

**MINUTES OF MARCH 13, 2025**  
**REGULAR MEETING**  
**LONG BEACH PLANNING and DEVELOPMENT COMMISSION**  
**AGENDA**  
**MARCH 13, 2025**  
**REGULAR MEETING OF THE PLANNING and DEVELOPMENT COMMISSION**  
**CITY OF LONG BEACH, MISSISSIPPI**  
**5:30 O'CLOCK P.M.**  
**LONG BEACH CITY HALL**  
**MEETING ROOM**  
**201 JEFF DAVIS AVENUE**

**I. CALL TO ORDER**

**II. ROLL CALL AND ESTABLISH QUORUM**

**III. PUBLIC HEARINGS**

1. Zone Text Change- Ordinance 598, Section 209: Storage and Parking of Recreational Vehicles in R-1, R-2, R-3 Districts.
2. Variance- 115 East 5<sup>th</sup> Street, Unit A, Tax Parcel 0612G-01-012.000, Submitted by Andrew Harwell.
3. Variance- 115 East 5<sup>th</sup> Street, Unit B, Tax Parcel 0612G-01-012.000, Submitted by Andrew Harwell.

**IV. ANNOUNCEMENTS**

**V. APPROVE MINUTES**

1. February 27, 2025

**VI. UNFINISHED BUSINESS**

**VII. NEW BUSINESS**

1. Tree Trimming- 314 Jeff Davis Avenue, Tax Parcel 0612B-03-056.002, Submitted by DCDD Construction.
2. Certificate of Resubdivision- 0 West Beach Blvd, Tax Parcel 0612F-02-090.000, Submitted by Loren Ritter (owner) and Gary Mata (agent).

**VIII. DEVELOPMENT & RESEARCH**

**IX. ADJOURN**

**\*\*\*NOTES\*\*\***

\*\*All decisions made at this meeting are subject to a ten (10) day appeal for a Public Hearing and/or the Mayor and Board of Aldermen approval on March 18, 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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Commissioner William Suthoff read the Opening Statement for the Planning and Development Commission.

\*\*\*\*\*

Be it remembered that 3 Public Hearings were heard before the Long Beach Planning and Development Commission, Long Beach, Mississippi, and begun at 5:30 o'clock p.m., Thursday, March 13, 2025, in said City, and the same being the time, date and place fixed for holding said public hearings.

There were present and in attendance on said Commission and at the Public Hearings the following named persons: Vice Chairman Shawn Barlow, Commissioners Nicholas Brown, William Suthoff, David DiLorenzo, Ryan McMahon, Marcia Kruse, City Advisor Bill Hessel, Building Official Mike Gundlach, and Minutes Clerk Tina M. Dahl.

Absent the public hearings were Chairman Frank Olaivar, Commissioners Trey Gaddy, Jennifer Glenn and Building Inspector Ryan Ladner.

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

\*\*\*\*\*

Vice Chairman Shawn Barlow announced Item 1, Zone Text Change, Ordinance 598, Section 209: Storage and Parking of Recreational Vehicles in R-1, R-2, R-3 Districts has been removed from the agenda due to publication error and rescheduled for the regular scheduled meeting on Thursday, April 10, 2025, at 5:30 p.m.

\*\*\*\*\*

The first public hearing to consider a Variance for the property located at 115 East 5<sup>th</sup> Street, Unit A, Tax Parcel 0612G-001-012.000, submitted by Andrew Harwell, as follows:

MINUTES OF MARCH 13, 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 2/18/25  
Zoning C-1  
Agenda Date 3/14/25  
Check Number 108

VARIANCE REQUEST

I. Tax Parcel Number(s): 0612G-01-012.00

II. Address of Property Involved: 115<sup>th</sup> A E 5th St.

III. Statement clearly explaining the request being made. (Attach supplemental pages if necessary.)  
change rear setback from 15' to 5' to accommodate mature oak tree to construct sunshades

**\*\*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? Shifting building 10' to the south to accommodate mature oak tree

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 property is too small to build while keeping the tree

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?

This large oak tree is too central on the small parcel to build without setback variance

D. Show that denial of this request will deprive the applicant of rights commonly enjoyed by other properties in the general area and that the granting of this variance request will make possible the reasonable use of land while not conferring any special privilege. Outline how the subject of the variance is common in the area and if the applicant were to be denied this variance a right would be taken away which is granted to other properties. State how the variance makes reasonable use of the existing land and why the same action cannot be done in a way that does not require a variance. Show that granting of this variance does not give the applicant any special privileges that the properties in the area would find desirable. The variance makes this property buildable. It is too small otherwise.

**MINUTES OF MARCH 13, 2025  
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LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

**IV. REQUIRED ATTACHMENTS:**

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

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

**V. OWNERSHIP AND CERTIFICATION:**

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

Andrew Hunnell  
Name of Rightful Owner (PRINT)

11  
Name of Agent (PRINT)

924 Division St Santa  
Owner's Mailing Address

Agent's Mailing Address

Biloxi MS 39530  
City State Zip

City State Zip

601-966-2454  
Phone

Phone

Signature of Rightful Owner Date

Signature of Applicant Date



**MINUTES OF MARCH 13, 2025  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

**SCANNED** 



*John* 1st JUDICIAL DISTRICT  
Instrument 2023-0012604-D-11  
Filed/Recorded 06/28/2023 10:46:01 AM  
Total Fees 26.00  
4 Pages Recorded

Prepared by:  
**David B. Pilger**  
Attorney at Law  
1408 Bienville Blvd., Suite 101  
Ocean Springs, MS 39564  
(228) 215-0011

Grantors:  
**Ann Thomas-Gatian**  
**Sheri Lott**  
5061 Mitchell Road S  
Long Beach, MS 39560  
(228) 297-3476

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

Grantee:  
**Crossway Construction, LLC**  
**a Mississippi Limited Liability Company**  
140 Stump Ridge Road  
Brandon, MS 39047  
(601) 672-4001

File No. F230714N

**INDEXING INSTRUCTIONS:** Pt of Original Long Beach Block 17 in 13-8-12, 1<sup>st</sup> 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, **Ann Thomas-Gatian and Sheri Lott**, do hereby sell, convey and warrant unto **Crossway Construction, LLC, a Mississippi Limited Liability Company**, as joint tenants with right of survivorship and not as tenants in common, all of that certain tract, piece or parcel of land situated in Harrison County, Mississippi, together with all improvements, buildings, fixtures, and appurtenances thereunto belonging, and being more particularly described as follows, to-wit:

**LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"**

This being the same property as that conveyed to Ann Thomas-Gatian and Neal Gatian and Sheri Lott, by Instrument recorded in Instrument No. 2019-10421-D-J1 and Instrument No. 2020-55-D-J1, Land Deed Records in the First Judicial District of Harrison County, Mississippi.

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

Grantor(s) 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.

The death certificate of Neal Gatian is attached hereto as Exhibit "B".

WITNESS OUR SIGNATURES, on this the 16<sup>th</sup> day of June, 2023.

*Ann Thomas-Gatian*  
Ann Thomas-Gatian  
*Sheri Lott*  
Sheri Lott  
Sheri Lott

**ACKNOWLEDGMENT**

STATE OF MISSISSIPPI  
COUNTY OF HARRISON

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, **Ann Thomas-Gatian and Sheri Lott**, who acknowledged before me that they signed, executed and delivered the above and foregoing instrument on the day and year thereof, for the use and purposes therein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, on this the 16<sup>th</sup> day of June, 2023.

(AFFIX SEAL)

My commission expires:



*Elizabeth B. Norman*  
Elizabeth B. Norman  
NOTARY PUBLIC

# MINUTES OF MARCH 13, 2025 REGULAR MEETING LONG BEACH PLANNING and DEVELOPMENT COMMISSION

## Exhibit "A"

### Legal Description

Starting on the Seashore of the Gulf of Mexico or Mississippi Sound at a point 1469 feet West of the West line of the Widow N. Ladner Survey and running thence North 29° West with magnetic variations to the South line of Fifth Street in Long Beach, Harrison County Mississippi; thence along the South line of Fifth Street in a Westerly direction a distance of 75 feet, to a point which is the point or place of beginning of the lot herein described, thence continuing along the South line of Fifth Street in a Westerly direction a distance of 75 feet, and to the Northwest corner of the land herein described; thence South 28° East with magnetic variations a distance of 180 feet, thence in an Easterly direction and parallel with Fifth Street a distance of 75 feet; thence North 180 feet to place of beginning; together with all appurtenances thereon and there unto belonging.

AND ALSO:

The West 20 feet of the following:

Starting on the Seashore of the Gulf of Mexico or Mississippi Sound at a Point 1469 feet West of the West line of the Widow N. Ladner Claim, and running thence North 28° with magnetic variations to the South line of Fifth Street being the point and place of beginning of the lot of land herein described; thence running West along the South line of Fifth Street a distance of 75 feet; thence South 28 degrees East with magnetic variations 180 feet; thence East 75 feet; thence North 28 degrees with magnetic variations to the place or point of beginning, being a lot 75 feet by 180 feet conveyed by John W. Knauff, et ux by deed recorded in Book 302, page 96 of the Land Deed Records of the First Judicial District of Harrison County, Mississippi.

**STATE OF MISSISSIPPI**  
MISSISSIPPI STATE DEPARTMENT OF HEALTH  
VITAL RECORDS

14603773

**CERTIFICATE OF DEATH**  
STATE OF MISSISSIPPI

FILE NO: 125-2021-023201

DATE OF DEATH: 08/21/2021

DECEASED: HARRY NEAL GATIAN, MALE, 08-03, 09/15/2021

PLACE OF BIRTH: HARRISON, MISSISSIPPI

CAUSE OF DEATH: ISOPHAGAL CANCER

DATE OF SIGNATURE: 8/27/2021

SIGNATURE: Judy Moulder, State Registrar

**WARNING:** A REPRODUCTION OF THIS DOCUMENT FURNISHES NO EVIDENCE OF ORIGINALITY. DO NOT ACCEPT UNLESS HARBORING SEAL OF THE MISSISSIPPI STATE DEPARTMENT OF HEALTH IS PRESENT. IT IS ILLEGAL TO ALTER OR COUNTERFEIT THIS DOCUMENT.

**VERIFY PRESENCE OF WATERMARK. HOLD TO LIGHT TO VIEW!**



**MINUTES OF MARCH 13, 2025  
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The Clerk reported that sixteen (16) notices of public hearing were sent by regular mail to property owners within one hundred sixty feet (160') of the subject property. Notices were also posted on the bulletin boards at City Hall, the Building Official's Office, and the Water Department, 201 Jeff Davis Avenue and at the Long Beach Public Library, 209 Jeff Davis Avenue; said notice was ordered as part of these proceedings:

City of Long Beach



**LEGAL NOTICE  
PUBLIC HEARING**

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

Andrew Harwell, 929 Division Street, Suite 2, Biloxi, MS, 39530, has filed an application for a Variance in accordance with the Comprehensive Long Beach Unified Land Ordinance. The applicant is requesting "a variance for a 10-foot rear setback to accommodate a mature oak tree for new construction of townhomes". The city's setback requirements are 15 feet on the rear property line. The locator of the request is 115 East 5<sup>th</sup> Street, Unit A, Tax Parcel 06126-01-012 000. The legal descriptions are as follows:

COM. AT INTER OF S MAR OF EAST 5TH ST & W MAR OF BURKE AVE SWLY ALONG EAST 5TH ST  
296.6 FT TO POB S 28 DG E 180 FT S 67 DG W 95 FT N 28 DGW 180 FT TO EAST 5TH ST NELY  
ALONG RD 95 FT TO POB BEING PART OF BLK 17 PART OF NE 1/4 OF SW 1/4 OF SEC 13-8-12

A Public Hearing to consider the above Variance request will be held in the City of Long Beach, Mississippi, 3956C, March 13, 2025, at 5:30 p.m., in the Long Beach City Hall Meeting Room located at 201 Jeff Davis Avenue. The city encourages all residents, groups and organizations to contact the city if they have any questions concerning the petition.

/s/ signed  
Chairman  
Planning and Development Commission

201 Jeff Davis • P.O. Box 929 • Long Beach, MS 39560 • (228) 867-1556 • FAX (228) 867-0522  
[www.cityoflongbeachms.com](http://www.cityoflongbeachms.com)



Huber Jessica and Duke  
42146 Eagles View Drive  
Prairieville, LA 70769

Davis Brian  
24679 Knollwood Drive  
Pass Christian, MS 39571

Fucich Clayton and Kathleen  
PO Box 941  
Kiln, MS 39556

LBC Inc  
PO Box 490  
Gulfport, MS 39502

Batten Charles N  
116 East 5<sup>th</sup> Street  
Long Beach, MS 39560

Reech Johnny R and Mayeaux Stacey P  
2813 Westerwood Drive  
Baton Rouge, LA 70816



Emerson Suzanne B and Wilson Fred Jr  
173 East 5<sup>th</sup> Street  
Long Beach, MS 39560

Cressy Ann P -L/E-  
1013 North Causeway  
Suite 201  
Metairie, LA 70001

Welch Family LTD Partnership NO 9  
910 M Street NW  
Suite 1130  
Washington, DC 20001

Mitchell Roberta Susan  
PO Box 490  
Gulfport, MS 39502

Domio Morris Jr and Paulette L  
1897 Pinewood Avenue  
Traverse City, MI 49685



Waylett Gayle G and Patrick Garry  
125 East 5<sup>th</sup> Street  
Long Beach, MS 39560

Brown Danny R and Janis R  
221 23<sup>rd</sup> Street  
Gulfport, MS 39507

Pier and Harbor View Properties LLC  
120 East Beach Blvd  
Long Beach, MS 39560

Savner Gerald J  
5125 Beatline Road  
Long Beach, MS 39560

Gragg Tammy and James R  
122 East 5<sup>th</sup> Street  
Long Beach, MS 39560



# MINUTES OF MARCH 13, 2025 REGULAR MEETING LONG BEACH PLANNING and DEVELOPMENT COMMISSION

## AFFIDAVIT

STATE OF MISSISSIPPI  
COUNTY OF HARRISON  
CITY OF LONG BEACH


BEFORE ME, the undersigned legal authority authorized to administer oaths in and for the jurisdiction aforesaid, on this day personally appeared before me, TINA M DAHL, known to me to be the Minutes Clerk of the City of Long Beach, Mississippi, Planning and Development Commission, who being by me first duly sworn, deposes and says on oath as follows, to-wit:

1 That she is the duly appointed and acting Minutes Clerk of the City of Long Beach, Mississippi, Planning and Development Commission;

2 That in such capacity she is responsible for mailing Notices of Public Hearing for the purpose of notifying property owners within One Hundred Sixty Feet (.60), 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 February 19, 2025, she did cause to be mailed, Notice of Public Hearing, a copy of which is attached hereto, to sixteen (16) property owners within One Hundred Sixty Feet (.60), excluding public right of ways, of Tax Parcel 0612G-01-012.000, notifying them that a Public Hearing will be held, March 13, 2025, to consider an application for a Variance filed by Andrew Earwell.

Given under my hand this the 19<sup>th</sup> day of February 2025.

  
STACEY DAHL, AFFIANT

SWORN TO AND SUBSCRIBED before me on this the 19<sup>th</sup> day of February 2025.

  
NOTARY PUBLIC

-My Commission Expires-



The Clerk reported that she did cause to be published in the Gazebo Gazette, a newspaper with general circulation in the City of Long Beach, and published in Harrison County, Legal Notice of Public Hearing, as evidenced by the Publisher's Proof of Publication as follows:

### Proof of Publication


STATE OF MISSISSIPPI  
COUNTY OF HARRISON


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


Vol. XX No. 8 dated 8 day of February, 2025  
 Vol. \_\_\_ No. \_\_\_ dated \_\_\_ day of \_\_\_, 20\_\_  
 Vol. \_\_\_ No. \_\_\_ dated \_\_\_ day of \_\_\_, 20\_\_  
 \_\_\_ No. \_\_\_ dated \_\_\_ day of \_\_\_, 20\_\_  
 \_\_\_ No. \_\_\_ dated \_\_\_ day of \_\_\_, 20\_\_  
 \_\_\_ No. \_\_\_ dated \_\_\_ day of \_\_\_, 20\_\_  
 \_\_\_ No. \_\_\_ dated \_\_\_ day of \_\_\_, 20\_\_

Allent 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.

Sign to and subscribed before me this 22 day of FEB, A.D. 2025.

  
Publisher

  
Notary Public



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

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

**MINUTES OF MARCH 13, 2025  
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After considerable discussion, Commissioner Suthoff made motion, seconded by Commissioner DiLorenzo and unanimously carried recommending to approve the application as submitted.

\*\*\*\*\*

The second public hearing to consider a Variance for the property located at 115 East 5<sup>th</sup> Street, Unit B, Tax Parcel 0612G-01-012.000, submitted by Andrew Harwell, as follows:

MINUTES OF MARCH 13, 2025  
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CITY OF LONG BEACH  
201 Jeff Davis Avenue/ PO BOX 929  
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(228) 863-1554 office  
(228) 863-1558 fax

Office use only  
Date Received 2/18/25  
Zoning C-1  
Agenda Date 3/14/25  
Check Number 108

VARIANCE REQUEST

I. Tax Parcel Number(s): 06126-01-012.000

II. Address of Property Involved: 115<sup>th</sup> E 5<sup>th</sup> St.

III. Statement clearly explaining the request being made. (Attach supplemental pages if necessary.)  
change rear setback from 15' to 5' to accommodate mature oak tree and shift structure back to construct townhomes

**\*\*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? shifting building to accommodate mature oak tree.

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 property is too small to accommodate building without removing an oak tree on property to the south

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? We will need to cut a 45' oak tree if this request is denied

D. Show that denial of this request will deprive the applicant of rights commonly enjoyed by other properties in the general area and that the granting of this variance request will make possible the reasonable use of land while not conferring any special privilege. Outline how the subject of the variance is common in the area and if the applicant were to be denied this variance a right would be taken away which is granted to other properties. State how the variance makes reasonable use of the existing land and why the same action cannot be done in a way that does not require a variance. Show that granting of this variance does not give the applicant any special privileges that the properties in the area would find desirable. This pool cannot reasonably be built on due to size constraints

**MINUTES OF MARCH 13, 2025  
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**IV. REQUIRED ATTACHMENTS:**

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

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

**V. OWNERSHIP AND CERTIFICATION:**

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

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

Andrew Horvath  
Name of Rightful Owner (PRINT)

11  
Name of Agent (PRINT)

929 Division St. Suite 2  
Owner's Mailing Address

Agent's Mailing Address

B. Lake MS 39530  
City State Zip

City State Zip

621-966-2454  
Phone

Phone

[Signature] 2/14/25  
Signature of Rightful Owner Date

Signature of Applicant Date



MINUTES OF MARCH 13, 2025  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

SCANNED 



*J. Hall* 1st JUDICIAL DISTRICT  
Instrument 2023-0012604-D-J1  
Filed/Recorded 06/28/2023 10:46:01 AM  
Total Fees 26.00  
4 Pages Recorded

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

Grantors:  
Ann Thomas-Gatian  
Sheri Lott  
5061 Mitchell Road S  
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(228) 297-3476

Return To:  
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Grantee:  
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File No. F230714N

INDEXING INSTRUCTIONS: Pt of Original Long Beach Block 17 in 13-8-12, 1<sup>st</sup> 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, Ann Thomas-Gatian and Sheri Lott, do hereby sell, convey and warrant unto Crossway Construction, LLC, a Mississippi Limited Liability Company, as joint tenants with right of survivorship and not as tenants in common, all of that certain tract, piece or parcel of land situated in Harrison County, Mississippi, together with all improvements, buildings, fixtures, and appurtenances thereunto belonging, and being more particularly described as follows, to-wit:

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"

This being the same property as that conveyed to Ann Thomas-Gatian and Neal Gatian and Sheri Lott, by Instrument recorded in Instrument No. 2019-10421-D-J1 and Instrument No. 2020-55-D-J1, Land Deed Records in the First Judicial District of Harrison County, Mississippi.

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

Grantor(s) 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.

The death certificate of Neal Gatian is attached hereto as Exhibit "B".

WITNESS OUR SIGNATURES, on this the 16<sup>th</sup> day of June, 2023.

*Ann Thomas-Gatian*  
Ann Thomas-Gatian  
*Sheri Lott*  
Sheri Lott

ACKNOWLEDGMENT

STATE OF MISSISSIPPI  
COUNTY OF HARRISON

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, Ann Thomas-Gatian and Sheri Lott, who acknowledged before me that they signed, executed and delivered the above and foregoing instrument on the day and year thereof, for the use and purposes therein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, on this the 16<sup>th</sup> day of June, 2023.

(AFFIX SEAL)

*Elizabeth B. Norman*  
NOTARY PUBLIC

My commission expires:



MINUTES OF MARCH 13, 2025  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

Exhibit "A"

Legal Description

Starting on the Seashore of the Gulf of Mexico or Mississippi Sound at a point 1469 feet West of the West line of the Widow N. Ladner Survey and running thence North 29° West with magnetic variations to the South line of Fifth Street in Long Beach, Harrison County Mississippi; thence along the South line of Fifth Street in a Westerly direction a distance of 75 feet, to a point which is the point or place of beginning of the lot herein described, thence continuing along the South line of Fifth Street in a Westerly direction a distance of 75 feet, and to the Northwest corner of the land herein described; thence South 28° East with magnetic variations a distance of 180 feet, thence in an Easterly direction and parallel with Fifth Street a distance of 75 feet; thence North 180 feet to place of beginning; together with all appurtenances thereon and there unto belonging.

AND ALSO:

The West 20 feet of the following:

Starting on the Seashore of the Gulf of Mexico or Mississippi Sound at a Point 1469 feet West of the West line of the Widow N. Ladner Claim, and running thence North 28° with magnetic variations to the South line of Fifth Street being the point and place of beginning of the lot of land herein described; thence running West along the South line of Fifth Street a distance of 75 feet; thence South 28 degrees East with magnetic variations 180 feet; thence East 75 feet; thence North 28 degrees with magnetic variations to the place or point of beginning, being a lot 75 feet by 180 feet conveyed by John W. Knauff, et ux by deed recorded in Book 302, page 96 of the Land Deed Records of the First Judicial District of Harrison County, Mississippi.

**STATE OF MISSISSIPPI**  
MISSISSIPPI STATE DEPARTMENT OF HEALTH  
VITAL RECORDS

EXHIBIT  
**B**

14603773

ISSUING DATE: 08/27/2021      CERTIFICATE OF DEATH      STATE FILE # 123-2021-023201

1. DECEASED PERSON'S NAME (Last, First, Middle Initial)		2. SEX		3. RACE		4. DATE OF BIRTH (MM/DD/YYYY)	
RALPH KEAL GATLAN		MALE		Black		08/17/2001	
5. PLACE OF BIRTH (City, State, Country)							
6. PLACE OF DEATH (City, State, Country)							
7. DEATH DATE (MM/DD/YYYY)							
8. DEATH TIME (HH:MM)							
9. DEATH PLACE (Hospital, Home, etc.)							
10. DEATH CAUSE (ICD-10 Code)							
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100. DEATH PLACE (ICD-10 Code)							

THIS IS TO CERTIFY THAT THE ABOVE IS A TRUE AND CORRECT COPY OF THE CERTIFICATE ON FILE IN THIS OFFICE

8/27/2021 *Judy Menden*  
Judy Menden  
STATE REGISTRAR

**WARNING:** A REPRODUCTION OF THIS DOCUMENT WITHOUT IT VOID AND SHALL NOT BE ACCEPTED UNLESS EMPLOYED SEAL OF THE MISSISSIPPI STATE BOARD OF HEALTH IS PRESENT. IT IS ILLEGAL TO REPRODUCE THIS DOCUMENT.

**VERIFY PRESENCE OF WATERMARK HOLD TO LIGHT TO VIEW**

# MINUTES OF MARCH 13, 2025 REGULAR MEETING LONG BEACH PLANNING and DEVELOPMENT COMMISSION



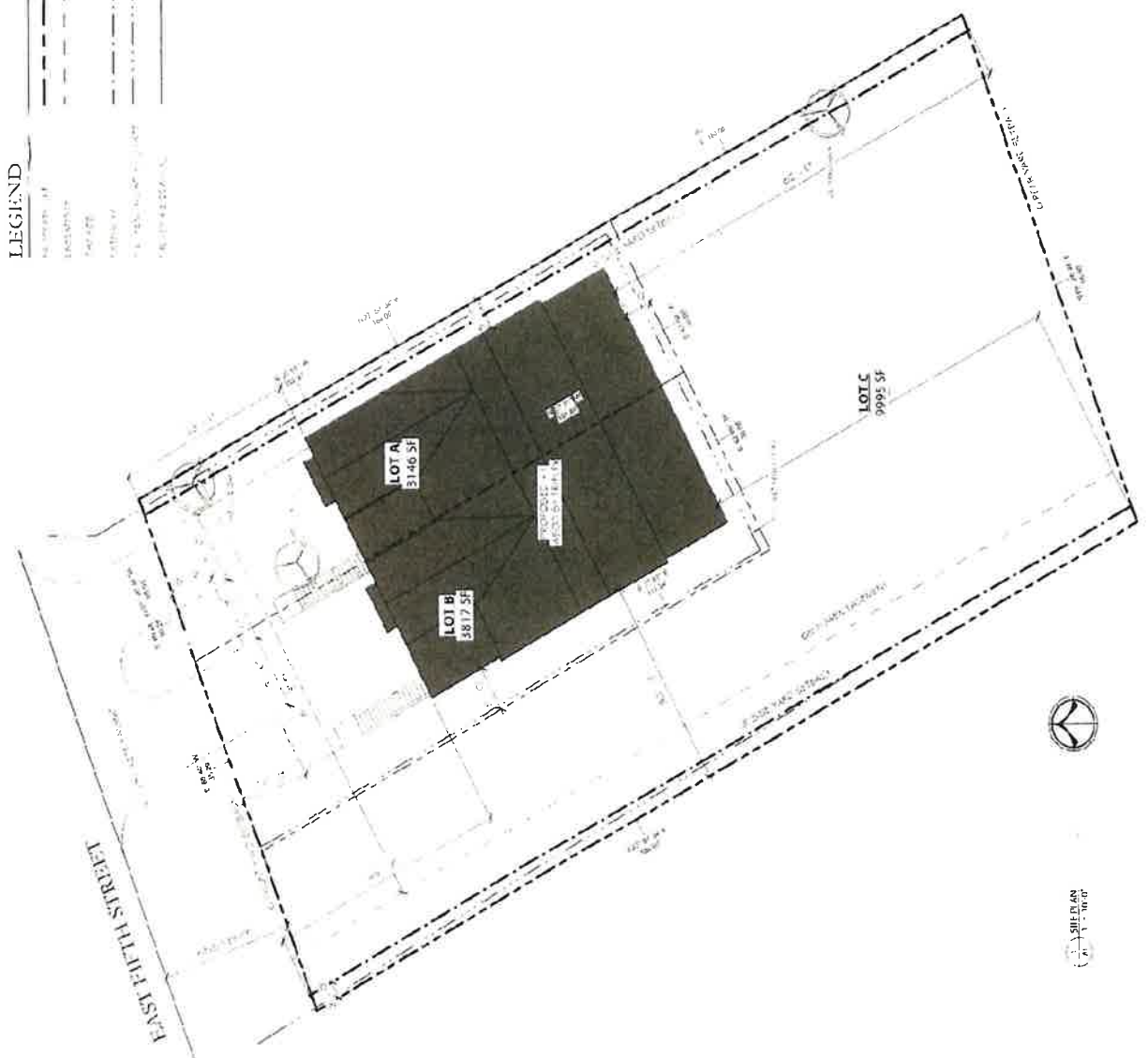
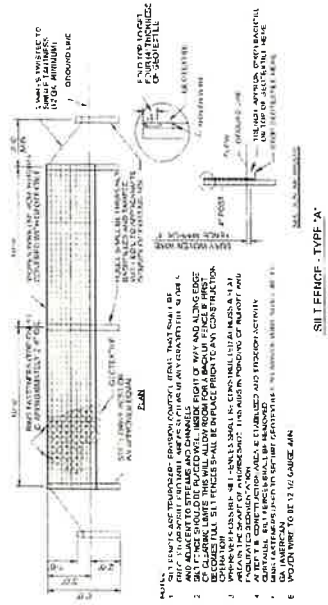
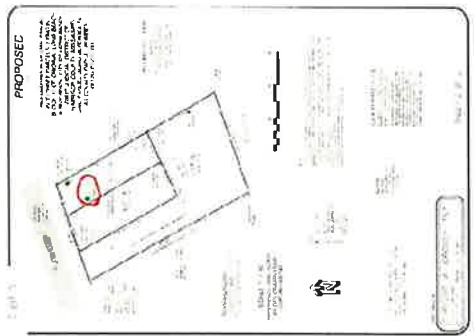
REGULAR MEETING  
MARCH 13, 2025  
5:00 PM  
CITY OF LONG BEACH  
COUNCIL CHAMBERS  
300 N. GARDEN STREET, 3RD FLOOR  
LONG BEACH, CA 90802

### GENERAL NOTES

1. THE PROPOSED SILL FENCE SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF LONG BEACH SILL FENCE ORDINANCE, CHAPTER 16.08, ARTICLE 16.08.01, SECTION 16.08.01.01.
2. THE SILL FENCE SHALL BE INSTALLED AT THE INTERSECTION OF THE PROPOSED SILL FENCE AND THE EXISTING SILL FENCE.
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6. THE SILL FENCE SHALL BE INSTALLED AT THE INTERSECTION OF THE PROPOSED SILL FENCE AND THE EXISTING SILL FENCE.

### LEGEND

- EXISTING SILL FENCE
- PROPOSED SILL FENCE
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- PROPOSED SILL FENCE



A1

**MINUTES OF MARCH 13, 2025  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

The Clerk reported that sixteen (16) 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 XX of the Comprehensive Long Beach Unified Land Ordinance 598 of the City of Long Beach, Mississippi (2013) as amended, notice is hereby given advising that the Planning and Development Commission for the City of Long Beach will hold a Public Hearing for the purpose of considering a Variance.

Andrew Harwell, 929 Division Street, Suite 2, Biloxi, MS, 39530, has filed an application for a Variance in accordance with the Comprehensive Long Beach Unified Land Ordinance. The applicant is requesting "a variance for a 10-foot rear setback to accommodate a mature oak tree for new construction of townhomes". The city's setback requirements are 15 feet on the rear property line. The location of the request is 115 East 5<sup>th</sup> Street Unit B, Tax Parcel 0612G-01-012.000. The legal descriptions are as follows:

COM. AT INTER OF S MAR OF EAST 5TH ST & W MAR OF BURKE AVE SWLY ALONG EAST 5TH ST 296.6 FT TO PCB S 28 DG E 180 FT S 67 DG W 55 FT N 28 DGW 180 FT TO EAST 5TH ST NELY ALONG RD 95 FT TO POB BEING PART OF BLK 17 PART OF NE 1/4 OF SW 1/4 OF SEC. 14-8-12

A Public Hearing to consider the above Variance request will be held in the City of Long Beach, Mississippi, 39560, March 13, 2025, at 5:30 p.m. in the Long Beach City Hall Meeting Room located at 201 Jeff Davis Avenue. The City encourages all residents, groups and organizations to contact the city if they have any questions concerning the petition.

/s/ signed  
Chairman  
Planning and Development Commission

201 Jeff Davis • PO Box 923 • Long Beach, MS 39560 • (228) 865-1576 • FAX (228) 865-0877  
www.cityoflongbeach.ms

Huber Jessica and Duke 42146 Eagles View Drive Prairieville, LA 70760	Emerson Suzanne B and Wilson Fred Jr 123 East 5 <sup>th</sup> Street Long Beach, MS 39560	Waylett Gayle G and Patrick Garry 125 East 5 <sup>th</sup> Street Long Beach, MS 39560
Davis Brian 24679 Knollwood Drive Pass Christian, MS 39571	Cressy Ann P -L/E- 1013 North Causeway Suite 201 Metairie, LA 70001	Brown Danny R and Janis R 221 23 <sup>rd</sup> Street Gulfport, MS 39507
Fucich Clayton and Kathleen PO Box 941 Kiln, MS 39556	Welch Family LTD Partnership NO 9 910 M Street NW Suite 1130 Washington, DC 20001	Pier and Harbor View Properties LLC 120 East Beach Blvd Long Beach, MS 39560
LBC Inc PO Box 490 Gulfport, MS 39502	Mitchell Roberta Susan PO Box 490 Gulfport, MS 39502	Savner Gerald J 5125 Beatline Road Long Beach, MS 39560
Batten Charles N 116 East 5 <sup>th</sup> Street Long Beach, MS 39560	Domio Morris Jr and Paulette L 1892 Pinewood Avenue Traverse City, MI 49685	Gragg Tammy and James R 172 East 5 <sup>th</sup> Street Long Beach, MS 39560
Reech Johnny R and Mayeaux Stacey P 2813 Westerwood Drive Baton Rouge, LA 70816		



MINUTES OF MARCH 13, 2025  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

AFFIDAVIT

STATE OF MISSISSIPPI  
COUNTY OF HARRISON  
CITY OF LONG BEACH

BEFORE ME, the undersigned legal authority authorized to administer oaths in and for the jurisdiction aforesaid, on this day personally appeared before me TINA M DAHL, known to me to be the Minutes Clerk of the City of Long Beach, Mississippi Planning and Development Commission, who being by me first duly sworn, deposes and says on oath as follows, to-wit:

1. That she is the duly appointed and acting Minutes Clerk of the City of Long Beach, Mississippi Planning and Development Commission;
2. That in such capacity, she is responsible for mailing Notice 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 February 19, 2025, she did cause to be mailed, Notice of Public Hearing, a copy of which is attached hereto, to sixteen (6) property owners within One Hundred Sixty Feet (160'), excluding public right of ways, of, Tax Parcel, 0612C 01 012300, notifying them that a Public Hearing will be held, March 13, 2025, to consider an application for a Variance filed by Andrew Farwell.

Given under my hand this the 19<sup>th</sup> day of February 2025.

*Stacky Dahl*  
STACKY DAHL, AFFIANT

SWORN TO AND SUBSCRIBED to before me on this the 19<sup>th</sup> day of February 2025

-My Commission Expires

*Kini Gonsoulin*  
NOTARY PUBLIC



The Clerk reported that she did cause to be published in the Gazebo Gazette, a newspaper with general circulation in the City of Long Beach, and published in Harrison County, Legal Notice of Public Hearing, as evidenced by the Publisher's Proof of Publication as follows:

Proof of Publication

STATE OF MISSISSIPPI  
COUNTY OF HARRISON

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

Vol. XX No. 8 dated 1 day of February, 2025  
 Vol. \_\_\_ No. \_\_\_ dated \_\_\_ day of \_\_\_, 20\_\_  
 Vol. \_\_\_ No. \_\_\_ dated \_\_\_ day of \_\_\_, 20\_\_  
 Vol. \_\_\_ No. \_\_\_ dated \_\_\_ day of \_\_\_, 20\_\_  
 Vol. \_\_\_ No. \_\_\_ dated \_\_\_ day of \_\_\_, 20\_\_  
 Vol. \_\_\_ No. \_\_\_ dated \_\_\_ day of \_\_\_, 20\_\_  
 Vol. \_\_\_ No. \_\_\_ dated \_\_\_ day of \_\_\_, 20\_\_  
 Vol. \_\_\_ No. \_\_\_ dated \_\_\_ day of \_\_\_, 20\_\_

Affiant further states on oath that said newspaper has been established and published continuously in said county for period of more than twelve months prior to the first publication of said notice.

Sworn to and subscribed before me this 19 day of February, A.D. 2025.

*Hunter Dawkins*  
Publisher

*Kini Gonsoulin*  
Notary Public

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

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

**MINUTES OF MARCH 13, 2025  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

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

\*\*\*\*\*

Be it remembered that a Regular Meeting before the Long Beach Planning and Development Commission, Long Beach, Mississippi, was begun at 5:30 o'clock p.m., Thursday, the 13<sup>th</sup> day of March 2025, in the Long Beach City Hall Meeting Room, 201 Jeff Davis Avenue, in said City, and the same being the time, date and place fixed for holding said Regular Meeting.

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

Absent the Regular Meeting were Chairman Frank Olaiivar, Commissioners Trey Gaddy, Jennifer Glenn and Building Inspector Ryan Ladner.

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

\*\*\*\*\*

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

\*\*\*\*\*

It came for discussion under New Business a Tree Trimming for the property located at 314 Jeff Davis Avenue, Tax Parcel 0612B-03-056.002, submitted by DCDD Construction, as follows:

MINUTES OF MARCH 13, 2025  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



CITY OF LONG BEACH, MISSISSIPPI  
201 Jeff Davis Avenue  
P.O. Box 929  
Long Beach, MS 39560  
(228) 863-1554  
(228) 863-1558 fax  
**APPLICATION FOR TREE PERMIT**

OFFICE USE ONLY  
Date Received 3/6/25  
Zoning C-1  
Agenda Date 3/13/25  
Check Number CC

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

SL 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.

SL 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 crown.

SL 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: 4/5/2025

PROPERTY INFORMATION

TAX PARCEL # 0612B-03-056.002

Address of Property Involved: 314 Jeff Davis Ave

Property owner name: DCDD Construction  
Are you the legal owner of the above property? Yes  No  If No, written consent from the owner is needed. Please provide a statement that no person, not listed on this application, has any interest in the title in or to the property.

Property owner address: 101 W Robert E Lee Blvd  
New Orleans, LA 70124  
Phone No. (504) 730-2556

CONTRACTOR OR APPLICANT INFORMATION

Company Name: DCDD Construction LLC

Phone No. (334) 714-7882 Fax: (USE THIS)

Name: STEVEN LACROIX (CONTACT)

Address 101 W Robert E Lee Blvd New Orleans, LA  
70124

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.:

Construction of new hotel (use separate sheet if needed)

Number of Trees: 1

Live Oak  Southern Magnolia

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

Signature [Signature]

Date 4/5/2025

ADDITIONAL INFORMATION REQUIRED FROM APPLICANT

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

SL 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.

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

SL OWNERSHIP: Please provide a recorded warranty deed.

SL 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.

SL 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.

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



**MINUTES OF MARCH 13, 2025  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**



Steven Lawson <stevenl.dccd@gmail.com>

**Quote**

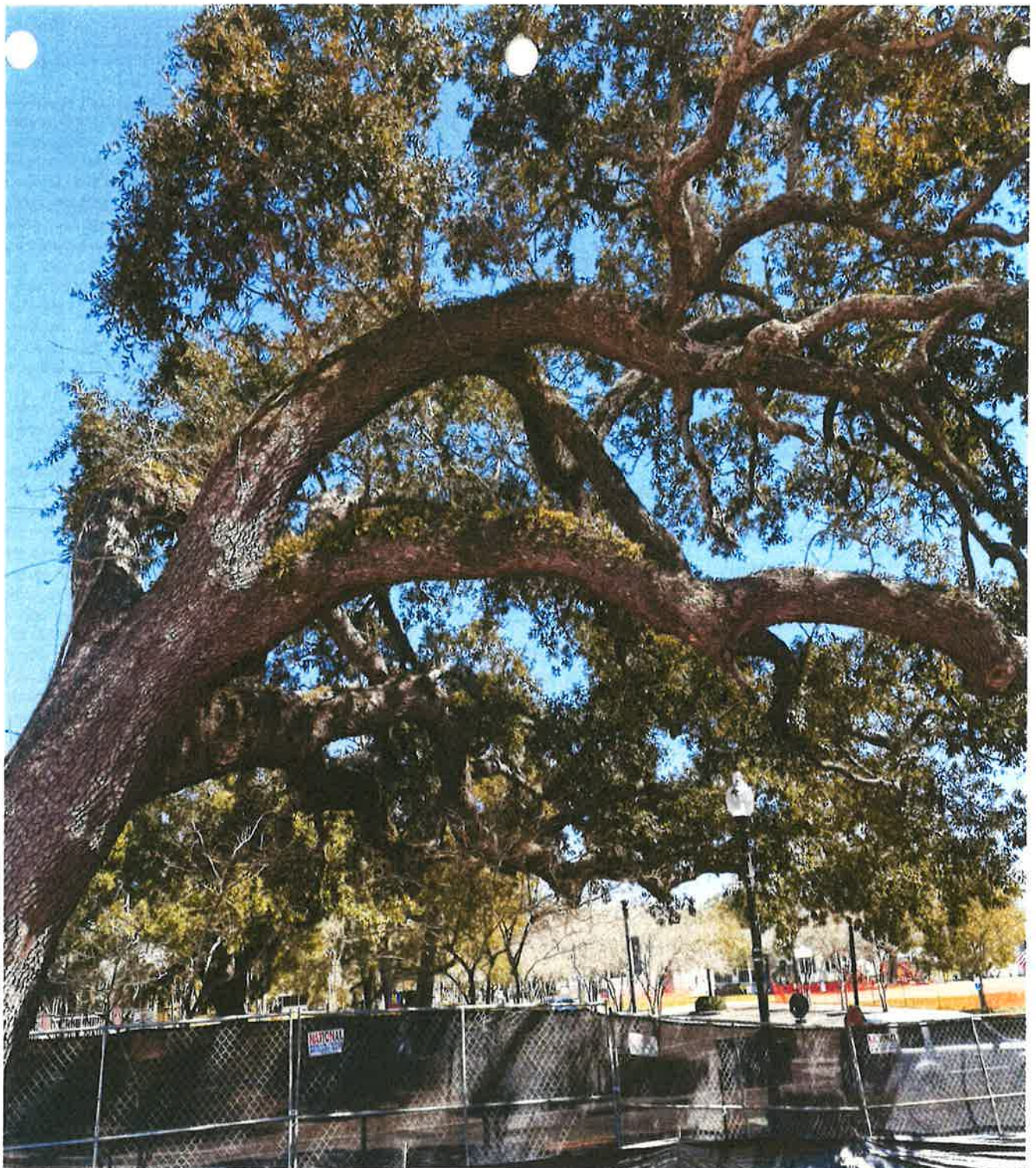
**Jimmy McCauley** <gulfporttreeworksllc@gmail.com>  
To: stevenl.dccd@gmail.com

Wed, Mar 5, 2025 at 12:03 PM

To whom it may concern:

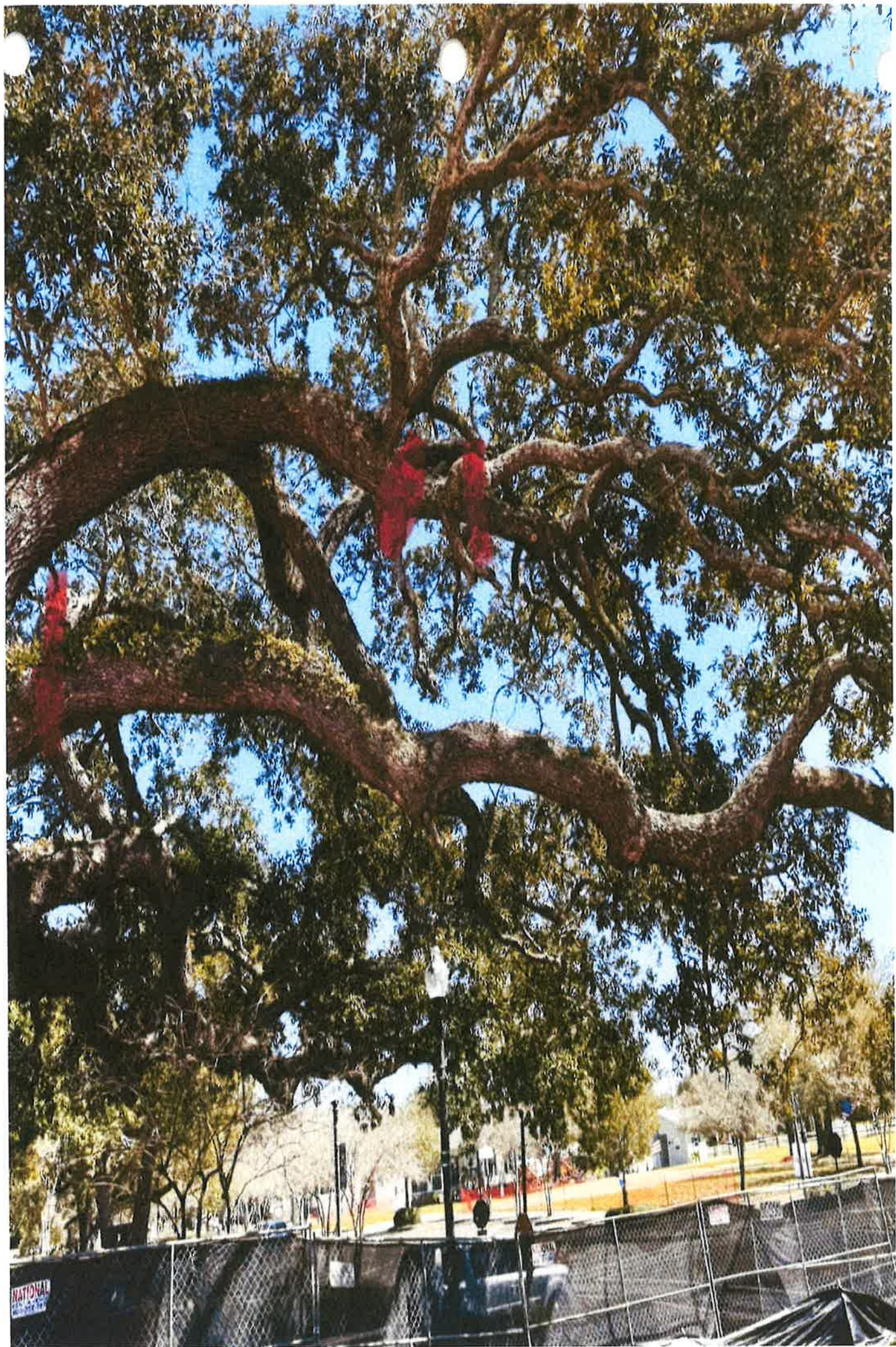
- 1. Cut lower leader that will be in way of the proposed staircase back to main trunk
- 2. Cut other leaders that are above bottom leader, which will affect proposed bldg, back and and raise/roll limbs towards the sky.
- 3. All limbs that are trimmed away from proposed building will be proper cuts and sealed with pruner seal.
- 4. All roots that affect footing will be ground to meet requirements of footings.

On Wed, Mar 5, 2025, 9:21 AM Jimmy McCauley <gulfporttreeworksllc@gmail.com> wrote:  
Thank you for trusting Tree Works LLC



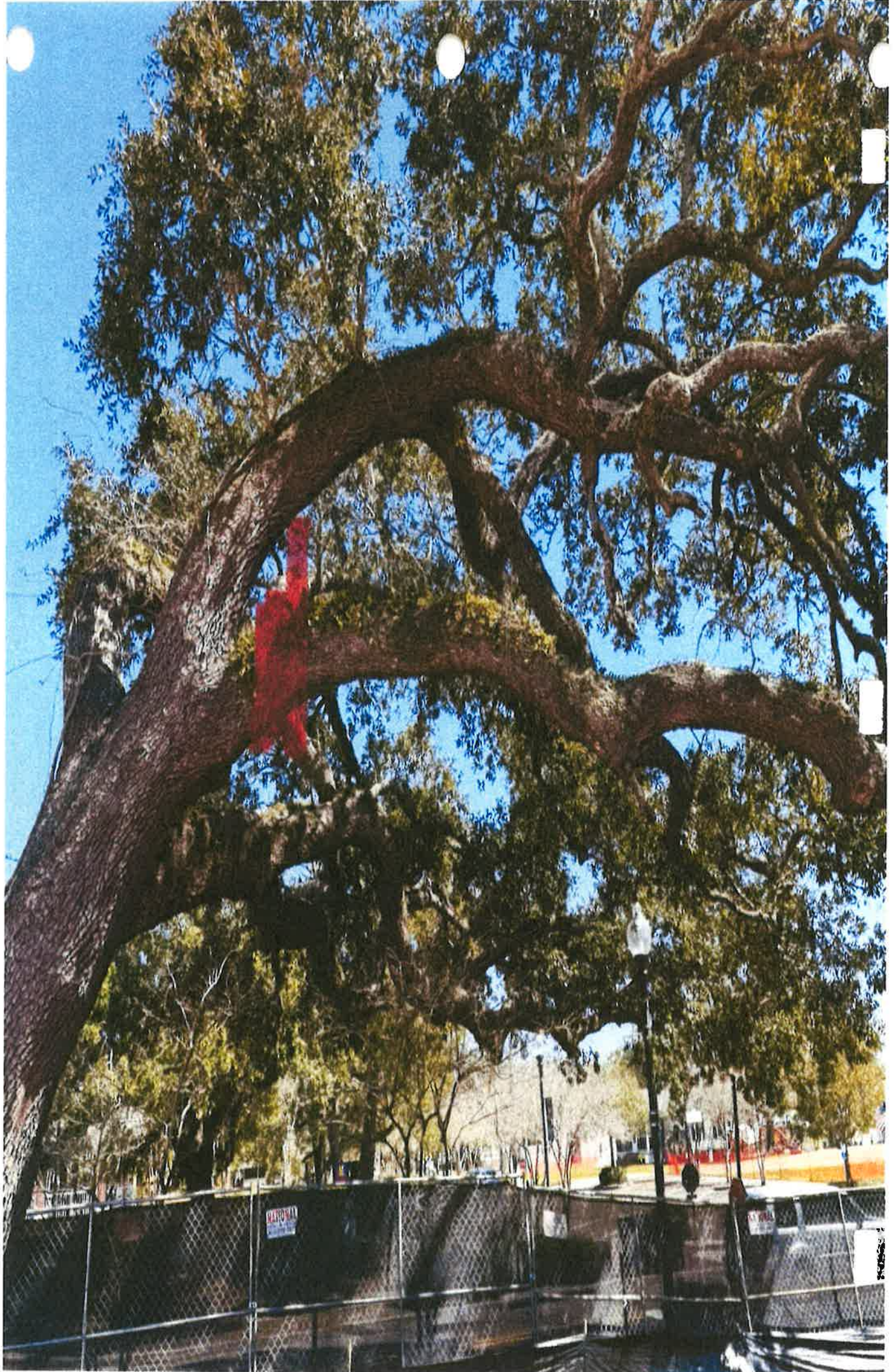


**MINUTES OF MARCH 13, 2025  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**





**MINUTES OF MARCH 13, 2025  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**





**MINUTES OF MARCH 13, 2025  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**





**MINUTES OF MARCH 13, 2025  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

After discussion, Commissioner Suthoff made motion, seconded by Commissioner McMahon and unanimously carried to spread the application as a courtesy to the applicant, as submitted.

\*\*\*\*\*

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



MINUTES OF MARCH 13, 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 2/27/25  
Zoning R-2  
Agenda Date 3-13-25  
Check Number 1460

APPLICATION FOR CERTIFICATE OF RESUBDIVISION

- I. TYPE OF CASE: CERTIFICATE OF RESUBDIVISION
- II. ADVALOREM TAX PARCEL NUMBER(S): 0612F-02-090.000
- III. GENERAL LOCATION OF PROPERTY INVOLVED: CORNER OF WEST AVE & Hwy 90
- IV. ADDRESS OF PROPERTY INVOLVED: \_\_\_\_\_
- V. GENERAL DESCRIPTION OF REQUEST: Resubdivision of 1 PARCEL  
Into 4 PARCELS
- VI. REQUIRED ATTACHMENTS:
  - A. Resubdivision Survey and Certificate (see attached example) on no less than 11" X 17" paper.
  - B. Cash or check payable to the City of Long Beach in the amount of \$375.00
  - C. Proof of ownership (copy of recorded warranty deed) if applicable proof of authority to act as agent for owner.

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

VII. OWNERSHIP AND CERTIFICATION:  
**READ BEFORE EXECUTING**, the applicant acknowledges that, in signing this application, all conditions and requirements inherent in the process have been fully explained and understood, including the timetable for processing the application, the completed application with all necessary documents and payments must be returned to the Planning office not later than fifteen (15) days before the 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.

LOREN RITTER  
Name of Rightful Owner (PRINT)  
7087 CEDAR PLACE  
Owner's Mailing Address  
VILLA RICA GA 30180  
City State Zip  
760-809-1515  
Phone  
[Signature]  
Signature of Rightful Owner Date

GARY MATA  
Name of Agent (PRINT)  
1202 BEACH BLVD.  
Agent's Mailing Address  
Ri.oxi MS 39530  
City State Zip  
662-255-8869  
Phone  
[Signature]  
Signature of Applicant Date

**MINUTES OF MARCH 13, 2025  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

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

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

NAME OF OWNER (PRINT) LOREN RITTER.

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

PHONE # (H) 760-809-1515 (C) \_\_\_\_\_

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

SIGNATURE *Loren Ritter*

NAME OF OWNER (PRINT) NANCY RITTER

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

PHONE # (H) 760-809-7151 (C) \_\_\_\_\_

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

SIGNATURE *Nancy Ritter*

NAME OF OWNER (PRINT) \_\_\_\_\_

ADDRESS (STREET, CITY, STATE, ZIP CODE) \_\_\_\_\_

PHONE # (H) \_\_\_\_\_ (C) \_\_\_\_\_

TAX PARCEL NUMBER(S) OWNED \_\_\_\_\_

SIGNATURE \_\_\_\_\_

NAME OF OWNER (PRINT) \_\_\_\_\_

ADDRESS (STREET, CITY, STATE, ZIP CODE) \_\_\_\_\_

PHONE # (H) \_\_\_\_\_ (C) \_\_\_\_\_

TAX PARCEL NUMBER(S) OWNED \_\_\_\_\_

SIGNATURE \_\_\_\_\_

**(Use additional forms as needed)**

IN CASES OF MULTIPLE APPLICANTS, PLEASE IDENTIFY THE PERSON WHO WILL BE ACTING AS YOUR SPOKES PERSON/AGENT FOR YOU GARY NATA - N&H BUILDERS.

**MINUTES OF MARCH 13, 2025  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

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

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

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

STATE OF MISSISSIPPI

COUNTY OF HARRISON

FIRST JUDICIAL DISTRICT

**WARRANTY DEED**

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

File No.: 24-26420 RITTER, SR.

Page 1

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

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

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

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

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

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

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

SEE FOLLOWING PAGE FOR SIGNATURES

File No.: 24-26420 RITTER, SR.

Page 2

27 M.B. 37

03.13.25 Reg

MINUTES OF MARCH 13, 2025  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

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

Hollis Rawls Crisler Torrence  
HOLLIS RAWLS CRISLER TORRENCE

STATE OF MS  
COUNTY OF Rankin

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

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

Mohamed M. S.  
NOTARY PUBLIC

My Commission Expires: September 27, 29

AFFIX SEAL



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

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

STATE OF Florida  
Miami Dade  
COUNTY OF Miami Dade

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

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

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

AFFIX SEAL





**MINUTES OF MARCH 13, 2025  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

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

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

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

STATE OF MISSISSIPPI

COUNTY OF HARRISON

FIRST JUDICIAL DISTRICT

**WARRANTY DEED**

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

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

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

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

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

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

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

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

**THE DANIEL de KOK LIVING TRUST**

By:   
**DANIEL de KOK, Trustee**

**MINUTES OF MARCH 13, 2025  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

STATE OF FloridaCOUNTY OF Walton

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

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

  
NOTARY PUBLIC

My Commission Expires: 11/15/2027

AFFIX SEAL



JESUS MORENO  
Commission # HH 464810  
Expires November 15, 2027

File No.: 24-26420 RITTER, SR.

Page 3

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

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

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

STATE OF MISSISSIPPI

COUNTY OF HARRISON

FIRST JUDICIAL DISTRICT

**WARRANTY DEED**

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

File No.: 24-26420 RITTER, SR.

Page 1

**MINUTES OF MARCH 13, 2025  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

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

Mississippi, described as:

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

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



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

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

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

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

Witness the signatures of the Grantors this 28<sup>th</sup> day of March, 2024.

  
ROBERT M. DALEY  
  
JEREMIA DALEY

File No.: 24-26420 RITTER, SR.

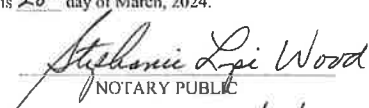
Page 2

STATE OF MISSISSIPPI

COUNTY OF HARRISON

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

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

  
NOTARY PUBLIC

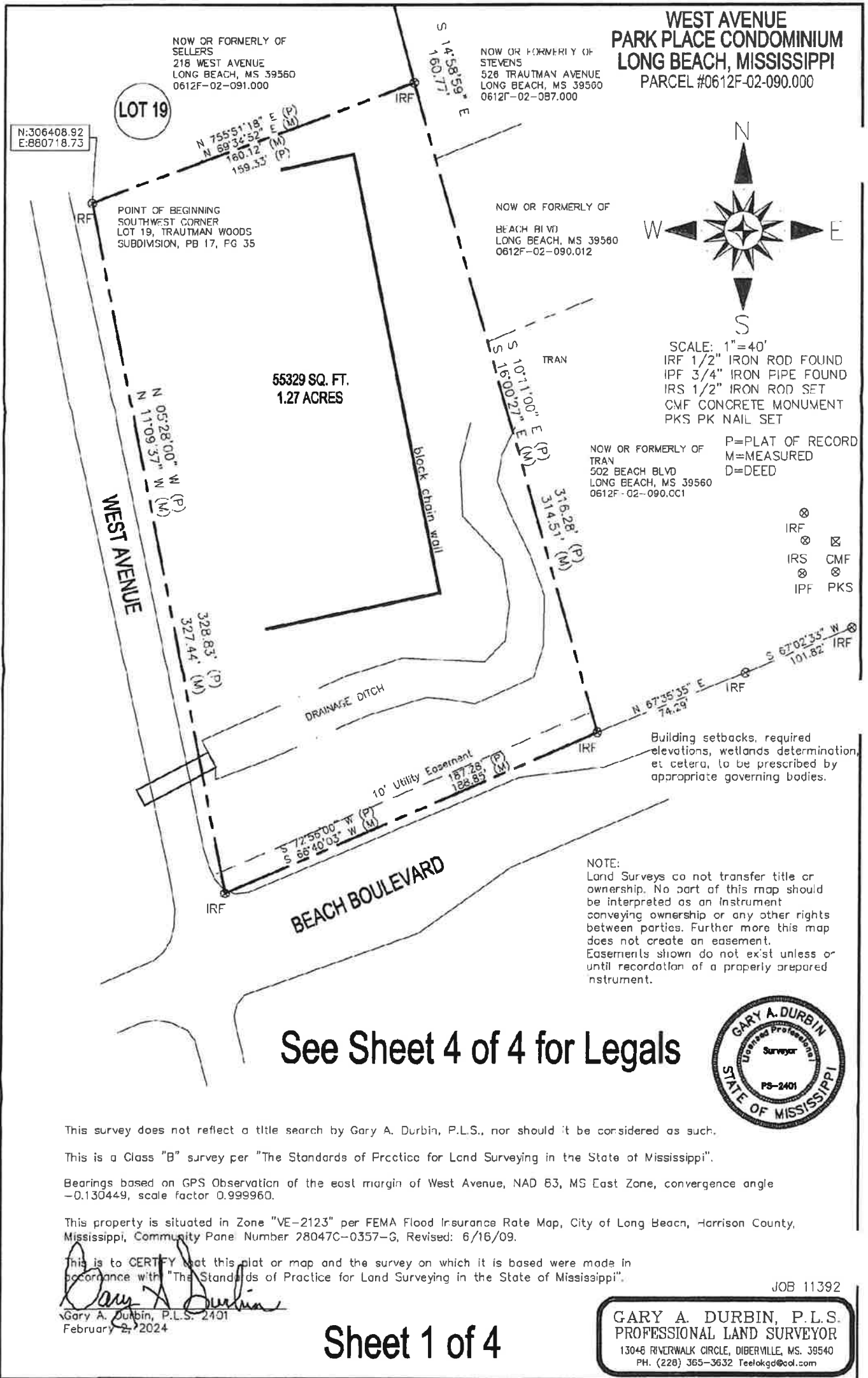
My Commission Expires: 10/08/2026



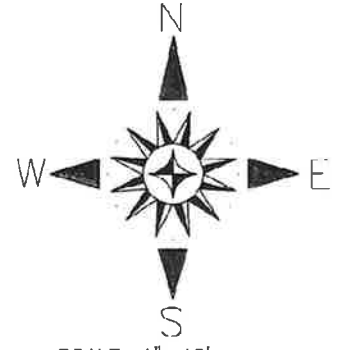
File No.: 24-26420 RITTER, SR.

Page 3

**MINUTES OF MARCH 13, 2025  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**



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



SCALE: 1"=40'  
IRF 1/2" IRON ROD FOUND  
IPF 3/4" IRON PIPE FOUND  
IRS 1/2" IRON ROD SET  
CMF CONCRETE MONUMENT  
PKS PK NAIL SET

P=PLAT OF RECORD  
M=MEASURED  
D=DEED

- ⊗ IRF
- ⊗ CMF
- ⊗ IRS
- ⊗ PKS
- ⊗ IPF

NOW OR FORMERLY OF  
TRAN  
502 BEACH BLVD  
LONG BEACH, MS 39560  
0612F-02-090.001

Building setbacks, required elevations, wetlands determination, et cetera, to be prescribed by appropriate governing bodies.

**NOTE:**  
Land Surveys do not transfer title or ownership. No part of this map should be interpreted as an Instrument conveying ownership or any other rights between parties. Further more this map does not create an easement. Easements shown do not exist unless or until recordation of a properly prepared instrument.

**See Sheet 4 of 4 for Legals**



This survey does not reflect a title search by Gary A. Durbin, P.L.S., nor should it be considered as such.  
This is a Class "B" survey per "The Standards of Practice for Land Surveying in the State of Mississippi".  
Bearings based on GPS Observation of the east margin of West Avenue, NAD 83, MS East Zone, convergence angle -0.130449, scale factor 0.999960.  
This property is situated in Zone "VE-2123" per FEMA Flood Insurance Rate Map, City of Long Beach, Harrison County, Mississippi, Community Pane Number 28047C-0357-G, Revised: 6/16/09.

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

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

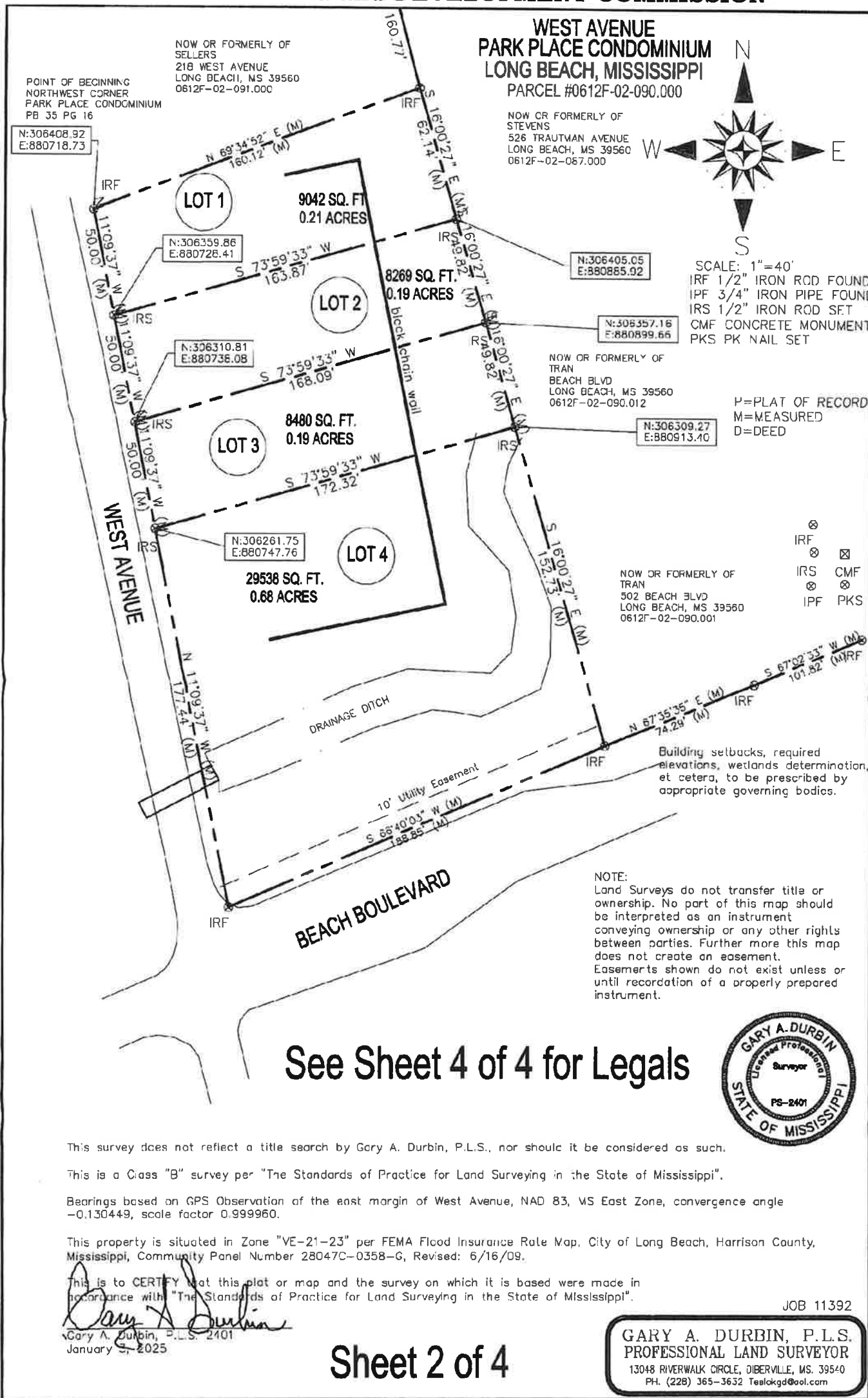
JOB 11392

**Sheet 1 of 4**

**GARY A. DURBIN, P.L.S.**  
PROFESSIONAL LAND SURVEYOR  
1304B RIVERWALK CIRCLE, DIBERVILLE, MS. 39540  
PH. (228) 365-3632 Teelokgd@aol.com



MINUTES OF MARCH 13, 2025  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



Sheet 2 of 4

MINUTES OF MARCH 13, 2025  
REGULAR MEETING

LONG BEACH PLANNING and DEVELOPMENT COMMISSION

**CERTIFICATE OF APPROVAL**

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

ADMINISTRATOR \_\_\_\_\_ DATE \_\_\_\_\_

**PLANNING COMMISSION**

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

PLANNING COMMISSION CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_

**ACCEPTANCE**

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

ADOPT \_\_\_\_\_ ATTEST \_\_\_\_\_

MAYOR \_\_\_\_\_ CITY CLERK \_\_\_\_\_

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

Sheet 3 of 4

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

JOB 11392

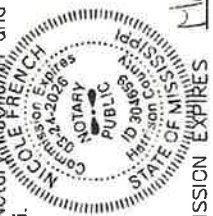
**CERTIFICATE OF OWNERSHIP**

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

OWNER: Loren Ritter DATE 2-17-2025

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

Nicole French  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES March 24, 2026



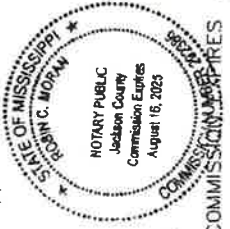
**CERTIFICATE OF SURVEY AND ACCURACY**

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

Gary A. Durbin  
 GARY A. DURBIN, P.L.S. 2401  
 SEAL OR STAMP

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

Robert C. Moran  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES Aug 16, 2025



MINUTES OF MARCH 13, 2025  
REGULAR MEETING

LONG BEACH PLANNING and DEVELOPMENT COMMISSION

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

LEGAL DESCRIPTION  
LOT 2

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

Commencing at an iron rod on the East margin West Avenue, said point being the Northwest corner of said Park Place Condominium PLat, thence run S 11°09'37" E 50.00 feet to an iron rod and the Point of Beginning, thence run N 73°59'33" E 163.87 feet to an iron rod, thence S 16°00'27" E 49.82 feet to an iron rod, thence S 73°59'33" W 168.09 feet to an iron rod on the East margin of West Avenue, hence N 11°09'37" W 50.00 feet to the Point of Beginning. Said parcel contains 8268 square feet or 0.19 acres.

LEGAL DESCRIPTION  
LOT 3

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

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

LEGAL DESCRIPTION  
LOT 4

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

Commencing at an iron rod on the East margin West Avenue, said point being the Northwest corner of said Park Place Condominium Plat, thence run S 11°09'37" E 150.00 feet to an iron rod and the Point of Beginning, thence run N 73°59'33" E 172.52 feet to an iron rod, thence S 16°00'27" E 152.73 feet to an iron rod on the North margin of Beach Boulevard, thence S 66°40'03" W 168.85 feet to a Pk Nail on the East margin of West Avenue, hence N 11°09'37" W 177.44 feet to the Point of Beginning. Said parcel contains 29538 square feet or 0.68 acres.

JOB 11392

GARY A. DURBIN, P.L.S.  
PROFESSIONAL LAND SURVEYOR  
13048 RIVERWALK CIRCLE, DIBBERVILLE, MS 39540  
PH. (228) 365-3632 [Tealokg@aol.com](mailto:Tealokg@aol.com)

Sheet 4 of 4

CERTIFICATE OF RESUBDIVISION

In accordance with Article II, Section 3 of the Code of Ordinance (Subdivision Regulations) of the City of Long Beach as amended, it is hereby certified that the Long Beach Planning Commission Chairman and Long Beach Mayor and Board of Aldermen have reviewed and approved the attached Final Plat. The following property has been subdivided from Harrison County ad valorem tax parcel 0612F-02-090.000 into Lots 1, 2, 3 and 4. The subject property is generally described as being located on West Avenue.

LEGAL DESCRIPTION PRIOR  
TO RE-SUBDIVISION

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

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

LEGAL DESCRIPTION  
LOT 1

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

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



**MINUTES OF MARCH 13, 2025  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

Special Tap Fee: Corner of West Ave & Hwy 90				
Parcel #: 0612F-02-090.000				
Date: 02-26-2025				
SEWER AND WATER TAPS				
<b>MATERIALS:</b>				
QTY.		ITEM	PRICE	TOTAL
4	EA	6" CAPS	\$13.17	\$52.68
2	EA	6" 90'S	\$25.19	\$50.38
2	EA	6" TEE WYE	\$43.05	\$86.10
40	FT	6" SEWER PIPE	\$6.50	\$260.00
2	EA	6" SEWERSADDLE	\$51.00	\$102.00
1	EA	8X1 TAPPING SADDLE	\$34.00	\$34.00
1	EA	1X3/4 WYE	\$42.00	\$42.00
1	EA	1" CT5 CORP STOP	\$55.00	\$55.00
2	EA	METER BOX	\$82.00	\$164.00
1	EA	Temp Asphalt Repair	\$300.00	\$300.00
1	EA	Perm. Asphalt Repair	\$6,000.00	\$6,000.00
1	TON	LIMESTONE	\$41.00	\$41.00
			<b>TOTAL MATERIAL COST</b>	<b>\$7,187.16</b>
<b>EQUIPMENT:</b>				
QTY.		ITEM	PRICE	TOTAL
12	HRS	161-TRACK HOE	\$45.00	\$540.00
12	HRS	DUMP TRUCK/ Trailer	\$50.00	\$600.00
1	DAY	WELL POINT	\$275.00	\$275.00
12	HRS	CREW TRUCK	\$15.00	\$180.00
4	HRS	ASPHALT TRUCK/TRAILER	\$50.00	\$200.00
			<b>TOTAL EQUIPMENT COST</b>	<b>\$1,795.00</b>
<b>LABOR:</b>				
			LABOR	<b>TOTAL</b>
				<b>\$2,164.76</b>
			<b>TOTAL LABOR COST</b>	<b>\$2,164.76</b>
<b>FUEL:</b>				
			<b>TOTAL MATERIAL COST</b>	<b>\$7,187.16</b>
			<b>TOTAL EQUIPMENT COST</b>	<b>\$1,795.00</b>
			<b>TOTAL LABOR COST</b>	<b>\$2,164.76</b>
			<b>TOTAL</b>	<b>\$11,146.92</b>
			<b>15% FUEL COST</b>	<b>\$1,672.04</b>
<b>PLEASE REMIT MATERIAL AND EQUIPMENT COST TO:</b>				<b><u>\$8,982.16</u></b>
City of Long Beach				
P.O. Box 591				
Long Beach, MS 39560				
<b>PLEASE REMIT LABOR &amp; FUEL COST TO:</b>				<b><u>\$3,836.80</u></b>
H2O Innovation				
P.O. Box 591				
Long Beach, MS 39560				
			<b>TOTAL WATER TAP FEE COST</b>	<b>\$12,818.96</b>



**MINUTES OF MARCH 13, 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

February 25, 2025

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

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

Ladies and Gentlemen:

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

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

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

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

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

Sincerely,

Tyler Yarborough

TY:539

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Page 1 of 1

**MINUTES OF MARCH 13, 2025  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

After considerable discussion, and upon recommendation made by a City of Long Beach Engineer, Commissioner Suthoff made motion, seconded by Commissioner DiLorenzo to table the application as submitted until the regular meeting of the Planning and Development Commission on Thursday, April 10, 2025, at 5:30 p.m.

\*\*\*\*\*

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

APPROVED:

\_\_\_\_\_

Vice Chairman Shawn Barlow

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

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

Tina M. Dahl, Minutes Clerk