

**MINUTES OF SEPTEMBER 10, 2020
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

81

**AGENDA
SEPTEMBER 10, 2020
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- 218 East 5th Street, Tax Parcel 0612B-02-068.000, Submitted by Lawrence and Victoria Laurato. (see resubdivision below)

IV. ANNOUNCEMENTS

V. APPROVE MINUTES

1. August 27, 2020

VI. UNFINISHED BUSINESS

VII. NEW BUSINESS

1. Certificate of Resubdivision- 218 East 5th Street, Tax Parcel 0612B-02-068.000, Submitted by Lawrence and Victoria Laurato.
2. Discussion- Revitalization of Nonconforming Properties.

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 September 15, 2020.

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

**MINUTES OF SEPTEMBER 10, 2020
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Commissioner Shawn Barlow read the Opening Statement for the Planning and Development Commission.

Be it remembered that one (1) Public Hearing was heard before the Long Beach Planning and Development Commission, Long Beach, Mississippi, and begun at 5:30 o'clock p.m., Thursday, the 10TH day of September 2020, 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: Commission Chairman Frank Olaivar, Commissioners Shawn Barlow, Mark McMillan, Larry Ward, Kevin McKenzie, Junior Husband, Marcia Kruse, City Consultant Bill Hessell, and Minutes Clerk Tina M. Dahl.

Absent the Public Hearing were Commissioners Jeff Hansen, Eddie Seal and Building Official Mike Gundlach.

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

The public hearing to consider a Variance for property located at 218 East 5th Street, Tax Parcel 0612B-02-068.000, as follows:

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 8-5-20
Zoning R-1
Agenda Date 9-10-20
Check Number 65109

VARIANCE REQUEST

I. Tax Parcel Number(s): 0612B-02-068.000

II. Address of Property Involved: *218 EAST 5TH STREET

III. Statement clearly explaining the request being made. (Attach supplemental pages if necessary.)
TO GET A VARIANCE TO ALLOW 66.89' FRONTAGE INSTEAD OF 75' FRONTAGE.

**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? THE PURPOSE IS TO ALLOW FOR TWO BUILDABLE LOTS TO BE CREATED BY RESUBDIVISION.

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 PURPOSE IS TO ALLOW FOR TWO BUILDABLE LOTS TO BE CREATED BY RESUBDIVISION

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? UNABLE TO SELL LOT AT CURRENT SIZE - BUYERS LOOKING FOR SMALLER LOTS

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. THERE ARE MANY PROPERTIES IN THIS AREA THAT DO NOT HAVE 75' FRONT AND HAVE EVEN LESS THAN THE REQUESTED 66.89' FRONT.

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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 \$100.00. This check should be made payable to the **City of Long Beach** to cover administrative cost. You will also be responsible to actual costs, such as advertising and mailing incurred with the processing of your application.

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

V. OWNERSHIP AND CERTIFICATION:

READ BEFORE EXECUTING, Attendance by the applicant(s) at the public hearing is mandatory; however, the applicant may designate a representative to attend the public hearing on his/her behalf, provided said representative has been properly designated to speak on the applicant's behalf either by written permission or oral designation by the applicant at the Public Hearing. If a continuance is to be granted, the applicant must request same in writing a minimum of seven (7) days in advance of the scheduled public hearing. The applicant acknowledges that, in signing this application, all conditions and requirements inherent in the process have been fully explained and understood, including the timetable for processing the application, the completed application with all necessary documents and payments must be returned to the Planning office not later than 21 days before the 2nd or 4th Thursday of each month. Receipt of fee(s) does not constitute receipt of a completed application.

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

Lawrence & Victoria Laurato

Name of Rightful Owner (PRINT)

Name of Agent (PRINT)

1556 Regatta Cove

Owner's Mailing Address

Agent's Mailing Address

St. dell LA 70458

City State Zip

City State Zip

504 352 0064

Phone

Phone

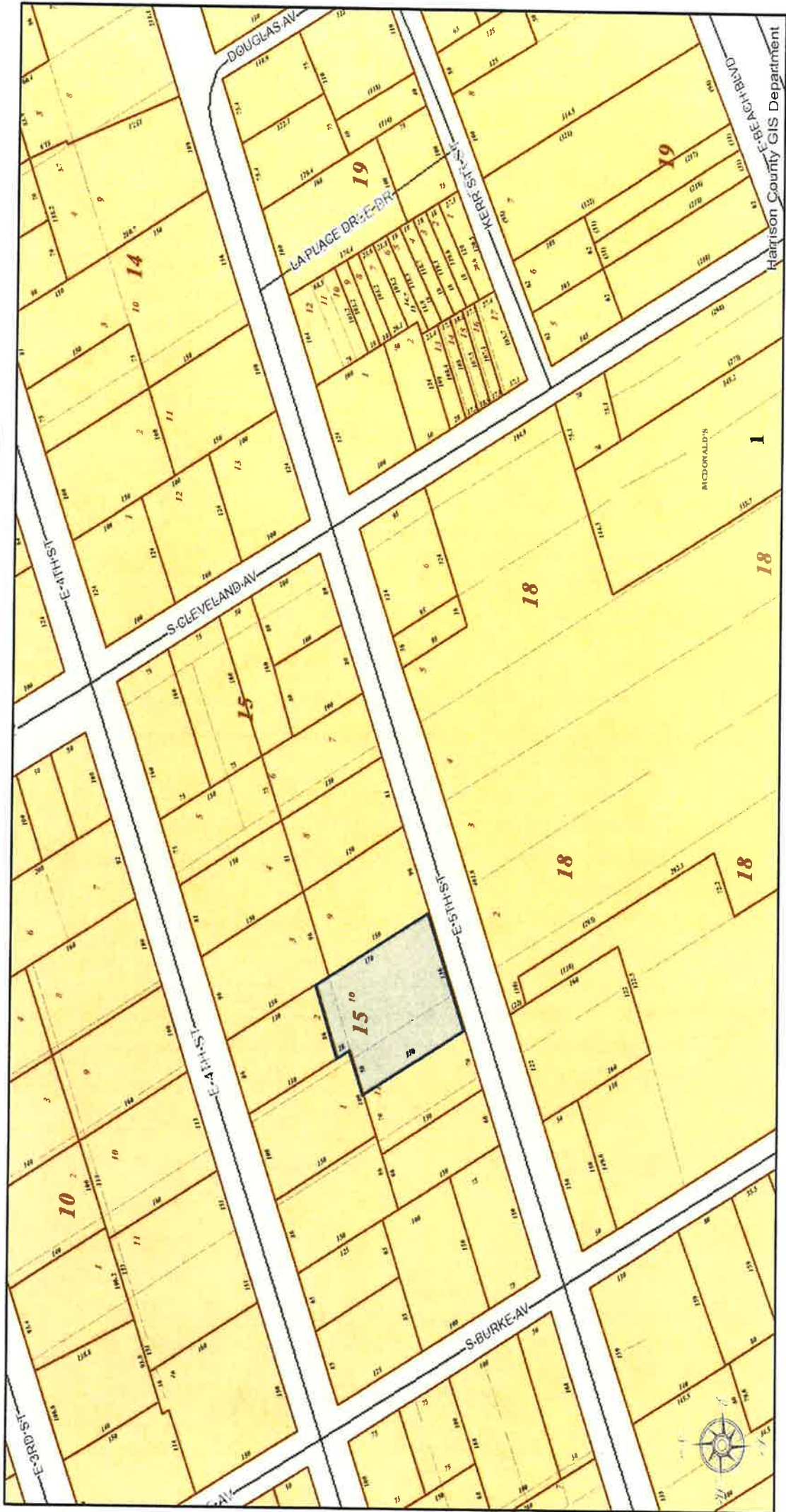
[Signature] *8-3-2020*

Signature of Rightful Owner Date

Signature of Applicant Date

**MINUTES OF SEPTEMBER 10, 2020
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LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

0612B-02-068.000, 218 East 5th Street



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: August 5, 2020



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LONG BEACH PLANNING and DEVELOPMENT COMMISSION



SCANNED



1st Judicial District
Instrument 2017 7431 D - J1
Filed/Recorded 10/13/2017 10:21 A
Total Fees \$ 14.00
3 Pages Recorded

Prepared by & return to:
Preston J. Mauffray (MSB #101131)
Landmark Title & Escrow Co., Inc.
521 Ulman Ave.
Troy St. Louis, MS 39529
Telephone: (228) 467-4675
Facsimile: (228) 467-4656
File No.: 1000-37217

INDEX: Lot 10, & Pt. of Lots 11 & 2, Bk. 15, ORIGINAL LONG BEACH, Harrison Co., MS

STATE OF MISSISSIPPI
COUNTY OF HARRISON
1st JUDICIAL DISTRICT

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid, and other good and valuable consideration now necessary to be mentioned herein, the receipt and sufficiency of all of which is hereby acknowledged, We

PLUMMER MAYBLEN and CATINA SHORT, Grantors
8248 Old Theognote Rd., Theodore, AL 36582
(251) 454-2196

do hereby sell, convey and warrant unto

LAWRENCE LAURATO and VICTORIA LAURATO, Grantees
1596 Regate Cove Slidel, LA 70448
(504) 332-0004

as joint tenants with full rights of survivorship and not as tenants in common, the following described land and property situated in ~~Harrison~~ ^{Harrison} County, Mississippi, to wit:

See Legal Description attached hereto as EXHIBIT "A".

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

Page 1 of 3

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

If bounded by water, the warranty granted herein shall not extend to any part of the above described property which is tideland or coastal wetlands as defined in the Mississippi Coastal Wetlands Protection Act and this conveyance includes any natural accretion and is subject to any erosion due to the action of the elements.

The Grantors herein certify that the property hereinabove conveyed forms no part of the homestead of said Grantors.

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

WITNESS our signatures, this the 11th day of October, 2017,

PLUMMER MAYBLEN, Grantor

CATINA SHORT, Grantor

STATE OF MISSISSIPPI
COUNTY OF HARRISON
1st JUDICIAL DISTRICT

PERSONALLY CAME AND APPEARED before me, the undersigned authority in and for the jurisdiction aforesaid, on this the 11th day of October, 2017, the within named **PLUMMER MAYBLEN and CATINA SHORT**, who acknowledged that they executed and delivered the foregoing instrument of writing on the day and year therein mentioned.

My commission expires:
Feb. 25, 2019



MELISSA D. FAVRE
NOTARY PUBLIC

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EXHIBIT "A"
(File No.: 1000-37217)

Legal Description

All of Lot Ten (10), the East 40.0 feet of Lot Eleven (11), and the South 20.0 feet of the East 86.0 feet of Lot Two (2), Block Fifteen (15), ORIGINAL LONG BEACH, City of Long Beach, a subdivision according to the official map or plat thereof on file and of record in the office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi, in Plat Book 11 at Page 6 (Copy Book 4A at Page 365) thereof, reference to which is hereby made in aid of and as a part of this description.

Indexing Instructions: Lot 10, & Pt. of Lots 11 & 2, Blk. 15, ORIGINAL LONG BEACH S/D, Harrison Co., MS

The Clerk reported that eleven (11) 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 Commission for the City of Long Beach will hold a public hearing for the purpose of considering a **Variance**.

Lawrence and Victoria Laurato, 1556 Regatta Cove, Slidell, LA, 70458, have filed an application for a Variance in accordance with the Comprehensive Long Beach Unified Land Ordinance. **The applicants are requesting a Variance to subdivide a conforming lot and create two nonconforming lots with each having 66.89' of road frontage. The City's lot width minimum requirement is 75 feet.** The address is 218 East 5th Street, Tax Parcel Number is 0612B-02-068.000. The legal description is as follows:

LOT 10 & E 40 FT OF LOT 11 & S 20 FT OF E 86 FT OF LOT 2 BLK 15 ORIGINAL LONG BEACH SUBD SEC 13-8-12

A Public Hearing to consider the above Variance will be held in the City of Long Beach, Mississippi 39560, Thursday, September 10, 2020 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 Commission

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REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

AFFIDAVIT

STATE OF MISSISSIPPI
COUNTY OF HARRISON
CITY OF LONG BEACH

BEFORE ME, the under signed 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 August 19, 2020, she did cause to be mailed, Notice of Public Hearing, a copy of which is attached hereto, to 11 (eleven) property owners within One Hundred Sixty Feet (160'), excluding public right of ways, of, Tax Parcel 0612B-02-068.000, notifying them that a Public Hearing will be held, September 10, 2020 to consider an application for a Variance.

Given under my hand this the 19th day of August 2020.

Stacey Dahl
STACEY DAHL, AFFIANT

SWORN TO AND SUBSCRIBED before me on this the 19th day of August 2020.

Kini Gonsoulin
NOTARY PUBLIC

-My Commission Expires-



McDonald, Norman M Jr and Kenneth R
104 Shady Grove
Long Beach, MS 39560

Gawkowski, Spring P -Trustee-
15925 Meadow Wood Drive
Wellington, FL 30414

Cantin, Patricia W
13016 Cypress Gold Drive
St. Amant, LA 70774

Hertz, Peggy L and Warren R Jr
6082 Larkwood Lane
Long Beach, MS 39560

Southern Paradise
PO Box 1612
Long Beach, MS 39560

McClelland, Charles F
6252 Winthrop Circle
Jackson, MS 39206

Comeaux, Kelly Lynn
237 East 79th Street
Apt 2A
New York, NY 10075

Wardlaw, Michael P and Mary K
205 East 4th Street
Long Beach, MS 39560

Winkler, Robert
22 Oak Alley Lane
Long Beach, MS 39560

Ruiz, Mario O and Vicky M
217 east 4th Street
Long Beach, MS 39560

Realty Trust Group Inc -Trustee-
2300 South 48th Street
Suite 1
Lincoln, NE 68506

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

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LONG BEACH PLANNING and DEVELOPMENT COMMISSION

County, Legal Notice of Public Hearing, as evidenced by the Publisher's Proof of Publication as follows:

Proof of Publication

PUBLIC HEARING

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

Lawrence and Victoria Laurato, 1556 Regatta Cove, Sibley, LA, 70455, have filed an application for a Variance in accordance with the Comprehensive Long Beach Unified Land Ordinance. The applicants are requesting a Variance to subdivide a conforming lot and create two nonconforming lots with each having 66.89' of road frontage. The City's lot width minimum requirement is 75 feet. The address is 218 East 5th Street, Tax Parcel Number is 0612B-02-068.000. The legal description is as follows:

LOT 10.2 E 40 FT OF LOT 11 & 8.20 FT OF E 80 FT OF LOT 2 BLK 18 ORIGINAL LONG BEACH SUBD SEC 196412

A Public Hearing to consider the above Variance will be held in the City of Long Beach, Mississippi on Monday, September 10, 2020 at 3:30 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 Commission

**STATE OF MISSISSIPPI
COUNTY OF HARRISON**

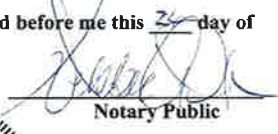
PERSONALLY appeared before me the undersigned notary in and for said County and State, HUNTER DAWKINS, publisher of THE GAZEBO GAZETTE, a newspaper printed and published in Harrison County, who being duly sworn, deposes and says the publication of this notice hereunto attached has been made to the said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

- Vol. XV No. 34 dated 21 day of August, 2020
- 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.


Publisher

Sworn to and subscribed before me this 26 day of Aug, A.D. 2020.


Notary Public



Commission Chairman Olaiwar asked for anyone speaking in favor or opposition of the request and no one came forward.

Commissioner Ward made motion, seconded by Commissioner Husband and unanimously carried to close the Public Hearing.

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

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REGULAR MEETING**

LONG BEACH 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 10th day of September 2020, 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: Commission Chairman Frank Olaivar, Commissioners Shawn Barlow, Mark McMillan, Larry Ward, Kevin McKenzie, and Junior Husband, Marcia Kruse, City Consultant Bill Hessell, and Minutes Clerk Tina M. Dahl.

Absent the Regular Meeting were Commissioners Jeff Hansen, Eddie Seal and Building Official Mike Gundlach.

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

Commissioner Husband made motion, seconded by Commissioner McMillan and unanimously carried to approve the Regular Meeting minutes of August 27, 2020, as submitted.

It came on for discussion under New Business, a Certificate of Resubdivision for property located at 218 East 5th Street, Tax Parcel 0612B-02-068.000, submitted by Lawrence and Victoria Laurato, as submitted:

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LONG BEACH PLANNING and DEVELOPMENT COMMISSION



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

Office use only	
Date Received	8-5-20
Zoning	R-1
Agenda Date	9-10-20
Check Number	10509

APPLICATION FOR CERTIFICATE OF RESUBDIVISION

- I. TYPE OF CASE: CERTIFICATE OF RESUBDIVISION
- II. ADVALOREM TAX PARCEL NUMBER(S): 0612B-02-068.000
- III. GENERAL LOCATION OF PROPERTY INVOLVED: NORTH SIDE EAST 5TH STREET, 286' EAST OF SOUTH BURKE AVENUE
- IV. ADDRESS OF PROPERTY INVOLVED: #218 EAST 5TH STREET
- V. GENERAL DESCRIPTION OF REQUEST: Resubdivision of ONE PARCEL
into TWO PARCELS: PARCEL ONE & PARCEL TWO

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 \$250.00
- C. Proof of ownership (copy of recorded warranty deed), if applicable proof of authority to act as agent for owner.

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

VII. **OWNERSHIP AND CERTIFICATION:**

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

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

LAWRENCE LAURATO

Name of Rightful Owner (PRINT)

#1556 REGATTA COVE

Owner's Mailing Address

SLIDELL, LA 70458

City State Zip

504 352 0064

Phone

[Signature] 8-3-2020

Signature of Rightful Owner

Date

Name of Agent (PRINT)

Agent's Mailing Address

City State Zip

Phone

Signature of Applicant

Date

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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) VICTORIA LAURATO

ADDRESS (STREET, CITY, STATE, ZIP CODE) 1556 REGATTA COVE, SLIDELL LA 70458

PHONE # (H) _____ (C) _____

TAX PARCEL NUMBER(S) OWNED _____

SIGNATURE Victoria Laurato

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 _____

NAME OF OWNER (PRINT) _____

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

PHONE # (H) _____ (C) _____

TAX PARCEL NUMBER(S) OWNED _____

SIGNATURE _____

(Use additional forms as needed)

IN CASES OF MULTIPLE APPLICANTS, PLEASE IDENTIFY THE PERSON WHO WILL BE ACTING AS YOUR SPOKES PERSON/AGENT FOR YOU: _____

**MINUTES OF SEPTEMBER 10, 2020
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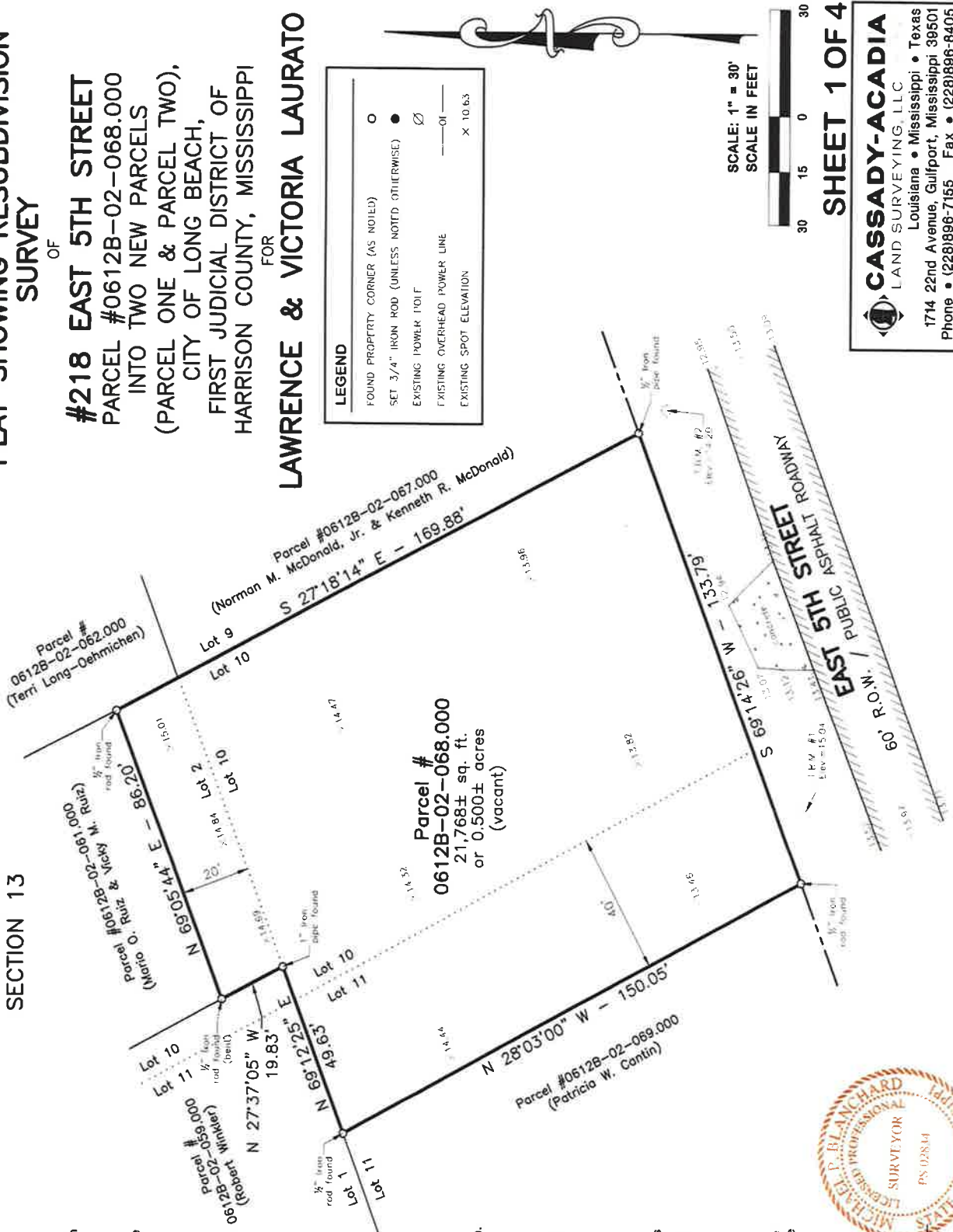
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

**PLAT SHOWING RESUBDIVISION
SURVEY**

**OF
#218 EAST 5TH STREET
PARCEL #0612B-02-068.000
INTO TWO NEW PARCELS
(PARCEL ONE & PARCEL TWO),
CITY OF LONG BEACH,
FIRST JUDICIAL DISTRICT OF
HARRISON COUNTY, MISSISSIPPI**

**FOR
LAWRENCE & VICTORIA LAURATO**

**T 8 S - R 12 W
SECTION 13**



SHEET 1 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 • Surveys@cassady-acadia.com

REFERENCE MAPS:

- A) Survey of a subject property prepared by J. Michael Cassidy on December 27, 1985.
- B) Survey of a part of subject property prepared by James A. Martin on October 22, 1958.

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 July 16, 2020.
(*) Represents the Basis of Bearings. Distances shown are U.S. Survey feet.

REFERENCE ELEVATIONS:

The elevations shown hereon are based on the "North American Vertical Datum of 1988 - NAVD 88" (Geoid 12b) using GPS GCGC-RTN System accessed on July 16, 2020.

SITE T.B.M.'s (Temporary Bench Marks):

- #1 - Set 60d nail in utility pole near SW corner of overall parcel. Elevation = 15.04 feet N.A.V.D.88
- #2 - Set 60d nail in utility pole near SE corner of overall parcel. Elevation = 14.20 feet N.A.V.D.88

FEMA FLOOD ZONE AND HAZARDS:

This lot is located in Flood Zones "AE" (19) & "AE" (20) Areas of FEMA Map Community Panel Number 28047C 0357 G for Harrison County, Mississippi dated December 21, 2017. Base Flood Elevation is subject to change and should be verified with the local authority's Flood Plain Administrator before any design or construction.

NOTES:

- 1.) No attempt has been made by Cassidy-Acadia Land Surveying, L.L.C. 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.

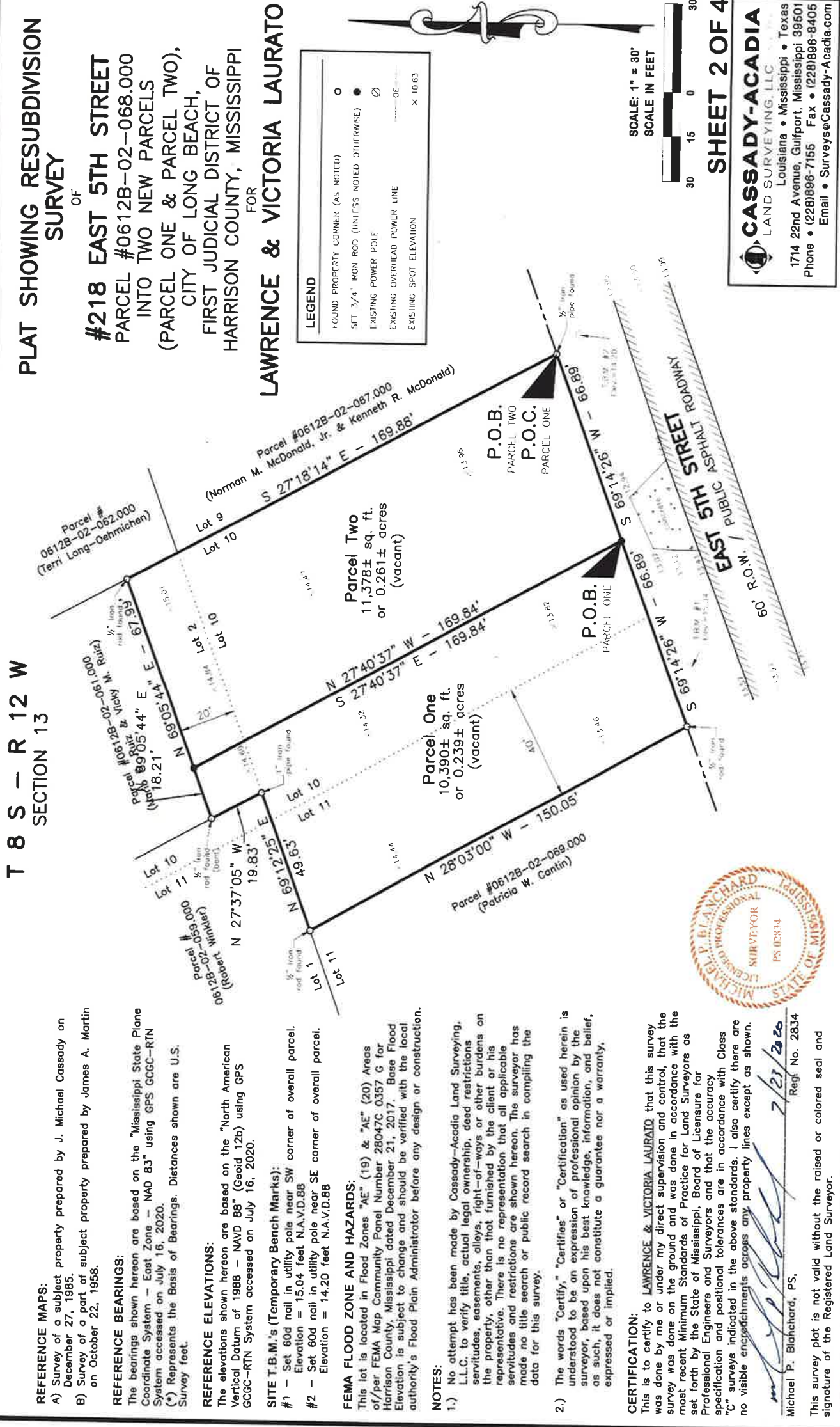
CERTIFICATION:

This is to certify to **LAWRENCE & VICTORIA LAURATO** 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" surveys indicated in the above standards. I also certify there are no visible encroachments across any property lines except as shown.

Michael P. Blanchard
Michael P. Blanchard, PS.
Reg. No. 2834
07/23/2020



**MINUTES OF SEPTEMBER 10, 2020
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**



REFERENCE MAPS:
A) Survey of a subject property prepared by J. Michael Cassidy on December 27, 1985.
B) Survey of a part of subject property prepared by James A. Martin on October 22, 1958.

REFERENCE BEARINGS:
The bearings shown hereon are based on the "Mississippi State Plane Coordinate System - East Zone - NAD 83" using GPS GGCC-RTN System accessed on July 16, 2020.
(*) Represents the Basis of Bearings. Distances shown are U.S. Survey feet.

REFERENCE ELEVATIONS:
The elevations shown hereon are based on the "North American Vertical Datum of 1988 - NAVD 88" (Geoid 12b) using GPS GGCC-RTN System accessed on July 16, 2020.

SITE T.B.M.'s (Temporary Bench Marks):
#1 - Set 60d nail in utility pole near SW corner of overall parcel. Elevation = 15.04 feet N.A.V.D.88
#2 - Set 60d nail in utility pole near SE corner of overall parcel. Elevation = 14.20 feet N.A.V.D.88

FEMA FLOOD ZONE AND HAZARDS:
This lot is located in Flood Zones "AE" (19) & "AE" (20) Areas of/ per FEMA Map Community Panel Number 28047C 0357 G for Harrison County, Mississippi dated December 21, 2017. Base Flood Elevation is subject to change and should be verified with the local authority's Flood Plain Administrator before any design or construction.

NOTES:
1.) No attempt has been made by Cassidy-Acadia Land Surveying, L.L.C. 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 LAWRENCE & VICTORIA LAURATO 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" surveys indicated in the above standards. I also certify there are no visible encroachments across any property lines except as shown.

Michael P. Blanchard, PS,
Regt. No. 2834
7/23/2020
This survey plat is not valid without the raised or colored seal and signature of the Registered Land Surveyor.

MINUTES OF SEPTEMBER 10, 2020
REGULAR MEETING

LONG BEACH PLANNING and DEVELOPMENT COMMISSION

CERTIFICATE OF RESUBDIVISION

In accordance with Article II, Section 3 of the Code of Ordinance (Subdivision Regulations) of the City of Long Beach as amended, it is hereby certified that the Long Beach Planning Commission Chairman and Long Beach Mayor and Board of Aldermen have reviewed and approved the attached Final Plat. The following property has been subdivided from Harrison County ad valorem tax parcel number 0612B-02-068.000 into Two new parcels. The subject property is generally described as being located adjacent to East 5th Street.

LEGAL DESCRIPTION OF LAND PRIOR TO THIS RESUBDIVISION:
PARCELS #0612B-02-068.000
(Instrument No. 2017-7491-D-J1)

All of Lot Ten (10), the East 40.0 feet of Lot Eleven (11), and the South 20.0 feet of the East 86.0 feet of Lot Two (2), Block Fifteen (15), ORIGINAL LONG BEACH, City of Long Beach, a subdivision according to the official map or plat thereof on file and of record in the office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi, in Plat Book 11 at Page 6 (Copy Book 4A at Page 365) thereof, reference to which is hereby made in aid of and as a part of this description.

**PLAT SHOWING RESUBDIVISION
SURVEY**
OF

#218 EAST 5TH STREET
PARCEL #0612B-02-068.000
INTO TWO NEW PARCELS
(PARCEL ONE & PARCEL TWO),
CITY OF LONG BEACH,
FIRST JUDICIAL DISTRICT OF
HARRISON COUNTY, MISSISSIPPI
FOR

LAWRENCE & VICTORIA LAURATO

LEGAL DESCRIPTIONS OF THE (2) NEW PARCELS READ AS FOLLOWS:

LEGAL DESCRIPTION OF PARCEL ONE:

A parcel of land situated and being located in part of Lots 2, 10 & 11, Block 15, ORIGINAL LONG BEACH, according to (Plat Book 11, Page 6) the official map or plat thereof on file and of record in the office of the Chancery Clerk of the First Judicial District of Harrison County, City of Long Beach, Mississippi, and being more particularly described as follows, to-wit:

COMMENCING at a half inch iron pipe found at the Southeast corner of Lot 10, Block 15, ORIGINAL LONG BEACH, according to (Plat Book 11, Page 6) the official map or plat thereof on file and of record in the office of the Chancery Clerk of the First Judicial District of Harrison County, City of Long Beach, Mississippi; thence run South 69 degrees 14 minutes 26 seconds West along the northerly margin of East 5th Street a distance of 66.89 feet to a three-quarter inch iron rod set at the POINT OF BEGINNING for the parcel herein described; thence continue South 69 degrees 14 minutes 26 seconds West along the northerly margin of East 5th Street a distance of 66.89 feet to a half inch iron rod found; thence departing said northerly half inch iron rod found; thence run North 28 degrees 03 minutes 00 seconds West a distance of 150.05 feet to a half inch iron rod found; thence run North 69 degrees 12 minutes 25 seconds East a distance of 49.63 feet to a one inch iron pipe found; thence run North 27 degrees 37 minutes 05 seconds West a distance of 19.83 feet to a half inch iron rod found; thence run North 69 degrees 05 minutes 44 seconds East a distance of 18.21 feet to a three-quarter inch iron rod set; thence run South 27 degrees 40 minutes 37 seconds East a distance of 169.84 feet to the POINT OF BEGINNING.
Said parcel contains 10,390 square feet, more or less.

LEGAL DESCRIPTION OF PARCEL TWO:

A parcel of land situated and being located in part of Lots 2 & 10, Block 15, ORIGINAL LONG BEACH, according to (Plat Book 11, Page 6) the official map or plat thereof on file and of record in the office of the Chancery Clerk of the First Judicial District of Harrison County, City of Long Beach, Mississippi, and being more particularly described as follows, to-wit:

BEGINNING at a half inch iron pipe found at the Southeast corner of Lot 10, Block 15, ORIGINAL LONG BEACH, according to (Plat Book 11, Page 6) the official map or plat thereof on file and of record in the office of the Chancery Clerk of the First Judicial District of Harrison County, City of Long Beach, Mississippi; thence run South 69 degrees 14 minutes 26 seconds West along the northerly margin of East 5th Street a distance of 66.89 feet to a three-quarter inch iron rod set; thence departing said northerly margin of East 5th Street run North 27 degrees 40 minutes 37 seconds West a distance of 169.84 feet to a three-quarter inch iron rod set; thence run North 69 degrees 05 minutes 44 seconds East a distance of 67.99 feet to a half inch iron rod found; thence run South 27 degrees 18 minutes 14 seconds East a distance of 169.88 feet to the POINT OF BEGINNING.
Said parcel contains 11,378 square feet, more or less.

SHEET 3 OF 4



CASSADY-ACADIA
LAND SURVEYING, LLC
Louisiana • Mississippi • Texas
1714 22nd Avenue, Gulfport, Mississippi 39501
Phone • (228)896-7165 Fax • (228)896-8406
Email • Survey@Cassady-Acadia.com

MINUTES OF SEPTEMBER 10, 2020
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

CERTIFICATE OF OWNERSHIP:

I hereby certify that, Lawrence Laurato is 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.

Lawrence Laurato, Owner
Date: August 3, 2020

Subscribed and sworn to before me, in my presence this 3 day of Aug, 2020, a Notary Public in and for the County of St. Tammany, State of Louisiana



[Signature]
NOTARY PUBLIC
My Commission Expires: for life

CERTIFICATE OF OWNERSHIP:

I hereby certify that, Victoria Laurato is 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.

Victoria Laurato, Owner
Date: August 3, 2020



Subscribed and sworn to before me, in my presence this 3 day of Aug, 2020, a Notary Public in and for the County of St. Tammany, State of Louisiana

[Signature]
NOTARY PUBLIC
My Commission Expires: for life

CERTIFICATE OF SURVEY AND ACCURACY:

I hereby certify that this map drawn by me or drawn under my supervision from actual survey made by me or actual survey made under my supervision and was prepared in accordance with all-applicable codes and ordinances. Witness my original signature, registration number and seal this the 23rd day of July, 2020.



[Signature]
Michael P. Blanchard, PS
Registration No. 2834
Subscribed and sworn to before me, in my presence this 23rd day of July, 2020, a Notary Public in and for the Parish of Lafourche, State of Louisiana.

[Signature]
NOTARY PUBLIC James C. Jones II 39572
My Commission Expires: at death

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 _____, 2020.

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 _____, 2020.

ATTEST: _____ ADOPT: _____

City Clerk _____ Mayor _____

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

PLAT SHOWING RESUBDIVISION
SURVEY
OF

#218 EAST 5TH STREET
PARCEL #0612B-02-068.000
INTO TWO NEW PARCELS
(PARCEL ONE & PARCEL TWO),
CITY OF LONG BEACH,
FIRST JUDICIAL DISTRICT OF
HARRISON COUNTY, MISSISSIPPI

FOR
LAWRENCE & VICTORIA LAURATO

SHEET 4 OF 4

CASSADY-ACADIA
LAND SURVEYING, LLC
Louisiana • Mississippi • Texas
1714 22nd Avenue, Gulfport, Mississippi 39501
Phone • (228)896-7155 Fax • (228)896-8406
Email • Surveys@Cassady-Acadia.com

FILED WORK COMPLETED BY: JULY 27, 2020

MINUTES OF SEPTEMBER 10, 2020
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

Special Tap Fee: 218 East 5th. Street				
Date: 06-16-20				
SEWER AND WATER TAP				
MATERIALS:				
QTY.		ITEM	PRICE	TOTAL
2	FT	6" T wyes	\$27.30	\$54.60
2	EA	6" CAPS	\$6.80	\$13.60
2	EA	6" FERNCOS	\$7.80	\$15.60
1	EA	CTS WYE(1"-3/4")	\$29.28	\$29.28
2	EA	1" CTS CURBSTOP	\$45.65	\$91.30
2	EA	METER BOXES	\$35.00	\$70.00
86	LF	1" TUFF TUBE	\$0.35	\$30.10
14	LF	6" SDR 26	\$2.46	\$34.44
TOTAL MATERIAL COST				\$338.92
EQUIPMENT:				
QTY.		ITEM	PRICE	TOTAL
8	HRS	161-TRACK HOE	\$21.00	\$168.00
8	HRS	DUMP TRUCK/ Trailer	\$45.00	\$360.00
8	HRS	CREW TRUCK	\$10.00	\$80.00
TOTAL EQUIPMENT COST				\$608.00
LABOR:				
			LABOR	TOTAL
				\$520.26
TOTAL LABOR COST				\$520.26
FUEL:				
				TOTAL
			TOTAL MATERIAL COST	\$338.92
			TOTAL EQUIPMENT COST	\$608.00
			TOTAL LABOR COST	\$520.26
			TOTAL	\$1,467.18
			5% FUEL COST	\$73.36
PLEASE REMIT MATERIAL AND EQUIPMENT COST TO:				<u>\$946.92</u>
City of Long Beach				
P.O. Box 929				
Long Beach, MS 39560				
PLEASE REMIT LABOR & FUEL COST TO:				<u>\$593.62</u>
Utility Partners, LLC				
P.O. Box 591				
Long Beach, MS 39560				
TOTAL WATER TAP FEE COST				\$1,540.54

**MINUTES OF SEPTEMBER 10, 2020
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

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



**OVERSTREET
& ASSOCIATES**
CONSULTING ENGINEERS

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

August 19, 2020

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

RE: Certificate of Subdivision - Tax Parcel No. 0612B-02-068.000

Ladies and Gentlemen:

We have received a Certificate of Subdivision for the referenced property which has approximately 134 feet of frontage on the north side of E. 5th St., between S. Burke & S. Cleveland Aves. The proposed subdivision proposes to divide the parcel into two parcels, each with 66.89 feet of frontage on E. 5th St

The proposed widths of the parcels do not meet the requirements of the ordinance with regard to lot width; however, it is our understanding that the Owner has already applied for a variance for this issue. Besides the lot width, we see no other issues with the proposed parcels or with the Certificate of Subdivision itself.

If the City chooses to allow the creation of these narrow lots, approval of the subdivision should be subject to the payment of any required tapping fees or special connection fees as determined by the City's Public Works department.

Sincerely,

David Ball, P.E.

DB:539

REGULAR MEETING

LONG BEACH PLANNING and DEVELOPMENT COMMISSION

After considerable discussion, and recommendation made by the City Engineer, Commissioner Husband made motion, seconded by Commissioner Ward and unanimously carried recommending approval of the resubdivision in accordance with the Subdivision Regulations, Article II. MINOR AND MAJOR SUBDIVISION GENERAL REGULATIONS.

It came for discussion under New Business, Revitalization of Nonconforming Properties, as follows:

After considerable discussion, City Consultant Bill Hessell was directed to study revitalization of nonconforming properties further and to report his findings at the next regular scheduled meeting.

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

APPROVED:

Commission Chairman Frank Olaivar

DATE: _____

ATTEST:

Tina M. Dahl, Minutes Clerk

WORK SESSION MINUTES OF SEPTEMBER 10, 2020
PLANNING AND DEVELOPMENT COMMISSION
LONG BEACH, MS

City of Long Beach



PUBLIC INFORMATION
LONG BEACH, MISSISSIPPI

Planning and Development Commission
Work Session:

Thursday, September 10, 2020, following regular scheduled meeting.
City Hall Meeting Room
201 Jeff Davis Avenue
Long Beach, Mississippi 39560

- Discuss Tree Ordinances

201 Jeff Davis • P.O. Box 929 • Long Beach, MS 39560 • 863-1554 • FAX 863-1558

No action taken.

Date: September 10, 2020
City Hall Meeting Room
201 Jeff Davis Avenue
Long Beach, Mississippi 39560

**WORK SESSION MINUTES OF SEPTEMBER 10, 2020
PLANNING AND DEVELOPMENT COMMISSION
LONG BEACH, MS**

Following the regular scheduled meeting

PRESENT: Commission Chairman Frank Olaivar, Commissioners Shawn Barlow, Mark McMillan, Larry Ward, Kevin McKenzie, Junior Husband and Marcia Kruse.

ABSENT: Commissioners Jeff Hansen and Eddie Seal.

APPROVED:

Commission Chairman Frank Olaivar

DATE: _____

ATTEST:

Tina M. Dahl, Minutes Clerk