

**MINUTES OF OCTOBER 23, 2025  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

**AGENDA  
OCTOBER 23, 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. October 9, 2025

**VII. UNFINISHED BUSINESS**

1. Preliminary Plat Approval- 0 West 5<sup>th</sup> Street, Tax Parcel 0612G-02-009.000, Submitted by Alan D. Stennett (owner) and Michael Bohlke (agent).

**VIII. NEW BUSINESS**

1. Tree Removal- 1 Diane Cove, Tax Parcel 0511N-01-002.000, Submitted by Christopher Siaweleski.
2. Short-Term Rental- 94 North Seashore Avenue, Tax Parcel 0512H-01-055.003, Submitted by Larry Gulliver.
3. Sketch Plat Approval- 109 Shelter Rock Drive, Tax Parcels 0612F-02-040.000, 0612F-02-041.000, 0612F-02-042.000 and 0612F-02-043.000, Submitted by Edward Guillie (owner) and Durlon "Reed" Bryant (agent).
4. Discussion- Storage Containers, City Municipal Code Ordinance Section 130, (a) Temporary Storage Units and Structures.

**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 November 4, 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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**LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

Vice Chairman David DiLorenzo led the meeting in prayer.

\*\*\*\*\*

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 23<sup>RD</sup> 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, Sean Hughes, Phillip LeBlanc, City Advisor Bill Hessel, Building Official Mike Gundlach and Minutes Clerk Tina M. Dahl.

Absent the Regular Meeting was were Commissioners Ryan McMahon and Ray Baas Jr.

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

\*\*\*\*\*

At this time, Chairman Barlow entertained a motion to suspend the rules and add number 5 under New Business, Certificate of Resubdivision, 0 West Beach Blvd, Tax Parcel 0612F-02-036.001, submitted by Edward Guillie (owner). At the request of Chairman Barlow, Vice Chairman DiLorenzo made motion, seconded by Commissioner Suthoff and unanimously carried to approve the addition of item 5.

\*\*\*\*\*

Commissioner Suthoff made motion, seconded by Commissioner Hughes and unanimously carried to approve the Regular Meeting minutes of October 9, 2025, as submitted.

\*\*\*\*\*

**MINUTES OF OCTOBER 23, 2025**  
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**LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

It came for discussion under Unfinished Business, a Preliminary Plat Approval for the property located at 0 West 5<sup>th</sup> Street, Tax Parcel 0612G-0-009.000, submitted by Alan D. Stennett (owner) Michael Bohlke (agent), as follows:

**MINUTES OF OCTOBER 23, 2025**  
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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 9-9-25  
 Zoning C1  
 Agenda Date 10-9-25  
 Check Number 9042

- I. TYPE OF CASE PRELIMINARY PLAT APPROVAL
- II. ADVALOREM TAX PARCEL NUMBER(S): 06126-02-009.000
- III. GENERAL LOCATION OF PROPERTY INVOLVED: C1 - Downtown
- IV. ADDRESS OF PROPERTY INVOLVED: 0 West 5<sup>th</sup> St
- V. GENERAL DESCRIPTION OF REQUEST: Subdivision of 75 X 150 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:
- Three (3) full-size blue-line copies of the preliminary plat,
  - Two (2) blue-line copies of the complete construction plans and specification,
  - Two (2) copies of the developer's engineer's basis of design and complete design calculation, and
  - Two (2) copies of the preliminary plat application forms.
  - 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 2<sup>nd</sup> or 4<sup>th</sup> 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

MTBONLINE@AOL.com  
 Email address

Neil Boll 9-3-25  
 Signature of Applicant Date

MINUTES OF OCTOBER 23, 2025  
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PRELIMINARY PLAT OF  
**CASA DE PALMA**  
**CONDOMINIUMS**  
WEST 5th STREET  
LONG BEACH, MS. 39560

TAX PARCEL  
06126-02-009.000

OWNERS:

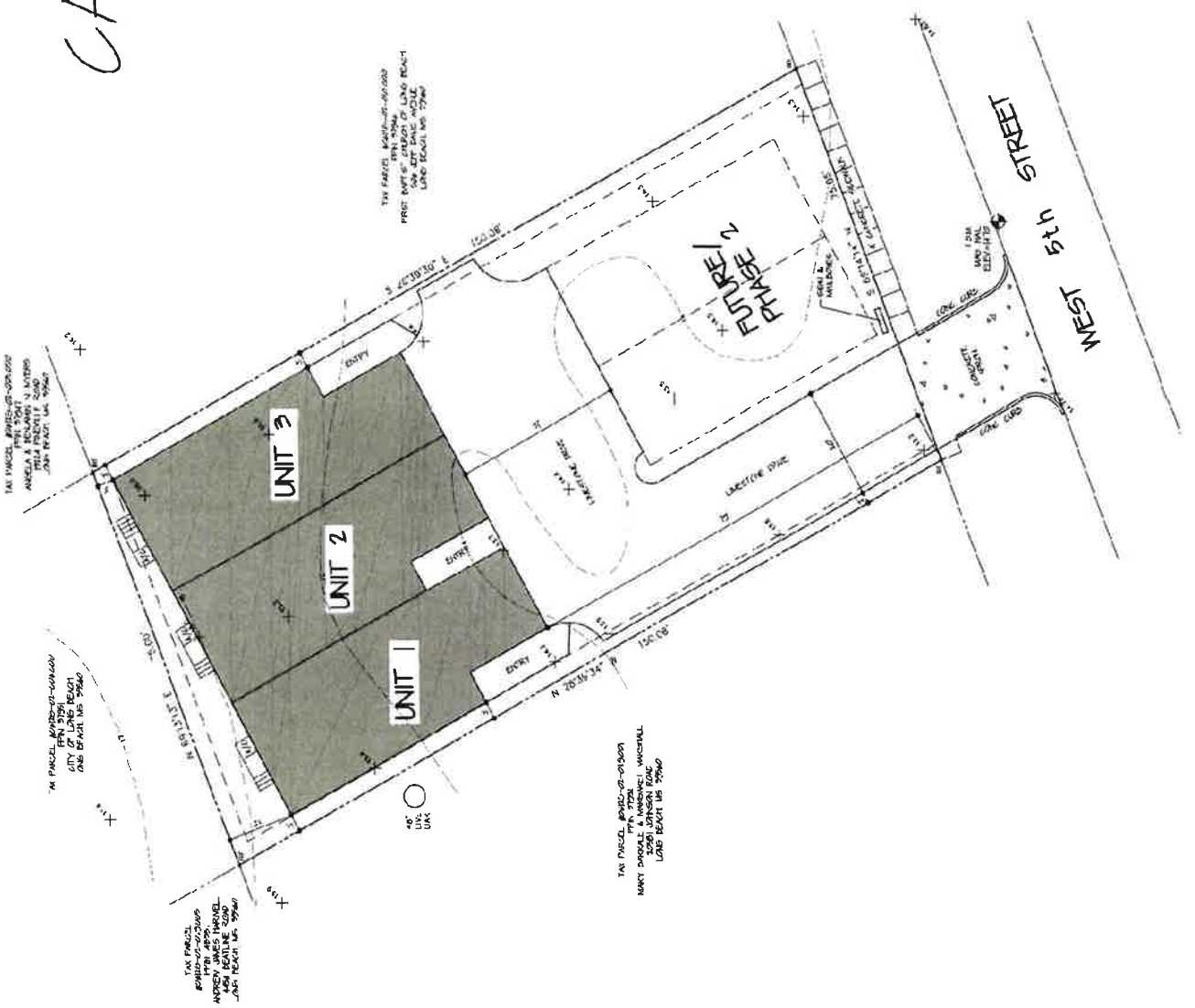
ALAN D. STERNETT  
711 MAGNOLIA STREET  
LONG BEACH, MS 39560  
MICHAEL BOHLKE  
13 SOUTHERN OAKS  
LONG BEACH, MS 39560

ENGINEER:

DAVID HATTAWAY  
P.E. #12611

SURVEYOR:

LARRY SMITH  
P.S. #021695



**DEPN DESIGNS**  
1000 S. GULF BLVD., SUITE 100  
LONG BEACH, MS 39560  
TEL: 361-581-1111  
WWW.DEPNDESIGNS.COM

PUTTING DRAWS ON PAPER

**SCALE** 1"=40'

**NOTES:**

- 1. THIS PLAT IS SUBMITTED FOR RECORD IN ACCORDANCE WITH THE MISSISSIPPI CONVEYANCE ACT, CHAPTER 15, SECTION 1-101, MISSISSIPPI CODE OF 1972, AS AMENDED.
- 2. THE PROPERTY IS LOCATED IN ZONE 10-1, CITY OF LONG BEACH, MISSISSIPPI.
- 3. THE PLAT IS BASED ON A SURVEY BY LARRY SMITH, P.S. #021695, DATED APRIL 15, 2025.
- 4. THE PLAT IS BASED ON A SURVEY BY LARRY SMITH, P.S. #021695, DATED APRIL 15, 2025.
- 5. THE PLAT IS BASED ON A SURVEY BY LARRY SMITH, P.S. #021695, DATED APRIL 15, 2025.

**SITE INFORMATION**

ITEM	DESCRIPTION	AMOUNT
PLANNING (BUILDING PERMIT)	1.500 SF (100%)	1.500 SF (100%)
PRIVACY (LANDSCAPE)	1.500 SF (100%)	1.500 SF (100%)
OPEN SPACE	1.500 SF (100%)	1.500 SF (100%)
TOTAL LOT AREA	1.500 SF (100%)	1.500 SF (100%)

**BUILDING INFORMATION**

ITEM	DESCRIPTION	AMOUNT
PLANNING (BUILDING PERMIT)	1.500 SF (100%)	1.500 SF (100%)
PRIVACY (LANDSCAPE)	1.500 SF (100%)	1.500 SF (100%)
OPEN SPACE	1.500 SF (100%)	1.500 SF (100%)
TOTAL LOT AREA	1.500 SF (100%)	1.500 SF (100%)

**CONCRETE INFORMATION**

ITEM	DESCRIPTION	AMOUNT
PLANNING (BUILDING PERMIT)	1.500 SF (100%)	1.500 SF (100%)
PRIVACY (LANDSCAPE)	1.500 SF (100%)	1.500 SF (100%)
OPEN SPACE	1.500 SF (100%)	1.500 SF (100%)
TOTAL LOT AREA	1.500 SF (100%)	1.500 SF (100%)

MINUTES OF OCTOBER 23, 2025  
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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

Keith Dern  
235 Delton Avenue  
Gulfport, MS 39501  
361-726-1185  
k@kderndesigns.com

PUTTING DREAMS ON PAPER

NOTES

1. ARCHITECTURAL FINISHES, APPLIANCES, WINDOWS, DOORS, ETC. FOR OWNER AND CONTRACTOR

2. ALL DETAILS OF CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE INTERNATIONAL RESIDENTIAL CODE, 1997 EDITION, AND ALL APPLICABLE LOCAL ORDINANCES

3. ELEVATIONS SHALL BE DONE IN ACCORDANCE WITH THE INTERNATIONAL RESIDENTIAL CODE, 1997 EDITION, AND ALL APPLICABLE LOCAL ORDINANCES

4. CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION


5. ANY DIMENSIONS FROM THE DRAWINGS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR

6. CONTRACTOR SHALL VERIFY WITH THE OWNER ALL DOORS AND WINDOWS (TYPE, SIZE, LOCATION, FINISH, TYPE, SIZE, LOCATION AND FINISH) PRIOR TO INSTALLATION

7. CONTRACTOR SHALL VERIFY WITH THE OWNER ALL DOORS AND WINDOWS (TYPE, SIZE, LOCATION AND FINISH) PRIOR TO INSTALLATION

8. BUILDING SHALL MEET REQUIREMENTS


VICINITY MAP



SHEET INDEX

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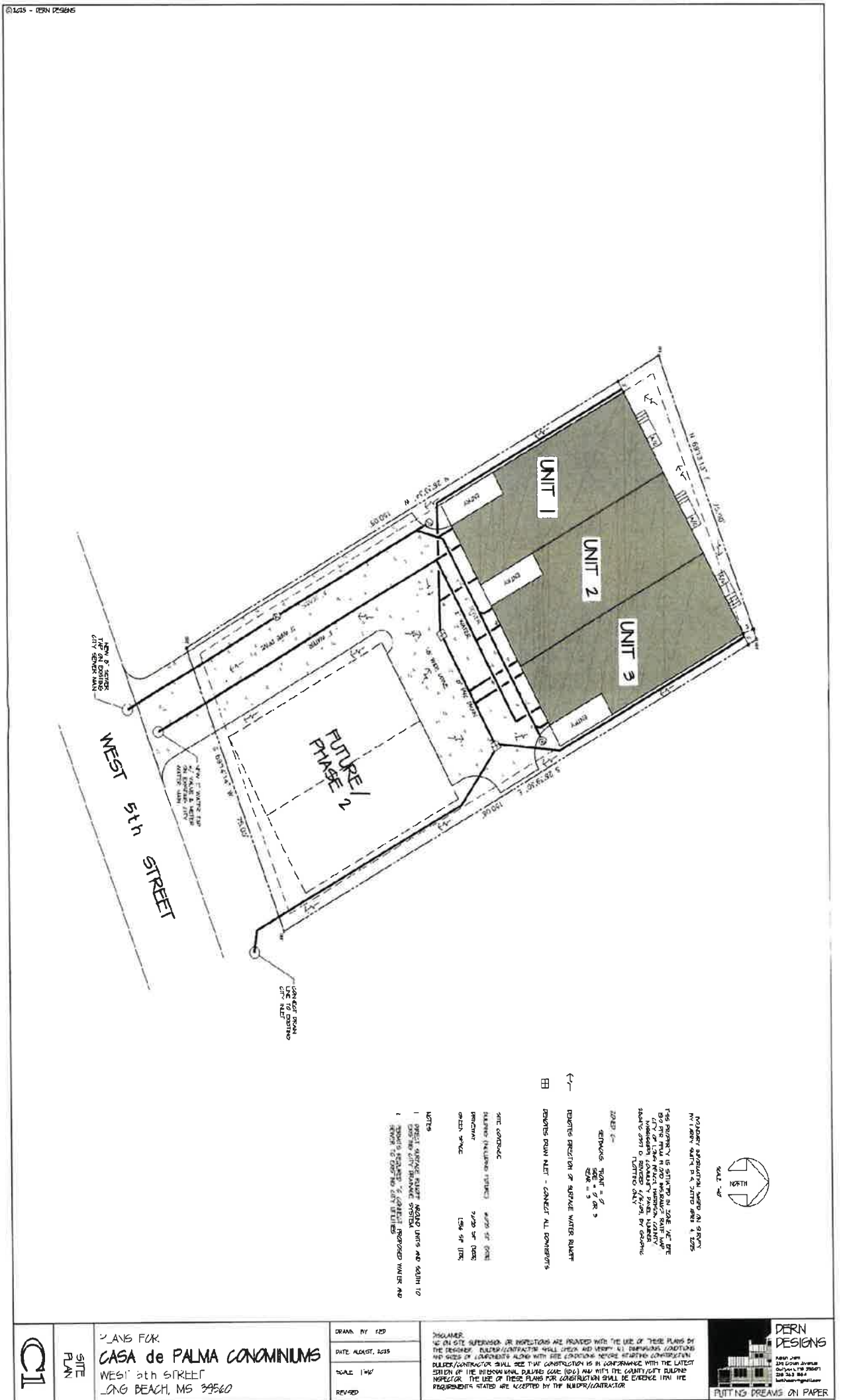
08/04/25



NO ON SITE ALTERATIONS OR MODIFICATIONS ARE PERMITTED WITH THE USE OF THESE PLANS BY THE DESIGNER. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AND BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON.



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

MEMORANDUM

Date: 10/17/2025  
To: City of Long Beach  
From: Tyler Yarbrough  
RE: 5<sup>th</sup> Street Condos Preliminary Plat Review

We have not received any updated information since our last review of this development. Therefore, our previous letter remains applicable. Please see below for our engineering review comments, which should be addressed prior to City approval.

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 5<sup>th</sup> 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.



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After discussion and upon recommendation made by the City Engineer,  
Commissioner Suthoff made motion, seconded by Commissioner Hughes and  
unanimously carried to table the item until the next regular scheduled meeting on  
Thursday, November 13, 2025, at 5:30 p.m. in the City of Long Beach Meeting Room.

\*\*\*\*\*

It came for discussion under New Business a Tree Removal for the property  
located at 1 Diane Cove, Tax Parcel 0511N-01-002.000, submitted by Christopher  
Siaweleski, as follows:

**MINUTES OF OCTOBER 23, 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	10/16/25
Zoning	R-1-
Agenda Date	10/23/25
Check Number	152

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

CS 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.

CS 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.

CS 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: 10-16-25

**PROPERTY INFORMATION**

TAX PARCEL # 0511N-01-002.000

Address of Property Involved: 1 DIANE COVE

Property owner name: CHRISTOPHER SIWELESKI

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: \_\_\_\_\_

Phone No. 858, 722-9794

**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)

PLEASE SEE ATTACHED  
DOCUMENT.

Number of Trees:

1 Live Oak 0 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

10/23/25  
 Date

**ADDITIONAL INFORMATION REQUIRED FROM APPLICANT**

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

CS 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.

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

CS OWNERSHIP: Please provide a recorded warranty deed.

CS 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.

CS 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.

CS 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 23, 2025  
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To: City of Long Beach

Subject: Request for Tree Removal Permit – Live Oak Tree

Dear City of Long Beach,

I am submitting this letter to respectfully request approval for the removal of a mature Live Oak tree located on my property at 1 Diane Cove, Long Beach. The tree stands approximately 25–50 feet tall and consists of three separate trunks, each measuring about 12–16 inches in diameter. Over time, the tree's health and stability have declined, and it has begun to pose a significant safety concern to my family, our home, and my adjoining neighbor's property.

The tree is positioned near the border of my property, with its upper branches extending directly over my neighbor's fence, shed, and yard, and several large limbs hanging over the roofline of our master bedroom. A branch roughly 10–12 inches in diameter previously broke off during a storm, as shown in the attached photographs. Since that incident, additional branches have shown signs of decay and instability, increasing the likelihood of future breakage.

Several other concerning conditions are visible: fungal growth is present along portions of the trunk, the root system is becoming exposed and lifting the soil around the base, and prolonged flooding collects around the roots after rainfall—remaining visible for up to 10–12 hours. These factors indicate declining root health and potential instability. Additionally, while nearby power lines are not immediately affected, the continued growth of the tree's canopy presents a foreseeable hazard in the coming years.

My foremost concern is the safety of my family and neighbors. The overhanging limbs directly above our master bedroom create a genuine risk of structural damage in the event of high winds or severe weather. This concern is intensified by a personal experience in our previous home, where a falling branch from another tree broke through our roof and came within inches of striking my wife and our newborn daughter. That incident left a lasting fear for our family's safety, and the current condition of this Live Oak has reintroduced those same anxieties. My daughter, who is not yet two years old, often plays in the yard near this tree, further increasing our concern for potential injury.

Attached to this request are four labeled photographs that provide visual evidence of the tree's condition and placement: - Figure 1: Overall status and location of the tree in relation to the home and property line. - Figure 2: The previously fallen 10–12 inch branch. - Figure 3: Branches extending directly over the master bedroom roofline. - Figure 4: Branches overhanging my neighbor's property and shed.

I fully understand and respect the City's commitment to preserving Live Oaks, and I am submitting this request in good faith based on legitimate safety, structural, and health concerns. The removal of this tree is necessary to prevent foreseeable property damage and ensure the ongoing safety of those living and playing beneath it.

Thank you for your time, consideration, and understanding regarding this matter. I am available to discuss this request further at the upcoming Planning Commission meeting and can provide any additional information or documentation required.

Respectfully,

Christopher Siaweleski 1 Diane Cove Long Beach, MS 39560 (858) 722-9794  
Siaweleski48@outlook.com



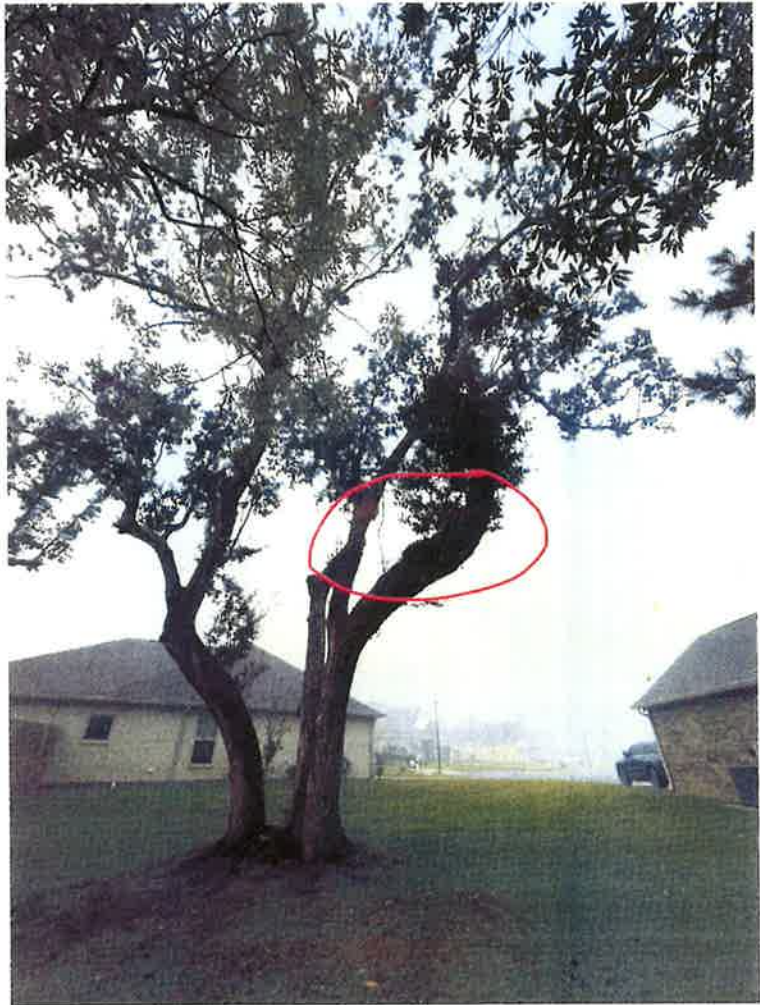


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FIGURE 1  
OVERAL STATUS OF TREE AND LOCATION



FIGURE 2  
PREVIOUS BROKEN BRANCH DUE TO STORM





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FIGURE 3  
BRANCHES EXTENDING OVER MASTER BEDROOM ROOFLINE



FIGURE 4  
BRANCHES HANGING OVER NEIGHBORS PROPERTY LINE, FENCING, AND TOOL SHED





MINUTES OF OCTOBER 23, 2025  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

PREPARED BY AND RETURN TO:  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION  
14331 Seaway Road, Suite 200  
Gulfport, MS 39503  
(601) 200-1655  
File No: GPRIP 9017

INDEXING INSTRUCTIONS:  
Long Beach Planning and Development Commission  
Harrison County, MS  
File No: 9017

STATE OF MISSISSIPPI  
COUNTY OF HARRISON

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS AND NO/100 (\$10.00), CASH IN HAND PAID, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF ALL OF WHICH IS HEREBY ACKNOWLEDGED, THE UNDERSIGNED:

DSLH HOMES (GULF COAST), LLC (GRANTOR)  
7660 PINE LAKE, STE. 100  
BATON ROUGE, LA 70769  
(225) 667-7224

HEREBY SELL (CONVEY AND WARRANT UNTO)

(GRANTEE(S)),  
CHRISTOPHER TYLER SIWELSKI, A MARRIED MAN,  
AS HIS SOLE AND SEPARATE PROPERTY  
1 DAVIS COW  
LONG BEACH, MS, 39560  
(601) 722-9794

ALL OF THAT CERTAIN PIECE OR PARCEL OF LAND SITUATED IN HARRISON COUNTY, MISSISSIPPI,  
TOGETHER WITH ALL IMPROVEMENTS, BUILDINGS, FIXTURES, AND APPURTENANCES THEREUNTO  
HEREBY SELL AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

LOT FIVE (5) BEAR POINT SUBDIVISION, PHASE 1 A,  
A SUBDIVISION ACCORDING TO THE OFFICIAL MAP OR  
PLAN THEREOF ON FILE AND OF RECORD IN THE OFFICE  
OF THE CLERK OF THE FIRST JUDICIAL  
DISTRICT OF HARRISON COUNTY, MISSISSIPPI, IN PLAN  
BOOK 62 AT PAGE 28.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL RECORDED RESTRICTIONS, EASEMENTS, COVENANTS,  
CONDITIONS, RIGHTS OF WAY, AND EASEMENTS APPLICABLE TO THE TRACT OF PROPERTY AND TO THE  
LAND AND ALL PRIOR RECORDED RESERVATIONS, COVENANTS, AND EASEMENTS OF THE SAME  
OWNED BY THE GRANTOR OWNERS.

IT IS AGREED AND ACKNOWLEDGED THAT THE AD VALOREM TAXES FOR THE TRACT OF  
LAND HAVE BEEN PAID AS OF THE DATE OF THIS CONVEYANCE UPON AN ESTIMATED BASIS AND  
ARE ASSUMED BY THE GRANTEE. WHILE SAID TAXES ARE ACTUALLY DETERMINED, THE GRANTOR  
AGREES TO PAY THE GRANTEE THE AMOUNT OF ANY DEFICIT DUE AND THE GRANTEE AGREES TO  
PAY THE GRANTOR THE AMOUNT OF ANY EXCESS PAID, BASED ON ACTUAL PROPORTION.

WITNESS OUR SIGNATURE THIS 23rd day of April, 2024.

DSLH HOMES (GULF COAST), LLC

  
By SUZANNE YATES

STATE OF MISSISSIPPI  
COUNTY OF HARRISON

PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED AUTHORITY IN AND FOR THE STATE  
OF MISSISSIPPI, WITHIN MY JURISDICTION, THE WITHIN NAMED SUZANNE YATES, who  
is a duly qualified agent of DSLH HOMES (GULF COAST), LLC, and  
as such, duly qualified and authorized to execute and  
sign, seal, and deliver this instrument of writing for the purposes mentioned  
herein, and I have duly verified after first having been duly authorized by said  
corporation to do so.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE THIS 23rd day of  
April, 2024.

  
Notary Public

Notary ID: 69129

My Commission Expires: 3-12-2027



**MINUTES OF OCTOBER 23, 2025**  
**REGULAR MEETING**  
**LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

**CERTIFICATE OF AUTHORITY**

BEFORE ME, the undersigned authority, on this day personally appeared \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

**PROPERTY DESCRIPTION**

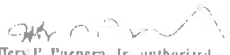
\_\_\_\_\_

BEFORE ME, the undersigned authority, on this day personally appeared \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

**CERTIFICATE**

\_\_\_\_\_

DNLD Homes (Gulf Coast) LLC, a limited liability company, a Florida limited liability company, is the owner of the property described above. DNLD Holding Company, LLC, is the sole member of DNLD Homes (Gulf Coast) LLC.

By:  Jeffery P. Purpera, Jr., authorized Member

**MEMORANDUM**

**DATE:** October 23, 2025

**TO:** City of Long Beach MS Planning Commission

**FROM:** Long Beach MS Tree Board

**REF:** Tree(s) Removal – 1 Diane Cove

The Tree Board has carefully reviewed the site and details of the application for tree removal for the above mentioned property. Due to the damage to the trees, we approve the removal shown on the application.

Blane Sutton  
Jana Montgomery  
Michael McGill

After considerable discussion and upon recommendation by the City of Long Beach Tree Board, Vice Chairman DiLorenzo made motion, seconded by Commissioner Sterling and unanimously carried to approve the application as submitted.

\*\*\*\*\*

It came for discussion under New Business a Short-Term Rental for the property located at 94 North Seashore Avenue, Tax Parcel 0512H-01-055.003, submitted by Larry Gulliver, as follows:

**MINUTES OF OCTOBER 23, 2025**  
**REGULAR MEETING**  
**LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

CITY OF LONG BEACH, MISSISSIPPI					
APPLICATION FOR SHORT-TERM RENTAL					
<b>PHYSICAL ADDRESS:</b> 201 JEFF DAVIS AVENUE LONG BEACH, MS 39560	<b>PHONE:</b> (228) 863-1554 <b>FAX:</b> (228) 863-1558	<b>MAILING ADDRESS:</b> POST OFFICE BOX 929 LONG BEACH, MS 39560			
<b>PROPERTY INFORMATION:</b> ADDRESS: <u>94 N. Seahawk Ave</u> Tax Parcel # <u>05124-01-055003</u> (Location of Short-Term Rental)					
<b>OWNER'S INFORMATION:</b> Property Owner's Name: <u>Larry Gulliver</u> Property Owner's Address: <u>24231 Enchanted Ave Pass Christian MS 39571</u> Property Owner's Mailing Address, if different from above: _____					
Property Owner's Phone No: <u>(831) 920 9151</u> City _____ State _____ Zip _____ Email Address: <u>larry.gulliver@gmail.com</u>					
Is there a homeowner's association for the neighborhood? <u>No</u> If so, please provide written statement of support of short term rental? _____					
<b>PROPERTY MANAGER INFORMATION:</b> Property Manager's Name: <u>Sally</u> Property Manager's Address: (Must be a local contact) _____ City _____ State _____ Zip _____					
Property Manager's Phone No: _____ Email Address: _____					
<b>PLEASE PROVIDE THE FOLLOWING:</b> <ul style="list-style-type: none"> <li>Mississippi Sales Tax ID # <u>attached 200-11534-3</u></li> <li>Recorded Warranty Deed</li> <li>Parking Rules &amp; Plan</li> <li>Trash Management Plan</li> <li>Copy of Proposed Rental Agreement</li> <li>Proof of Liability Insurance, which includes short term rental coverage</li> </ul>					
<b>ADDITIONAL INFORMATION:</b> <ul style="list-style-type: none"> <li>Completed written statement of compliance.</li> <li>FEE: \$250, nonrefundable application fee. \$500, yearly renewable fee. Checks should be made payable to the City of Long Beach.</li> <li>LICENSE: A Privilege Tax License must be applied and paid for after approval.</li> <li>INCOMPLETE APPLICATIONS will not be processed.</li> </ul>					
<p style="text-align: center;"><b>AFFIDAVIT</b></p> <p>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 &amp; 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.</p>					
PRINT NAME: <u>Larry Gulliver</u> SIGNATURE: <u>[Signature]</u> DATE: <u>10/6/2025</u>					
BELOW IS FOR OFFICE USE ONLY					
Maximum Occupancy: <u>6</u>	Maximum Vehicles allowed: <u>3</u>	Number of bedrooms: <u>3</u>	Number of people home can accommodate: <u>6</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: <u>[Signature]</u> Date: <u>10/21/2025</u>			Date: _____		
Fire Inspector Signature: _____			Date: _____		
COMMENTS: _____					
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 5px;">           Date Received: <u>10-13-25</u>            Agenda Date: <u>10-23-25</u>            Amount Due/Paid: <u>250.00</u>            Payment Method: <u>1177</u> </td> <td style="width: 50%; padding: 5px;">           _____            _____            _____         </td> </tr> </table>				Date Received: <u>10-13-25</u> Agenda Date: <u>10-23-25</u> Amount Due/Paid: <u>250.00</u> Payment Method: <u>1177</u>	_____ _____ _____
Date Received: <u>10-13-25</u> Agenda Date: <u>10-23-25</u> Amount Due/Paid: <u>250.00</u> Payment Method: <u>1177</u>	_____ _____ _____				

MINUTES OF OCTOBER 23, 2025  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



I Larry Gulliver, owner of the property located at 94 N. Seashore Ave, Tax Parcel 0512H-01-055.003, 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

10/3/2025  
date



SCANNED



Christina Hunt 1st JUDICIAL DISTRICT  
Instrument 2024-0022832-D-J1  
Filed/Recorded 11/12/2024 10:10:01 AM  
Total Fees 26.00  
3 Pages Recorded

Prepared By: <b>David B. Pilger</b> Attorney at Law 1406 Bienville Blvd. Ocean Springs, MS 39564 (228) 215-0011	Grantors: <b>Christopher M. Steube</b> <b>Rachel H. Steube</b> 2012 W 2 <sup>nd</sup> Street Apt 160 Long Beach, MS 39560 (228) 236-6060
Return To: <b>Pilger Title Co.</b> 1406 Bienville Blvd. Ocean Springs, MS 39564 (228) 215-0011	Grantee: <b>Larry Gulliver</b> 94 N. Seashore Ave Long Beach, MS 39560 (831) 920-9151

File No. F-24-201

INDEXING INSTRUCTIONS: Lot 62, Enchanted Acres S/D, 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, **Christopher M. Steube and Rachel H. Steube**, do hereby sell, convey and warrant unto **Larry Gulliver**, all of that certain tract, piece or parcel of land situated in the First Judicial District of Harrison County, Mississippi, together with all improvements, buildings, fixtures, and appurtenances thereunto belonging, and being more particularly described as follows, to-wit:

**Lot 62, Enchanted Acres Subdivision, a subdivision according to the official 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 Page 37 at Page 27.**

This being the same property as that conveyed to Christopher M. Steube and Rachel H. Steube by deed from Richard Bliss recorded with the Harrison County Chancery Clerk at Instrument No. 2016-4981-D-J1.

**MINUTES OF OCTOBER 23, 2025**  
**REGULAR MEETING**  
**LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

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.


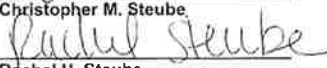
Grantor(s) quitclaim any and all oil, gas, and other minerals owned, if any, to Grantee(s). No mineral search was requested or performed by preparer.

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.

Proof of Death of Paula Bliss is attached hereto as Exhibit "A".

WITNESS OUR SIGNATURES, on this the 30<sup>th</sup> day of October, 2024.

  
\_\_\_\_\_  
Christopher M. Steube  
  
\_\_\_\_\_  
Rachel H. Steube

**ACKNOWLEDGMENT**

STATE OF MISSISSIPPI  
COUNTY OF HARRISON

Personally appeared before me, the undersigned authority in and for the said county and state, on this 30<sup>th</sup> day of October, 2024, within my jurisdiction, the within named **Christopher M. Steube** and **Rachel H. Steube**, who acknowledged that they executed the above and foregoing instrument.

  
\_\_\_\_\_  
Notary Public

(AFFIX SEAL)

My commission expires:



Page 2 of 2

After considerable discussion, Commissioner Suthoff made motion, seconded by Commissioner Brown 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 109 Shelter Rock Drive, Tax Parcels 0612F-02-040.000, 0612F-02-041.000, 0612F-02-042.000 and 0612F-02-04.000, submitted b Edward Guillie (owner) and Durlon "Reed" Bryant (agent), as follows:



**MINUTES OF OCTOBER 23, 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 10-25-25  
Zoning R-3  
Agenda Date 10-23-25  
Check Number 103

- I. TYPE OF CASE: **SKETCH APPROVAL**
- II. ADVALOREM TAX PARCEL NUMBER(S): 0612F-02-040.000, 0612F-02-041.000, 0612F-02-042.000, 0612F-02-043.000
- III. GENERAL LOCATION OF PROPERTY INVOLVED: \_\_\_\_\_  
Northeast corner of the intersection of MS Highway 90 and Sheller Rock Drive
- IV. ADDRESS OF PROPERTY INVOLVED: Formerly 109 Shelter Rock Dr. (1 of several former addresses)
  - 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 OCTOBER 23, 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 2<sup>nd</sup> or 4<sup>th</sup> 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.

Edward Guillie  
Name of Rightful Owner (PRINT)

401 mason Ave  
Owner's Mailing Address

Long Beach ms 39560  
City State Zip

985-445-4288  
Phone

 9/24/2025  
Signature of Rightful Owner Date

Durlon "Reed" Bryant  
Name of Agent (PRINT)

117 Olson Avenue  
Agent's Mailing Address

Long Beach MS 39560  
City State Zip

(228) 222-7271  
Phone

 9/24/2025  
Signature of Applicant Date

MINUTES OF OCTOBER 23, 2025  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



SCANNED



Instrument 2024-0003430-D-11  
Filed/Recorded 02/22/2024 3:28:02 PM  
Total Fees 36.00  
3 Pages Recorded

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

File#240081

Indexing Instructions:  
N100' of W 80' of Lot 9 & N 100' of E  
1/2 of Lot 10, Blk 1, Seal City Add.  
Lots 3, 4, 5, 6 & 7, Magnolia Heights  
Subd., 1<sup>st</sup> JD Harrison County, MS

STATE OF MISSISSIPPI  
COUNTY OF HARRISON

WARRANTY DEED

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

Hugh J. Stiel, an unmarried man  
1750 St. Charles Avenue  
New Orleans, LA 70130  
954-801-2601

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

Edward Guillie and Christie Guillie,  
as joint tenants with full rights of survivorship and not as tenants in common  
401 Mason Avenue  
Long Beach, MS 39560  
985-445-4288

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:

Parcel No. 1:

The North 100 feet of the West 80 feet of Lot Nine (9) and the North 100 feet of the East One-Half (E 1/2) of Lot Ten (10), all in Block One ("1"), SEAL CITY ADDITION, being a subdivision located in the City of Long Beach, First Judicial District of Harrison County, Mississippi, as per map or plat thereof on file and of record in the Plat Records in the Office of the Chancery Clerk of Harrison County, Mississippi.

Together with a 20 foot Easement for ingress and egress, being the East 20 feet of Lot Nine (9) and the adjoining property on the East.

WITNESS THE SIGNATURE of the Grantor on this the 16th day of February, 2024.

Hugh J. Stiel

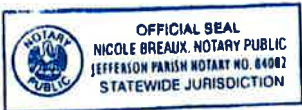
STATE OF LOUISIANA  
PARISH OF ORLEANS

THIS DAY personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid, Hugh J. Stiel, 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 16<sup>th</sup> day of February, 2024.

NOTARY PUBLIC

(SEAL)  
My Commission Expires:



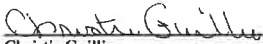
MINUTES OF OCTOBER 23, 2025  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

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

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

WITNESS THE SIGNATURE of the Grantors on this the 19th day of March, 2025.

  
Edward Guillie

  
Christie Guillie

STATE OF MISSISSIPPI  
COUNTY OF HARRISON

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

GIVEN under my hand and official seal on this the 19th day of March, 2025.

(SEAL)

My Commission Expires:



to the Southeast corner of MAGNOLIA HEIGHTS and the East line of the West 1/2 of said Lot Three (3) and the West line of SAND CASTLE CONDOMINIUMS (Plat Book 33 Page 3354A-F); thence run South 19 degrees 59 minutes 54 seconds East 560.13 feet along the East line of the West 1/2 of said Lot Three (3) and the West line of SAND CASTLE CONDOMINIUMS to the Northerly right of way of U. S. Highway 90; thence run South 73 degrees 52 minutes 47 seconds West 250.19 feet along the northerly right of way of U. S. Highway 90; thence run South 73 degrees 52 minutes 47 seconds West 250.19 feet along the Northerly right of way of U. S. Highway 90 to the Point of Beginning.

PARCEL B:

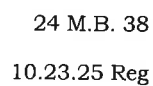
AND ALSO including a lot or parcel of land described as beginning at the Southwest corner of the above described parcel where the West line of said Lot One (1) intersects the northerly right of way of U. S. Highway; thence run from said Point of Beginning, South 20 degrees 00 minutes 00 seconds East to the shoreline of the Gulf of Mexico or Mississippi Sound; thence running in an Easterly direction along the meandering shoreline to a point which is South 19 degrees 59 minutes 54 seconds East of the Southeast corner of the above described parcel; thence run North 19 degrees 59 minutes 54 seconds West to the Southeast corner of the described parcel, said point being on the Northerly right of way of U. S. Highway 90; thence run South 73 degrees 52 minutes 47 seconds West 250.19 feet along the northerly right of way of U. S. Highway 90 to the Point of Beginning and being subject to any and all right of way easements of record in favor of the State Highway Commission of Mississippi for U. S. Highway 90, and all existing easements of record for the seawall, sand beach or public utilities, and all rights of public use thereof.

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.

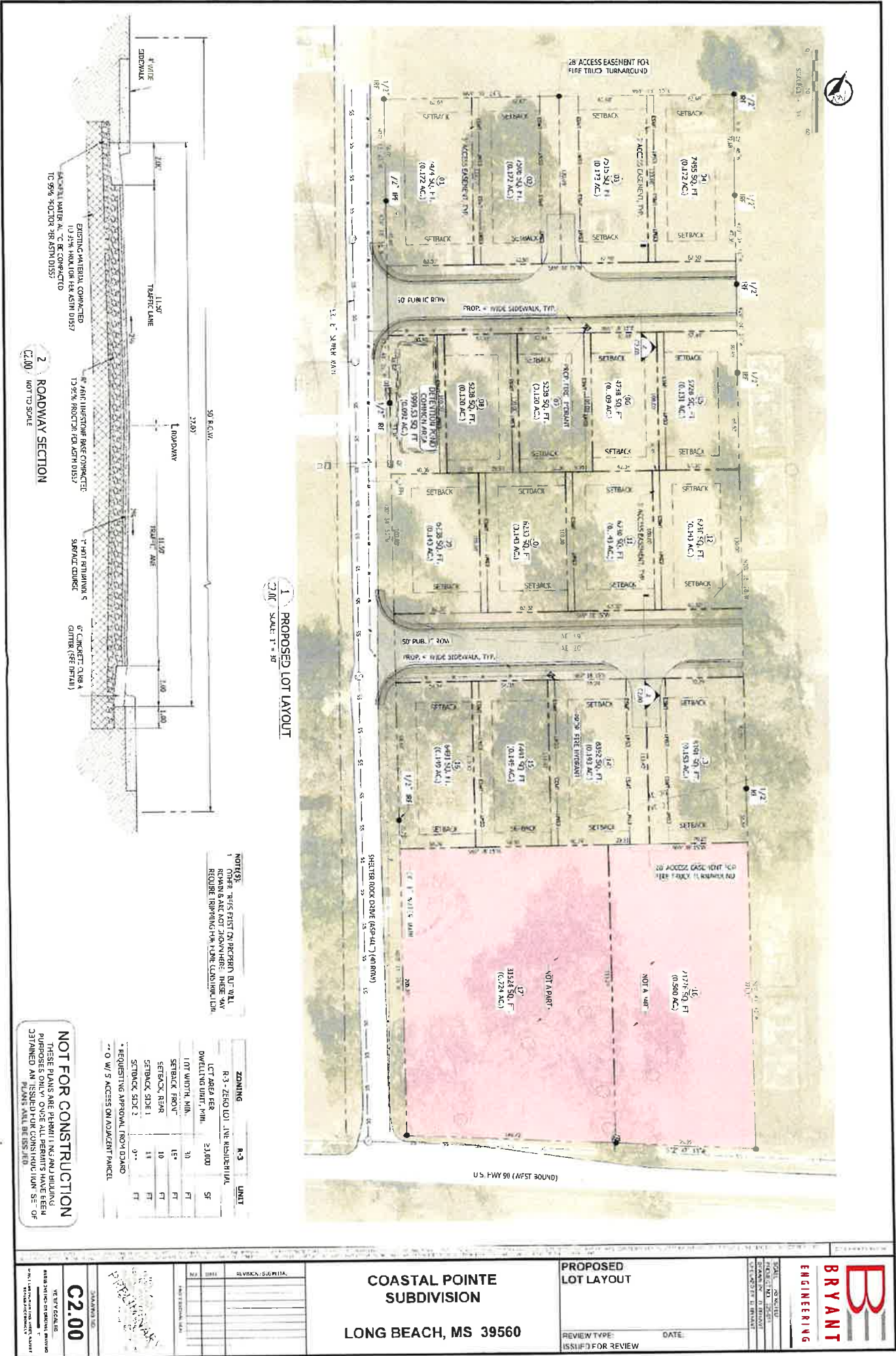
THIS CONVEYANCE is also subject to Zoning and/or other land use regulations promulgated by federal, state or local governments affecting the use or occupancy of the subject property.








MINUTES OF OCTOBER 23, 2025  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



		PROPOSED LOT LAYOUT TABLES	
DATE: 01/11/2017 DRAWN BY: J. BRYANT CHECKED BY: J. BRYANT DESIGNED BY: J. BRYANT		REVIEW TYPE: _____ ISSUED FOR REVIEW: _____	
SHEET NO.: _____ TOTAL SHEETS: _____		DATE: _____	



MINUTES OF OCTOBER 23, 2025  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



**OVERSTREET  
& ASSOCIATES**  
CONSULTING ENGINEERS

[overstreeteng.com](http://overstreeteng.com)  
161 Lameuse St. Suite 203  
Biloxi, MS 39530  
228.967.7137

**MEMORANDUM**

Date: 10/20/2025  
To: City of Long Beach  
From: Tyler Yarbrough  
RE: Coastal Point Sketch Plat Review

Below are our engineering review comments, which should be remedied prior to City approval:

**Sketch Plat:**

1. The southern two lots fronting Highway 90 were previously addressed through a Minor Subdivision process. A revised Certificate of Resubdivision has been submitted and is consistent with the proposed development layout and applicable standards; therefore, inclusion of these lots in the Major Subdivision plat is not required.
2. Provide existing drainage patterns (**Preliminary Plat comment, this comment does not need to be addressed until Preliminary Plat process**). We are looking for a clear depiction of how existing flow patterns and flow rates currently drain across the site before any development occurs.

**MINUTES OF OCTOBER 23, 2025**  
**REGULAR MEETING**  
**LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

After considerable discussion and upon recommendation made by the City Engineer, Commissioner Suthoff made motion, seconded by Vice Chairman DiLorenzo and unanimously carried recommending to approve the application subject to the applicant following the city’s ordinance for a zero lot line development.

\*\*\*\*\*

Chairman Barlow entertained a motion to move agenda item number 4, Discussion, Storage Containers, City Municipal Code Ordinance, Section130, (a) Temporary Storage Units and Structures, to last item on the agenda. At the request of Chairman Barlow, Vice Chairman DiLorenzo made motion, seconded by Commissioner Sterling and unanimously carried to approve the request.

\*\*\*\*\*

It came for discussion under New Business a Certificate of Resubdivision for the property located at 0 West Beach Blvd, Tax Parcel 0612F-02-035.001, submitted by Edward Guillie, as follows:

**MINUTES OF OCTOBER 23, 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 10-21-25  
Zoning R-3  
Agenda Date 10-23-25  
Check Number 1027

**APPLICATION FOR CERTIFICATE OF RESUBDIVISION**

- I. TYPE OF CASE: CERTIFICATE OF RESUBDIVISION
- II. ADVALOREM TAX PARCEL NUMBER(S): 0612F-02-035.001
- III. GENERAL LOCATION OF PROPERTY INVOLVED: Highway 90 and Shelter Rock
- IV. ADDRESS OF PROPERTY INVOLVED: N/A
- V. GENERAL DESCRIPTION OF REQUEST: Resubdivision of 3.112 acres  
Into Lot A 0.723, Lot B 0.500, Lot C 1.888
- 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 2<sup>nd</sup> or 4<sup>th</sup> 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.

Edward Guillie  
Name of Rightful Owner (PRINT)

401 Mason Ave  
Owner's Mailing Address

Long Beach MS 39560  
City State Zip

985-445-4288  
Phone

Edward Guillie 10/22/25  
Signature of Rightful Owner Date

\_\_\_\_\_  
Name of Agent (PRINT)

\_\_\_\_\_  
Agent's Mailing Address

\_\_\_\_\_  
City State Zip

\_\_\_\_\_  
Phone

\_\_\_\_\_  
Signature of Applicant Date

MINUTES OF OCTOBER 23, 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) Edward Guillie  
ADDRESS (STREET, CITY, STATE, ZIP CODE) 401 Mason Ave Long Beach MS 39560  
PHONE # (H) \_\_\_\_\_ (C) 985-445-4288  
TAX PARCEL NUMBER(S) OWNED 0612F-02-035.001  
SIGNATURE Edward Guillie

NAME OF OWNER (PRINT) Christie Guillie  
ADDRESS (STREET, CITY, STATE, ZIP CODE) 401 Mason Ave Long Beach MS 39560  
PHONE # (H) \_\_\_\_\_ (C) 504-439-7388  
TAX PARCEL NUMBER(S) OWNED 0612F-02-035.001  
SIGNATURE Christie Guillie

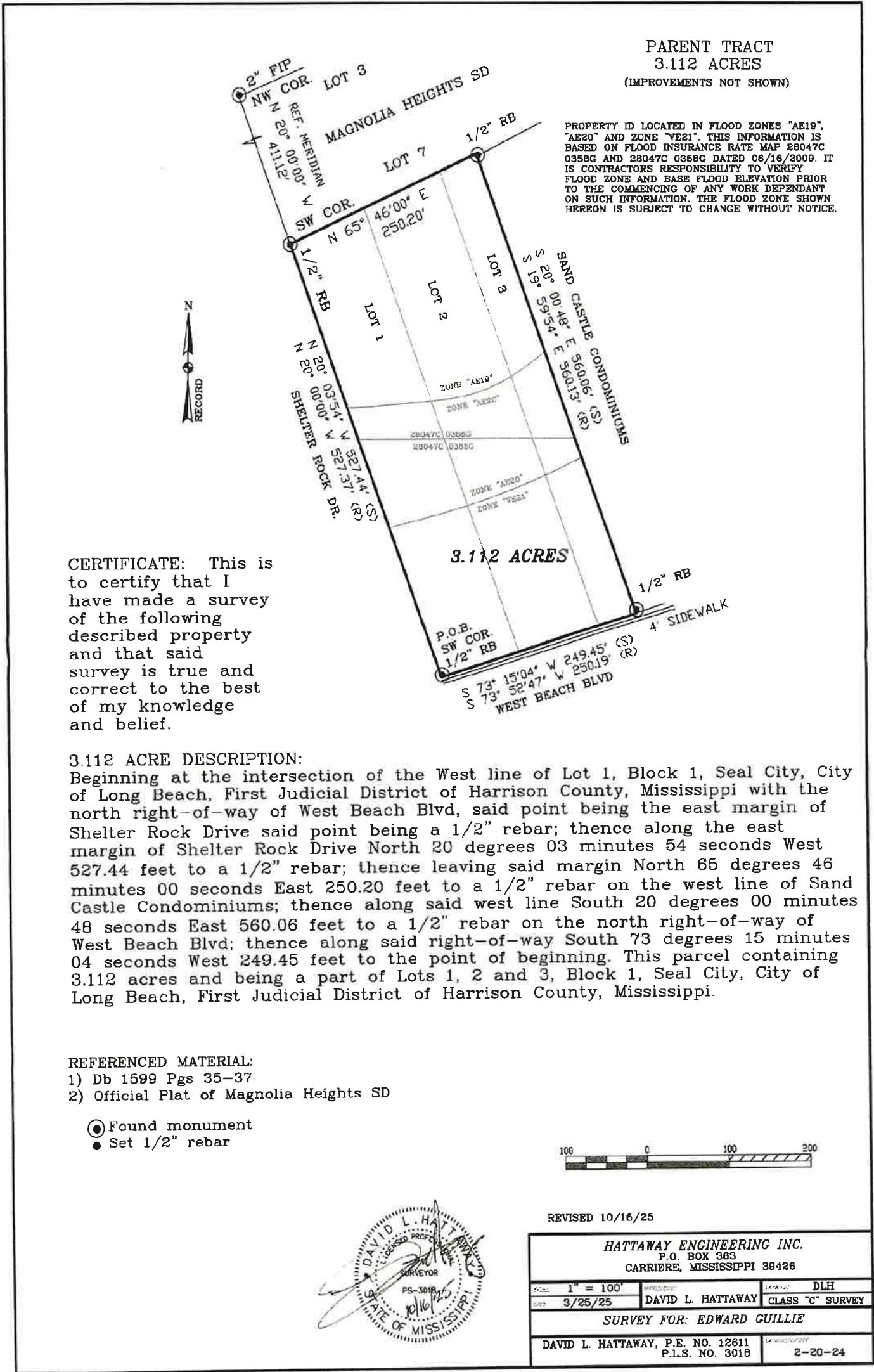
NAME OF OWNER (PRINT) \_\_\_\_\_  
ADDRESS (STREET, CITY, STATE, ZIP CODE) \_\_\_\_\_  
PHONE # (H) \_\_\_\_\_ (C) \_\_\_\_\_  
TAX PARCEL NUMBER(S) OWNED \_\_\_\_\_  
SIGNATURE \_\_\_\_\_

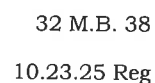
NAME OF OWNER (PRINT) \_\_\_\_\_  
ADDRESS (STREET, CITY, STATE, ZIP CODE) \_\_\_\_\_  
PHONE # (H) \_\_\_\_\_ (C) \_\_\_\_\_  
TAX PARCEL NUMBER(S) OWNED \_\_\_\_\_  
SIGNATURE \_\_\_\_\_

(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 OCTOBER 23, 2025  
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MINUTES OF OCTOBER 23, 2025  
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LONG BEACH PLANNING and DEVELOPMENT COMMISSION

SURVEY WITH CERTIFICATE OF SUBDIVISION

REVISED 10/16/25

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.

John Q. Guill  
OWNER

17/10/2025  
DATE

Subscribed and sworn to before me, in my presence this 17<sup>th</sup> day of October, 2025, a Notary Public in and for the County of Harrison, State of Mississippi.



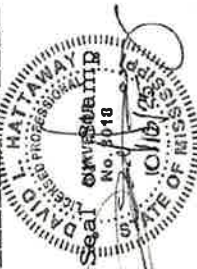
Jennifer Tolbert  
NOTARY PUBLIC

SEAL

My Commission Expires: 9/30/2029

CERTIFICATE OF SURVEY AND ACCURACY

I hereby certify that this map drawn under my supervision from actual survey made by me or actual survey made under my supervision and a deed description recorded in Book       , Page        in accordance with all applicable codes and ordinances. Witness my original signature, registration number and seal this the 16<sup>th</sup> day of October, 2025.



DAVID L. HATTAWAY  
Registered Land Surveyor

Registration Number 3018

Subscribed and sworn to before me in my presence this the 16<sup>th</sup> day of October, 2025, a Notary Public in and for the County of Harrison, State of Mississippi.

Connie C. Hart  
NOTARY PUBLIC

My Commission Expires: May 10, 2028



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 system or the installation of drainage improvements through on or more lots to serve on or more lots. That the subdivision shown is in all respects in compliance with the City ordinances of Long Beach and that therefore this plat has been approved by the administrator subject to its being recorded in the Harrison County Courthouse within (60) days of the date below.

ADMINISTRATOR

DATE

PLANNING COMMISSION

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

Planning Commission Chairman

Date

ACCEPTANCE

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

ADOPT:

ATTEST:

MAYOR

CITY CLERK

MINUTES OF OCTOBER 23, 2025  
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LONG BEACH PLANNING and DEVELOPMENT COMMISSION

SURVEY WITH CERTIFICATE OF SUBDIVISION

REVISED 10/16/25

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-02-036.001 info. The subject property is generally described as being located

LEGAL DESCRIPTION OF LAND PRIOR TO THIS RESUBDIVISION

3.112 ACRE DESCRIPTION:  
Beginning at the intersection of the West line of Lot 1, Block 1, Seal City, City of Long Beach, First Judicial District of Harrison County, Mississippi with the north right-of-way of West Beach Blvd, said point being the east margin of Shelter Rock Drive said point being a 1/2" rebar; thence along the east margin of Shelter Rock Drive North 20 degrees 03 minutes 54 seconds West 527.44 feet to a 1/2" rebar; thence leaving said margin North 65 degrees 46 minutes 00 seconds East 250.20 feet to a 1/2" rebar on the west line of Sand Castle Condominiums; thence along said west line South 20 degrees 00 minutes 48 seconds East 560.06 feet to a 1/2" rebar on the north right-of-way of West Beach Blvd; thence along said right-of-way South 73 degrees 15 minutes 04 seconds West 249.45 feet to the point of beginning. This parcel containing 3.112 acres and being a part of Lots 1, 2 and 3, Block 1, Seal City, City of Long Beach, First Judicial District of Harrison County, Mississippi.

LEGAL DESCRIPTION OF PARCEL "A" AS PER SURVEY

0.723 ACRE DESCRIPTION:  
Beginning at the intersection of the West line of Lot 1, Block 1, Seal City, City of Long Beach, First Judicial District of Harrison County, Mississippi with the North right-of-way of West Beach Blvd, said point being the East margin of Shelter Rock Drive said point being a 1/2" rebar; thence along the east margin of Shelter Rock Drive North 20 degrees 03 minutes 54 seconds West 206.59 feet; thence leaving said margin North 69 degrees 52 minutes 06 seconds East 149.49 feet; thence South 19 degrees 59 minutes 17 seconds East 215.41 feet to the north right-of-way of West Beach Blvd; thence along said right-of-way South 73 degrees 15 minutes 04 seconds West 149.45 feet to the point of beginning. This parcel containing 0.723 acres and being a part of Lots 1 and 2, Block 1, Seal City, City of Long Beach, First Judicial District of Harrison County, Mississippi.

LEGAL DESCRIPTION OF PARCEL "B" AS PER SURVEY

0.500 ACRE DESCRIPTION:  
Commencing at the intersection of the West line of Lot 1, Block 1, Seal City, City of Long Beach, First Judicial District of Harrison County, Mississippi with the north right-of-way of West Beach Blvd, said point being a 1/2" rebar on the East margin of Shelter Rock Drive; thence along the North right-of-way of West Beach Blvd, North 73 degrees 15 minutes 04 seconds East 149.45 feet to the point of beginning; thence leaving said north right-of-way North 19 degrees 59 minutes 17 seconds West 215.41 feet; thence North 69 degrees 52 minutes 06 seconds East 99.74 feet to the west line of Sand Castle Condominiums; thence along west line South 20 degrees 00 minutes 48 seconds East 221.31 feet to a 1/2" rebar on the north right-of-way of West Beach Blvd; thence along said right-of-way South 73 degrees 15 minutes 04 seconds West 100.00 feet to the point of beginning. This parcel containing 0.500 acres and being a part of Lots 2 and 3, Block 1, Seal City, City of Long Beach, First Judicial District of Harrison County, Mississippi.

LEGAL DESCRIPTION OF PARCEL "C" AS PER SURVEY

1.888 ACRE DESCRIPTION:  
Commencing at the intersection of the West line of Lot 1, Block 1, Seal City, City of Long Beach, First Judicial District of Harrison County, Mississippi with the north right-of-way of West Beach Blvd, said point being a 1/2" rebar on the East margin of Shelter Rock Drive; thence along the east margin of Shelter Rock Drive North 20 degrees 03 minutes 54 seconds West 206.59 feet to the point of beginning; thence continuing along said margin North 20 degrees 03 minutes 54 seconds West 320.85 feet to a 1/2" rebar; thence leaving said margin along the south line of Lot 7, Magnolia Heights Subdivision, North 65 degrees 46 minutes 00 seconds East 250.20 feet to a 1/2" rebar; thence along the west line of Sand Castle Condominiums, South 20 degrees 00 minutes 48 seconds East 338.75 feet; thence leaving said line South 69 degrees 52 minutes 06 seconds West 249.23 feet to the point of beginning. This parcel containing 1.888 acres and being a part of Lots 1, 2 and 3, Block 1, Seal City, City of Long Beach, First Judicial District of Harrison County, Mississippi.

**MINUTES OF OCTOBER 23, 2025  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**



**OVERSTREET  
& ASSOCIATES**  
CONSULTING ENGINEERS

[overstreeteng.com](http://overstreeteng.com)  
161 Lameuse St. Suite 203  
Biloxi, MS 39530  
228.967.7137

October 20, 2025

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

**RE: Certificate of Subdivision – Tax Parcel No. 0612F-02-040.000 (Revised)**

Ladies and Gentlemen:

We have received a revised Certificate of Subdivision for the referenced property, which can be described as a parcel of land situated and located Lots 1, 2, and 3, Block 1, Seal City, City of Long Beach, First Judicial District of Harrison County, Mississippi. The submitted subdivision proposes to divide one existing parcel into three new parcels. Proposed Parcel "A" will be nearly 0.723 Acres in size, with approx. 206.59 feet of street frontage on Shelter Rock Drive. Proposed Parcel "B" will be nearly 0.500 Acres in size, with approx. 100.00 feet of street frontage on West Beach Blvd. Proposed Parcel "C" will be nearly 1.888 Acres in size, with approx. 320.85 feet of street frontage on Shelter Rock Drive.

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. Please note that tapping fees or special connection fees may have been paid after the certificate of resubdivision was approved earlier this year for these three parcels.

Sincerely,

Tyler Yarbrough

TY:539

**MINUTES OF OCTOBER 23, 2025**  
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**LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

After considerable discussion and upon recommendation by the City Engineer, Vice Chairman DiLorenzo made motion, seconded by Commissioner Hughes and unanimously carried to approve the application as submitted.

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It came for discussion under New Business, Discussion, Storage Containers, City Municipal Code Ordinance Section 130, (a) Temporary Storage Units and structures, as follows:



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LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

8/11/25, 3:31 PM

Long Beach, MS Code of Ordinances

Sec. 130. - Temporary and portable units and structures.

- (a) Temporary storage units, portable storage units, "PODS" or dumpsters (hereinafter "devices") may be placed upon private residential property or a city street in accordance with the following limitations:
- (1) A permit must be obtained from the City prior to the placement of any device. The cost of the permit shall be determined by the City. Such devices must be placed upon private property unless some physical condition exists that would prohibit placement in the yard or driveway. If the device cannot be placed on private property it may be placed on a city street directly in front of the property of the permit holder.
  - (2) A permit issued by the City shall be valid for seven (7) days from the date of issuance. The Building Official may grant an extension of up to seven (7) days upon showing of good cause by the applicant. Not more than two such extensions shall be permitted, for a maximum of twenty-one (21) days in any consecutive twelve (12) month period.
  - (3) A permit issued by the City shall be valid for ninety (90) days when issued in conjunction with a building permit when there is an active construction project occurring and when such device is placed on private property. The Building Official may grant an extension of up to ninety (90) days upon showing of good cause by the applicant. Not more than two such extensions shall be permitted, for a maximum of two hundred seventy (270) days in any consecutive twelve (12) month period.
  - (4) A permit issued by the City shall be valid for one hundred eighty (180) days when issued in conjunction with a major development plan. The Building Official may grant extensions upon showing of good cause by the applicant and depending on the scope of the project. Should work cease on the project for more than thirty (30) days, the Building Official may revoke the permit and require removal of the device.
  - (5) The device may be used in commercial districts as permitted by the Long Beach Planning and Development Commission.
  - (6) The device may not be located in any manner that restricts or impedes visibility of motorists.
  - (7) The device shall not be placed on any city street where parking is not permitted or that has a pavement width of less than eighteen (18) feet measured from inside of curb to inside of curb, or from edge of pavement to edge of pavement.
  - (8) The device shall not exceed eight (8) feet in width, nor be placed in a manner that restricts the remaining street width to less than ten feet measured from inside of curb or edge of pavement to the device.
  - (9) The device must be associated with temporary storage or a project for the property of the permit holder and not more than one (1) temporary or portable storage unit or more than one (1) dumpster shall be permitted at any time.
  - (10) The device shall not be placed in a manner which damages any public improvement, including but not limited to, the pavement, curb, gutter, grass, landscaping or tree located within the public right-of-way. If the device causes damage to any public improvement, the applicant shall reimburse the city the cost of repair.
  - (11) Any device which is placed in violation of this section or is not removed at the end of the time for which it is authorized by the city to remain in place may be removed by the city, with prior notice of not less than twenty-four (24) hours, and the cost of such removal, together with the cost of administration of its removal, shall be reimbursed to the city by the applicant.
- (b) Temporary and Portable Buildings and Structures.
- (1)

**MINUTES OF OCTOBER 23, 2025  
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8/11/25, 3:31 PM

Long Beach, MS Code of Ordinances

A temporary or portable structure may be erected only in commercial districts, unless otherwise specified in this code.

- (2) A temporary or portable structure may be erected only in connection with the erection of a permanent building, street, utility, or other structure. Permission for the erection of any temporary structure shall be obtained from the Building Official after posting of sufficient bond to insure removal of it within two (2) weeks after the permanent structure is complete. A temporary or portable structure may be used for a temporary construction office and for the housing of tools, equipment, and materials.
- (3) Subdivision sales offices may be erected only after approval by the Long Beach Planning and Development Commission subject to such conditions as may be determined by the Commission to be necessary to insure termination of the use after a reasonable period and removal or conversion to a conforming use.
- (4) No trailers for dwellings, storage, or business shall be parked in any district, except upon approval by the Long Beach Planning and Development Commission in connection with a permanent building or construction project. All temporary structures shall be for a period of time not to exceed one year, renewable for periods of six (6) months, stating the use for which approved.
- (5) No building shall be moved into and placed within the City of Long Beach except such buildings, which conform to the standards for new construction for dimensions, use and placement upon the lot, and requirements of this and other Ordinances.

(Ord. No. 604, § 2, 11-19-2013)

**MINUTES OF OCTOBER 23, 2025**  
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**LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

After considerable discussion and input from Mayor Tim Pierce, there was no formal action taken.

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

APPROVED:

\_\_\_\_\_  
Chairman Shawn Barlow

DATE: \_\_\_\_\_

ATTEST: \_\_\_\_\_

Minutes Clerk, Tina M. Dahl