

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

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

- I. CALL TO ORDER**
- II. INVOCATION AND PLEDGE OF ALLEGIANCE**
- III. ROLL CALL AND ESTABLISH QUORUM**
- IV. PUBLIC HEARINGS**
- V. ANNOUNCEMENTS**
- VI. APPROVE MINUTES**
 - 1. September 25, 2025
- VII. UNFINISHED BUSINESS**
- VIII. NEW BUSINESS**
 - 1. Tree Removal- 4377 Beatline Road, Tax Parcel 0512C-01-006.000, Submitted by Jennifer L. Weems (owner) and Brown, Mitchell & Alexander, Inc (agent).
 - 2. Preliminary Plat Approval- 0 West 5th Street, Tax Parcel 0612G-02-009.000, Submitted by Alan D. Stennett (owner) and Michael Bohlke (agent).
- IX. DEVELOPMENT & RESEARCH**
- X. 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 October 21, 2025.**

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

Vice Chairman David DiLorenzo led the meeting in prayer.

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Commissioner Phillip LeBlanc read the Opening Statement for the Planning and Development Commission.

Be it remembered that a Regular Meeting before the Long Beach Planning and Development Commission, Long Beach, Mississippi, was begun at 5:30 o'clock p.m., Thursday, the 9th day of October 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 Regular Meeting the following named persons: Chairman Shawn Barlow, Vice Chairman David DiLorenzo, Commissioners Don Sterling, Nicholas Brown, William Suthoff, Ryan McMahon, Sean Hughes, Ray Baas, Jr., Phillip LeBlanc, Building Official Mike Gundlach and City Clerk Emma J. Ward.

Absent the Regular Meeting: Commissioner Nicholas Brown and City Advisor Bill Hessell

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

Commissioner Suthoff made motion, seconded by Commissioner Hughes and unanimously carried to approve the Regular Meeting minutes of September 25, 2025, as submitted.

It came for discussion under New Business a Tree Removal for the property located at 4377 Beatline Road, Tax Parcel 0512C-01-006.000, submitted by Jennifer L. Weems (owner), and Brown, Mitchell & Alexander, Inc (agent), as follows:

**MINUTES OF OCTOBER 9, 2025
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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	9/22/25
Zoning	C-2
Agenda Date	10/9/25
Check Number	25473

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

NG 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.

NG 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.

NG 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: 9-22-25

PROPERTY INFORMATION

TAX PARCEL # 0512C-01-006.000

Address of Property Involved: 4377 Beatline Road

Property owner name: Jennifer L. Weems

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: 16303 Highway 53, Gulfport, MS 39503

Phone No. (228) 518-1142

CONTRACTOR OR APPLICANT INFORMATION

Company Name: Brown, Mitchell & Alexander, Inc.

Phone No. 228-864-7612 Fax: 228-864-7676

Name Nick Gant

Address 131 Rue Magnolia Biloxi MS 39530

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.: Removal of 4 Live Oak Trees for the
(use separate sheet if needed)

construction of a gas station, parking lot, convenience store, and and commercial outlet.

Number of Trees:

4 Live Oak Southern Magnolia

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

Signature

Date

**ADDITIONAL INFORMATION REQUIRED
FROM APPLICANT**

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

NG 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.

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

NG OWNERSHIP: Please provide a recorded warranty deed.

NG 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.

NG 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.

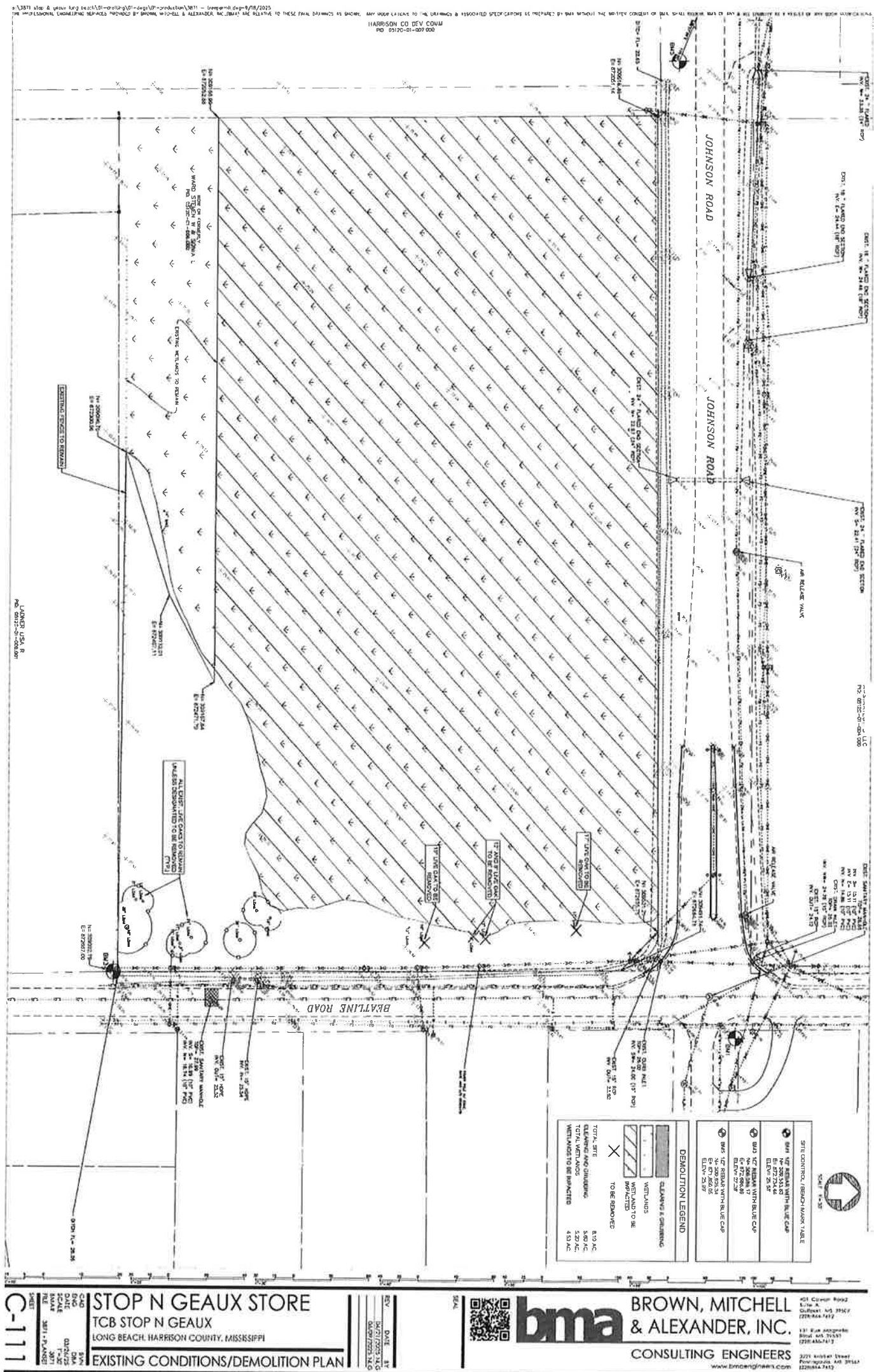
NG MEETING: You must attend the Planning Commission meeting, not attending may cause your permit for tree removal to be denied or withheld.

MINUTES OF OCTOBER 9, 2025 REGULAR MEETING

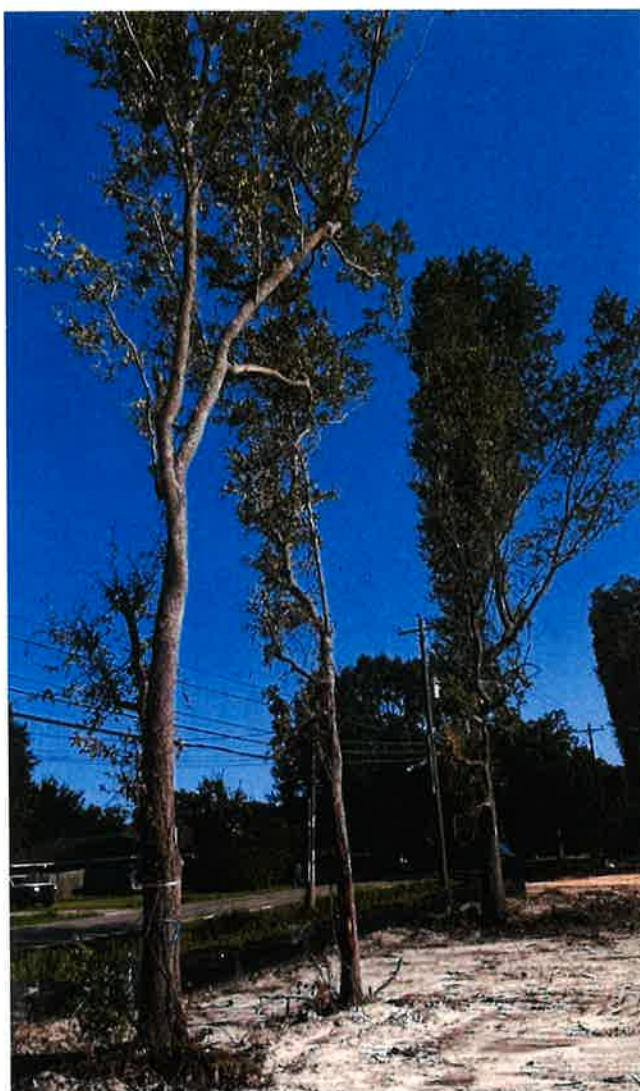
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

3/3571 also & please keep track of [01-drooling/01-days/01-production/3571 - freeform] day=9/18/1075

HARRISON CO DEV COM
PO 0512C-01-007 000



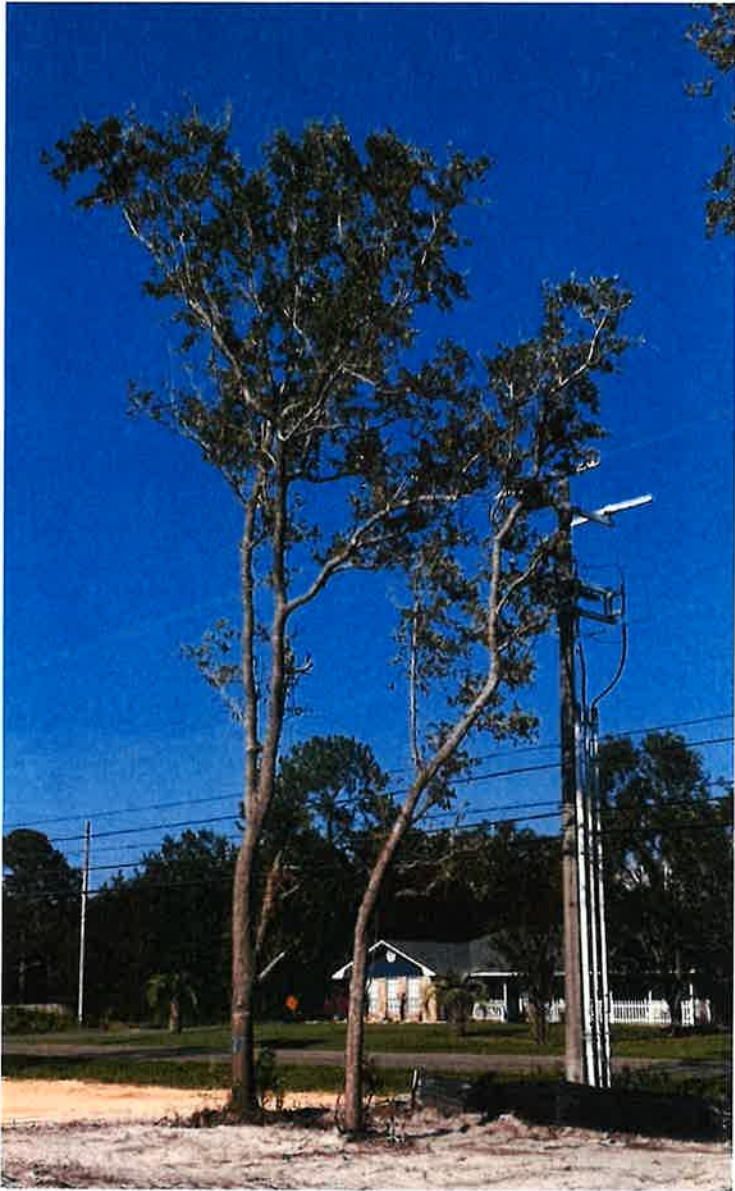
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LONG BEACH PLANNING and DEVELOPMENT COMMISSION**



5 M.B. 38

10.09.25 Reg

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

July 29, 2024


RE: Authority to Act as Agent
TCB Stop N Geaux
Long Beach, Harrison County, Mississippi

To Whom It May Concern:

This is to advise that TCB Stop N Geaux currently owns an approximately 6.20 acre property at the southwest corner of the intersection of Beatline Road and Johnson Road.

With this letter, TCB Stop N Geaux, appoints Brown, Mitchell & Alexander, Inc., as its agents for the purpose of obtaining permits necessary for construction.

Sincerely,


TCB Stop N Geaux
16303 Highway 53
Gulfport, Mississippi 39503


NOTARY PUBLIC
STATE OF MISSISSIPPI
SAMANTHA COOLEY BELSOME
NOTARY PUBLIC
Pearl River County
Commission Expires
January 13, 2026
COMMISSION NUMBER 04888

C:\Users\Jennifer\Downloads\LTR Authority to Act as Agent.docx

 1st JUDICIAL DISTRICT
Instrument 2022-0029415-D-J1
Filed/Recorded 12/09/2022 11:16:01 AM
Total Fees 26.00
5 Pages Recorded

Prepared by Grantors:	Return to Grantees:
S. Ward	Ethan Ward
25429 Pecan Rd.	4281 Beatline Rd.
Pass Christian, MS. 39571	Long Beach, Ms. 39560
228-669-1732	228-669-5505

STATE OF MISSISSIPPI
COUNTY OF HARRISON

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all which is hereby acknowledged, the undersigned, STEVEN W. WARD AND SONIA L. WARD, GRANTORS, do hereby sell, convey and warrant unto STEVEN SAMUEL ETHAN WARD AND JESSICA E. WARD, GRANTEES, as joint tenants with full rights of survivorship and not as tenants in common, the following described land and property being located in the First Judicial District of Harrison County, Mississippi, described as follows:

See Exhibit "A"

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ALSO KNOWN AS:
PARCEL # - 0512C-01-006.000
PPIN # - 87343

This conveyance is subject to any and all restrictive covenants, right of way, easements and prior reservation of oil, gas and mineral rights applicable to the subject property which are on file and of record in the office of the Chancery Clerk of Harrison County, Mississippi.

WITNESS OUR SIGNATURES, this the 8 day of December 2022.


STEVEN W. WARD, GRANTOR


SONIA L. WARD, GRANTOR

STATE OF MISSISSIPPI
COUNTY OF HARRISON

PERSONALLY came and appeared before me on this the 8th day of December 2022, the undersigned authority in and for the aforesaid jurisdiction, the within named, STEVEN W. WARD, GRANTOR AND SONIA L. WARD, GRANTOR, signed, executed and delivered the above and foregoing instrument as the free and voluntary act and deed of the grantors on the day and year herein set forth.

WITNESS MY SIGNATURE AND SEAL OF OFFICE this the 8th day of December 2022.




Notary Public

My Commission Expires: 04-29-2025

Grantors:
Steven W. Ward
25429 Pecan Rd.
Pass Christian, MS. 39571
228-669-1732

Sonia L. Ward
25429 Pecan Rd.
Pass Christian, MS. 39571
228-363-1725

Grantees:
Steven Samuel Ethan Ward
4281 Beatline Rd.
Long Beach, MS. 39560
228-669-5505

Jessica E. Ward
4281 Beatline Rd.
Long Beach, MS. 39560
228-297-4237

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EXHIBIT "A"

McCAULEY REVOCABLE TRUST 2007/11572 AND 2007/11574 AND 2007/9421 13.5 AC (C) BEG AT SE COR OF NE ¼ OF SEC 16 ON W MAR OF BEATLINE RD W ALONG SEC LINE 650 FT TO W MAR OF COX SUBD N ALONG SUBD LINE 1285 FT TO S MAR OF JOHNSON RD E ALONG RD 650 FT TO BEATLINE RD S ALONG RD 432 FT W 564 FT S 482 FT E 564 FT TO BEATLINE RD S ALONG RD 432 FT TO POB WHICH IS LOTS 1 TO 4 BLK 8 COX SUBD & A 5.75 AC PCL PART OF SE ¼ OF NE ¼ SEC 16-8-12.

LRMINQ01 APPRINQ43 Parcel 0512C-01-006.000 Legal Description	LAND ROLL MAINTENANCE Library 2023 13.5 AC(C) BEG AT SE COR OF NE1/4 OF SEC 16 ON W MAR OF BEATLINE RD W ALONG SEC LINE 650 FT TO W MAR OF COX SUBD N ALONG SUBD LINE 1285 FT TO S MAR OF JOHNSON RD E ALONG RD 650 FT TO BEATLINE RD S ALONG RD 432 FT W 564 FT S 482 FT E 564 FT TO BEATLINE RD S ALONG RD 432 FT TO POB WHICH IS LOTS 1 TO 4 BLK 8 COX SUBD & A 5.75 AC PCL PART OF SE1/4 OF NE1/4 SEC 16-8-12	LRWINQ02/HC PPIN 87343 Page 1
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F1-1ST LGL, F2-NXT LGL, F3-NXT PARCEL, F4-NAME, F7-DEED, F8-FLAG, F9-OPTION, F10-PRINT



CITY OF LONG BEACH
TREE BOARD COMMITTEE
201 JEFF DAVIS AVE
LONG BEACH, MS 39560

1 October 2025

MEMORANDUM FOR Long Beach, MS Planning Commission

SUBJECT: Recommendation for Tree Removal Application

1. This memorandum addresses the tree removal application for 4377 Beatline Rd, Long Beach, MS 39560. The Tree Board Committee conducted a thorough site review on October 1, 2025, and evaluated the application based on the city's established tree preservation and removal guidelines.
2. Based on the findings, the Tree Board Committee's response to the application is as follows:

The property contains four trees and is situated near Beatline Road. The tree positioned closest to the corner of Beatline Road and Johnson Road is not a Live Oak. The remaining three trees are located in proximity to existing power lines. Although not an immediate hazard, their continued growth presents a significant risk to the utility infrastructure. Previous trimming by the power company has temporarily reduced the interference, but the proximity of the trees to the lines ensures this will remain an ongoing issue. In the event of a severe storm, these trees are likely to damage the power lines.
3. Board members present during the site review and their respective votes were as follows:

1. Michael McGill: Yes
2. Jana Montgomery: Yes
4. The Point of Contact is Michael McGill, 228-264-0503, MMcGill1775@Gmail.com.

Michael McGill
MICHAEL P. MCGILL
Board Member
Long Beach Tree Board

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After considerable discussion and upon recommendation by the City of Long Beach Tree Board, Commissioner Suthoff made motion, seconded by Commissioner McMahon to approve the application as submitted. During further discussion Commissioner Sterling stated as per the ordinance that the trees should not be removed and that he was not in favor of the removal of the 3 Live Oaks in question. The question being put to a roll call vote, the results are as follows:

David DiLorenzo	voted	Aye
Don Sterling	voted	Nay
Nicholas Brown	voted	Absent – not voting
William Suthoff	voted	Aye
Ryan McMahon	voted	Aye
Sean Hughes	voted	Aye
Ray Baas, Jr.	voted	Aye
Phillip LeBlanc	voted	Aye

The question having received a majority affirmative vote of the commissioners present and voting Chairman Barlow declared the motion carried.

It came for discussion under New Business a Preliminary Plat Approval for the property located at 0 West 5th Street, Tax Parcel 0612G-02-009.000, submitted by Alan D. Stennett (owner) and Michael Bohlke (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 9-9-25
 Zoning C1
 Agenda Date 10-9-25
 Check Number 9042

I. TYPE OF CASE: **PRELIMINARY PLAT APPROVAL**

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

III. GENERAL LOCATION OF PROPERTY INVOLVED: C1 - Downtown

IV. ADDRESS OF PROPERTY INVOLVED: 0 West 5th St

V. GENERAL DESCRIPTION OF REQUEST: Subdivision of 75x150 Lot
 into 5 unit Condominium (2 Buildings)

VI. **REQUIRED ATTACHMENTS:**

A. Twenty (20) working days prior to the regular monthly meeting of the planning commission the following documents must be submitted:

- a. Three (3) full-size blue-line copies of the preliminary plat,
- b. Two (2) blue-line copies of the complete construction plans and specification,
- c. Two (2) copies of the developer's engineer's basis of design and complete design calculation, and
- d. Two (2) copies of the preliminary plat application forms.
- e. The proposed plat shall be at a scale legible and functional on sheets of twenty-four (24) by thirty-six (36) inches in size. *****Please refer to the City of Long Beach's Subdivision Regulations for additional information to be included on the plat.**

B. Cash or Check payable to the City of Long Beach in the amount as follows:

2-3	Lots	\$100.00
4-10	Lots	\$150.00
11-50	Lots	\$300.00
50-100	Lots	\$400.00
100 +	Lots	\$500.00

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

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

VII. **OWNERSHIP AND CERTIFICATION:**

READ BEFORE EXECUTING. the applicant acknowledges that, in signing this application, all conditions and requirements inherent in the process have been fully explained and understood, including the timetable for processing the application, the completed application with all necessary documents and payments must be returned to the Planning office not later than twenty (20) days before the 2nd or 4th Thursday of each month. Receipt of fee(s) does not constitute receipt of a completed application.

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

Alan D Stennett
 Name of Rightful Owner (PRINT)

211 Magnolia St
 Owner's Mailing Address

Long Beach MS 39560
 City State Zip

228-324-8911
 Phone

ADStennett2014@gmail
 Email address

Alan D Stennett 9/3/25
 Signature of Rightful Owner Date

Neil Boll
 Name of Agent (PRINT)

13 owner Southern Oaks
 Agent's Mailing Address

Long Beach MS 39560
 City State Zip

228-860-3005
 Phone

NEBOLLKE@AOL.com
 Email address

Neil Boll 9-3-25
 Signature of Applicant Date

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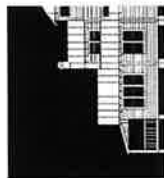
CONSTRUCTION PLANS

FOR THE

CASA de PALMA
CONDOMINIUMS

WEST 5th STREET
LONG BEACH, MS. 39560
TAX PARCEL # 0612G-02-009.000

DESIGNED BY



DERN
DESIGNS

Kathleen Darn
228-263-1554
kath@derndesigns.com

PUTTING DREAMS ON PAPER

- NOTES
1. ARCHITECTURAL FINISHES, ATTACHMENTS, FINISHES, ETC., SEE SHEET AND CONTRACTOR.
 2. ALL DETAILS OF CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE INTERNATIONAL RESIDENTIAL CODE LATEST EDITION AND ALL APPLICABLE LOCALS THEREON.
 3. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE INTERNATIONAL RESIDENTIAL CODE LATEST EDITION AND ALL APPLICABLE LOCALS THEREON.
 4. CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE INTERNATIONAL RESIDENTIAL CODE LATEST EDITION AND ALL APPLICABLE LOCALS THEREON.
 5. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
 6. ANY ELEVATIONS FROM THE DRAWINGS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
 7. CONTRACTOR SHALL VERIFY WITH THE OWNER ALL DIMENSIONS AND FINISHES PRIOR TO COMMENCEMENT OF CONSTRUCTION.
 8. CONTRACTOR SHALL VERIFY WITH THE OWNER ALL DIMENSIONS AND FINISHES PRIOR TO COMMENCEMENT OF CONSTRUCTION.
 9. CONTRACTOR SHALL VERIFY WITH THE OWNER ALL DIMENSIONS AND FINISHES PRIOR TO COMMENCEMENT OF CONSTRUCTION.
 10. CONTRACTOR SHALL VERIFY WITH THE OWNER ALL DIMENSIONS AND FINISHES PRIOR TO COMMENCEMENT OF CONSTRUCTION.

VICINITY MAP

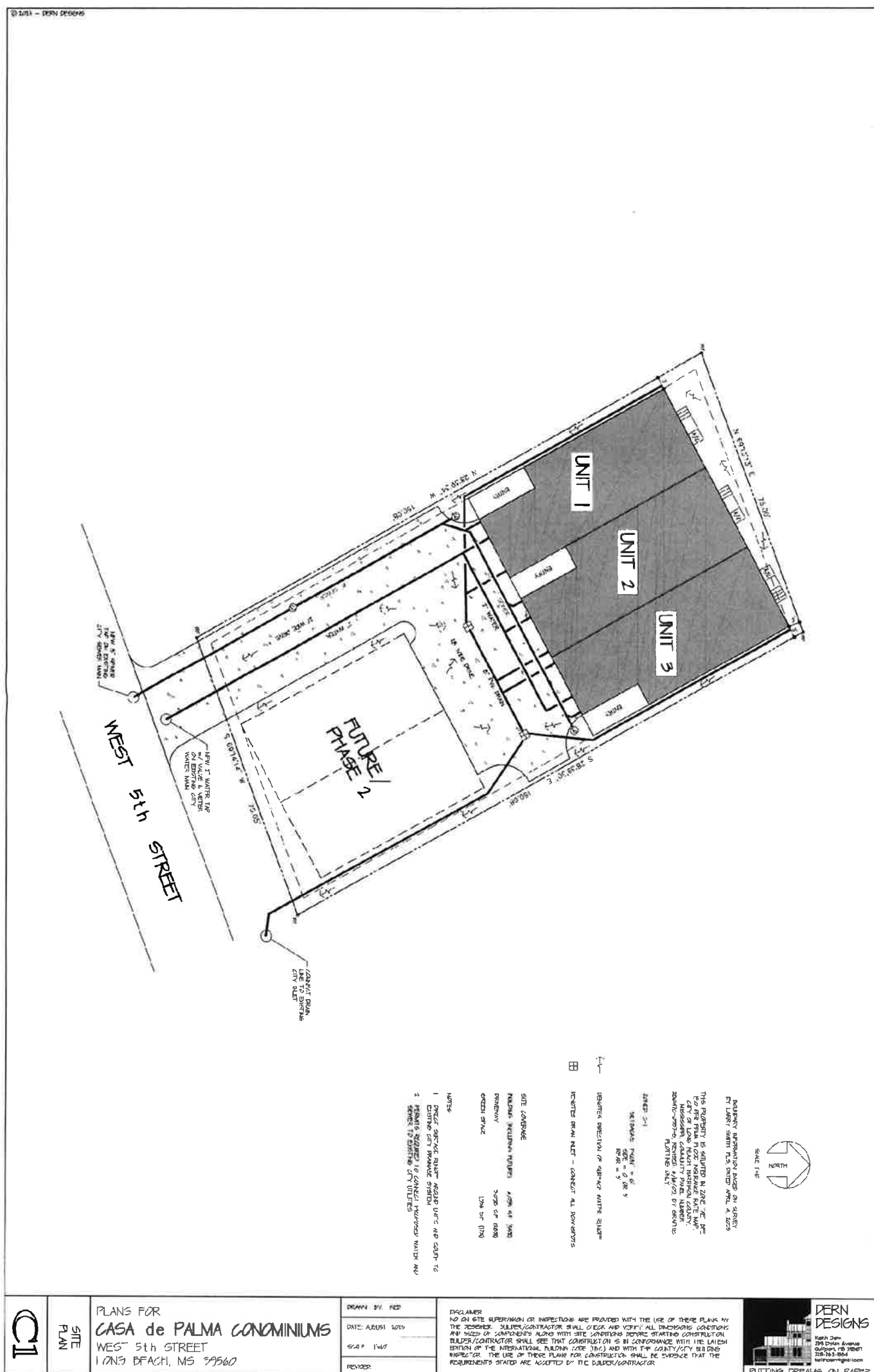


SHEET INDEX

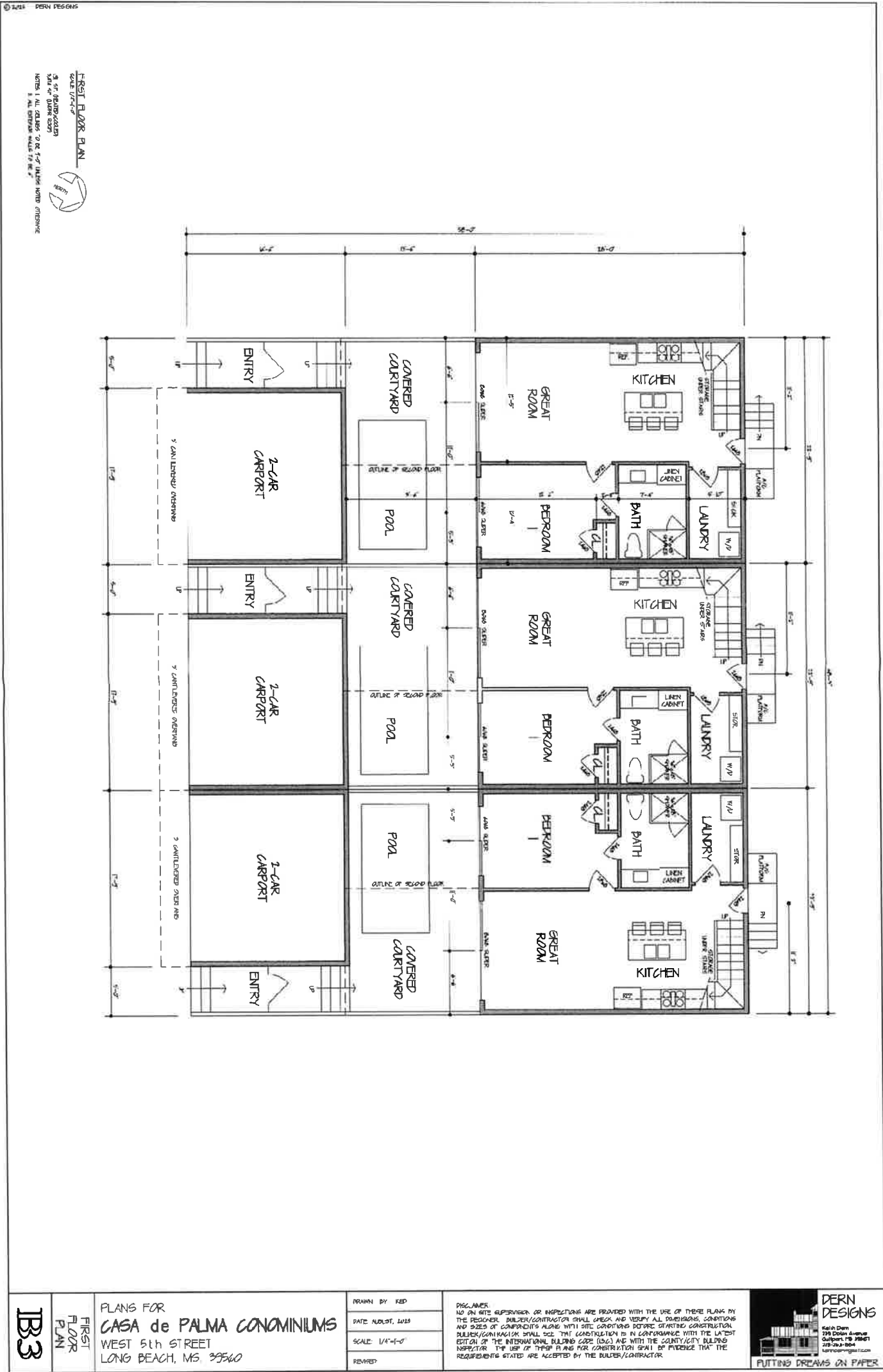
TITLE VICINITY MAP & SHEET INDEX	T1
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FOUNDING DETAILS/WALL SECTION	B2
FIRST FLOOR PLAN	B3
SECOND FLOOR PLAN	B4
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ELEVATIONS	B6
ROOF PLAN	B7
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FIRST FLOOR ELECTRICAL PLAN	F1
SECOND FLOOR ELECTRICAL PLAN	F2
FIRST FLOOR MECHANICAL PLAN	M1
SECOND FLOOR MECHANICAL PLAN	M2
FIRST FLOOR PLUMBING PLAN	P1
SECOND FLOOR PLUMBING PLAN	P2
DESIGN DETAILS	DD1
DESIGN DETAILS	DD2
DESIGN DETAILS	DD3
DESIGN DETAILS	DD4

08/04/25

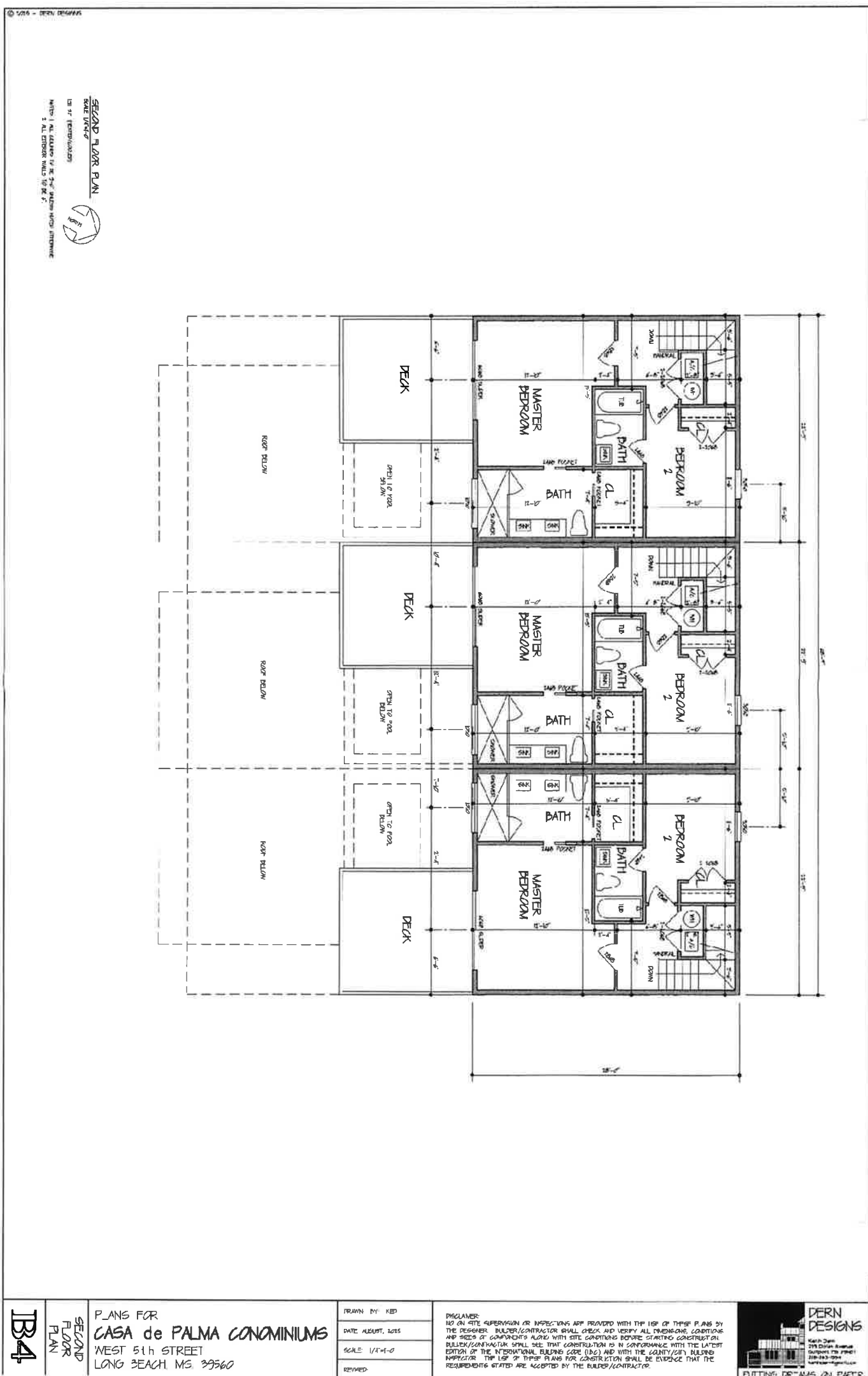




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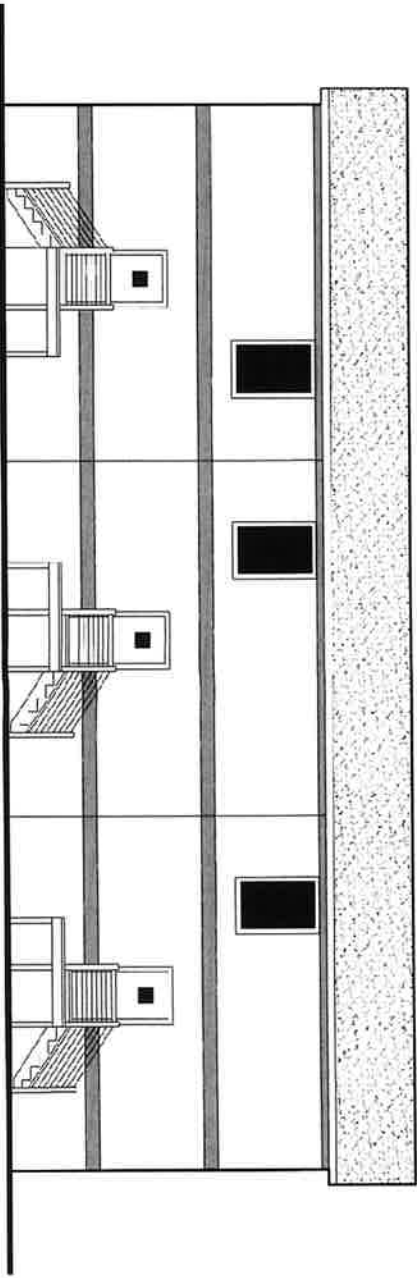
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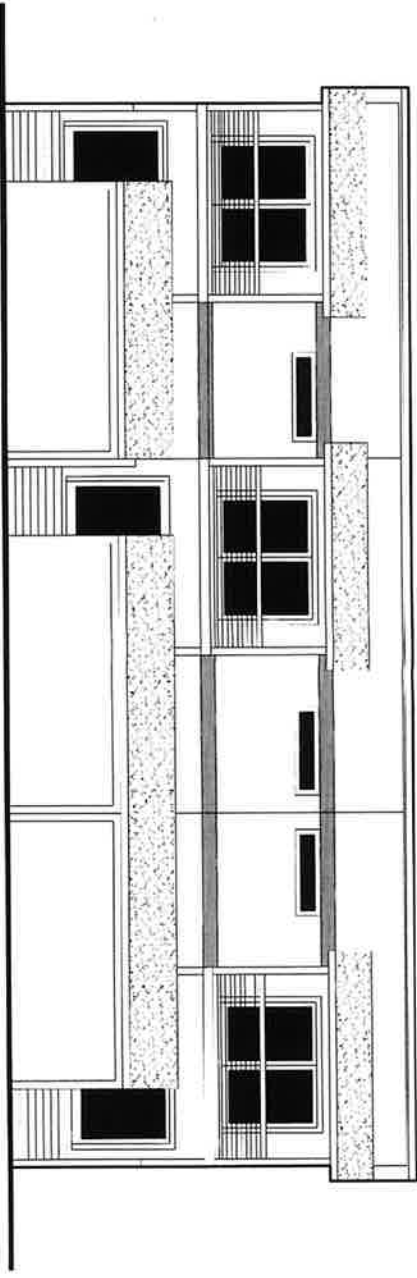
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© 2025 - DERN DESIGNS


REAR (WEST) ELEVATION
SCALE 1/4"=1'-0"



FRONT (EAST) ELEVATION
SCALE 1/4"=1'-0"



IBS	ELEVATIONS	PLANS FOR CASA de PALMA CONDOMINIUMS WEST 5th STREET LONG BEACH, MS 39560	DRAWN BY: RD	<p>DISCLAIMER: NO ON-SITE SUPERVISION OR INSPECTIONS ARE PROVIDED WITH THE USE OF THESE PLANS BY THE OWNER. BUILDER/CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS, COORDINATES AND SIZES OF COMPONENTS AGAINST SITE CONDITIONS BEFORE STARTING CONSTRUCTION. BUILDER/CONTRACTOR SHALL SEE THAT CONSTRUCTION IS IN COMPLIANCE WITH THE LATEST EDITION OF THE MISSISSIPPI BUILDING CODE (MBC) AND MEET THE COUNTY/CITY BUILDING DEPARTMENT. THE USE OF THESE PLANS FOR CONSTRUCTION SHALL BE AT RISKER 1:1. THE REQUIREMENTS STATED ARE ACCEPTED BY THE BUILDER/CONTRACTOR.</p>
			DATE: AUGUST, 2025	
			SCALE: 1/4"=1'-0"	
			REVISED	



DERN DESIGNS
Katie Dern
125 S. 1st Street
Birmingham, AL 35201
205-363-8884
katie@derndesigns.com

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RIGHT (EAST) ELEVATION

LEFT (WEST) ELEVATION

1/4\"/>

IB6

ELEVATIONS

PLANS FOR
CASA de PALMA CONDOMINIUMS
WEST 5th STREET
LONG BEACH, MS. 39560

DRAWN BY KED

DATE: AUGUST 2015

SCALE: 1/4\"/>

REVISED:

DISCLAIMER
NO ON SITE SUPERVISION OR INSPECTIONS ARE PROVIDED WITH THE USE OF THESE PLANS BY THE DESIGNER. BUILDER/CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS, CONDITIONS AND USES OF COMPONENTS, ALONG WITH SITE CONDITIONS BEFORE STARTING CONSTRUCTION. BUILDER/CONTRACTOR SHALL SEE THAT CONSTRUCTION IS IN CONFORMANCE WITH THE LATEST EDITION OF THE INTERNATIONAL BUILDING CODE (IBC) AND WITH THE COUNTY/CITY BUILDING DEPARTMENT. THE USE OF THESE PLANS FOR CONSTRUCTION SHALL BE EVIDENCE THAT THE REQUIREMENTS STATED ARE ACCEPTED BY THE BUILDER/CONTRACTOR.

DERN DESIGNS

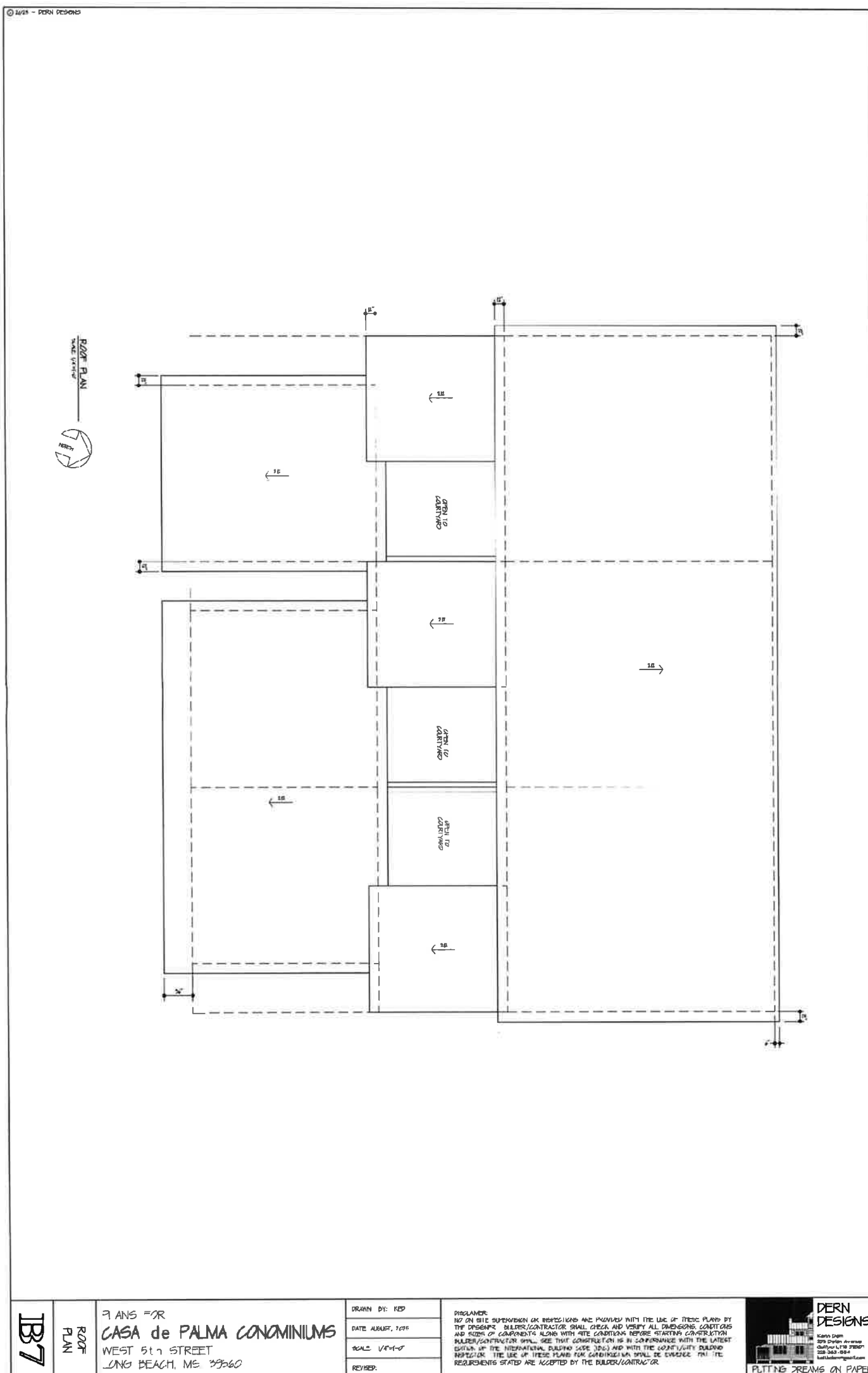
Kathleen Dorn
228 Ocean Avenue
Longport, MS 39560
228-1881-0941
kath@kathdorn.com

FUTURING DREAMS ON PAPER

18 M.B. 38

10.09.25 Reg

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

**5th Street Condos Preliminary Plat Review
09/17/2025**

Construction Plans Comments:

T1:

- 1. Sign and seal the plans.

C1:

- 2. Confirm adequate fire flow for 3 units.
- 3. Delineate on the plans what is public and what is private.
- 4. Provide water meter @ property line.
- 5. A single full width 1 ½" mill and overlay will be required on west 5th street, in conjunction with a 2-year warranty, the mill and overlay should extend from 50.0' west of the most western trench to 50.0' east of the most eastern trench (100' minimum). See details for restoration requirements for City roadways.
- 6. Provide ADA compliant sidewalk including width, cross-slopes, running slopes, etc.

General Notes:

- 7. Provide specifications.
- 8. Provide civil details.
- 9. The pre-Katrina impervious area for this parcel is estimated at 2,551 square feet. The applicant shall provide detention to account for the difference between the proposed impervious area and the pre-Katrina condition.

Preliminary Plat Comments:

- 10. Delineate on the plans what is public and what is private.
- 11. Provide signature/certificate sheet.

PRELIMINARY PLAT OF
CASA DE PALMA
CONDOMINIUMS

WEST 5th STREET
LONG BEACH, NS. 39560

TAX PARCEL
0625-02-009.000

WINERS

AJ AN D STENNETT
211 MAGNOLIA STREET
LONG BEACH MS 39560

MICHAEL BOHLKE
13 SOUTHERN OAKS
LONG BEACH, MS 39060

ENGINEER: DAVID HATTAWAY
PE #12611

SURVEYOR:
LARRY SMITH
P.E. #024695

VICINITY MAP

[illegible]

RODNEY J. COCHRANE
INFORMATION BASED ON SURVEY BY
LARRY SMITH, P.O. BOX 1000
APRIL 2, 1990

LOANED 6-1

SITE INFORMATION

MATERIALS (INCLUDING FILLING)	6,500 SF (25%)
WORKMAN LIMESTONE	9,000 SF (37%)
CURBING SPACE	1,200 SF (5%)
TOTAL LOT AREA	11,500 SF (62% AC)

- BUILDING INFORMATION
- BUILDING SQUARE FOOTAGE = 1500 (INCLUDING FUTURE)
- 5 UNITS TOTAL
- BURDEN PERCENT = 10%
- PROPOSED FLOOR FILLATION = 220
- STORY

WARDING INFORMATION

PROBATION SIGNATURE CERTIFICATE SHEET

DERN
DESIGNS

DEVELOPMENTAL

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

After considerable discussion and upon recommendation by the City of Long Beach Engineer, Commissioner Suthoff made motion, seconded by Commissioner Sterling and unanimously carried recommending to table the application until the next scheduled Regular meeting on Thursday, October 23rd, 2025, at 5:30 pm in the Long Beach City Hall Meeting Room.

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

APPROVED:

Chairman Shawn Barlow

DATE: _____

ATTEST: _____

Emma J. Ward, City Clerk