

**MINUTES OF FEBRUARY 8, 2024  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

**AGENDA  
FEBRUARY 8, 2024  
REGULAR MEETING OF THE PLANNING and DEVELOPMENT COMMISSION  
CITY OF LONG BEACH, MISSISSIPPI  
5:30 O'CLOCK P.M.  
LONG BEACH CITY HALL  
MEETING ROOM  
201 JEFF DAVIS AVENUE**

**I. CALL TO ORDER**

**II. ROLL CALL AND ESTABLISH QUORUM**

**III. PUBLIC HEARINGS**

- 1. Variance- 1102 East Beach Blvd, Tax Parcel 0711N-05-057.000, Submitted by David and Bonnie Talley (owners) and Clay Gutierrez (agent).
- 2. Variance- 119 Marcie Drive, Tax Parcel 0512I-03-030.000, Submitted by Susie Sapp.

**IV. ANNOUNCEMENTS**

**V. APPROVE MINUTES**

- 1. January 25, 2024

**VI. UNFINISHED BUSINESS**

**VII. NEW BUSINESS**

- 1. Tree Removal- 103 Douglas Avenue, Tax Parcel 0612A-03-031.000, Submitted by Dempsey Wedgeworth.
- 2. Tree Removal- 106 North Cleveland Avenue, Tax Parcel 0612B-01-016.000, Submitted by Joncie McMurphy.
- 3. Tree Removal- Lot 2, Pecan Haven Subdivision, Tax Parcel 0511K-02-082.002, Submitted by Jeremy and Terra Richards.

**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 February 20, 2024.**

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

Commissioner David DiLorenzo read the Opening Statement for the Planning and Development Commission.

\*\*\*\*\*

**MINUTES OF FEBRUARY 8, 2024  
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Be it remembered that two (2) 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, the 8<sup>th</sup> day of February 2024, 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 Hearing the following named persons: Chairman Frank Olaivar, Vice Chairman Shawn Barlow (via telephone), Commissioners David DiLorenzo, Jennifer Glenn and Marcia Kruse, Building Official Mike Gundlach, and Minutes Clerk Tina M. Dahl.

Absent the public hearings were Commissioners William Suthoff, Nicholas Brown, Michael Levens, Trey Gaddy, Building Inspector Ryan Ladner and City Advisor Bill Hessel.

There being a quorum present and sufficient to transact the business of the public hearings, the following proceeding was had and done.



\*\*\*\*\*

The first public hearing to consider a Variance for the property located at 1102 East Beach Blvd, Tax Parcel 0711N-05-057.000, submitted by David and Bonnie Talley (owners) and Clay Gutierrez (agent), as follows:

MINUTES OF FEBRUARY 8, 2024  
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 1-10-24  
Zoning R-1  
Agenda Date 2-8-24  
Check Number 21519

VARIANCE REQUEST

- I. Tax Parcel Number(s): 0711N-05-057.000
- II. Address of Property Involved: 1102 East Beach Blvd, LB, MS 39560
- III. Statement clearly explaining the request being made. (Attach supplemental pages if necessary.)  
2' encroachment on the side yard set-back for stair access.

**\*\*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? House was designed to bridge an existing foundation. It was not feasible to remove it. The stair has to switch back to service both floors of the house. The switch-back portion of the stair and landing are 2' over the required set-back.
- 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 foundation was already on the lot when purchased. It is too large and too deep in the ground to remove it. Had FEMA guidelines not dictated the elevation of the home, the variance would not be needed.
- 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? Should this application be denied, the stairs will have to be narrowed. This will significantly reduce the ease of access or escape in the event of an emergency.
- D. Show that denial of this request will deprive the applicant of rights commonly enjoyed by other properties in the general area and that the granting of this variance request will make possible the reasonable use of land while not conferring any special privilege. Outline how the subject of the variance is common in the area and if the applicant were to be denied this variance a right would be taken away which is granted to other properties. State how the variance makes reasonable use of the existing land and why the same action cannot be done in a way that does not require a variance. Show that granting of this variance does not give the applicant any special privileges that the properties in the area would find desirable. There are several other properties in the area that have stairs encroaching into the set-back.

MINUTES OF FEBRUARY 8, 2024  
REGULAR MEETING

LONG BEACH PLANNING and DEVELOPMENT COMMISSION

IV. REQUIRED ATTACHMENTS:

- A. **Interest and Ownership.** The applicant's name, address and interest of every person, firm or corporation represented by the applicant in the application, the name of the owner or owners and their respective addresses of the entire land area proposed to be changed in classification or to be included within the structures then existing thereon, and sufficient evidence to establish that the applicant has the right of possession to the land area or 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.

DAVID & BONNIE TALLEY  
Name of Rightful Owner (PRINT)

Clay Gutierrez  
Name of Agent (PRINT)

PO Box 722  
Owner's Mailing Address

555 Bayview Ave  
Agent's Mailing Address

HEMPSTEAD TX 77445  
City State Zip

Biloxi MS 39530  
City State Zip

713-858-0001  
Phone

228-697-6988  
Phone

[Signature] 1/10/24  
Signature of Rightful Owner Date

[Signature] 1/10/24  
Signature of Applicant Date

Bonnie Talley 1/10/24

**MINUTES OF FEBRUARY 8, 2024  
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LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

TALLEY



Our File #B220263  
Prepared by & Return To: Schwartz, Orgler & Jordan, PLLC  
PO Box 4682 Biloxi MS 39535, 228-388-7441

STATE OF MISSISSIPPI Index: Exempt  
COUNTY OF HARRISON

**WARRANTY DEED**

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, the undersigned,

Joseph E. Gregory and Debra E. Gregory,  
205 Old Bay Lane, Bay St. Louis, MS 39520, 228-255-3504

do hereby sell, convey and warrant unto

David M. Talley and Bonnie P. Talley,  
P.O. Box 722, Hempstead, TX 77445, 281-468-4684,

as tenants by the entirety with full rights of survivorship and not as tenants in common, the following described land and property being located in the First Judicial District of Harrison County, Mississippi, being more particularly described as follows, to-wit:

Lot One (1), Block Four (4), and Lot One (1), Block Five (5), OCEAN WAVE ADDITION to the City of Long Beach, Mississippi, a subdivision according to the official map or plat thereof on file and of record in the office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi, in Plat Book 3 at page 66 (Copy Book 2 at Page 113), reference to which is hereby made in aid of and as a part of this description.

This conveyance is made subject to the presently existing easements, over, across and upon the herein conveyed property for the Sand Beach, the County Seal Wall, the right-of-way for the Beach Boulevard, gas and water mains, electric light and power lines, telephone and telegraph lines and sewer lines and any other existing easements and/or rights-of-way for public utilities.

This conveyance is further subject to the water rights heretofore granted to the use of artesian water from the well on the property herein conveyed.

THIS CONVEYANCE is subject to any and all recorded restrictive covenants, rights-of-way and easements applicable to subject property, and subject to any and all prior recorded reservations, conveyances and leases of oil, gas and minerals by previous owners.

Grantors herein convey any and all riparian and/or littoral rights herein.

Instrument# 20220011034  
DEED BOOK - J1 - GULFPORT DISTRICT

TAXES for the current year have been pro-rated as of this date and are hereby assumed by the Grantee herein.

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

WITNESS OUR SIGNATURES, on this the 10th day of May, 2022.

Joseph E. Gregory

Debra E. Gregory

STATE OF MISSISSIPPI  
COUNTY OF HARRISON

THIS DAY PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, Joseph E. Gregory and Debra E. Gregory, who acknowledged that the above and foregoing instrument was signed and delivered as the free and voluntary act and deed of the Grantors on the day and in the year therein mentioned.

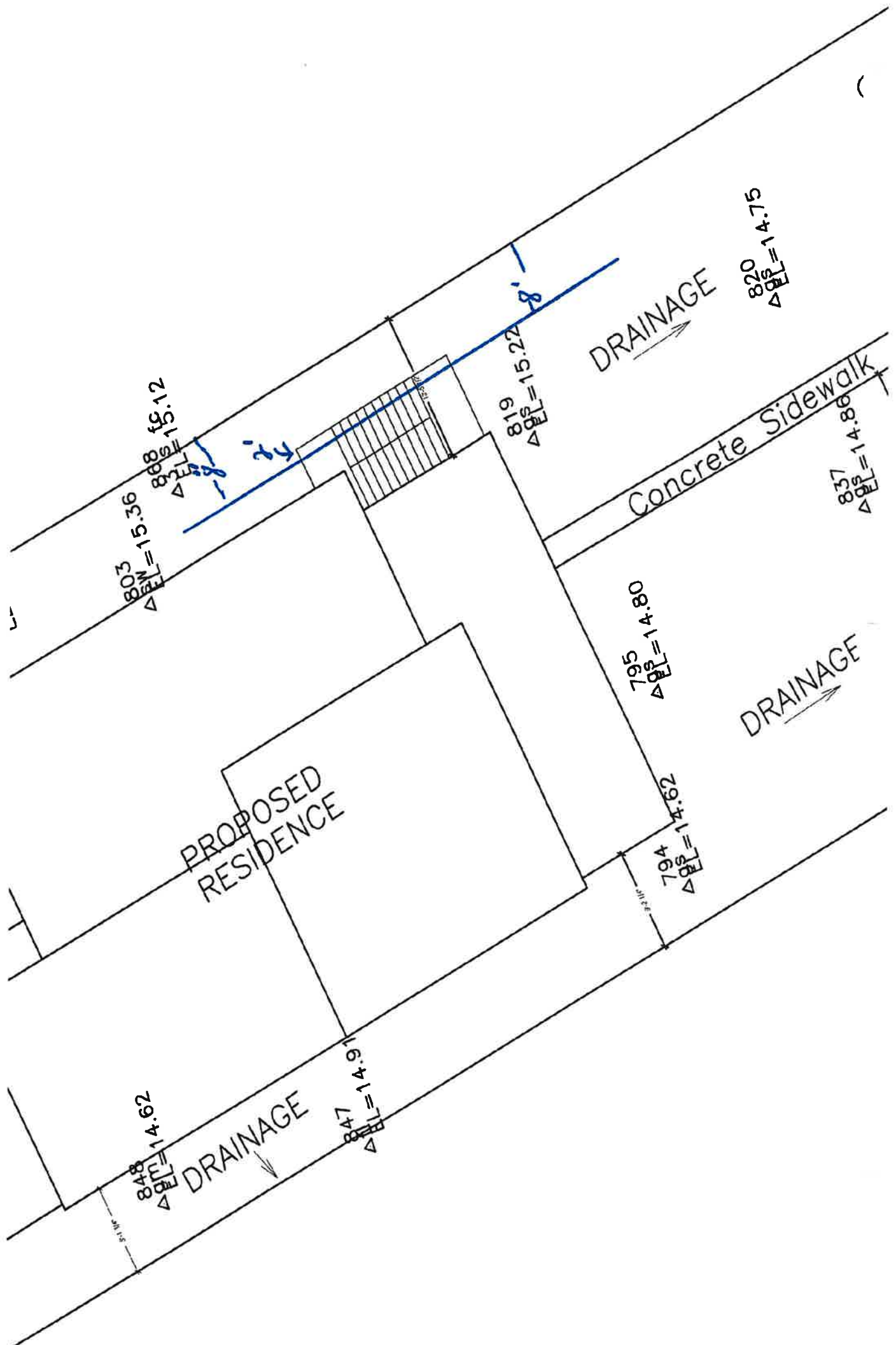
GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 10th day of May, 2022.

NOTARY PUBLIC

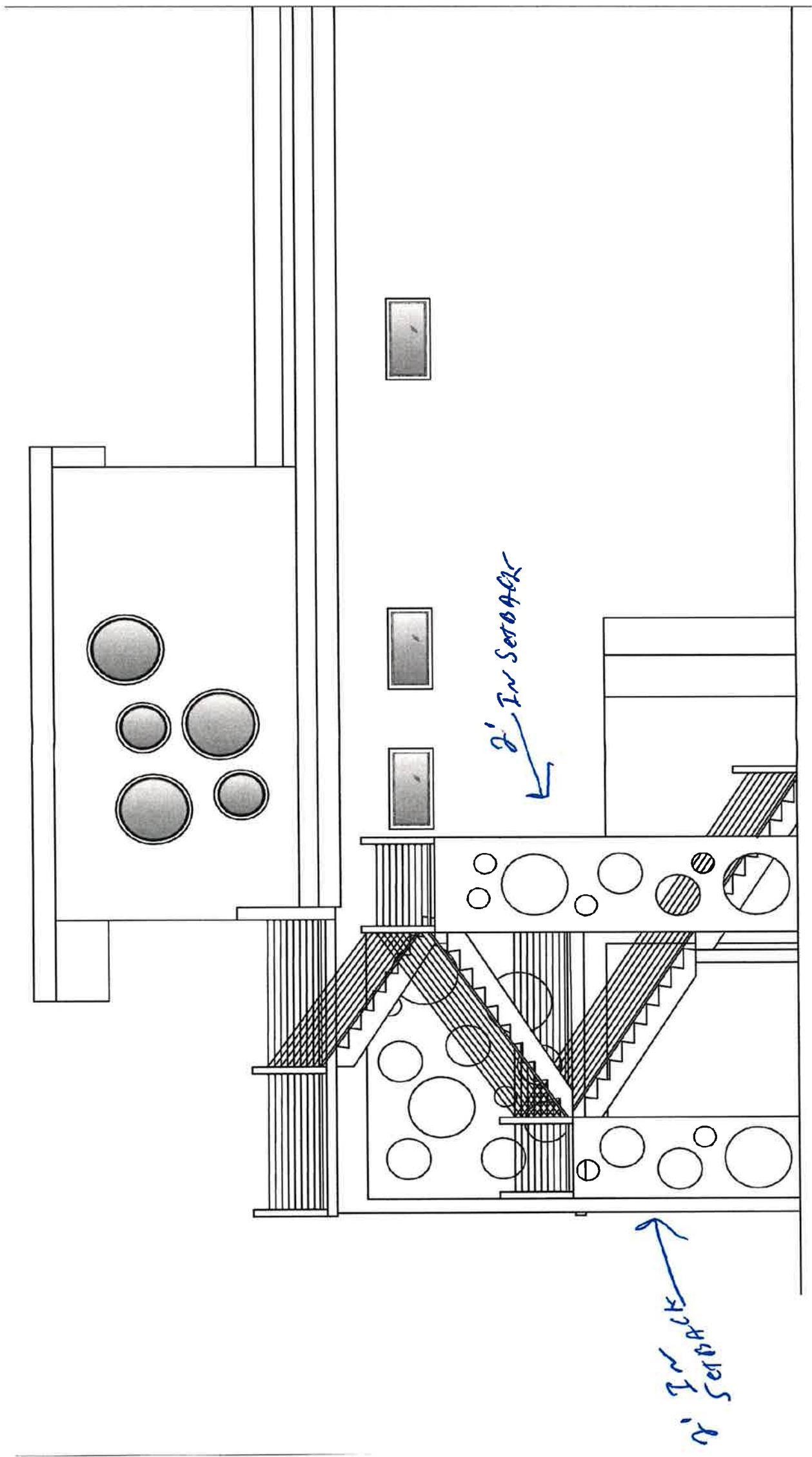
My Commission Expires:



MINUTES OF FEBRUARY 8, 2024  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



**MINUTES OF FEBRUARY 8, 2024  
REGULAR MEETING  
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# MINUTES OF FEBRUARY 8, 2024 REGULAR MEETING LONG BEACH PLANNING and DEVELOPMENT COMMISSION

GUARDIAN WALL SYSTEMS  
CONCRETE BUILDING CONCEPTS  
555 BAYVIEW AVENUE - BLOOM, MS  
www.concretebuildingconcepts.com  
Office 228.697.6988

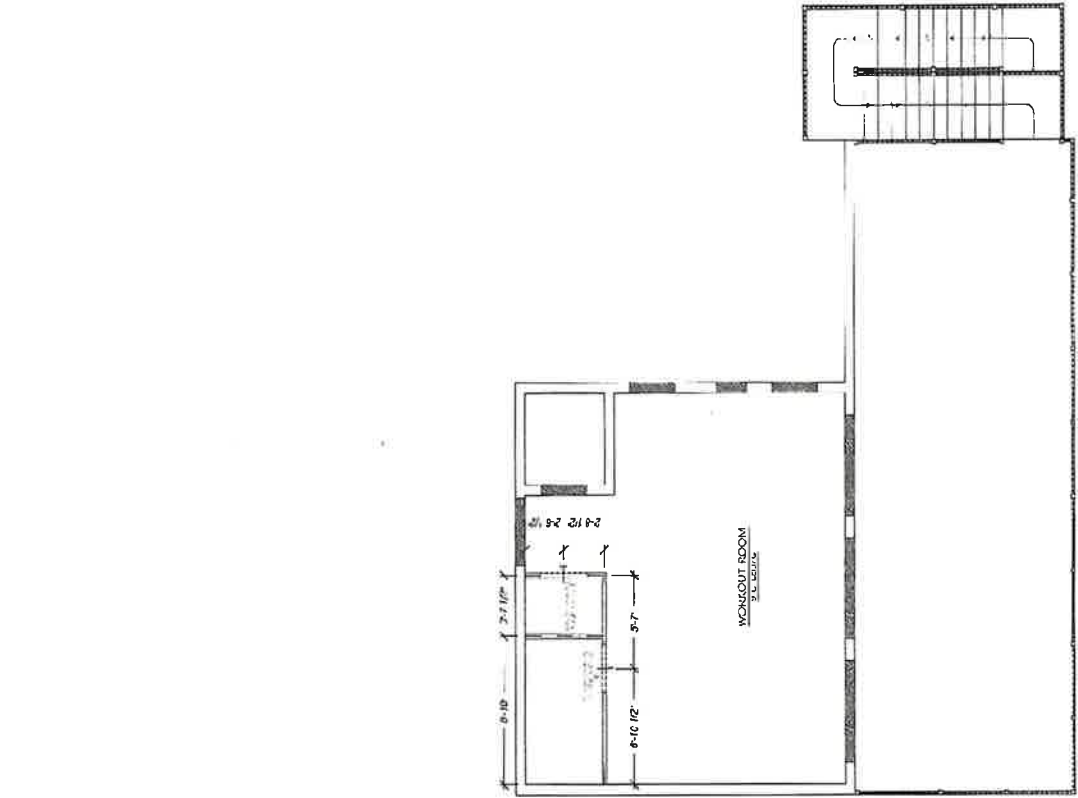
LALLY RESIDENCE  
1102 E BEACH BLVD  
LONG BEACH, MS



FRIST & SECOND FLOOR  
FRAMING PLAN

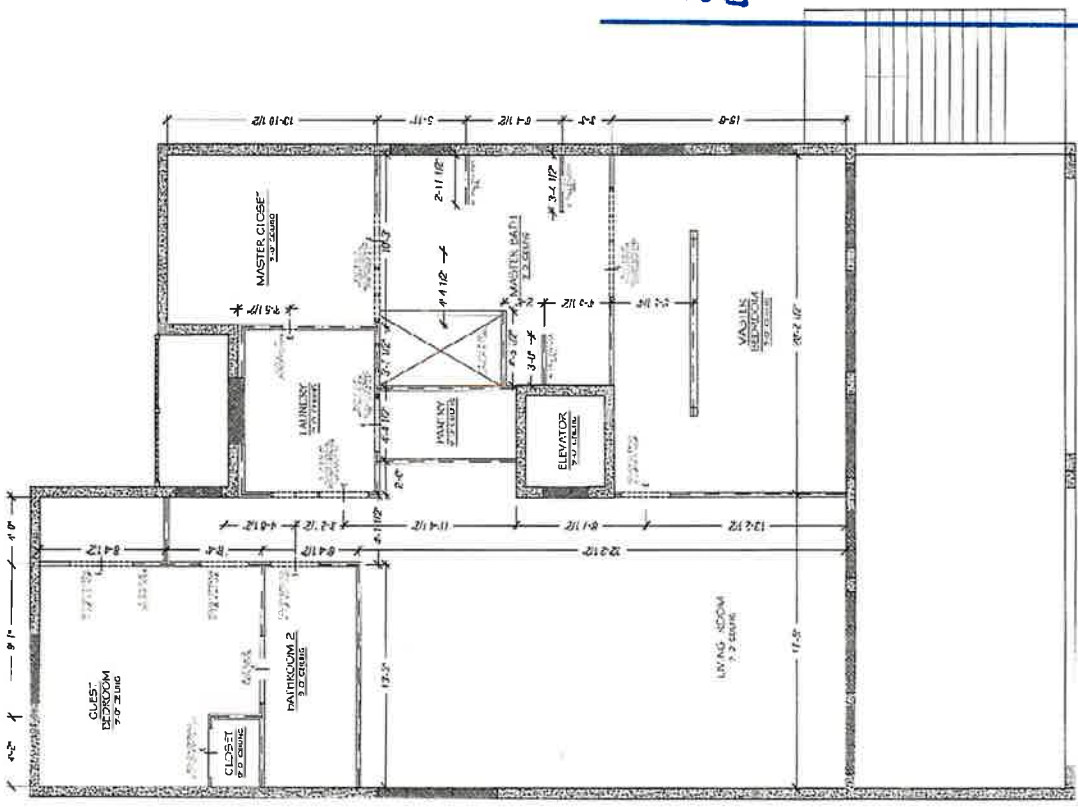
DATE	APPROVED DATE
APPROVED DATE	DATE
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DATE	DATE

SHEET: **B3**



2 SECOND FLOOR FRAMING PLAN

*2' Encroachment*



1 FIRST FLOOR FRAMING PLAN



# MINUTES OF FEBRUARY 8, 2024 REGULAR MEETING

## LONG BEACH PLANNING and DEVELOPMENT COMMISSION

The Clerk reported that seventeen (17) 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.

David and Bonnie Taley (owners) PO Box 722, Hempstead, TX 77445 and City Engineer Agent 555 Bayview Avenue, Biloxi, MS, 39530, have filed an application for a Variance in accordance with the Comprehensive Long Beach Unified Land Ordinance. The applicant is requesting, "a 3 foot (3') encroachment on the side yard setback for stair access." The city's requirements are 8-foot side yard setbacks. The location of the request is 1102 East Beach Blvd, Tax Parcel 07-11H-05-057-000. The legal descriptions are as follows:

LOT 1 BLKS 4/5 62 FT ON REACH CCFAN WAVE AED

A Public Hearing to consider the above Variance request will be held in the City of Long Beach, Mississippi, 39560, February 8, 2024, 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 • 11 line 329 • Long Beach, MS 39560 • (228) 894-7500 • FAX (228) 394-3822  
www.cityoflongbeach.ms.gov

Smith Carol Ann 5300 West Beach Blvd Gulfport, MS 39511	Woodall Jeanne D 310 Liberty Street Fairhope, AL 36532	Frisella Daniel and Ma'Yarn 6 Lisa Court Long Beach, MS 39560
Wright Sheila R 540 Cedar Springs Drive Jackson, MS 39212	Burger Keary E 608 Lewis Avenue Gulfport, MS 39501	Pitt David M 615 Lewis Avenue Gulfport, MS 39501
Von Bodurgen Carl E and Cynthia L 3609 Lake Providence Drive Harvey, LA 70056	Bos Karie A - Trustees- 517 Lovig Avenue Long Beach, MS 39590	Wells David and Sam'ra 24413 South Rosewood Drive Sunniata, AZ 85248
Gannon Joseph and Patricia - Trustees- 1100 East Beach Blvd Long Beach, MS 39560	Witte Judith A 201 Central Avenue Long Beach, MS 39550	Parker Denise C 179 Central Avenue Long Beach, MS 39560
Dobinger Roland and Pitz David 615 Lewis Avenue Gulfport, MS 39501	Peterson Investments LLC 422 West Lake Park Road Long Beach, MS 39550	Kavanaugh III Alexander ETAL 1107 Byrd Drive Ocean Springs, MS 39564
Kearns Alfred and Judith - Trustees- 1008 East Beach Blvd Long Beach, MS 39560	Mr Edwin Inorthern I and Michelle C 1005 Filley Street Long Beach, MS 39550	

#### 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 HATH, known to me to be the Notary Clerk of the City of Long Beach, Mississippi, Planning and Development Commission, who being by me first duly sworn, depose and say as follows, to-wit:

1. That she is the duly appointed and acting Notary Clerk of the City of Long Beach, Mississippi, Planning and Development Commission;
2. That in such capacity, she is responsible for mailing Notices of Public Hearing for the purpose of notifying property owners within One Hundred Sixty Feet (160') excluding public right of ways of the subject property, when applications for zoning map changes, variances, appeals, etc., are filed, all as stipulated in The Zoning Ordinance Number 598 of the City of Long Beach and other matters pertaining to such Public Hearings and the business of the Planning and Development Commission as and for the City of Long Beach;
3. That on January 17, 2024, she did cause to be mailed, Notices of Public Hearing, a copy of which is attached hereto, to seventeen (17) property owners within One Hundred Sixty Feet (160'), excluding public right of ways, of Tax Parcel 07-11H-05-057-000, advising them that a Public Hearing will be held February 8, 2024, to consider an application for a Variance.

Given under my hand this the 17th day of January 2024.

*Stacy Dahl*  
STACY DAHL, AFFIANT

SWORN TO AND SUBSCRIBED before me on this the 17th day of January 2024.

My Commission Expires:




*Kari Anagnostis*  
NOTARY PUBLIC

**MINUTES OF FEBRUARY 8, 2024  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

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

**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 in the said publication \_\_\_\_\_ weeks in the following numbers and on the following dates of such paper:

Vol. XX No. 3 dated 19 day of January, 2024

Vol. \_\_\_ No. \_\_\_ dated \_\_\_ day of \_\_\_, 20\_\_

Vol. \_\_\_ No. \_\_\_ dated \_\_\_ day of \_\_\_, 20\_\_

Vol. \_\_\_ No. \_\_\_ dated \_\_\_ day of \_\_\_, 20\_\_

Vol. \_\_\_ No. \_\_\_ dated \_\_\_ day of \_\_\_, 20\_\_

Vol. \_\_\_ No. \_\_\_ dated \_\_\_ day of \_\_\_, 20\_\_

Vol. \_\_\_ No. \_\_\_ dated \_\_\_ day of \_\_\_, 20\_\_


Vol. \_\_\_ No. \_\_\_ dated \_\_\_ day of \_\_\_, 20\_\_

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

*Hunter Dawkins*  
Publisher

Sworn to and subscribed before me this 27 day of February, A.D. 2024

*Debbie A. Orin*  
Notary Public



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

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

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

\*\*\*\*\*

The second public hearing to consider a Variance for the property located at 119 Marcie Drive, Tax Parcel 0512I-03-030.000, submitted by Susie Sapp, as follows:

MINUTES OF FEBRUARY 8, 2024  
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 1-12-24  
Zoning R-1  
Agenda Date 2-8-24  
Check Number 10582

VARIANCE REQUEST

I. Tax Parcel Number(s): 05121-03-030.000

II. Address of Property Involved: 119 Marcie Dr

III. Statement clearly explaining the request being made. (Attach supplemental pages if necessary.)

to waive the side walk

**\*\*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?

See attached aerial. There are no sidewalks on  
new/old dwellings on street.

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.

n/a

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?

Utilizing the precedent of PC decision @ 402 S Nicholson  
(10/26/23), we are requesting the same. No sidewalks on street  
for both new and old dwellings.

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 precedent of PC decision (10/26/23) of waiving a new  
dwelling sidewalk in the immediate area.

**MINUTES OF FEBRUARY 8, 2024  
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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 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 a completed application.

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

<p style="text-align: center;"><b>Susie Sapp</b></p> <hr/> <p>Name of Rightful Owner (PRINT)</p> <p style="text-align: center;"><b>119 Marcie Dr</b></p> <hr/> <p>Owner's Mailing Address</p> <p style="text-align: center;"><b>LB MS 39560</b></p> <hr/> <p>City                      State                      Zip</p> <p style="text-align: center;"><b>(817) 917-1613</b></p> <hr/> <p>Phone</p> <hr/> <p style="text-align: center;"><i>Susie Sapp 1/12/24</i></p> <hr/> <p>Signature of Rightful Owner                      Date</p>	<hr/> <p>Name of Agent (PRINT)</p> <hr/> <p>Agent's Mailing Address</p> <hr/> <p>City                      State                      Zip</p> <hr/> <p>Phone</p> <hr/> <p>Signature of Applicant                      Date</p>
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**MINUTES OF FEBRUARY 8, 2024  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

Prepared By & Return To:  
Schwartz, Orgler & Jordan, PLLC  
12206 Hwy 49  
Gulfport, MS 39503  
(228) 832-8550  
Our File: 231292

Index As:  
Lot 10, Resurvey of Marcie Drive S/D  
Harrison County, 1<sup>st</sup> JD, MS

STATE OF MISSISSIPPI  
COUNTY OF HARRISON  
FIRST JUDICIAL DISTRICT

**WARRANTY DEED**

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, the undersigned,

**SOUTHERN PARADISE, LLC  
A MS Limited Liability Company  
P.O. BOX 1612  
LONG BEACH, MS 39560  
(228) 760-5455**

does hereby sell, convey and warrant unto

**ROBERT P. SAPP and wife, SUSIE B. SAPP  
as tenants by the entirety with full rights of survivorship and not as tenants in common  
12026 DUMAL COVE  
BILOXI, MS 39532  
(817) 917-1613**

the following described land and property being located in Harrison County, Mississippi, being more particularly described as follows, to-wit:

**Lot Ten (10), RESURVEY OF MARCIE DRIVE SUBDIVISION, a subdivision according to the official map or plat thereof on file and of record in the Office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi, reference to which is hereby made in aid of and as a part of this description.**

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

THIS CONVEYANCE is subject to any and all recorded restrictive covenants, rights-of-way and easements applicable to subject property, and subject to any and all prior recorded reservations, conveyance and leases of oil, gas and minerals by previous owners.

TAXES for the current year have been pro-rated as of this date and are hereby assumed by the Grantees herein.

IN WITNESS WHEREOF, SOUTHERN PARADISE, LLC has caused this conveyance to be executed by its duly authorized officer, having first been duly authorized to do so, on this the 17th day of August, 2023.

SOUTHERN PARADISE, LLC

  
By: **GLYNN ILLICH, Manager/Member**

STATE OF MISSISSIPPI  
COUNTY OF HARRISON

THIS DAY PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, GLYNN ILLICH, who acknowledge that he is the **Manager/Member** of SOUTHERN PARADISE, LLC, A MS Limited Liability Company, and as its act and deed, he signed, sealed and delivered the above and foregoing instrument of writing on the day and in the year therein mentioned, for and on behalf of said entity, having been first duly authorized to do so, in his full representative capacity.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 17th day of August, 2023.

  
NOTARY PUBLIC

My Commission Expires:



**MINUTES OF FEBRUARY 8, 2024  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**



**MINUTES OF FEBRUARY 8, 2024  
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**NOTES:**

- 1.) FIELD SURVEY PERFORMED WITH A COMBINATION OF TOPCON GR5 GPS RECEIVER AND TOPCON GPT-9005A ROBOTIC TOTAL STATION.
- 2.) STATE PLANE COORDINATES AND BEARINGS SHOWN HEREON ARE DERIVED BY COMBINATION OF GPS STATIC OBSERVATION AND EARL DUDLEY, INC. RTK NETWORK, AND ARE BASED ON SPC (2301 MS E).
- 3.) ELEVATIONS SHOWN ARE BASED ON NAVD88, GEIOD 2009.
- 4.) THIS SURVEY HAS BEEN PREPARED BY INFORMATION PROVIDED BY CLIENT AND LIMITED RESEARCH IN COURTHOUSE WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. THIS SURVEY MAY NOT SHOW ALL EASEMENTS AND OTHER RESTRICTIONS OF RECORD. SURVEYOR WILL BE MADE AVAILABLE TO ADD SUCH FEATURES TO THIS SURVEY IF A CURRENT TITLE REPORT OR ABSTRACT OF TITLE IS PROVIDED TO HIM BY PROPER AUTHORITY.
- 5.) UNLESS OTHERWISE NOTED THIS SURVEY IS LIMITED TO ABOVE GROUND AND VISIBLE UTILITIES. A MISSISSIPPI ONE CALL SHOULD BE MADE BEFORE ANY DIGGING @ 1-800-227-6477.
- 6.) BUILDING SETBACKS, ELEVATIONS, WETLAND DETERMINATION AND ET CETERA TO BE PRESCRIBED BY APPROPRIATE GOVERNING BODIES.

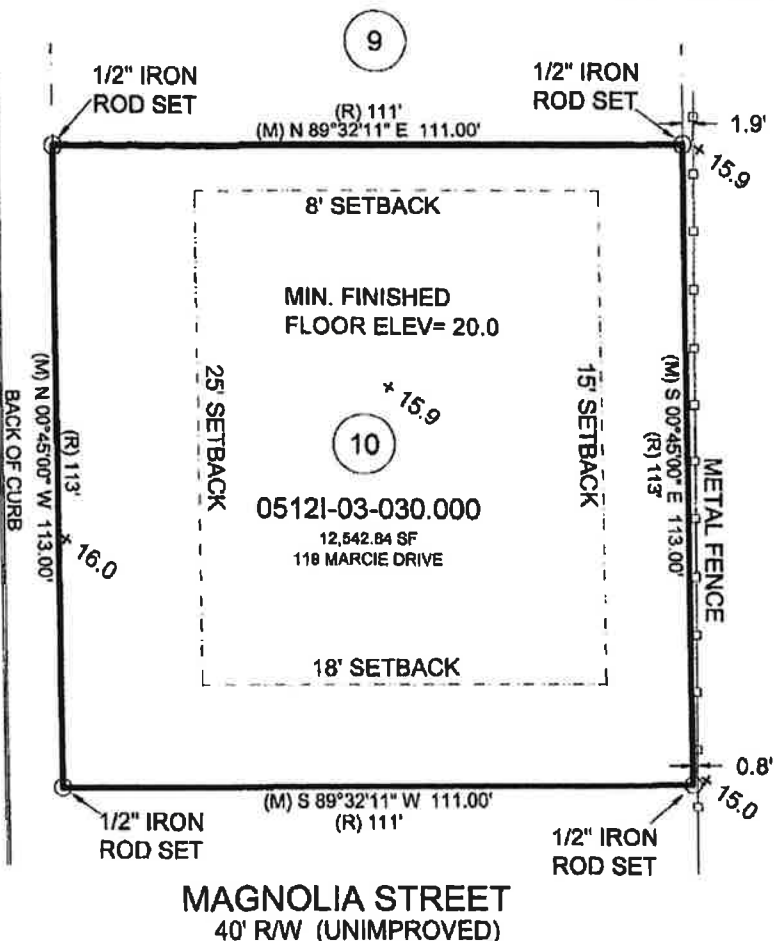
**LEGEND:**

- ⊗ --- IRON ROD FOUND
- --- IRON PIPE FOUND
- --- IRON ROD SET
- ⊗ --- SPIKE FOUND
- ⊗ --- SPIKE SET
- ⊗ --- CONCRETE MONUMENT FOUND
- ⊗ --- CONCRETE MONUMENT SET
- ⊗ --- LIGHTARD KNOT FOUND
- (M) --- AS MEASURED
- (R) --- AS PER RECORD
- APP --- AS PER PLAT
- IRF --- IRON ROD FOUND
- IRS --- IRON ROD SET

BENCHMARK, TOP OF CURB AT NORTH PROPERTY LINE, ELEV= 16.24



MARCIE DRIVE  
40' R/W ASPHALT



**A SURVEY OF LOT 10, RE-SURVEY OF MARCIE DRIVE  
SUBDIVISION, CITY OF LONG BEACH, HARRISON COUNTY,  
MISSISSIPPI**

**REFERENCE MATERIALS:**  
1.) RECORDED SUBDIVISION PLAT

THIS IS TO CERTIFY THAT I HAVE MADE A SURVEY OF THE PROPERTY SHOWN HEREON AND THAT ALL DIMENSIONS AND OTHER DATA SHOWN ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

*Clifford A. Crosby*  
CLIFFORD A. CROSBY, P.L.S.      DATE 4/13/2022



THIS PROPERTY IS LOCATED IN F.I.R.M. ZONE "AL" BFE=18 ACCORDING TO MAP NUMBER 28047CO DATED JUNE 16, 2009

SURVEY CLASS - "B"	FOR: SOUTHERN PARADISE, LLC	BEARINGS SHOWN HEREON ARE DERIVED BY: GPS OBSERVATION, STATE PLANE GRID, MS EAST
SCALE: 1" = 30'		



**CROSBY SURVEYING**  
PROFESSIONAL LAND SURVEYING  
716 LIVE OAK DRIVE  
BILOXI, MISSISSIPPI 39532  
PHONE: 228-234-1649  
EMAIL: cliffordcrosby@gmail.com

DATE OF FIELD WORK: 4/12/2022
PARTY CHIEF: CC
INSTRUMENT MAN: DM
RODMAN: CC
DRAWN BY: CAC
DRAWING NUMBER: 22093
REVISED:

# MINUTES OF FEBRUARY 8, 2024 REGULAR MEETING LONG BEACH PLANNING and DEVELOPMENT COMMISSION

The Clerk reported that ten (10) 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 MEETING

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

Case Name: 114 Marcie Drive, Long Beach, MS, 39560, has filed an application for a Variance in accordance with the Long Beach Street Ordinance. The applicant is requesting a Variance from the placement of a sidewalk on a newly paved lot. The location of the requested Variance is 114 Marcie Drive, Long Beach, MS, 39560. Tax Parcel ID: 05121 02 000 000. The legal description is as follows:

#### LOT 10 BE SURVEY OF MARCIE DRIVE SUBD

A public meeting to consider the above Variance will be held in the City of Long Beach, Mississippi, 39560, Thursday, February 8, 2024, at 5:00 p.m. in the Long Beach City Hall Meeting Room located at 201 Jeff Davis Avenue. The city encourages all property owners and citizens interested in the subject property to attend any questions concerning the Variance.

Not signed  
City Clerk  
Planning Commission

City of Long Beach • 213 East 29th • Long Beach, MS 39560 • (601) 803-1976 • FAX (601) 803-1977  
www.cityoflongbeach.com

- |   |   |   |
|---|---|---|
| Fisher Larry S and Cynthia L<br>117 Marcie Drive<br>Long Beach, MS 39560      | Morand Phillip I and Eugene L<br>115 Marcie Drive<br>Long Beach, MS 39560 | Sykes Robert Allan and Gall Ann<br>112 Marcie Drive<br>Long Beach, MS 39560   |
| Morand Kimberly<br>115 Marcie Drive<br>Long Beach, MS 39560                   | Broadus Marty M and Leigh Anne<br>162 Lake Road<br>McHenry, MS 39561      | J&L Builders Company<br>25240 East Dubuisson Road<br>Pass Christian, MS 39571 |
| Thompson James R and Sandra M<br>4656 East Mansfield Road<br>Carbon, IN 47852 | Tierney Maurcen G<br>1022 Begonia Avenue<br>Costa Mesa, CA 92626          | Arbor Station IV LLC<br>2750 Old St Augustine Road<br>Tallahassee, FL 39301   |
| Long Beach Ventures LLC<br>PO Box 1465<br>Ridgeland, MS 39158                 |   |   |

#### AFFIDAVIT

STATE OF MISSISSIPPI  
COUNTY OF HARRISON  
CITY OF LONG BEACH

EFFORT M, the undersigned legal authority authorized to administer oaths in and for the jurisdiction aforesaid, on this day personally appeared me, JINA M DALL, known to me to be the Mayor, 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:

- That she is the duly appointed and acting Minutes Clerk of the City of Long Beach, Mississippi Planning and Development Commission;
- That in such capacity, she is responsible for mailing Notices of Public Hearing for the purpose of notifying property owners within One Hundred Sixty feet (160'), excluding public right of ways, of the subject property, when applications for zoning map changes, variances, appeals, etc., are filed, all as stipulated in The Zoning Ordinance Number 988 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;
- That on January 17, 2024, she did cause to be mailed, Notice of Public Hearing, a copy of which is attached hereto to 10 (10) property owners within One Hundred Sixty Feet (160'), excluding public right of ways, of Tax Parcel ID: 05121 02 000 200, advising them that a Public Hearing will be held, February 8, 2024, to consider an application for a Variance.

Given under my hand this the 17th day of January 2024.

*Jina M. Dall*  
JINA M DALL, AFFIANT

SWORN TO AND SUBSCRIBED before me on this the 17th day of January 2024



*K. M. Gonzales*  
K. M. GONZALES  
NOTARY PUBLIC





**MINUTES OF FEBRUARY 8, 2024  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

Absent the regular meeting were Commissioners Billy Suthoff, Nicholas Brown, Michael Levens, Trey Gaddy, Building Inspector Ryan Ladner and City Advisor Bill Hessel.

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

\*\*\*\*\*

Commissioner Glenn made motion, seconded by Commissioner DiLorenzo and unanimously carried to approve the Regular Meeting minutes of January 25, 2024, as submitted.

\*\*\*\*\*

It came for discussion under New Business a Tree Removal for the property located at 103 Douglas Avenue, Tax Parcel 0612A-03-031.000, submitted by Dempsey Wedgeworth, as follows:

MINUTES OF FEBRUARY 8, 2024  
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 1-26-24  
Zoning R-1  
Agenda Date 2-8-24  
Check Number 5367

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

ow 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.

ow 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.

ow 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: 1/23/2024

PROPERTY INFORMATION

TAX PARCEL # 0612A-03-031.000

Address of Property Involved: 103 Douglas

Property owner name: Dempsey Wedgeworth

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: 156 Fountains Blvd. Brandon, MS 39047

Phone No. (228) 297-2005

CONTRACTOR OR APPLICANT INFORMATION

Company Name: Jennifer Mooneyham with (cell) 601 214 4420 Mooneyham Properties  
Phone No. \_\_\_\_\_ Fax: 601 919 1050

Name Jennifer Mooneyham

Address 130 Port Lane Brandon, MS 39047

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.: The Oak closest to the road is diseased and dead. we are trying to preserve the remaining Oaks by just trimming the limbs that extend over the site for the home.

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.

Dempsey Wedgeworth 1/26/2024  
Signature Date

ADDITIONAL INFORMATION REQUIRED FROM APPLICANT

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

ow 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.

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

ow OWNERSHIP: Please provide a recorded warranty deed.

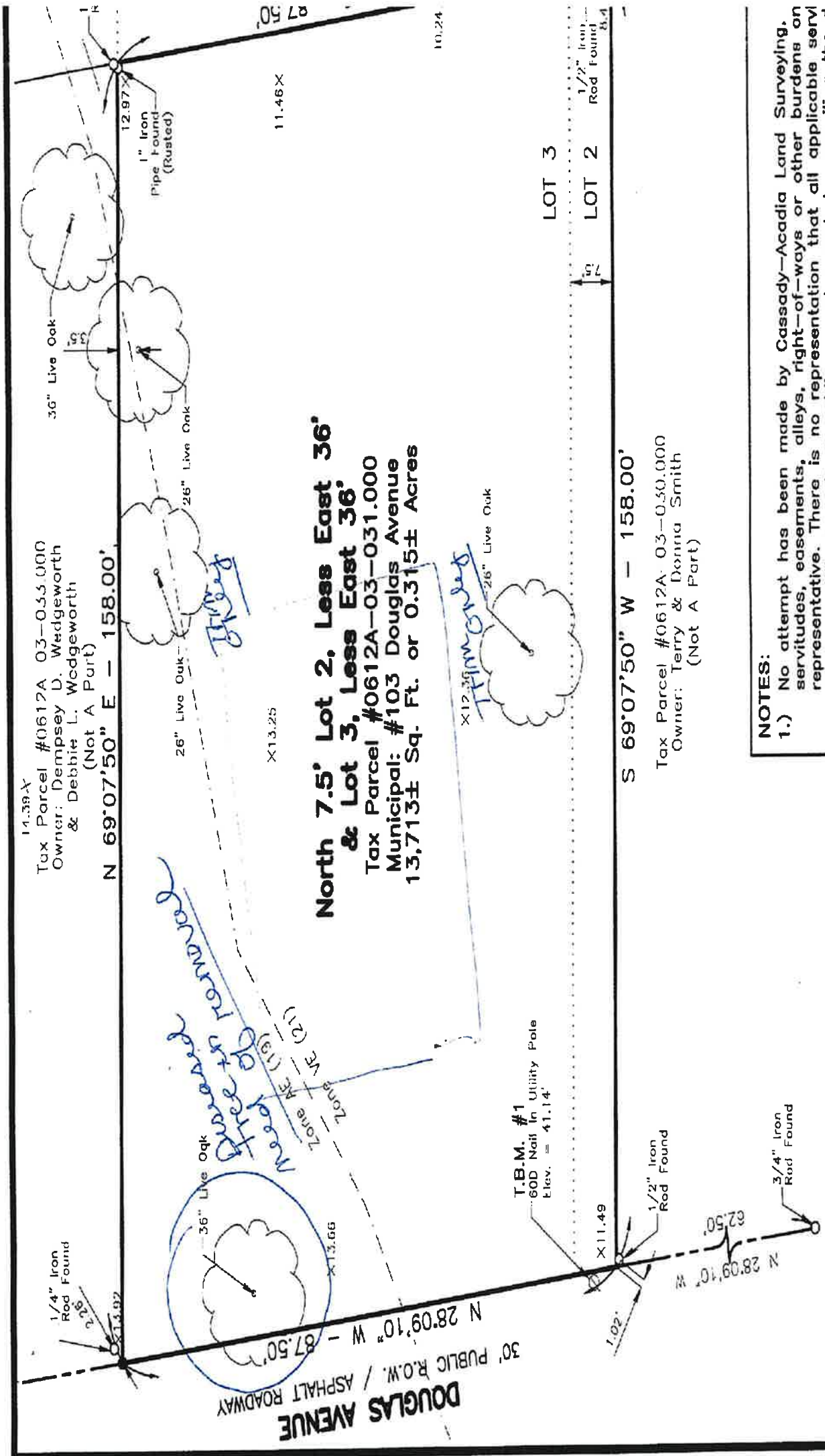
ow PERMIT FEES: Upon issuance of a Tree Removal Permit, the permit fee will be as follows: For removal of a tree or trees where such removal of such tree or trees is necessitated by material damage caused by such tree or trees to permanent improvement or improvements on the parcel where such tree or 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.

ow 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.

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

**MINUTES OF FEBRUARY 8, 2024  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**



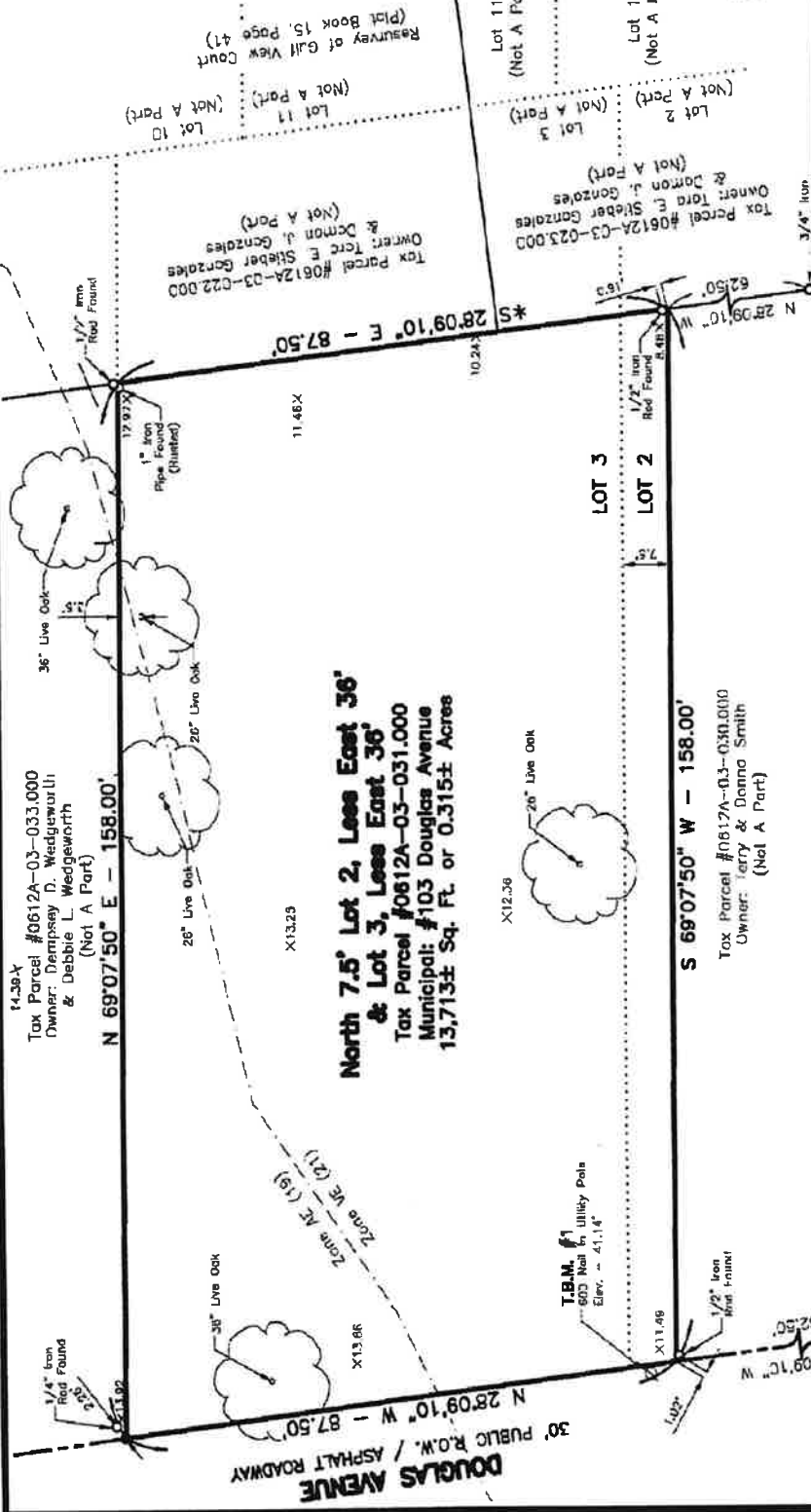
**NOTES:**

- 1.) No attempt has been made by Cassidy-Acadia Land Surveying, servitudes, easements, alleys, right-of-ways or other burdens on representative. There is no representation that all applicable serv made no title search or public record search in compiling the d
- 2.) The words "Certify," "Certification" or "Certification" as used herein i the surveyor, based upon his best knowledge, information, and t warranty, expressed or implied.

**CERTIFICATION:**  
This is to certify to JENNIFER MOONEYHAM & MOONEYHAM PROPERTIES that this survey was done by me or under my direct supervision and control that the survey was done on

MINUTES OF FEBRUARY 8, 2024  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

**PLAT SHOWING BOUNDARY SURVEY**  
OF  
**NORTH 7.5' OF LOT 2 & ALL OF**  
**LOT 3, LESS THE EAST 36',**  
**GULF VIEW COURT ADDITION**  
(DEED BOOK 31, PAGE 23)  
TAX PARCEL #0612A-03-031.000  
MUNICIPAL: #103 DOUGLAS AVENUE  
CITY OF LONG BEACH,  
FIRST JUDICIAL DISTRICT OF  
HARRISON COUNTY, MISSISSIPPI



**REFERENCE ELEVATIONS:**  
The elevations shown hereon are based on the North American Vertical Datum of 1988 - NAVD 88 (Geoid 12b) using GPS GCGC-RTN System accessed on October 31, 2023.  
**SITE T.B.M.'s (Temporary Bench Marks):**  
#1 - 800 nail set in utility pole near southwest corner of subject property.  
Elevation = 41.14 feet N.A.V.D.88



**LEGEND**

○	FOUND PROPERTY CORNER (AS NOTED)
●	SET 3/4" IRON ROD (UNLESS NOTED OTHERWISE)
×	EXISTING SPOT ELEVATION
∅	EXISTING POWER POLE

**CASSADY-ACADIA**  
LAND SURVEYING, LLC  
Louisiana • Mississippi • Texas • Alabama  
174 22nd Avenue, Gulfport, Mississippi 39501  
Phone • (228)898-7165 Fax • (228)898-8405  
Email • [Surveys@Cassady-Acadia.com](mailto:Surveys@Cassady-Acadia.com)

FIELD WORK COMPLETED ON: November 9, 2023  
CAL\$ FILE: 23-02\_488.dwg FIELD BOOK: 22, PG. 39

- NOTES:**
- No attempt has been made by Cassady-Acadia Land Surveying, L.L.C. to verify title, actual legal ownership, deed restrictions, servitudes, easements, alleys, right-of-ways or other burdens on the property, other than that furnished by the client or his representative. There is no representation that all applicable servitudes and restrictions are shown hereon. The surveyor has made no title search or public record search in compiling the data for this survey.
  - The words "Certify," "Certifies" or "Certification" as used herein is understood to be an expression of professional opinion by the surveyor, based upon his best knowledge, information, and belief, as such, it does not constitute a guarantee nor a warranty, expressed or implied.
  - Reference Maps:  
A.) Plat of Part of Lot 1, GULF VIEW COURT ADDITION, by J. Michael Casady, PLS, dated September 19, 1980.  
B.) Plat of Part of Lot 2, GULF VIEW COURT ADDITION, by J. Michael Casady, PLS, dated January 6, 1981.  
C.) Re-Survey of GULF VIEW COURT, by H. A. Campbell, PLS, dated February 14, 1942.  
D.) Plat of Part of Lot 1, GULF VIEW COURT ADDITION, by Wayne M. Vics, Jr., PLS, dated October 4, 2022.
  - The bearings shown hereon are based on the Mississippi State Plane Coordinate System - East Zone - NAD 83" using GPS GCGC-RTN System accessed on October 31, 2023. (\*) Represents the Basis of Bearings. Distances shown are U.S. Survey feet.
  - This lot is located in Flood Zones "AE" (19) & "VE" (21) Area(s) of per FEMA Map Community Panel Number 28047003570 for Harrison County, Mississippi dated December 21, 2017. Base Flood Elevation is subject to change and should be verified with the local authority's Flood Plain Administrator before any design or construction.

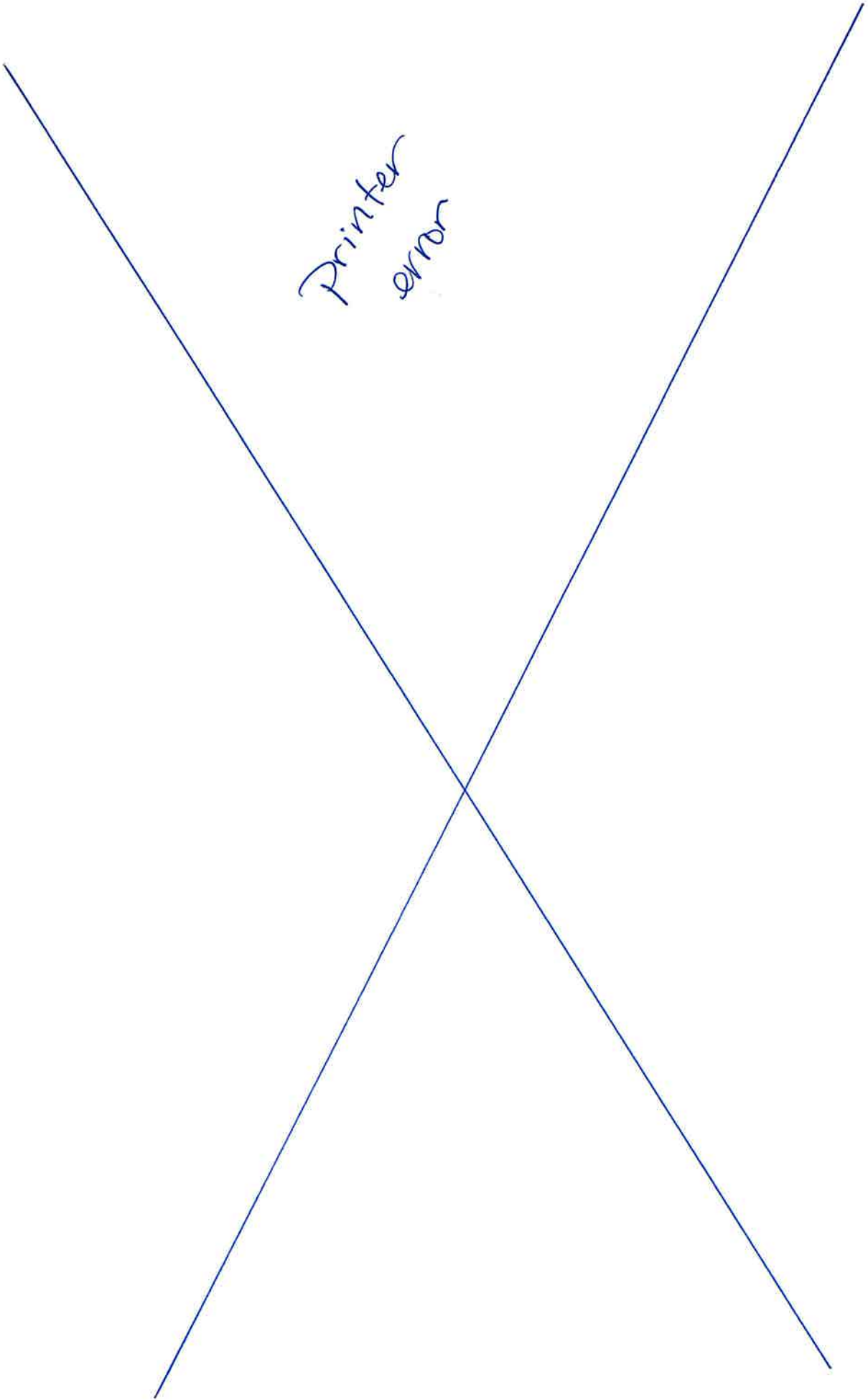
**CERTIFICATION:**  
This is to certify to JENNIFER MOONEYHAM & MOONEYHAM PROPERTIES that this survey was done by me or under my direct supervision and control, that the survey was done on the ground and was done in accordance with the most recent Minimum Standards of Practice for Land Surveyors as set forth by the State of Mississippi, Board of Licensure for Professional Engineers and Surveyors and that the surveyary specification and positional tolerances are in accordance with Class "C" surveys indicated in the above-stipulated plat, also certify there are no visible encroachments across any property lines except as shown.

Wayne M. Vics, Jr., P.S.  
Reg. No. 3574

**SURVEYOR**

This survey plat is not valid without the signed and sealed and signature of the Registered Land Surveyor.

Printer  
error



Printer  
error

[

[

[





**MINUTES OF FEBRUARY 8, 2024  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION  
MEMORANDUM**

Date: January 27, 2024  
To: City of Long Beach Planning Commission  
From: Long Beach Tree Board  
Re: Tree(s) Removal – 103 Douglas Avenue

The Tree Board has no objection to this tree removal application. This tree appears to be diseased and a hazard.

---

Karen Epperson-Price  
Victor L. Chapman

After discussion and upon recommendation by the City Tree Board, Commissioner Glenn made motion, seconded by Commissioner Kruse and unanimously carried recommending to approve the application as submitted.

\*\*\*\*\*

It came for discussion under new business, a Tree Removal for the property located at 106 North Cleveland Avenue, Tax Parcel 0612B-01-016.000, submitted by Joncie McMurphy, as follows:

MINUTES OF FEBRUARY 8, 2024  
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	1/26/24
Zoning	Res C-2
Agenda Date	2/8/24
Check Number	6873

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

JM 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.

JM 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.

JM 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: 1/26/24

PROPERTY INFORMATION

TAX PARCEL # 0612B-01-016.000

Address of Property Involved: 106 N. Cleveland Ave, Long Beach, MS

Property owner name: Jencie McMurphy  
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: 106 N. Cleveland Ave Long Beach, MS

Phone No. (228) 863-4351 Daughter 228-669-0554

CONTRACTOR OR APPLICANT INFORMATION

Company Name: Bobcat Tree Work

Phone No. 228-806-8063 Fax: \_\_\_\_\_

Name Joey Wilson

Address bobcattreework@gmail.com

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)

See attached

Number of Trees:

\_\_\_\_\_ 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.

Jencie McMurphy 1/26/24  
Signature Date

ADDITIONAL INFORMATION REQUIRED FROM APPLICANT

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

JM 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 diseased 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.

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

\_\_\_\_\_ OWNERSHIP: Please provide a recorded warranty deed.

JM 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.

JM 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.

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

Daughter, Karmen Fitzgerald  
will attend the meeting.

MINUTES OF FEBRUARY 8, 2024  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

Joncie M. Murphy

The tree is causing structural damage to the foundation of the home. The flooring was replaced a couple of years ago and is already damaged again. We have noticed that the flooring changes with the weather (drought/rain). The Carpenter that replaced the flooring did not find any leaks around windows, etc.

The roots are damaging the sidewalk leading to the house. Also, power and cable lines are in the tree.

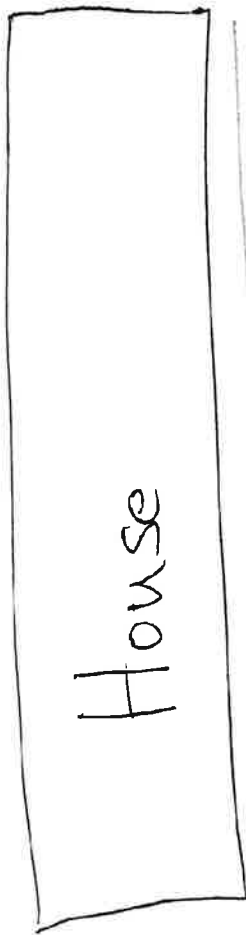
MINUTES OF FEBRUARY 8, 2024  
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Joncie McMurphy

Water  
Oak  
Maintain

Magnolia  
To be removed

Driveway



Sidewalk

Pecan tree  
Maintain

Pecan  
Maintain

Holly  
Maintain

106 N. Cleveland Ave.

**MINUTES OF FEBRUARY 8, 2024  
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MINUTES OF FEBRUARY 8, 2024  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



STATE OF MISSISSIPPI  
CITY OF MARLBOROUGH

**MEMORANDUM**

For and in consideration of the sum of \$10,000 cash to be paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, H. ROBERT S. QUINN and wife, CATHERINE F. QUINN, have and consent unto HAROLD C. WOODRUFF and wife, MARIE WOODRUFF, who as executor to common, but in joint tenancy with the right of survivorship in either, the following described property together with the improvements situated thereon, being located in the City of Long Beach, County of Harrison, State of Mississippi, to-wit:

Lot 2, Block 14, Subdivision, in the City of Long Beach, County of Harrison, State of Mississippi, according to a map or plat thereof on file and of record in Book 18, Page 13 of the Book of Plans of Harrison County, Mississippi.

The above described property is subject to the restrictive covenants and easements of record. Subdivision Cases 102 are generated as of the date of this date. WITNESS our signatures on this 26th day of September, 1962.

*[Signatures and stamps for Robert S. Quinn and Catherine F. Quinn]*

CITY OF MARLBOROUGH  
CITY OF MARLBOROUGH

Personally appeared before me the undersigned authority in and for the Circuit Court of Harrison County, Robert S. Quinn and wife, Catherine F. Quinn, who acknowledged that they signed and delivered the above and foregoing instrument.

*[Signatures and stamps for Harold C. Woodruff and Marie Woodruff]*

CITY OF MARLBOROUGH  
CITY OF MARLBOROUGH

Personally appeared before me the undersigned authority in and for the Circuit Court of Harrison County, Robert S. Quinn and wife, Catherine F. Quinn, who acknowledged that they signed and delivered the above and foregoing instrument.

*[Signatures and stamps for Robert S. Quinn and Catherine F. Quinn]*

WITNESS my hand and official seal this 26th day of September, 1962.

*[Signature and seal of Notary Public]*

MEMORANDUM

Date: January 27, 2024  
 To: City of Long Beach Planning Commission  
 From: Long Beach Tree Board  
 Re: Tree(s) Removal – 106 North Cleveland Avenue

The Tree Board has no objection to this tree removal application. Tree continues to do damage to home and property.

---

Karen Epperson-Price  
 Victor L. Chapman

**MINUTES OF FEBRUARY 8, 2024  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

After discussion and upon recommendation by the City Tree Board, Commissioner DiLorenzo made motion, seconded by Commissioner Kruse and unanimously carried recommending to approve the application as submitted.

\*\*\*\*\*

It came for discussion under new business, a Tree Removal for the property located at Lot 2, Pecan Haven Subdivision, Tax Parcel 0511K-02-082.002, submitted by Jeremy and Terra Richards, as follows:



MINUTES OF FEBRUARY 8, 2024  
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 2/1/24  
Zoning R-1  
Agenda Date 2/8/24  
Check Number Cash

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

USH 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.

USH 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.

USH 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: 2/1/2024

**PROPERTY INFORMATION**

TAX PARCEL # 0511K-02-082.002

Address of Property Involved: Lot 2, Pecan Haven

Property owner name: Jeremy + Tara Richards

Arc 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: 28 Ryan Circle Long Beach MS 39560

Phone No. (619) 213-8175

**CONTRACTOR OR APPLICANT INFORMATION**

Company Name: Coastal Homes LLC

Phone No. 850-2555173 Fax: \_\_\_\_\_

Name Morgan Speranzo Hoda

Address 14244 Longwood Circle Dierberville MS 39540

**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.: The Oak currently sits in the preliminary drawing of the recreational/outdoor  
(use separate sheet if needed)

cooking area. This area will be located behind the pool.

The pool will sit behind the patio of the home.

It will also have a 10 foot concrete perimeter around the pool.

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] 2/1/2024  
Signature Date

**ADDITIONAL INFORMATION REQUIRED FROM APPLICANT**

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

USH 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.

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

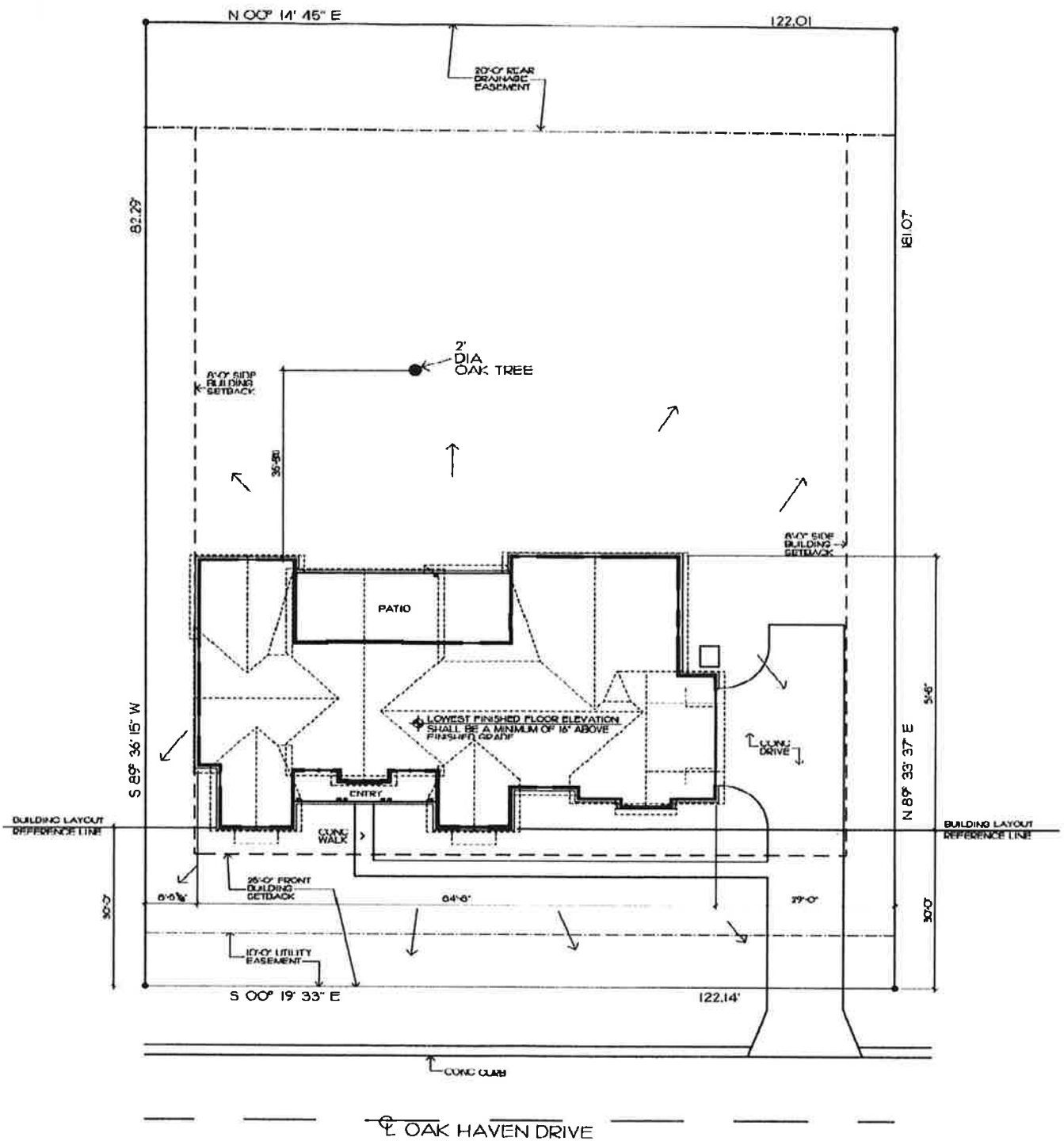
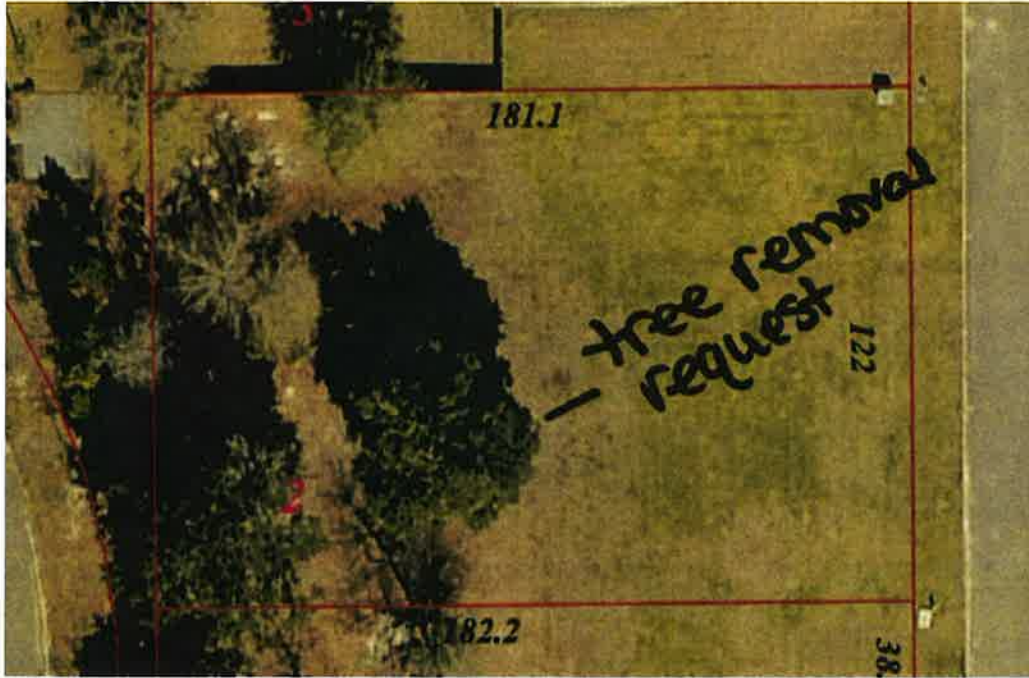
USH OWNERSHIP: Please provide a recorded warranty deed.

USH 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.

USH 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.

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

MINUTES OF FEBRUARY 8, 2024  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



# MINUTES OF FEBRUARY 8, 2024 REGULAR MEETING LONG BEACH PLANNING and DEVELOPMENT COMMISSION



Prepared By and Return To:  
Schwartz, Ogler & Jordan, PLLC  
12506 Hwy 19  
Gulfport, MS 39503  
(728) 837-2650

Indexing Instructions:

File#012116

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,

SANDRA E. WEEKS  
P. O. BOX 524  
LONG BEACH, MS 39560  
913-461-9260

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

JEREMY HENRICH RICHARDS and wife, TERRA RAE RICHARDS  
as tenants by the entirety with full rights of  
survivorship and not as tenants in common  
28 RYAN CIRCLE  
LONG BEACH, MS 39560  
228-216-5233

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

Lot Two (2), OAK HAVEN SUBDIVISION, a Subdivision according to the official map or plat thereof in the office of the Clerks of the First Judicial District of Harrison County, Mississippi, in Plat Book 51, at Page 3, thereof, reference to which is hereby made in aid of and as a part of this description.

The above described property is no a part of the Homestead of the Grantor herein.

THIS CONVEYANCE is subject to any and all recorded restrictive covenants, rights-of-way and easements applicable to subject property, and any prior recorded restrictions, covenants and cuses of oil, gas and minerals by previous owners of subject property.

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

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

WITNESS THE SIGNATURE of the Grantor on this the 11th day of December, 2023.

*Sandra E. Weeks*  
SANDRA E. WEEKS

STATE OF MISSISSIPPI

COUNTY OF HARRISON

THIS DAY personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid, SANDRA E. WEEKS, who acknowledged that she signed, executed and delivered the above and foregoing instrument as a voluntary act and deed on the day and year therein recited.

GIVEN under my hand and official seal on this 24th day of December, 2023.

(SEAL)

My Commission Expires

*[Signature]*  
NANCY PUGH



**MINUTES OF FEBRUARY 8, 2024  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION  
MEMORANDUM**

Date: February 3, 2024  
To: City of Long Beach Planning Commission  
From: Long Beach Tree Board  
Re: Tree(s) Removal – Lot 2 Pecan Haven

The Tree Board has carefully reviewed the details of this removal application and we approve of the application but with great reservations. The tree appears to be a well-established mature, healthy live oak. There is an additional live oak on the property.

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After considerable discussion and upon consideration by the City Tree Board, Commissioner Kruse made motion, seconded by Commissioner DiLorenzo and unanimously carried recommending to deny the application as submitted.

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

APPROVED:

\_\_\_\_\_

Chairman Frank Olaivar

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

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

Tina M. Dahl, Minutes Clerk