the 18th day of March 2025.

-My Commission Expires- *Kini Gonsoulin*
NOTARY PUBLIC



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. 12 dated 21 day of March, 2025
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____

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.

Hunter Dawkins
Publisher

Sworn to and subscribed before me this 24 day of March, A.D. 2025.

Angie Kelley
Notary Public

NOTARY PUBLIC
ANGIE KELLEY
STATE OF MISSISSIPPI
COUNTY OF HARRISON

MINUTES OF APRIL 10, 2025
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

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

- Sean Hughes, 530 Trautman Avenue, spoke in opposition asking to keep the lots compatable to the other lots on West Avenue and Trautman Avenue. He is opposed to the 50 foot lots.
- JB Young, 208 West Avenue, spoke in favor stating he would prefer to see single family homes developed on the lots instead of condos. He believes the four single family homes would help current homeowners and their property values.

Noted for the record:

To: City Council (or another agency considering this variance)
From: Steve Sellers, Owner of 218 West Avenue, in Long Beach
Re: Variance request for lots at intersection of West Avenue and Beach Blvd

Statement related to the variance request on the docket for the lot adjustments on West Avenue in Long Beach:

We built a home at 218 West Avenue, because we loved the neighborhood, and really enjoy the "feel" of the community. It seems like many neighbors are friends, and have a tight sense of community, as it relates to this block of homes. This land is currently zoned R2, which means the lots sizes must be at least 60 feet wide, which helps to ensure the density doesn't get impacted too much with new construction.

I am a Builder / Developer, and understand the business involved with this request, and certainly do not fault the owner, but on the other hand feel as though I should voice my concerns on the "look" of the community for current owners, and for Long Beach.

By adding an additional lot, and reducing the width of the existing lots, the density will increase by 33% with this block of land in the community, which also happens to be one of the entrances to the community. I am concerned that this additional density could impact the current "feel" of the community and may not be the right place for this type of density, since it is on frontage portions of the community.

Typically, premium lots are usually held to zoning requirements to help ensure the items mentioned above are properly considered. I do not feel like the desire to build an additional home should be a reason for this type of variance. Typically, these types of variances would be considered for a master plan obstacle, to improve a situation for the good of the community, the good of the city, and the good of the owners. If it is the belief of this council that each group benefits from this variance, then it has my support. If not, which is where my current thoughts stand not knowing the entirety of the reasons for this request, I would object to this variance.

We appreciate your time in considering our opinion on this matter and will respect the decision of this council once a determination is made.

Steve Sellers
Steve Sellers, owner at 218 West Avenue, Long Beach

04 / 09 / 25
Date

MINUTES OF APRIL 10, 2025
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

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

After considerable discussion, Vice Chairman Barlow made motion, seconded by Commissioner DiLorenzo to approve the application as submitted. The question being put to a roll call vote, the result was as follows:

Vice Chairman Barlow	Voted	Aye
Commissioner Suthoff	Voted	Nay
Commissioner DiLorenzo	Voted	Aye
Commissioner McMahon	Voted	Aye
Commissioner Glenn	Voted	Aye
Commissioner Kruse	Voted	Nay

The vote having received the affirmative vote of a majority of the Commissioners present and voting, Commission Chairman Olaivar declared the motion carried.

The third public hearing to consider a Variance for the property located at 0 West Beach Blvd, Lot 2, Tax Parcel 0612F-02-090.000, Submitted by Loren Ritter (owner) and Gary Mata (agent), as follows:

MINUTES OF APRIL 10, 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 3/18/25
 Zoning R-2
 Agenda Date 4/10/25
 Check Number 1469

VARIANCE REQUEST

- I. Tax Parcel Number(s): 0612-F-02-090.000
- II. Address of Property Involved: 0 WEST BEACH BLVD LOT 2
- III. Statement clearly explaining the request being made. (Attach supplemental pages if necessary.)
Asking for 10' VARIANCE for lot width of 50'
for Resubdivision

****PLEASE COMPLETE THE FOLLOWING:**

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

Due To Drains on Property WE ARE
Requesting 50' wide lots To Accommodate Development

- 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.

Drains WAS Existing To Property.

- 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?

Drainage which has been Deemed
Critical MAKES Hardship for Development
without This VARIANCE

- 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.

Would be Impossible for Current Plan
To be Possible

MINUTES OF APRIL 10, 2025
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

IV. REQUIRED ATTACHMENTS:

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

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

V. OWNERSHIP AND CERTIFICATION:

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

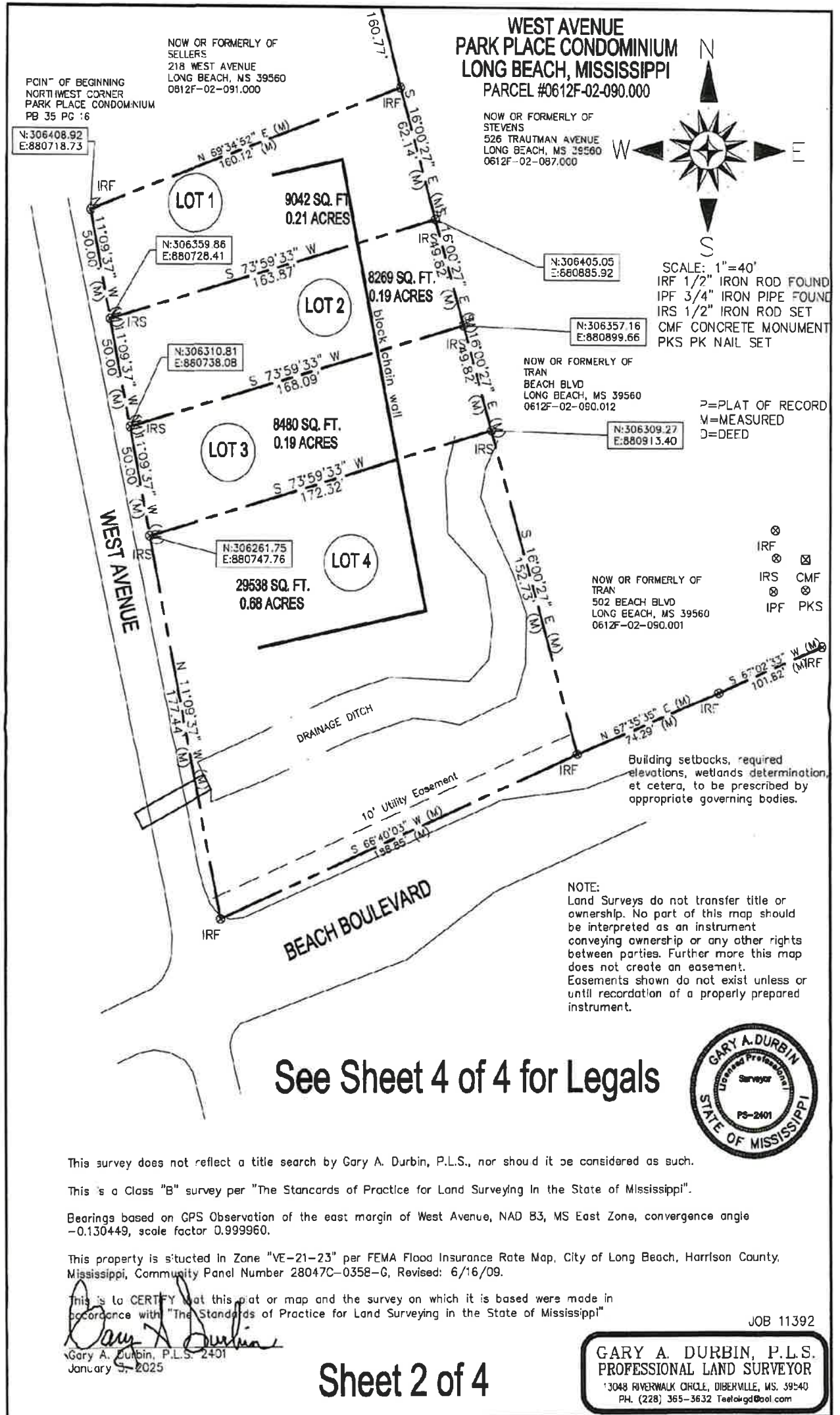
LOREN ZITTER
Name of Rightful Owner (PRINT)
7087 CEDAR PL
Owner's Mailing Address
Villa Rica GA 30180
City State Zip
760-809-1515
Phone

GARY MATA
Name of Agent (PRINT)
1282 BAKER BLVD
Agent's Mailing Address
Biloxi MS 39530
City State Zip
662-253-8864
Phone

3-17-2025
Signature of Rightful Owner Date

3-17-2025
Signature of Applicant Date

MINUTES OF APRIL 10, 2025 REGULAR MEETING LONG BEACH PLANNING and DEVELOPMENT COMMISSION



MINUTES OF APRIL 10, 2025
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

The Clerk reported that nine (9) 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 XIX of the Comprehensive Long Beach Unified Land Ordinance 588 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.

Loren Ritter (owner) 7087 Cedar Place, Villa Rica, GA 30180, and Gary Mata (agent) 1282 Beach Blvd, Bl Oak, MS, 39530, have filed an application for a Variance in accordance with the Comprehensive Long Beach Unified Land Ordinance. The applicants are requesting "10 foot lot width variance to create a new lot with 50-foot width". The City's lot width requirements in an R-2 Zone are 50-feet. The location of the request is C West Beach Blvd, Lot 2, Tax Parcel 06-2F-02-090-000. The legal descriptions are as follows:

-COMMON AREA- 1.2 AC(C) ON N MAR OF HWY 90 IN SW 1/4 OF SE 1/4 SEC 14-8-12

A Public Hearing to consider the above Variance request will be held in the City of Long Beach, Mississippi, 39530, April 10, 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 629 • Long Beach, MS 39560 • (228) 663-1556 • FAX (228) 665-1822
www.cityoflongbeachms.com



Sanders John and Ann
2221 Cochran Avenue
Panama City Beach, FL 32408



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



Libby Steven M ETAL
1063 Dalton Court
Pacifi, MO 63069

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

Hughes Sean and Dawn
108 Beachview Circle
Long Beach, MS 39560

Ammons Adriane Nicole
524 Trautman Avenue
Long Beach, MS 39560

Sellers Walter S Jr and Lorea N
107 Lone Oak Drive
Dickson, TN 347055

Kannangara Indika Wijekoon
216 West Avenue
Long Beach, MS 39560

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

MINUTES OF APRIL 10, 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 March 13, 2025, she did cause to be mailed, Notice of Public Hearing, a copy of which is attached hereto, to nine (9) property owners within One Hundred Sixty Feet (160'), excluding public right of ways, of, Tax Parcel 0512F-02-090,000, Lot 2, notifying them that a Public Hearing will be held, March 15, 2025, to consider an application for a Variance filed by Loren Ritter (owner) and Gary Mata (agent).

Given under my hand this the 18th day of March 2025.

Stacy Dahl
STACY DAHL, AFFIANT

SWORN TO AND SUBSCRIBED before me on this the 18th day of March 2025.

-My Commission Expires-

Kini Gonsoulin
NOTARY PUBLIC



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 herunto attached has been made to the said publication _____ weeks in the following numbers and on the following dates of such paper:

Vol. XX No. 14 dated 11 day of March, 2025
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____

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.

Hunter Dawkins
Publisher

Sworn to and subscribed before me this 24 day of March, A.D. 2025

Sandy Kelley
Notary Public

MINUTES OF APRIL 10, 2025
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

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

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

After considerable discussion, Vice Chairman Barlow made motion, seconded by Commissioner DiLorenzo to approve the application as submitted. The question being put to a roll call vote, the result was as follows:

Vice Chairman Barlow	Voted	Aye
Commissioner Suthoff	Voted	Nay
Commissioner DiLorenzo	Voted	Aye
Commissioner McMahon	Voted	Aye
Commissioner Glenn	Voted	Aye
Commissioner Kruse	Voted	Nay

The vote having received the affirmative vote of a majority of the Commissioners present and voting, Commission Chairman Olaivar declared the motion carried.

The fourth public hearing to consider a Variance for the property located at 0 West Beach Blvd, Lot 3, Tax Parcel 0612F-02-090.000, Submitted by Loren Ritter (owner) and Gary Mata (agent), as follows:

MINUTES OF APRIL 10, 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	3/18/25
Zoning	R-2
Agenda Date	4/10/25
Check Number	1469

VARIANCE REQUEST

- I. Tax Parcel Number(s): 0612-F-02-090.000
- II. Address of Property Involved: 0 WEST BEACH BLVD LOT 3
- III. Statement clearly explaining the request being made. (Attach supplemental pages if necessary.)
Asking For 10' VARIANCE For lot width of 50'
For Resubdivision

****PLEASE COMPLETE THE FOLLOWING:**

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

Due To Drainage on Property WE ARE
Requesting 50' wide lots To Accommodate Development

- 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.

Drainage WAS Existing To Property.

- 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?

Drainage which has been Deemed
Critical MAKES Hardship For Development
Without This VARIANCE

- 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.

Would be Impossible For Current Plan
To be Possible

MINUTES OF APRIL 10, 2025
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

IV. REQUIRED ATTACHMENTS:

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

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

V. OWNERSHIP AND CERTIFICATION:

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

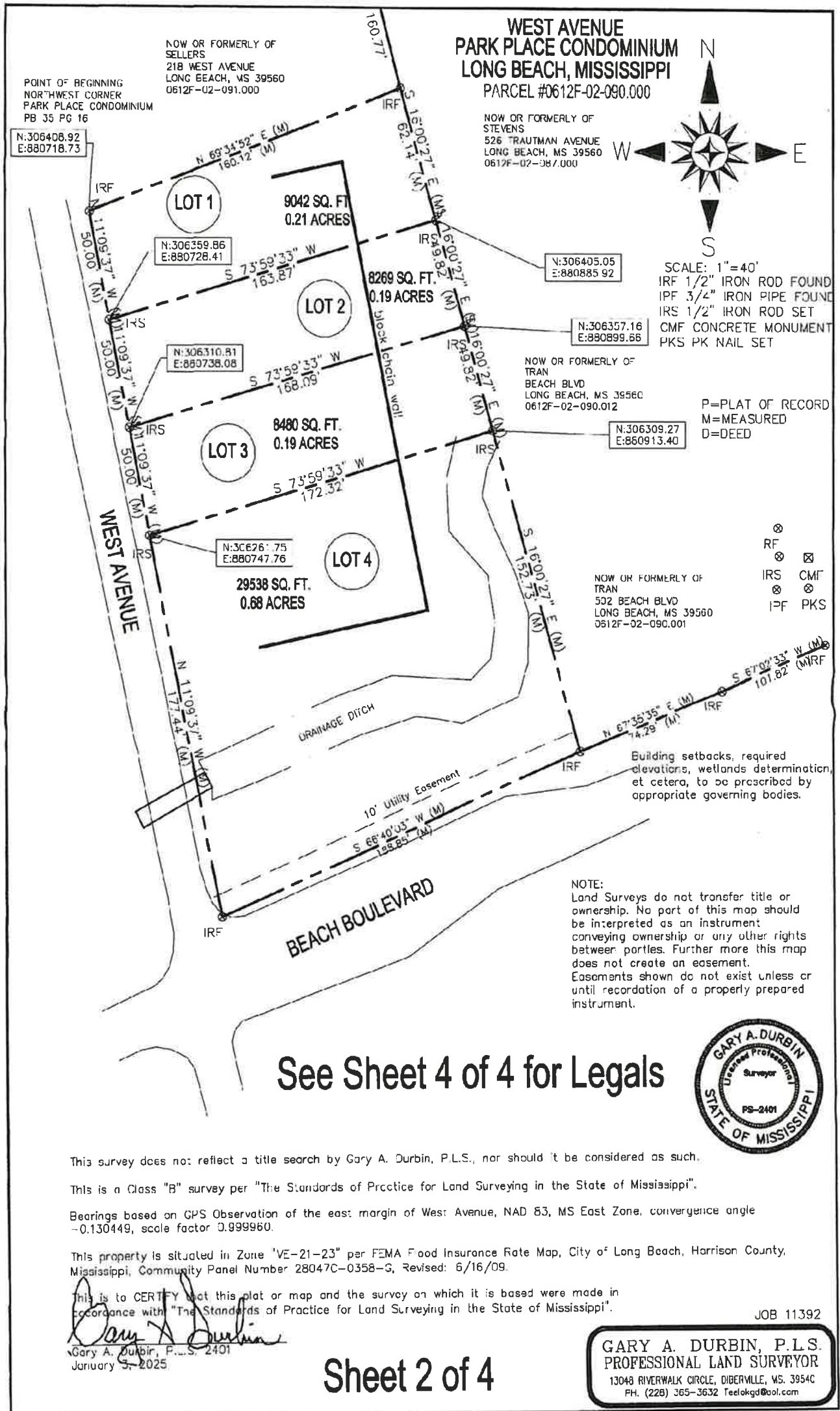
LOREN ZITTER.
Name of Rightful Owner (PRINT)
7087 CEDAR PL
Owner's Mailing Address
Villa Rica GA 30180
City State Zip
760-809-1515
Phone

GIANNI MATA
Name of Agent (PRINT)
1282 BEACHT BLVD
Agent's Mailing Address
Biloxi MS 39530
City State Zip
662-253-8864
Phone

3-17-2025
Signature of Rightful Owner Date

3-17-2025
Signature of Applicant Date

**MINUTES OF APRIL 10, 2025
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**



Sheet 2 of 4

MINUTES OF APRIL 10, 2025
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

The Clerk reported that nine (9) 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 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 and Development Commission for the City of Long Beach will hold a Public Hearing for the purpose of considering a Variance.

Norm Ritter (owner) 7087 Cedar Place, Villa Rica, GA, 30180, and Gary Mata (agent) 1282 Beach Blvd. Biloxi, MS, 39530, have filed an application for a Variance in accordance with the Comprehensive Long Beach Unified Land Ordinance. The applicants are requesting "10-foot lot width variance to create a new lot with 50-foot width". The City's lot width requirements in an R-2 Zone are 60-feet. The location of the request is 0 West Beach Blvd, Lot 3, Tax Parcel 06127 02 090 000. The legal descriptions are as follows:

-COMMON AREA- 1.2 AC(C) ON N MAR OF HWY 90 IN SW 1/4 OF SE 1/4, SEC 14-8-12

A Public Hearing to consider the above Variance request will be held in the City of Long Beach, Mississippi, 39560, April 10, 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

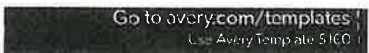
201 Jeff Davis • 201 Davis 929 • Long Beach, MS 39560 • (228) 863-1956 • FAX (228) 863-0822
www.cityoflongbeach.ms.gov



Sanders John and Ann
2221 Cochran Avenue
Panama City Beach, FL 32408



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



Libby Steven M ETAL
1063 Dalton Court
Pacific, MO 63069

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

Hughes Sean and Dawn
108 Beachview Circle
Long Beach, MS 39560

Ammons Adriane Nicole
524 Traulman Avenue
Long Beach, MS 39560

Sellers Walter S Jr and Lorea N
107 Lone Oak Drive
Dickson, TN 347055

Kannangara Indika Wijekoon
216 West Avenue
Long Beach, MS 39560

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

MINUTES OF APRIL 10, 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 DAILL, 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 596 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 March 18, 2025, she did cause to be mailed, Notice of Public Hearing, a copy of which is attached hereto, to nine (9) property owners within One Hundred Sixty Feet (160'), excluding public right of ways, of, Tax Parcel 16124-12-090 000, Lot 3, notifying them that a Public Hearing will be held, March 13, 2025, to consider an application for a Variance filed by Loren Ritter (owner) and Gary Mata (agent).

Given under my hand this the 18th day of March 2025.

Stacey Daill
STACEY DAILL, AFFIANT

SWORN TO AND SUBSCRIBED before me on this the 18th day of March 2025.

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. 12 dated 31 day of March, 2025
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____

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.

Hunter Dawkins
Publisher

Sworn to and subscribed before me this 24 day of March, A.D. 2025

Jancy Kelley
Notary Public

MINUTES OF APRIL 10, 2025
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

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

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

After considerable discussion, Vice Chairman Barlow made motion, seconded by Commissioner DiLorenzo to approve the application as submitted. The question being put to a roll call vote, the result was as follows:

Vice Chairman Barlow	Voted	Aye
Commissioner Suthoff	Voted	Nay
Commissioner DiLorenzo	Voted	Aye
Commissioner McMahon	Voted	Aye
Commissioner Glenn	Voted	Aye
Commissioner Kruse	Voted	Nay

The vote having received the affirmative vote of a majority of the Commissioners present and voting, Commission Chairman Olaivar declared the motion carried.

The fifth public hearing to consider a Zoning Text Change, Ordinance 598, Section 209: Storage and Parking of Recreational Vehicles in R-1, R-2, and R-3 Districts, as follows:

MINUTES OF APRIL 10, 2025
REGULAR MEETING
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 **zoning text change**.

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

Add to Article XVII Parking

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

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

MINUTES OF APRIL 10, 2025
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

- (6) No such vehicle shall exceed fourteen (14) feet in height, eight (8) feet six (6) inches in width and forty (40) feet in length.
- (d) When parked on a driveway or property with the principal dwelling, said recreational and utility vehicles shall comply with the setback for the district.

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

The purpose of this proposed change is to promote uniformed development and encourage public safety, thereby enhancing the quality of life for all Long Beach residents. A public hearing to consider the above zoning text change will be held in the City of Long Beach, Mississippi 39560, Thursday, April 10, 2025, at 5:30 p.m., in the Long Beach City Hall located on Jeff Davis Avenue. The City encourages all residents, groups and organizations to contact the City if they have any questions concerning the petition.

/s/ signed
Chairman
Planning Commission

The Clerk reported that notices were posted on the bulletin boards at City Hall, the Building Official's Office, and the Water Department, 201 Jeff Davis Avenue and at the Long Beach Public Library, 209 Jeff Davis Avenue; said notice was ordered as part of these proceedings:

MINUTES OF APRIL 10, 2025
REGULAR MEETING
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 **zoning text change**.

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

Add to Article XVII Parking

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

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

201 Jeff Davis • P.O. Box 929 • Long Beach, MS 39560 • (228) 863-1556 • FAX (228) 865-0822
www.cityoflongbeachms.com

- (6) No such vehicle shall exceed fourteen (14) feet in height, eight (8) feet six (6) inches in width and forty (40) feet in length.
- (d) When parked on a driveway or property with the principal dwelling, said recreational and utility vehicles shall comply with the setback for the district.

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

The purpose of this proposed change is to promote uniformed development and encourage public safety, thereby enhancing the quality of life for all Long Beach residents. A public hearing to consider the above zoning text change will be held in the City of Long Beach, Mississippi 39560, Thursday, April 10, 2025, at 5:30 p.m., in the Long Beach City Hall located on Jeff Davis Avenue. The City encourages all residents, groups and organizations to contact the City if they have any questions concerning the petition.

/s/ signed
Chairman
Planning Commission

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:

MINUTES OF APRIL 10, 2025 REGULAR MEETING

LONG BEACH PLANNING and DEVELOPMENT COMMISSION

Proof of Publication

LEGAL NOTICE
IN THE MATTER OF

Notarizing the same before the State of the Provisional County of Harrison and the County of the State of Iowa, and for said County and State, JUNIER DAWKINS, publisher of THE GAZETTE, a newspaper printed and published in Harrison County, who being duly sworn, deposes and says the publication of this notice attached is herein made in the said publication _____ weeks at the following numbers and on the following dates of such paper:

Vol. XX No. 12 dated 01 day of March, 2005
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____

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.

Junier Dawkins
Publisher

Sworn to and subscribed before me this 21 day of March, A.D. 2005
Junier Dawkins
Notary Public

NOTARY PUBLIC
STATE OF IOWA
My Comm. Expires _____

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

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

After considerable discussion, Commissioner DiLorenzo made motion, seconded by Commissioner Suthoff and unanimously carried recommending to approve the Zone Text Change.

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 10th day of April 2025, in the Long Beach City Hall Meeting Room, 201 Jeff Davis Avenue, in said City, and the same being the time, date and place fixed for holding said Regular Meeting.

There were present and in attendance on said Commission and at the meeting the following named persons: Chairman Frank Olaivar, Vice Chairman Shawn Barlow, Commissioners William Suthoff, David DiLorenzo, Ryan McMahon, Jennifer Glenn, Marcia Kruse, City Advisor Bill Hessell, Building Official Mike Gundlach, and Minutes Clerk Tina M. Dahl.

Absent the Regular Meeting were Commissioners Nicholas Brown, Trey Gaddy and Building Inspector Ryan Ladner.

MINUTES OF APRIL 10, 2025
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

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

Commissioner Suthoff made motion, seconded by Commissioner McMahon and unanimously carried to approve the Regular Meeting minutes of March 13, 2025, as submitted.

Commissioner DiLorenzo made motion, seconded by Commissioner Suthoff and unanimously carried to approve the Regular Meeting minutes of March 27, 2025, as submitted.

It came for discussion under New Business a Tree Removal for the property located at 140 Destiny Oaks Drive, Tax Parcel 0512J-01-035.035, submitted by Esma Construction, as follows:

MINUTES OF APRIL 10, 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	3/19/25
Zoning	R-1
Agenda Date	4/10/25
Check Number	CC

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

MB 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.

MB 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.

MB 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: 3/18/25

PROPERTY INFORMATION

TAX PARCEL # 05125-01-035.035

Address of Property Involved: 140 Destiny Oaks Dr.

Property owner name: ESM Construction

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: 2426 Bogue Terra Blvd Biloxi

Phone No. (678) 923-6544

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)

Construction of a Single Family Home.

Number of Trees:

18 Live Oak 1 Southern Magnolia

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

Signature [Signature] Date 3/19/25

ADDITIONAL INFORMATION REQUIRED

FROM APPLICANT

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

MB 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.

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

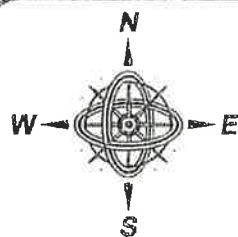
MB OWNERSHIP: Please provide a recorded warranty deed.

MB 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.

MB 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.

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

MINUTES OF APRIL 10, 2025
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



SCALE 1" = 40'

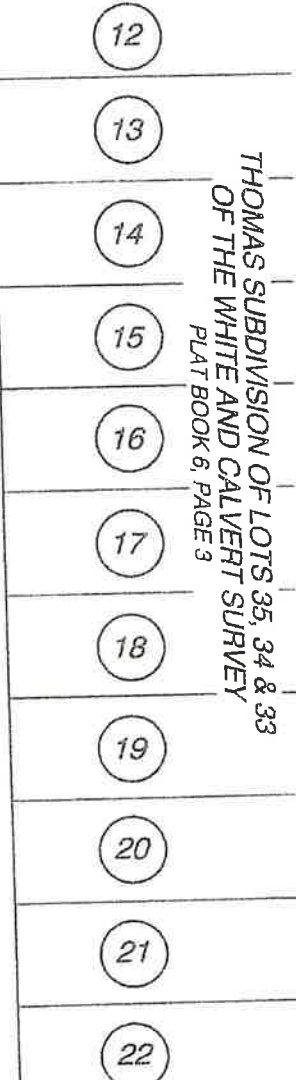
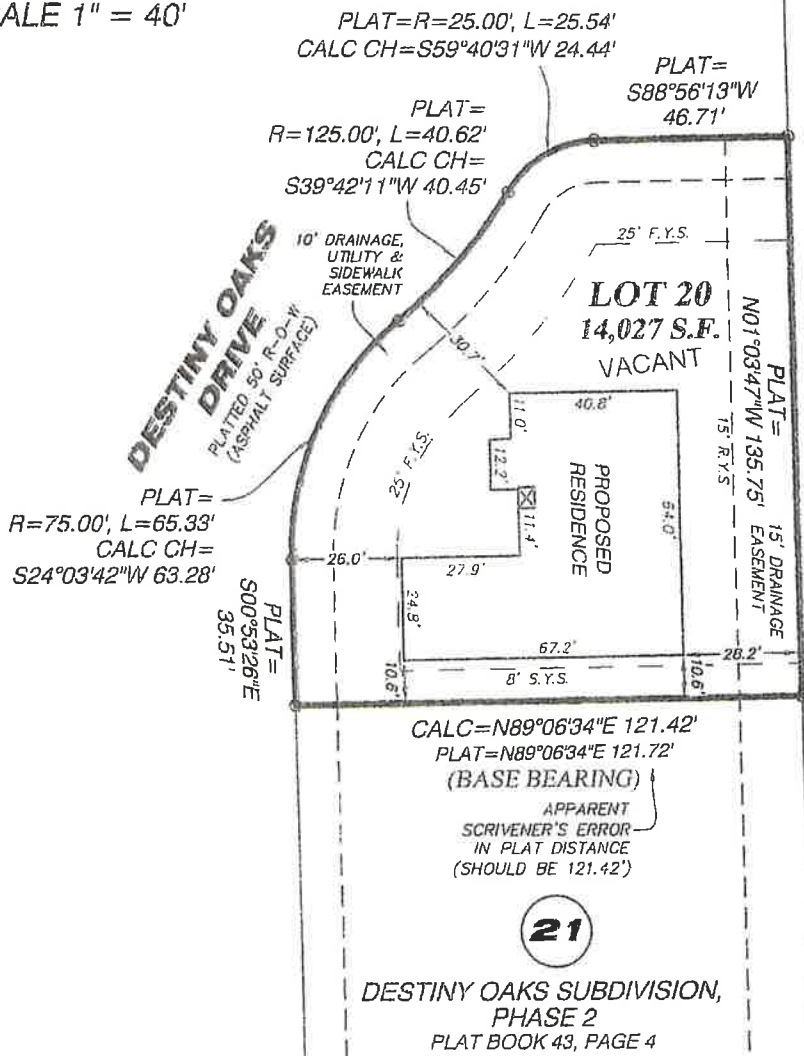
BEARINGS ARE BASED ON
RECORDED SUBDIVISION PLAT

REFERENCE MATERIALS:

- 1.) HARRISON COUNTY TAX MAPS, CURRENT EDITION.
- 2.) RECORDED SUBDIVISION PLAT OF DESTINY OAKS SUBDIVISION, PHASE 2, PLAT BOOK 43 AT PAGE 4.

ABBREVIATION LEGEND:

PLAT = PLATTED DIMENSION
N90°00'00"E 435.00' = ACTUAL FIELD MEASUREMENT
S.Y.S. = SIDE YARD SETBACK
R.Y.S. = REAR YARD SETBACK
F.Y.S. = FRONT YARD SETBACK
R = RADIUS
L = ARC LENGTH
CH = CHORD BEARING & DISTANCE



NOTES:

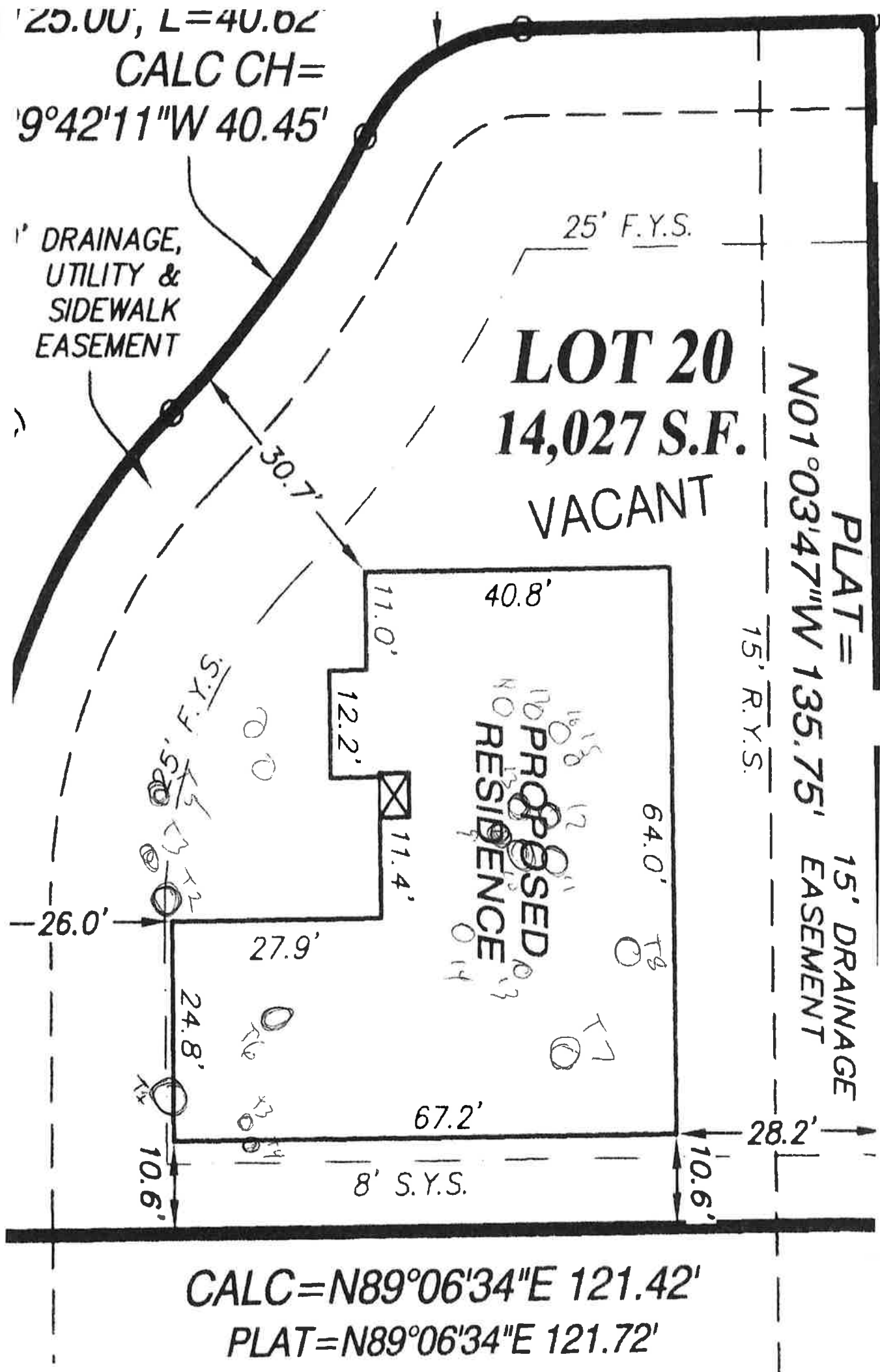
- 1.) CONTRACTOR TO VERIFY HOUSE POSITION/ORIENTATION AND BUILDING SETBACK LINES PRIOR TO CONSTRUCTION.
- 2.) SKETCH ONLY, NOT A BOUNDARY SURVEY.
- 3.) WHEN SETBACKS OVERLAP UTILITY AND/OR DRAINAGE EASEMENTS, SETBACKS ARE TO BE SET ON EASEMENT LINE.

A SITE PLAN OF LOT 20, DESTINY OAKS SUBDIVISION, PHASE TWO, CITY OF LONG BEACH, HARRISON COUNTY, MISSISSIPPI.

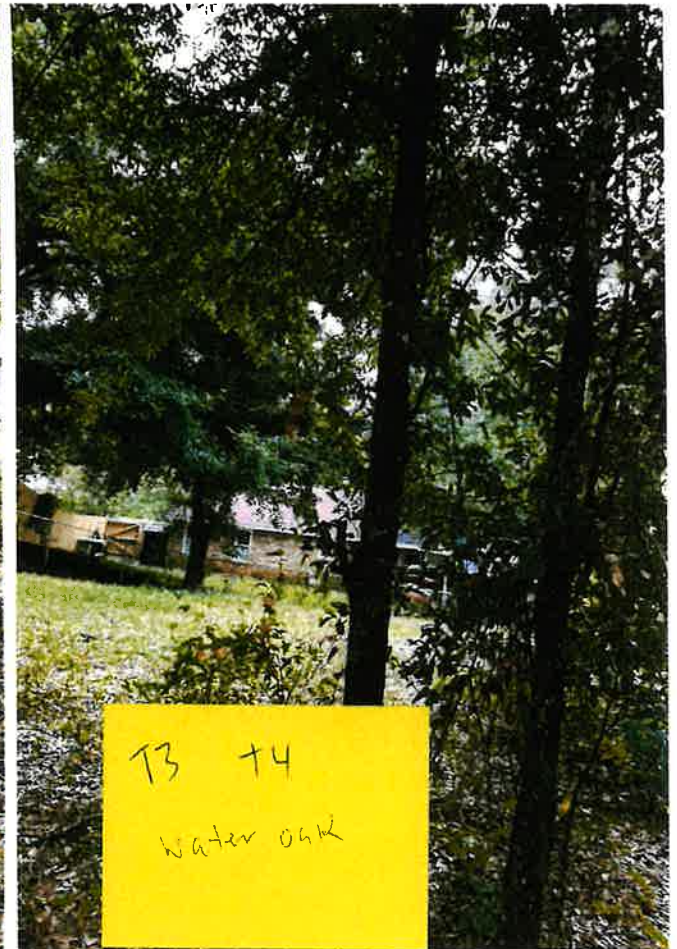
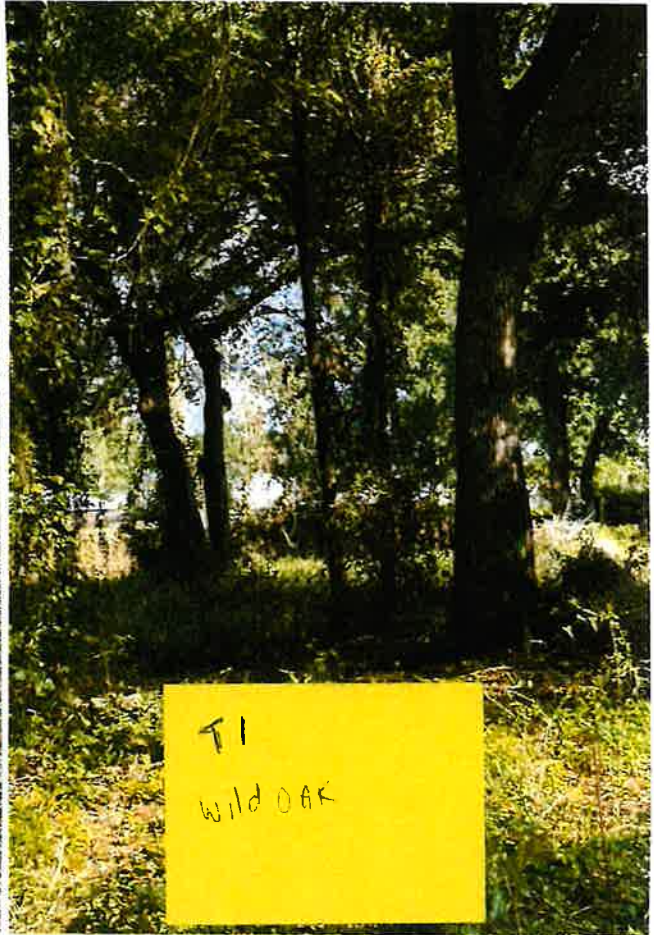
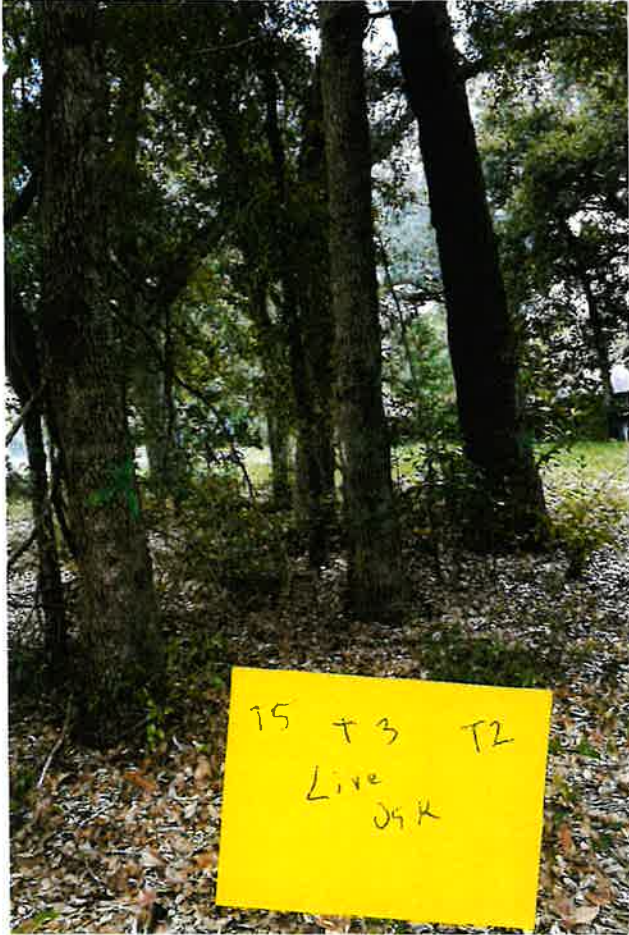


THIS SURVEY WAS PREPARED FROM INFORMATION PROVIDED BY CLIENT, WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT OR AN ENVIRONMENTAL STUDY.		THIS PROPERTY IS LOCATED IN F.I.R.M. ZONE "X" ACCORDING TO MAP NUMBER 28047C0358G, DATED JUNE 16, 2009	
CLIENT: MIGUEL HERNANDEZ	SURVEY CLASS "B"	BEARINGS SHOWN HEREON ARE DERIVED BY: RECORDED SUBDIVISION PLAT	
PARCEL 140 DESTINY OAKS DRIVE ADDRESS: LONG BEACH, MS 39560 DESTINY OAKS SUBDIVISION, PH 2 TAX PARCEL NUMBER: 0512J-01-035.035	SCALE: 1"=40'	PATRICK M. MARTINO, PLS 13010 KAYLEIGH COVE BILOXI, MISSISSIPPI 39532 PHONE: 228-396-2283 EMAIL: PATRICK@MARTINOSURVEYING.COM PROFESSIONAL LAND SURVEYOR	
CREW CHIEF: PMM	DRAWN BY: JAG		
DATE: 1/9/2023	JOB#: P23022		
REVISED:	OLD JOB#:		

MINUTES OF APRIL 10, 2025
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



MINUTES OF APRIL 10, 2025
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REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



MINUTES OF APRIL 10, 2025
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LONG BEACH PLANNING and DEVELOPMENT COMMISSION



SCANNED



J1 - GULFPORT DISTRICT
Instrument 2022-0011258-D-J1
Filed/Recorded 05/12/2022 11:17:01 AM
Total Fees 26.00
2 Pages Recorded

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

Grantors
Terry D. Bailey
Patricia A. Bailey
717 Oleander Lane
Biloxi, MS 39532
(228) 326-7855

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

Grantee:
Esma Construction, LLC,
a Georgia domestic limited liability company
2426 Bonnie Terre Blvd.
Biloxi, MS 39531
(678) 923-6544

File No. Z221345S

INDEXING INSTRUCTIONS: Lot 20, Destiny Oaks, Ph. 2, 1st JD, Harrison County, MS

STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT

WARRANTY DEED

FOR AND IN CONSIDERATION OF the price and sum of TEN AND NO/100 DOLLARS (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, we, **Terry D. Bailey and Patricia A. Bailey**, do hereby sell, convey and warrant unto **Esma Construction, LLC, a Georgia domestic limited liability company**, all of that certain tract, piece or parcel of land situated in Harrison County, Mississippi, together with all improvements, buildings, fixtures, and appurtenances thereunto belonging, and being more particularly described as follows, to-wit:

Lot 20, Destiny Oaks, Phase 2, 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 41, at Page 10, reference to which is hereby made in aid of and as a part of this description.

This being the same property as that conveyed to Terry D. Bailey and Patricia A. Bailey, by Warranty Deed recorded in Instrument No. 2005-19338-D-J1, Land Deed Records of Harrison County, Mississippi.

MINUTES OF APRIL 10, 2025
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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) quitclaim any and all oil, gas, and other minerals owned, if any, to Grantee(s). No mineral search was requested or performed by preparer.

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

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

This conveyance is not part of the Grantor(s) homestead.

WITNESS OUR SIGNATURES, on this the 6th day of May, 2022.

Terry D. Bailey
Terry D. Bailey
Patricia A. Bailey
Patricia A. Bailey

ACKNOWLEDGMENT

STATE OF Mississippi
COUNTY OF Harrison

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, Terry D. Bailey and Patricia A. Bailey, who acknowledged before me that they signed, executed and delivered the above and foregoing instrument on the day and year thereof, for the use and purposes therein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, on this the 6th day of May, 2022.

(AFFIX SEAL)

Tiffany Logan
NOTARY PUBLIC

My commission expires: 2/7/2024



MEMORANDUM

DATE: April 9, 2025
TO: City of Long Beach MS Planning Commission
FROM: Long Beach MS Tree Board
REF: Tree(s) Removal – 140 Destiny Oaks Drive

The Tree Board has carefully reviewed the site and details of the application for tree removal for the above mentioned property. We approve the removal of the trees physically marked with a green “X” and as shown on the application, with recognition that the remaining unmarked trees to the north of the property, which includes seven (7) live oaks and one (1) magnolia, are to remain.


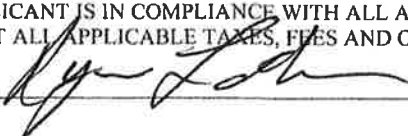
Blane Sutton
Robin Buch
Jana Montgomery
Ann Niolet
Michael McGill

MINUTES OF APRIL 10, 2025
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

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

It came for discussion under New Business, a Short-Term Rental located at 160 Rosie Drive, Tax Parcel 0611F-01-001.057, submitted by Jack and Jill Ludwig (owners) and Coast Accommodation Group, Amber Rouse (property manager), as follows:

MINUTES OF APRIL 10, 2025
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

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: <u>160 ROSIE DR.</u> Tax Parcel # <u>0611F-01-001.057</u> (Location of Short-Term Rental)			
OWNER'S INFORMATION: Property Owner's Name: <u>JACK & JILL LUDWIG</u> Property Owner's Address: <u>26559 INVERNESS DR.</u> Property Owner's Mailing Address, if different from above: <u>26559 INVERNESS DR. SOUTH BEND IN 46628</u> <div style="text-align: right; margin-right: 100px;">City State Zip</div> Property Owner's Phone No: <u>514-485-4950</u> Email Address: <u>JLUDWIG701@YAHOO.COM</u>			
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: <u>Coast Accommodation Group - Amber Rouse</u> Property Manager's Address: (Must be a local contact) <u>14057 Alcede Lizana Rd. Gulfport MS 39503</u> <div style="text-align: right; margin-right: 100px;">City State Zip</div> Property Manager's Phone No: <u>228-860-7773</u> Email Address: <u>Amber@CoastAccommodationgroup.com</u>			
PLEASE PROVIDE THE FOLLOWING: <ul style="list-style-type: none"> • Mississippi Sales Tax ID # <u>Airbnb VRBO</u> • 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: <ul style="list-style-type: none"> • 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.			
<u>JACK LUDWIG</u> PRINT NAME	 SIGNATURE	<u>3/28/25</u> DATE	
BELOW IS FOR OFFICE USE ONLY			
Maximum Occupancy: <u>7</u>	Maximum Vehicles allowed: <u>3</u>	Number of bedrooms: <u>4</u>	Number of people home can accommodate: <u>7</u>
I AFFIRM THAT THE APPLICANT IS IN COMPLIANCE WITH ALL APPLICABLE ZONING REQUIREMENTS, BUILDING & FIRE CODES; AND THAT ALL APPLICABLE TAXES, FEES AND OTHER CHARGES HAVE BEEN PAID.			
Building Official Signature: 		Date: <u>4/4/25</u>	
Fire Inspector Signature: _____		Date: _____	
COMMENTS: _____			
<div style="border: 1px solid black; padding: 5px; display: inline-block;"> Date Received: <u>4/2/25</u> Agenda Date: <u>4/10/25</u> Amount Due/Paid: <u>250.00</u> Payment Method: <u>143</u> </div>			

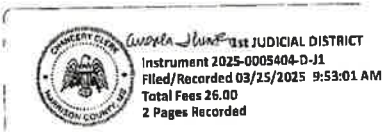
MINUTES OF APRIL 10, 2025
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



I JACK LUDWIG, owner of the property located at 160 ROSIE DR., Tax Parcel 0611F-01-001.051 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

3/20/25
date



Prepared By: David B. Pilger Attorney at Law 1406 Bienville Blvd. Ocean Springs, MS 39564 (228) 215-0011	Grantor: Sabrina Green 232 Fernwood Drive Pass Christian, MS 39571 (317) 694-7994
Return To: Pilger Title Co. 1406 Bienville Blvd. Ocean Springs, MS 39564 (228) 215-0011	Grantees: Jack Ludwig Jill Ludwig 26559 Inverness Drive South Bend, IN 46628 (574) 485-4950
File No. <u>F-25-361</u>	

INDEXING INSTRUCTIONS: Lot 57, The Grove, 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 I hereby acknowledge, I, Sabrina Green, do hereby sell...

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) quitclaim any and all oil, gas, and other minerals owned, if any, to Grantee(s). No mineral search was requested or performed by preparer.

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

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

WITNESS MY SIGNATURE, on this the 20th day of MARCH, 2025.

[Signature]
Sabrina Green

ACKNOWLEDGMENT

STATE OF MISSISSIPPI
COUNTY OF HARRISON

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, the within named Sabrina Green who acknowledged before me that she signed, executed and delivered the above and foregoing instrument on the day and year thereof, for the use and purposes therein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, on this the 20th day of MARCH, 2025.

[Signature]

**MINUTES OF APRIL 10, 2025
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

Parking Plan for 160 Rosie Dr. Long Beach MS 39560

Guest are directed to park in the garage or driveway. No street side parking.

Trash Management Plan for 160 Rosie Dr. Long Beach MS 39560

Guests are directed to put trash in the outside garbage can. Cleaners will put can by the road on Sunday afternoon and manager will pick trash can up on Mondays.

THE PARTIES. This Short-Term Rental Agreement ("Agreement") made on {{reservation_date}} between the following:

Guest: {{guest_name}} ("Guest"), and

Host: {{host_name}} ("Host").

THE PREMISES. The Host agrees to lease the described property below to the Guest, and the Guest agrees to rent from the Host:

Mailing Address: {{address}}

Hereinafter known as the "Premises."

LEASE TERM. The Guest shall be allowed to occupy the Premises starting {{checkin_date}} from {{checkin_time}} and ending {{checkout_date}} at {{checkout_time}} ("Lease Term").

QUIET HOURS. Quiet hours begin at 10:00 PM each night and continue until sunrise. Quiet hours consist of no music and keeping all audio at a minimum level out of respect for the surrounding residents.

OCCUPANTS. The total number of individuals staying on the Premises during the Lease Term shall be a total of {{number_of_guests}} guests.

If more than the authorized number of guests listed above are found on the Premises, this Agreement will be subject to termination by the Host.

BOOKING FEES. The Guest shall pay the Host the amount as detailed during the booking process.

UTILITIES. The Host shall be responsible for all utilities and services to the Premises EXCEPT for the following: None.

SECURITY DEPOSIT. The Guest shall be obligated to pay the following amounts upon the execution of this Agreement:

Security Deposit amount as detailed in the booking process. The Security Deposit is for the faithful performance of the Guest under the terms and conditions of this Agreement. The Guest must pay the Security Deposit at the execution of this Agreement. The Security Deposit shall be returned to the Guest within the State's requirements after the end of the Lease Term less any itemized deductions. This Security Deposit shall not be credited towards any Rent unless the Host gives their written consent.

SMOKING POLICY. Smoking on the Premises is prohibited.

PERSON OF CONTACT. The Host can be contacted at:

Host's Name: {{host_name}}

Telephone: {{host_phone}}

E-Mail:

SUBLETTING. The guest does not have the right to sublet the Premises.

MINUTES OF APRIL 10, 2025
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

INSPECTION. The Host has the right to inspect the Premises with prior notice as in accordance with State law. Should the Guest violate any of the terms of this Agreement, the rental period shall be terminated immediately in accordance with State law. The Guest waives all rights to process if they fail to vacate the premises upon termination of the rental period. The Guest shall vacate the Premises at the expiration time and date of this agreement.

MAINTENANCE AND REPAIRS. The Guest shall maintain the Premises in a good, clean, and ready-to-rent condition and use the Premises only in a careful and lawful manner. The Guest shall leave the Premises in a ready to rent condition at the expiration of this Agreement, defined by the Host as being immediately habitable by the next Guest. The Guest shall pay for maintenance and repairs should the Premises be left in a lesser condition. The Guest agrees that the Host shall deduct costs of said services from any Security Deposit prior to a refund if Guest causes damage to the Premises or its furnishings.

TRASH. The Guests shall dispose of all waste material generated during the Lease Term under the strict instruction and direction of the Host.

QUIET ENJOYMENT. The Guest, along with neighbors, shall enjoy each other's company in a quiet and respectful manner to each other's enjoyment. The Guest is expected to behave in a civilized manner and shall be good neighbors with any residents of the immediate area. Creating a disturbance of the area by large gatherings or parties shall be grounds for immediate termination of this Agreement.

HOST'S LIABILITY. The Guest and any of their guests hereby indemnify and hold harmless the Host against any and all claims of personal injury or property damage or loss arising from the use of the Premises regardless of the nature of the accident, injury or loss. The Guest expressly recognizes that any insurance for property damage or loss which the Host may maintain on the property does not cover the personal property of Guest and that Guest should purchase their own insurance for their guests if such coverage is desired.

ATTORNEY'S FEES. The Guest agrees to pay all reasonable costs, attorney's fees, and expenses that shall be made or incurred by the Host enforcing this agreement.

USE OF PREMISES. The Guest shall use the Premises for residential use only. The Guest is not authorized to sell products or services on the Premises or conduct any commercial activity.

ILLEGAL ACTIVITY. The Guest shall use the Premises for legal purposes only. Any other such use that includes but is not limited to illicit drug use, verbal or physical abuse of any person or illegal sexual behavior shall cause immediate termination of this Agreement with no refund of pre-paid Rent.

POSSESSIONS. Any personal items or possessions that are left on the Premises are not the responsibility of the Host. The Host shall make every reasonable effort to return the item to the Guest. If claims are not made within the State's required time period or two (2) weeks, whichever is shorter, the Host shall be able to keep such items to sell or for personal use.

GOVERNING LAW. This Agreement shall be governed and subject to the laws located in the jurisdiction of Premise's location.



Policy:23-4580441526-S-00

Effective From: 03/31/2025 To: 03/31/2026
Declarations Effective: 03/31/2025

Homeowner Policy

Named Insured	Producer
Jack Ludwig	Silver Bridge Holdings, LLC
26559 Inverness Dr	154 Porter Ave
South Bend, IN 46628	Biloxi, MS 39530
(574) 485-4950	(228) 265-5400
jludwig@lochgroup.com	
Policy Effective Date	Policy Expiration Date
03/31/2025 at 12:01 AM local time*	03/31/2026 at 12:01 AM local time*
Surplus Line Broker	Carrier
International Catastrophe Insurance Managers, LLC (ICAT)	Victor Insurance Exchange
Inspection Contact Name	Inspection Contact Phone Number
Jack Ludwig	(574) 485-4950

*At the Risk Address shown under Coverages and Premium.

MINUTES OF APRIL 10, 2025
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



Policy:23-4580441526-S-00
Effective From: 03/31/2025 To: 03/31/2026
Declarations Effective: 03/31/2025

Coverages and Premium

160 Rosie Dr, Long Beach, MS, 39560

Premium	Insurer Policy Fee	Insurer Inspection Fee	Installment Fee
\$2,842.00	\$500.00	\$125.00	\$0.00
Surplus Lines Taxes	Stamping Fee	MWUA	VIE Surplus Contribution*
\$138.68	\$8.67	\$104.01	\$284.20
Minimum Earned Premium	Total	Policy Form	
25%	\$4,002.56	HO-3	
Coverage A Dwelling	Coverage B Other Structures	Coverage C Personal Property	Coverage D Loss of Use
\$300,000	\$5,000	\$65,000	\$54,000
Coverage E Liability	Coverage F Medical Payments		
\$300,000	\$5,000		

*The Surplus Contribution goes toward the policyholder surplus of Victor Insurance Exchange (VIE). ICAT does not make any money off of or take a percentage of this contribution. Additional details are available in your Subscription Agreement.

Deductibles

Named Storm	2% (\$6,000)	All Other Perils	\$2,500
Wind and Hail	2% (\$6,000)		

Discounts

Central Station Burglar Alarm	✗ Not Included	New Purchase	✗ Not Included
Central Station Fire Alarm	✗ Not Included	Renovated Home	✗ Not Included
Fully Sprinklered Home	✗ Not Included	Water Mitigation	✗ Not Included
Guard Gated Community	✗ Not Included	Wind Mitigation	✓ Included
HardiePlank® Siding	✗ Not Included		

Endorsements

Additional Amount of Insurance for Dwelling	Not Included	Increased Limits on Business Personal Property	\$2,500
Increased Ordinance or Law	10%	Loss Assessment	\$1,000
Part Time Rental	Included	Mold Property/Liability	\$5,000 / \$5,000
Special Personal Property	Not Included	Personal Injury	Not Included
Coverage C Increased Special Limits	Not Included	Pool and Patio Enclosure	\$5,000
Equipment Breakdown	Not Included	Service Line Interruption	Not Included
Identity Fraud Expense	Not Included	Water Back-Up	\$5,000
Green Upgrades	Not Included		



Policy:23-4580441526-S-00
Effective From: 03/31/2025 To: 03/31/2026
Declarations Effective: 03/31/2025

POLICY FORMS

This policy is comprised of the following Forms:

ICAT 50SCH (01 23)	Insurer Participation Schedule	ICAT HO 240 (10 19)	Absolute Cyber Exclusion
VIE SOS (04 23)	Victor Insurance Exchange Authorized Signature and Service of Suit	ICAT PD AS (04 16)	Pre Existing Damage Exclusion
VIE PRV 04 23	Victor Insurance Exchange Privacy Policy	ICAT PE AS (10 18)	Limited Swimming Pool &/or Patio Enclosure
HO 00 03 (05 11)	Homeowners 2 Special Form	IL P 001 (01 04)	Office of Foreign Assets Control ("OFAC")
HO 04 26 (05 11)	Fungi Mold Rot or Bacteria Coverage	IL P 022 (01 07)	Flood Advisory Notice
HO 04 50 (05 11)	Personal Property Replacement Cost	NAHO 303 (01 23)	Electronic Data Endorsement
HO 04 55 (10 00)	Home Day Care Exclusion	NAHO 603 (01 23)	Electronic Data Recognition Exclusion
HO 05 80 (05 11)	Property Remediation for Escaped Liquid Fuel and Limited Transportation Exclusion	NAHO 612 (01 23)	War and Terrorism Exclusion
ICAT 00 31 (08 15)	Multiple Deductible Endorsement	IL P 014 (09 06)	MS EQ Exclusion Advisory Notice
ICAT 400 (08 17)	Claims Notice	IL P 013 (09 06)	MS Flood Exclusion Advisory Notice
ICAT CL NO (09 15)	Firearms Liability Exclusion	ICAT 600 MS (10 16)	MS Special Provisions (Cancellation)
ICAT FAE (09 15)	Dog Breed and Exotic Pet Exclusion	ICAT HO MS 01 (05 20)	MS Policyholder Bill of Rights
ICAT HO 01 (12 16)	Asbestos and Sick Building Exclusion	ICAT HO R 013 (05 20)	MS Policyholder Checklist
ICAT HO 232 (06 15)	NBCR Exclusion	HO 04 95 (01 14)	Limited Water Back Up and Sump Overflow
ICAT HO 238 (12 15)		HO 06 63 (02 17)	Broadened Home Sharing Host Activities Coverage Limit

MINUTES OF APRIL 10, 2025
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



Policy:23-4580441526-S-00
Effective From: 03/31/2025 To: 03/31/2026
Declarations Effective: 03/31/2025

This Insurance policy is issued by International Catastrophe Insurance Managers, LLC ("ICAT"), on behalf of the Insurers identified within the policy and in accordance with the limited authorization granted to ICAT as Correspondent / Program Administrator for such Insurers. The identified Insurers bind themselves severally and not jointly, each for its own part and not one for another, their Executors and Administrators. ICAT is not an insurer under this policy and is not liable to indemnify the Insured under the terms of this policy.

Any inquiries regarding this policy should be addressed to ICAT at the following address:

International Catastrophe Insurance Managers, LLC
385 Interlocken Crescent, Suite 1100
Broomfield, CO 80021

COMMON POLICY CONDITIONS

In return for the payment of the premium and fees, and subject to all the terms of this Policy, We agree with You to provide the Insurance as stated in this Policy.

Note: This Insurance policy is issued pursuant to Mississippi law covering surplus lines Insurance. The company issuing the policy is not licensed by the State of Mississippi, but is authorized to do business in Mississippi as a non admitted company. The policy is not protected by the Mississippi Insurance Guaranty Association in the event of the Insurer's insolvency.

Surplus Lines Insurance Producer: Kristen Day

This policy contains a flood exclusion. Flood coverage may be purchased separately from the National Flood Insurance Program, if available in your area.

This policy contains an earthquake exclusion. Contact your agent for information concerning the availability of earthquake coverage

Easily submit a claim 24 hours a day, 7 days a week for policy number 23-4580441526-S-00 using the information below:

Online: www.icat.com/claims/report-a-claim
Phone: 866-789-4228
Email: newclaims@icat.com
Fax: 866-325-2142



Policy:23-4580441526-S-00
Effective From: 03/31/2025 To: 03/31/2026
Declarations Effective: 03/31/2025

MISSISSIPPI DEPARTMENT OF INSURANCE
INFORMATIONAL NOTICE FORM
SURPLUS LINES PERSONAL LINES PLACEMENTS

For all personal lines placements in the surplus lines market, Miss. Code Ann. § 83-21-23-(1) requires that a surplus lines insurance producer shall furnish to an Insured at the time of policy deliverance an informational notice. Accordingly, any insured purchasing a surplus lines policy covering Mississippi risks should be aware of the following:

- 1) The insurance procured under this surplus lines policy may or may not be available from a licensed company that may provide greater protection with more regulatory oversight.
- 2) In the event of an insolvency of the surplus lines insurer writing this policy, the losses shall not be paid by the Mississippi Insurance Guaranty Association.
- 3) This coverage has been procured through a duly licensed surplus lines insurance producer.

Name of Surplus Lines Insurance Producer: Kristen Day
385 Interlocken Crescent Suite 1100
Broomfield, CO 80021

MINUTES OF APRIL 10, 2025
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

HOMEOWNERS
HO 06 63 02 17

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

BROADENED HOME-SHARING HOST ACTIVITIES
COVERAGE ENDORSEMENT

SCHEDULE

Home-sharing Host Activities Damage To Property Of Others		
Limit Of Liability	See Declarations	Per Occurrence
Information required to complete this Schedule. If not shown above, will be shown in the Declarations.		

DEFINITIONS

A. The following definitions are added:

1. "Home-sharing host activities" means:
 - a. The:
 - (1) Rental or holding for rental; or
 - (2) Mutual exchange of services; of the "residence premises", in whole or in part, by an "insured" to a "home-sharing occupant" through the use of a "home-sharing network platform"; and
 - b. Any other related property or services made available by an "insured" for use during such:
 - (1) Rental; or
 - (2) Mutual exchange of services; except those property or services provided by another party.
2. "Home-sharing network platform" means an online-enabled application, web site or digital network that:
 - a. is used for the purpose of facilitating, for money, mutual exchange of services or other compensation, the rental of a dwelling or other structure, in whole or in part; and
 - b. Allows for the agreement and compensation with respect to such rental to be transacted through such online-enabled application, web site or digital network.
3. "Home-sharing occupant" means a person, other than an "insured", who:
 - a. Has entered into an agreement or arranged compensation with an "insured" through the use of a "home-sharing network platform" for "home-sharing host activities"; or

- b. Is accompanying or staying with a person described in Paragraph 3.a. of this provision under such "home-sharing host activities".

B. Definition B.3. "Business" is replaced by the following:

3. "Business" means:

- a. A trade, profession or occupation engaged in on a full-time, part-time or occasional basis;
- b. "Home-sharing host activities"; or
- c. Any other activity engaged in for money or other compensation, except the following:
 - (1) One or more activities, not described in (2) through (4) below, for which no "insured" receives more than \$2,000 in total compensation for the 12 months before the beginning of the policy period;
 - (2) Volunteer activities for which no money is received other than payment for expenses incurred to perform the activity;
 - (3) Providing home day care services for which no compensation is received, other than the mutual exchange of such services; or
 - (4) The rendering of home day care services to a relative of an "insured".

C. In this Policy, the terms:

1. Roomer;
 2. Boarder;
 3. Tenant; or
 4. Guest;
- do not include a "home-sharing occupant".

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Page 1 of 5

SECTION I – PROPERTY COVERAGES

B. Coverage B – Other Structures

With respect to the coverage provided by this endorsement, Paragraphs B.2.b. and B.2.c. are replaced by the following:

2. We do not cover:
 - b. Other structures rented or held for rental to any person other than a:
 - (1) "Home-sharing occupant"; or
 - (2) Tenant of the dwelling; unless used solely as a private garage;
 - c. Other structures from which any "business" is conducted, except structures used primarily for "home-sharing host activities"; or

C. Coverage C – Personal Property

Paragraph f. of 4. **Property Not Covered** is replaced by the following:

- We do not cover:
- f. Property of:
 - (1) A "home-sharing occupant";
 - (2) Any other person occupying the "residence premises" as a result of any "home-sharing host activities"; and
 - (3) Roomers, boarders and other tenants, except property of roomers and boarders related to an "insured";

D. Coverage D – Loss Of Use

With respect to the coverage provided by this endorsement, Paragraph D.2. **Fair Rental Value** is replaced by the following:

2. **Lost Rental Value Of "Home-sharing Host Activities"**

If an "insured" has entered into a contract or agreement with another person through the use of a "home-sharing network platform" for "home-sharing host activities" for a specified period of time, and either:

 - a. A loss covered under Section I makes that part of the "residence premises" used for such "home-sharing host activities" not fit to live in during the period of time specified in such contract or agreement; or

- b. The "insured" or such other person cancels such contract or agreement, provided such cancellation takes place:

- (1) During the period of time a National Weather Service hurricane watch or hurricane warning is in effect for any part of the state in which the:
 - (a) "Residence premises" is located; or
 - (b) Person entering into such contract or agreement with the "insured" resides; or
- (2) Within 24 hours of the termination of such hurricane watch or hurricane warning described in Paragraph b.(1) of this provision;

we cover the lost rental value of the "home-sharing host activities" specified under such contract or agreement, less any expenses that do not continue while it is not fit to live in.

Payment will be for the shortest period of time agreed upon for "home-sharing host activities" under such contract or agreement.

E. Additional Coverages

Paragraph E.10. **Landlord's Furnishings** is replaced by the following:

10. **Landlord's Furnishings**

We will pay up to \$2,500 for your appliances, carpeting and other household furnishings, in each apartment on the "residence premises" regularly rented or held for rental to others by an "insured", for loss caused by a Peril Insured Against in Coverage C, other than Theft.

This coverage includes, but is not limited to, loss to appliances, carpeting and other household furnishings which results from "home-sharing host activities".

This limit is the most we will pay in any one loss regardless of the number of appliances, carpeting or other household furnishings involved in the loss.

This coverage does not increase the limit of liability applying to the damaged property.

MINUTES OF APRIL 10, 2025
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

SECTION I – PERILS INSURED AGAINST

B. Coverage C – Personal Property

With respect to the coverage provided by this endorsement, Paragraph 9.b.(3) is replaced by the following:

9. Theft

b. This peril does not include loss caused by theft:

(3) From that part of a "residence premises" rented by an "insured" to someone other than:

(a) Another "insured"; or

(b) A "home-sharing occupant".

However, we will not pay, under this Provision 9.b.(3)(b), for loss by theft of:

(I) Money, bank notes, bullion, gold, goldware, gold-plated ware, silver, silverware, silver-plated ware, pewterware, platinum, platinumware, platinum-plated ware, coins, medals, scrip, stored value cards and smart cards;

(II) Securities, accounts, deeds, evidences of debt, letters of credit, notes other than bank notes, manuscripts, personal records, passports, tickets and stamps regardless of the medium (such as paper or computer software) on which the material exists; or

(III) Jewelry, watches, furs, precious and semiprecious stones; or

SECTION I – CONDITIONS

With respect to the coverage provided by this endorsement, Paragraph G. Other Insurance And Service Agreement is replaced by the following:

G. Other Insurance And Service Agreement

1. If a loss covered by this Policy is also covered by:

a. Other insurance, except insurance provided by a "home-sharing network platform", we will pay only the proportion of the loss that the limit of liability that applies under this Policy bears to the total amount of insurance covering the loss; or

b. A service agreement, protection plan or guarantee, except a service agreement, protection plan or guarantee provided by a "home-sharing network platform", this insurance is excess over any amounts payable under any such agreement.

2. Subject to Paragraph G.1., if, at the time of loss, there is:

- a. Other insurance;
- b. A service agreement;
- c. A protection plan; or
- d. A guarantee;

provided by, on behalf of, or through a "home-sharing network platform" covering the same property covered by this Policy, this insurance is primary with respect to the amount due under such other insurance, service agreement, protection plan or guarantee.

3. As used in this Paragraph G.:

a. A service agreement means a service plan, property restoration plan, home warranty or other similar service warranty agreement, even if it is characterized as insurance.

b. A protection plan or guarantee means a product provided by a "home-sharing network platform" which provides property damage protection for "home-sharing host activities", even if it is characterized as insurance.

SECTION II – EXCLUSIONS

With respect to the coverage provided by this endorsement, Exclusion E.2. is replaced by the following:

2. "Business"

a. "Bodily injury" or "property damage" arising out of or in connection with a "business" conducted from an "insured location" or engaged in by an "insured", whether or not the "business" is owned or operated by an "insured" or employs an "insured".

This Exclusion E.2. applies but is not limited to an act or omission, regardless of its nature or circumstance, involving a service or duty rendered, promised, owed, or implied to be provided because of the nature of the "business".

b. This Exclusion E.2. does not apply to:

(1) "Home-sharing host activities";

(2) With respect to other than "home-sharing host activities":

(a) The rental or holding for rental of an "insured location";

(i) On an occasional basis if used only as a residence;

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Page 3 of 5

(II) In part for use only as a residence, unless a single-family unit is intended for use by the occupying family to lodge more than two roomers or boarders; or

(III) In part, as an office, school, studio or private garage; and

(b) An "insured" under the age of 21 years involved in a part-time or occasional, self-employed "business" with no employees;

This Exclusion a.(3) does not apply to a "motor vehicle" that:

(a) is designed for recreational use off public roads;

(b) is not owned by an "insured"; and

(c) At the time of the "occurrence", is not required by law, or regulation issued by a government agency, to have been registered for it to be used on public roads or property.

SECTION II – ADDITIONAL COVERAGES

With respect to the coverage provided by this endorsement, Paragraph C. Damage To Property Of Others is replaced by the following:

C. Home-sharing Host Activities Damage To Property Of Others

1. We will pay, at replacement cost, up to:

a. \$1,000; or

b. The Home-sharing Host Activities Damage To Property Of Others Limit Of Liability shown in the Schedule;

whichever is greater, per "occurrence", for "property damage" to property of others:

a. Caused by an "insured"; and

b. Arising out of "home-sharing host activities".

2. We will not pay for "property damage":

a. To the extent of any amount recoverable under Section I;

b. Caused intentionally by an "insured" who is 13 years of age or older;

c. To property owned by an "insured";

d. To property owned by or rented to a tenant of an "insured" or a resident in your household; or

e. Arising out of:

(1) A "business", other than "home-sharing host activities", engaged in by an "insured";

(2) Any act or omission in connection with a premises owned, rented or controlled by an "insured", other than the "insured location"; or

(3) The ownership, maintenance, occupancy, operation, use, loading or unloading of aircraft, hovercraft, watercraft or "motor vehicles".

SECTION II – CONDITIONS

With respect to the coverage provided by this endorsement, Paragraph H. Other Insurance is replaced by the following:

H. Other Insurance

This insurance is:

1. Primary with respect to:

- a. Other insurance;
- b. A protection plan; or
- c. A guarantee;

provided by, on behalf of, or through a "home-sharing network platform" covering "home-sharing host activities".

2. Subject to Paragraph H.1., excess over other valid and collectible insurance except insurance written specifically to cover as excess over the limits of liability that apply in this Policy.

3. As used in this Paragraph H., a protection plan or guarantee means a product provided by, on behalf of, or through a "home-sharing network platform" which provides liability protection for "home-sharing host activities", even if it is characterized as insurance.

SECTIONS I AND II – CONDITIONS

The following provision is added:

Home-sharing Host Activities Verification Requirements

With respect to "home-sharing host activities", we must be provided, as often as we reasonably require, with information concerning the number of:

1. Rental agreements or contracts entered into by an "insured"; and

2. Nights the "residence premises" was occupied, in whole or in part, by "home-sharing occupants".

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HO 06 63 02 17

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MINUTES OF APRIL 10, 2025
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

The following provision is added:

Personal Injury Coverage

If the Personal Injury Coverage endorsement is made a part of this Policy, Exclusion 1.g. is replaced by the following:

This Insurance does not apply to:

- 1. "Personal Injury":
 - g. Arising out of or in connection with a "business" conducted from an "insured location" or engaged in by an "insured", whether or not the "business" is owned or operated by an "insured" or employs an "insured". This exclusion applies but is not limited to an act or omission, regardless of its nature or circumstance, involving a service or duty rendered, promised, owed, or implied to be provided because of the nature of the "business".

This exclusion does not apply to:

- (1) "Home-sharing host activities";
- (2) With respect to other than "home-sharing host activities":
 - (a) The rental or holding for rental of an "insured location":
 - (i) On an occasional basis if used only as a residence;
 - (ii) In part for use only as a residence, unless a single-family unit is intended for use by the occupying family to lodge more than two roomers or boarders; or
 - (iii) In part, as an office, school, studio or private garage; and
 - (b) An "insured" under the age of 21 years involved in a part-time or occasional, self-employed "business" with no employees;

All other provisions of this Policy apply.

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

It came for discussion under new business a Certificate of Resubdivision for the property located at 0 West Beach Blvd, Tax Parcel 0612F-02-090.000, submitted by Loren Ritter (owner) and Gary Mata (agent), as follows:

MINUTES OF APRIL 10, 2025
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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 Received2/20/25

ZoningR-2

Agenda Date3-13-25

Check Number1460

APPLICATION FOR CERTIFICATE OF RESUBDIVISION

- I. TYPE OF CASE: CERTIFICATE OF RESUBDIVISION
- II. ADVALOREM TAX PARCEL NUMBER(S): 0612F-02-090.000
- III. GENERAL LOCATION OF PROPERTY INVOLVED: Corner of WEST AVE & Hwy 90
- IV. ADDRESS OF PROPERTY INVOLVED: 0 West Beach Blvd
- V. GENERAL DESCRIPTION OF REQUEST: Resubdivision of 1 PARCEL
Into 4 PARCELS
- VI. REQUIRED ATTACHMENTS:

A. Resubdivision Survey and Certificate (see attached example) on no less than 11" X 17" paper.

B. Cash or check payable to the City of Long Beach in the amount of \$375.00

C. Proof of ownership (copy of recorded warranty deed) if applicable proof of authority to act as agent for owner.

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

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

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

Loren Ritter

Name of Rightful Owner (PRINT)

7087 CEDAR PLACE

Owner's Mailing Address

Villa Rica GA 30180

City State Zip

760-809-1515

Phone

Signature of Rightful Owner

Date

GARY MATA

Name of Agent (PRINT)

1202 BEACH BLVD.

Agent's Mailing Address

Riverside MS 39530

City State Zip

662-255-8869

Phone

Signature of Applicant

Date

**MINUTES OF APRIL 10, 2025
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

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

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

NAME OF OWNER (PRINT) LOREN RITTER.

ADDRESS (STREET, CITY, STATE, ZIP CODE) 7087 CEDAR PLACE Villa Rica Ga 30180

PHONE # (H) 760-809-1515 (C) _____

TAX PARCEL NUMBER(S) OWNED 0612F-02-090.000

SIGNATURE Loren Ritter

NAME OF OWNER (PRINT) NANCY RITTER

ADDRESS (STREET, CITY, STATE, ZIP CODE) SAME AS ABOVE

PHONE # (H) 760-809-7151 (C) _____

TAX PARCEL NUMBER(S) OWNED 0612F-02-090.000

SIGNATURE Nancy Ritter

NAME OF OWNER (PRINT) _____

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

PHONE # (H) _____ (C) _____

TAX PARCEL NUMBER(S) OWNED _____

SIGNATURE _____

NAME OF OWNER (PRINT) _____

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

PHONE # (H) _____ (C) _____

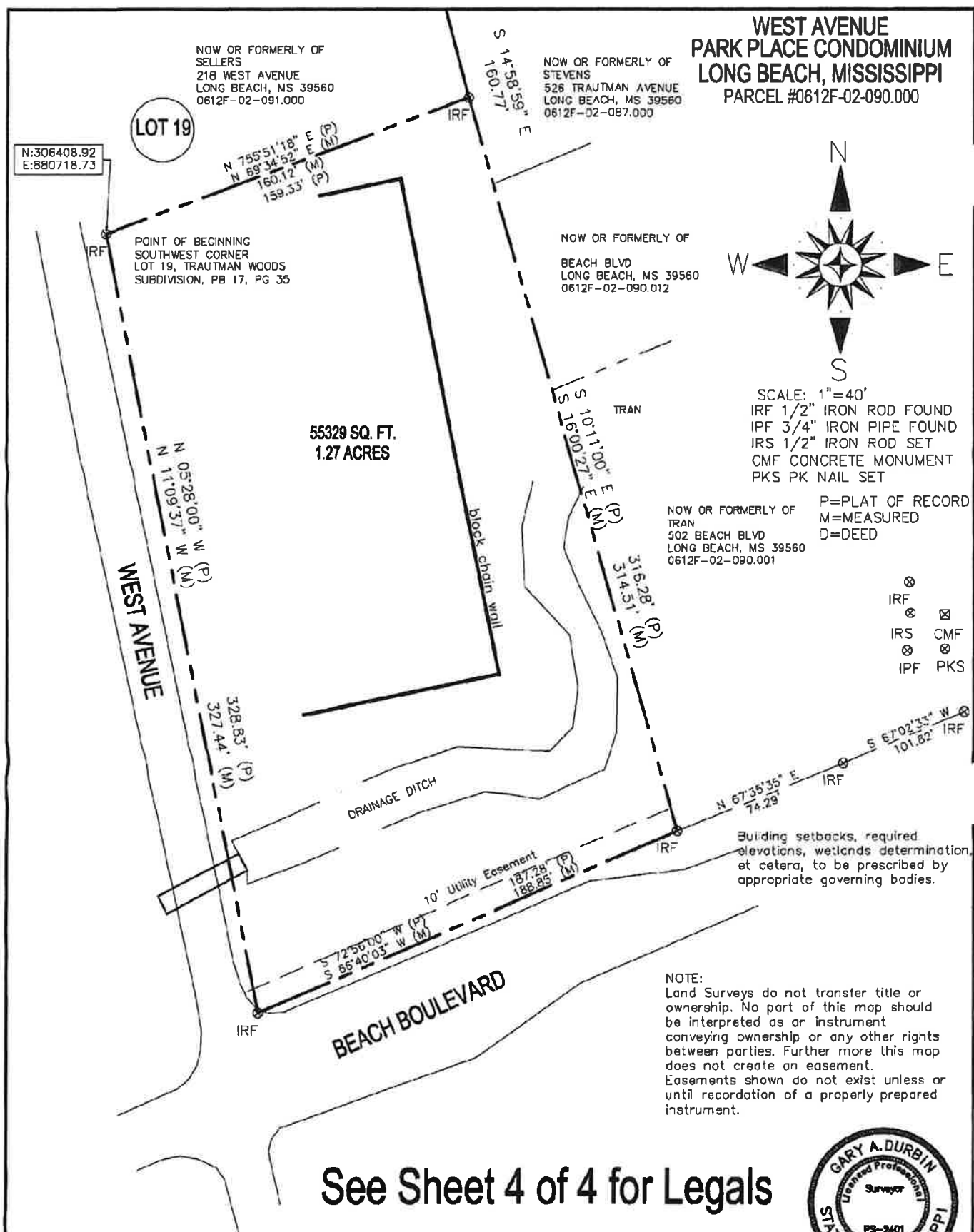
TAX PARCEL NUMBER(S) OWNED _____

SIGNATURE _____

(Use additional forms as needed)

IN CASES OF MULTIPLE APPLICANTS, PLEASE IDENTIFY THE PERSON WHO WILL BE ACTING AS YOUR

SPOKES PERSON/AGENT FOR YOU GARY NATA - N&H BUILDERS.



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

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

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

This property is situated in Zone "VE-2123" per FEMA Flood Insurance Rate Map, City of Long Beach, Harrison County, Mississippi, Community Panel Number 28047C-0357-G, Revised: 6/16/09.

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

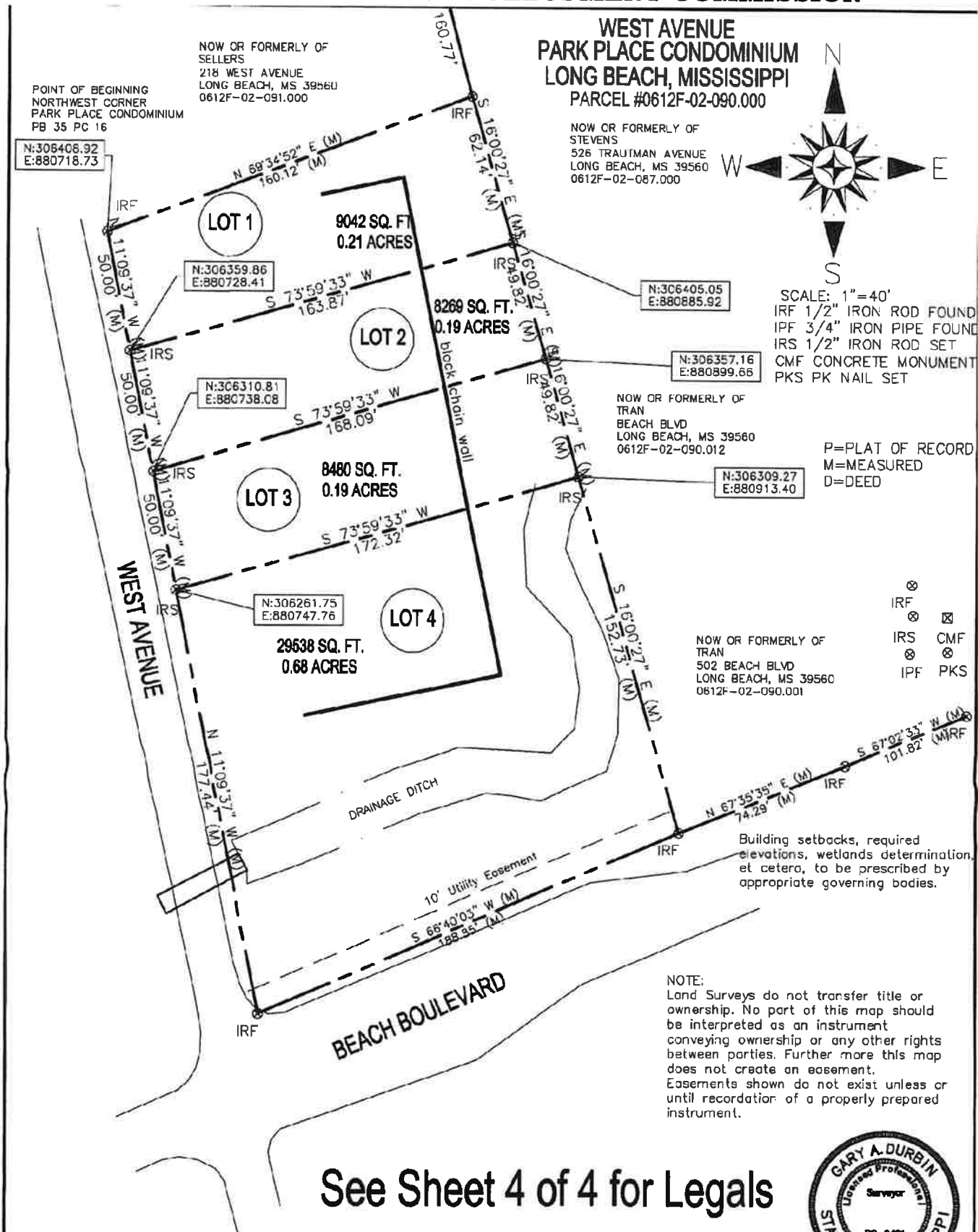
Gary A. Durbin, P.L.S. 2401
February 2, 2024

JOB 11392

Sheet 1 of 4

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

**MINUTES OF APRIL 10, 2025
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**



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

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

Bearings based on GPS Observation of the east margin of West Avenue, NAD 83, MS East Zone, convergence angle -C.130449, scale factor 0.999960.

This property is situated in Zone "VE-21-23" per FEMA Flood Insurance Rate Map, City of Long Beach, Harrison County, Mississippi, Community Panel Number 28047C-0358-G, Revised: 6/16/09.

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

Gary A. Durbin, P.L.S. 2401
January 3, 2025

JOB 11392

Sheet 2 of 4

MINUTES OF APRIL 10, 2025
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.

OWNER: LOREN RITTER DATE 2-19-2025

Subscribed and sworn to before me, in my presence this 19th day of Feb 2025, a Notary Public in and for the County of Harrison, State of Mississippi.



Nicole French
NOTARY PUBLIC

SEAL

MY COMMISSION EXPIRES March 24, 2026

CERTIFICATE OF SURVEY AND ACCURACY

I hereby certify that this map drawn by me or drawn under my supervision form an actual survey made by me or under my supervision and a deed description recorded in Book/Page See Survey in accordance with the applicable codes and ordinances. Witness my original signature registration number and date this the 12 day of FEB 2025.

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



Subscribed and sworn to before me, in my presence this ___ day of ___ 2025, a Notary Public in and for the County of Harrison, State of Mississippi.

Robert C. Moran
NOTARY PUBLIC

SEAL

MY COMMISSION EXPIRES Aug 16, 2025

CERTIFICATE OF APPROVAL

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

ADMINISTRATOR _____ DATE _____

PLANNING COMMISSION

Approved by the City of Long Beach Planning Commission at the regular meeting of said Commission held on the ___ day of ___ 2025.

PLANNING COMMISSION CHAIRMAN _____ DATE _____

ACCEPTANCE

Submitted to and Approved by the City of Long Beach, Board of Aldermen, at the regular meeting of said Board of Aldermen held on the ___ day of ___ 2025.

ADOPT _____ ATTEST _____
MAYOR _____ CITY CLERK _____

CERTIFICATE OF RESUBDIVISION

WEST AVENUE
PARK PLACE CONDOMINIUM
LONG BEACH, MISSISSIPPI
PARCEL #0612F-02-090.000

Sheet 3 of 4

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

JOB 11392

MINUTES OF APRIL 10, 2025
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

WEST AVENUE
PARK PLACE CONDOMINIUM
LONG BEACH, MISSISSIPPI
PARCEL #0612F-02-090.000

LEGAL DESCRIPTION
LOT 2

A parcel of land being a part of Park Place Condominium, City of Long Beach, First Judicial District of Harrison County, Mississippi, as recorded in Plat Book 35, Page 16 of the records of the First Judicial District. better described as follows, to-wit:

Commencing at an iron rod on the East margin West Avenue, said point being the Northwest corner of said Park Place Condominium Plat, thence run S 11°09'37" E 50.00 feet to an iron rod and the Point of Beginning, thence run N 73°59'33" E 163.87 feet to an iron rod, thence S 16°00'27" E 49.82 feet to an iron rod, thence S 73°59'33" W 168.09 feet to an iron rod on the East margin of West Avenue, hence N 11°09'37" W 50.00 feet to the Point of Beginning. Said parcel contains 8269 square feet or 0.19 acres.

LEGAL DESCRIPTION
LOT 3

A parcel of land being a part of Park Place Condominium, City of Long Beach, First Judicial District of Harrison County, Mississippi, as recorded in Plat Book 35, Page 16 of the records of the First Judicial District. better described as follows, to-wit:

Commencing at an iron rod on the East margin West Avenue, said point being the Northwest corner of said Park Place Condominium Plat, thence run S 11°09'37" E 100.00 feet to an iron rod and the Point of Beginning, thence run N 73°59'33" E 168.09 feet to an iron rod, thence S 16°00'27" E 49.82 feet to an iron rod, thence S 73°59'33" W 172.32 feet to an iron rod on the East margin of West Avenue, hence N 11°09'37" W 50.00 feet to the Point of Beginning. Said parcel contains 8480 square feet or 0.19 acres.

LEGAL DESCRIPTION
LOT 4

A parcel of land being a part of Park Place Condominium, City of Long Beach, First Judicial District of Harrison County, Mississippi, as recorded in Plat Book 35, Page 16 of the records of the First Judicial District. better described as follows, to-wit:

Commencing at an iron rod on the East margin West Avenue, said point being the Northwest corner of said Park Place Condominium Plat, thence run S 11°09'37" E 150.00 feet to an iron rod and the Point of Beginning, thence run N 73°59'33" E 172.52 feet to an iron rod, thence S 16°00'27" E 152.73 feet to an iron rod on the North margin of Beach Boulevard, thence S 66°40'03" W 188.85 feet to a PK Nail on the East margin of West Avenue, hence N 11°09'37" W 177.44 feet to the Point of Beginning. Said parcel contains 29538 square feet or 0.68 acres.

JOB 11392

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

Sheet 4 of 4

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 0612F-02-090.000 into Lots 1, 2, 3 and 4. The subject property is generally described as being located on West Avenue.

LEGAL DESCRIPTION PRIOR
TO RE-SUBDIVISION

LEGAL DESCRIPTION
PARCEL 0612F-02-090.000
(DB 594 PG 126)

Park PLACE Condominium Site as Platted in Plat Book 35, Page 16, in the Plat Records of The First Judicial District of Harrison County Chancery Clerk's Office.

LEGAL DESCRIPTION
LOT 1

A parcel of land being a part of Park Place Condominium, City of Long Beach, First Judicial District of Harrison County, Mississippi, as recorded in Plat Book 35, Page 16 of the records of the First Judicial District. better described as follows, to-wit:

Beginning at an iron rod on the East margin West Avenue, said point being the Northwest corner of said Park Place Condominium Plat, thence run N 69°34'52" E 160.12 feet to an iron rod, thence S 16°00'27" E 62.14 feet to an iron rod, thence S 73°59'33" W 163.87 feet to an iron rod on the East margin of West Avenue, hence N 11°09'37" W 50.00 feet to the Point of Beginning. Said parcel contains 9042 square feet or 0.21 acres.



MINUTES OF APRIL 10, 2025
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

Special Tap Fee: Corner of West Ave & Hwy 90				
Parcel #: 0612F-02-090.000				
Date: 02-26-2025				
SEWER AND WATER TAPS				
MATERIALS:				
QTY.		ITEM	PRICE	TOTAL
4	EA	6" CAPS	\$13.17	\$52.68
2	EA	6" 90'S	\$25.19	\$50.38
2	EA	6" TEE WYE	\$43.05	\$86.10
40	FT	6" SEWER PIPE	\$6.50	\$260.00
2	EA	6" SEWERSADDLE	\$51.00	\$102.00
1	EA	8X1 TAPPING SADDLE	\$34.00	\$34.00
1	EA	1X3/4 WYE	\$42.00	\$42.00
1	EA	1" CTS CORP STOP	\$55.00	\$55.00
2	EA	METER BOX	\$82.00	\$164.00
1	EA	Temp Asphalt Repair	\$300.00	\$300.00
1	EA	Perm. Asphalt Repair	\$6,000.00	\$6,000.00
1	TON	LIMESTONE	\$41.00	\$41.00
TOTAL MATERIAL COST				\$7,187.16
EQUIPMENT:				
QTY.		ITEM	PRICE	TOTAL
12	HRS	161-TRACK HOE	\$45.00	\$540.00
12	HRS	DUMP TRUCK/ Trailer	\$50.00	\$600.00
1	DAY	WELL POINT	\$275.00	\$275.00
12	HRS	CREW TRUCK	\$15.00	\$180.00
4	HRS	ASPHALT TRUCK/TRAILER	\$50.00	\$200.00
TOTAL EQUIPMENT COST				\$1,795.00
LABOR:				
LABOR				TOTAL
				\$2,164.76
TOTAL LABOR COST				\$2,164.76
FUEL:				
				TOTAL
TOTAL MATERIAL COST				\$7,187.16
TOTAL EQUIPMENT COST				\$1,795.00
TOTAL LABOR COST				\$2,164.76
TOTAL				\$11,146.92
15% FUEL COST				\$1,672.04
PLEASE REMIT MATERIAL AND EQUIPMENT COST TO:				\$8,982.16
City of Long Beach				
P.O. Box 591				
Long Beach, MS 39560				
PLEASE REMIT LABOR & FUEL COST TO:				\$3,836.80
H2O Innovation				
P.O. Box 591				
Long Beach, MS 39560				
TOTAL WATER TAP FEE COST				\$12,818.96

**MINUTES OF APRIL 10, 2025
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**



overstreeteng.com

161 Lameuse St. Suite 203

Biloxi, MS 39530

228.967.7137

February 25, 2025

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

RE: Certificate of Subdivision – Tax Parcel No. 0612F-02-090.000

Ladies and Gentlemen:

We have received a Certificate of Subdivision for the referenced property, which can be described as a parcel of land situated and being located a part of Park Place Condominium, City of Long Beach, First Judicial District of Harrison County, Mississippi, as recorded in Plat Book 35, Page 16 of the records of the First Judicial District. The submitted subdivision proposes to divide one existing parcel into four new parcels. Proposed Lot "1" will be nearly 0.21 Acres in size, with approx. 50.00 feet of street frontage on West Ave. Proposed Lot "2" will be nearly 0.19 Acres in size, with approx. 50.00 feet of street frontage on West Ave. Proposed Lot "3" will be nearly 0.19 Acres in size, with approx. 50.00 feet of street frontage on West Ave. Proposed Lot "4" will be nearly 0.68 Acres in size, with approx. 177.44 feet of street frontage on West Ave.

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

- Proposed parcels "Lot 1, Lot 2, and Lot 3":
 - The proposed parcels have 50.00 feet of lot width, which does not meet the minimum lot width requirements of 75.00 feet.
- Proposed parcels "Lot 3 & Lot 4":
 - The proposed parcels have an existing drainage ditch that winds through lots 3 and 4. We believe this drainage ditch to be "critical" for draining adjacent lots. We highly encourage the City to obtain a Drainage Easement that will encompass the ditch plus an additional 15' past the top of bank (both sides of the ditch) of the existing ditch.

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

If acceptable, City approval of the subdivision should be subject to the payment of any required tapping fees or special connection fees as determined by the City's Public Works department and the receipt of the described easement.

Sincerely,

Tyler Yarbrough

TY:539

O:\0539\Cert Sub\Cert of Sub 0612F-02-090.000.docx

Page 1 of 1

Biloxi | Long Beach | Pascagoula | Daphne

69 M.B. 37

04.10.25 Reg

MINUTES OF APRIL 10, 2025
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

After considerable discussion and upon recommendation by the City Engineer, Vice Chairman Barlow made motion, seconded by Commissioner DiLorenzo to approve the application as submitted. The question being put to a roll call vote, the result was as follows:

Vice Chairman Barlow	Voted	Aye
Commissioner Suthoff	Voted	Nay
Commissioner DiLorenzo	Voted	Aye
Commissioner McMahon	Voted	Aye
Commissioner Glenn	Voted	Aye
Commissioner Kruse	Voted	Nay

The vote having received the affirmative vote of a majority of the Commissioners present and voting, Commission Chairman Olaivar declared the motion carried.

It came for discussion under new business a Certificate of Resubdivision for the property located at 20583 Johnson Road, Tax Parcel 0512B-01-029.000, submitted by Franklin Jason Overstreet, as follows:

**MINUTES OF APRIL 10, 2025
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**



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

Office use only	
Date Received	3/5/25
Zoning	R-1
Agenda Date	4/10/25
Check Number	0070

APPLICATION FOR CERTIFICATE OF RESUBDIVISION

- I. TYPE OF CASE: **CERTIFICATE OF RESUBDIVISION**
- II. ADVALOREM TAX PARCEL NUMBER(S): 0512B-01-029.000
- III. GENERAL LOCATION OF PROPERTY INVOLVED: Approximately 1/4 mile east of the intersection of Beatline Road and Johnson Road; south side of roadway
- IV. ADDRESS OF PROPERTY INVOLVED: 20583 Johnson Road, Long Beach, MS 39560
- V. GENERAL DESCRIPTION OF REQUEST: Resubdivision of 1 Parcel
Into 3 Parcels

VI. REQUIRED ATTACHMENTS:

- A. Resubdivision Survey and Certificate (see attached example) on no less than 11" X 17" paper.
- B. Cash or check payable to the City of Long Beach in the amount of \$375.00
- C. Proof of ownership (copy of recorded warranty deed) if applicable proof of authority to act as agent for owner.

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

VII. OWNERSHIP AND CERTIFICATION:

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

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

Franklin Jason Overstreet
Name of Rightful Owner (PRINT)

Name of Agent (PRINT)

53 Walton Road
Owner's Mailing Address

Agent's Mailing Address

Wiggins MS 39577
City State Zip

City State Zip

228.669.9262
Phone

Phone

 3/18/2025
Signature of Rightful Owner Date

Signature of Applicant Date

MINUTES OF APRIL 10, 2025
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



1st JUDICIAL DISTRICT
Instrument 2023-0094706-D-1
Filed/Recorded 03/11/2023 11:40:01 AM
Total Fees 28.00
5 Pages Recorded

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

Grantor:
Alfred Hilmar Von Campe
29 Worthen Drive
Groton, MA 01460
(978) 818-8306

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

Grantee:
Franklin Jason Overstreet
20583 Johnson Road
Long Beach, MS 39580
(228) 688-9282

File No. F230892S

INDEXING INSTRUCTIONS: Pt of Lot 8, R. Inglis's S/D, Sec. 15, T8, R12, 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, I, Alfred Hilmar Von Campe, do hereby sell, convey and warrant unto Franklin Jason Overstreet, all of that certain tract, place or parcel of land situated in Harrison County, Mississippi, together with all improvements, buildings, fixtures, and appurtenances thereunto belonging, and being more particularly described as follows, to-wit:

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"

This being the same property as that conveyed to Alfred Hilmar Von Campe with Hans Heldrich and Sibylle Heldrich reserving a Life Estate, by instrument recorded in Deed Book 1496, at Page 213, Land Deed Records in the First Judicial District of Harrison County, Mississippi.

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

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

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

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

The proof of death for Hans Heldrich is attached hereto as Exhibit "B".

The certificate of death for Sibylle Heldrich is attached hereto as Exhibit "C".

This conveyance is no part of the grantors homestead.

WITNESS MY SIGNATURE, on this the 14th day of March, 2023.

Alfred Hilmar Von Campe

ACKNOWLEDGMENT

STATE OF MISSISSIPPI
COUNTY OF HARRISON

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, Alfred Hilmar Von Campe, 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.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, on this the 14th day of March, 2023.

(AFFIX SEAL)

My commission expires: 11/28/25



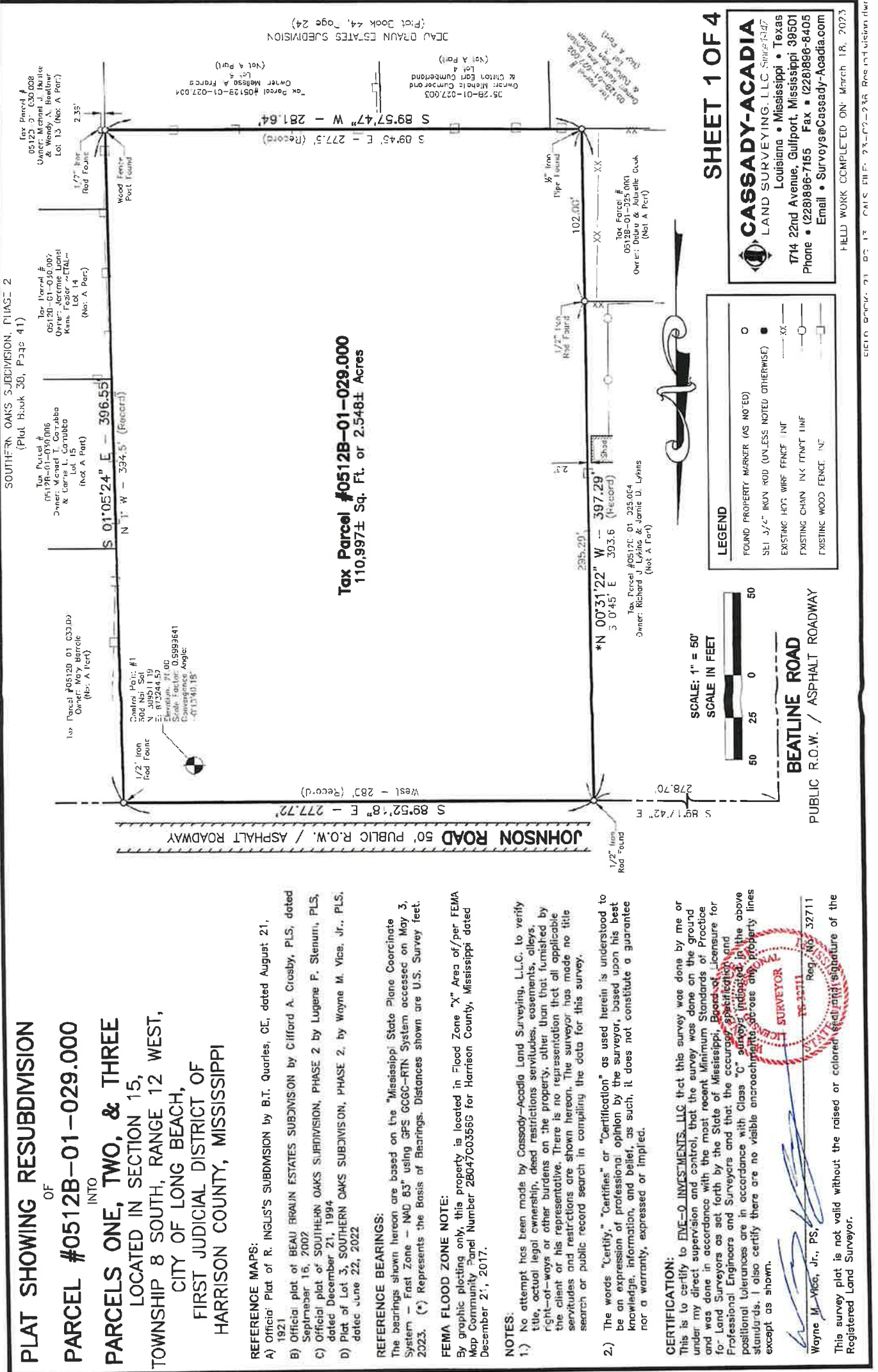
Exhibit "A"

Legal Description

A parcel of land located in a part of the R. Inglis's Subdivision in the Northwest Quarter of Section 15, Township 8 South, Range 12 West, Long Beach, Harrison County, Mississippi, being more particularly described as follows:

Beginning at a point where the half-section line of said Section 15 intersects the East margin of Bealline Road and run thence East along said half-section line a distance of 550.2 feet to an old fence line; run thence North 1° 30' West along said fence line a distance of 907.3 feet for the point of beginning; continue thence North 1° West a distance of 394.6 feet to the South margin of Johnson Road; thence West along Johnson Road a distance of 280 feet; thence South 0° 45' East a distance of 393.6 feet; thence South 89° 46' East a distance of 277.5 feet back to the Point of Beginning. Containing 2.6 acres, more or less.

MINUTES OF APRIL 10, 2025
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



MINUTES OF APRIL 10, 2025
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

PLAT SHOWING RESUBDIVISION
OF
PARCEL #0512B-01-029.000
INTO
PARCELS ONE, TWO, & THREE
LOCATED IN SECTION 15,
TOWNSHIP 8 SOUTH, RANGE 12 WEST,
CITY OF LONG BEACH,
FIRST JUDICIAL DISTRICT OF
HARRISON COUNTY, MISSISSIPPI

- REFERENCE MAPS:
- A) Official Plat of R. INGLIS'S SUBDIVISION by B.T. Quarles, CE, dated August 21, 1921
 - B) Official plat of BEAU BRAUN ESTATES SUBDIVISION by Clifford A. Crosby, PLS, dated September 16, 2002
 - C) Official plat of SOUTHERN OAKS SUBDIVISION, PHASE 2 by Eugene P. Stenurn, PLS, dated December 21, 1994
 - D) Plat of Lot 3, SOUTHERN OAKS SUBDIVISION, PHASE 2, by Wayne M. Vice, Jr., PLS, dated June 22, 2022

REFERENCE BEARINGS:
The bearings shown hereon are based on the "Mississippi State Plane Coordinate System - East Zone - NAD 83" using GPS GCGC-RTN System accessed on May 3, 2023. (*) Represents the Basis of Bearings. Distances shown are U.S. Survey feet.

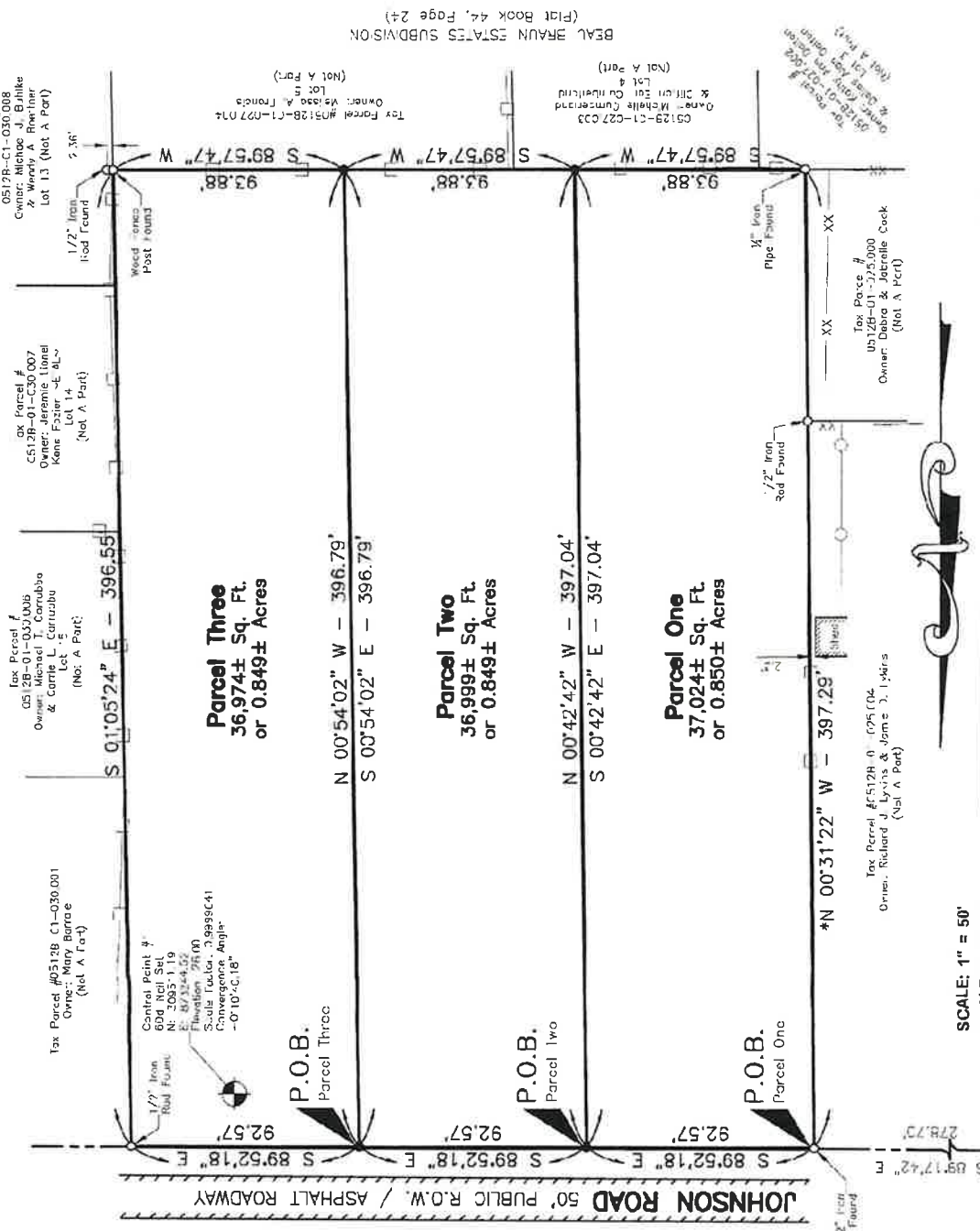
FEMA FLOOD ZONE NOTE:
By graphic plotting only, this property is located in Flood Zone "X" Area of/ per FEMA Map Community Panel Number 25047C0356G for Harrison County, Mississippi dated December 21, 2017.

- NOTES:
- 1.) No attempt has been made by Cassidy-Acadia Land Surveying, LLC, to verify title, actual legal ownership, deed restrictions, servitudes, easements, alleys, right-of-ways or other burdens on the property, other than that furnished by the client or his representative. There is no representation that all applicable servitudes and restrictions are shown hereon. The surveyor has made no title search or public record search in compiling the data for this survey.
 - 2.) The words "Certify," "Certifies" or "Certification" as used herein is understood to be an expression of professional opinion by the surveyor, based upon his best knowledge, information, and belief as such, it does not constitute a guarantee nor a warranty, expressed or implied.

CERTIFICATION:
This is to certify to FIVE-O INVESTMENTS, LLC that this survey was done by me or under my direct supervision and control, that the survey was done on the ground and was done in accordance with the most recent Minimum Standards of Practice for Land Surveyors as set forth by the State of Mississippi. Board of Licensure for Professional Engineers and Surveyors and that the accuracy, specification and positional tolerances are in accordance with Class "C" survey standards and the above standards. I also certify there are no visible encroachments across any property lines except as shown.

Wayne M. Vice, Jr., PS.
Reg. No. 32711
This survey plat is not valid without the raised or colored seal and signature of the Registered Land Surveyor.

SOUTHERN OAKS SUBDIVISION, PHASE 2
(Plat Book 38, Page 41)



CASSIDY-ACADIA
LAND SURVEYING, LLC
Louisiana • Mississippi • Texas
1714 22nd Avenue, Gulfport, Mississippi 39501
Phone • (228)896-7155 Fax • (228)896-8405
Email • Survey@cassidy-acadia.com

MINUTES OF APRIL 10, 2025
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

CERTIFICATE OF RESUBDIVISION

In accordance with Article II, Section 3 of the Code of Ordinances (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 number 0512B-01-029.000 into Three new parcels. The subject properties are generally described as being located South of Johnson Road & East of Beatline Road.

LEGAL DESCRIPTION OF LAND PRIOR TO THIS RESUBDIVISION:
PARCEL NO. 0512B-01-029.000 (INSTRUMENT #2023-4706-D-11)

A parcel of land located in a part of the R. Inglis's Subdivision in the Northwest Quarter of Section 15, Township 8 South, Range 12 West, Long Beach, Harrison County, Mississippi, being more particularly described as follows:

Beginning at a point where the half-section line of said Section 15 intersects the East margin of Beatline Road and run thence East along said half-section line a distance of 550.2 feet to an old fence line; run thence North 1° 30' West along said fence line a distance of 907.3 feet to the point of beginning; continue thence North 1° West a distance of 394.5 feet to the South margin of Johnson Road; thence West along Johnson Road a distance of 280 feet; thence South 0°45' East a distance of 393.6 feet; thence South 89° 45' East a distance of 277.5 feet back to the Point of Beginning. Containing 2.5 acres, more or less.

LEGAL DESCRIPTIONS OF THE (3) NEW PARCELS READ AS FOLLOWS:

LEGAL DESCRIPTION OF PARCEL ONE:

A parcel of land situated and being located in the Northwest Quarter (NW 1/4) of Section 15, Township 8 South, Range 12 West, Long Beach, First Judicial District of Harrison County, Mississippi and being part of Lot 8, INGLIS'S SUBDIVISION, being more particularly described as follows, to-wit:

COMMENCING at the intersection of the easterly margin of Beatline Road with the southerly margin of Johnson Road; thence run South 89 degrees 17 minutes 42 seconds East along the southerly margin of Johnson Road a distance of 278.70 feet to a 1/2-inch iron rod and the POINT OF BEGINNING;

Thence continue South 89 degrees 52 minutes 18 seconds East along the southerly margin of Johnson Road a distance of 92.57 feet to a 3/4-inch iron rod; thence departing the southerly margin of Johnson Road, run South 00 degrees 42 minutes 42 seconds East a distance of 397.04 feet to a 3/4-inch iron rod; thence run South 89 degrees 57 minutes 47 seconds West along the North line of BEAU BRAUN ESTATES SUBDIVISION a distance of 93.88 feet to a 1/2-inch iron pipe; thence run North 00 degrees 31 minutes 22 seconds West a distance of 397.29 feet to the POINT OF BEGINNING.

Said parcel contains 0.850 acres, more or less.

PLAT SHOWING RESUBDIVISION
OF
PARCEL #0512B-01-029.000
INTO

PARCELS ONE, TWO, & THREE
LOCATED IN SECTION 15,
TOWNSHIP 8 SOUTH, RANGE 12 WEST,
CITY OF LONG BEACH,
FIRST JUDICIAL DISTRICT OF
HARRISON COUNTY, MISSISSIPPI

LEGAL DESCRIPTION OF PARCEL TWO:

A parcel of land situated and being located in the Northwest Quarter (NW 1/4) of Section 15, Township 8 South, Range 12 West, Long Beach, First Judicial District of Harrison County, Mississippi and being part of Lot 8, INGLIS'S SUBDIVISION, being more particularly described as follows, to-wit:

COMMENCING at the intersection of the easterly margin of Beatline Road with the southerly margin of Johnson Road; thence run South 89 degrees 17 minutes 42 seconds East along the southerly margin of Johnson Road a distance of 278.70 feet to a 1/2-inch iron rod; thence run South 89 degrees 52 minutes 18 seconds East along the southerly margin of Johnson Road a distance of 92.57 feet to a 3/4-inch iron rod and the POINT OF BEGINNING;

Thence continue South 89 degrees 52 minutes 18 seconds East along the southerly margin of Johnson Road a distance of 92.57 feet to a 3/4-inch iron rod; thence departing the southerly margin of Johnson Road, run South 00 degrees 54 minutes 02 seconds East a distance of 396.79 feet to a 3/4-inch iron rod; thence run South 89 degrees 57 minutes 47 seconds West along the North line of BEAU BRAUN ESTATES SUBDIVISION a distance of 93.88 feet to a 3/4-inch iron rod; thence run North 00 degrees 42 minutes 42 seconds West a distance of 397.04 feet to the POINT OF BEGINNING.

Said parcel contains 0.849 acres, more or less.

LEGAL DESCRIPTION OF PARCEL THREE:

A parcel of land situated and being located in the Northwest Quarter (NW 1/4) of Section 15, Township 8 South, Range 12 West, Long Beach, First Judicial District of Harrison County, Mississippi and being part of Lot 8, INGLIS'S SUBDIVISION, being more particularly described as follows, to-wit:

COMMENCING at the intersection of the easterly margin of Beatline Road with the southerly margin of Johnson Road; thence run South 89 degrees 17 minutes 42 seconds East along the southerly margin of Johnson Road a distance of 278.70 feet to a 1/2-inch iron rod; thence run South 89 degrees 52 minutes 18 seconds East along the southerly margin of Johnson Road a distance of 185.14 feet to a 3/4-inch iron rod and the POINT OF BEGINNING;

Thence continue South 89 degrees 52 minutes 18 seconds East along the southerly margin of Johnson Road a distance of 92.57 feet to a 1/2-inch iron rod; thence departing the southerly margin of Johnson Road, run South 01 degrees 05 minutes 24 seconds East along the West line of SOUTHERN OAKS SUBDIVISION, PHASE 2 a distance of 396.55 feet to a wooden fence post; thence run South 89 degrees 57 minutes 47 seconds West along the North line of BEAU BRAUN ESTATES SUBDIVISION a distance of 93.88 feet to a 3/4-inch iron rod; thence run North 00 degrees 54 minutes 02 seconds West a distance of 396.79 feet to the POINT OF BEGINNING.

Said parcel contains 0.849 acres, more or less.

SHEET 3 OF 4

**CASSADY-ACADIA**
LAND SURVEYING, LLC *Since 1997*
Louisiana • Mississippi • Texas
1714 22nd Avenue, Gulfport, Mississippi 39501
Phone • (228)896-7155 Fax • (228)896-8405
Email • Survey@Cassady-Acadia.com

FIELD WORK COMPLETED ON: March 18, 2023

MINUTES OF APRIL 10, 2025
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

CERTIFICATE OF OWNERSHIP:

I hereby certify that, F. Jason Overstreet is President of Five-O Investments, LLC, 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.

F. Jason Overstreet
F. Jason Overstreet, President/Owner
Five-O Investments, LLC
Date: 3.31.2025

Subscribed and sworn to before me, in my presence this 31st day of March, 2025, a Notary Public in and for the County of HARRISON, State of MISSISSIPPI



My Commission Expires: 12/11/2028

CERTIFICATE OF SURVEY AND ACCURACY:

I hereby certify that this map drawn by me or under my supervision from actual survey made by me or actual survey made under my supervision and was prepared in accordance with all applicable codes and ordinances. Witness my original signature, registration number and seal this the 24th day of MARCH, 2025.

Wayne M. Lee, Jr., PS
Wayne M. Lee, Jr., PS
Registration No. 32711



Subscribed and sworn to before me, in my presence this 24th day of MARCH, 2025, a Notary Public in and for the County of Harrison, State of Mississippi.

Idaagaret R. Henson
Idaagaret R. Henson
NOTARY PUBLIC

My Commission Expires: 11 Dec 2028



PLAT SHOWING RESUBDIVISION

OF

PARCEL #0512B-01-029.000

INTO

PARCELS ONE, TWO, & THREE

LOCATED IN SECTION 15,
TOWNSHIP 8 SOUTH, RANGE 12 WEST,
CITY OF LONG BEACH,
FIRST JUDICIAL DISTRICT OF
HARRISON COUNTY, MISSISSIPPI

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 sixty (60) days of the date below.

Administrator _____ Date: _____

PLANNING COMMISSION:

Submitted to and approved by the City of Long Beach Planning Commission at the regularly scheduled meeting on the _____ day of _____, 2025.

Planning Commission Chairman _____

APPROVAL:

Submitted to and accepted by the City of Long Beach, Board of Aldermen, at the regular meeting of said Board of Aldermen held on the _____ day of _____, 2025.

ATTEST:

ADOPT:

City Clerk _____ Mayor _____

Prepared by:
City of Long Beach
Planning Commission
201 Jeff Davis Avenue
Long Beach, MS 39560
228-863-1554

SHEET 4 OF 4

 **CASSADY-ACADIA**
LAND SURVEYING, LLC
Louisiana • Mississippi • Texas
1714 22nd Avenue, Gulfport, Mississippi 39501
Phone • (228)896-7155 Fax • (228)896-8405
Email • Survey@Cassady-Acadia.com

FIELD WORK COMPLETED ON: March 18, 2023

**MINUTES OF APRIL 10, 2025
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

Special Tap Fee: 20583 Johnson Rd				
PARCEL # - #0512B-01-029.000 - Franklin Overstreet				
Date: 03-28-2025				
SEWER AND WATER TAPS				
MATERIALS:				
QTY.		ITEM	PRICE	TOTAL
3	EA	6" TEE WYE	\$44.00	\$132.00
2	EA	6" 45S	\$23.00	\$46.00
4	EA	6" CAP	\$14.00	\$56.00
80	FT	6" SDR26	\$7.00	\$560.00
1	EA	6"x1" Tapping Saddle	\$30.00	\$30.00
1	EA	1" Compression Wye	\$42.00	\$42.00
1	EA	1" Corp Stop	\$55.00	\$55.00
2	EA	3/4" Curb Stop	\$37.00	\$74.00
50	FT	1" Roll Tubing	\$0.60	\$30.00
2	EA	Meter Box	\$82.00	\$164.00
TOTAL MATERIAL COST				\$1,011.00
EQUIPMENT:				
QTY.		ITEM	PRICE	TOTAL
12	HRS	161-TRACK HOE	\$45.00	\$540.00
12	HRS	DUMP TRUCK/ Trailer	\$50.00	\$600.00
12	HRS	CREW TRUCK	\$15.00	\$180.00
TOTAL EQUIPMENT COST				\$1,320.00
LABOR:				
LABOR				TOTAL
				\$1,554.80
TOTAL LABOR COST				\$1,554.80
FUEL:				
				TOTAL
TOTAL MATERIAL COST				\$1,011.00
TOTAL EQUIPMENT COST				\$1,320.00
TOTAL LABOR COST				\$1,554.80
TOTAL				\$3,885.80
15% FUEL COST				\$582.87
PLEASE REMIT MATERIAL AND EQUIPMENT COST TO:				<u>\$2,331.00</u>
City of Long Beach				
P.O. Box 591				
Long Beach, MS 39560				
PLEASE REMIT LABOR & FUEL COST TO:				<u>\$2,137.67</u>
H2O Innovation				
P.O. Box 591				
Long Beach, MS 39560				
TOTAL WATER TAP FEE COST				\$4,468.67

MINUTES OF APRIL 10, 2025
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



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

March 26, 2025

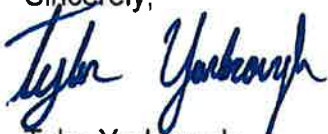
City of Long Beach
P.O. Box 929
Long Beach, MS 39560

RE: Certificate of Subdivision – Tax Parcel No. 0512B-01-029.000

Ladies and Gentlemen:

We have received a Certificate of Subdivision for the referenced property, which can be described as a parcel of land situated and located in part of R. Inglis's Subdivision in the Northwest Quarter of Section 15, Township 8 South, Range 12 West, Long Beach, Harrison County, Mississippi. The submitted subdivision proposes to divide one existing parcel into three new parcels. Proposed Parcel "1" will be nearly 0.85 Acres in size, with approx. 92.57 feet of street frontage on Johnson Road. Proposed Parcel "2" will be nearly 0.849 Acres in size, with approx. 92.57 feet of street frontage on Johnson Road. Proposed Parcel "3" will be nearly 0.849 Acres in size, with approx. 92.57 feet of street frontage on Johnson Road.

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

Sincerely,

Tyler Yarbrough

TY:539

MINUTES OF APRIL 10, 2025
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

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

It came for discussion under new business a Sketch Plat Approval for the property located at 0 West 5th Street, Tax Parcel 0612G-02-009.000, submitted by Alan D. Stennett (owner) and Mike Bohlke (agent), as follows:

**MINUTES OF APRIL 10, 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 3-18-25
Zoning C-1
Agenda Date 4-10-25
Check Number 4160

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

II. ADVALOREM TAX PARCEL NUMBER(S): 06126-02-009.000

III. GENERAL LOCATION OF PROPERTY INVOLVED: Downtown C1 Zone

IV. ADDRESS OF PROPERTY INVOLVED: 0 W. 5th ST

- A. The purpose of the sketch is to develop a general design on which to base the preliminary and final plat, and thus having to revise such design to make in conform to the comprehensive City plan and to relate it to surrounding development. To this end, the sub-divider should consult informally with the City Engineer and the Planning Commission on preparation of the sketch plat.
- B. The sub-divider shall submit to the Planning Commission the sketch plat of the proposed subdivision, together with the attendant items, fifteen (15) days prior to the Planning Commission meeting at which the sketch plat is to be approved. The sketch plat shall be reviewed by the Planning Commission and approved by the Mayor and Board of Aldermen. The review shall take into consideration, in addition to the requirements set forth in these regulations, the components of the comprehensive City plan, the zoning ordinance and other plans, programs and regulations that might affect the area and the design and development of the subdivision.
- C. The sub-divider must submit a general layout drawing of the proposed subdivision or development. The sketch plat should indicate location of the subdivision, street alignment and lot sizes, and should provide additional information that is deemed reasonably necessary within the scope the Subdivision Ordinance by the City. (1) The sketch plat should consist of three (3) full-size drawings on 24 x 36 inch sheets and (1) 8 1/2 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 APRIL 10, 2025
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

- B. **Recorded Warranty Deed.** A deed which includes a legal description of the specific piece of property involved in the request. If, several parcels are included in a request, individual parcel deeds AND a composite legal description of all parcels involved in the request must be provided.
- C. **Fee.** Attach a check in the amount of \$50.00. This check should be made payable to the **City of Long Beach** to cover administrative cost. You will also be responsible to actual costs, such as advertising and mailing incurred with the processing of your application.

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

VI. OWNERSHIP AND CERTIFICATION:

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

<p><u>Alan D. Stennett</u> Name of Rightful Owner (PRINT)</p> <p><u>211 Magnolia St</u> Owner's Mailing Address</p> <p><u>Long Beach, Ms 39560</u> City State Zip</p> <p><u>228-324-8911</u> Phone</p> <p><u>Alan D Stennett</u> <u>3/14/25</u> Signature of Rightful Owner Date</p>	<p><u>Mike Bohlke</u> Name of Agent (PRINT)</p> <p><u>13 Souther Oaks</u> ^{owner} Agent's Mailing Address</p> <p><u>Long Beach Ms 39560</u> City State Zip</p> <p><u>228-860-3005</u> Phone</p> <p><u>Mike Bohlke</u> <u>3/17/25</u> Signature of Applicant Date</p>
---	---

MINUTES OF APRIL 10, 2025
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



SCANNED



1st JUDICIAL DISTRICT
Instrument 2024 0021215-0-11
Filed/Recorded 12/09/2024 5:29:01 PM
Total Fees 24.00
2 Pages Recorded

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

File#241879

Indexing Instructions:
Pt of Long Beach Section Block 15
75' E & W X 150' N & S by 5" St
1st J11, Harrison County, MS

STATE OF MISSISSIPPI
COUNTY OF HARRISON

WARRANTY DEED

THAT FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged,

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

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

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

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

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

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

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

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

Estimated county ad valorem taxes have been prorated between the parties as a part of the consideration for this conveyance. In the event the estimates upon which such proration is based prove to be inaccurate for any reason, the Grantee agrees to refund any excess, and the Grantor agrees to pay any deficiency, upon receipt of a copy of the tax statement for the current year and a computation of the true amount due, based on a 365 day year.

THIS CONVEYANCE is also subject to Zoning and/or other land use regulations promulgated by federal, state or local governments affecting the use or occupancy of the subject property.

WITNESS THE SIGNATURE of the Grantor on this the 6th day of December, 2024.

Edward Guillie

STATE OF MISSISSIPPI
COUNTY OF HARRISON

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

GIVEN under my hand and official seal on this the 6th day of December, 2024.

(SEAL)

My Commission Expires:



NOTARY PUBLIC

MINUTES OF APRIL 10, 2025 REGULAR MEETING LONG BEACH PLANNING and DEVELOPMENT COMMISSION

DUE RESEARCH

ZONING C1

CONDOMINIUMS PERMITTED WITH PLANNING COMMISSION APPROVAL
AGENCIES NOT REQUIRED

SETBACKS

FRONT

LEFT SIDE

RIGHT SIDE

REAR

PROPOSED

FRONT

LEFT SIDE

RIGHT SIDE

REAR

REQUIRED

FRONT

LEFT SIDE

RIGHT SIDE

REAR

BLDG. HEIGHT

SITE COVERAGE

PARKING

LOT SIZE

22' APPROX

88.8%

2 SPACES PER UNIT

11,149 SF

44'-0" ABOVE MTC

1.00% MAX

1.5 SPACES PER UNIT



TERRY MUHAN
ENGINEERING

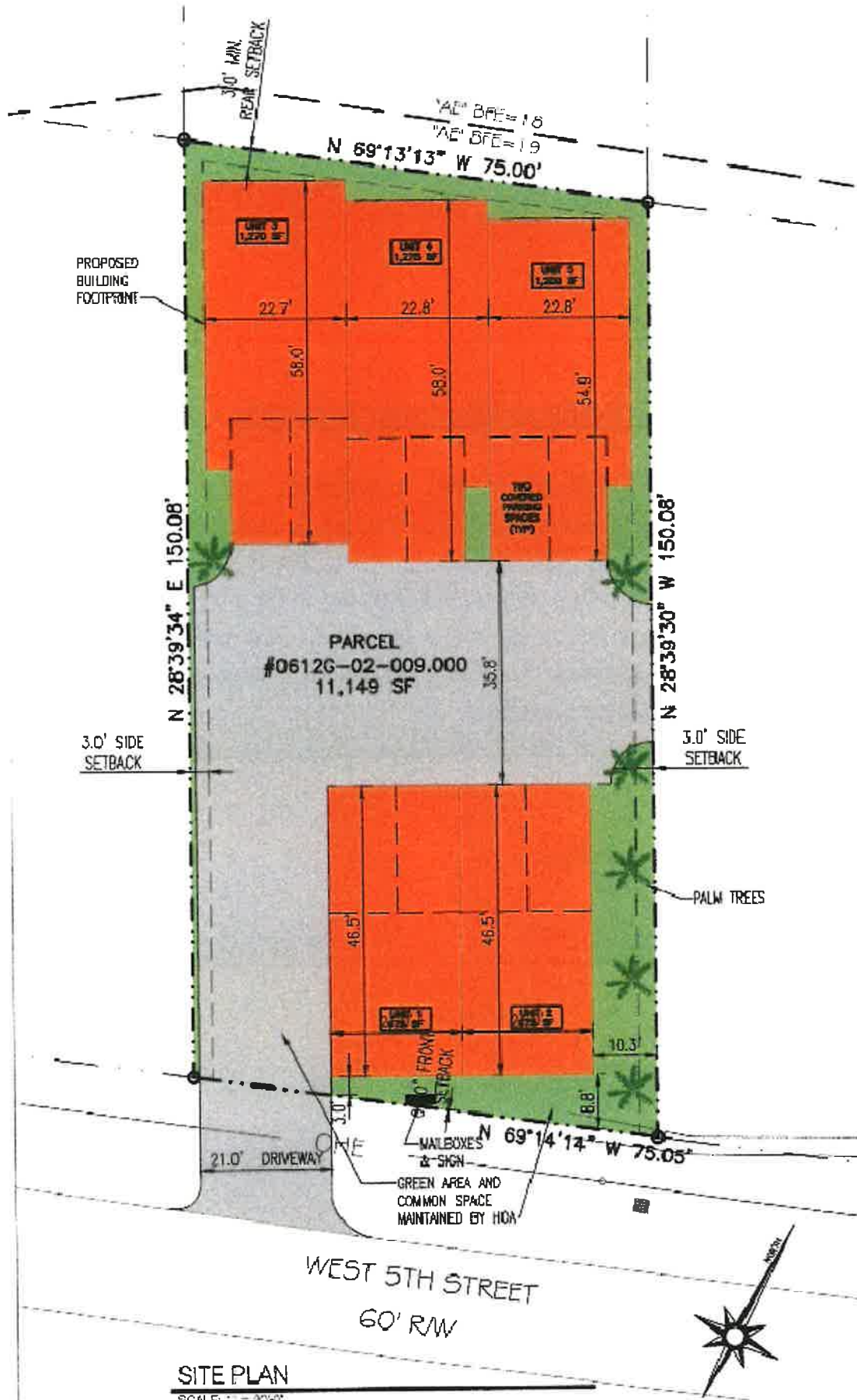
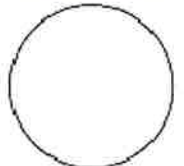
P.O. BOX 4571

MEMPHIS, TN 38101

PH: 901.476.4700

FAX: 901.476.4700

TERRY MUHAN, P.E., P.L.S.



Condominiums
5th Street, Long Beach, Mississippi



MINUTES OF APRIL 10, 2025
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION
LONG BEACH FIRE DEPARTMENT
Plan Review and Inspection Form

Development Name Dale Stinnett
Address or Location: West 5th Th St.
Occupancy Type (according to NFPA code): Residential
Type of Development: Town Homes
Occupancy Load if Applicable: NA
Number of Stories: NA

Plan Review and Occupancy Inspection:

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

Plan Review: Accepted ☒ Rejected ☐

If Rejected State Reason:

Reviewed by: Inspector Timothy Darden Date: March 18, 2025



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

Protecting Life and Property

**MINUTES OF APRIL 10, 2025
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**



**OVERSTREET
& ASSOCIATES**
CONSULTING ENGINEERS

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

March 26, 2025

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

RE: West 5th Street Condominiums – Sketch Plat

Ladies and Gentlemen:

We have performed a cursory review of the sketch plat for the referenced project, and we have no comments to submit for your use.

If granted approval, we will work with the developer and the Public Works department during preliminary plat review.

Sincerely,

Tyler Yarrrough

TY:539

Biloxi | Long Beach | Pascagoula | Daphne

MINUTES OF APRIL 10, 2025
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

After discussion, Commissioner DiLorenzo made motion to approve the application as submitted. Due to failure to receive a second, discussion continued whereupon Commissioner DiLorenzo retracted his motion. After considerable discussion, and upon recommendation of City Advisor Bill Hessel, Commissioner Suthoff made motion, seconded by Commissioner Kruse and unanimously carried to deny the application as submitted.

Chairman Frank Olaivar recused himself at this time.

It came for discussion under new business a Sketch Plat Approval for the property located at 360 Seal Avenue, Tax Parcels 0611N-03-026.001 and 0611N-03-026.000, submitted by Frank and Sheryl Olaivar, as follows:

MINUTES OF APRIL 10, 2025
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



CITY OF LONG BEACH
 201 Jeff Davis Avenue
 POBOX929
 LONG BEACH, MS 39560
 (228) 863-1554 office
 (228) 863-1558 fax

Office use only	
Date Received	3/12/25
Zoning	R-1
Agenda Date	4/10/25
Check Number	185

- I. TYPE OF CASE: **SKETCH APPROVAL**
- II. (Special Use District - Sec 100) **Private Senior Living Community**
- III. ADVALOREM TAX PARCEL NUMBER(S): 0611N-03-026.001 / 0611N-03-026.000
- IV. GENERAL LOCATION OF PROPERTY INVOLVED: Seal Ave / Pineville Rd
- V. ADDRESS OF PROPERTY INVOLVED: 360 Seal Ave Long Beach Ms
 - 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 1/2 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.
- VI. **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 APRIL 10, 2025
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

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

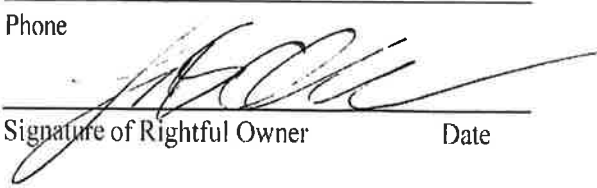
- C. **Fee.** Attach a check in the amount of \$50.00. This check should be made payable to the **City of Long Beach** to cover administrative cost. You will also be responsible to actual costs, such as advertising and mailing incurred with the processing of your application.

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

VII. **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>Frank and Sheryl Olaivar</u> Name of Rightful Owner (PRINT) <u>228 Boggs Cir</u> Owner's Mailing Address <u>Long Beach</u> <u>Ms</u> <u>39560</u> City State Zip <u>228 669 2029</u> Phone  Signature of Rightful Owner Date	<u>Same</u> Name of Agent (PRINT) Agent's Mailing Address <u>Same</u> City State Zip <u>Same.</u> Phone <u>Same</u> Signature of Applicant Date
---	--

**MINUTES OF APRIL 10, 2025
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

SCANNED



1st Judicial District
Instrument 2012-35 D-11
Filed/Recorded 1/22/2013 12:31 H
Total Fees \$ 12.00
3 Pages Recorded

PREPARED BY:

Law Offices of
LAURA F. PAULK, PLLC
16127 Orange Grove Road
Gulfport, MS 39503
228-831-1818
LFP File No.: 1204796
MS Bar No.: 10733

Return To:

Law Offices of
LAURA F. PAULK, PLLC
16127 Orange Grove Road
Gulfport, MS 39503
228-831-1818
LFP File No.: 1204796

REVIEWED

STATE OF MISSISSIPPI

COUNTY OF HARRISON

SPECIAL WARRANTY DEED

For and in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid this date, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged,

HANCOCK BANK, Grantor
10496 Highway 49
Gulfport, MS 39503
228-831-2158

does hereby sell, convey and specially warrant unto

FRANK OLAIVAR and SHERYL OLAIVAR, Grantee
228 BOGGS CIRCLE
LONG BEACH, MS 39560
228-669-2029,

as joint tenants with full rights of survivorship and not as tenants in common, the following described land and property being located in Harrison County, Mississippi, more particularly described as follows:

(See Exhibit A attached)

INDEXING INSTRUCTIONS: Pt of Lot 19, Seal Subdivision, Harrison Co., MS

record which effect the above described property.

WITNESS MY SIGNATURE, this the 28th day of December, 2012.

HANCOCK BANK

TRACIE RYAN, Assistant Vice President

STATE OF MISSISSIPPI

COUNTY OF HARRISON

Personally appeared before me, the undersigned authority in and for the said county and state, within my jurisdiction, the within named TRACIE RYAN, who acknowledged that she is Assistant Vice President of Hancock Bank, and that in said representative capacity she executed the above and foregoing instrument, after first having been duly authorized so to do.

Given under my hand and seal, this the 28th day of December, 2012.

NOTARY PUBLIC

My Commission Expires:



**EXHIBIT A
LEGAL DESCRIPTION**

The West 150 feet of the East 700 feet of the North 165 feet of Lot 19, SEAL SUBDIVISION as per the official map or plat of said subdivision on file and of record in Plat Book 11 at Page 13 the office of the Chancery Clerk of Harrison County, Mississippi, more particularly described as beginning at a point in the North line of said Lot 19, running thence West along the North line of said Lot 19, 150 feet, running thence South 165 feet, running thence East 150 feet, thence North 165 feet to the Point of Beginning, being the same property conveyed by Barale to Rosie Ann Crutchfield and James O. Crutchfield on November 18, 1968, and recorded in Deed Book 623 at Page 200 in the records of the Chancery Clerk of Harrison County, Mississippi. Together with all improvements situated thereon and all appurtenances in anywise appertaining thereto.

AND:

The East 550 feet of the North 165 feet of Lot 19 in SEAL'S SUBDIVISION, as per the official map or plat of said subdivision on file and of record in Plat Book 11 at Page 13 in the office of the Chancery Clerk of Harrison County, Mississippi, more particularly described as beginning at the Northeast corner of said Lot 19, running thence West 550 feet, thence South 165 feet, thence East 550 feet, thence North along the East line of said Lot 19 and West margin of Seal Avenue 165 feet to the Point of Beginning. Together with all improvements situated thereon and all appurtenances in anywise appertaining thereto.

MINUTES OF APRIL 10, 2025
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

2024 Landroll Information

OLAIVAR FRANK G & SHERYL
228 BOGGS CIRCLE LONG BEACH, MS 39560

Physical Street Address:
0 SEAL AVE

Parcel #:	PPIN	Tax District	Homestead Exp.	Judicial Dist.
0611N-03-026.001	142603	3L		1

Supervisor District: 3

Subdivision: SEAL SUBD

Exemption Code

Non-Exempt

Section	Township	Range
11	08	12

Instrument Number(s)

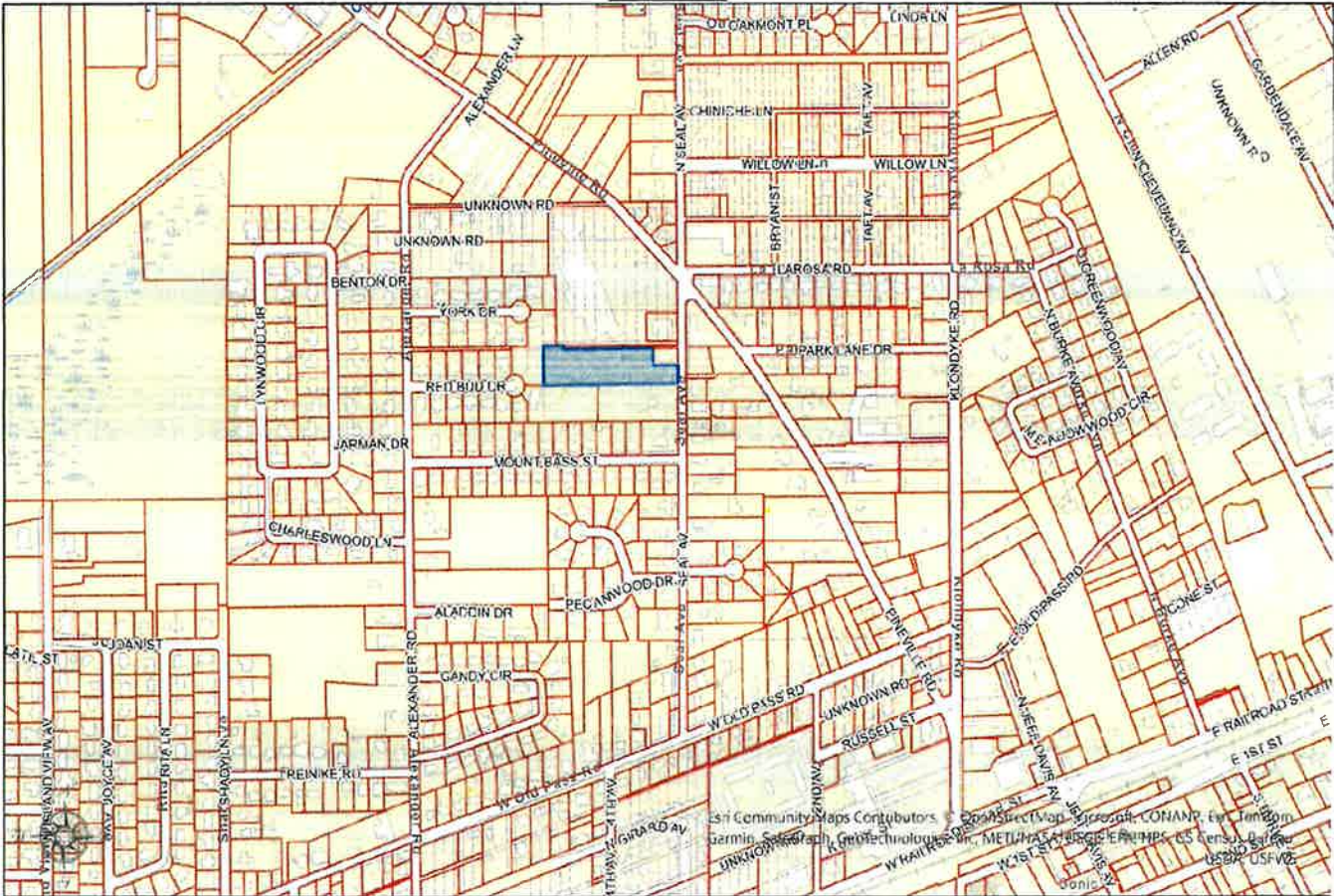
2015-0009133-D-J1

Acres	Land Value	Improvements	Total Value	Assessed Value
0	45540	0	45540	6831 6831 / 0

Legal Description

2.2 AC(C) BEG 120 FT W OF NE COR OF LOT 19 SEAL SUBD S 75 FT E 120 FT TO SEAL AVE S 87.8 FT W 654.6 FT N 162.7 FT N 15.2 FT E 65 FT E 41.1 S 15 FT E 429.9 FT TO POB PART OF LOT 19 SEAL SUBD & S 15 FT OF 3RD ST NOW VACATED THAT JOINS ON N OF W 100 FT OF E 650 FT OF LOT 19 OF SW 1/4 OF SE 1/4 SEC 11-8-12

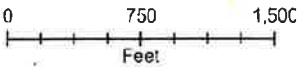
My Map



HARRISON COUNTY, MISSISSIPPI

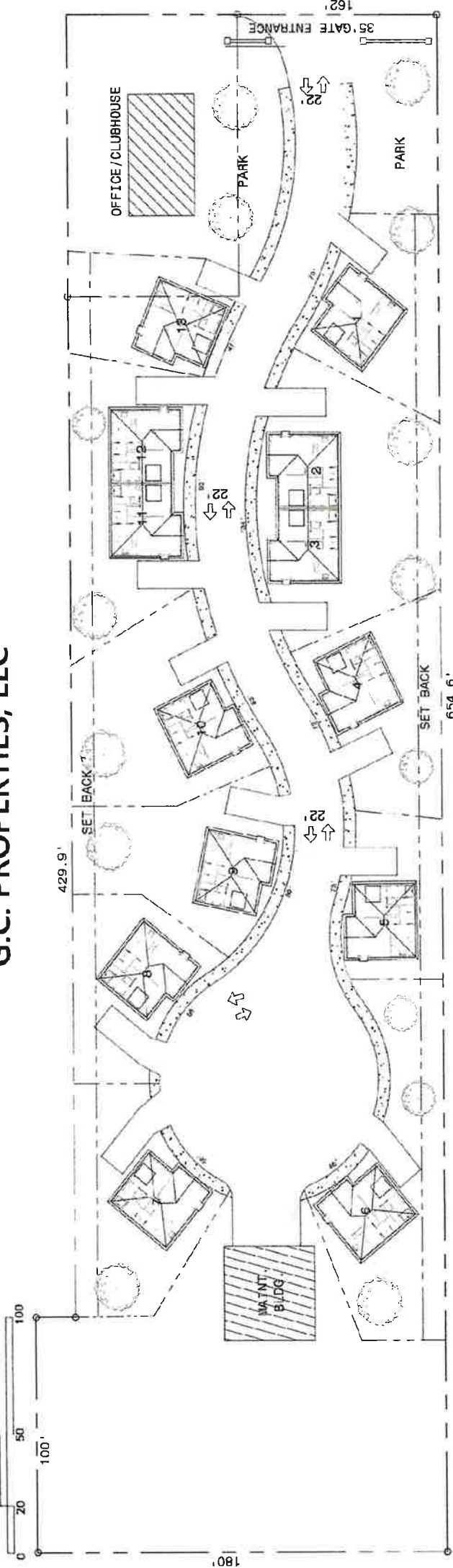
DISCLAIMER: THIS MAP IS FOR PROPERTY TAX ASSESSMENT PURPOSES ONLY. IT WAS CONSTRUCTED FROM PROPERTY INFORMATION RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS AND IS NOT CONCLUSIVE AS TO LOCATION OF PROPERTY OR LEGAL OWNERSHIP. TAL FLURRY, TAX ASSESSOR

MAP DATE: March 12, 2025



MINUTES OF APRIL 10, 2025
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

COASTAL HAVEN SENIOR COTTAGES
(GATED COMMUNITY)
OWNER
G.C. PROPERTIES, LLC



PROPOSED SITE LAYOUT



PROPOSED ELEVATION



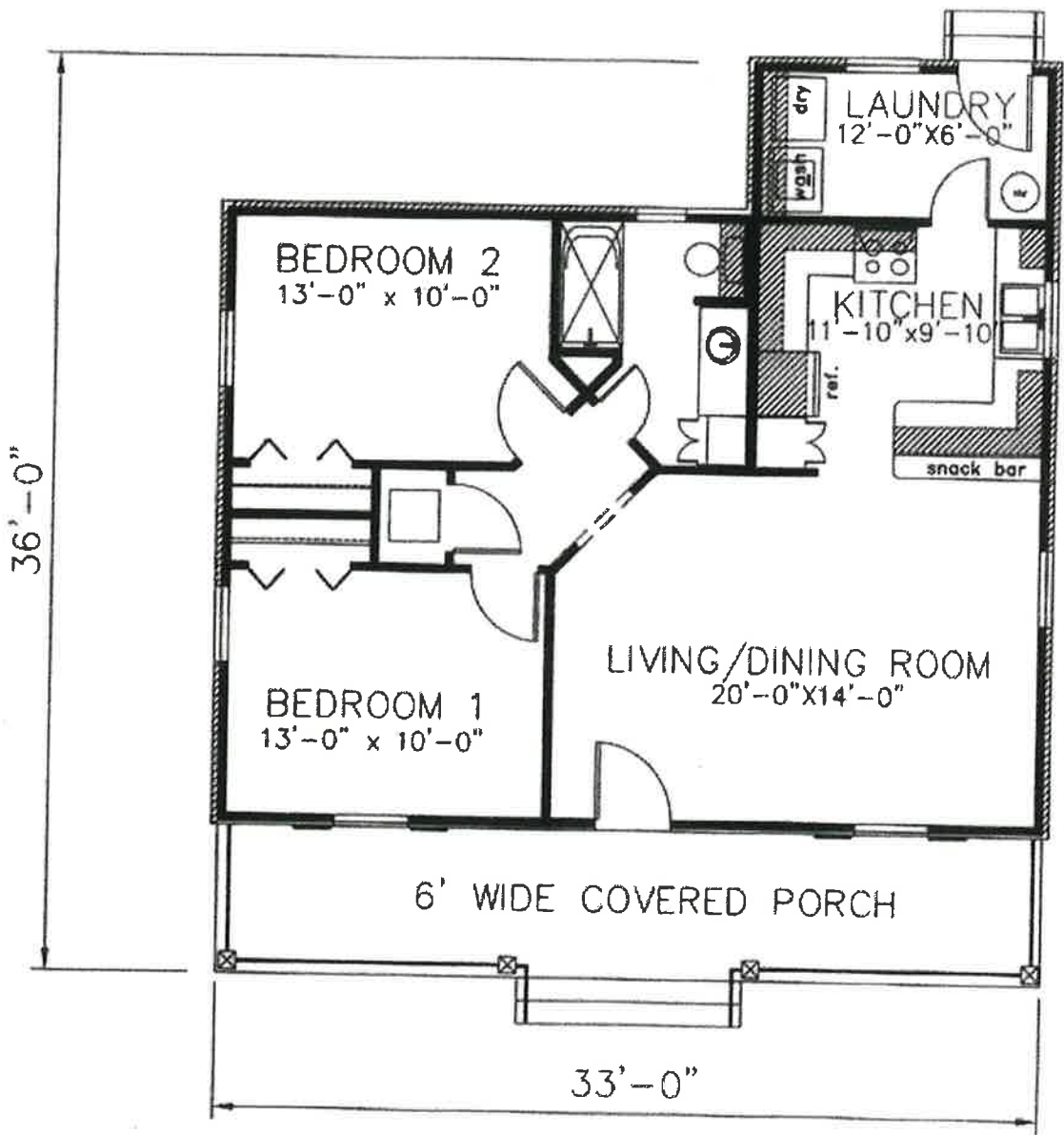
PROPOSED LAYOUT

JLS
DESIGN SERVICES
LONG BEACH, WA (206)383-3534

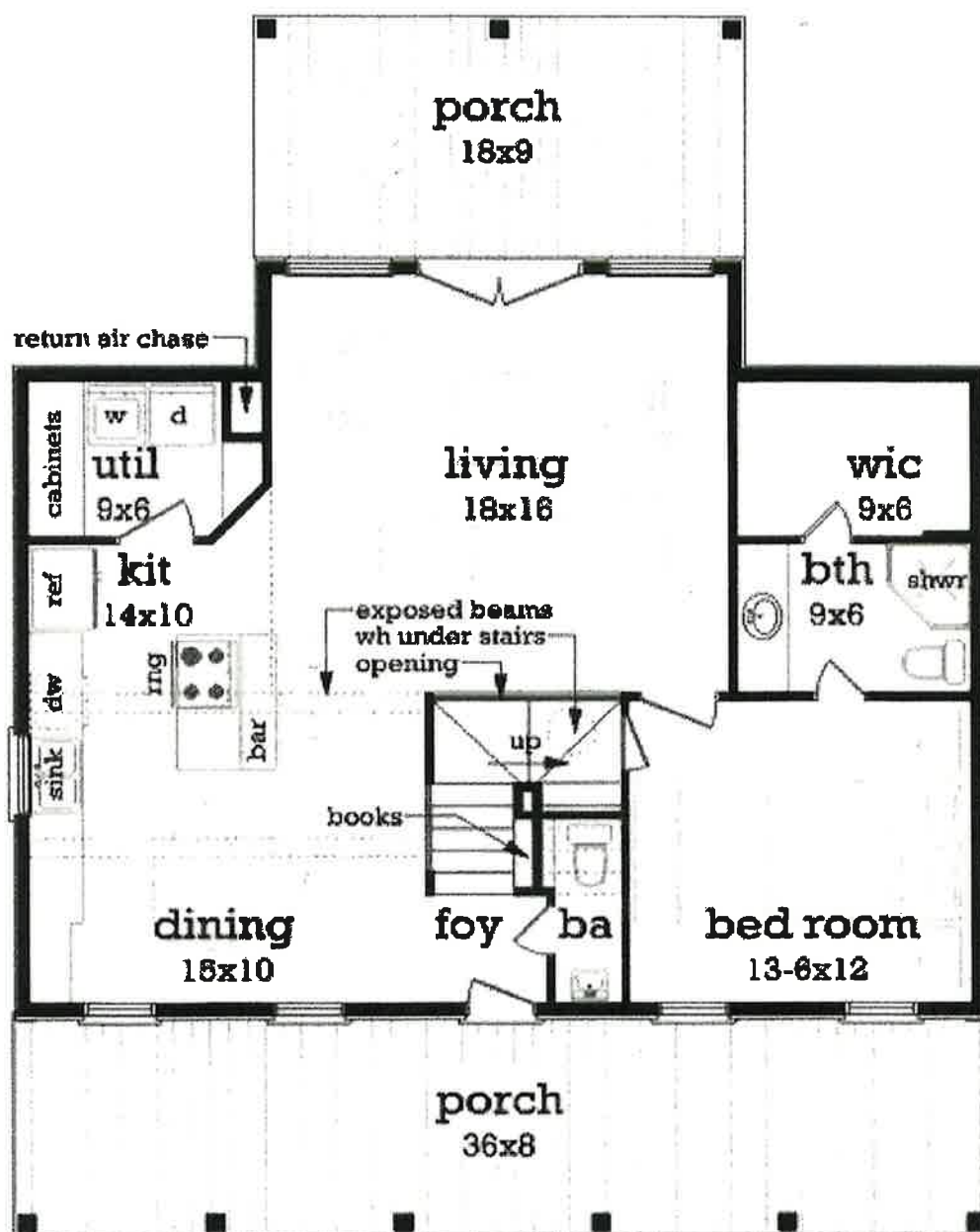
PROPOSED UNIT SIZES

MAINT. BLDG. = 40x40	
FITNESS CLUB = -	
UNIT 1 = 30x30	UNIT 7 = 30x30
UNIT 2 & 3 = 30x30	UNIT 8 = 30x30
UNIT 4 = 30x30	UNIT 9 = 30x30
UNIT 5 = 30x30	UNIT 10 = 30x30
UNIT 6 = 30x30	UNIT 11 & 12 = 60x30
	UNIT 13 = 30x30

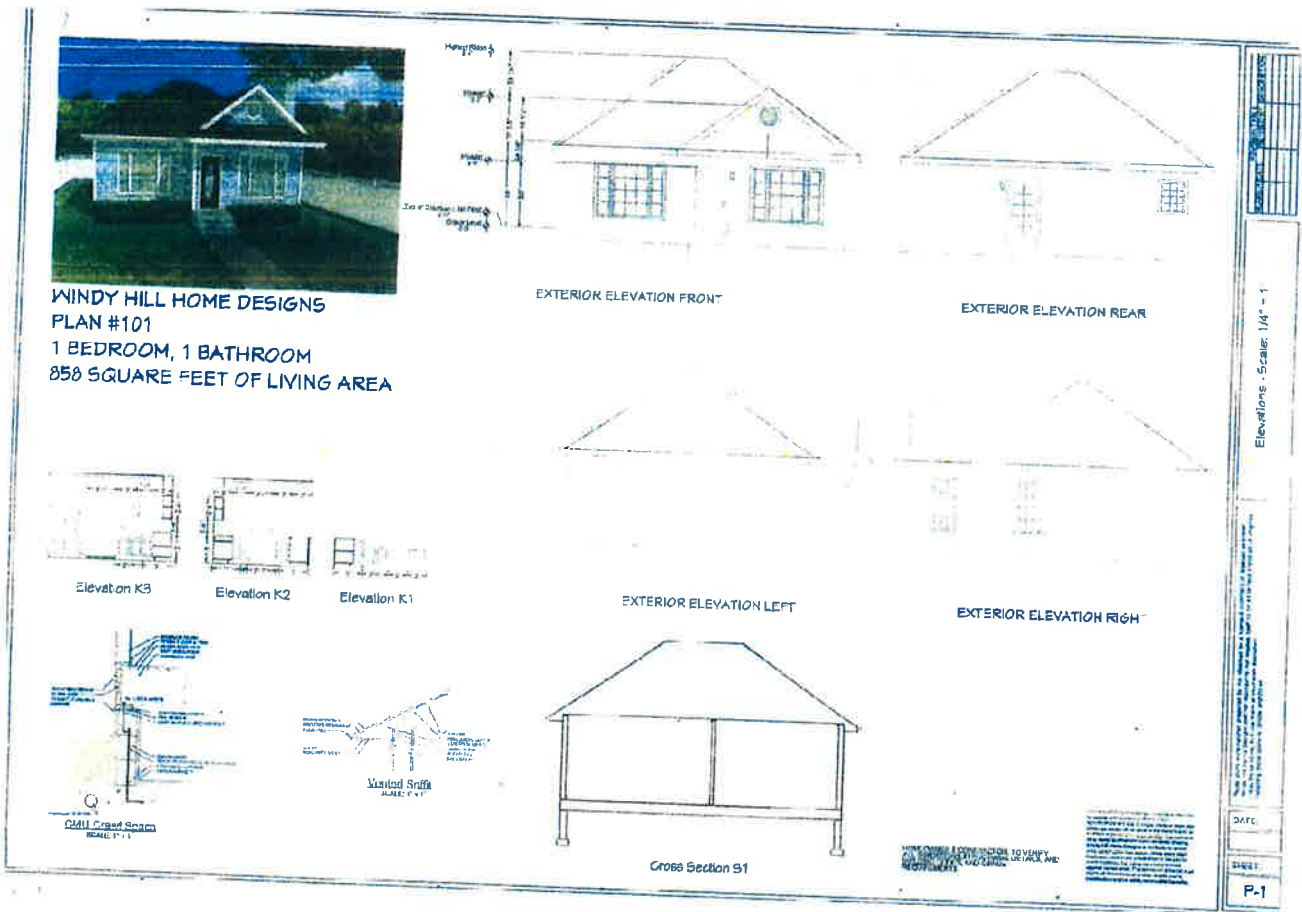
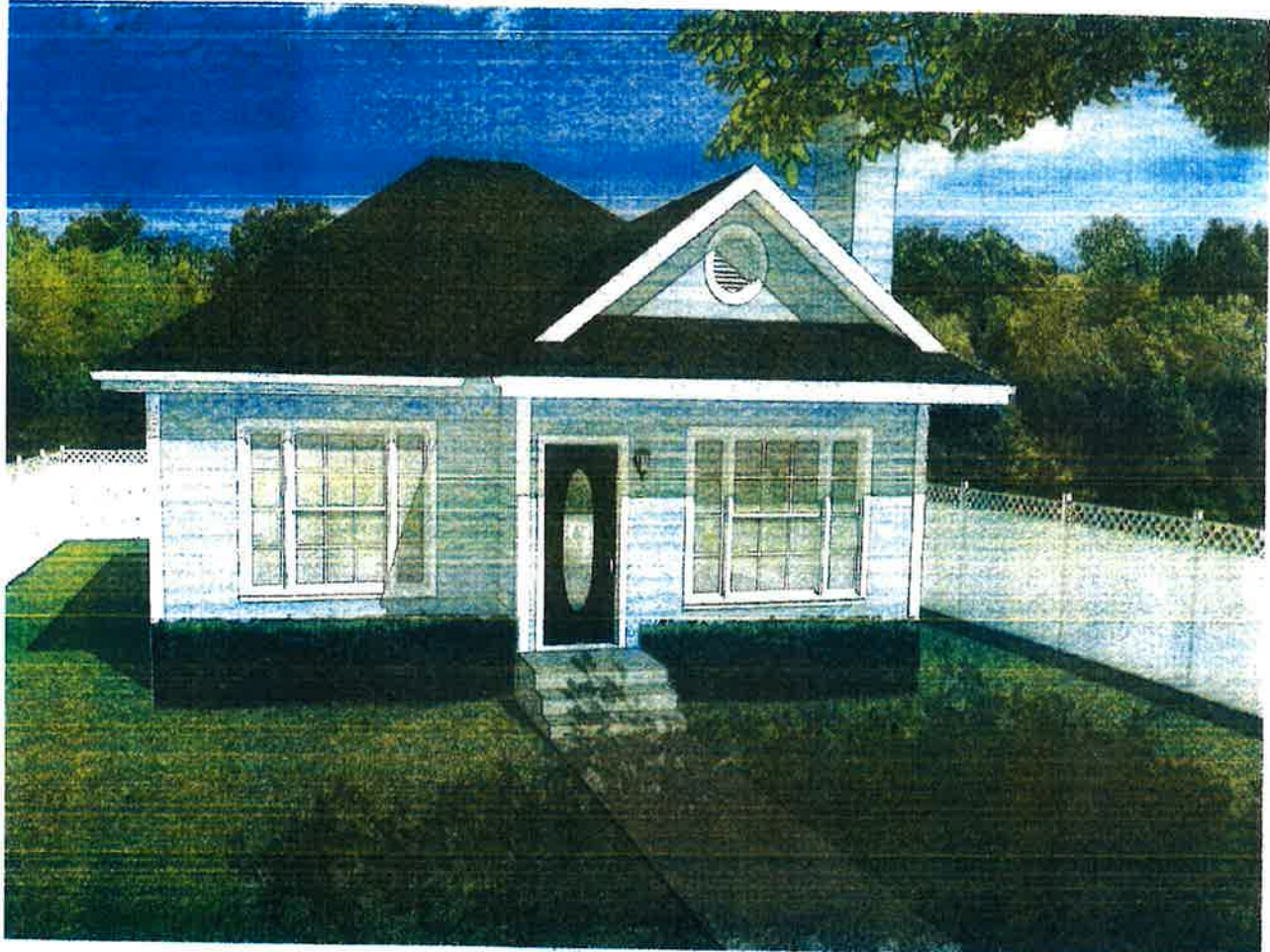
MINUTES OF APRIL 10, 2025
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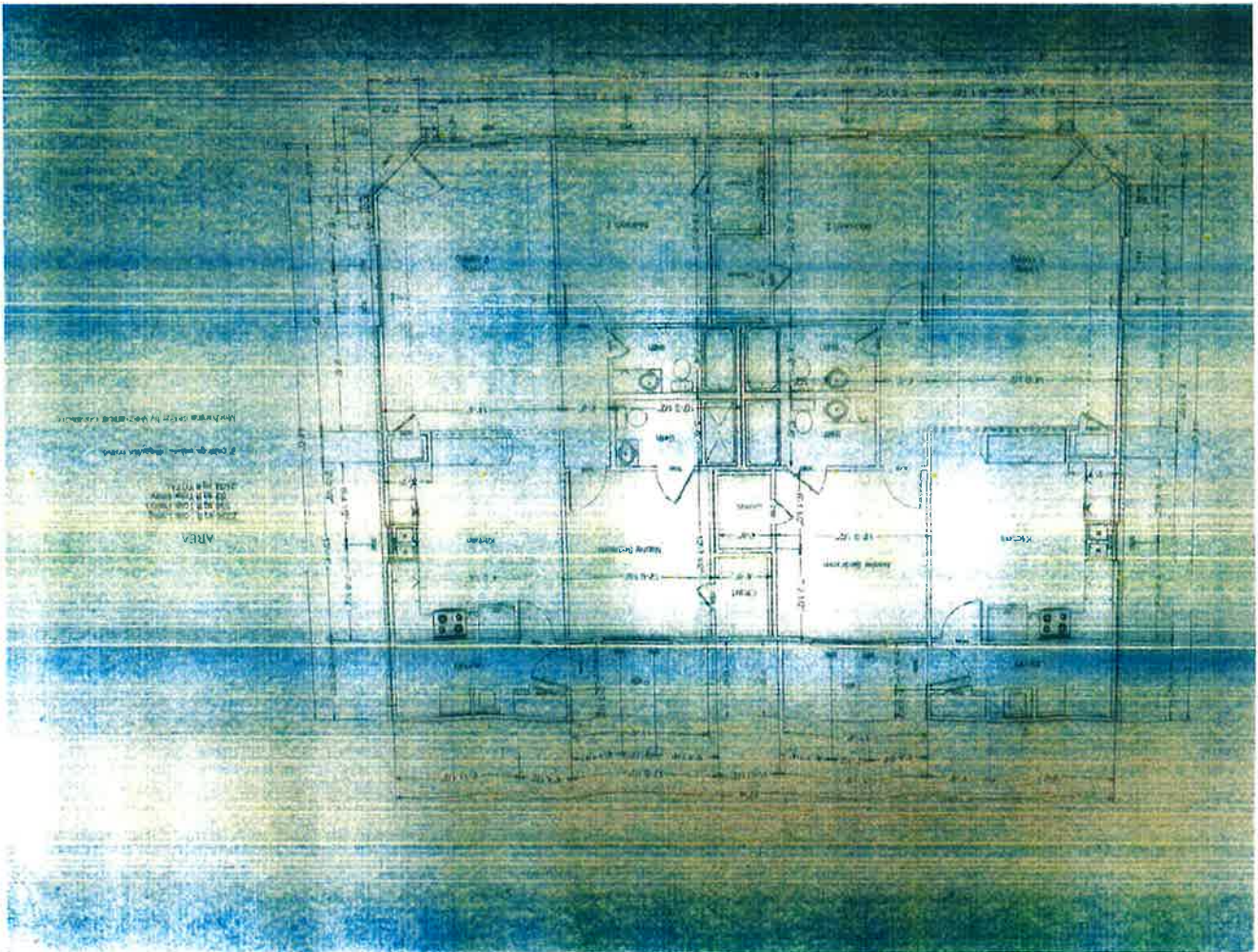
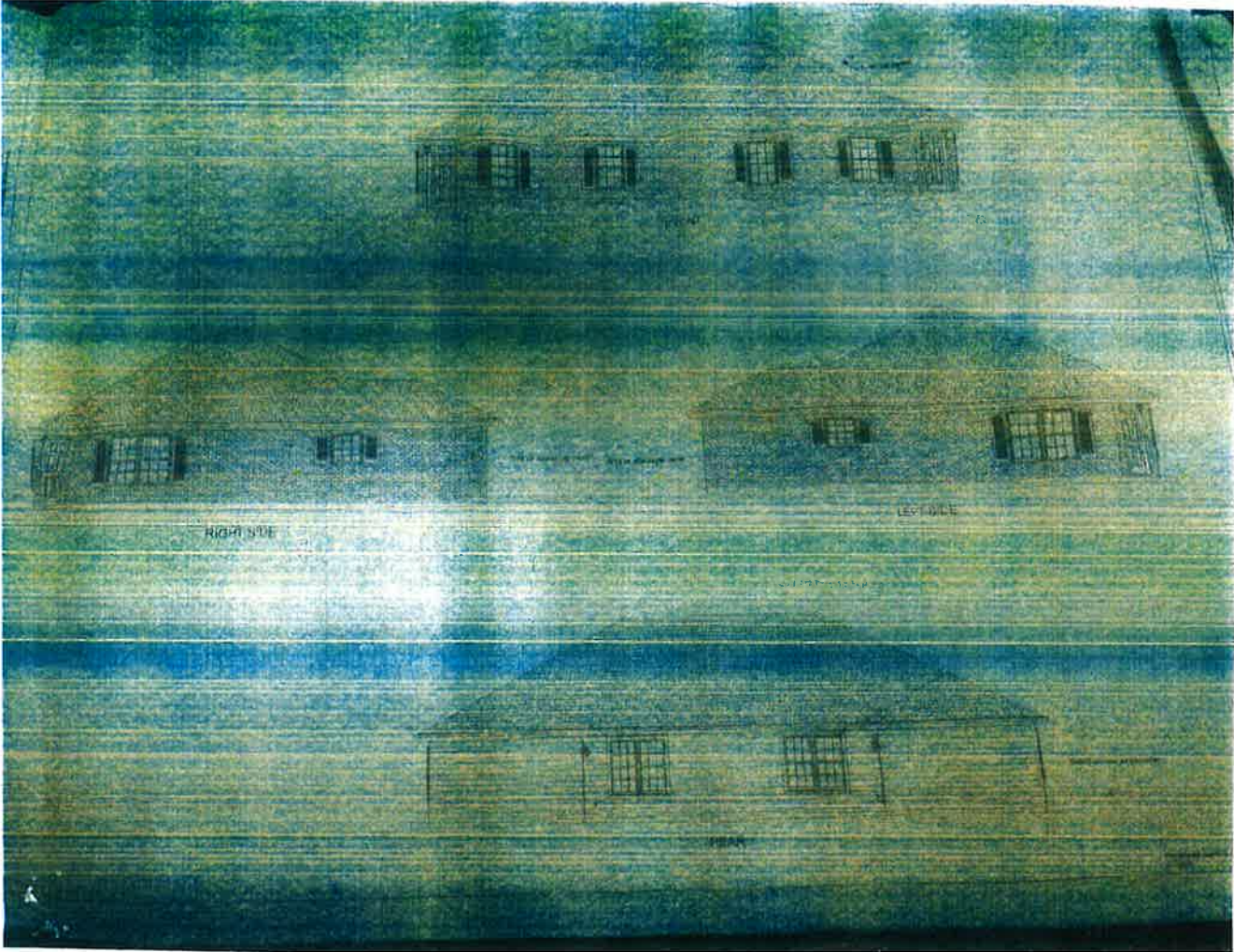
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Senior Housing
Occupancy Continues
Climbing in 4Q 2024

by Caroline Clapp / January 23, 2025
[Occupancy](#) • [Market Trends](#) • [Senior Housing](#) • [Blog](#)

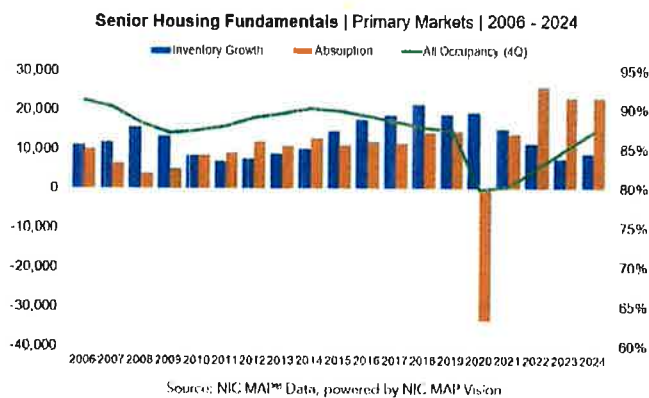
The NIC Analytics team presented findings during a webinar with NIC MAP Vision clients on January 23rd to review key senior housing data trends during the fourth quarter and full year 2024. Additionally, Chris Bird, CEO of LCS, joined Lisa McCracken, NIC's Head of Research, for a conversation on outlook, growth, and strategy for owners and operators in the senior housing industry in the year ahead.

Key takeaways included:

Takeaway #1: Occupancy Rate Continued Climbing

- The occupancy rate for the 31 NIC MAP Primary Markets rose 0.7 percentage points to 87.2% in the fourth quarter, gaining 2.2 percentage points for the full year 2024.
- Occupancy increases were driven by another year of robust demand as 2024 net absorption was roughly in line with 2022 and 2023 levels.
- Inventory growth in 2024 was slightly higher than 2023 but overall remained low and near levels last seen in 2013.

Occupancy Rate Continued Climbing



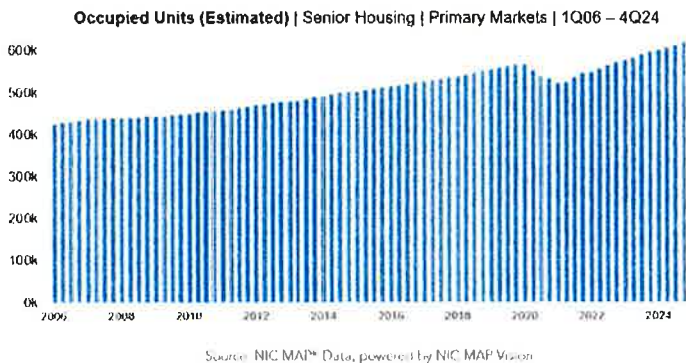
Takeaway #2: Occupied Units Reached New Record High

- The total number of occupied senior housing units hit another record high in 2024, rising to more than 618,000 units for the 31 Primary Markets in the fourth quarter.
- The Secondary Markets had a similar trend, reaching a record high of more than 335,000 units.

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- These record highs speak to the robust consumer demand for senior housing units.

Occupied Units Reach New Record High



Takeaway #3: Senior Housing Units Under Construction Least Since 2014

- In construction trends, for both Majority Independent Living and Majority Assisted Living properties, the number of units under construction in 2024 continued to decline, falling to levels last seen in 2014.
- This decline may reflect ongoing headwinds to development such as access to capital, cost of capital, and construction costs.

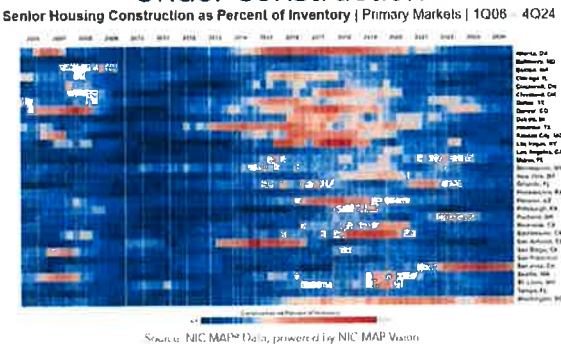
Takeaway #4: Construction Starts Declined for Third Consecutive Year

- Senior housing construction starts also remained depressed in 2024, with the fewest units breaking ground in the 31 Primary Markets since 2009 during the depths of the Global Financial Crisis.

Takeaway #5: Increasing Number of Markets with No Projects Under Construction

- By metro area each quarter, this heat map shows which markets had the most construction activity shaded in red, and the least construction activity shaded in blue.
- In 2024, an increasing number of the 31 Primary Markets reported no projects underway, rising from one to four during the year.

Increasing Number of Markets With No Projects Under Construction



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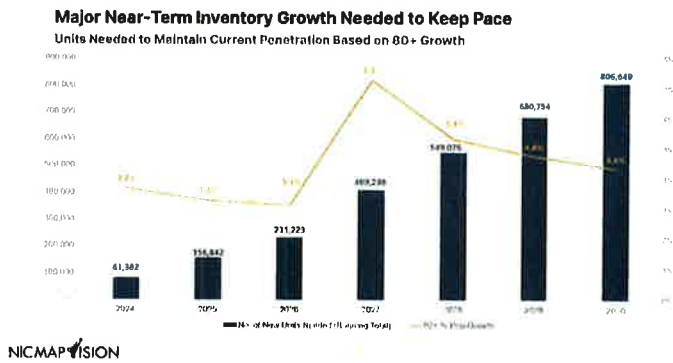
How Much Future Senior
Housing Inventory is
Needed to Meet
Demographic Demand?

We are all well-aware of the demographic trends unfolding in the U.S. In 2025, the first Baby Boomers will turn 80. Are we prepared for the implications of the aging population and is there enough supply to meet the demand for senior housing & care in the years ahead? Calculations by NIC MAP Vision project the need for an additional 200,000 additional senior housing units by 2025.

by Lisa McCracken / January 4, 2024

[Senior Housing](#) • [Market Trends](#) • [NIC MAP Vision](#) • [Blog](#)

We are all well-aware of the demographic trends unfolding in the U.S. In 2025, the first Baby Boomers will turn 80. Are we prepared for the implications of the aging population and is there enough supply to meet the demand for senior housing & care in the years ahead? Calculations by NIC MAP Vision project the need for an additional 200,000 additional senior housing units by 2025.

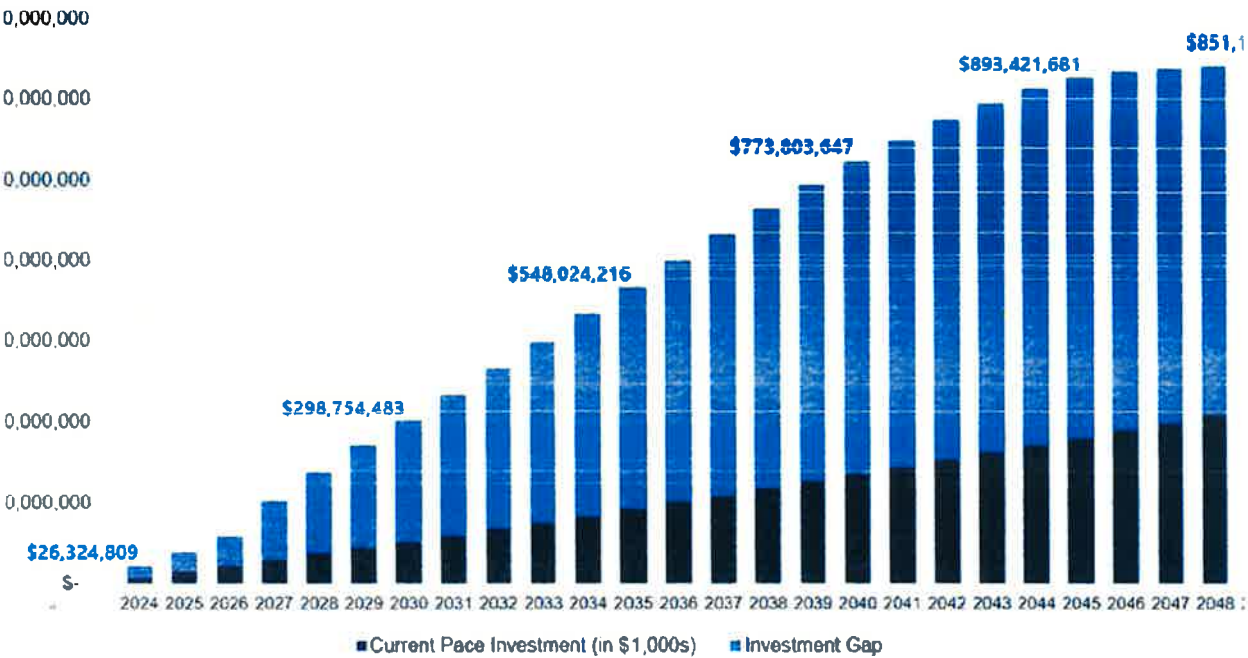


To maintain the current market penetration rates in the senior housing sector, we will need significant near-term growth in the senior housing inventory. When looking at current penetration rates among the 80+ age group, NIC MAP data predicts a need for **156,000 additional senior housing units by 2025, 549,000 additional units by 2028, and 806,000 additional units by 2030.** With record-low construction starts observed in 2023, the projected gap between available and needed senior housing units will be significant. Whether looking at the 75+ or 80+ population, this pattern emerges.

When looking at the amount of capital that will be needed to support this population growth in inventory, by 2030, an **industry-wide investment of \$400 billion** will be needed to complete the required new development to meet the anticipated demand. Given the current pace of new development, it is estimated that only 40% of that investment need is currently on-pace to be fulfilled.

To read the full report and understand peak years for projected demand and specifics on anticipated inventory shortfalls, visit the NIC MAP Vision blog [here](#).

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+ in Inventory Needed to Maintain Current Penetration



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Senior Housing Pricing Strategies Diverge in Late 2024

by Omar Zahraoui / February 20, 2025

[Market Trends](#) • [Senior Housing](#) • [Blog](#) • [Insider Newsletter](#)

Data from the recently released 4Q 2024 NIC MAP Actual Rates Report show that:

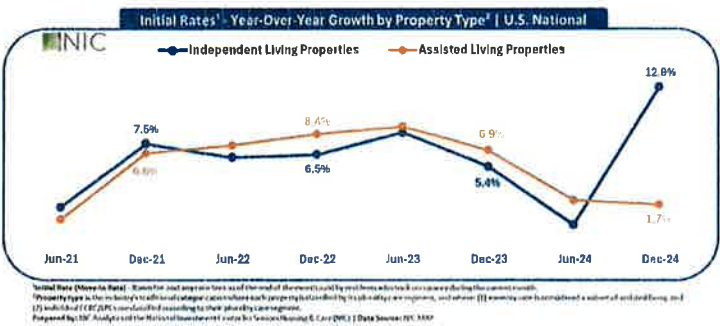
As 2024 ended, the senior housing market witnessed a notable shift in pricing dynamics between independent living (IL) and assisted living (AL) properties. Historically, initial rate growth in both property types moved nearly in tandem (see exhibit below), with operators adjusting pricing strategies in response to similar macroeconomic and demand trends. However, since mid-2024, a clear divergence emerged, with IL properties accelerating initial rate growth and reducing discounting, while AL properties experienced a slowdown in initial rate growth alongside increased discounting.

This shift marked a departure from previous years, when IL operators relied more heavily on discounting to drive lease-ups. Instead, December 2024 data reflected a market where pricing power returned to operators.

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While move-ins continued to exceed move-outs in the fourth quarter of 2024 for both IL and AL properties, this break in historical alignment between IL and AL initial rate trends signals a change, and affordability likely played a role in shaping these new market dynamics, particularly in the need-based AL property type, where margin compression poses risks.

Going into 2025 and as care costs continue to rise, **price sensitivity in AL is increasing, leading operators to recognize that IL and AL require distinct pricing strategies.** IL properties can capitalize on rate elasticity due to their choice-based nature, while AL operators need to navigate the affordability equation strategically to maintain occupancy growth momentum while preserving financial health.



Independent Living Properties: Strong Pricing Momentum and Reduced Discounting

Year-over-year growth in initial rates for independent living properties continued to set new time-series highs in the fourth quarter of 2024, building on the record growth seen in the previous quarter. Initial rates surged 12.9% year-over-year in December 2024, more than doubling the 5.4% increase seen in December 2023. Operators also reduced discounts, with initial rates averaging 5.5% (\$238) below asking rates in December 2024, compared to 8.9% (\$359) in December 2023. This equated to a 0.7-month discount on an annualized basis, down from 1.1 months the previous year.

Assisted Living Properties: Slower Rate Growth and Widening Discounts

In December 2024, initial rates grew just 1.7% year-over-year, down sharply from 6.9% in December 2023. Unlike IL, discounting in AL widened, with initial rates averaging 8.6% (\$567) below asking rates, compared to 6.4% (\$402) in December 2023. This resulted in a 1.0-month discount in December 2024, up from 0.8 months the previous year.

Additional key takeaways are available to NIC MAP subscribers in the [full report](#).

About the Report

The NIC MAP Seniors Housing Actual Rates Report provides aggregate national data from approximately 300,000 units within more than 2,700 properties across the U.S. operated by 35 to 40 senior housing providers. The operators included in the current sample tend to be larger, professionally managed, and investment-grade operators as a requirement for participation is restricted to operators who manage 5 or more properties. Visit the [NIC MAP website](#) for more information.

MINUTES OF APRIL 10, 2025

REGULAR MEETING

LONG BEACH PLANNING and DEVELOPMENT COMMISSION

Section 100: Special Use District

- (a) The purpose of a Special Use District is to enable the Planning Commission and City of Long Beach, Mississippi to establish zoning districts for mixed uses of land in accordance with the following procedures and regulations.
- (b) The establishment of a Special Use District shall adhere to the regulations imposed for like categories or functions under this Zoning Ordinance.
- (c) The types of Special Use District which could be established shall include, but not be limited to such districts as:
 - (1) Medical Complex District to include activities such as hospitals, public health centers, nurses training facilities, pathology laboratories, doctors' clinics and offices, extended care and nursing facilities, dental clinics and offices, and other closely related and compatible uses.
 - (2) Recreational District to include active and passive activities such as neighborhood centers, parks and playgrounds, swimming pools, picnic areas, and other closely related and compatible uses.
 - (3) Educational Institutions District to include activities such as grade schools, secondary schools and colleges, auditoriums, libraries, recreational facilities, and other closely related and compatible uses.
 - (4) Public District to include municipal functions and services such as city hall, county courthouse, fire department, police department, post office, public utilities, public parking complexes, and other closely related and compatible uses.
 - (5) Housing District to include such residential uses as single and two-family residences, garden apartments, town houses and high-density development.

Any use, service or function (for example, as related to the Educational District (bookstore, grill, post office, etc.) directly related to the specific intent of the Special Use District will be permitted, provided, in the opinion of the Planning Commission, there are no existing services or functions conveniently located and adequate to serve the proposed development.

- (d) In applying for a Special Use District, or an amendment to such a district, an overall development plan shall be submitted to the Planning Commission along with a report showing the need of such a District and its effect on adjacent and surrounding uses. This overall development plan shall include, but not be limited to:
 - (1) Plans showing location and design of structures, delivery points, loading and storage areas, walls, fences, screen planting, signs, lighting devices and pedestrian walks.
 - (2) Plans illustrating adequate off-street parking according to standards established in this ordinance.
 - (3) Plans showing entrance and exits to the area and the traffic routing system so designed as to minimize nuisance effects due to the generation of traffic to and from the area.
 - (4) Any other information the Planning Commission may need to adequately consider the effect the proposed uses may have upon the cost of providing adequate services to the area.

The Commission may attach reasonable special conditions to the approval of such District or amendments to insure that there will be no departure from the intent of this Zoning Ordinance.

All proposed Special Use Districts shall follow the procedures for subdivision approval even though the ownership of land may not be divided. A preliminary and final plat, both approved by the Planning Commission, shall be required for every Special Use District. The Planning Commission may establish a schedule of reasonable fees to be charged for plat review. The District shall be developed according to the approval of the final plat. Building permits and certificates of occupancy shall be required for each building according to the existing codes and regulations.

- (e) All Special Use Districts shall:

- (1) Contain a minimum of five acres, except for an expansion of an existing Special Use District. If the existing Special Use District does not contain five acres, then the additional acreage shall contain at least the amount needed to bring the total land area to five acres.

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LONG BEACH FIRE DEPARTMENT
Plan Review and Inspection Form

Development Name Coastal Haven Community Cottages

Address or Location: 360 Seal Ave.

Occupancy Type (according to NFPA code): Residential

Type of Development: Subdivision

Occupancy Load if Applicable: NA

Number of Stories: NA

Plan Review and Occupancy Inspection:

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

Plan Review: Accepted [] Rejected []

If Rejected State Reason: Cul-de-sac circles must be 96 Feet in diameter. Subdivision streets maintained by the city must be 24 feet in width. 22 feet will be acceptable if the subdivision remains private, Site plan has no fire hydrant.

Reviewed by: Inspector Timothy Darden

Date: March 13, 2025

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

Protecting Life and Property

**MINUTES OF APRIL 10, 2025
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**



**OVERSTREET
& ASSOCIATES**
CONSULTING ENGINEERS

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

March 18, 2025

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

RE: Private Senior Living Community– Sketch Plat

Ladies and Gentlemen:

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

1. It appears that the developer intends on using the referenced property as a Special Use District. However, the ordinance requires the minimum lot size to total five acres. The development proposed is roughly 2.49 acres. Therefore, this development does not appear to meet the minimum requirements of 5.0 acres. We believe the Developer intends on applying for a variance request regarding this matter.
2. If the variance request does not get approved, we see several issues with the development in the R1 – Zone. Please see list of comments below:
 - In R1 a minimum of 25' of Front Set Back is required. None of the lots appear to meet this requirement.
 - In R1 a minimum of 75' of Lot Width is required. Lots 1, 4, 5, 6, 7, 8, and 13 do not appear to meet the minimum requirement.
 - In R1 a minimum of 7,500 SFT. of Lot Area is required. It appears that only Lots 2 & 3 meet the minimum requirements.
 - In R1 a minimum of 8' of Side Set Back is required. It appears that lots 1, 4, 6, 7, 8, and 13 do not meet the minimum requirements.
 - In R1 a minimum of 15' of Rear Set Back is required. It appears that lots 1, 5, 6, 7, and 8 do not meet the minimum requirements.

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

Sincerely,

Tyler Yarbrough

TY:539

Biloxi | Long Beach | Pascagoula | Daphne

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

Chairman Frank Olaivar returned at this time.

It came for discussion under new business, Access to Lots, as follows:

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LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

ARTICLE IV. STREETS AND SIDEWALKS

SECTION 1. STREET CLASSIFICATION

- (a) In all new subdivisions, streets that are dedicated to public use shall be classified as provided in Subsection (b).
- (1) The classification shall be based upon the projected volume of traffic to be carried by the street, stated in terms of the number of trips per day;
 - (2) The number of dwelling units to be served by the street may be used as a useful indicator of the number of trips but is not conclusive;
 - (3) Whenever a subdivision street continues an existing street that formerly terminated outside the subdivision or it is expected that a subdivision street will be continued beyond the subdivision at some future time, the classification of the street will be based upon the street in its entirety, both within and outside of the subdivision.
- (b) The classification of streets shall be as designated in Article I Definitions.

SECTION 2. ACCESS TO LOTS

Every lot shall have access to it that is sufficient to afford a reasonable means of ingress and egress for emergency vehicles, as well as, for all those likely to need or desire access to the property in its intended use. However, no lot shall have less than thirty-five (35) front feet on a street.

SECTION 3. ACCESS TO ARTERIAL STREETS

Whenever a major subdivision that involves the creation of one or more new street borders on or contains an existing or proposed arterial street, no direct driveway access may be provided from the lots within this subdivision onto this street.

SECTION 4. ENTRANCES TO STREETS

- (a) All driveway entrances and other openings onto streets within the city's planning jurisdiction shall be constructed so that:
- (1) Vehicles can enter and exit from the lot in question without posing any substantial danger to themselves, pedestrians, or vehicles traveling in abutting streets, and
 - (2) Interference with the free and convenient flow of traffic in abutting or surrounding streets is minimized.
- (b) Specifications for driveway entrances are set forth in (1) of this subsection. If driveway entrances and other openings onto streets are constructed in accordance with the foregoing specifications

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and requirements, this shall be deemed prima facie evidence of compliance with the standard set forth in Subsection (a).

- (1) All driveway entrances and other openings onto city-maintained streets shall, at a minimum, be prepared by a draftsman in consultation with the City Engineer.
- (c) For purposes of this section, the term prima facie evidence means that the Long Beach planning commission may (but is not required to) conclude from this evidence alone that the proposed development complies with Subsection (a)

SECTION 5. COORDINATION WITH SURROUNDING STREETS

- (a) The street system of a subdivision shall be coordinated with existing, proposed, and anticipated streets outside the subdivision or outside the portion of a single tract that is being divided into lots (hereinafter, "surrounding streets") as provided in this section.
- (b) Collector streets shall intersect with surrounding collector or arterial streets at safe and convenient locations.
- (c) Sub-collector, local, and minor residential streets shall connect with surrounding streets where necessary to permit the convenient movement of traffic between residential neighborhoods or to facilitate access to neighborhoods by emergency service vehicles or for other sufficient reasons, but connections shall not be permitted where the effect would be to encourage the use of such streets by substantial through traffic.
- (d) Whenever connections to anticipated or proposed surrounding streets are required by this section, the street right-of-way shall be extended and the street developed to the property line of the subdivided property (or to the edge of the remaining undeveloped portion of a single tract) at the point where the connection to the anticipated or proposed street is expected. In addition, the Long Beach planning commission may require temporary turnarounds to be constructed at the end of such streets pending their extensions when such turnarounds appear necessary to facilitate the flow of traffic or accommodate emergency vehicles. Notwithstanding the other provisions of this subsection, no temporary dead-end street in excess of 1,000 feet may be created unless no other practicable alternative is available.

SECTION 6. RELATIONSHIP OF STREET TO TOPOGRAPHY

- (a) Streets shall be related appropriately to the topography. In particular, streets shall be designed to facilitate the drainage and stormwater runoff objectives set forth in City ordinances #444 and #465, and street grades shall conform as closely as practicable to the original topography.
- (b) As indicated in Section 7, the maximum grade at any point on a street constructed without curb and gutter shall be 6 percent. On streets constructed with curb and gutter the grade shall not exceed 6 percent unless no other practicable alternative is available. However, in no case may streets be constructed with grades that, in the professional opinion of the city engineer, create a substantial danger to the public safety.

SECTION 7. STREET WIDTH, SIDEWALK AND DRAINAGE REQUIREMENTS IN SUBDIVISIONS

- (a) Street rights-of-way are designed and developed to serve several functions:
 - (1) to carry motor vehicle traffic, and in some cases, allow on-street parking;
 - (2) to provide a safe and convenient passageway, for pedestrian traffic; and
 - (3) to serve as an important link in the city's drainage system.

In order to fulfill these objectives, all public streets shall be constructed to meet either the standard set forth in Subsection (b) or Subsection (c)
- (b) The following classifications of streets, upon proof to the city engineer that no other feasible alternative is available and consent of the planning commission, may be constructed with six-

**MINUTES OF APRIL 10, 2025
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LONG BEACH PLANNING and DEVELOPMENT COMMISSION
ARTICLE XIII
STREETS AND SIDEWALKS**

Section 147: Access to Lots

Every lot shall have access to it that is sufficient to afford a reasonable means of ingress and egress for emergency vehicles, as well as, for all those likely to need or desire access to the property in its intended use. However, no lot shall have less than thirty-five (35) front feet on a street or other improved access as permitted by the planning commission.

Section 148: Access to Arterial Streets

Whenever a major subdivision that involves the creation of one or more new street borders on or contains an existing or proposed arterial street, there shall be no direct driveway from the lots within this subdivision onto this street.

Section 149: Entrances to Streets

- (a) All driveway entrances and other openings onto streets within the city's planning jurisdiction shall be constructed so that:
- (1) Vehicles can enter and exit from the lot in question without posing any substantial danger to themselves, pedestrians, or vehicles traveling in abutting streets, and
 - (2) Interference with the free and convenient flow of traffic in abutting or surrounding streets is minimized.
 - (3) Vehicular entrances to parking lots, garages and parking structures shall be no wider than 30 feet at the frontage.
- (b) Specifications for driveway entrances are set forth in (1) of this subsection. If driveway entrances and other openings onto streets are constructed in accordance with the foregoing specifications and requirements, this shall be deemed prima facie evidence of compliance with the standard set forth in Subsection (a).
- (1) All driveway entrances and other openings onto city-maintained streets shall, at a minimum, be prepared by a draftsman in consultation with the City's Public Works Department.
- (c) For purposes of this section, the term prima facie evidence means that the planning commission may (but is not required to) conclude from this evidence alone that the proposed development complies with Subsection (a).

Section 150: Coordination with Surrounding Streets

- (a) The street system of a subdivision shall be coordinated with existing, proposed, and anticipated streets outside the subdivision or outside the portion of a single tract that is being divided into lots (hereinafter, "surrounding streets") as provided in this section.
- (b) Collector streets shall intersect with surrounding collector or arterial streets at safe and convenient locations.
- (c) Local, and minor residential streets shall connect with surrounding streets where necessary to permit the convenient movement of traffic between residential neighborhoods or to facilitate access to neighborhoods by emergency service vehicles or for other sufficient reasons, but connections shall not be permitted where the effect would be to encourage the use of such streets by substantial through traffic.
- (d) Whenever connections to anticipated or proposed surrounding streets are required by this section, the street right-of-way shall be extended and the street developed to the property line of the subdivided property (or to the edge of the remaining undeveloped portion of a single tract) at the point where the connection to the anticipated or proposed street is expected. In addition, the planning commission may require temporary turnarounds to be constructed at the end of such streets pending their extensions when such turnarounds appear necessary to facilitate the flow of

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After considerable discussion, no action was taken.

At this time, Commissioner Suthoff made motion, seconded by Commissioner Kruse, directing City Advisor Bill Hessel to draft condo development language defining greenspace, lot size, and specific details for a condo development.

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

APPROVED:

Chairman Frank Olaivar

DATE: _____

ATTEST: _____

Tina M. Dahl, Minutes Clerk