

MINUTES OF AUGUST 13, 2026
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

AGENDA
AUGUST 13, 2026
REGULAR MEETING OF THE PLANNING and DEVELOPMENT COMMISSION
CITY OF LONG BEACH, MISSISSIPPI
5:30 O'CLOCK P.M.
LONG BEACH CITY HALL
MEETING ROOM
201 JEFF DAVIS AVENUE

I. CALL TO ORDER

II. INVOCATION AND PLEDGE OF ALLEGIANCE

III. ROLL CALL AND ESTABLISH QUORUM

IV. PUBLIC HEARINGS

1. Variance- 21107 Pineville Road, Tax Parcel 0511N-01-004.012, Submitted by Kevin Hicks.

V. ANNOUNCEMENTS

VI. APPROVE MINUTES

1. July 23, 2026

VII. UNFINISHED BUSINESS

1. Preliminary Plat Approval- Compass Cove, 20583 Johnson Road, Tax Parcel 0512B-01-029.000, Submitted by Timothy Deas, Deas Homes.
2. Tree Removal- Harbor Watch, 998 West Beach Blvd, Tax Parcels 0512J-03-024.000 and 0512J-03-025.000, Submitted by KFK Gulf Coast, LLC (owner) and Kimley-Horn (agent).

VIII. NEW BUSINESS

1. Tree Removal- 107 East Azalea Drive, Tax Parcel 0712D-03-021.000, Submitted by William M. Walker.
2. Tree Removal- 113 Suffolk Drive, Tax Parcel 0511H-02-043.000, Submitted by Brian Roy Davis.
3. Short-Term Rental- 412 East 3rd Street, Tax Parcel 0612A-01-030.000, Submitted by Benjamin and Krislyn Eddings (owners) and Clay and Karen Cunningham (property managers).
4. Final Plat Approval- Magnolia Run, 20012 Pineville Road, Tax Parcel 0511I-01-041.000, Submitted by Gulf Contracting, LLC (owners) and Bobby Heinrich, Heinrich & Associates, LLC (agent).

IX. DEVELOPMENT & RESEARCH

X. ADJOURN

*****NOTES*****

****All decisions made at this meeting are subject to a ten (10) day appeal for a Public Hearing and/or the Mayor and Board of Aldermen approval on August 18, 2026.**

****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.**

MINUTES OF AUGUST 13, 2026
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Commissioner Joey King led the meeting in prayer.

Commissioner Philip LeBlanc read the opening statement for the Planning and Development Commission.

Be it remembered that one Public Hearing was heard before the Long Beach Planning and Development Commission, Long Beach, Mississippi, were begun at 5:30 o'clock p.m., Thursday, August 13, 2026, 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 Public Hearings.

There were present and in attendance on said Commission and at the Public Hearings the following names persons: Vice Chairman Don Sterling, Commissioners Nicholas Brown, William Suthoff, Tim Dulaney, Joey King, Sean Hughes, Ray Baas, Jr., Philip LeBlanc, Building Official Mike Gundlach, and Building Inspector Shawn Barlow.

Absent the Public Hearing were Chairman David DiLorenzo, City Advisor Bill Hessell, and Minutes Clerk Tina M. Dahl.

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

The Public Hearing for discussion, a Variance for the property located at 21107 Pineville Road, Tax Parcel 0511N-01-004.012, submitted by Kevin Hicks, as follows:

**MINUTES OF AUGUST 13, 2026
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	7/2/26
Zoning	R-1
Agenda Date	8/13/26
Check Number	160

VARIANCE REQUEST

- I. Tax Parcel Number(s): 0511N-D1-004-012
- II. Address of Property Involved: 21107 Pineville Rd
- III. Statement clearly explaining the request being made. (Attach supplemental pages if necessary.)
Request a variance for construction of sidewalk for new build.

****PLEASE COMPLETE THE FOLLOWING:**

- A. Describe any special condition that justify the granting of this request and that are peculiar to the property and do not apply to other properties in the general area. What are the reasons for the request and why the applicant cannot meet the stated code requirement?
The location of my new construction is on the last lot before Harrison County Development Commission lot. None of the current homes on the southside of Pineville Rd have a sidewalk.
- 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.
I would not be opposed to a sidewalk but under the circumstances, I don't see a need for a sidewalk to nowhere.
- 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?
None
- 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.
None

MINUTES OF AUGUST 13, 2026
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IV. REQUIRED ATTACHMENTS:

- A. **Interest and Ownership.** The applicant's name, address and interest of every person, firm or corporation represented by the applicant in the application, the name of the owner or owners and their respective addresses of the entire land area proposed to be changed in classification or to be included within the structures then existing thereon, and sufficient evidence to establish that the applicant has the right of possession to the land area and structures, the names and address of all owners of adjacent property (exclusive of the width of intervening streets, alleys, or bodies of water). Claims of support or "no objection" from owners of adjoining property should be substantiated in writing or by the appearance of such owner(s) at the hearing. Such support is usually considered material but not conclusive.
- B. **Survey and Site Plan.** a site plan showing the land area which would be affected, easements bounding and intersecting the designated area, the locations of existing and proposed structures with supporting open facilities, and the ground area to be provided and continuously maintained for the proposed structure or structures;
- C. **Recorded Warranty Deed.** A deed which includes a legal description of the specific piece of property involved in the request. If, several parcels are included in a request, individual parcel deeds AND a composite legal description of all parcels involved in the request must be provided.
- D. **Fee.** Attach a check in the amount of \$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 2nd or 4th 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.

Kevin Hicks
Name of Rightful Owner (PRINT)

Name of Agent (PRINT)

304 Woodcrest Drive
Owner's Mailing Address

Agent's Mailing Address

Long Beach MS 39560
City State Zip

City State Zip

228 313 4731
Phone

Phone

[Signature]
Signature of Rightful Owner Date

Signature of Applicant Date

KEVIN.HICKS247@GMAIL.COM

MINUTES OF AUGUST 13, 2026
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

Our File: B230239
Prepared by & return to: Schwartz, Ogler & Jordan, P.L.L.C.
PO Box 4682 Biloxi MS 39535, 228-388-7441

STATE OF MISSISSIPPI
COUNTY OF HARRISON Index: Pt of the SE1/4 of Sec. 9, T8S, R12W, Harrison County, MS, 1st JD.

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,

LONG BEACH HOLDINGS, L.L.C., a MISSISSIPPI LIMITED LIABILITY COMPANY,
14397 Coccosote Road, Gulfport, MS 39503, 228-669-7071,

does hereby sell, convey and warrant unto
KEVIN HICKS AND SHERYL HICKS,

304 Woodcrest Drive, Long Beach, MS 39560, 228-313-4731

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 1 as per Certificate of Re-subdivision recorded as Instrument Number 2022-9637-D-J1 and being more particularly described as follows, to-wit:

A PARCEL OF LAND SITUATED IN THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 12 WEST, CITY OF LONG BEACH, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH THE BEARINGS BASED ON STATE PLANE GRID NORTH (MS EASE ZONE 2301)

COMMENCING AT A CONCRETE MONUMENT FOUND AT THE SOUTHWEST CORNER OF SAID SOUTHEAST 1/4 OF SECTION 9; THENCE NORTH 14°04'W 218.36' TO A 1/2" IRON ROD WITH CAP SET AT THE POINT OF BEGINNING; THENCE NORTH 20°12'W 263.67' TO A CONCRETE MONUMENT FOUND ON THE SOUTH MARGIN OF PINEVILLE ROAD; THENCE NORTH 90°02'W 19.59' TO ANOTHER CONCRETE MONUMENT FOUND ON THE SOUTH MARGIN OF PINEVILLE ROAD; THENCE ALONG SAID SOUTH MARGIN OF PINEVILLE ROAD, NORTH 25°37' 9.42" THENCE SOUTH 55°39' 259.48" THENCE SOUTH 55°01'W 98.34' TO THE POINT OF BEGINNING

THIS CONVEYANCE is subject to any and all recorded restrictive covenants, rights-of-way

IN WITNESS WHEREOF, Long Beach Holdings, L.L.C., a Mississippi Limited Liability Company, has caused this conveyance to be executed by its duly authorized officer, after having first been duly authorized to do so, on this the 9th day of October, 2023.

Long Beach Holdings, L.L.C., a Mississippi Limited Liability Company

BY: 
Charles M. Gant, Manager and Member

STATE OF MISSISSIPPI
COUNTY OF HARRISON

THIS DAY PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, Charles M. Gant, who acknowledged that he is Manager and Member of Long Beach Holdings, L.L.C., and as his 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 after having been first duly authorized to do so

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 9th day of October, 2023.


NOTARY PUBLIC

My Commission Expires:



PROPERTY ADDRESS: NHN Lot 1, Pineville Road, Long Beach, MS 39560

All warranties and statements, expressed or implied, as to property condition, financing terms, and all representations of all parties, including seller, purchaser, and cooperating brokers, contained in the Contract for Sale and Purchase of Real Estate, signed by Purchasers and Sellers, have been complied with to our satisfaction.

We, the undersigned, do hereby declare that without any reservations we hereby accept the property as to the condition of the house, other improvements, fixtures, and equipment, decoration, suitability and readiness for our intended use, as well as financing terms, and all other representations or representations contained in the contract or any addendum attached hereto.

We do further declare that the consideration paid therefor is fair and reasonable and acceptable to us, and that we understand that market conditions change, and that property values therefore change, and that we release Sellers, Seller's Agents and any broker in this transaction from any responsibility resulting from changes in market conditions.

We understand that with the acceptance of the Deed, the Seller will have no further responsibility or liability for any repairs to the property, and hold harmless the cooperating brokers for any representations, both expressed and implied, in the aforementioned contract or in any other form, not thus merged in the Deed.

PURCHASERS:


Kevin Hicks

Sheryl Hicks

DATE: October 9, 2023

[illegible]08.13.26 Reg

MINUTES OF AUGUST 13, 2026
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View from front yard



View from front yard



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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 the Long Beach Public Library, 209 Jeff Davis Avenue; said notice was ordered as part of these proceedings:



LEGAL NOTICE
PUBLIC MEETING

In accordance with Section 4 of the City of Long Beach Sidewalk 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

Kevin Mills, 304 Woodcrest Drive, Long Beach, MS, 39560, has filed an application for a Variance in accordance with the Long Beach Sidewalk Ordinance. The applicant is requesting a Variance from the placement of a sidewalk on a newly developed lot. The location of the requested Variance is 21107 Pineville Road, Tax Parcel 0511N-01-004.012. The legal description is as follows:

COM AT SW COR OF NW 1/4 OF SE 1/4 SEC 9-8-12 N 2318.4 FT TO POB N 263.7 FT TO S MAR OF PINEVILLE RD N 19.6 FT TO S MAR OF PINEVILLE RD E 94.5 FT ALONG RD S 259.4 FT S 75 DEG W 98.4 TO POB PART OF NW 1/4 OF SE 1/4 OF SEC 9-8-12

A public meeting to consider the above Variance will be held in the City of Long Beach, Mississippi, 39560, Thursday, August 13, 2026, 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 Variance.

/s/ signed
Chairman
Planning Commission

201 Jeff Davis • P.O. Box 929 • Long Beach, MS 39560 • (228) 863-1556 • FAX (228) 865-0822
www.cityoflongbeachms.com

AVERY 5160 Long Beach Holdings, Inc 14397 Creosote Road Gulfport, MS 39503	Print Real Estate Labels Print Real Estate Labels McCormick Joseph A and Janie B 21098 Pineville Road Long Beach, MS 39560	Go to every.com to register Go to every.com to register Sisters of Mercy of St. Louis Region 101 Mercy Drive Belmont, NC 28012
Lagniappe Real Estate Holdings, LLC 5056 A Avenue Long Beach, MS 39560	Yarbrough Joshua Lee 21108 Pineville Road Long Beach, MS 39560	Wedworth James Q III and Sandra EST 21110 Pineville Road Long Beach, MS 39560
Orozco Benito and Amber Lowe 578 Mockingbird Drive Long Beach, MS 39560	Rulz Erin 582 Mockingbird Drive Long Beach, MS 39560	Welker Randy L and Tonja R 584 Mockingbird Drive Long Beach, MS 39560
Harrison Co Dev Comm 12281 Intraplex Parkway Gulfport, MS 39502		

AFFIDAVIT

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. DAVIS, known to me to be the Minutes Clerk of the City of Tangipahoa, Mississippi, following Commission, when being by me first duly sworn, depose and says on oath as follows, to-wit:

- Given under my hand this 20th of July 2020.

Emmy Ward
EMMY WARD AFFILIATE

SWORN TO AND SUBSCRIBED before me on this the 20th day of July, 2026.

My Commission Expires



Proof of Publication

PERSONALLY appeared before me the undersigned clerk: 24 and for said County and DIST. HENRY L. BOWERS, publisher of THE HARRISON GAZETTE, a newspaper printed and published at Harrison County, who being duly sworn, deposes and says the publication of this notice herein attached has been made to the said publication works in the following numbers, and on the following dates of each paper:

Vol. XXI No. 30 dated 10 day of July, A.D. 1906
 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

WHEREFORE I HEREBY CERTIFY that the above and foregoing facts have been established and published continuously in said county for period of more than twelve months prior to the first publication of said notice.

Subscribed and sworn to before me this 21 day of July, A.D. 2006

Not Public
 J. Bowers
 Notary Public

I, HENRY L. BOWERS, do hereby certify that the foregoing facts have been established and published continuously in said county for period of more than twelve months prior to the first publication of said notice.

HENRY L. BOWERS
 Publisher
 The Harrison Gazette
 Harrison, Mo.

MINUTES OF AUGUST 13, 2026
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

Be it remembered that a Regular Meeting before the Long Beach Planning and Development Commission, Long Beach, Mississippi, was begun at 5:30 o'clock p.m., Thursday, the 13th day of August 2026, in the Long Beach City Hall Meeting Room, 201 Jeff Davis Avenue, in said City, and the same being the time, date and place fixed for holding said Regular Meeting.

There were present and in attendance on said Commission and at the Regular Meeting the following named persons: Vice Chairman Don Sterling, Commissioners Nicholas Brown, William Suthoff, Tim Dulaney, Joey King, Sean Hughes, Ray Baas, Jr, Philip LeBlanc, Building Official Mike Gundlach, and Building Inspector Shawn Barlow.

Absent the Regular Meeting were Chairman David DiLorenzo, City Advisor Bill Hessel, and Minutes Clerk Tina M. Dahl.

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

It came for discussion under the Regular Meeting minutes of July 23, 2026. Commissioner Suthoff made a motion, seconded by Commissioner Hughes, and it was unanimously carried to approve the Regular Meeting minutes of July 23, 2026, with the clarification that the record shall reflect that Vice Chairman Don Sterling voted nay on the Harbor Watch Subdivision Preliminary Plat submitted by KFK Gulf Coast, LLC, and Kimley-Horn.

It came for discussion under Unfinished Business a Preliminary Plat Approval for Compass Cove Subdivision located at 20583 Johnson Road, Tax Parcel 0512B-01-029.000, submitted by Timothy Deas, Deas Homes, as follows:

MINUTES OF AUGUST 13, 2026
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	3/4/26
Zoning	R-1
Agenda Date	4/9/26
Check Number	1691

- I. TYPE OF CASE: **PRELIMINARY PLAT APPROVAL**
- II. ADVALOREM TAX PARCEL NUMBER(S): #0512B-01-029.000
- III. GENERAL LOCATION OF PROPERTY INVOLVED: JOHNSON RD EAST
- IV. ADDRESS OF PROPERTY INVOLVED: 20583 JOHNSON RD
- V. GENERAL DESCRIPTION OF REQUEST: Subdivision of 7 HOUSES TO BE BUILT
Into COMPASS COVE

VI. **REQUIRED ATTACHMENTS:**

- A. Twenty (20) working days prior to the regular monthly meeting of the planning commission the following documents must be submitted:
- a. Three (3) full-size blue-line copies of the preliminary plat,
 - b. Two (2) blue-line copies of the complete construction plans and specification,
 - c. Two (2) copies of the developer's engineer's basis of design and complete design calculation, and
 - d. Two (2) copies of the preliminary plat application forms.
 - e. The proposed plat shall be at a scale legible and functional on sheets of twenty-four (24) by thirty-six (36) inches in size. ****Please refer to the City of Long Beach's Subdivision Regulations for additional information to be included on the plat.**

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

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

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

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

VII. **OWNERSHIP AND CERTIFICATION:**

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

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

Name of Rightful Owner (PRINT)

5 PO BOX 309

Owner's Mailing Address

LONG BEACH MS 39560

City State Zip

228 424-5205

Phone

DEAS HOMES CO@gmail.com

Email address

[Signature] MARCH 4, 2026

Signature of Rightful Owner

Date

Name of Agent (PRINT)

Agent's Mailing Address

City State Zip

Phone

Email address

Signature of Applicant

Date

**MINUTES OF AUGUST 13, 2026
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

CIVIL ENGINEER
2 GOLDIN DRIVE
GULFPORT, MS 39507

Robert J. Knesal, P. E.

CONSULTANT
228-860-5318
email: BobbyKnes@aol.com

August 12, 2026

City of Long Beach
Planning Commission & Board of Aldermen
P. O. Box 929
Long Beach, MS 39560

Re: Compass Cove Subdivision

Ladies & Gentlemen:

I have reviewed the letter David Ball sent today and have the following response.

I respectfully disagree with the interpretation of the Drainage Ordinance. The ordinance provides for this variance and I believe this relief should be allowed. I used 5,200sf for a home and drive which should be more than adequate considering most homes will be 2 stories with approximately 3,500 on 1st floor, including a garage and driveways of approximately 1,000-1,200sf. Pools catch water so should not be included. The lots are just not that big to put long driveways on. This still leaves 500-700sf for additional coverage, which I feel is more than enough for decks and storage buildings. I felt I was being very conservative in my calculated estimates.

As a safeguard the covenants can also address a maximum lot coverage to conform to the provision.

The provision was put in the ordinance for a reason and I respectfully request this be reconsidered. That is the purpose of this paragraph of the ordinance variance which should supersede any other provisions.

As stated, we have visited the site during heavy rain events and the existing drainage system adequately handles the runoff. During the latest extreme tropical rain events the system has drained off rapidly. I have also consulted with a neighbor who stated the system works very well. The addition of these seven homes will add very little additional runoff from this site since it is less than the 3 acres allowed.

Could we ask the City Attorney to give us an interpretation of this provision? Not allowing this provision will reduce the development by 4 lots and all of the associated taxes generated by them.

Should you have any questions or need additional information please do not hesitate to contact me @ 860-5318.

Sincerely yours,



Robert J. Knesal, P. E.

**MINUTES OF AUGUST 13, 2026
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**



**OVERSTREET
& ASSOCIATES**
CONSULTING ENGINEERS

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

MEMORANDUM

Date: 8/12/26
To: City of Long Beach
From: David Ball
RE: **Compass Cove Preliminary Plat Review**

Please see below for our engineering review comments on the latest set of plans we have in-hand (as received on 7/15/2026). We recommend that these comments should be addressed prior to City approval.

Drainage & Detention Analysis Comments:

1. The developer's engineer Bobby Knesal, P.E., has submitted a calculation indicating that this site (less than 3 acres in total) will be improved as part of this development but will ultimately total less than 50% of impervious surfaces.
 - a. According to their interpretation of Appendix 1 "Unified Land Use Ordinance", Article XV, Sec. 174 of the City's Code of Ordinances, this development would therefore be exempted from the requirement of avoiding increases in post-development runoff rates. We are unsure if their interpretation of the ordinance is correct.
 - b. We note that Mr. Knesal's calculation likely provided some "buffer" in the predicted total of impervious areas which may exist after the subdivision & homes are constructed. However, we do caution that his calculation of 47% final impervious surface areas provides only a small buffer between his prediction and the ordinance requirement. That buffer may be eliminated by the small incremental improvements that happen on properties throughout their use, such as small driveway additions, in-ground pools, decks, patios, sheds, etc. Those increases in impervious area may ultimately result in more than 50% impervious surfaces in the subdivision.
2. Appendix 1 "Unified Land Use Ordinance", Article XV, Sec. 175 of the City's Code of Ordinances requires "each proposed residential, commercial and industrial development" to provide detention basins to store stormwater runoff in excess of the volumes before development".
 - a. We believe this article may apply regardless of the interpretation of Sec. 174 per the above comments.
3. Appendix 2 "Subdivision Regulations", Article V, Part III, Sec. 9 of the City's Code of Ordinances requires that "All developments shall be constructed and maintained according to City ordinances #444 and #465 and so those adjacent properties are not unreasonably burdened with surface waters as a result of such developments."
 - a. We believe our request for detention is a reasonable application/response to this requirement and should apply to this development.

[Biloxi](#) | [Long Beach](#) | [Pascagoula](#) | [Daphne](#)

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Page 1/2

- b. The Code of Ordinances was adopted by the City as Ordinance 651 on July 21, 2020. In part, Ordinance 651 repealed general and specific ordinances before that date "unless recognized and continued in force by reference therein."
 - c. We have attached a copy of Ordinance 444 which we believe is still in force by reference in the City's Code of Ordinances. In part, Ordinance 444 requires the "volume or rate of post development runoff [to] not exceed the pre development runoff". This requirement has historically been met by detention systems on-site in a subdivision.
4. Our summary recommendation for this property is that the City should require the development to not increase post development runoffs compared to pre development rates.
5. If this development is approved without meeting the runoff/detention requirements referenced herein, we note that downstream runoff will increase and we should expect adverse effects on properties upstream and/or downstream of the site. While we believe some level of impact is possible, determining the extent of those impacts would require a detailed engineering analysis that is outside the scope of our normal services to the City. Therefore, we cannot provide an estimate of the magnitude of those impacts at this time.

**MINUTES OF AUGUST 13, 2026
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

236

ORDINANCE NO. 444

AN ORDINANCE BY THE MAYOR AND BOARD OF ALDERMEN OF THE CITY OF LONG BEACH, MISSISSIPPI, AMENDING ORDINANCE NO. 344 OF THE CITY, THE ZONING ORDINANCE OF THE CITY OF LONG BEACH, MISSISSIPPI, AS AMENDED, AMENDING ARTICLE V OF SAID ORDINANCE NO. 344, AS AMENDED, ENTITLED "APPLICATION OF DISTRICT REGULATIONS, TO PROVIDE FOR THE ADMINISTRATION AND PUBLIC PROTECTION FROM DEVELOPMENTS THAT WILL DISTURB NATURAL DRAINAGE, ADDRESSING DRAINAGE, EROSION CONTROL AND STORM WATER MANAGEMENT, AND FOR RELATED PURPOSES.

WHEREAS, the Mayor and Board of Aldermen of the City of Long Beach, Mississippi, having made due investigation therefore, do now find, determine, adjudicate and declare as follows:

(a) That pursuant to legal notice published and given for the time and in the manner provided by law, the Mayor and Board of Aldermen of the City of Long Beach, Mississippi, did meet at 6:30 o'clock p.m. on Tuesday, the 17th day of September, 1996, at the City Hall in said City, the time, place and date fixed in said legal notice, and did conduct a public hearing at which hearing all parties interested in or opposed to the proposed amendment to Ordinance No. 344, The Zoning Ordinance of the City of Long Beach, Mississippi, as amended, were given an opportunity to be heard and allowed to make oral and/or written comment to such proposed amendment to Ordinance No. 344, as amended, which proposed amendment was then and there on file and had been on file during the period of said notice in the office of the City Clerk at the City Hall in said City, available for public inspection and examination by any and all parties interested in or opposed to the proposed amendment, all as more particularly hereinafter set forth in this ordinance.

(b) That, as a result of the aforesaid public hearing and after consideration by the Mayor and Board of Aldermen of the testimony and evidence presented, and after due deliberation by the Mayor and Board of Aldermen, the Mayor and Board of Aldermen did then find, and do now find, determine, adjudicate and declare by clear and convincing evidence that the proposed amendment as set forth hereinafter is reasonable and in the best interest of

237

the City and in the best interest of the public health and welfare, particularly in view of the need to protect the public and property in the city from damage resulting from developments that will disturb natural drainage.

NOW THEREFORE, BE IT ORDAINED BY THE MAYOR AND BOARD OF ALDERMEN OF THE CITY OF LONG BEACH, MISSISSIPPI, AS FOLLOWS:

SECTION 1. Amendment to Ordinance No. 344, Article III, of the Zoning Ordinance of the City of Long Beach Mississippi

ARTICLE V, of Ordinance No. 344, the Zoning Ordinance of the City of Long Beach, Mississippi, as amended, which article is entitled, "APPLICATION OF DISTRICT REGULATIONS", shall be and the same is hereby amended by adding the following:

**MINUTES OF AUGUST 13, 2026
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

238

SECTION 502. DISTRICT DEVELOPMENT REGULATIONS

This Section is intended to provide for the administration and public protection from developments that will disturb natural drainage. It will address drainage, erosion control, and storm water management.

502.1 Natural Drainage System Utilized to Extent Feasible

502.1.1 To the extent practicable, all development shall conform to the natural contours of the land and natural and preexisting man-made drainage ways shall remain undisturbed.

502.1.2 To the extent practicable, lot boundaries shall be made to coincide with natural and preexisting man-made drainage ways within subdivisions to avoid the creation of lots that can be built upon only by altering such drainage ways.

502.2 Developments Must Drain Properly

502.2.1 All developments shall be provided with a drainage system that is adequate to prevent the undue retention of surface water on the development site. Surface water shall not be regarded as unduly retained if:

- (a) The retention results from a technique, practice or device deliberately installed as part of an approved sedimentation or storm water runoff control plan; or
- (b) The retention is not substantially different in location or degree than that experienced by the development site in its pre-development stage, unless such retention presents a danger to health or safety.

502.2.2 No surface water may be channeled or directed into a sanitary sewer.

502.2.3 Whenever practicable, the drainage system of a development shall coordinate with and connect to the drainage systems or drainage ways on surrounding properties or streets.

502.2.4 Use of drainage swales rather than curb, gutter and storm sewers in subdivisions must be approved by the Planning Commission, after the City Engineer has provided the Planning Commission with a report and recommendation. Private roads and access ways within un-subdivided (commercial) developments shall utilize curb, gutter and storm drains to provide adequate drainage. Alternative drainage systems will be considered, only if proposed drainage system is equal to or better than the required curb, gutter and storm drains.

**MINUTES OF AUGUST 13, 2026
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

239

502.2.5 Construction plans and specifications for drainage swales, curbs, gutters and storm drains shall be approved by the City Engineer. Any drainage swales, storm drains, or other drainage features which carry runoff generated from off the development site shall be constructed within drainage easements, dedicated to the City of Long Beach. The minimum width for any such drainage easement shall be ten feet, unless a greater width is needed to contain and provide for the future maintenance of the facility.

502.3 Storm Water Management

502.3.1 All developments shall be constructed and maintained so that adjacent properties or properties downstream are not unreasonably burdened with surface waters as a result of such developments. More specifically:

- (a) No development may be constructed or maintained so that such development unreasonably impedes the natural flow of water from higher adjacent properties across such development, thereby unreasonably causing substantial damage to such higher adjacent properties; and
- (b) No development may be constructed or maintained so that surface waters from such development are unreasonably collected and channeled onto lower adjacent properties at such locations or at such volumes as to cause substantial damage to such lower adjacent properties.
- (c) In the case of the above, the volume or rate of post development runoff shall not exceed the predevelopment runoff. The developer is free to choose the method to meet this standard, however, it must be approved by the City Engineer.
- (d) In addition, any development utilizing five (5) acres or more of land shall provide on-site detention. All private developments shall retain the responsibility of perpetual maintenance of all drainage detention facilities. In the case of residential subdivisions, where lots are to be sold, the developer shall dedicate the drainage improvements (including detention facilities) to the City of Long Beach. (Condominiums are considered private developments)

502.4 Storm Water Runoff Control

502.4.1 The minimum design frequency for storm runoff shall be ten (10) years for storm sewer collection and twenty-five (25) years for cross drainage (i.e., drainage facilities crossing a street). However, an alternate standard of design may be considered, if the developer's engineer submits evidence that the preponderance of existing drainage facilities upstream

**MINUTES OF AUGUST 13, 2026
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

240

and downstream of the development is sized to a lesser standard. If conditions exist, such as a known serious drainage area, the City can require a higher standard of design to satisfy storm runoff.

502.4.2 All storm drainage pipe shall be Class III concrete pipe under traffic areas, or smooth-interior, double wall polyethylene pipe in non-traffic areas. No pipe may be smaller than fifteen (15) inches in diameter.

502.4.3 Culvert outlet protection and swale erosion protection shall be designed based on a ten (10) year storm.

502.4.4 All storm drainage structures and pipes shall be designed and constructed in accordance with accepted engineering design and approved by the City Engineer.

502.5 Sedimentation and Erosion Control

502.5.1 No zoning variance or special use permit may be issued or final plat approval for subdivisions granted where evidence of a specific sediment or erosion problem exists or will exist after development. In this case, the City engineer may require additional documentation and corrective measures to satisfy any concerns.

502.5.2 Road shoulders, swales, back-of-curbs, and cut and fill banks shall be completely dressed up by the contractor and seeded as soon as possible.

241

SECTION 2. Headings, Captions and Catch Phrases.

Headings, captions and catch phrases at the beginning of each section of this Ordinance are intended for easy reading and reference research, and shall not affect the meaning or interpretation of the provisions thereof.

SECTION 3. Severability

If any section, subsection, sentence, clause or phrase of this Ordinance, or the application thereof, be held by any court of competent jurisdiction to be invalid or unconstitutional, such portion shall be deemed to be a separate and independent provision, and such holding of invalidity shall not affect the validity of the remaining portions of this Ordinance.

SECTION 4. Effective Date

This Ordinance shall take effect and be in force thirty (30) days after its adoption, publication and enrollment thereof as provided by law.

The above and foregoing Ordinance No. 444 was introduced in writing by Alderman Castiglia, who moved its adoption. Alderman Parker seconded the motion to adopt the Ordinance, and after discussion, no member of the Board of Aldermen having requested the Ordinance to be read by the City Clerk, and the question being put to a roll call vote, the result was as follows:

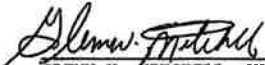
Alderman Barnett Ratcliff	voted	<u>Absent</u> , Not Voting
Alderman Frank Castiglia	voted	<u>Aye</u>
Alderman Miriam Graves	voted	<u>Aye</u>
Alderman Bernie Parker	voted	<u>Aye</u>
Alderman Tim Pierce	voted	<u>Aye</u>
Alderman Michael Rutledge	voted	<u>Present</u> , Not Voting
Alderman Wayne O'Neal	voted	<u>Aye</u>

MINUTES OF AUGUST 13, 2026
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

242

The question having received the affirmative vote of _____
all _____ the Aldermen present and voting, the
Mayor declared the motion carried and said Ordinance 444 adopted
and approved this 17th day of September, 1996.

APPROVED:


GLENN W. MITCHELL, MAYOR

ATTEST:


REBECCA SCHRUFF, CITY CLERK

C E R T I F I C A T E

STATE OF MISSISSIPPI
COUNTY OF HARRISON
CITY OF LONG BEACH

I, the undersigned, Rebecca E. Schruoff, City Clerk within and
for the City of Long Beach, Mississippi, do hereby certify that the
above and foregoing is a true and correct copy of that certain
Ordinance Number 444 adopted by the Mayor and Board of Aldermen
of the City of Long Beach at a regular meeting duly convened and
held on Tuesday, September 17, 1996, as the same appears of
record in my office at the City Hall in said City.
Given under my hand and the official seal of my office this
the 23rd day of September, 1996.

(SEAL)


Rebecca E. Schruoff, City Clerk

After considerable discussion, Commissioner Suthoff made motion, seconded by
Commissioner Dulaney to deny the item as submitted. The vote was as follows:

Commissioner Nicholas Brown	Voted	Yay
Commissioner Billy Suthoff	Voted	Yay
Commissioner Tim Dulaney	Voted	Yay
Commissioner Joey King	Voted	Yay
Commissioner Sean Hughes	Voted	Yay
Commissioner Ray Baas, Jr.	Voted	Nay
Commissioner Philip LeBlanc	Voted	Yay

It came for discussion under Unfinished Business a Tree Removal for Harbor
Watch located at 998 West Beach Blvd, Tax Parcels 0512J-03-024.000 and 0512J-03-025.000,
submitted by KFK Gulf Coast, LLC (owner) and Kimley-Horn, Jarod Landry (agent), as
follows:

MINUTES OF AUGUST 13, 2026
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	<u>7/17/26</u>
Zoning	<u>R-3</u>
Agenda Date	<u>7/23/26</u>
Check Number	<u>2204</u>

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

JL 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.

JL 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.

JL 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: 06/23/26

PROPERTY INFORMATION

TAX PARCEL # 0512J-03-024.000 ; 0512J-03-025.000

Address of Property Involved: 998 Beach Blvd. West

Property owner name: KFK Gulf Coast, LLC

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.

1201 Canal St., Suite C-2
Property owner address: New Orleans, LA 70112

Phone No. (504) 585-1535

CONTRACTOR OR APPLICANT INFORMATION

Company Name: KIMLEY-HORN

Phone No. (251) 263-8353 Fax: _____

Name JARED LANDRY, P.E.

Address 11 N. WATER STREET, STE 9290 MOBILE, AL 36602

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)

Construction of 49 lot subdivision consisting of
single-family houses, roadway, utilities, and
detention pond

Number of Trees:

35 Live Oak 8 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 06/23/26

ADDITIONAL INFORMATION REQUIRED FROM APPLICANT

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

JL 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.

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

JL OWNERSHIP: Please provide a recorded warranty deed.

JL 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.

JL 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.

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

MINUTES OF AUGUST 13, 2026
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION
Revised Tree Removal Application:



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	8/14/26
Zoning	R-3
Agenda Date	8/13/26
Check Number	

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

JL 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.

JL 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.

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TODAY'S DATE: 08/04/26

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Address of Property Involved: 998 Beach Blvd. West

Property owner name: KFK Gulf Coast, LLC

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CONTRACTOR OR APPLICANT INFORMATION

Company Name: KIMLEY-HORN

Phone No. (251) 263-8353 Fax: _____

Name JARED LANDRY, P.E.

Address 11 N. WATER STREET, STE 9290 MOBILE, AL 36602

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)

Construction of 49 lot subdivision consisting of
single-family houses, roadway, utilities, and
detention pond

Number of Trees:

13 Live Oak 0 Southern Magnolia

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

Signature

08/04/26

Date

ADDITIONAL INFORMATION REQUIRED FROM APPLICANT

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

JL 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.

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**MINUTES OF AUGUST 13, 2026
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

CITY OF LONG BEACH, MS PROTECTED TREES SURVEY REPORT

Property:

W. Beach Blvd

Long Beach, Mississippi

Parcel Number: 0512J-03-024.000 & 0512J-03-025.000

Prepared for:

68 V, Paydirt LLC

C/o Cat Holladay

26051 Predazzer Ln. Suite A

Daphne, AL 36526

cholladay@68ventures.com

Prepared by:

UES

3298 Summit Boulevard, Suite 44

Pensacola, Florida 32503

850.435.9367

July 31, 2026



Ecological Services & Environmental Permitting

MINUTES OF AUGUST 13, 2026
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

This report contains proprietary, business-confidential, and/or privileged material. The information transmitted by this document is intended only for the recipient and represents the work product of UES Professional Solutions, LLC d/b/a UES, who owns the information and has provided it to the recipient under terms and conditions. The recipient is authorized by UES to transmit this information to others as necessary to accomplish their objectives. That transmission, however, does not obligate UES to interpret or otherwise consult with additional recipients of the substance of this report.

2235.119 White Harbor
July 31, 2026

UES has completed a "Protected Trees" assessment on the above-referenced site in Harrison County, Mississippi, City of Long Beach based on the requirements detailed in ordinance 655, section 5 (a). The fieldwork for this assessment was conducted by a team of UES ecologists on Wednesday, July 29, 2026. The purpose of the survey was to locate protected trees as defined by City of Long Beach ordinance 655, section 5 (a).

Site assessment was accomplished using appropriately spaced transects to identify protected trees within the inspection boundary. Transect belt sizes depended on the timber density but were no greater than 50 feet. Tree diameter was measured at the "Diameter at Breast Height" (DBH) point – 4 ½ feet above grade - per the International Society of Arborists (ISA) "Simplified Guide to Measuring DBH." The Santa Rosa County Development Services – Planning and Zoning Office's Minor Land Clearing Permit Application references the Land Development Code 4.07.05 Tree Protection requirements, as shown below.

Ordinance 655, section 5 (a) Tree Protection

Protected Trees – The following trees are protected and require a permit for removal.

List of Protected Trees

1. Large Trees at a diameter of eight (18) inches and greater at four and a half (4½) feet above grade:

Common Name	Genus/Species
Southern Magnolia	Magnolia grandiflora
Live Oak	Quercus virginiana
Sand Live Oak	Quercus geminata

Trees that met the criteria for protected tree status were numbered and GPS located using a sub-meter accurate Trimble Geo7x. Additionally, tree species, diameter at breast height (DBH), and whether they were multi-trunk trees were recorded for each protected tree. Each protected tree was flagged with its specific number using orange flagging tape. The approximate location of each identified protected tree is illustrated on the attached **Protected Trees Map**. This map does not constitute a professionally produced survey by a licensed surveyor. The most accurate representation of the location of each protected tree may be obtained by contacting a licensed surveyor.

Results

Based upon our reconnaissance and the protected tree descriptions detailed above, 15 protected trees – comprising 2 species - were found within, or closely upon, the inspection boundary of this site. By species, the 15 protected trees are distributed as follows: 1 sand live oak (*Quercus geminata*), 14 live oak (*Quercus virginiana*). Their DBH values were obtained via measurement with a girthing tape and are listed in **Table 1**. Trees with more than one trunk (multi-trunk) have calculated DBH values derived from the measured DBH values of each stem. The multi-trunk DBH

MINUTES OF AUGUST 13, 2026
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

2235.119 White Harbor
July 31, 2026

values are the square root of the sum of the squared individual DBH values. No heritage or champion trees were observed.

Table 1: White Harbor/West Beach Blvd Protected Tree Inventory

Tree ID	Common Name	Scientific Name	DBH (in)	Comments
1	Southern Live Oak	<i>Quercus virginiana</i>	22.12	multi-trunk
6	Southern Live Oak	<i>Quercus virginiana</i>	26.7	
7	Southern Live Oak	<i>Quercus virginiana</i>	28.8	
8	Southern Live Oak	<i>Quercus virginiana</i>	24	multi-trunk
13	Southern Live Oak	<i>Quercus virginiana</i>	20.5	
18	Southern Live Oak	<i>Quercus virginiana</i>	20.0	
25	Southern Live Oak	<i>Quercus virginiana</i>	24.7	
28	Southern Live Oak	<i>Quercus virginiana</i>	19.3	
32	Southern Live Oak	<i>Quercus virginiana</i>	20.3	
33	Southern Live Oak	<i>Quercus virginiana</i>	32.5	
35	Southern Live Oak	<i>Quercus virginiana</i>	20.1	
43	Southern Live Oak	<i>Quercus virginiana</i>	20.6	
45	Southern Live Oak	<i>Quercus virginiana</i>	21.5	
48	Sand Live Oak	<i>Quercus geminata</i>	22.9	
53	Southern Live Oak	<i>Quercus virginiana</i>	20	

Only trees that meet all requirements for protected tree status have been included in this tabulation. Non-protected, excluded trees and shrubs exist on this site, but they are not included in the results of this survey. No mitigation is required for their removal. Should any protected trees need to be removed, mitigation may be required. UES suggests that the client contact Harrison County's Planning Office to verify if mitigation for removal or harm to any protected trees may be necessary.

This report presents the best professional judgement of the environmental professional that performed the work. These conclusions are subject to the review and concurrence of county staff.

UES' assessment of the protected trees on the target property is now complete. We look forward to serving you in the future. If you require additional information, assistance, or clarification, please call us at 850.435.9367 or visit <http://www.biome.co/>.

MINUTES OF AUGUST 13, 2026
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

2235.119 White Harbor
July 31, 2026

Signature of Environmental Professional

Patrick Magill
Sincerely,
UES

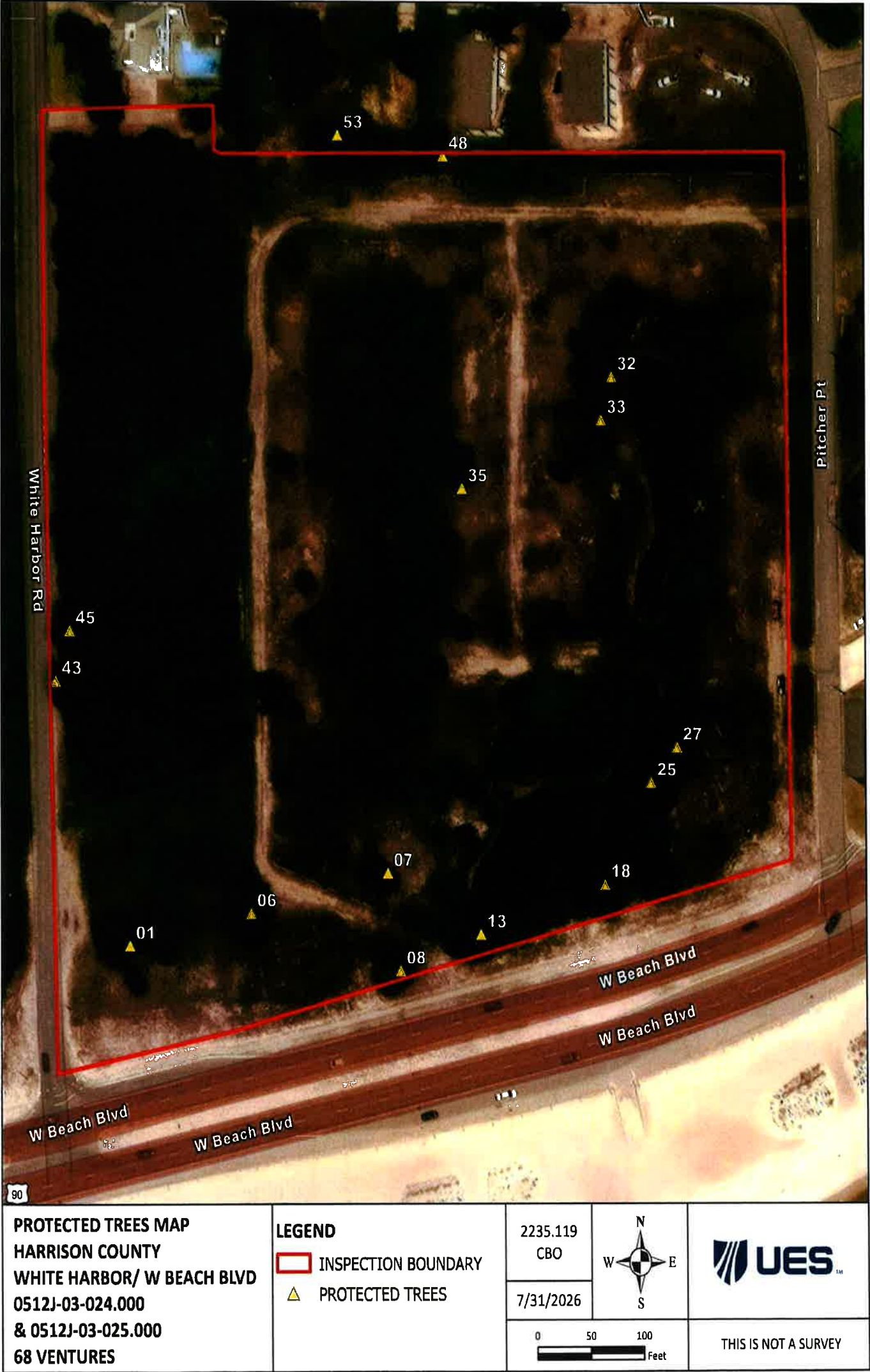
Pat Magill, M.S.
Project Manager – Field Ecologist
UES

Attachment: Protected Trees Map

1985 Cope Ln | Pensacola, FL 32526 | ph 850-944-5555
3298 Summit Boulevard, Suite 44 | Pensacola, Florida 32503 | ph 850-435-9367
teamUES.com

W Beach Blvd

MINUTES OF AUGUST 13, 2026
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



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MINUTES OF AUGUST 13, 2026
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



Tree 01



Tree 06

MINUTES OF AUGUST 13, 2026
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



Tree 07



Tree 08

**MINUTES OF AUGUST 13, 2026
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**



Tree 13



Tree 18

MINUTES OF AUGUST 13, 2026
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



Tree 25



Tree 27

MINUTES OF AUGUST 13, 2026
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



Tree 32

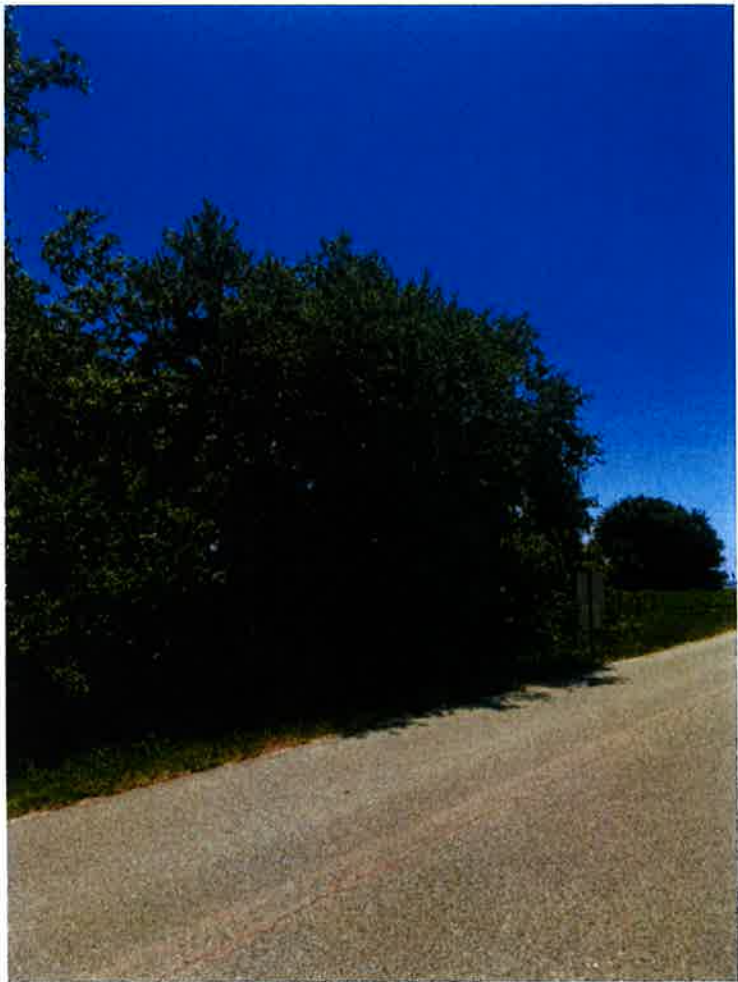


Tree 33

MINUTES OF AUGUST 13, 2026
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



Tree 35



Tree 43

**MINUTES OF AUGUST 13, 2026
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**



Tree 45

**MINUTES OF AUGUST 13, 2026
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

Tina Dahl

From: Blane Sutton <blasutton@yahoo.com>
Sent: Sunday, August 9, 2026 7:11 PM
To: Michael McGill; Harold Donahue; Sherry Grady; Tina Dahl
Subject: Re: Revised, Tree Removal, Harbor Watch, 998 West Beach Blvd

Members of the Long Beach Tree Board met on Friday August 7, 2026 to review revised information regarding 998 West Beach Blvd. After a group meeting at the property it was determined that the property is still unsafe to enter in many areas as previously stated and the large northwest corner that is heavily overgrown has not been cleared as previously requested by the Planning & Development Commission. The application is still filled with inconsistencies regarding tree locations both protected and nonprotected. The application calls for 13 protected trees to be removed while a tree inventory counts 15. Some information asks for tree removal outside of the property lines. Tree inventory shows tree 28 listed for removal but not listed on the drawing. There are clearly protected trees that are not listed on the applicants protected tree inventory list that the applicant states are not protected.

The following should be performed by the applicant so a proper tree assessment can be performed:

- 1) Cut under growth around and under each live oak or magnolia so a proper measurement can be performed.
- 2) Clear brush in the northwest corner of the property so that area is walkable to determine the number and size of protected trees.
- 3) Physically tag, label and number ALL live oaks and other protected trees on the property with the intention of removal or non-removal of each. Furnish an accurate drawing depicting ALL tagged, labeled and numbered trees and the applicants intentions for each.

The members of the tree board have roughly 10+ individual man hours invested in this property for this application currently. Based on above reasons and those not stated we recommend denial of the application in its current form.

Blane Sutton-No
Harold Donahue-No
Michael McGill-No
Sherry Grady-Absent

Blane Sutton
Board Member

MINUTES OF AUGUST 13, 2026
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

Cat Holladay was present and spoke on behalf of KFK Gulf Coast, LLC located at 2605 Predazzer Lane, Suite A, Daphne, AL 32536. After considerable discussion and upon recommendation made by the City of Long Beach Tree Board, Commissioner Suthoff made motion, seconded by Commissioner Dulaney recommending to approve the application as submitted. The question being put to a roll call vote, the result was as follows:

Commissioner Nicholas Brown	Voted	Yay
Commissioner Billy Suthoff	Voted	Yay
Commissioner Tim Dulaney	Voted	Yay
Commissioner Joey King	Voted	Yay
Commissioner Sean Hughes	Voted	Nay
Commissioner Ray Baas, Jr.	Voted	Nay
Commissioner Philip LeBlanc	Voted	Nay

The question having received the majority affirmative vote of the Commissioners present and voting, Vice Chairman Sterling declared the motion carried.

It came for discussion under New Business a Tree Removal for the property located at 107 East Azalea Drive, Tax Parcel 0712D-03-021.000, submitted by William M. Walker, as follows:

**MINUTES OF AUGUST 13, 2026
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**



CITY OF LONG BEACH, MISSISSIPPI
204 Jeff Davis Avenue
P.O. Box 229
Long Beach, MS 39560
(228) 663-1551
(228) 863-1558 fax
APPLICATION FOR TREE PERMIT

OFFICE USE ONLY	
Date Received	7/29/26
Zoning	R1
Agenda Date	8/13/26
Check Number	Cash

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

☒ 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.

☒ 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.

☒ 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: 7/28/26

PROPERTY INFORMATION

TAX PARCEL # 0712D-03-021.000

Address of Property Involved: 107 E Azalea Dr Long Beach, MS

Property owner name: William M. Walker

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, nor listed on this application, has any interest in the title in or to the property.

Property owner address: 107 E Azalea Dr Long Beach, MS

Phone No.: 907, 302-8898

CONTRACTOR OR APPLICANT INFORMATION

Company Name: Taylor Tree Company

Phone No. 228-255-8733

Fax:

Name: Tay or Tree Company

Address: 7200 Hollie Dr. Biloxi, MS 39532

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.: diseased, in danger of falling
(use separate sheet if needed)
on the residence. Rather in the center

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.

Signature

Date

7/28/26

**ADDITIONAL INFORMATION REQUIRED
FROM APPLICANT**

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

☒ **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.

☒ **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.

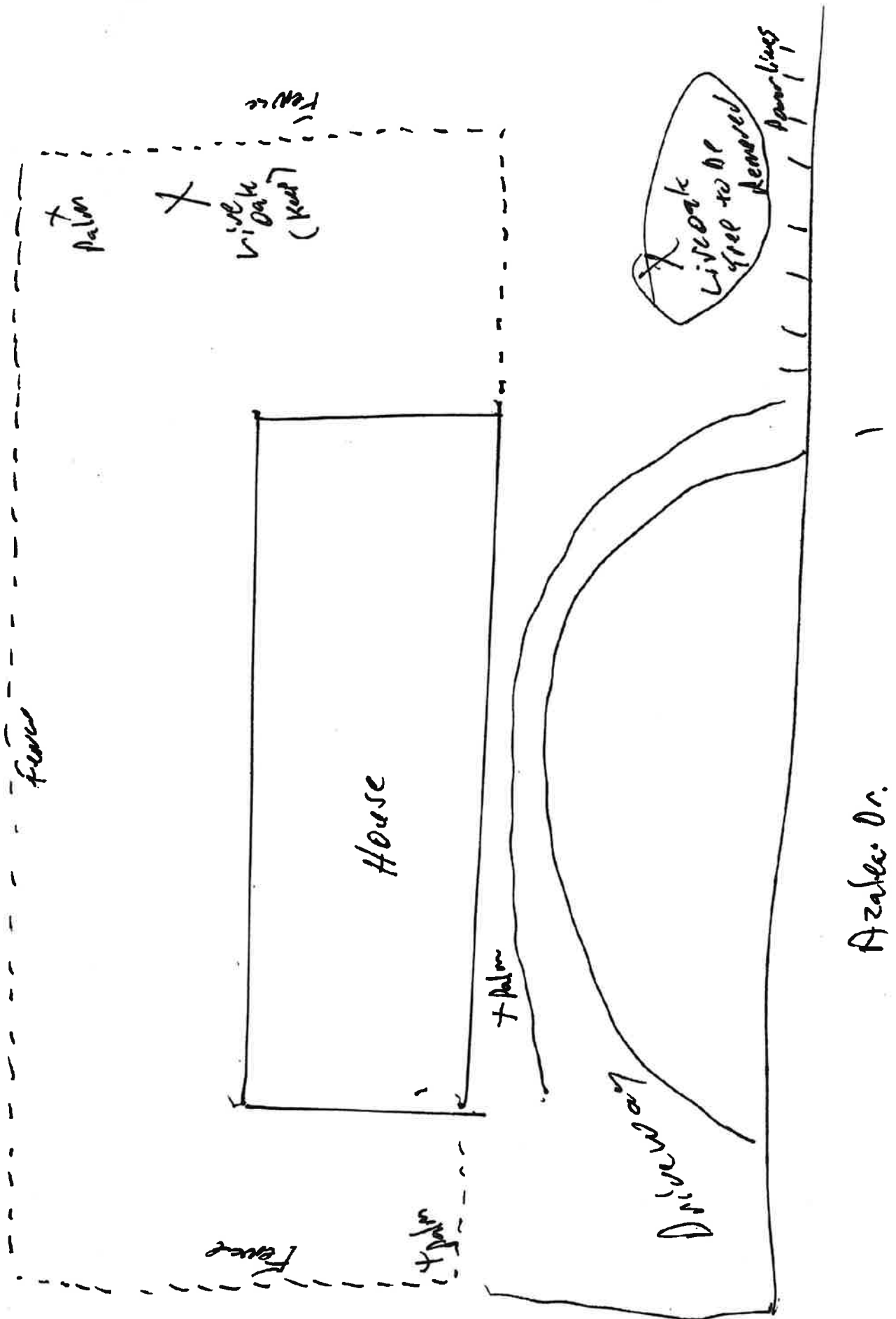
☒ **PERMIT FEES:** Upon issuance of a Tree Removal Permit, the permit fee will be as follows: For removal of a tree or trees where such removal of such tree or trees is necessitated by material damage caused by such tree or trees to permanent improvement or improvements on the parcel where such tree 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 \$400.00 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.

☒ **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.

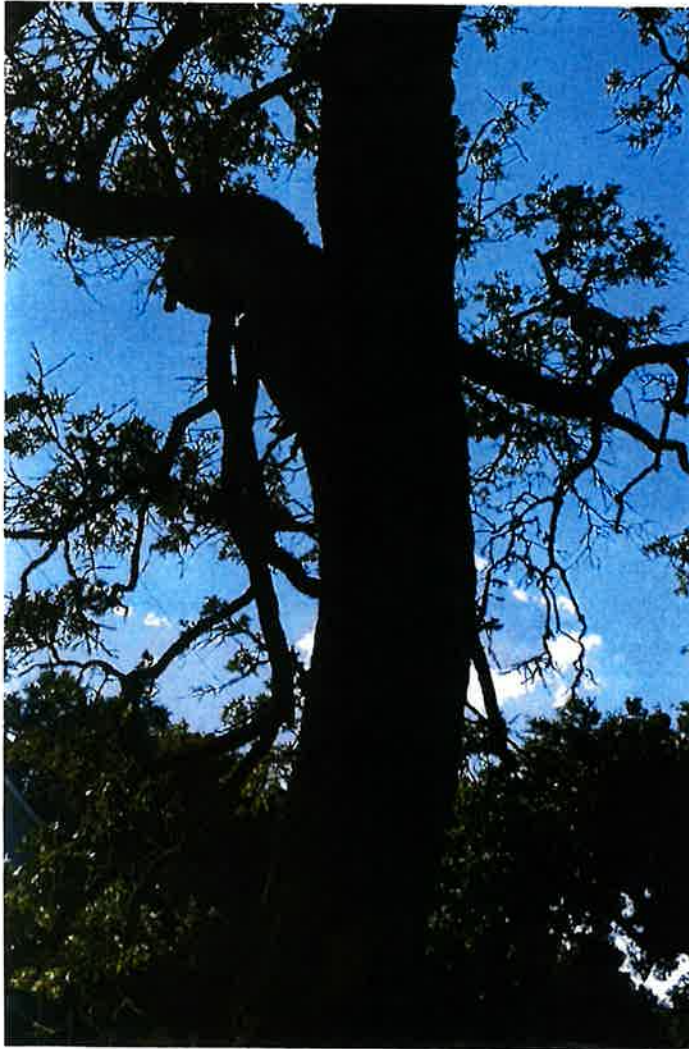
☒ **MEETING:** You must attend the Planning Commission meeting, not attending may cause your permit for tree removal to be denied or withheld.

MINUTES OF AUGUST 13, 2026
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

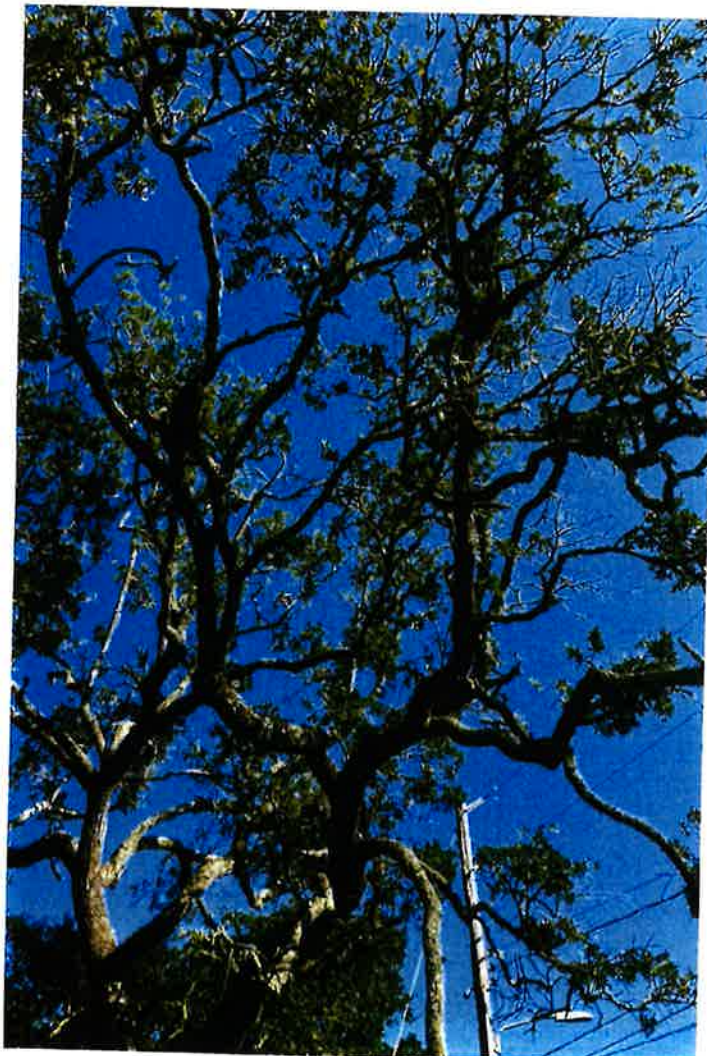
Once tree is removed & the stump ground, we plan
to plant grass over the area.



MINUTES OF AUGUST 13, 2026
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



**MINUTES OF AUGUST 13, 2026
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**



MINUTES OF AUGUST 13, 2026
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



Prepared by:
Victoria Rousley Rose
Attorney at Law, 312 Bar No. 101286
3118 Pass Road, Unit 3
Biloxi, Mississippi 39521
228-337-4646

Monette
Team Title, LLC
2118 Pass Road, Unit 3
Biloxi, Mississippi 39518
228-337-9191

File #: 22-4193-545

Interplay Instrumental: EXEMPT

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 considerations, the receipt and sufficiency of which are hereby acknowledged, we,

Christopher L. Cirillo-Vickery and husband, Billy D. Lawson (Grantors)
3445 Kinsboro R. N.E. #2303
Atlanta, GA 30356
(228) 333-4682

do hereby sell, convey, bargain and warrant to:

William Mark Walker and wife, Jechin Walker (Grantee)
107 East Azalea Drive
Long Beach, MS 39566
(907) 302-8898

as Joint Tenants with full rights of survivorship and not as tenants in common the following described real property situated and located in Harrison County, First Judicial District, State of

Page 1 of 3

Mississippi, more particularly and certainly described as:

Lot 4, Azalea Homes Subdivision, a subdivision according to a map or plat thereof which is on file of record in the office of the Chancery Clerk of Harrison, First Judicial District County, Mississippi, reference to which is hereby made in and as a part of this description.

Being the property obtained by Grantors under Warranty Deed filed for record on March 31, 2016, in the office of the Chancery Clerk of Harrison County, First Judicial District as Instrument Number 2016 1975 D-41.

The conveyance herein is subject to all easements, rights-of-way, servitudes, restrictive covenants and oil, gas and other mineral reservations, exceptions, conveyances and leases of record or obvious on reasonable inspection of the subject property.

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

The parties agree that the Ad Valorem taxes for 2022 tax year are being prorated as of this day and are assumed by the Grantee herein.

THE REMAINDER OF THIS PAGE, LEFT INTENTIONALLY BLANK

Page 2 of 3

WITNESS our signatures, this 13th day of August, 2022.

GRANTOR:

Christopher L. Cirillo-Vickery

Billy D. Lawson

STATE OF MISSISSIPPI
COUNTY OF HARRISON

Personally appeared before me, the undersigned authority in and for the said County and State, on this 13th day of August 2022, within my jurisdiction the within named Christopher L. Cirillo-Vickery and Billy D. Lawson acknowledged that they executed the above foregoing instrument on the day and year herein indicated.

Notary Public
My Commission expires: Feb. 11, 2027



TAX NOTICES: Grantee is responsible for the property taxes.

Page 3 of 3

**MINUTES OF AUGUST 13, 2026
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

Tina Dahl

From: Harold Donahue <hdonahue1953@gmail.com>
Sent: Tuesday, August 4, 2026 8:03 PM
To: Tina Dahl; sherryb1231@yahoo.com; Blane Sutton; Michael McGill
Subject: Tree Removal 107 East Azalea Dr

The Tree Board met August 3rd to evaluate William Walker's request to remove his Live oak. The tree is an estimated 80 years old and has a DBH, diameter at breast height, of 92 inches. After a careful review of the tree the Tree Board is recommending for the removal of the tree. There are several physical characteristics at play:

- There are 4 large old scars at breast height. The largest is 2'x10".
- The interior heartwood has decayed and is mostly hollow.
- The leaves are yellowish and the total leaf coverage (area) is ~20%.

The tree is diseased, slowly dying and should be removed. The roll call results for removal were:

Sherry Grady - Aye
Blane Sutton - Aye
Harold Donahue - Aye
Michael McGill - Absent

Questions please call.
Harold Donahue
573-825-4479

After considerable discussion and upon recommendation made by the City of Long Beach Tree Board, Commissioner Dulaney made motion, seconded by Commissioner Suthoff 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 113 Suffolk Drive, Tax Parcel 0511H-02-043.000, submitted by Brian Roy Davis, as follows:

MINUTES OF AUGUST 13, 2026
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	7/20/26
Zoning	R-1
Agenda Date	8/13/26
Check Number	CC

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

X 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.

X 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 ½) feet above the surface of the ground, or a multi-stemmed trunk system with a definitely formed crown.

X 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: 7/20/2026

PROPERTY INFORMATION

TAX PARCEL # 0511H-02-043.000

Address of Property Involved: 113 Suffolk Dr. Long Beach, 39560

Property owner name: BRIAN ROY DAVIS

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: 24679 Knollwood Dr. Pass Chrstian, MS 39571

Phone No. (440) 241-7080

CONTRACTOR OR APPLICANT INFORMATION

Company Name: Southtree Tree and Turf

Phone No. 228-760-5296 Fax: _____

Name Patrick Blake

Address 139 Central Ave Long Beach, MS 39560

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.:

Roots have destroyed patio and have or will soon damage foundation and or plumbing or sewer under foundation.

Number of Trees:

X 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.

Brian Davis 7/20/2026
Signature Date

ADDITIONAL INFORMATION REQUIRED FROM APPLICANT

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

BD 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.

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

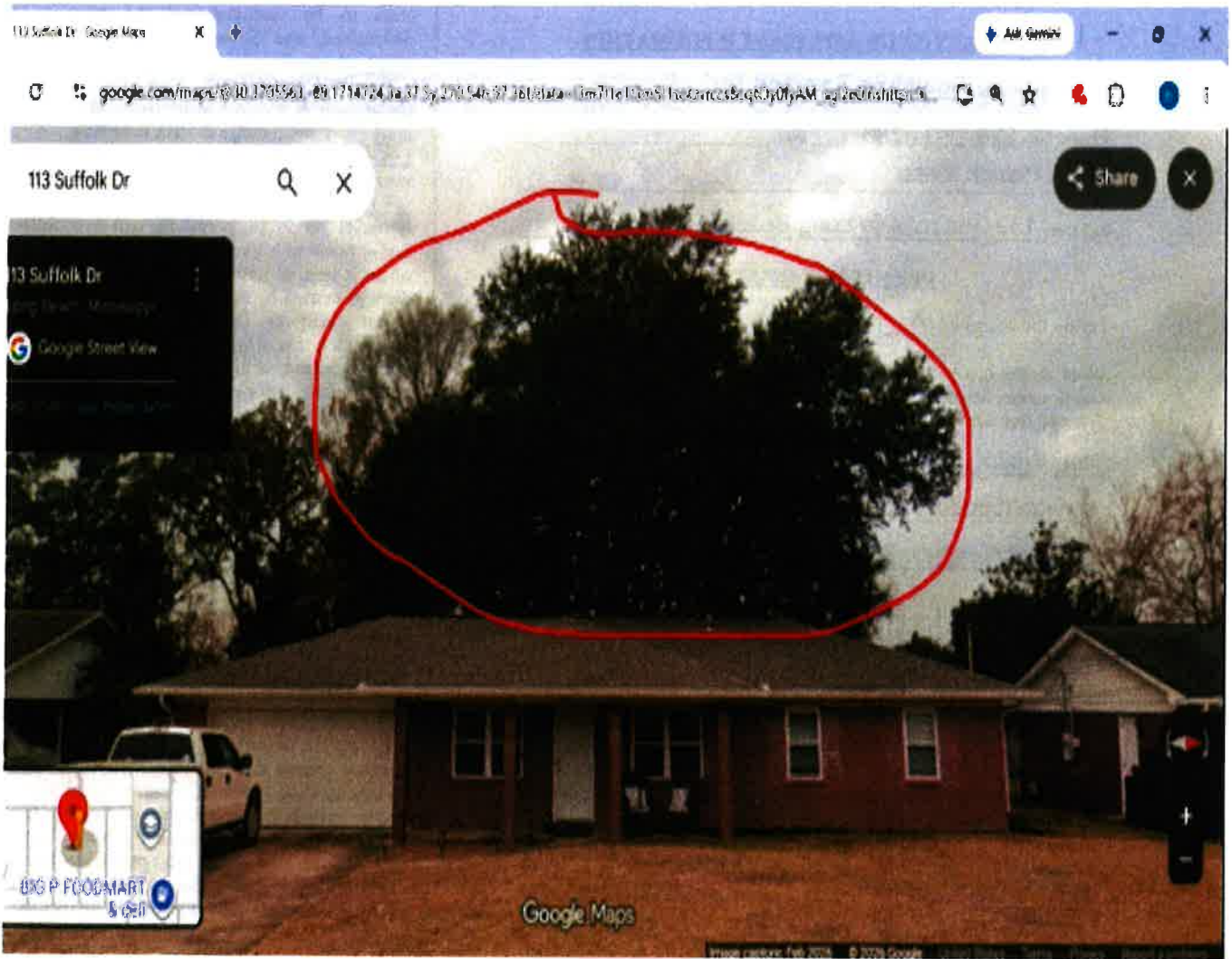
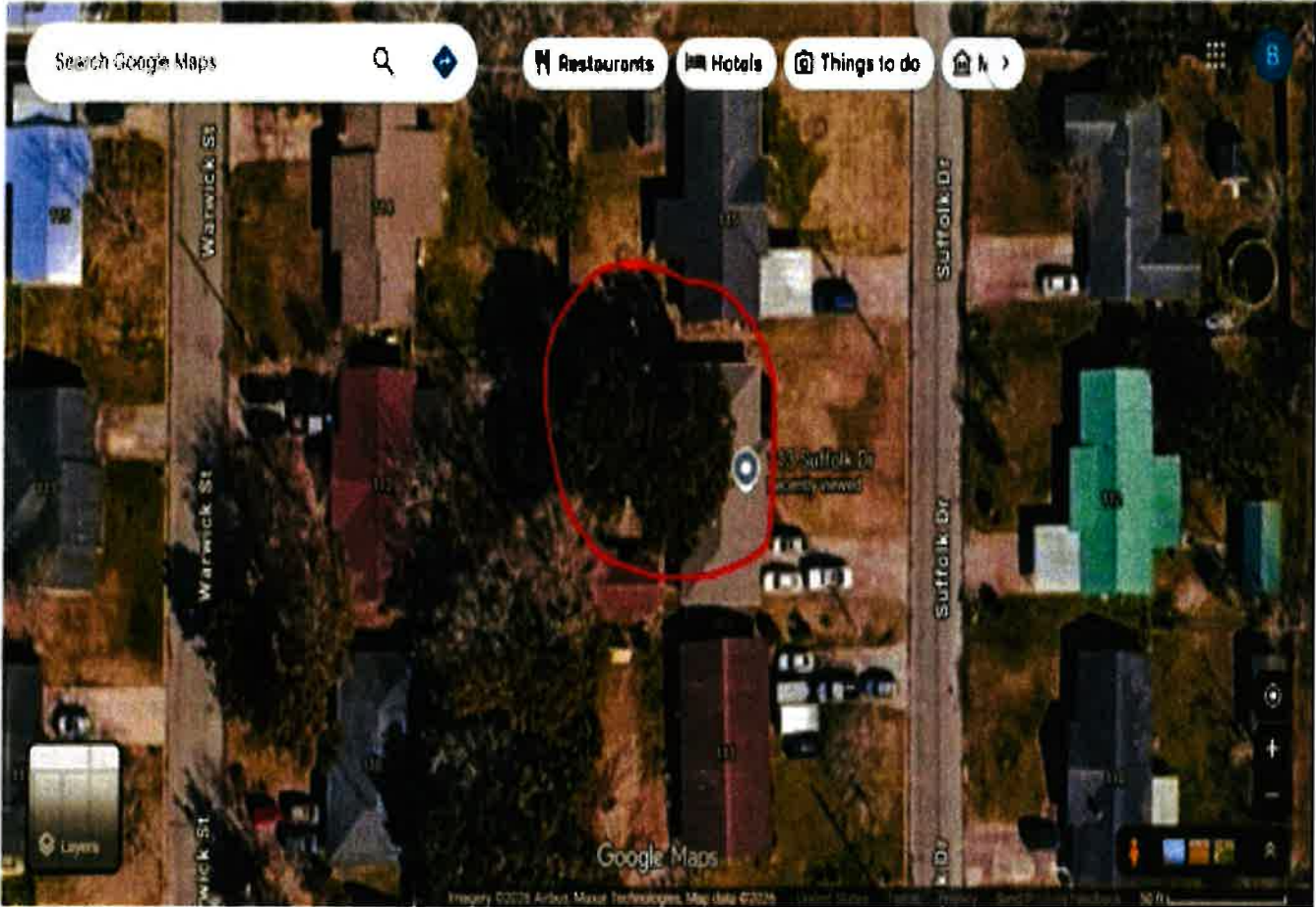
BD OWNERSHIP: Please provide a recorded warranty deed.

BD 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.

BD 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.

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

MINUTES OF AUGUST 13, 2026
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



**MINUTES OF AUGUST 13, 2026
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

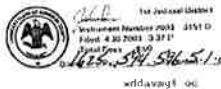


**MINUTES OF AUGUST 13, 2026
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**



MINUTES OF AUGUST 13, 2026
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

BOOK 1625 PAGE 594



STATE OF MISSISSIPPI
COUNTY OF HARRISON,

FIRST JUDICIAL DISTRICT

WARRANTY DEED RESERVING
LIFE ESTATE UNTO GRANTEE

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, MERTON GENE DAVIS and wife, IRMA IRENE DAVIS, do hereby sell, convey and warrant unto our son BRIAN ROY DAVIS, Colorado, individually, all our interest, in the following property situated in the First Judicial District of the County of Harrison, State of Mississippi and being more particularly described as follows, to wit:

Lot 88, Replat of DAUGHTERY PARK SUBDIVISION, a subdivision in the City of Long Beach, according to the official map of plat thereof on file and of record in the office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi.

The Grantors, MERTON GENE DAVIS and wife, IRMA IRENE DAVIS reserve unto themselves a Life Estate with full rights of ownership in the above described property.

This conveyance is subject to any and all recorded restrictive covenants, rights of way, easements and the prior reservation of any oil, gas and other minerals.

This is the same property conveyed to the Grantors by that

BOOK 1625 PAGE 595

warranty deed in deed book No. 811 at Page 174 in the office of the Chancery Clerk, Harrison County, First Judicial District, Mississippi.

Taxes for the year 2003 have not been pro-rated and are assumed by the Grantees herein.

WITNESS OUR SIGNATURES this the 12th day of March, 2003.

Merton Gene Davis
MERTON GENE DAVIS
Irma Irene Davis
IRMA IRENE DAVIS

ACKNOWLEDGMENT

STATE OF MISSISSIPPI
COUNTY OF HARRISON

PERSONALLY appeared before me, the undersigned authority in and for the jurisdiction aforesaid, the within named MERTON GENE DAVIS, and IRMA IRENE DAVIS, Grantees, who by me being duly sworn, acknowledge that they signed and delivered the foregoing warranty deed reserving unto the said Grantees, a Life Estate, on the day and year therein mentioned.

Given under my hand and official seal on this the 12th day of March, 2003.

My Commission Expires:

Rodney Hines
RODNEY HINES
Notary Public

BOOK 1625 PAGE 596

GRANTORS:

MERTON GENE DAVIS and wife,
IRMA IRENE DAVIS
113 Suterok Dr.
Long Beach, MS. 39568

AC 228 863 6629

INDEX REF: Lot 88 Replat of
DAUGHTERY PARK SUBDIVISION
Harrison Co. I J D., Miss.

Prepared WITHOUT Title Check by
Hatty Snodgrass, MW# 07667
P. O. Box 501
Gulfport, MS. 39502-0501

AC 228 864-0200.

GRANTEE:

BRIAN ROY DAVIS
2373 W. Hyacinth Rd.
Highlands Ranch, CO 80129

AC 303-404-8879
C/Ph. 720-838-1133

**MINUTES OF AUGUST 13, 2026
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**



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

3 August 2026

MEMORANDUM FOR Long Beach, MS Planning Commission

SUBJECT: Recommendation for Tree Removal Application

1. This memorandum addresses the tree removal application for 113 Suffolk Dr., Tax Parcel # 0511H-02-043.000, Long Beach, MS 39560. The Tree Board Committee conducted a thorough site review on July 27, 2026, and evaluated the application in accordance with the city's established tree preservation and removal guidelines.

2. Based on the findings, the Tree Board Committee's response to the application is as follows:

The Tree Board Committee voted to DISAPPROVE the tree removal request in accordance with Ordinance No. 655 "The Tree Preservation and Protection Ordinance of the City of Long Beach, Mississippi". The tree is in good condition. There was no evidence that the tree had breached or will soon breach the foundation of the house.

3. Board members present and voting during the site review were the following:

- 1. Blane Sutton: No
- 2. Sherry Grady: No
- 3. Harold Donahue: No
- 4. Michael McGill: No

4. The Point of Contact is Sherry Grady, (228-236-8816) sherryb1231@yahoo.com

Sherry Grady
Board Member
Long Beach Tree Board

MINUTES OF AUGUST 13, 2026
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

After considerable discussion and upon recommendation made by the City of Long Beach Tree Board, Commissioner Dulaney made motion, seconded by Commissioner King and unanimously carried recommending to approve the application as submitted.

It came for discussion under New Business a Short-Term Rental for the property located at 412 East 3rd Street, Tax Parcel 0612A-01-030.000, submitted by Benjamin and Krislyn Eddings (owners) and Clay and Karen Cunningham (property manager), as follows:

CITY OF LONG BEACH, MISSISSIPPI		
APPLICATION FOR SHORT-TERM RENTAL		
PHYSICAL ADDRESS: 201 JEFF DAVIS AVENUE LONG BEACH, MS 39560	PHONE: (228) 863-1554 FAX: (228) 863-1558	MAILING ADDRESS: POST OFFICE BOX 929 LONG BEACH, MS 39560

08.13.26 Reg

MINUTES OF AUGUST 13, 2026
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



42 I Ben + Krislyn Eddings owner of the property located at
E 3rd St Long Beach, MS, Tax Parcel Lot 6, Block 5, Original
affirm that I am in compliance with building codes, deed restrictions Long Beach, MS
and/or covenants, and have paid all applicable taxes, fees and other 100' x 150'
charges. I acknowledge that a violation of the ordinances of the City of
Long Beach shall result in the suspension or revocation of the permit.


signature
7/23/26
date

REVIEWED



Indexing: Lot 6, Block 5, Original Long Beach
100' x 150'
STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT

Prepared by and return to:
David R. Estes
MS Bar No. 101404
Integrity Land Title, LLC
1806 23rd Avenue, Suite A
Gulfport, MS 39501
(228)896-8962
File#5686

WARRANTY DEED

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

KEVIN KISTLER
425 CANTERBURY DRIVE
STATE COLLEGE, PA 16803
(209)259-9558

does hereby SELL, CONVEY and WARRANT unto

BENJAMIN AARON EDDINGS AND WIFE, KRISLYN RENE EDDINGS
AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP AND NOT AS
TENANTS IN COMMON
412 E 3RD ST.
LONG BEACH, MS 39560
(409)790-4610

the following described land together with all improvements thereon located in First Judicial
District of Harrison County, Mississippi, more particularly described as follows, to-wit:

SEE EXHIBIT "A"

THE ABOVE described property is no part of the homestead of the Grantors nor any part
thereof.

THIS CONVEYANCE is subject to any and all easements, restrictive or protective
covenants, rights-of-way, zoning ordinances and reservations affecting said property of record.

TAXES for the year 2026 are hereby prorated and the same are hereby assumed by the
Grantee herein. It is agreed and understood that the taxes for the current year have been prorated
as of this date on an estimated basis, and that when said taxes are actually determined, if the
proration as of this date is incorrect, the parties herein agree to pay on a basis of an actual
proration. All subsequent years' taxes are specifically assumed by Grantee herein.

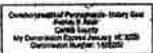
WITNESS my signature this the 24 day of June, 2026.

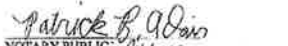

KEVIN KISTLER

STATE OF Pennsylvania
COUNTY OF Chester

Personally appeared before me, the undersigned authority in and for the said county and
state on this the 24th day of June, 2026, within my jurisdiction, the within named
KEVIN KISTLER, who acknowledged that he executed the above and foregoing instrument.

(SEAL)




NOTARY PUBLIC Patrick B. Adair

My Commission Expires: January 16, 2029

MINUTES OF AUGUST 13, 2026
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION
412 E 3rd Street
Long Beach, MS 39560

✓ **Parking Plan:** The property has a concrete driveway that holds 4-6 vehicles. Parking is not allowed on the lawn.

✓ **Trash Management Plan:** The guests will use the trash cans on-site, any extra trash will be removed by the owner and placed in trash cans from Waste Management on owner's property. There is a note in the home to remind guests to place trash containers to the street on Sunday night for Monday pick-up.

Rental Agreement: These are handled through Airbnb. Our general fees are as follows:

Avg nightly rental fee:	275.00	(2 Night Minimum)
Cleaning Fee:	180.00	
Pet Fee:	100.00	

Both booking services provide additional Insurance up to 1 million dollars. The companies also collect lodging taxes from the guest upon booking and these funds are sent to the state and local authorities.

House Rules:

- Maximum Number of guests 8. (3 bedrooms & 4 Beds)
- Must be 25 years or older to rent.
- Check Out 11am, Check In 4pm.
- The check in process will be in-person, door codes will not be given in advance. The owner will greet all guests and give them a tour of the property, review the house book and rules.
- No Parties or Events allowed.
- Quiet Hours from 9pm to 7am.
- No Smoking or Vaping inside the house. Damage deposit will not be returned or an additional cleaning fee will be charged if Smoking/Vaping is found in the home.
- No boil pots/turkey fryers on the property.
- All Dog visits MUST be approved by the owner during the booking process. Will discuss breed and size.
- Dogs are not allowed on the furniture or beds. If dog is left alone at the property they must be crated. Damage deposit will not be returned or an additional fee will be charged if damage is caused due to pet.

MINUTES OF AUGUST 13, 2026
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION
GREAT LAKES INSURANCE SE

CERTIFICATE OF INSURANCE COMMON POLICY DECLARATIONS State of Mississippi		
Renewal of: NEW		Policy Number 26GLS00455
This Declaration is attached to and forms part of certificate provisions. Insurance effective with Great Lakes Insurance SE – order hereon 100%.		AUTHORITY REF. NO. RA03411A26
This Certificate of Insurance is issued in accordance with the authorization granted under Contract Number 3411/2026 and Undersigned by GREAT LAKES INSURANCE SE, herein after called "the Company". This insurance applies to the Described Location(s), Coverage for which a Limit or Premium is shown and Perils Insured Against for which a Premium is stated.		
INSURED NAME & MAILING ADDRESS: Krislyn Rene Eddings 665 Dayna Lane Sour Lake, TX 77659	BROKER: SSIU, LLC PO Box 639 Daphne, AL 36526	PRODUCING AGENT: Pyron Coastal Insurance L.L.C (Gulfport) Joseph T Norton MS LIC #: 10310158
POLICY PERIOD FROM: 07/01/2026 TO 07/01/2027 POLICY TERM: 12:01 A.M. Standard Time at the Residence Premises		
LOCATION ADDRESS(s): 412 East 3rd Street Long Beach, MS 39560		POLICY TYPE: HO3 OCCUPANCY: Secondary With YEAR BUILT: 2016
COVERAGES	LOSS SETTLEMENT TYPE	LIMIT OF LIABILITY
SECTION I - AS PER FORM A) DWELLING B) OTHER STRUCTURES C) PERSONAL PROPERTY D) LOSS OF USE / RENTS	RCV RCV RCV RCV	\$300,000 \$7,050 \$47,000 \$25,000
SECTION II - AS PER FORM E) PERSONAL LIABILITY F) MEDICAL EXPENSE LOSS ASSESSMENT		\$300,000 \$5,000 \$1,000
Base Premium: \$2,213.00 POLICY FEE - STANDARD \$150.00 INSPECTION FEE \$150.00 MWUA TAX \$75.39 Stamping Fee \$6.28 Surplus Lines Tax \$100.52 Minimum Earned A Minimum Earned Premium applies. All Fees are Fully Earned. TOTAL AMOUNT DUE: \$2,695.19		
DEDUCTIBLES (Section I Only):	ALL OTHER PERILS: \$2,500 WIND & HAIL: 5% OF COVERAGE A = \$15,000 EARTHQUAKE: NO COVERAGE FLOOD: EXCL.	
FORMS AND ENDORSEMENTS: This policy is made and accepted subject to the above statement together with the provisions, stipulations and agreements contained in the following form(s) and endorsement(s): See Schedule of Forms and Endorsements		
NOTE: This insurance policy is issued pursuant to Mississippi law covering surplus lines insurance. The company issuing the policy is not licensed by the State of Mississippi, but is authorized to do business in Mississippi as a nonadmitted company. The policy is not protected by the Mississippi Insurance Guaranty Association in the event of the insurer's insolvency. LICENSE #: 10310158 NAME: Joseph Taylor Norton		
MORTGAGEE(s): Gulf South Mortgage, LLC ISAOA/ATIMA 2137 East Pass Road, Suite D Gulfport, MS 39507 LOAN # 1026060102		
This policy shall not be valid unless countersigned by our authorized agent: COUNTERSIGNED Date: 06/12/2026 By: J. Taylor Norton		

MINUTES OF AUGUST 13, 2026
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

After considerable discussion, Commissioner Suthoff made a motion, seconded by Commissioner Dulaney, to recommend approval of the application as submitted. The motion carried by a majority affirmative vote of the Commissioners present and voting, with Commissioner Baas abstaining. Vice Chairman Sterling declared the motion carried.

It came for discussion under New Business a Final Plat Approval for Magnolia Run located at 20012 Pineville Road, Tax Parcel 0511I-01-041.000, submitted by Gulf Contracting, LLC (owners) and Bobby Heinrich, Heinrich & Associates, LLC, as follows:

MINUTES OF AUGUST 13, 2026
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	7/20/26
Zoning	C-2-B
Agenda Date	8/13/26
Check Number	1243

- I. TYPE OF CASE: FINAL PLAT APPROVAL
- II. ADVALOREM TAX PARCEL NUMBER(S): 05111-01-041.000
- III. GENERAL LOCATION OF PROPERTY INVOLVED: 8 acres between Pineville Road & Patton Road.
Just west of Clower Avenue.
- IV. ADDRESS OF PROPERTY INVOLVED: 20012 Pineville Road
- V. GENERAL DESCRIPTION OF REQUEST: Subdivision of 8 acre parcel
Into 27 residential lots to be known as Magnolia Run Subdivision
- VI. The developer shall have all subdivision requirements completed and schedule the final engineering inspection so that it will be accomplished at least fifteen (15) working days prior to the regular monthly meeting of the planning commission. All administrative and construction requirements identified by the final inspection will be complete and all submittals made to the city at least seven (7) working days prior to the regular monthly meeting of the planning commission.

VII. REQUIRED ATTACHMENTS:

- A. Two (2) working days prior to the scheduled final engineering inspection, the following must be submitted to the city:
- a. One (1) blue-line copy of the construction drawing to include all items as they were constructed
 - b. One (1) blue-line print of the proposed plat to be recorded
 - c. Developer's performance or surety bond
 - d. The final plat shall be at a scale that is legible and functional on sheets of eighteen (18) by twenty-four (24) inches in size. ****Please refer to the City of Long Beach Subdivision Regulations for additional information to be included on the plat.**
 - e. After satisfactorily passing the final engineering inspection, the developer shall provide the final construction contractor record as-built drawings to the city at least three (3) working days prior to the regular monthly meeting of the planning commission at which final plat will be considered. The copies of the final contractor as-built drawing shall be as follows:
 - i. One (1) mylar diazo film; or
 - ii. One (1) USB Flash Drive which contains all of the graphical information of these drawings as well as the final plat itself in a format compatible with the city engineer's computer system.
- B. Cash or Check payable to the City of Long Beach in the amount as follows:
- | | | |
|--------|------|----------|
| 2-3 | Lots | \$100.00 |
| 4-10 | Lots | \$150.00 |
| 11-50 | Lots | \$300.00 |
| 50-100 | Lots | \$400.00 |
| 100 + | Lots | \$500.00 |

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

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

VIII. OWNERSHIP AND CERTIFICATION:

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

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

Gulf Contracting, LLC
Name of Rightful Owner (PRINT)

21294 Johnson Rd.
Owner's Mailing Address

Long Beach, MS 39560
City State Zip

228.863.0303
Phone

Kyle@jlb-co.com
Email address

[Signature]
Signature of Rightful Owner

07/17/2026
Date

Bobby Heinrich - Heinrich & Associates, LLC
Name of Agent (PRINT)

1806 23rd Ave., Suite B
Agent's Mailing Address

Gulfport MS 39501
City State Zip

228-890-6708
Phone

Audra.s@heinrichassociates.net
bobby.h@heinrichassociates.net
Email address

[Signature]
Signature of Applicant

Date

MINUTES OF AUGUST 13, 2026
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



SCANNED



MISSISSIPPI JUDICIAL DISTRICT
Instrument 2025-004325-D-11
Filed/Recorded 03/07/2025 10:52:01 AM
Total Fees 25.00
1 Pages Recorded

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: Parcel situated in the NE 1/4 of Section 10, T8S, R12W, and in Lot 52 of the Henderson-Shipman-Hughes Partition of the Bartholomew Pellerin Claim of Section 22, T8S, R12W; also parcel situated in the SE 1/4 of the NE 1/4 of Section 10, T8S, R12W, and being in Lot 52 of the Henderson-Shipman-Hughes Partition of the B. Pellerin Claim, all located in Long Beach Section Block 45, Harrison Co., 1st Jud. Dist., MS

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, PINEVILLE PROPERTIES, LLC, a Mississippi limited liability company, of 11471 Spring Lane Drive, Biloxi, MS 39532, (985) 637-3872, does hereby sell, convey and warrant unto GULF CONTRACTING LLC, a Mississippi limited liability company, of 21294 Johnson Road, Long Beach, MS 39560, (228) 324-0485, the following described real property situated in Harrison County, First Judicial District, State of Mississippi, described as:

Beginning at a point on the south margin of Patton Road which point is 118 feet west along the south margin of the said Patton Road of the Section line dividing Sections 10 and 11 in Township 8 South, Range 12 West, Harrison County, First Judicial District, Mississippi, and continuing in a Westerly direction 112.9 feet to a point, which point is the Point of Beginning; thence continuing in a Westerly direction 225.8 feet, more or less, to a point; thence running South 400 feet to a point; thence running in an Easterly direction 225.8 feet, more or less, to a point; thence running North 400 feet to the Point of Beginning. Said land being situated in the NE 1/4 of Section 10, Township 8 South, Range 12 West, and in Lot 52 of the Henderson-Shipman-Hughes Partition of the Bartholomew Pellerin Claim, of Section 22, Township 8 South, Range 12 West, Harrison County, First Judicial District, Mississippi.

AND ALSO:

File No.: 25-20880

Page 1

Beginning at a point on the north margin of Pineville Road in said County, which point is 118 feet west of the Section line dividing Sections 10 and 11, Township 8 South, Range 12 West, in said County; and from said Point of Beginning, running thence North a distance of 988 feet, more or less, to a point, which point is 400 feet south of the south margin of Patton Road; running thence Southwesterly and parallel with said Patton Road a distance of 338.7 feet to a fence; running thence South a distance of 835 feet, more or less, to the north margin of Pineville Road; running thence East along the north margin of Pineville Road, a distance of 300 feet to the Point of Beginning. Said parcel of land being situated in the Southeast Quarter of the Northeast Quarter (SE 1/4 of the NE 1/4) of Section 10, Township 8 South, Range 12 West, if regularly surveyed and being in Lot 52 of the Henderson-Shipman-Hughes Partition of the B. Pellerin Claim in said County.

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 Grantor herein.

Witness the signature of the Grantor this 6th day of March, 2025.

PINEVILLE PROPERTIES, LLC

By:

Henry C. Scott, Jr.
HENRY C. SCOTT, JR., Sole Member

STATE OF MISSISSIPPI

COUNTY OF HARRISON

Personally came and appeared before me, the undersigned authority in and for the jurisdiction aforesaid, HENRY C. SCOTT, JR., who acknowledged that he is Sole Member of PINEVILLE PROPERTIES, LLC, a Mississippi limited liability company, and as its act and deed, he executed the above and foregoing instrument of writing on the day and in the year therein written, he having been first duly authorized to do so.

Given under my hand and official seal of office this 6th day of March, 2025.

Stephanie L. Wood
NOTARY PUBLIC

My Commission Expires: 10/08/2026



AFFIX SEAL

File No.: 25-20880

Page 2

MINUTES OF AUGUST 13, 2026
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

velope ID: D844D8D3-7EF8-870B-8063-AA80CC346B64



MISSISSIPPI STATE DEPARTMENT OF HEALTH

June 17, 2026

Mr. T.J. Moran, Jr., P.E.
Terry Moran Engineering
1822 15th Street, Ste 12
Gulfport, MS 39501

RE: Final Approval for Magnolia Run Subdivision, Lots 1-27, City of Long Beach, PWS ID#
0240005, Harrison County, Initial MSDH Ref # 121-173, Final MSDH Ref # 122279

Dear Mr. Moran:

We have received certification from you that the above referenced project was completed in accordance with the approved plans and specifications. We are now able to issue Mississippi State Department of Health final approval. We are retaining the submitted information for our files.

Sincerely,

Wendy Ferrill

Wendy Ferrill, P.E., BCEE
Environmental Engineer

570 East Woodrow Wilson • Post Office Box 1700 • Jackson, MS 39215-1700
1-866-HLTHY4U • www.HealthyMS.com
Equal Opportunity in Employment/Service



State of Mississippi

TATE REEVES
Governor

MISSISSIPPI DEPARTMENT OF ENVIRONMENTAL QUALITY
CINDY WELLS, EXECUTIVE DIRECTOR

June 15, 2026

JLB CONTRACTORS
Mr. Kyle Cassagne (Co-Owner)
21294 Johnson Rd.
Long Beach, MS 39560

Dear Mr. Cassagne:

Re: Magnolia Run Subdivision, 27 Lots
Long Beach, Harrison County, Mississippi
Project No. 80714-PLA20240001

We have received your consulting engineer's certification that the referenced project has been completed in accordance with the plans and specifications approved by our office. We have no further comments on this project.

Should you have any questions, please contact me at (601) 961-5171.

Sincerely,

Bradley R. Crain

Bradley R. Crain, P.E., BCEE
Chief, Municipal and Commercial Wastewater Division

cc: Kimberly S. Caviness, P.E., BCEE, MSDH
Terry Moran, P.E., P.L.S.

OFFICE OF POLLUTION CONTROL
POST OFFICE BOX 2261 • JACKSON, MISSISSIPPI 39225-2261 • TEL: (601) 961-5171 • FAX: (601) 354-5674 www.msdeq.ms.gov
80714 PLA20240001

MINUTES OF AUGUST 13, 2026
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

MAGNOLIA RUN SUBDIVISION

PINEVILLE ROAD - LONG BEACH, MS
LOCATED IN SECTION 10, TOWNSHIP 8 SOUTH, RANGE 12 WEST,
CITY OF LONG BEACH, 1ST JUDICIAL DISTRICT, HARRISON CO., MISSISSIPPI



LEGAL DESCRIPTION

A PARCEL OF LAND BEING SITUATED IN THE SOUTHEAST 1/4 OF THE NORTH-EAST 3/4 OF SECTION 30, TOWNSHIP 8 SOUTH, RANGE 12 WEST, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT A PCLINT PK NAIL IN THE ASPHALT OF PINEVILLE ROAD AND AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 10, T8S, R12W, HARRISON CO., MS, SAID POINT HAVING A MISSISSIPPI STATE PLANE COORDINATE VALUE OF NORTH 313,523.601 FEET AND EAST 878,008.594 FEET (MISSISSIPPIEAS) ZONE, NAD 83/2011, U.S. SURVEY FEET), BASED ON GPS OBSERVATIONS; THENCE RUN ALONG SAID ROAD SOUTH 89 DEGREES 57 MINUTES 38 SECONDS WEST 118.43 FEET TO A POINT; THENCE RUN NORTH 00 DEGREES 02 MINUTES 22 SECONDS WEST 23.21 FEET TO A FOUND 1" IRON PIPE ON THE SOUTH HIGH-ON-WAY OF HNEV LLE ROAD, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE RUN ALONG SAID RIGHT-OF-WAY SOUTH 89 DEGREES 48 MINUTES 13 SECONDS WEST 200.82 FEET TO A FOUND 1/2" IRON ROD; THENCE LEAVING SAID RIGHT-OF-WAY RUN NORTH 00 DEGREES 09 MINUTES 57 SECONDS WEST 506.36 FEET TO A SET 1/2" IRON ROD; THENCE RUN NORTH 00 DEGREES 20 MINUTES 05 SECONDS EAST 718.87 FEET TO A FOUND 3/4" IRON ROD ON THE SOUTH RIGHT-OF-WAY OF PATTON ROAD; THENCE RUN ALONG SAID NORTH 00 DEGREES 20 MINUTES 05 SECONDS EAST 37 MINUTES 58 SECONDS EAST 222.45 FEET TO A FOUND 1/2" IRON ROD; THENCE LEAVING SAID RIGHT-OF-WAY RUN SOUTH 00 DEGREES 20 MINUTES 05 SECONDS WEST 401.48 FEET TO A SET CONCRETE MONUMENT; THENCE RUN NORTH 63 DEGREES 07 MINUTES 56 SECONDS EAST 132.84 FEET TO A FOUND 3/4" IRON ROD WITH A CAP; THENCE RUN SOUTH 00 DEGREES 01 MINUTE 11 SECONDS EAST 974.21 FEET BACK TO THE POINT OF BEGINNING.
SAID PARCEL CONTAINS 8.02 ACRES MORE OR LESS.
SAID PARCEL IS SUBJECT TO ANY EXISTING EASEMENTS AND/OR RIGHTS-OF-WAYS.

CERTIFICATE OF OWNERSHIP AND DEDICATION:

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED HEREON, WHICH PROPERTY IS LOCATED IN THE SOUTHEAST 1/4 OF THE NORTH-EAST 3/4 OF SECTION 30, TOWNSHIP 8 SOUTH, RANGE 12 WEST, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT A PCLINT PK NAIL IN THE ASPHALT OF PINEVILLE ROAD AND AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 10, T8S, R12W, HARRISON CO., MS, SAID POINT HAVING A MISSISSIPPI STATE PLANE COORDINATE VALUE OF NORTH 313,523.601 FEET AND EAST 878,008.594 FEET (MISSISSIPPIEAS) ZONE, NAD 83/2011, U.S. SURVEY FEET), BASED ON GPS OBSERVATIONS; THENCE RUN ALONG SAID ROAD SOUTH 89 DEGREES 57 MINUTES 38 SECONDS WEST 118.43 FEET TO A POINT; THENCE RUN NORTH 00 DEGREES 02 MINUTES 22 SECONDS WEST 23.21 FEET TO A FOUND 1" IRON PIPE ON THE SOUTH HIGH-ON-WAY OF HNEV LLE ROAD, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE RUN ALONG SAID RIGHT-OF-WAY SOUTH 89 DEGREES 48 MINUTES 13 SECONDS WEST 200.82 FEET TO A FOUND 1/2" IRON ROD; THENCE LEAVING SAID RIGHT-OF-WAY RUN NORTH 00 DEGREES 09 MINUTES 57 SECONDS WEST 506.36 FEET TO A SET 1/2" IRON ROD; THENCE RUN NORTH 00 DEGREES 20 MINUTES 05 SECONDS EAST 718.87 FEET TO A FOUND 3/4" IRON ROD ON THE SOUTH RIGHT-OF-WAY OF PATTON ROAD; THENCE RUN ALONG SAID NORTH 00 DEGREES 20 MINUTES 05 SECONDS EAST 37 MINUTES 58 SECONDS EAST 222.45 FEET TO A FOUND 1/2" IRON ROD; THENCE LEAVING SAID RIGHT-OF-WAY RUN SOUTH 00 DEGREES 20 MINUTES 05 SECONDS WEST 401.48 FEET TO A SET CONCRETE MONUMENT; THENCE RUN NORTH 63 DEGREES 07 MINUTES 56 SECONDS EAST 132.84 FEET TO A FOUND 3/4" IRON ROD WITH A CAP; THENCE RUN SOUTH 00 DEGREES 01 MINUTE 11 SECONDS EAST 974.21 FEET BACK TO THE POINT OF BEGINNING.
SAID PARCEL CONTAINS 8.02 ACRES MORE OR LESS.
SAID PARCEL IS SUBJECT TO ANY EXISTING EASEMENTS AND/OR RIGHTS-OF-WAYS.

GIVE CONTRACTING, I. C.

WITNESS MY SIGNATURE THIS DAY OF 2022.

BY: KYLC GASSAGNE CO-OWNER
BY: JONATHAN DAMIENG CO-OWNER

ACKNOWLEDGEMENT:

STATE OF MISSISSIPPI, COUNTY OF _____
PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED AUTHORITY IN AND FOR THE SAID COUNTY AND STATE, ON THIS DAY OF _____, WITHIN MY JURISDICTION, THE WITHIN NAMED KYLC GASSAGNE AND JONATHAN DAMIENG, WHO ACKNOWLEDGED THAT HE IS THE AUTHORIZED AGENT OF THE SAID ENTITY, AND AS THE AGENT OF THE SAID ENTITY, HE HAS BEEN DULY AUTHORIZED BY THE SAID ENTITY TO EXECUTE AND DELIVER THIS INSTRUMENT, AND THAT FOR AND ON BEHALF OF THE SAID ENTITY, AND AS THE AGENT OF THE SAID ENTITY, HE HAS BEEN DULY AUTHORIZED BY THE SAID ENTITY TO EXECUTE AND DELIVER THIS INSTRUMENT, AFTER FIRST HAVING BEEN DULY AUTHORIZED BY SAID ENTITY SO TO DO.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF 2022.

NOTARY PUBLIC MY COMMISSION EXPIRES

ENGINEER'S CERTIFICATION:

THE PLANS OF SAID SUBDIVISION AND THE CONSTRUCTION OF ALL IMPROVEMENTS HEREON, WHICH ARE OR MAY BECOME THE PROPERTY OF THE CITY OF LONG BEACH, HAVE BEEN DESIGNED AND CONSTRUCTED IN ACCORDANCE OF THE SUBDIVISION REGULATIONS OF THE CITY OF LONG BEACH AND ALL OTHER LAWS, RULES, ORDINANCES, REGULATIONS AND THAT THEY MEET OR EXCEED ALL ACCEPTED ENGINEERING STANDARDS.

WITNESS MY SIGNATURE AND SEAL ON THIS DAY OF 2022.

TERRY L. MCGRAN JR

LONG BEACH PLANNING COMMISSION:

THE PLAT OF MAGNOLIA RUN SUBDIVISION IS HEREBY APPROVED BY THE CITY OF LONG BEACH PLANNING COMMISSION IN ACCORDANCE WITH ITS PRECEPTS FOR APPROVING THIS PLAN AND PLANS.

THIS THE DAY OF 2022.

CHAIRPERSON, LONG BEACH PLANNING COMMISSION

CERTIFICATE OF APPROVAL:

I HEREBY CERTIFY THAT ALL STREETS SHOWN ON THIS PLAT ARE WITHIN THE CITY OF LONG BEACH'S PLANNING JURISDICTION, ALL STREETS AND OTHER IMPROVEMENTS SHOWN ON THIS PLAT HAVE BEEN INSTALLED OR COMPLETED OR THAT THEIR INSTALLATION OR COMPLETION (WITHIN 12 MONTHS AFTER THE DATE BELOW) HAS BEEN ASSURED BY THE POSTING OF A PERFORMANCE BOND OR OTHER SUFFICIENT SURETY, AND THAT THE SUBDIVISION SHOWN ON THIS PLAT IS IN FULL COMPLIANCE WITH THE LONG BEACH ZONING ORDINANCE, AND THEREFORE THIS PLAT HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE CITY OF LONG BEACH, MISSISSIPPI, AND THE DESIGNER, SUBJECT TO ITS BEING RECORDED IN THE HARRISON COUNTY COURTHOUSE WITHIN 60 DAYS OF THE DATE BELOW.

ADMINISTRATOR DATE

STATE OF MISSISSIPPI, CITY OF LONG BEACH:

APPROVAL AND ACCEPTANCE OF PLAT FOR RECORDING, ORDER OF THE MAYOR AND BOARD OF ALDERMEN OF THE CITY OF LONG BEACH, MISSISSIPPI.

MINUTE BOOK PAGE

THIS THE DAY OF 2022.

MAYOR CITY CLERK

CERTIFICATE OF COMPARISON:

WE, THE UNDERSIGNED DO HEREBY CERTIFY THAT WE HAVE COMPARED THIS DUPLICATE PLAT OF MAGNOLIA RUN SUBDIVISION WITH THE ORIGINAL PLAT HEREOF AND FIND THE SAME TO BE AN EXACT DUPLICATE HEREOF.

WITNESS OUR SIGNATURES THIS DAY OF 2022.

DEPUTY CLERK HOLLIS S. "PETE" WILLIAMS P.L.S. NO. 02848

SURVEYOR'S CERTIFICATE:

I, HOLLIS S. "PETE" WILLIAMS, PROFESSIONAL LAND SURVEYOR IN AND FOR THE STATE OF MISSISSIPPI, DO HEREBY CERTIFY THAT THE FOREGOING PLAT AND DESCRIPTION ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

WITNESS MY SIGNATURE AND SEAL THIS DAY OF 2022.

HOLLIS S. "PETE" WILLIAMS, P.L.S. NO. 02848

RECORDING CERTIFICATE:

FILED AND RECORDED IN DUPLICATE ON THIS DAY OF 2022, IN THE RECORD OF PLATS OF HARRISON COUNTY, MISSISSIPPI, IN PLAT BOOK ON PAGES

ANGELA THRASH
CHANCERY CLERK
HARRISON COUNTY, MISSISSIPPI

BY: DEPUTY CLERK

SHEET 1 OF 2 PROJECT NO.: 2617

W ENGINEERING, P.A.

301 Central Ave East
Wichita, MS 39577

Office 601-928-5581
paw@weng.ms.com

MINUTES OF AUGUST 13, 2026
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

MAGNOLIA RUN SUBDIVISION

PINEVILLE RD

PARCEL NO. - 05111-01-041.000

LONG BEACH, MISSISSIPPI

CLIENT:
JLB

21294 Johnson Rd.
Long Beach, MS 39560

September 12, 2025



TME

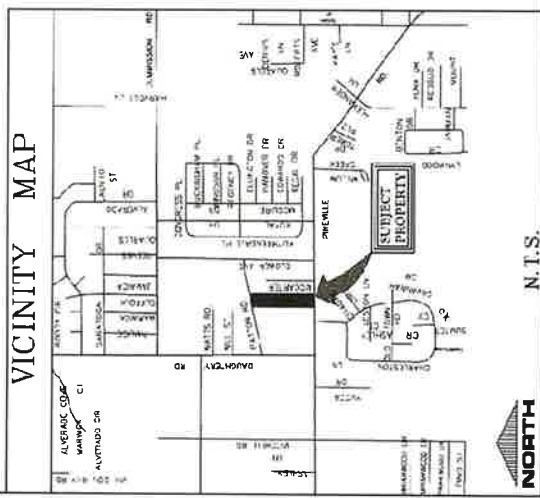
TERRY MORAN
ENGINEERING & SURVEYING
TERRY MORAN, P.E., P.L.S.
P.O. Box 4075 -
Biloxi, MS 39535
Ph (228) 896-4733 Fax (228) 896-6769

IN ASSOCIATION WITH

HEINRICH & ASSOCIATES

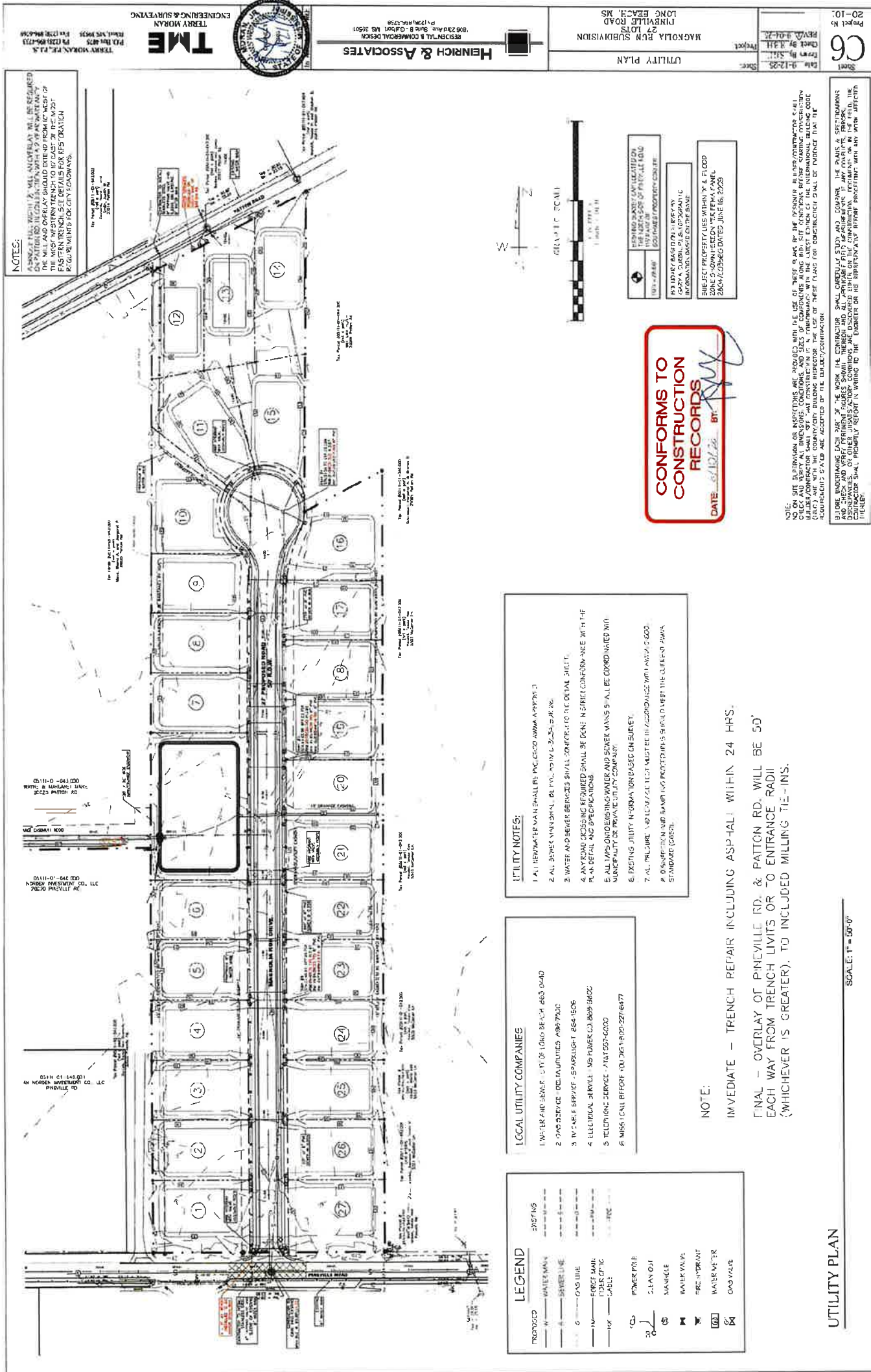
RESIDENTIAL & COMMERCIAL DESIGN
1806 23rd Ave., Suite B - Gulfport, MS 39501
Ph (228) 895-6769

ATTENTION: NO CONSTRUCTION IS TO COMMENCE ON THIS PROJECT
BEFORE THE APPROPRIATE PERMITS HAVE BEEN OBTAINED.

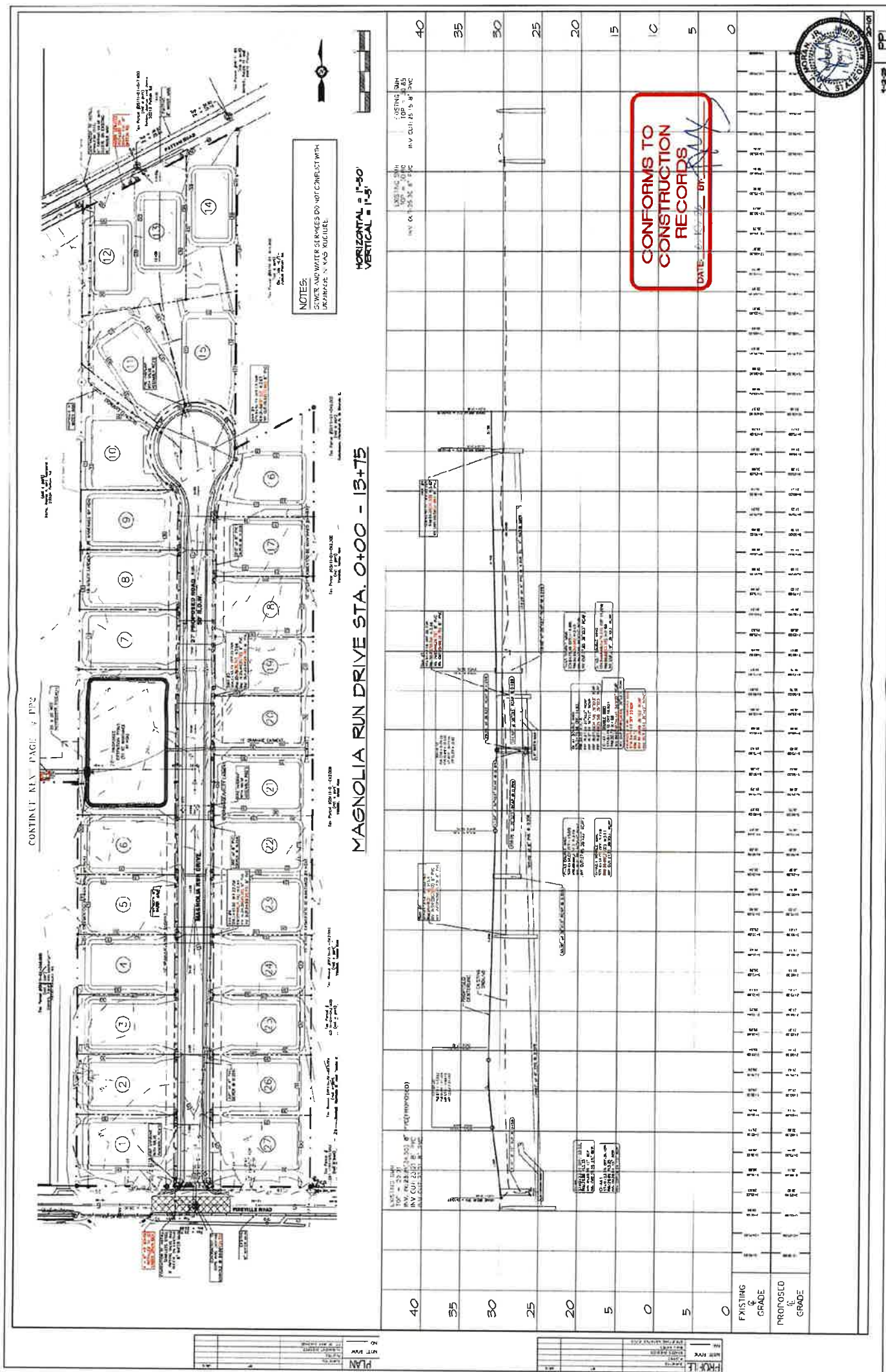


SHEET INDEX

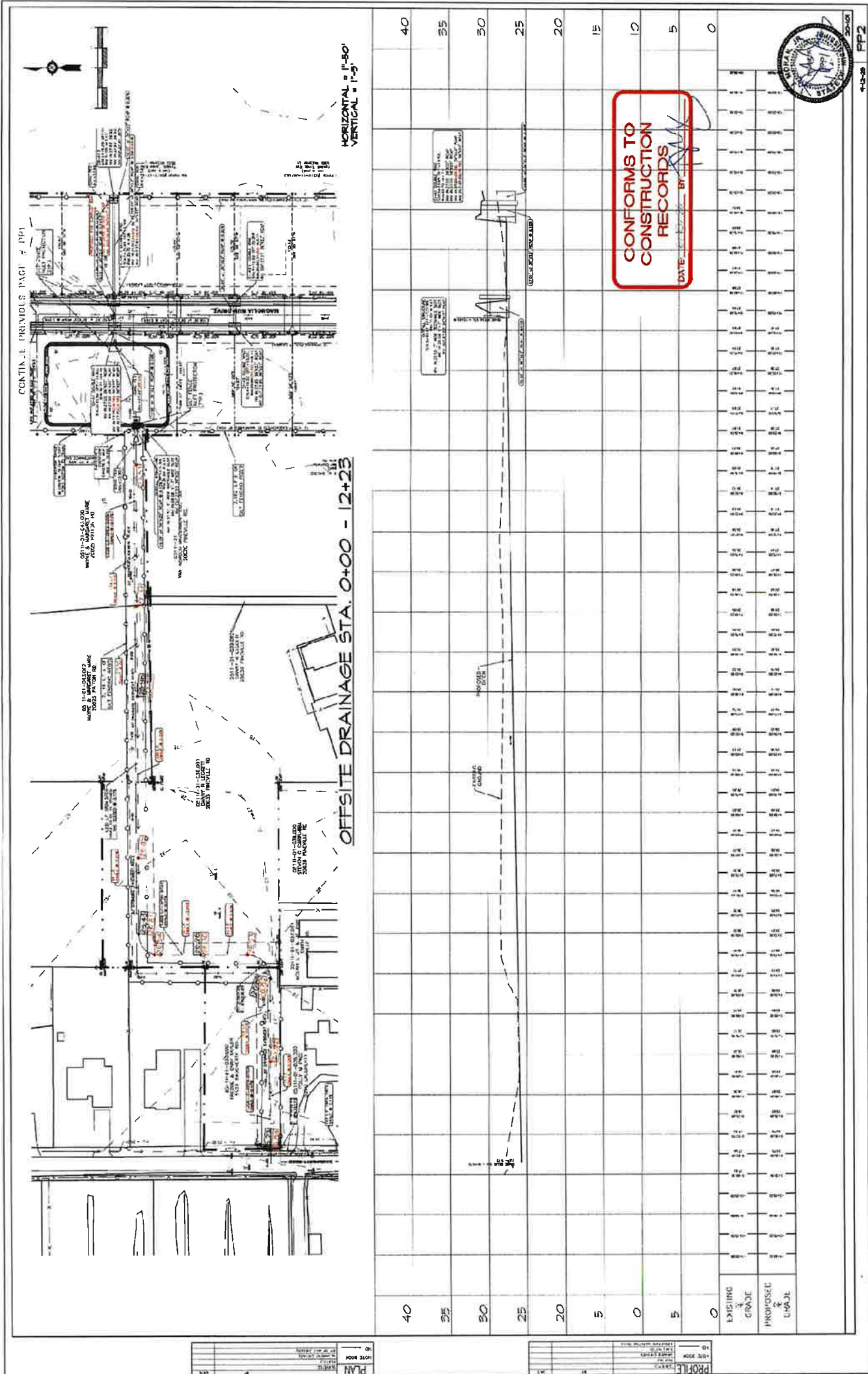
PLAN COVER SHEET	T1
GENERAL NOTES & LEGENDS	CI
EXISTING CONDITIONS & DEMOLITION PLAN	C2
LOT & STREET LAYOUT	C3
GRADING & DRAINAGE PLAN	C4
EROSION CONTROL PLAN	C5
UTILITY PLAN	C6
PLAN & PROFILE SHEET	PP1
PLAN & PROFILE SHEET	PP2
PLAN & PROFILE SHEET	PP3
CONSTRUCTION DETAILS	CD1
CONSTRUCTION DETAILS	CD2
CONSTRUCTION DETAILS	CD3
CONSTRUCTION DETAILS	CD4



MINUTES OF AUGUST 13, 2026
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



MINUTES OF AUGUST 13, 2026
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



MINUTES OF AUGUST 13, 2026
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION
LONG BEACH FIRE DEPARTMENT
Plan Review and Inspection Form

Development Name: Magnolia Run

Address or Location: Pineville Rd

Occupancy Type (according to NFPA code): NA

Type of Development: Subdivision

Occupancy Load if Applicable: NA

Number of Stories: NA

Building Name or Building Number being reviewed: NA

Plan Review and Occupancy Inspection:

For all multi-family (three family or larger), commercial, industrial, and institutional construction, whether new or renovation, a fee of 25% of the building permit fee charged by the issuing building department, no less than \$50, shall be levied. **The fee includes site review, plan review, and related inspections of the structure according to the Fire Codes adopted by the City of Long Beach.** Not included in this fee is the plan review and related inspections of **specialized fire protection equipment**. The fee is payable upon submitting the initial plans for review to the Long Beach Building Code Office.

Plan Review: Accepted [X] Rejected []

If Rejected State Reason:

Reviewed by: Inspector Clayton Maxwell

Date: 07/31/2026

Plan Review Fee: (This fee does not include Specialized Fire Protection Equipment)

Protecting Life and Property

MINUTES OF AUGUST 13, 2026
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



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

MEMORANDUM

Date: 8/13/26
To: City of Long Beach
From: David Ball
RE: **Magnolia Run S/D Final Plat Review**

We are still working through a number of issues with the developer regarding the final plat for the referenced subdivision. Therefore, we do not recommend approval at this time, but request that the subdivision be tabled until the next meeting to provide additional time to make the changes needed.

Biloxi | Long Beach | Pascagoula | Daphne

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After considerable discussion and upon recommendation by the City of Long Beach Engineer, Commissioner Suthoff made motion, seconded by Commissioner Dulaney and unanimously carried recommending to table the application as submitted.

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

MINUTES OF AUGUST 13, 2026
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

APPROVED:

Vice Chairman Don Sterling

DATE: _____

ATTEST: _____

Building Inspector Shawn Barlow