

**MINUTES OF DECEMBER 14, 2023
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

**AGENDA
DECEMBER 14, 2023
REGULAR MEETING OF THE PLANNING and DEVELOPMENT COMMISSION
CITY OF LONG BEACH, MISSISSIPPI
5:30 O'CLOCK P.M.
LONG BEACH CITY HALL
MEETING ROOM
201 JEFF DAVIS AVENUE**

- I. CALL TO ORDER**
- II. ROLL CALL AND ESTABLISH QUORUM**
- III. PUBLIC HEARINGS**
1. Variance – 129 East 1st Street, Tax Parcel 0612B-03-001.000, Submitted by Theresa Ann Borzik (owner) and Sabrina Bailey (agent).
 2. Variance- 385 Lawler Avenue, Tax Parcel 0611I-04-021.000, Submitted by Dalton McGuire, WOFO, LLC.
 3. Variance- 18564 Ray Road, Tax Parcel 0611J-01-029.000, Submitted by Michael Levens.
 4. Variance- 419 East 3rd Street, Tax Parcel 0612A-01-034.000, Submitted by Glynn Illich.
- IV. ANNOUNCEMENTS**
- V. APPROVE MINUTES**
1. November 9, 2023
- VI. UNFINISHED BUSINESS**
1. Certificate of Resubdivision- 20294 Daugherty Road, Tax Parcels 0511B-02-022.000 and 0511B-02-025.000, Submitted by Philip B. Keith, III.
- VII. NEW BUSINESS**
1. Tree Removal- 1021 Pino Street, Tax Parcel 0511O-03-093.000, Submitted by Thomas and Brenda Crew.
 2. Tree Removal- 5001 Live Oak Drive, Tax Parcel 0511N-01-006.000, Submitted by Timothy D. Iwanczyk.
 3. Short-Term Rental- 225 Winter Garden Drive, B2, Tax Parcel 0611N-02-068.000, Submitted by Jeff and Tammi Buchanan, DBA Fins Equity, LLC (owners) and Amber Rouse (property manager).
 4. Certificate of Resubdivision- 0 East Old Pass Road, Tax Parcel 0711M-02-034.000, Submitted by Willaim A. Bohach.
 5. Certificate of Resubdivision- 107 South Wright Avenue, Tax Parcels 0711M-03-022.001 and 0711M-03-022.005, Submitted by Davis Hutto.
 6. Certificate of Resubdivision- 115 East 5th Street, Tax Parcel 0612G-01-012.000, Submitted by Andrew Harwell.
 7. Discussion- Planning and Development Commission, Regular Meeting, December 28, 2023.
- VIII. DEVELOPMENT & RESEARCH**
- IX. ADJOURN**

*****NOTES*****

**All decisions made at this meeting are subject to a ten (10) day appeal for a Public Hearing and/or the Mayor and Board of Aldermen approval on December 19, 2023.

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

Vice Chairman Barlow read the Opening Statement for the Planning and Development Commission.

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Be it remembered that four (4) public hearings were heard before the Long Beach Planning and Development Commission, Long Beach, Mississippi, and begun at 5:30 o'clock p.m., Thursday, the 14th day of December 2023, in said City, and the same being the time, date and place fixed for holding said public hearings.

There were present and in attendance on said Commission and at the Public Hearings the following named persons: Chairman Frank Olaivar, Vice Chairman Shawn Barlow, Commissioners Nicholas Brown, David DiLorenzo, Michael Levens, Jennifer Glenn and Marcia Kruse, City Advisor Bill Hessell, Building Official Mike Gundlach, Building Inspector Ryan Ladner and Minutes Clerk Tina M. Dahl.

Absent the public hearings were Commissioners William Suthoff and Trey Gaddy.

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



The first public hearing to consider a Variance for the property located at 129 East 1st Street, tax Parcel 0612B-03-001.000, submitted by Theresa Ann Borzik (owner) and Sabrina Bailey (agent), as follows:

MINUTES OF DECEMBER 14, 2023
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LONG BEACH PLANNING and DEVELOPMENT COMMISSION



CITY OF LONG BEACH
201 Jeff Davis Avenue/ PO BOX 929
Long Beach, MS 39560
(228) 863-1554 office
(228) 863-1558 fax

Office use only
Date Received 11/17/23
Zoning C-1
Agenda Date 12/14/23
Check Number 334

VARIANCE REQUEST

- I. Tax Parcel Number(s): 0612B-03-001.000
- II. Address of Property Involved: 129 1st Street E. Long Beach, MS 39560
- III. Statement clearly explaining the request being made. (Attach supplemental pages if necessary.)
Asking for a 25' front setback and a 15' side corner setback for the construction of a new residential home.

****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? This property has over 50 ft. of "road" property in front of it that is unusable other than for a sidewalk. We want to preserve the historical architectural elements of the home my father built years ago + rebuild it as close to its original details as possible. We are confined to a very small lot with an existing garage.
- 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. There is no other way to orient the house to fit with the existing garage + property lines + setbacks.
- 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? It would be unable to re-build my house. It would cost me time + money + be emotionally tough.
- D. Show that denial of this request will deprive the applicant of rights commonly enjoyed by other properties in the general area and that the granting of this variance request will make possible the reasonable use of land while not conferring any special privilege. Outline how the subject of the variance is common in the area and if the applicant were to be denied this variance a right would be taken away which is granted to other properties. State how the variance makes reasonable use of the existing land and why the same action cannot be done in a way that does not require a variance. Show that granting of this variance does not give the applicant any special privileges that the properties in the area would find desirable. The zoning of my property is C-1 + there are other buildings, commercial + residential, passed the setbacks used for typical residential lots. There is not a feasible orientation on my small lot to orient the house without encroaching a "residential" setback. This does not give special privilege as my existing house is not within setbacks nor is neighboring properties.

**MINUTES OF DECEMBER 14, 2023
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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 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.

Theresa Ann Borzic
Name of Rightful Owner (PRINT)

129 E. 1st Street
Owner's Mailing Address

Long Beach MS 39560
City State Zip

228-863-1089
Phone

Theresa A Borzic 11-17-23
Signature of Rightful Owner Date

Sabrina Bailey
Name of Agent (PRINT)

3057 Sea Cats Drive
Agent's Mailing Address

Long Beach MS 39560
City State Zip

228-363-5220
Phone

Sabrina Bailey 11-17-2023
Signature of Applicant Date

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STATE OF MISSISSIPPI
COUNTY OF HARRISON BOOK 904 Page 327

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, I EDITH ELWELL BORZIK do hereby sell, convey and warrant unto THERESA ANN BORZIK, in the following described property located in Harrison County, Mississippi, First Judicial District being described as follows, to-wit:

Being that Part of Lot 5, ninety (90) feet on East First Street, and 104 (One hundred and four) feet on Burke Avenue, bounded on the South by Annie Elwell, and West by Wilkerson, East by Burke Avenue, and North by East First Street, in Block One (1), which 104 (One hundred and four) feet includes four (4) feet of North side of Lot 6, in Block 1, North by First Street, South by Elwell, East by Burke Avenue, and West by Wilkerson, in the Town of Long Beach, Harrison County, Mississippi.

The ad valorem taxes for the current year are assumed by the Grantee herein.

The Grantor reserves a life estate in the above described property for the rest of her life.

WITNESS MY SIGNATURE, on this the 28th day of November, 1980, A. D.

Edith Elwell Borzik
EDITH ELWELL BORZIK

STATE OF MISSISSIPPI
COUNTY OF HARRISON

PERSONALLY came and appeared before me, the undersigned authority in and for the jurisdiction aforesaid, the within named EDITH ELWELL BORZIK, who acknowledged to and before me that she signed and delivered the above and foregoing instrument of writing on the day and for the purpose therein mentioned.

WITNESS MY SIGNATURE AND OFFICIAL SEAL OF OFFICE, on this the 28th day of November, 1980, A. D.

James S. Conley
NOTARY PUBLIC

My Commission Expires:

11-24-81

STATEMENT OF FEES
Filing _____ .05
Recording _____
15c per 100 words
Certification _____ .50
Indexing 15c per page
Separate Substitution _____
Total Fees _____

STATE OF MISSISSIPPI, COUNTY OF HARRISON, FIRST JUDICIAL DISTRICT:
I hereby certify that this instrument was received and filed for record at _____ o'clock and _____ minutes P. M. on _____ day of _____, A. D. 1981 and recorded _____ in _____ of Deeds Book 904 Page 327.
By _____
S. N. Grant, Chancery Clerk

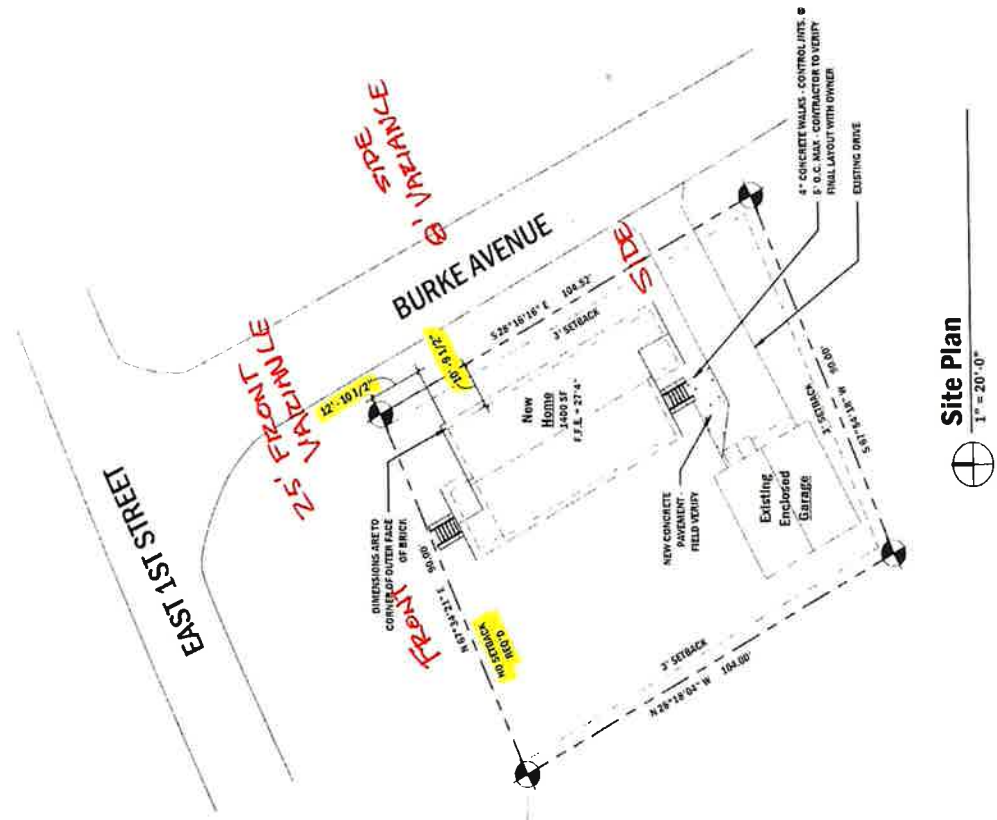
**MINUTES OF DECEMBER 14, 2023
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RICHIE BROU
OWNER, E.C.
REGISTRATION
772 763 104
MICHIGAN

129 E 1ST STREET

A NEW RESIDENCE FOR THERESA BORZIK

PROJECT NO. 202305
PREPARED BY

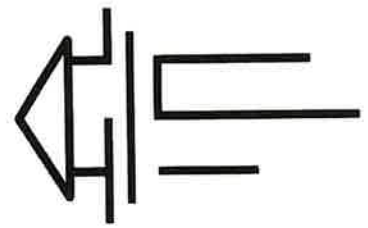
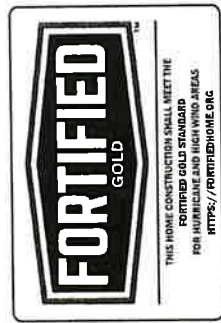
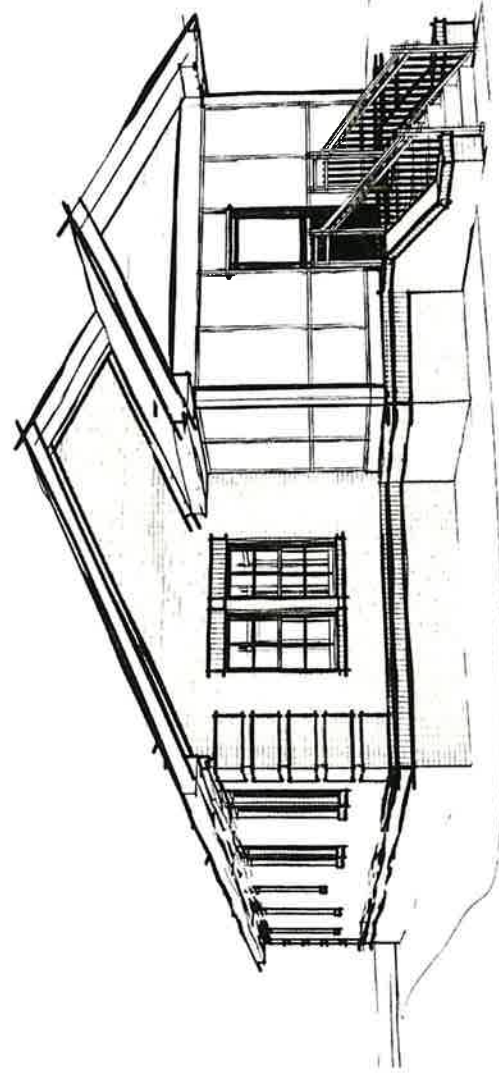


Site Plan
1" = 20'-0"

SITE NOTES
Property Information:
Address: 129 E 1ST ST
Long Beach, Michigan, 48040

GENERAL NOTES:
1. ALL DIMENSIONS ARE TO CENTER UNLESS OTHERWISE NOTED.
2. CONTRACTOR TO VERIFY ALL DIMENSIONS AND LOCATIONS IN THE FIELD.
3. CONTRACTOR TO VERIFY ALL DIMENSIONS AND LOCATIONS IN THE FIELD.

**129 E 1ST STREET
LONG BEACH, MS 39560**



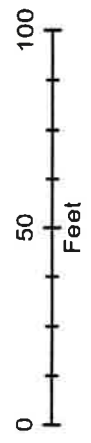
Sheet Number	Sheet Name
001	Floor Plan / Roof Plan
002	Owner Sheet
003	Foundation Plan / Details
004	Exterior Elevations
005	Wall Sections / Building Section
006	Lighting / Power Plans
007	Construction Details

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129 East 1st Street



Harrison County GIS Dept.



HARRISON COUNTY, MISSISSIPPI

DISCLAIMER: THIS MAP IS FOR PROPERTY TAX ASSESSMENT PURPOSES ONLY. IT WAS CONSTRUCTED FROM PROPERTY INFORMATION RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS AND IS NOT CONCLUSIVE AS TO LOCATION OF PROPERTY OR LEGAL OWNERSHIP.

TAL F. LURRY, TAX ASSESSOR
MAP DATE: December 13, 2023



**MINUTES OF DECEMBER 14, 2023
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The Clerk reported that seven (7) notices of public hearing were sent by regular mail to property owners within one hundred sixty feet (160') of the subject property. Notices were also posted on the bulletin boards at City Hall, the Building Official's Office and the Water Department, 201 Jeff Davis Avenue and at the Long Beach Public Library, 209 Jeff Davis Avenue; said notice was ordered as part of these proceedings:

City of Long Beach



LEGAL NOTICE
PUBLIC HEARING

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

Theresa Ann Borzik, 129 East 1st Street, Long Beach, MS, 39560, has filed an application for a Variance in accordance with the Comprehensive Long Beach Unified Land Ordinance. The applicant is requesting, "a 25 foot front setback and a 15 foot side corner setback for the construction of a new residential home." The City's requirements are 25 foot front yard setbacks and 18 foot side corner setback for residential areas. The location of the request is 129 East 1st Street, Long Beach, MS, Tax Parcel 06128-03 001 000. The legal descriptions are as follows:

LOT 90 X 104 FT S BY ELWELL E BY BURKE AVE N BY 1ST ST W BY WILKERSON PART OF LOTS 5 B & 6 BLK 1 ORIGINAL LONG BEACH

A Public Hearing to consider the above Variance request will be held in the City of Long Beach, Mississippi, 39560, December 14, 2023, at 5:30 p.m., in the Long Beach City Hall Meeting Room located at 201 Jeff Davis Avenue. The City encourages all residents, groups and organizations to contact the city if they have any questions concerning the petition.

/s/ signed
Chairman
Planning and Development Commission

Jeff Davis • P.O. Box 929 • Long Beach, MS 39560 • (228) 467-1556 • FAX (228) 865-4422
www.cityoflongbeach.ms.gov

 Saucier Michael Wayne 101 South Burke Avenue Long Beach, MS 39560	 Saucier, Yvonne Rinkel 201 East 1 st Street Long Beach, MS 39560	 Shaw Cynthia B and Eric Vaughn 200 East 2 nd Street Long Beach, MS 39560
Jones Wingate and Donna Spahn 7533 Jeanette Street New Orleans, LA 70118	Famularo Tene F and Spahn Lawrence IV C/O Sharon Spahn 521 N Rio Vista Jefferson, LA 70121	Smith Mary L 124 East 2 nd Street Long Beach, MS 39560
Yeager Darwell Dale Jr 127 East 1 st Street Long Beach, MS 39560		

AFFIDAVIT

STATE OF MISSISSIPPI
COUNTY OF HARRISON
CITY OF LONG BEACH

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

1. That she is the duly appointed and acting Minutes Clerk of the City of Long Beach, Mississippi, Planning and Development Commission.
2. That in such capacity, she is responsible for mailing Notices of Public Hearing for the purpose of notifying property owners within one hundred sixty feet (160') of the subject property, when applications for zoning map changes, variances, appeals, etc., are filed, all as stipulated in The Zoning Ordinance Number 598 of the City of Long Beach; and other matters pertaining to such public hearings and the business of the Planning and Development Commission in and for the City of Long Beach.
3. That on November 20, 2023, she did cause to be mailed, Notice of Public Hearing, a copy of which is attached hereto, to seven (7) property owners within 160' of 129 East 1st Street, Tax Parcel 06128-03-001.000, notifying them that a public meeting will be held, December 14, 2023, to consider an application for a Variance submitted by Theresa Ann Borzik.

Given under my hand this the 20th of November 2023


STACEY DAHL, ASHANI

SWORN TO AND SUBSCRIBED before me on this the 20th day of November 2023.

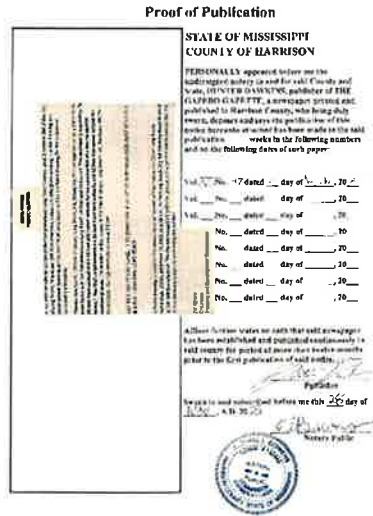
My Commission Expires-


NOTARY PUBLIC



**MINUTES OF DECEMBER 14, 2023
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The Clerk reported that she did cause to be published in the Gazebo Gazette, a newspaper with general circulation in the City of Long Beach, and published in Harrison County, Legal Notice of Public Hearing, as evidenced by the Publisher's Proof of Publication as follows:



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

Vice Chairman Barlow made motion, seconded by Commissioner Glenn and unanimously carried to close the public hearing.

After considerable discussion, Vice Chairman Barlow made motion, seconded by Commissioner Levens and unanimously carried recommending to approve a 10 foot side yard variance and a 25 foot front yard setback variance.

The second public hearing to consider a Variance for the property located at 385 Lawler Avenue, Tax Parcel 0611I-04-021.000, submitted by Dalton McGuire, WOFO, LLC, as follows:

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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 11-7-23
Zoning R-1
Agenda Date 12-14-23
Check Number Cash

VARIANCE REQUEST

I. Tax Parcel Number(s): 060117-04021.000

II. Address of Property Involved: 385 Lowles Ave.

III. Statement clearly explaining the request being made. (Attach supplemental pages if necessary.)
a variance to not install a side walk on property

****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?

there are not any side walks on this street.

B. Describe how the special condition discussed above is not the result of actions taken by the applicant. Show that the applicant did not cause the need for this request.

It was one of the last lots on the street

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?

no where to tie the side walk into - no other side walk are on this street.

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.

no other side walks are on this street & I will not receive my certificate of occupancy with out the variance

**MINUTES OF DECEMBER 14, 2023
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LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

IV. REQUIRED ATTACHMENTS:

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

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

V. OWNERSHIP AND CERTIFICATION:

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

<p><u>Dalton McGuire</u> <u>WORO LLC</u> Name of Rightful Owner (PRINT)</p> <p><u>9447 Carriageland dr.</u> Owner's Mailing Address</p> <p><u>Gpt.</u> <u>MS.</u> <u>39503</u> City State Zip</p> <p><u>228-297-7677</u> Phone</p> <p><u>[Signature]</u> <u>11/11/23</u> Signature of Rightful Owner Date</p>	<p><u>same</u> Name of Agent (PRINT)</p> <p><u>same</u> Agent's Mailing Address</p> <p><u>same</u> <u>same</u> <u>same</u> City State Zip</p> <p><u>same</u> Phone</p> <p><u>[Signature]</u> <u>11/11/23</u> Signature of Applicant Date</p>
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**MINUTES OF DECEMBER 14, 2023
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

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

Indexing Instructions:
Lots 17-20, Blk 2, Davis Addition
Harrison County, MS.

File#222145

COUNTY OF HARRISON

WARRANTY DEED

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

R. L. SIGREST JR. and ELIZABETH HAMMONDS SIGREST
1032 GERRITS LANDING
BRANDON, MS. 39047
662-571-6557

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

WOFO, LLC,
A Mississippi limited liability company
363 COURTHOUSE ROAD # 7346
GULFPORT, MS 39506
228-297-7677

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

Lots Seventeen (17), Eighteen (18), Nineteen (19), and Twenty (20), Block Two (2), DAVIS ADDITION TO THE CITY OF GULFPORT, a subdivision according to the official map or plat thereof on file and of record in the Office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi, in Plat Book 3, at Page 73, Copy Book 2, at Page 120, thereof, reference to which is hereby made in aid of and as a part of this description.

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

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

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

WITNESS THE SIGNATURE of the Grantors on this the 27th day of October, 2022.


R. L. SIGREST JR.


ELIZABETH HAMMONDS SIGREST

STATE OF MS

COUNTY OF Harrison

THIS DAY personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid, **R. L. SIGREST JR. and ELIZABETH HAMMONDS SIGREST**, who acknowledged that they signed, executed and delivered the above and foregoing instrument as a voluntary act and deed on the day and year therein mentioned.

GIVEN under my hand and official seal on this the 27th day of October, 2022.

(SEAL)

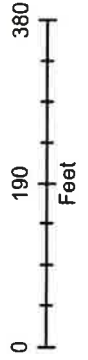
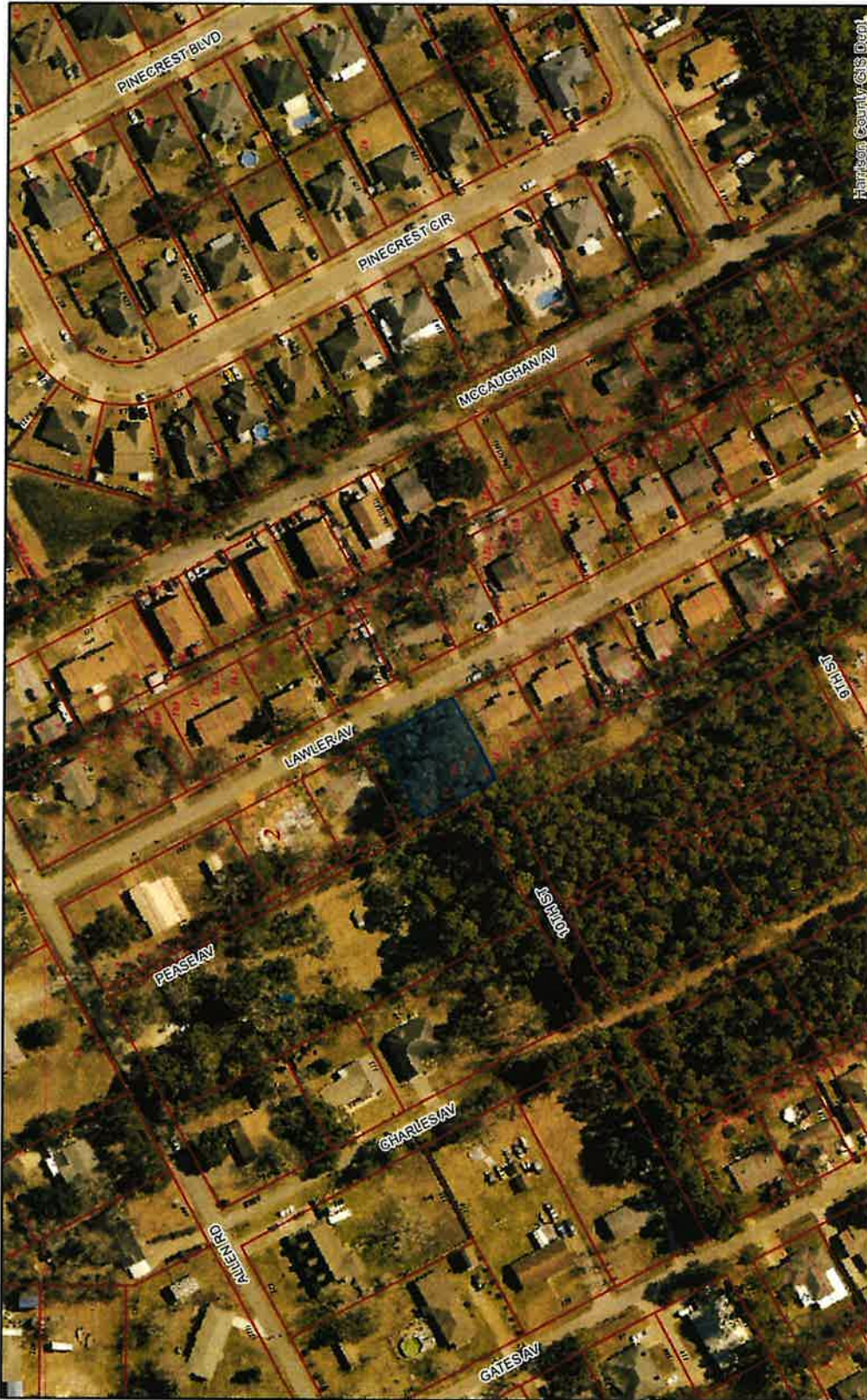
My Commission Expires:


NOTARY PUBLIC



**MINUTES OF DECEMBER 14, 2023
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

385 LAWLER AVENUE, 06111-04-021.000



HARRISON COUNTY, MISSISSIPPI

DISCLAIMER: THIS MAP IS FOR PROPERTY TAX ASSESSMENT PURPOSES ONLY. IT WAS CONSTRUCTED FROM PROPERTY INFORMATION RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS AND IS NOT CONCLUSIVE AS TO LOCATION OF PROPERTY OR LEGAL OWNERSHIP.
TALF LURRY, TAX ASSESSOR
MAP DATE: November 17, 2023



The Clerk reported that fourteen (14) notices of public hearing were sent by regular mail to property owners within one hundred sixty feet (160') of the subject property. Notices were also posted on the bulletin boards at City Hall, the Building Official's Office and the Water Department, 201 Jeff Davis Avenue and at the Long Beach Public Library, 209 Jeff Davis Avenue; said notice was ordered as part of these proceedings:

MINUTES OF DECEMBER 14, 2023 REGULAR MEETING LONG BEACH PLANNING and DEVELOPMENT COMMISSION City of Long Beach



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

Dalton McGuire, WOFO, LLC, 9447 Carraigewood Drive, Gulfport, MS, 39503, 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 385 Lawler Avenue, Tax Parcel 06111 04 021 000. The legal description is as follows:

LOTS 17 TO 20 BLK 2 DAVIS ADD

A public meeting to consider the above Variance will be held in the City of Long Beach, Mississippi, 39560, Thursday, December 14, 2023, 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 924 • Long Beach, MS 39560 • (228) 663-1556 • F: (228) 665-7922
www.cityoflongbeach.ms.us

Favre Arthur E III 610 Highland Crossing Street Baton Rouge, LA 70810	Nelson Kristina Marie and Chad Lee 391 Lawler Avenue Long Beach, MS 39560	Giles Denise M 395 Lawler Avenue Long Beach, MS 39560
Anderson Jack H Jr and Sandra V 392 Lawler Avenue Long Beach, MS 39560	Bradford Rose M 390 Lawler Avenue Long Beach, MS 39560	Fitchie Joel S Jr and Jennifer J 388 Lawler Avenue Long Beach, MS 39560
Lawler Avenue LLC 202 St Augustine Drive Long Beach, MS 39560	Brown Virgil W and Rebecca L 384 Lawler Avenue Long Beach, MS 39560	Bradford Jeanette H -L/E- 382 Lawler Avenue Long Beach, MS 39560
Daniels Lewis N -EST- 377 Lawler Avenue Long Beach, MS 39560	Breazelle Susan -EST- 379 Lawler Avenue Long Beach, MS 39560	Gardner Marsha C 381 Lawler Avenue Long Beach, MS 39560
Dill Jerry 327 East 3 rd Street Long Beach, MS 39560	Bissonnette Jeffrey M and Tammie J 18101 Allen Road Long Beach, MS 39560	

AFFIDAVIT

STATE OF MISSISSIPPI
COUNTY OF HARRISON
CITY OF LONG BEACH

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

- That she is the duly appointed and acting Minutes Clerk of the City of Long Beach, Mississippi, Planning and Development Commission.
- That in such capacity, she is responsible for mailing Notices of Public Hearing for the purpose of notifying property owners within one hundred sixty feet (160') of the subject property, when applications for zoning map changes, variances, appeals, etc., are filed, all as stipulated in The Zoning Ordinance Number 598 of the City of Long Beach; and other matters pertaining to such public hearings and the business of the Planning and Development Commission in and for the City of Long Beach;
- That on November 20, 2023, she did cause to be mailed, Notice of Public Hearing, a copy of which is attached hereto, to fourteen (14) property owners within 160' of 385 Lawler Avenue, Tax Parcel 06111-04-021-000, notifying them that a public meeting will be held, December 14, 2023, to consider an application for a Variance submitted by Dalton McGuire, WOFO, LLC.

Given under my hand this the 20th of November 2023.

Stacey Dahl
STACEY DAHL, ASSISTANT

SWORN TO AND SUBSCRIBED before me on this the 20th day of November 2023.

-My Commission Expires-

Kini Gonsoulin
NOTARY PUBLIC



MINUTES OF DECEMBER 14, 2023
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 11-17-23
Zoning R-1
Agenda Date 12-14-23
Check Number 1048

VARIANCE REQUEST

- I. Tax Parcel Number(s): 0611J-01-024.000
- II. Address of Property Involved: 18564 Ray Road
- III. Statement clearly explaining the request being made. (Attach supplemental pages if necessary.)
Requesting a sidewalk variance to not place a sidewalk on property.

****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? There are currently no houses on Ray Road or adjacent Pagan Haven Lane that have sidewalks. Sidewalk would run on top of city sewer.
- 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. Both city sewer and current developed properties were in place before the purchase of the property.
- 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? The placing of a sidewalk on this property would cost money for a sidewalk that would led to nothing on both ends.
- 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. It is not reasonable to require placement of a sidewalk in an area with properties that don't currently have sidewalks

**MINUTES OF DECEMBER 14, 2023
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

IV. REQUIRED ATTACHMENTS:

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

<p><u>Michael Levens</u> Name of Rightful Owner (PRINT)</p> <p><u>20043 Levens Lane</u> Owner's Mailing Address</p> <p><u>Long Beach MS 39460</u> City State Zip</p> <p><u>228-669-4814</u> Phone</p> <p><u>[Signature]</u> Signature of Rightful Owner</p>	<p>_____ Name of Agent (PRINT)</p> <p>_____ Agent's Mailing Address</p> <p>_____ City State Zip</p> <p>_____ Phone</p> <p>_____ Signature of Applicant</p>
<p><u>11/17/23</u> Date</p>	<p>_____ Date</p>

**MINUTES OF DECEMBER 14, 2023
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**



1st Judicial District
Instrument 2020 2897 D -J1
Filed/Recorded 3/19/2020 12:15 N
Total Fees \$ 26.00
4 Pages Recorded



[Space Above This Line For Recording Data]

Prepared by and Return to:
Patrick A. Sheehan
Sheehan & Ramsey, PLLC
429 Porter Avenue
Ocean Springs, MS 39564
(228) 875-0572

Grantor:
Bruce Wayne Cuevas, Trustee
20731 N. 62 Drive
Glendale, AZ 85308
(602) 291-6464

Grantee
Michael Paul Levens and
Briana Christine Levens
20093 Lovers Lane
Long Beach, MS 39560
(228) 669-4814

**INDEXING INSTRUCTIONS:
STATE OF MISSISSIPPI
COUNTY OF HARRISON**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100's (\$10.00) DOLLARS, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, BRUCE WAYNE CUEVAS, as Trustee of the BRUCE WAYNE CUEVAS TRUST u/t/a dated 7/9/98, a/k/a BRUCE WAYNE CUEVAS LIVING TRUST (Grantor) does hereby sell, convey, bargain and warrant to MICHAEL PAUL LEVENS and BRIANA CHRISTINE LEVENS, tenants by the entirety with full rights of survivorship (Grantees) the following described real property situated and located in Harrison County, First Judicial District, Mississippi, more particularly and certainly described as follows:

Page 1 of 2

SEE ATTACHED EXHIBIT "A"

This conveyance is subject to any prior reservation or conveyance of oil, gas or other mineral rights and subject to all easements, restrictions, reservations and covenants of record.

Ad Valorem taxes for the year 2020 have been prorated between the parties hereto and the obligation to pay same is assumed by the Grantees herein, who will pay same when due.

WITNESS this my signature this the 26 day of February, 2020.

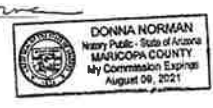
Bruce Wayne Cuevas
BRUCE WAYNE CUEVAS, Trustee
Of the Bruce Wayne Cuevas Trust u/t/a
7/9/98 a/k/a BRUCE WAYNE CUEVAS
LIVING TRUST

STATE OF ARIZONA
COUNTY OF MARICOPA

On February 26, 2020, before me DONNA NORMAN, a Notary Public, personally appeared BRUCE WAYNE CUEVAS, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

SWORN TO AND SUBSCRIBED before me this the 26 day of February, 2020.

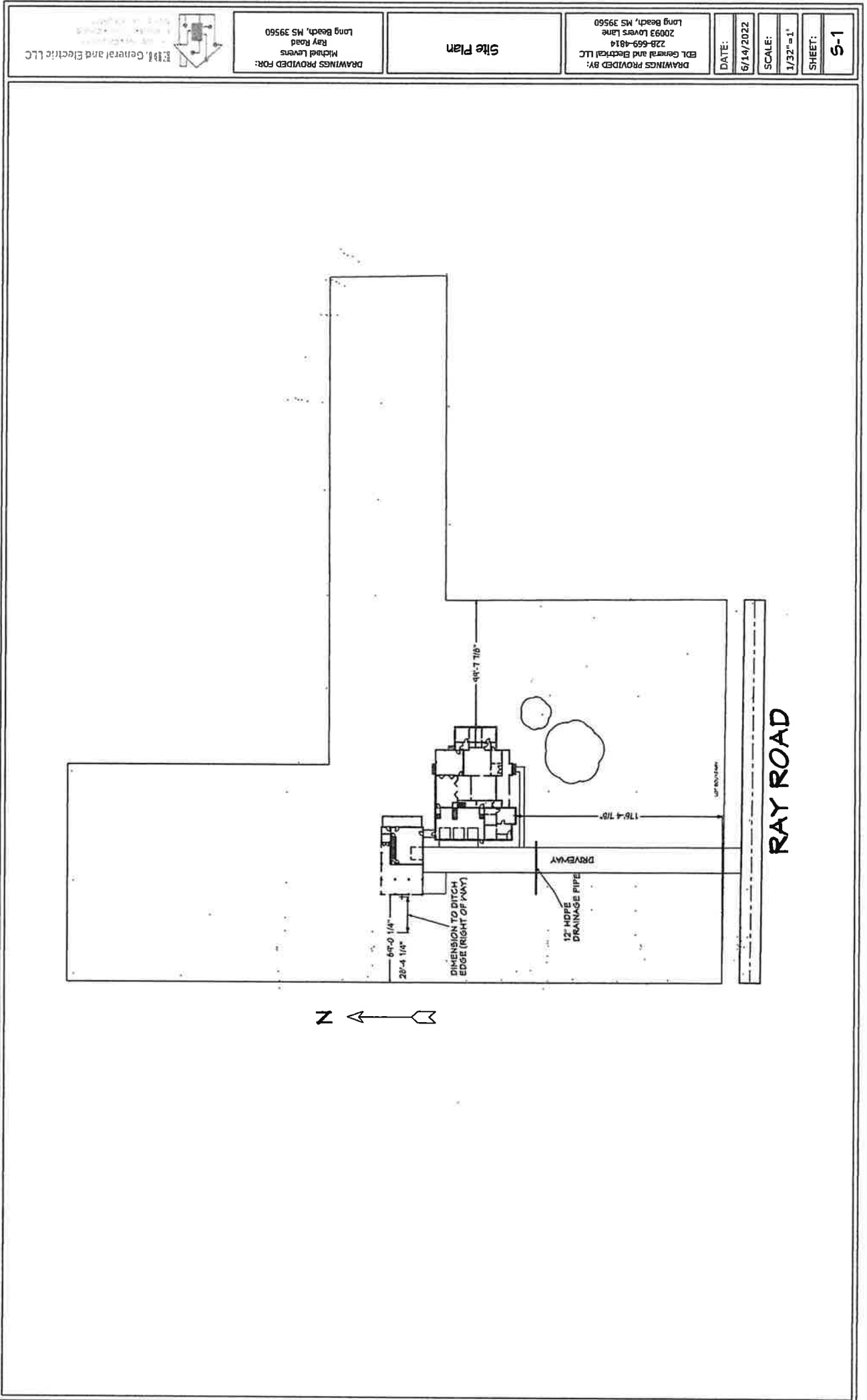
Donna Norman
NOTARY PUBLIC



August 9, 2021
My Commission Expires:

Page 2 of 2

**MINUTES OF DECEMBER 14, 2023
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**



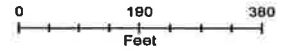
**MINUTES OF DECEMBER 14, 2023
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION
Property Map**



HARRISON COUNTY, MISSISSIPPI

DISCLAIMER: THIS MAP IS FOR PROPERTY TAX ASSESSMENT PURPOSES ONLY. IT WAS CONSTRUCTED FROM PROPERTY INFORMATION RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS AND IS NOT CONCLUSIVE AS TO LOCATION OF PROPERTY OR LEGAL OWNERSHIP. TAL FLURY TAX ASSESSOR.

MAP DATE November 17, 2023



The Clerk reported that eleven (11) notices of public hearing were sent by regular mail to property owners within one hundred sixty feet (160') of the subject property. Notices were also posted on the bulletin boards at City Hall, the Building Official's Office and the Water Department, 201 Jeff Davis Avenue and at the Long Beach Public Library, 209 Jeff Davis Avenue; said notice was ordered as part of these proceedings:

City of Long Beach



**LEGAL NOTICE
PUBLIC 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

Michael Levens, 20093 Lovers Lane, 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 18564 Ray Road, Tax Parcel 0611J-01-029 000. The legal description is as follows:

4.1 AC(C) BEG 975.4 FT E & 20 FT S OF NW COR OF SEC 12 ON S MAR OF COMMISSION RD S 885 FT TO N MAR OF RAY RD E ALONG RD 273 FT N 255 FT W 113 FT N 630 FT TO COMMISSION RD W ALONG RD 160.1 FT TO POB PART OF NW 1/4 OF NW 1/4 SEC 12-8-12

A public meeting to consider the above Variance will be held in the City of Long Beach, Mississippi, 39560, Thursday, December 14, 2023, 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

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Printer error

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printer error

MINUTES OF DECEMBER 14, 2023 REGULAR MEETING LONG BEACH PLANNING and DEVELOPMENT COMMISSION

Castiglia Alvin ETAL 105 Pine Cove Long Beach, MS 39560	Ladnier Rockford N and Rhonda S 18255 Commission Road Long Beach, MS 39560	Spears Warren and Rhonda 5575 Gates Avenue Long Beach, MS 39560
Roison Brian P and Connie R 18260 Commission Road Long Beach, MS 39560	Huey Patrick D and Rachelle PO Box 2581 Gulfport, MS 39505	Couler Steven E and Beth A 18568 Ray Road Long Beach, MS 39560
Castiglia Joseph Jr ETAL 18574 Ray Road Long Beach, MS 39560	Mc Coy Anna Mullican 125 Harris Avenue Long Beach, MS 39560	Plerocich Lillian L -L/E- 18575 Ray Road Long Beach, MS 39560
Wescovich Maurice J Jr and Cheryl 18573 Ray Road Long Beach, MS 39560	Castiglia Joseph James Jr -L/E- 18556 Ray Road Long Beach, MS 39560	

AFFIDAVIT

STATE OF MISSISSIPPI
COUNTY OF HARRISON
CITY OF LONG BEACH

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

1. That she is the duly appointed and acting Minutes Clerk of the City of Long Beach, Mississippi, Planning and Development Commission
2. That in such capacity, she is responsible for mailing Notices of Public Hearing for the purpose of notifying property owners within one hundred sixty feet (160') of the subject property, when applications for zoning map changes, variances, appeals, etc., are filed, all as stipulated in The Zoning Ordinance Number 598 of the City of Long Beach; and other matters pertaining to such public hearings and the business of the Planning and Development Commission in and for the City of Long Beach;
3. That on November 20, 2023, she did cause to be mailed, Notice of Public Hearing, a copy of which is attached hereto, to eleven (11) property owners within 160' of 18564 Ray Road, Tax Parcel 06111-01-029 000, notifying them that a public meeting will be held, December 14, 2023, to consider an application for a Variance submitted by Michael Levens.

Given under my hand this the 20th of November 2023

Stacey Dahl
STACEY DAHL, AFFIAN

SWORN TO AND SUBSCRIBED before me on this the 20th day of November 2023

My Commission Expires-



Kini Gonsolin
NOTARY PUBLIC

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

Proof of Publication

STATE OF MISSISSIPPI
COUNTY OF HARRISON

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

Vol. 17 No. 17 dated 24 day of November, 2023
 Vol. _____ No. _____ dated _____ day of _____, 20____
 Vol. _____ No. _____ dated _____ day of _____, 20____
 Vol. _____ No. _____ dated _____ day of _____, 20____
 Vol. _____ No. _____ dated _____ day of _____, 20____
 No. _____ dated _____ day of _____, 20____
 No. _____ dated _____ day of _____, 20____

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

Sworn to and subscribed before me this 26 day of Nov, A.D. 2023

Hunter Dawkins
Publisher

[Signature]
Notary Public

**MINUTES OF DECEMBER 14, 2023
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

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

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

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

Commissioner Levens returned to the meeting at this time.

The fourth public hearing to consider a Variance for the property located at 419 East 3rd Street, Tax Parcel 0612A-01-034.000, submitted by Glynn Illich, as follows:

MINUTES OF DECEMBER 14, 2023
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 11-13-23
Zoning R-1
Agenda Date 12-14-23
Check Number 6484

VARIANCE REQUEST

- I. Tax Parcel Number(s): 0612A-01-034.000
- II. Address of Property Involved: 419 E 3rd St
- III. Statement clearly explaining the request being made. (Attach supplemental pages if necessary.)

to waive the side walk

****PLEASE COMPLETE THE FOLLOWING:**

- A. Describe any special condition that justify the granting of this request and that are peculiar to the property and do not apply to other properties in the general area. What are the reasons for the request and why the applicant cannot meet the stated code requirement?

See attached aerial. There are no sidewalks on new/old dwellings on street and the cross streets.

- B. Describe how the special condition discussed above is not the result of actions taken by the applicant. Show that the applicant did not cause the need for this request.

n/a

- C. Show that an unnecessary hardship exists due to the character of the property and that this hardship makes the request necessary. State what hardship is caused if the applicant is required to meet code requirements? What is the result of this hardship? What would result if the Zoning Board denied this request?

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

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

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

**MINUTES OF DECEMBER 14, 2023
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

IV. REQUIRED ATTACHMENTS:

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

<p>_____ Name of Rightful Owner (PRINT)</p> <p align="center">Glynn Illich</p> <p align="center">_____ POB 1612</p> <p>Owner's Mailing Address</p> <p align="center">_____ LB MS 39560</p> <p>City State Zip</p> <p align="center">_____ 228.760.5455</p> <p>Phone</p> <p align="center">_____ Glynn Illich 11/13/23</p> <p>Signature of Rightful Owner Date</p>	<p>_____ Name of Agent (PRINT)</p> <p>_____ Agent's Mailing Address</p> <p>_____ City State Zip</p> <p>_____ Phone</p> <p>_____ Signature of Applicant Date</p>
------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

MINUTES OF DECEMBER 14, 2023 REGULAR MEETING LONG BEACH PLANNING and DEVELOPMENT COMMISSION

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

Indexing Instructions:
Part of Lot 10, Blk 12, Original Long
Beach, Harrison County, 1st JD, MS

File#202630

STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT

WARRANTY DEED

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

CHARLES B. WAMBOLT
430 EAST 3RD STREET
LONG BEACH, MS 39560
(228) 294-1457

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

GLYNN ILLICH and wife, IANA ILLICH
as tenants by the entirety with full rights of survivorship and not as tenants in common
P.O. BOX 1612
LONG BRACH, MS 39560
(228) 760-9435

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

ATTACHED HERETO AS EXHIBIT "A"

The Grantor hereby covenants that the property described herein does not constitute as a part of his homestead, nor is it contiguous thereto.

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

Estimated county ad valorem taxes have been prorated between the parties as a part of the consideration for this conveyance. In the event the estimates upon which such proration is based prove to

be inaccurate for any reason, the Grantee agrees to refund any excess, and the Grantor agrees to pay any deficiency, upon receipt of a copy of the tax statement for the current year and a computation of the true amount due, based on a 365 day year.

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

WITNESS THE SIGNATURE of the Grantor on this the 17th day of August, 2021.


CHARLES B. WAMBOLT

STATE OF MISSISSIPPI
COUNTY OF HARRISON

THIS DAY personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid, CHARLES B. WAMBOLT, who acknowledged that he signed, executed and delivered the above and foregoing instrument as his voluntary act and deed on the day and year therein mentioned.

GIVEN under my hand and official seal on this the 17th day of August, 2021

(SEAL)

My Commission Expires:




NOTARY PUBLIC



**MINUTES OF DECEMBER 14, 2023
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

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

City of Long Beach



LEGAL NOTICE
PUBLIC MEETING

In accordance with Section 4 of the City of Long Beach Sidewalk Ordinance SR7 as amended by Ordinance 035, 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.

Glynn Elch, PO Box 1612, 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 419 East 3rd Street. Tax Parcel 0612A-01 034 000. The legal description is as follows:

BEG AT NW COR OF LOT 10 BLK 12 OF ORIGINAL LONG BEACH N 69 DGS E 75 FT S 27 DGS E 150 FT S 69 DGS W 75 FT N 28 DGS W 150 FT TO POB PART OF LOT 10 BLK 12 ORIGINAL LONG BEACH SEC 13 B 12

A public meeting to consider the above Variance will be held in the City of Long Beach, Mississippi, 39560, Thursday, December 14, 2023, 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

City of Long Beach • P.O. Box 429 • Long Beach, Mississippi • 39560 • Phone: (601) 228-6500 • Fax: (601) 228-6502 • www.ci.longbeach.ms.us

SENDER	STREET	Forward Along Side to Adjacent Property Edge	Mail Delivery Point
Catholic Diocese of Biloxi 1790 Poppys Ferry Road Biloxi, MS 39532	State of Mississippi PO Box 136 Jackson, MS 39205	Wambolt Charles Bernard 420 East 3 rd Street Long Beach, MS 39560	
Bartman Marcy Mullins 418 East 3 rd Street Long Beach, MS 39560	Taylor Sheila PO Box 843 Long Beach, MS 39560	Kistler Kevin 412 East 3 rd Street Long Beach, MS 39560	
Barnhill Kathy A 415 East 3 rd Street Long Beach, MS 39560	Wilson Rachel D 417 East 3 rd Street Long Beach, MS 39560	Koonce Charles 1921 Beatty Road San Angelo, TX 76904	
Wang Shiao Y and Bilsiot Patricia 414 east 4 th Street Long Beach, MS 39560	Collins Tamara and Timothy O 118 Kuyrkendal Place Long Beach, MS 39560	Shaw David Alan 13 53 rd Street Gulfport, MS 39507	
Fuentes Marta and Humberto 110 Valentine Drive Long Beach, MS 39560			

AFFIDAVIT

SEATTLE M. BOGOTT
COUNTY CLERK
CITY OF LONG BEACH

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

- That she is the duly appointed and acting Minutes Clerk of the City of Long Beach, Mississippi, Planning and Development Commission.
- That in such capacity, she is responsible for mailing Notices of Public Hearing for the purpose of notifying property owners within one hundred sixty feet (60') of the subject property, when applications for zoning map changes, variances, appeals, etc. are filed, all as stipulated in the Zoning Ordinance, Number 396 of the City of Long Beach, and other matters pertaining to such public hearings and the business of the Planning and Development Commission and for the City of Long Beach.
- That on November 20, 2023, she did cause to be mailed, Notice of Public Hearing, a copy of which is attached hereto, to thirteen (13) property owners within 160' of 419 East Third Street, Tax Parcel 0612A-01 034 000 notifying them that a public meeting will be held, December 14, 2023, to consider an application for a Variance submitted by Glynn Elch.

Gives under my hand this 20th of November 2023

Seattle M. Bogott
SEATTLE M. BOGOTT

SWORN TO AND SUBSCRIBED before me on this 20th day of November 2023

My Commission Expires



Kristi Doss
NOTARY PUBLIC

**MINUTES OF DECEMBER 14, 2023
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

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

Proof of Publication

**STATE OF MISSISSIPPI
COUNTY OF HARRISON**

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

Vol. 21 No. 27 dated 24 day of Nov., 2023

Vol. _____ No. _____ dated _____ day of _____, 20____

Vol. _____ No. _____ dated _____ day of _____, 20____

Vol. _____ No. _____ dated _____ day of _____, 20____

Vol. _____ No. _____ dated _____ day of _____, 20____

No. _____ dated _____ day of _____, 20____


No. _____ dated _____ day of _____, 20____

No. _____ dated _____ day of _____, 20____

Notary Public

Sworn to and subscribed before me this 28 day of Nov, A.D. 2023

[Signature]
Notary Public



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

Vice Chairman Barlow made motion, seconded by Commissioner Glenn and unanimously carried to close the public hearing.

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

Be it remembered that a Regular Meeting before the Long Beach Planning and Development Commission, Long Beach, Mississippi, was begun at 5:30 o'clock p.m., Thursday, the 14th day of December 2023, in the Long Beach City Hall Meeting Room, 201 Jeff Davis Avenue, in said City, and the same being the time, date and place fixed for holding said Regular Meeting.

There were present and in attendance on said Commission and at the meeting the following named persons: Chairman Frank Olaivar, Vice Chairman Shawn Barlow, Commissioners David DiLorenzo, Nicholas Brown, Michael Levens, Jennifer Glenn and

**MINUTES OF DECEMBER 14, 2023
REGULAR MEETING**

LONG BEACH PLANNING and DEVELOPMENT COMMISSION

Marcia Kruse, City Advisor Bill Hessel, Building Official Mike Gundlach, Building Inspector Ryan Ladner and Minutes Clerk Tina M. Dahl.

Absent the regular meeting were Commissioners William Suthoff and Trey Gaddy.

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

Commissioner Levens made motion, seconded by Commissioner Brown and unanimously carried to approve the Regular Meeting minutes of November 9, 2023, as submitted.

It came for discussion under Unfinished Business a Certificate of Resubdivision for the property located at 20294 Daugherty Road, Tax Parcels 0511B-02-022.000 and 0511B-02-025.000, submitted by Philip B. Keith, III, as follows:

**MINUTES OF DECEMBER 14, 2023
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**



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

Office use only	
Date Received	9-29-23
Zoning	
Agenda Date	10-26-23
Check Number	5290

APPLICATION FOR CERTIFICATE OF RESUBDIVISION

- I. TYPE OF CASE: CERTIFICATE OF RESUBDIVISION #0511B-02-022.000
- II. ADVALOREM TAX PARCEL NUMBER(S): #0511B-02-025.000
- III. GENERAL LOCATION OF PROPERTY INVOLVED: 20302 ~~Daugherty~~ Daugherty Rd.
Long Beach MS. 39560
- IV. ADDRESS OF PROPERTY INVOLVED: 20294 Daugherty Rd. Long Beach MS.
- V. GENERAL DESCRIPTION OF REQUEST: Resubdivision of 2 properties
Into 2 properties.
- VI. REQUIRED ATTACHMENTS:
 - A. Resubdivision Survey and Certificate (see attached example) on no less than 11" X 17" paper.
 - B. Cash or check payable to the City of Long Beach in the amount of \$375.00
 - C. Proof of ownership (copy of recorded warranty deed) if applicable proof of authority to act as agent for owner.

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

VII. OWNERSHIP AND CERTIFICATION:

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

Philip B. Keith III
Name of Rightful Owner (PRINT)

20302 Daugherty Rd.
Owner's Mailing Address

Long Beach MS. 39560
City State Zip

228-324-6442
Phone

[Signature] 9/29/23
Signature of Rightful Owner Date

Name of Agent (PRINT)

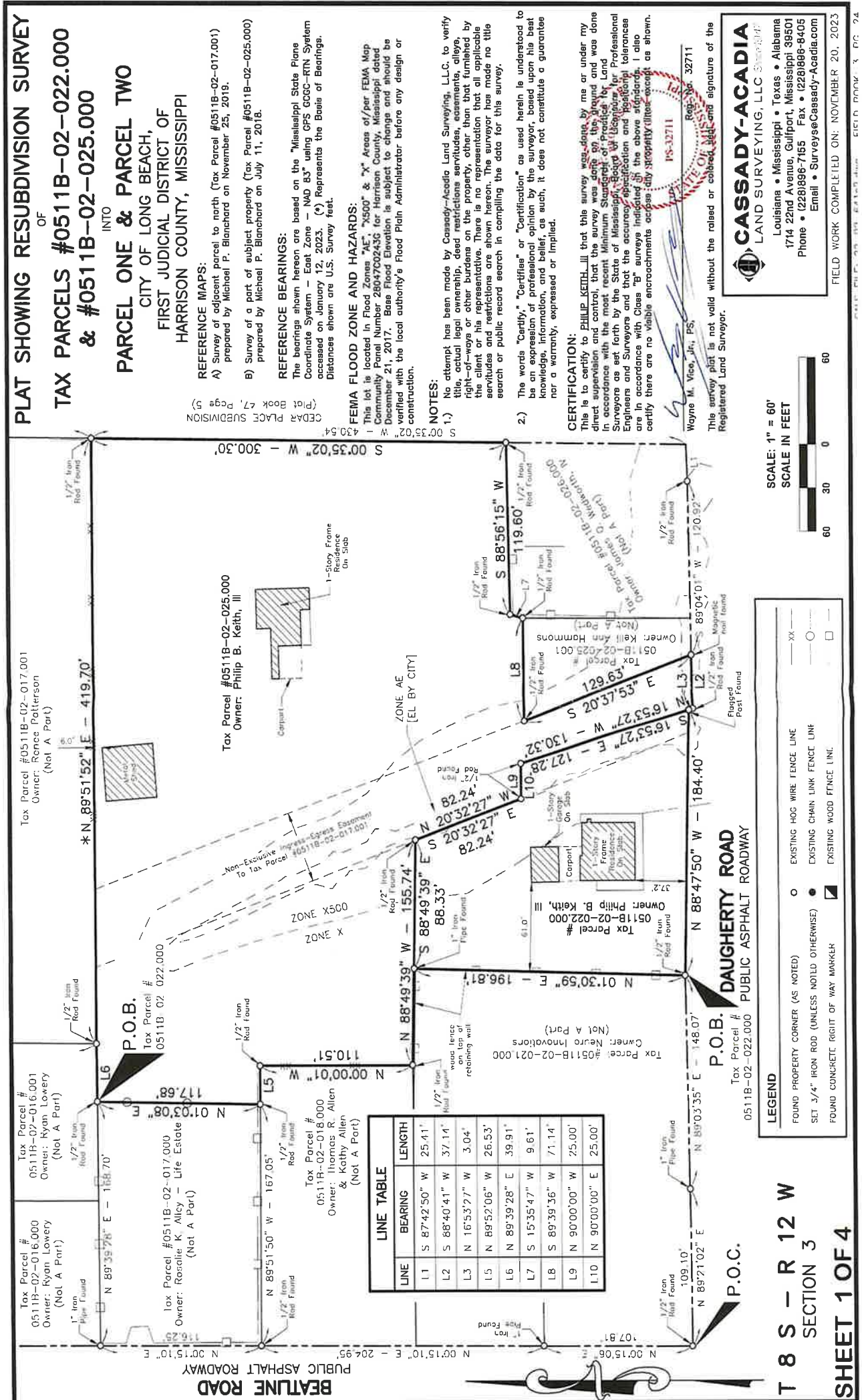
Agent's Mailing Address

City State Zip

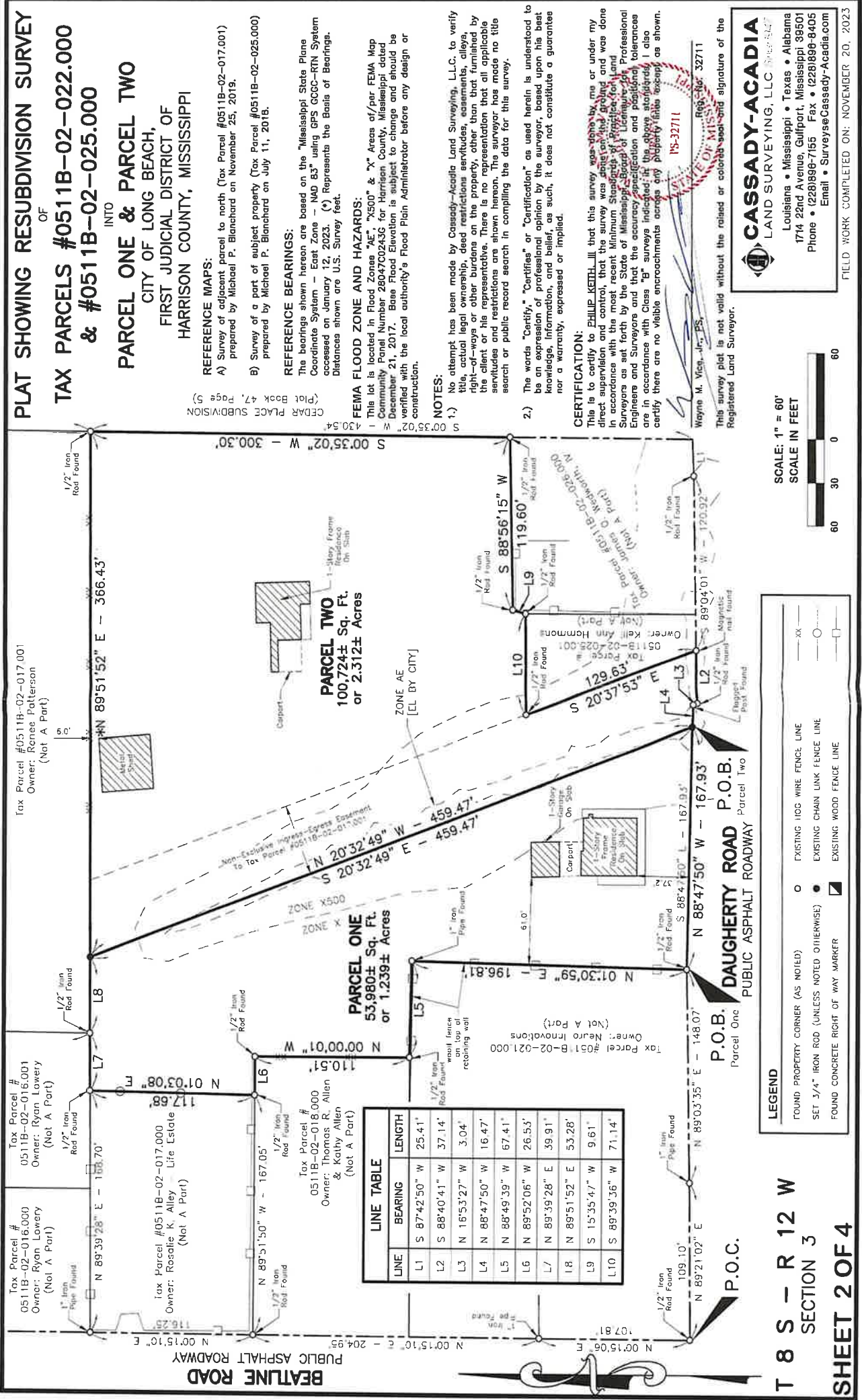
Phone

Signature of Applicant Date

**MINUTES OF DECEMBER 14, 2023
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**



**MINUTES OF DECEMBER 14, 2023
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**



LINE	BEARING	LENGTH
L1	S 87°42'50" W	25.41'
L2	S 88°40'41" W	37.14'
L3	N 16°53'27" W	3.04'
L4	N 88°47'50" W	16.47'
L5	N 88°49'39" W	67.41'
L6	N 89°52'06" W	26.53'
L7	N 89°39'28" E	39.91'
L8	N 89°51'52" E	53.28'
L9	S 15°35'47" W	9.61'
L10	S 89°39'36" W	71.14'

MINUTES OF DECEMBER 14, 2023
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LONG BEACH PLANNING and DEVELOPMENT COMMISSION

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

LEGAL DESCRIPTION OF PARCEL ONE:

A parcel of land situated and being located in part of Lots 1 & 2, Block 3, Cox's Subdivision and part of the Northwest Quarter (NW 1/4) of Section 3, Township 8 South, Range 12 West, First Judicial District of Harrison County, Mississippi, and being more particularly described as follows, to-wit:

COMMENCING at 1/2-inch iron rod at the intersection of the easterly margin of Beatline Road with the northerly margin of Daugherty Road; thence run North 89 degrees 21 minutes 02 seconds East along the northerly margin of Daugherty Road a distance of 109.10 feet to a 1-inch iron pipe; thence run North 89 degrees 03 minutes 35 seconds East along the northerly margin of Daugherty Road a distance of 148.07 feet to a 1/2-inch iron rod and the POINT OF BEGINNING;

Thence departing the northerly margin of Daugherty Road, continue from said POINT OF BEGINNING North 01 degrees 30 minutes 59 seconds East along a wood fence line a distance of 196.81 feet to a 1-inch iron pipe; thence run North 88 degrees 49 minutes 39 seconds West along a wood fence line a distance of 67.41 feet to a 1/2-inch iron rod; thence run North 00 degrees 00 minutes 01 seconds West a distance of 110.51 feet to a 1/2-inch iron rod; thence run North 89 degrees 52 minutes 06 seconds a distance of 26.53 feet to a 1/2-inch iron rod; thence run North 01 degrees 03 minutes 08 seconds East along a chain link fence line a distance of 117.68 feet to 1/2-inch rod; thence run North 89 degrees 39 minutes 28 seconds East a distance of 39.91 feet to a 1/2-inch iron rod; thence run North 89 degrees 51 minutes 52 seconds East a distance of 53.28 feet to a 3/4-inch iron rod; thence run South 20 degrees 32 minutes 49 seconds East a distance of 459.47 feet to a 3/4-inch iron rod on the northerly margin of Daugherty Road; thence run South 88 degrees 47 minutes 50 seconds West along the northerly margin of Daugherty Road a distance of 167.93 feet to THE POINT OF BEGINNING.

Said parcel contains 1.239 acres, more or less.

LEGAL DESCRIPTION OF PARCEL TWO:

A parcel of land situated and being located in part of Lots 1 & 2, Block 3, Cox's Subdivision and part of the Northwest Quarter (NW 1/4) of Section 3, Township 8 South, Range 12 West, First Judicial District of Harrison County, Mississippi, and being more particularly described as follows, to-wit:

COMMENCING at 1/2-inch iron rod at the intersection of the easterly margin of Beatline Road with the northerly margin of Daugherty Road; thence run North 89 degrees 21 minutes 02 seconds East along the northerly margin of Daugherty Road a distance of 109.10 feet to a 1-inch iron pipe; thence run North 89 degrees 03 minutes 35 seconds East along the northerly margin of Daugherty Road a distance of 148.07 feet to a 1/2-inch iron rod; thence run South 88 degrees 47 minutes 50 seconds East along the northerly margin of Daugherty Road a distance of 167.93 feet to a 3/4-inch iron rod and the POINT OF BEGINNING;

Thence continue from said POINT OF BEGINNING North 20 degrees 32 minutes 49 seconds West a distance of 459.47 feet to a 3/4-inch iron rod; thence run North 89 degrees 51 minutes 52 seconds East along a hog wire fence line a distance of 366.43 feet to a 1/2-inch iron rod; thence run South 00 degrees 35 minutes 02 seconds West a distance of 300.30 feet to a 1/2-inch iron rod; thence run South 88 degrees 56 minutes 15 seconds West a distance of 119.60 feet to a 1/2-inch iron rod; thence run South 15 degrees 35 minutes 47 seconds West a distance of 9.61 feet to a 1/2-inch iron rod; thence run South 89 degrees 39 minutes 36 seconds West a distance of 71.14 feet to a 1/2-inch iron rod; thence run South 20 degrees 37 minutes 53 seconds East a distance of 129.63 feet to a MAG nail on the northerly margin of Daugherty Road; thence run South 88 degrees 40 minutes 41 seconds West along the northerly margin of Daugherty Road a distance of 37.14 feet to a 1/2-inch iron rod; thence run North 16 degrees 41 seconds West a distance of 130.62 feet to a wooden post; thence run North 88 degrees 47 minutes 50 seconds West a distance of 16.47 feet to the POINT OF BEGINNING.

Said parcel contains 2.312 acres, more or less.

PLAT SHOWING RESUBDIVISION SURVEY

OF

PARCELS #0511B-02-022.000
& #0511B-02-025.000

INTO

PARCEL ONE & PARCEL TWO
CITY OF LONG BEACH,
FIRST JUDICIAL DISTRICT OF
HARRISON COUNTY, MISSISSIPPI

CASSADY-ACADIA
LAND SURVEYING, LLC
Louisiana • Mississippi • Texas • Alabama
1714 22nd Avenue, Gulfport, Mississippi 39501
Phone • (228)896-7155 Fax • (228)896-8405
Email • Survey@Cassady-Acadia.com

FIELD WORK COMPLETED ON: NOVEMBER 20, 2023

CERTIFICATE OF RESUBDIVISION

In accordance with Article II, Section 3 of the Code of Ordinances (Subdivision Regulations) of the City of Long Beach as amended, it is hereby certified that the Long Beach Planning Commission Chairman and Long Beach Mayor and Board of Aldermen have reviewed and approved the attached Final Plat. The following property has been subdivided from Harrison County ad valorem tax parcel numbers 0511B-02-022.000 and 0511B-02-025.000 into Two new parcels. The subject properties are generally described as being located north of Daugherty Road and East of Beatline Road.

LEGAL DESCRIPTION OF LANDS PRIOR TO THIS RESUBDIVISION:

PARCEL NO. 0511B-02-022.000

A parcel of land situated and being located in part of Lot 2, Block 3, Cox's Subdivision, situated in the Northwest 1/4 of Section 3, Township 8 South, Range 12 West, City of Long Beach, First Judicial District of Harrison County, Mississippi, and being more particularly described as follows, to-wit:

Commencing at an iron rod found at the intersection of the easterly margin of Beatline Road and the northerly margin of Daugherty Road; thence run North 89 degrees 21 minutes 02 seconds East along the northerly margin of Daugherty Road a distance of 109.10 feet to an iron pipe found; thence run North 89 degrees 03 minutes 35 seconds East along the northerly margin of Daugherty Road a distance of 148.07 feet to an iron rod found at the POINT OF BEGINNING of the parcel herein described; thence run North 89 degrees 47 minutes 50 seconds East along the northerly margin of Daugherty Road a distance of 164.40 feet to a flagged fence post found; thence run South 00 degrees 35 minutes 02 seconds West a distance of 127.28 feet to an iron rod set; thence run South 88 degrees 49 minutes 39 seconds West a distance of 117.68 feet to an iron rod set; thence run North 20 degrees 32 minutes 49 seconds East a distance of 459.47 feet to an iron rod set; thence run North 88 degrees 47 minutes 50 seconds West a distance of 167.93 feet to an iron pipe found; thence run South 01 degrees 30 minutes 59 seconds West a distance of 196.81 feet to the POINT OF BEGINNING. Said parcel contains 0.64 acres, more or less.

PARCEL NO. 0511B-02-025.000

A parcel of land situated and being located in part of Lots 1 & 2, Block 3, Cox's Subdivision, situated in the Northwest 1/4 of Section 3, Township 8 South, Range 12 West, City of Long Beach, First Judicial District of Harrison County, Mississippi, and being more particularly described as follows, to-wit:

Commencing at an iron rod found at the intersection of the easterly margin of Beatline Road and the northerly margin of Daugherty Road; thence run North 00 degrees 15 minutes 06 seconds East along the easterly margin of Beatline Road a distance of 107.81 feet to an iron pipe found; thence run North 00 degrees 15 minutes 10 seconds East along the easterly margin of Beatline Road a distance of 321.20 feet to an iron pipe found; thence run North 89 degrees 39 minutes 28 seconds East a distance of 168.70 feet to an iron rod set at the POINT OF BEGINNING of the parcel herein described; thence continue from said POINT OF BEGINNING North 89 degrees 39 minutes 28 seconds East a distance of 39.91 feet to an iron rod found; thence run North 89 degrees 51 minutes 52 seconds East a distance of 419.70 feet to an iron rod set on the westerly margin of Cedar Place Subdivision (Plat Book 47, Page 5 of the Plat Book Records of Harrison County, Mississippi); thence run South 00 degrees 35 minutes 02 seconds West along the westerly margin of Cedar Place Subdivision a distance of 300.30 feet to an iron rod set on the westerly margin of Cedar Place Subdivision; thence run South 88 degrees 56 minutes 15 seconds West a distance of 119.60 feet to an iron rod set; thence run South 15 degrees 35 minutes 47 seconds West a distance of 9.61 feet to an iron rod set; thence run South 89 degrees 39 minutes 36 seconds West a distance of 71.14 feet to an iron rod set; thence run South 20 degrees 37 minutes 53 seconds East a distance of 129.63 feet to a flagged nail found on the northerly margin of Daugherty Road; thence run South 88 degrees 40 minutes 41 seconds West along the northerly margin of Daugherty Road a distance of 37.14 feet to an iron rod set on the northerly margin of Daugherty Road; thence run South 90 degrees 00 minutes 00 seconds West through a found flagged fence post a distance of 130.32 feet to an iron rod set; thence run South 89 degrees 39 minutes 36 seconds West through an iron pipe found a distance of 25.00 feet to an iron rod set; thence run North 20 degrees 32 minutes 49 seconds West a distance of 82.24 feet to an iron rod set; thence run North 88 degrees 49 minutes 39 seconds West through an iron pipe found a distance of 155.74 feet to an iron rod set; thence run North 00 degrees 00 minutes 01 seconds West a distance of 110.51 feet to an iron rod set; thence run North 89 degrees 52 minutes 06 seconds West a distance of 26.53 feet to an iron rod set; thence run North 01 degrees 03 minutes 08 seconds East a distance of 117.68 feet to the POINT OF BEGINNING. Said Parcel contains 2.31 acres, more or less.

INGRESS-EGRESS EASEMENT DESCRIPTION FROM INSTRUMENT NO. 2020-0015658-D-J1

Commencing at the Northeast corner of Lot 1, Block 3, Cox's Subdivision of the NW 1/4 of Section 3, Township 8 South, Range 12 West, Harrison County, MS; thence S. 00 degrees 36 minutes 05 seconds W 210.0 feet to the Northeast corner of the property conveyed to D. E. Hammons; thence S. 89 degrees 52 minutes 05 seconds W along the North line of D. E. Hammons 313.00 feet to the Northwest corner of Hammons and the Southwest corner of Hammons and the North margin of Daugherty Road; along the West line of Hammons 462.20 feet to the Southwest corner of Hammons and the North margin of Daugherty Road; thence N. 16 degrees 45 minutes 22 seconds W along the North margin of Daugherty Road 37.14 feet; thence N. 16 degrees 43 minutes 56 seconds West along a chain link fence on the West Bank of an existing drainage ditch 130.62 feet; thence continue along said ditch N. 22 degrees 41 minutes 01 seconds W 334.00 feet; thence N. 89 degrees 52 minutes 05 seconds E 40.93 feet to the Point of Beginning. Said parcel contains 14,701 square feet, more or less.

MINUTES OF DECEMBER 14, 2023
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

CERTIFICATE OF APPROVAL:

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

Administrator _____ Date: _____

PLANNING COMMISSION:

Submitted to and approved by the City of Long Beach Planning Commission at the regularly scheduled meeting on the _____ day of _____, 2023.

Planning Commission Chairman _____

APPROVAL:

Submitted to and accepted by the City of Long Beach, Board of Aldermen, at the regular meeting of said Board of Aldermen held on the _____ day of _____, 2023.

ATTEST:

ADOPT:

City Clerk _____ Mayor _____

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

CERTIFICATE OF OWNERSHIP:

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

Philip B. Keith, III, Owner
Date: 11/20/2023

Subscribed and sworn to before me, in my presence this 20th day of November, 2023, a Notary Public in and for the County of Harrison, State of Mississippi.

Felice Knox
NOTARY PUBLIC
My Commission Expires: Feb 9, 2026

CERTIFICATE OF SURVEY AND ACCURACY:

I hereby certify that this map drawn by me, or drawn under my supervision, and was prepared in accordance with all applicable codes and ordinances. Witness my original signature, registration number and seal this the 20th day of November, 2023.

Wayne M. Vice, Jr., PS
SURVEYOR
PS-32711
My Commission Expires: NOVEMBER 2023, a

Subscribed and sworn to before me, in my presence this 20th day of NOVEMBER, 2023, a Notary Public in and for the County of Harrison, State of Mississippi.

Sierra Carr
NOTARY PUBLIC
My Commission Expires: 3/13/2026

CASSADY-ACADIA
LAND SURVEYING, LLC
Louisiana • Mississippi • Texas • Alabama
1714 22nd Avenue, Gulfport, Mississippi 39501
Phone • (228)896-7155 Fax • (228)896-8405
Email • Surveys@Cassady-Acadia.com

FIELD WORK COMPLETED ON: NOVEMBER 20, 2023

PLAT SHOWING RESUBDIVISION SURVEY
OF
PARCELS #0511B-02-022.000
& #0511B-02-025.000
INTO
PARCEL ONE & PARCEL TWO
CITY OF LONG BEACH,
FIRST JUDICIAL DISTRICT OF
HARRISON COUNTY, MISSISSIPPI

**MINUTES OF DECEMBER 14, 2023
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

Tina Dahl

From: Joe Culpepper <joe.culpepper@h2oinnovation.com>
Sent: Monday, December 11, 2023 2:50 PM
To: Tina Dahl; 'Tyler Yarbrough'; 'David Ball'
Cc: sbowes@cityoflongbeachms.com; jan@cityoflongbeachms.com
Subject: RE: Certificate of Resubdivision

I do not believe there will be any special tap for this.

Joe Culpepper, P.E.
Project Manager



Trusted Utility Partners

Office # (228) 863-0440
 404 Kohler Street Long Beach, MS 39560
 P.O. Box 591 Long Beach, MS 39560
joe.culpepper@h2oinnovation.com | www.h2oinnovation.com



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

December 7, 2023

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

RE: Certificate of Subdivision – Tax Parcel No. 0511B-02-022.000 & 0511B-02-025.000

Ladies and Gentlemen:

We have received a Certificate of Subdivision for the referenced property, which can be described as a parcel of land situated and being located in a part of Lots 1 and 2, Block 3, located in First Judicial District of Harrison County, Mississippi, in the Northwest ¼ of Section 3, Township 8 South, Range 12 West. This subdivision consists of a simple realignment of property lines, with no new parcels being created. Proposed Parcel "One" will be nearly 1.239 acres in size, with approx. 167.93 feet of street frontage on Daugherty Drive. Proposed Parcel "Two" will be nearly 2.312 acres in size, with approx. 56.65 street frontage.

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

Sincerely,

Tyler Yarbrough

TY:539

**MINUTES OF DECEMBER 14, 2023
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LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

After considerable discussion and recommendation made by a City Engineer, Commissioner Levens made motion, seconded by Commissioner Brown and unanimously carried to approve the application as submitted.

It came for discussion under New Business a Tree Removal for the property located at 1021 Pino Street, Tax Parcel 0511O-03-093.000, submitted by Thomas and Brenda Crew, as follows:

MINUTES OF DECEMBER 14, 2023
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 10-23-23
Zoning R-1
Agenda Date 12-14-23
Check Number 6361

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

TSC 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.

TSC 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.

TSC Any person desiring a permit for removal of any Live Oak or Magnolia tree, shall submit this application and a filing fee of \$25.00 per parcel of land to which such application pertains.

TODAY'S DATE: 10-23-23

PROPERTY INFORMATION

TAX PARCEL # 05110-03-093.000

Address of Property Involved: 1021 Pino Long Beach 39560

Property owner name: Thomas & Brenda Crew

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: 1021 Pino Long Beach, 39560

Phone No. (228) 223-7034

CONTRACTOR OR APPLICANT INFORMATION

Company Name: TBD

Phone No. _____ Fax: _____

Name _____

Address _____

PERMIT INFORMATION

Permit for: Removal Trimming _____ Pruning _____

What is the reason the tree needs to be removed? Be specific ex. Construction, street or roadway, recreational area, patio, parking lot, diseased tree not worthy of preservation, etc.:

see attached document (use separate sheet if needed)

Number of Trees:

1 Live Oak _____ Southern Magnolia

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

Thomas Crew Signature Oct 23, 2023 Date

ADDITIONAL INFORMATION REQUIRED FROM APPLICANT

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

TSC 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.

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

TSC OWNERSHIP: Please provide a recorded warranty deed.

TSC 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.

TSC 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.

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

**MINUTES OF DECEMBER 14, 2023
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

1021 Pino St

Long Beach, MS

Proposed Removal of Live Oak Tree

The Live Oak proposed to be removed suffered hurricane damage several years ago that destroyed about 30% of the tree. It is approximately 130" in circumference at waist height and is diseased and losing large amounts of bark. It has several dead limbs overhanging the house and at least one major root growing under the foundation of the house. There are five other Live Oaks and one Magnolia in the front yard of this same property. Two of these Live Oaks are over 140" in circumference at waist height. And three others are between 85"-70". Three of the healthy Live Oaks are competing with the tree that is proposed to be removed. They will likely thrive from an increase in space and sunlight after the diseased tree is removed. There is no proposed alternative land use for the space where the tree would be removed. We have lived on this property since 1996 and one of the reasons we bought it was its trees, which have been a continuing source of pride and enjoyment. We lost two Live Oaks and one Magnolia in Hurricane Katrina and the surviving trees just grew bigger into the space available. I expect the same will happen if we remove the proposed tree. I am also concerned that whatever is wrong with the tree I want to remove will spread to the healthy trees. Thankyou you for your consideration in this matter and please let me know if you need additional information.

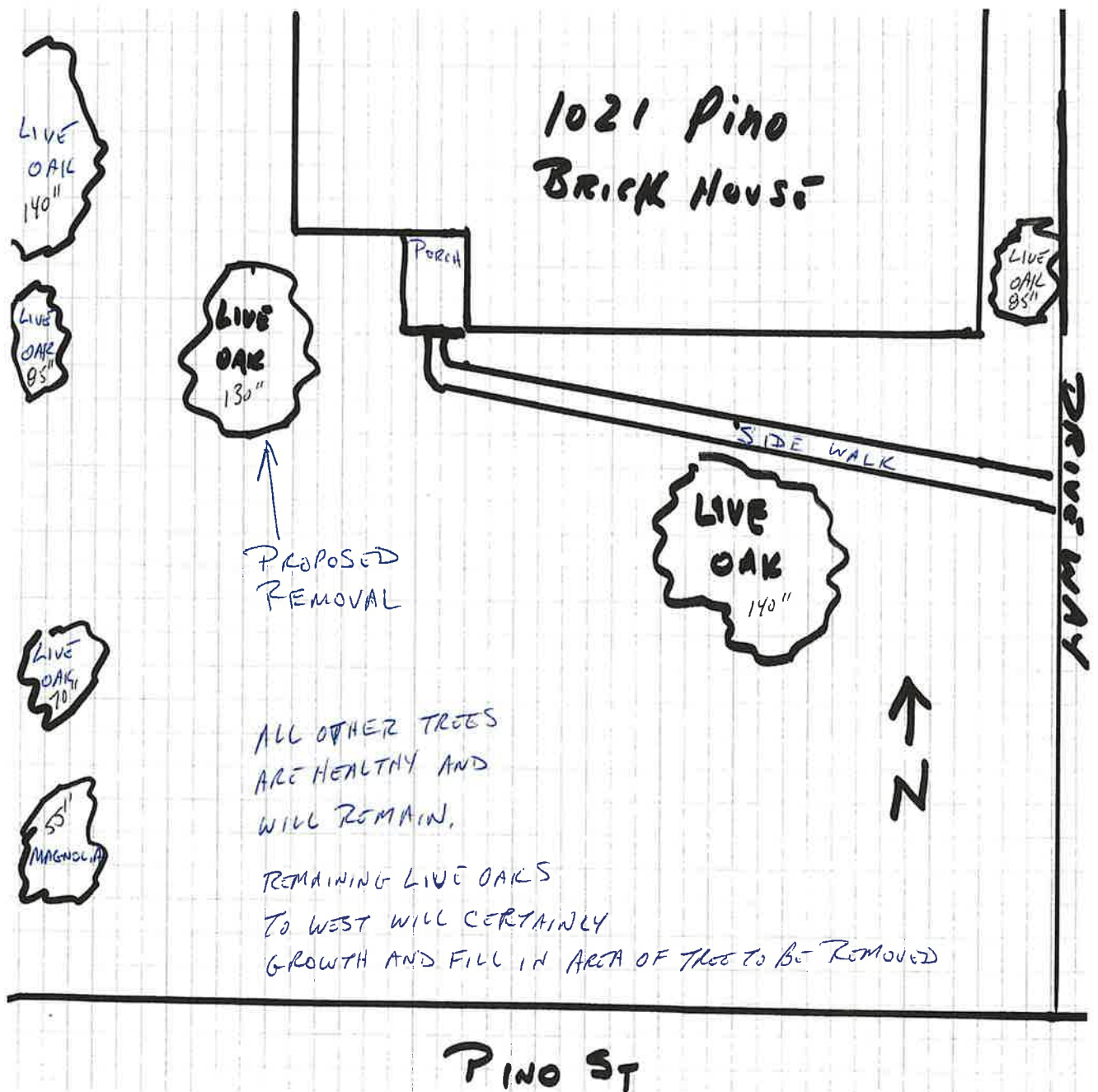
Respectfully,

Thomas Crew

Thomas Crew

228.223.7034

Tecrew1957@gmail.com



**MINUTES OF DECEMBER 14, 2023
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

1021 Pino



*PROPOSED TREE FOR REMOVAL
SUFFERED SIGNIFICANT HURRICANE
DAMAGE AND LOST ONE OF ITS MAIN
BRANCHES. ALSO DISEASED WITH SLUGGISH
GROWTH.*

1021 Pino



*VIEW FROM STREET FRONT YARD CONTAINS
SEVERAL LIVE OAKS AND ONE MAGNOLIA.
X MARKS TREE PROPOSED FOR REMOVAL.
TWO OF THE REMAINING LIVE OAKS ARE LARGER
AND THE OTHERS ARE SMALLER.*

**MINUTES OF DECEMBER 14, 2023
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

1021 Pino



*Diseased and dead limbs
overhanging house*

1021 Pino



*LARGE ROOT EXTENDING UNDER SOUTHWEST
CORNER OF FOUNDATION*

**MINUTES OF DECEMBER 14, 2023
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**
1021 Pino



PROPOSED TREE FOR REMOVAL

*IT SUFFERED SIGNIFICANT HURRICANE
DAMAGE AND LOST ONE OF ITS MAIN
TRUNKS. ALSO DISEASED WITH SLOUGHING
BARK.*

1021 PINO



*VIEW FROM STREET. FRONT YARD CONTAINS
SEVERAL LIVE OAKS AND ONE MAGNOLIA.
X MARKS TREE PROPOSED FOR REMOVAL.
TWO OF THE REMAINING LIVE OAKS ARE LARGER
AND THREE ARE SMALLER.*

**MINUTES OF DECEMBER 14, 2023
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

1021 Pinao



*Diseased and dead limbs
overhanging house*

1021 Pinao



*LARGE ROOT EXTENDING UNDER SOUTHWEST
CORNER OF FOUNDATION*

MINUTES OF DECEMBER 14, 2023
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

STATE OF MISSISSIPPI
COUNTY OF HARRISON
3005927326
VARRANTY DEED

For and in consideration of the sum of Ten Dollars and other good and valuable considerations, cash in hand paid, the receipt of which is hereby acknowledged, STEVEN FORREST GRIFFIN and VERBA CARMEN GRIFFIN, HUSBAND AND WIFE, 1021 PINO STREET, LONG BEACH, MS 38650, to hereby sell, convey and warrant unto THOMAS S. CRAM and BRENNAN S. CRAM, HUSBAND AND WIFE, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON, 1021 PINO STREET, LONG BEACH, MS 38650 the property situated and being in HARRISON County, State of Mississippi, described as follows, to-wit:

DESCRIPTION FOR THE ATTACHED EXHIBIT "A" WHICH IS INCORPORATED HERETO FOR ALL INTENTS AND PURPOSES AS IS WRITTEN.

THIS INSTRUMENT IS SUBJECT TO ALL RESTRICTIONS, EASEMENTS AND RESERVATIONS HEREON AND HERETOBEFORE OF RECORD IN THE OFFICE OF THE CLERK OF HARRISON COUNTY, MISSISSIPPI.

The Ad Valorem Taxes for the current year have been pro-rated as of this date and are assessed by the Grantor herein.

WITNESSE the signatures of the undersigned on this the 20th day of May, 1996.

Steve Griffin
STEVEN FORREST GRIFFIN
Verba Griffin
VERBA CARMEN GRIFFIN

THOMAS S. CRAM
BRENNAN S. CRAM
ATTORNEYS AT LAW
P.O. Box 56
Columbus, MS 39701
(775) 6-1716

EXHIBIT "A"

Commencing at the northwest corner of the S 1/2 of S 1/2 of the SW 1/4 of Section 10, Township 8 South, Range 12 West, Harrison County, Mississippi, being the southwest corner of Lot 10, Pecan Park Subdivision, Part 10; thence South 09°58' East along the South line of Pecan Park Subdivision, Section 10; a distance of 200.0 feet to the POINT OF BEGINNING; thence South 09°58' East along said South line of Pecan Park Subdivision a distance of 200.0 feet to a point; thence South 0°05' East a distance of 145.0 feet to the North line of Pino Street; thence North 09°58' West along the North line of Pino Street a distance of 200.0 feet to a point; thence North 0°05' West a distance of 145.0 feet to the POINT OF BEGINNING.

MEMORANDUM

Date: October 26, 2023
To: City of Long Beach Planning Commission
From: Long Beach Tree Board
Re: Tree Removal – 1021 Pino Street

The Tree Board has no objections to the removal of the Live Oak tree at 1021 Pino Street. The tree shows damage and decline from storms and is a threat to the foundation due to encroaching roots. Other healthy Live Oaks will remain on the property.

After discussion and based upon recommendation made by the City of Long Beach Tree Board, Commissioner Levens made motion, seconded by Commissioner Kruse and unanimously carried to approve the application as submitted.

Printer
over

Printed
lines

**MINUTES OF DECEMBER 14, 2023
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

It came for discussion under new business, a Tree Removal for the property located at 5001 Live Oak Drive, Tax Parcel 0511N-01-006.000, submitted by Timothy D. Iwanczyk, as follows:



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	11-10-23
Zoning	R-1
Agenda Date	12-14-23
Check Number	CC

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

JE 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.

II 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.

II Any person desiring a permit for removal of any Live Oak or Magnolia tree, shall submit this application and a filing fee of \$25.00 per parcel of land to which such application pertains.

TODAY'S DATE: 10/10/2023

PROPERTY INFORMATION

TAX PARCEL # 0511n-01-006.000
Address of Property Involved: 5001 Live Oak Lot 1 Live Oak Estate
Property owner name: Timothy D. IWANCZYK
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: 109 Lefleur Dr. Slidell, LA
Phone No. 985 640-5821 70460

ADDITIONAL INFORMATION REQUIRED FROM APPLICANT

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

FREE 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 \$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.

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.

CONTRACTOR OR APPLICANT INFORMATION

Company Name: Timothy D. IWANCZYK
Phone No. 985-640-5821
Name: Timothy D. Iwanczyk
Address: 109 Lefleur Dr. Slidell, LA 70460

PERMIT INFORMATION

Permit for: Removal Trimming Pruning

What is the reason the tree needs to be removed? Be specific ex. Construction, street or roadway, recreational area, patio, parking lot, diseased tree not worthy of preservation, etc.:
(use separate sheet if needed)

see attached

Number of Trees:

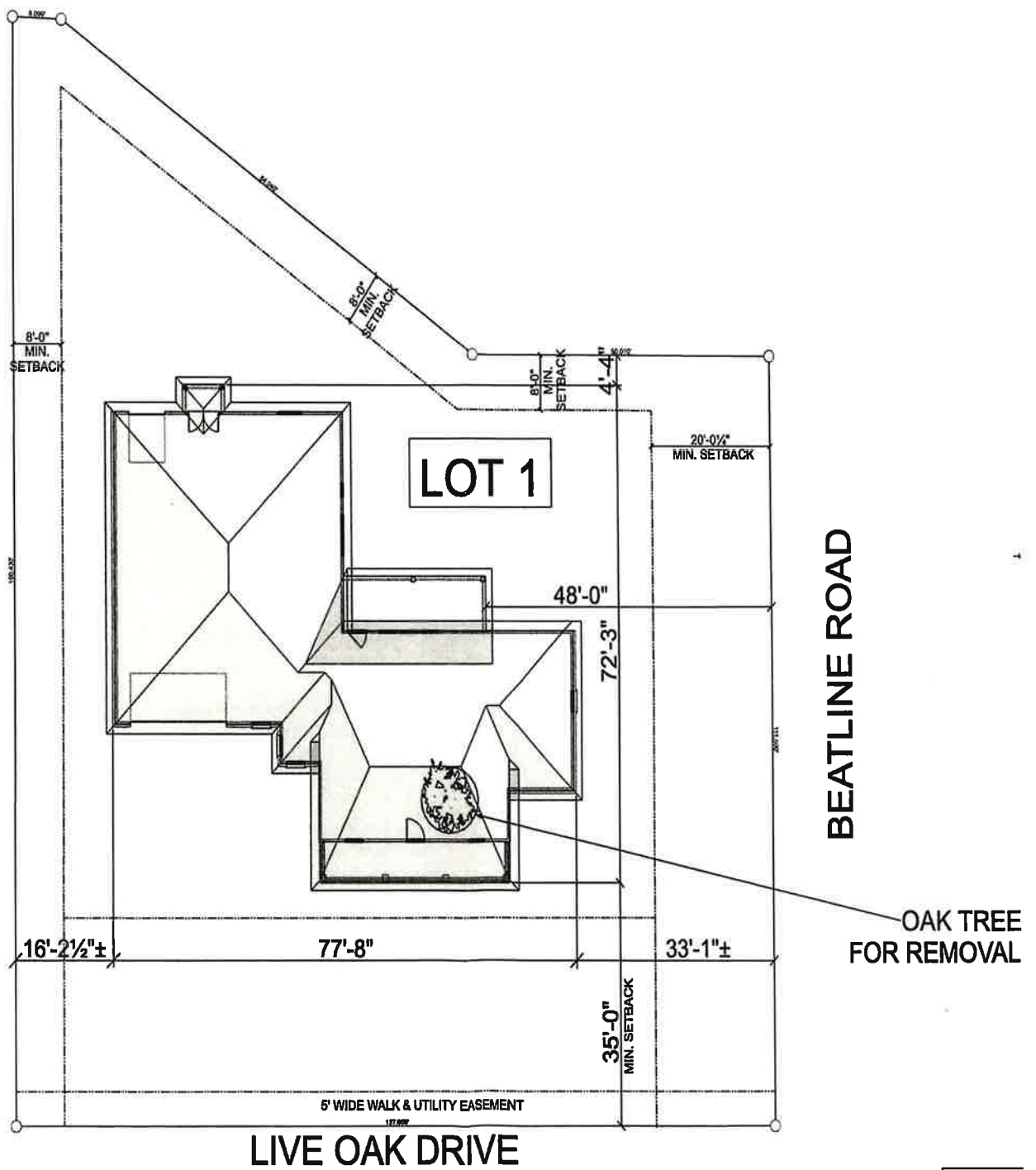
1 Live Oak _____ Southern Magnolia

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

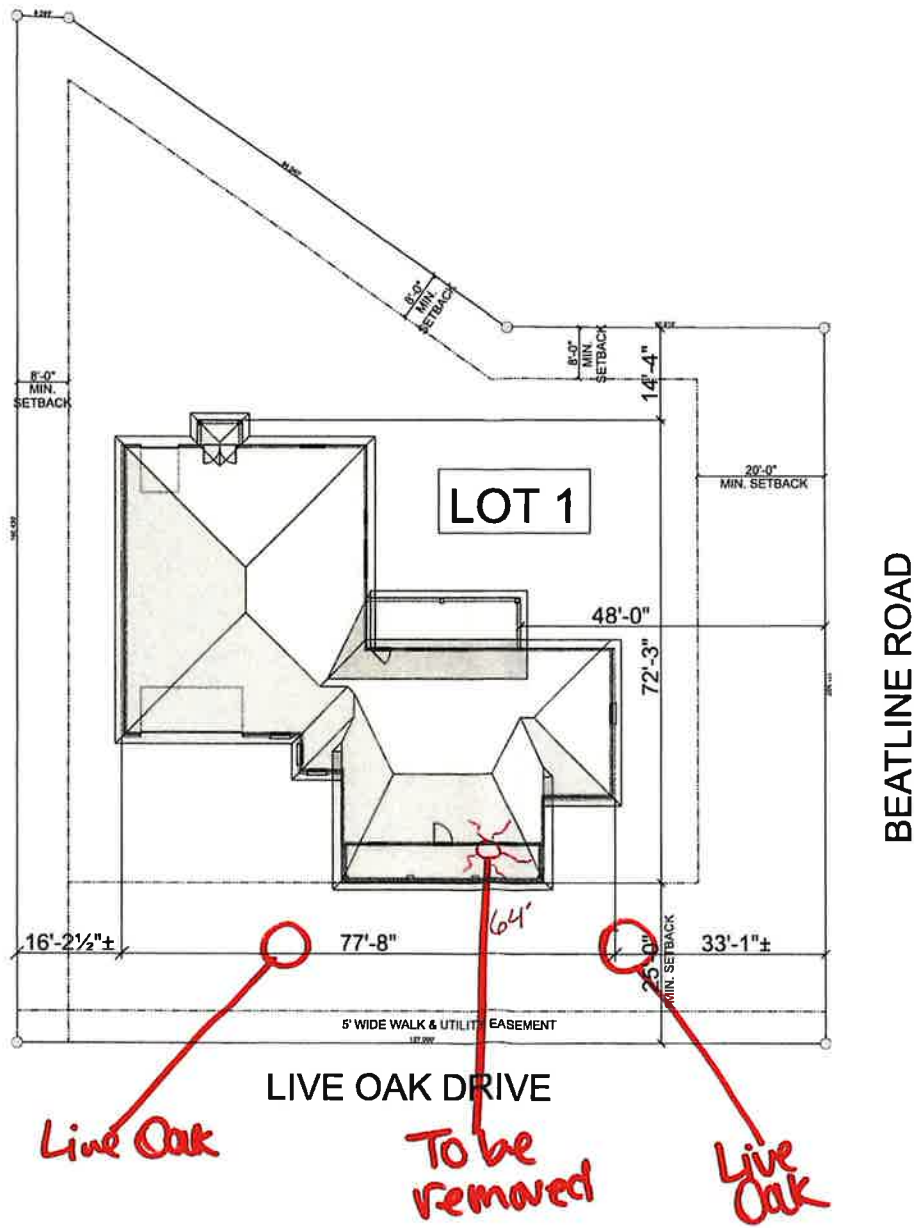
Signature: Timothy D. Iwanczyk Date: 10/10/23

**MINUTES OF DECEMBER 14, 2023
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

Construction. Due to placement of home, the root system of this tree will be damaged. Covenant restrictions require 2000 sq. feet living, therefore in order to accommodate this, we are requesting the removal of this tree. Please keep in mind there will be 2 other live oaks remaining on this small property.



**MINUTES OF DECEMBER 14, 2023
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**



MINUTES OF DECEMBER 14, 2023 REGULAR MEETING LONG BEACH PLANNING and DEVELOPMENT COMMISSION



SCANNED



1st JUDICIAL DISTRICT
Instrument 2023-0018178-D-11
Filed/Recorded 09/17/2023 9:38:01 AM
Total Fees 26.00
2 Pages Recorded

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

Grantor:
Dale Klemm
5008 Live Oak Dr.
Long Beach, MS 39560
(228) 864-7658

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

Grantee:
Timothy Denis Iwanczyk
109 LeFleur Dr
Slidell, LA 70480
(985) 640-6821

File No. F2308038

INDEXING INSTRUCTIONS: Lot 1, Live Oak Estates, 1st JD, Harrison County, MS

STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT

WARRANTY DEED

FOR AND IN CONSIDERATION OF the price and sum of TEN AND NO/100 DOLLARS (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, I, Dale Klemm, do hereby sell, convey and warrant unto Timothy Denis Iwanczyk, all of that certain tract, piece or parcel of land situated in Harrison County, Mississippi, together with all improvements, buildings, fixtures, and appurtenances thereto belonging, and being more particularly described as follows, to-wit:

Lot 1, Live Oak Estates Subdivision, a subdivision according to the map or plat thereof on file and of record in the office of the Chancery Clerk in the First Judicial District of Harrison County, Mississippi, in Plat Book 36, at Page 31.

This being the same property as that conveyed to Dale Klemm, by Instrument recorded in Instrument No. 2014-2386-D-11, Land Deed Records of Harrison County, Mississippi.

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

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

This conveyance is subject to any and all covenants, rights of way, easements, restrictions and reservations of record in the office of the Chancery Clerk in the First Judicial District of Harrison County, Mississippi.

It is agreed and understood that the taxes for the current year have been pro-rated as of this date on an estimated basis, and when said taxes are actually determined, if the proration as of this date is incorrect, the Parties hereto agree to make all necessary adjustments on the basis of an actual proration.

This conveyance is not part of the Grantor(s) homestead.

WITNESS MY SIGNATURE, on this the 25th day of September, 2023.

Dale Klemm
Dale Klemm

ACKNOWLEDGMENT

STATE OF MISSISSIPPI
COUNTY OF HARRISON

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

GIVEN UNDER MY HAND AND OFFICIAL SEAL, on this the 25th day of September, 2023.

(AFFIX SEAL)



Staci Frederick
NOTARY PUBLIC

My commission expires

DEED ACCEPTED BY:

Timothy Denis Iwanczyk
Timothy Denis Iwanczyk, Grantee

MEMORANDUM

Date: December 7, 2023

To: City of Long Beach Planning Commission

From: Long Beach Tree Board

Re: Tree Removal – 5001 Live Oak Drive

The Tree Board has no objection to this removal to accommodate construction. Two other Live Oaks will remain on the property.

**MINUTES OF DECEMBER 14, 2023
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

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

It came for discussion under New Business a Short-Term Rental for the property located at 225 Winter Garden Drive, B2, Tax Parcel 0611N-02-068.000, submitted by Jeff and Tammi Buchanan, DBA Fins Equity, LLC (owners) and Amber Rouse (property manager), as follows:

**MINUTES OF DECEMBER 14, 2023
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

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					
PROPERTY INFORMATION:							
ADDRESS: <u>225 Winter Garden Dr # B-2, Long Beach, 39560</u> Tax Parcel # <u>CollN-02-068,000</u> <small>(Location of Short-Term Rental)</small>							
OWNER'S INFORMATION:							
Property Owner's Name: <u>Jeff & Tammi Buchanan D/B/A Fins Equity, LLC</u>							
Property Owner's Address: <u>225 Winter Garden Dr # B2, Long Beach, MS 39560</u>							
Property Owner's Mailing Address, if different from above: <u>2694 Conifer Dr., Ft. Pierce, FL 34951</u>							
Property Owner's Phone No: <u>(772) 332-2354</u>	Email Address: <u>JoJoPol226@gmail.com</u>						
Is there a homeowner's association for the neighborhood? <input checked="" type="checkbox"/> If so, please provide written statement of support of short term rental?							
PROPERTY MANAGER INFORMATION:							
Property Manager's Name: <u>Amber Rouse</u>							
Property Manager's Address: (Must be a local contact) <u>10457 Alcede Lizana Rd. Gulfport MS 39503</u>							
Property Manager's Phone No.: <u>228-860-7773</u>	Email Address: <u>amber@coastacommodationgroup.com</u>						
PLEASE PROVIDE THE FOLLOWING:							
<ul style="list-style-type: none"> • Mississippi Sales Tax ID # <u>VRBO & Airbnb</u> • Recorded Warranty Deed • Parking Rules & Plan <input checked="" type="checkbox"/> • Trash Management Plan <input checked="" type="checkbox"/> • Copy of Proposed Rental Agreement <input checked="" type="checkbox"/> • Proof of Liability Insurance, which includes short term rental coverage 							
ADDITIONAL INFORMATION:							
<ul style="list-style-type: none"> • Completed written statement of compliance. • FEES: \$250, nonrefundable application fee. \$500, yearly renewable fee. Checks should be made payable to the City of Long Beach. • LICENSE: A Privilege Tax License must be applied and paid for after approval. • INCOMPLETE APPLICATIONS will not be processed. 							
AFFIDAVIT							
I HEREBY CERTIFY THAT I HAVE READ THIS APPLICATION AND THAT ALL INFORMATION CONTAINED HEREIN TRUE AND CORRECT; I ACKNOWLEDGE RECEIPT OF AND AGREE TO COMPLY WITH THE RULES & REGULATIONS OF SHORT-TERM RENTALS (Ordinance 660), ALL APPLICABLE CODES, ORDINANCES AND STATE LAWS. VIOLATION OF ANY CODES OR REGULATIONS SHALL RESULT IN THE SUSPENSION OR REVOCATION OF THE PERMIT.							
PRINT NAME: <u>Tammi Buchanan</u>	SIGNATURE: <u>Tammi Buchanan</u>	DATE: <u>10/29/23</u>					
BELOW IS FOR OFFICE USE ONLY							
Maximum Occupancy: <u>4</u>	Maximum Vehicles allowed: <u>2</u>	Number of bedrooms: <u>2</u>	Number of people home can accommodate: <u>4</u>				
I AFFIRM THAT THE APPLICANT IS IN COMPLIANCE WITH ALL APPLICABLE ZONING REQUIREMENTS, BUILDING & FIRE CODES; AND THAT ALL APPLICABLE TAXES, FEES AND OTHER CHARGES HAVE BEEN PAID							
Building Official Signature: <u>Ryan Lash</u>		Date: <u>11/16/23</u>					
Fire Inspector Signature: _____		Date: _____					
COMMENTS: _____							
<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td>Date Received: <u>11/6/23</u></td> </tr> <tr> <td>Agenda Date: <u>12/14/23</u></td> </tr> <tr> <td>Amount Due/Paid: <u>250.00</u></td> </tr> <tr> <td>Payment Method: <u>1025</u></td> </tr> </table>				Date Received: <u>11/6/23</u>	Agenda Date: <u>12/14/23</u>	Amount Due/Paid: <u>250.00</u>	Payment Method: <u>1025</u>
Date Received: <u>11/6/23</u>							
Agenda Date: <u>12/14/23</u>							
Amount Due/Paid: <u>250.00</u>							
Payment Method: <u>1025</u>							

MINUTES OF DECEMBER 14, 2023
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



I, Fine Equity, LLC, owner of the property located at
225 Winter Garden Dr. B-2, Tax Parcel
affirm that I am in compliance with building codes, deed restrictions
and/or covenants, and have paid all applicable taxes, fees and other
charges. I acknowledge that a violation of the ordinances of the City of
Long Beach shall result in the suspension or revocation of the permit.

[Signature]
10/29/23
date



SCANNED



1st JUDICIAL DISTRICT
Instrument 2023-021350-D-11
Filed/Recorded 09/01/2023 10:01:01 AM
Total Fees \$0.00
3 Pages Recorded

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

Grantors:
Tammi Buchanan
Jeffery Buchanan
225 Winter Garden Drive, Unit B2
Long Beach, MS 39560
(772) 332-2354

Return To:
Pilger Title Co.
1408 Bienville Blvd., Suite 101
Ocean Springs, MS 39564
(228) 215-0011

Grantee:
Fine Equity, LLC
a Mississippi limited liability company
225 Winter Garden Drive, Unit B2
Long Beach, MS 39560
(772) 332-2354

File No. F230814X

INDEXING INSTRUCTIONS: Unit 2, Bldg B, Winter Garden Estates Condominlums, 1st JD, Harrison County, MS

STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the price and sum of TEN AND NO/100 DOLLARS (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, we, Tammi Buchanan and Jeffery Buchanan, do hereby sell, convey and quitclaim unto Fine Equity, LLC, a Mississippi limited liability company, all of that certain tract, place or parcel of land situated in Harrison County, Mississippi, together with all improvements, buildings, fixtures, and appurtenances thereto belonging, and being more particularly described as follows, to-wit:

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"

No title exam was performed and no title examination was requested. The description used on this deed was provided by the Client. No search was made of public records to determine the accuracy of said description and said attorney, in preparing this deed, has relied, at the request of the Client, on the representation of the Grantor that the description provided is proper and accurate.

This conveyance is subject to any and all covenants, rights of way, easements, restrictions and reservations of record in the office of the Chancery Clerk in the First Judicial District of Harrison County, Mississippi.

The Grantees assume all property taxes for current years.

WITNESS OUR SIGNATURES, on this the 24th day of July, 2023.

[Signature]
Tammi Buchanan
[Signature]
Jeffery Buchanan

ACKNOWLEDGMENT

STATE OF ~~MISSISSIPPI~~ Florida
COUNTY OF HARRISON St. Lucie

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, Tammi Buchanan and Jeffery Buchanan, who acknowledged before me that they signed, executed and delivered the above and foregoing instrument on the day and year thereof, for the use and purposes therein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, on this the 24th day of July, 2023.

(AFFIX SEAL)

[Signature]
NOTARY PUBLIC

My commission expires: _____

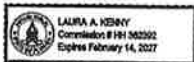


Exhibit "A"

Legal Description

Unit 2, Building B, Winter Garden Estates Condominlums, as per the official plat of said condominiums on file and of record on June 23, 2021, in the office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi, in Plat Book 60 at Page 28.

Together with and including an undivided interest in and to the common areas and elements of said project, per unit, as identified on said Plat, including the land upon which the building is located.

**MINUTES OF DECEMBER 14, 2023
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**



COAST ACCOMMODATION GROUP
"Your Coast Host"

Parking Plan for 225 Winter Garden Dr. B-2 Long Beach, MS 39560

At the entrance of the condos, there is a one dedicated parking spot. There is also a spot in the garage for a total number of 2 parking spaces.



COAST ACCOMMODATION GROUP
"Your Coast Host"

Trash Plan for 225 Winter Garden Dr. B-2 Long Beach, MS 39560

All trash is to be placed in the dumpster at the entrance. The dumpster is maintained by the condo association.



SHORT-TERM RENTAL AGREEMENT

This Short-Term Rental Agreement (the "Agreement") is entered into by and between the "Landlord" and the "Tenant" (collectively referred to as the "Parties") for the property located at 225 Winter Garden Dr. B-2, Long Beach, MS 39560 (the "Property").

- 1. TERM OF AGREEMENT:** The term of this Agreement shall commence on [Start Date] and terminate on [End Date], unless terminated earlier in accordance with the terms herein.
- 2. RENTAL PAYMENTS:** The Tenant agrees to pay the Landlord a total rental amount of \$[Rent Amount] for the entire duration of the lease. Payment shall be made in full on or before the [Start Date].
- 3. SECURITY DEPOSIT:** A security deposit of \$[Security Deposit Amount] is due on the [Start Date] and will be refunded within [number] days of the termination of this Agreement, less any deductions for damages or unpaid rent.
- 5. USE OF PROPERTY:** The Tenant agrees to use the Property solely for residential purposes and in a manner that will not disturb the peace and quiet of other residents.
- 6. MAINTENANCE:** The Tenant shall maintain the Property in a clean and sanitary condition and promptly report any damages or necessary repairs to the Landlord.
- 7. PETS:** Pets are not allowed on the Property without the written consent of the Landlord. A separate pet deposit may be required.
- 8. TERMINATION:** Either party may terminate this Agreement with written notice of [number] days prior to the intended termination date.
- 9. GOVERNING LAW:** This Agreement shall be governed by and construed in accordance with the laws of the state of Mississippi.
- 10. ENTIRE AGREEMENT:** This Agreement constitutes the entire understanding between the Parties and supersedes all prior agreements or understandings, whether written or oral.

IN WITNESS WHEREOF, the Parties hereto have executed this Short-Term Rental Agreement as of the date first above written.

LANDLORD:

[Landlord's Name] [Landlord's Signature] [Date]

TENANT:

[Tenant's Name] [Tenant's Signature] [Date]

**MINUTES OF DECEMBER 14, 2023
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

	BINDER-RECEIPT		<input type="checkbox"/> Apartment	<input checked="" type="checkbox"/> Business
	<input checked="" type="checkbox"/> STATE FARM FIRE AND CASUALTY COMPANY	<input type="checkbox"/> STATE FARM GENERAL INSURANCE COMPANY	<input type="checkbox"/> Rental Dwelling	<input type="checkbox"/> Church
	<input type="checkbox"/> STATE FARM FLORIDA INSURANCE COMPANY	<input type="checkbox"/> STATE FARM LLOYDS	<input type="checkbox"/> Condominium Association	<input type="checkbox"/> Other

Last Name Name FINS EQUITY, LLC		Effective Date: 11-03-2023
First Name		Middle Name or Initial
Co-applicant's Name (if applicable)		D/B/A
Mailing address 2694 CONIFER DR	City or Town FORT PIERCE	
State FL	ZIP Code 34951-2940	County

POLICY/COVERAGE FORM	INSURANCE LIMITS	PROPERTY OR INTERESTS COVERED	LOCATION AND DESCRIPTION OF PROPERTY OR INTERESTS	PREMIUM
COVERAGE A	25000	BUILDINGS	SHORT TERM RENTAL	
COVERAGE B	25000	CONTENTS	SHORT TERM RENTAL	
Liability:				
<input checked="" type="checkbox"/> Business Liability <small>NOTE: The Annual Aggregate and products/completed operations aggregate limits are equal to 2 times the occurrence limit.</small>	Each Occurrence 1000000			
<input type="checkbox"/> Personal Liability	Each Occurrence			
<input checked="" type="checkbox"/> Medical Payments	Each Person 5000			
<input type="checkbox"/>				
<input type="checkbox"/>				

Deductibles: 1000	Total Premium	\$ 1,288.00
Name and Address of Mortgagee/Other Interest:	Amount Paid	\$ 0.00

Loan Number: _____

State Farm® will provide coverage to the applicant and his or her legal representative on the property described for up to ninety (90) days from the Effective Date, subject to all terms and conditions of the policy and endorsements for which application has been made. If no Effective Date is indicated, this Binder does not provide any coverage. This Binder will be void when the declarations page is issued on the policy for which application has been made or when coverage under this Binder is canceled in accordance with policy provisions.

The premium due State Farm for the coverage provided by this Binder will be the full annual premium for the policy for which application has been made, and will be pro-rated for the length of time coverage is provided under this Binder.

If coverage in this Binder replaces coverage in other policies terminating at 12 Noon (Standard Time) on the inception date of this Binder, this Binder will be effective at 12 Noon (Standard Time) instead of 12:01 a.m. Standard Time.

Agent's Code Stamp Matt Harkins 1605 E Pass Rd Gulfport, MS, 39507-3525 (228)388-3888

AGENT: It is very important that you mail a copy of the Binder and a completed application to this Company on the day issued.

530-630 b Rev. 08-22-2005

1003987 2005 141208 205 12-03-2013

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

It came for discussion under New Business, a Certificate of Resubdivision for the property located at 0 East Old Pass Road, Tax Parcel 0711M-02-034.000, submitted by William A. Bohach, as follows:

MINUTES OF DECEMBER 14, 2023
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



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

Office use only
Date Received 10/24/23
Zoning R-1
Agenda Date 12/14/23
Check Number 2262

APPLICATION FOR CERTIFICATE OF RESUBDIVISION

I. TYPE OF CASE: CERTIFICATE OF RESUBDIVISION

II. ADVALOREM TAX PARCEL NUMBER(S): 0711M-02-034.000

III. GENERAL LOCATION OF PROPERTY INVOLVED: LOTS 10-15 BLOCK 13
Old Plantation Addition

IV. ADDRESS OF PROPERTY INVOLVED: E Old Pass Rd

V. GENERAL DESCRIPTION OF REQUEST: Resubdivision of 1 PARCEL
Into 2 PARCELS

VI. REQUIRED ATTACHMENTS:

- A. Resubdivision Survey and Certificate (see attached example) on no less than 11" X 17" paper.
- B. Cash or check payable to the City of Long Beach in the amount of \$375.00
- C. Proof of ownership (copy of recorded warranty deed) if applicable proof of authority to act as agent for owner.

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

VII. OWNERSHIP AND CERTIFICATION:

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

WILLIAM A. BOHACH
Name of Rightful Owner (PRINT)

5070 ALEXANDER AVE
Owner's Mailing Address

UNION CITY, GA 30291
City State Zip

678-638-9212
Phone

* [Signature] 9/19/23
Signature of Rightful Owner Date

Name of Agent (PRINT)

Agent's Mailing Address

City State Zip

Phone

Signature of Applicant Date

**MINUTES OF DECEMBER 14, 2023
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

Prepared by and after recording return to:
Michael B. McDermott, MS Bar No. 2379
Page, Mannino, Peresich & McDermott, P.L.L.C.
759 Howard Avenue, Biloxi, MS 39530
(228) 374-2100

1st JUDICIAL DISTRICT
INSTRUMENT 2022-0027163-D-31
FILED/RECORDED 10/31/2022 1:54:01 PM
TOTAL FEES \$26.00
3 PAGES RECORDED

STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT

INDEXING INSTRUCTIONS: LOTS 10 - 15, BLK 13,
OLD PLANTATION ADD. TO GULFPORT MISS S/D

SPECIAL 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 which is hereby acknowledged, the undersigned, for and on behalf of

NR DEED, LLC
an Indiana Limited Liability Company
1266 West Paces Ferry Road #517, Atlanta, GA 30327
(404)949-3850

does hereby sell, convey and warrant unto

WILLIAM BOHACH and JOAN BOHACH
5070 Alexander Avenue
Union City, GA 30291
(678)633-9212

as joint tenants with full rights of survivorship, and not as tenants in common, the following described real property, together with all improvements thereon, located in the First Judicial District of Harrison County, Mississippi, more particularly and certainly described as follows:

Page 1 of 2

SEE ATTACHED EXHIBIT "A"

This conveyance is subject to all restrictions, reservations and easements affecting said property on file and of record in the Office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi.

Ad valorem taxes for the year 2022 have been prorated between the parties hereto and the obligation to pay same is assumed by the Grantee herein, who will pay same when due.

WITNESS my signature on this the 26th day of October, 2022.

NR Deed, LLC

By: [Signature]
R. Richard Robinson, Authorized Representative

STATE OF Georgia
COUNTY OF Clayton

Personally appeared before me, the undersigned authority in and for the said county and state, on this 26th day of October, 2022, within my jurisdiction, the within named R. Richard Robinson, who acknowledged to me that he is an Authorized Representative of NR Deed, LLC, and as its act and deed, he executed the above and foregoing instrument, after first having been duly authorized by said L.L.C so to do.

[Signature]
NOTARY PUBLIC

My Commission Expires:

10-04-2024
(SEAL)



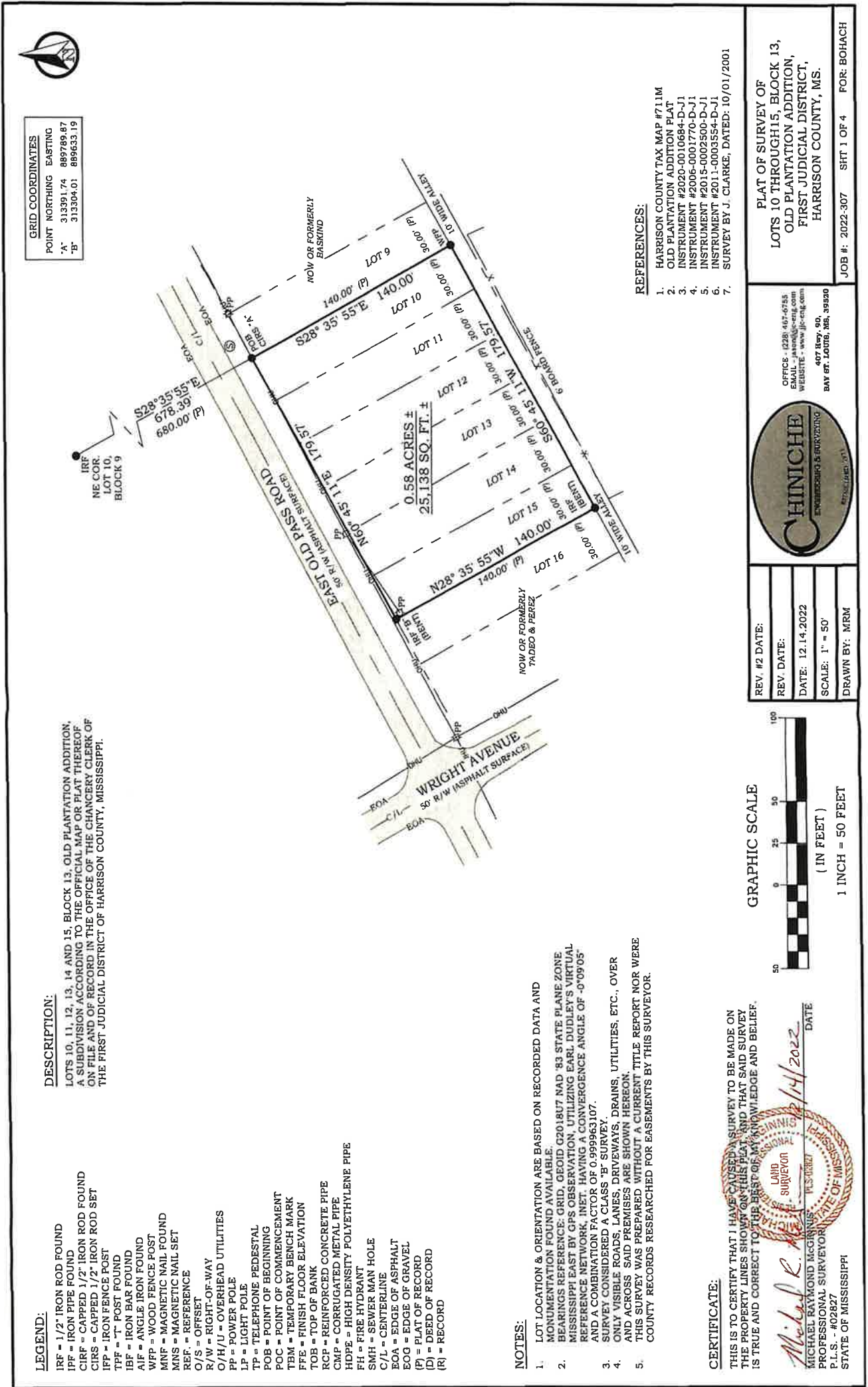
61855

Page 2 of 2

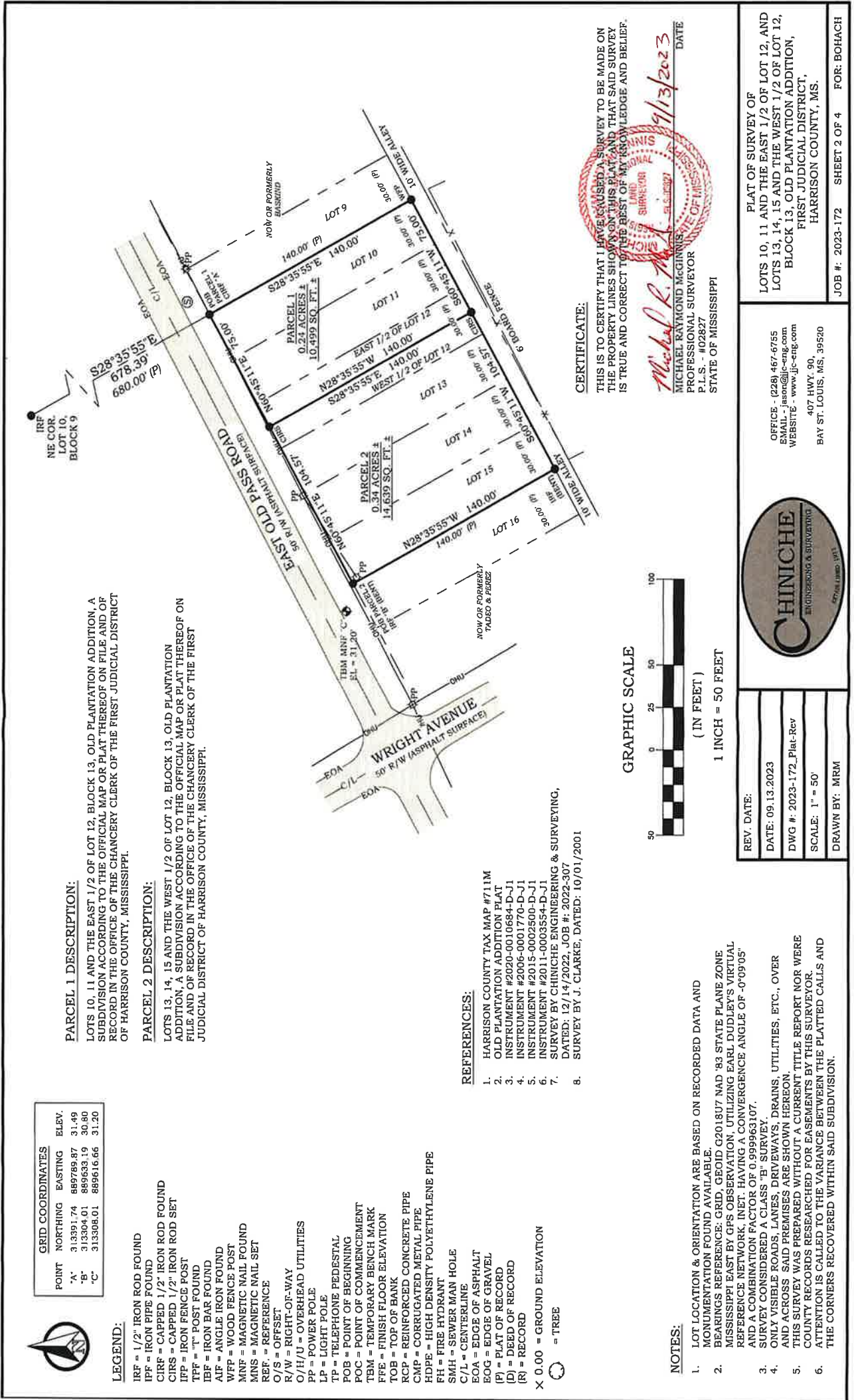
EXHIBIT "A"

Lots 10 to 15, Block 13, Old Plantation Addition, a subdivision according to the official map or plat thereof on file and of record in the office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi.

MINUTES OF DECEMBER 14, 2023 REGULAR MEETING LONG BEACH PLANNING and DEVELOPMENT COMMISSION



**MINUTES OF DECEMBER 14, 2023
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**



**MINUTES OF DECEMBER 14, 2023
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

A SUBDIVISION OF ONE PARCEL INTO TWO PARCELS AND LYING
IN BLOCK 13, OLD PLANTATION ADDITION, FIRST JUDICIAL
DISTRICT, HARRISON COUNTY, MISSISSIPPI. SAID PARCEL BEING
HARRISON COUNTY TAX PARCEL NUMBER: 0711M-02-034.000.

LONG BEACH PLANNING COMMISSION

CERTIFICATE FOR RE-SUBDIVISION

IN ACCORDANCE WITH ARTICLE 11, SECTION 3 OF THE CODE OF ORDINANCE (SUBDIVISION REGULATIONS) OF THE CITY OF LONG BEACH AS AMENDED, IT IS HEREBY CERTIFIED THAT THE LONG BEACH PLANNING COMMISSION CHAIRMAN AND LONG BEACH MAYOR AND BOARD OF ALDERMEN HAVE REVIEWED AND APPROVED THE ATTACHED FINAL PLAT. THE FOLLOWING PROPERTY HAS BEEN SUBDIVIDED FROM HARRISON COUNTY AD VALOREM TAX PARCEL 0711M-02-034.000 INTO TWO PARCELS. THE SUBJECT PROPERTY IS DESCRIBED AS BEING: LOTS 10, 11, 12, 13, 14 AND 15, BLOCK 13, OLD PLANTATION ADDITION, FIRST JUDICIAL DISTRICT, HARRISON COUNTY, MISSISSIPPI.

THE CASE FILE NUMBER IS: _____

LEGAL DESCRIPTION

LEGAL DESCRIPTION OF LAND PRIOR TO THIS SUBDIVISION (PER DEED):

INSTRUMENT #2020-0010684-D-J1, TAX PARCEL #0711M-02-034.000:

LOTS 10, 11, 12, 13, 14 AND 15, BLOCK 13, OLD PLANTATION ADDITION, A SUBDIVISION ACCORDING TO THE OFFICIAL MAP OR PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE CHANCERY CLERK OF THE FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI.

LEGAL DESCRIPTION OF THE PROPOSED SUBDIVIDED PARCELS:

PARCEL 1 DESCRIPTION:

LOTS 10, 11 AND THE EAST 1/2 OF LOT 12, BLOCK 13, OLD PLANTATION ADDITION, A SUBDIVISION ACCORDING TO THE OFFICIAL MAP OR PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE CHANCERY CLERK OF THE FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI.

PARCEL 2 DESCRIPTION:

LOTS 13, 14, 15 AND THE WEST 1/2 OF LOT 12, BLOCK 13, OLD PLANTATION ADDITION, A SUBDIVISION ACCORDING TO THE OFFICIAL MAP OR PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE CHANCERY CLERK OF THE FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI.

REV. DATE:
DATE: 09.13.2023
DWG #: 2023-172_Plat-Rev
SCALE: 1" = 50'
DRAWN BY: MRM



OFFICE - (228) 467-6755
 EMAIL - jason@jic-eng.com
 WEBSITE - www.jic-eng.com
 407 HWY. 90,
 BAY ST. LOUIS, MS, 39520

PLAT OF SURVEY OF
 LOTS 10, 11 AND THE EAST 1/2 OF LOT 12, AND
 LOTS 13, 14, 15 AND THE WEST 1/2 OF LOT 12,
 BLOCK 13, OLD PLANTATION ADDITION,
 FIRST JUDICIAL DISTRICT,
 HARRISON COUNTY, MS.

JOB #: 2023-172 SHEET 3 OF 4 FOR: BOHACH

**MINUTES OF DECEMBER 14, 2023
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

Special Tap Fee:0 East Old Pass				
Date: 10-27-23				
3 SEWER AND 2 WATER TAP				
MATERIALS:				
QTY.		ITEM	PRICE	TOTAL
1	EA	8X6 TEE WYE	\$59.25	\$59.25
2	EA	6X6 TEE WYE	\$47.50	\$95.00
4	EA	6" CAP	\$11.80	\$47.20
28	FT	6"SDR 26	\$10.12	\$283.36
1	EA	4"X1" Tap Saddles	\$60.00	\$60.00
2	EA	1" Corp Stop	\$54.15	\$108.30
2	EA	1" Curb Stop	\$57.00	\$114.00
40	FT	1" Roll Tube	\$0.55	\$22.00
2	EA	Meter Box	\$72.00	\$144.00
5	TON	LIMESTONE	\$41.00	\$205.00
1	EA	Asphalt Patch	\$550.00	\$550.00
TOTAL MATERIAL COST				<u>\$1,688.11</u>
EQUIPMENT:				
QTY.		ITEM	PRICE	TOTAL
8	HRS	161-TRACK HOE	\$45.00	\$360.00
8	HRS	DUMP TRUCK/ Trailer	\$50.00	\$400.00
8	HRS	CREW TRUCK	\$15.00	\$120.00
8	HRS	ASPHALT TRAILER	\$40.00	\$320.00
TOTAL EQUIPMENT COST				<u>\$1,200.00</u>
LABOR:				
LABOR				TOTAL
				<u>\$1,810.45</u>
TOTAL LABOR COST				<u>\$1,810.45</u>
FUEL:				
				TOTAL
TOTAL MATERIAL COST				\$1,688.11
TOTAL EQUIPMENT COST				\$1,200.00
TOTAL LABOR COST				\$1,810.45
TOTAL				<u>\$4,698.56</u>
15% FUEL COST				<u>\$704.78</u>
PLEASE REMIT MATERIAL AND EQUIPMENT COST TO:				<u>\$2,888.11</u>
City of Long Beach				
P.O. Box 591				
Long Beach, MS 39560				
PLEASE REMIT LABOR & FUEL COST TO:				<u>\$2,515.23</u>
H2O Innovation				
P.O. Box 591				
Long Beach, MS 39560				
TOTAL WATER TAP FEE COST				<u>\$5,403.34</u>

MINUTES OF DECEMBER 14, 2023
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



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

October 27, 2023

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

RE: Certificate of Subdivision – Tax Parcel No. 0711M-02-034.000

Ladies and Gentlemen:

We have received a Certificate of Subdivision for the referenced property, which can be described as a parcel of land situated and being located in Old Plantation Addition Subdivision, Block 13, of Long Beach, First Judicial District of Harrison County, Mississippi. The submitted subdivision proposes to divide an existing parcel into two new parcels. Proposed Parcel "1" will be nearly 0.34 acres in size, with approx. 104.57 feet of street frontage on E. Old Pass Road. Proposed Lot "2" will be nearly 0.24 acres in size, with approx. 75 feet of street frontage on E. Old Pass Road.

The Certificate itself has all appropriate certifications and information. If approval is granted, acceptance of the subdivision should be subject to the payment of any required tapping fees or special connection fees as determined by the City's Public Works department.

Sincerely,

Tyler Yarbrough

TY:539

Biloxi | Long Beach | Pascagoula | Daphne

Cert Sub\Cert of Sub 0711M-02-034.000.docx

Page 1 of 1

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

**MINUTES OF DECEMBER 14, 2023
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

It came for discussion under New Business, a Certificate of Resubdivision for the property located at 107 South Wright Avenue, Tax Parcels 0711M-03-022.001 and 0711M-03-022.005, submitted by Davis Hutto, as follows:



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

Office use only
Date Received 11-14-23
Zoning R-1
Agenda Date 12-14-23
Check Number 2346

APPLICATION FOR CERTIFICATE OF RESUBDIVISION

- I. TYPE OF CASE: CERTIFICATE OF RESUBDIVISION
- II. ADVALOREM TAX PARCEL NUMBER(S): 0711M-03-022.001 / 0711M-03-022.005
- III. GENERAL LOCATION OF PROPERTY INVOLVED: 107 SOUTH WRIGHT AVE
LONG BEACH, MS
- IV. ADDRESS OF PROPERTY INVOLVED: 107 S. WRIGHT AV. LONG BEACH, MS
- V. GENERAL DESCRIPTION OF REQUEST: Resubdivision of ABOVE REFERENCED LOTS COMBINED
Into ONE RESIDENTIAL LOT (1 ADJACENT)

- VI. REQUIRED ATTACHMENTS:
 - A. Resubdivision Survey and Certificate (see attached example) on no less than 11" X 17" paper.
 - B. Cash or check payable to the City of Long Beach in the amount of \$375.00
 - C. Proof of ownership (copy of recorded warranty deed) if applicable proof of authority to act as agent for owner.

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

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

DAVIS HUTTO
Name of Rightful Owner (PRINT)

107 S. WRIGHT AV
Owner's Mailing Address

LONG BEACH . MS- 39560
City State Zip

228 - 861 - 1031
Phone

[Signature] 11/14/23
Signature of Rightful Owner Date

Name of Agent (PRINT)

Agent's Mailing Address

City State Zip

Phone

[Signature] 11/14/23
Signature of Applicant Date

**MINUTES OF DECEMBER 14, 2023
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

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

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

NAME OF OWNER (PRINT) DAVIS HUTTO
 ADDRESS (STREET, CITY, STATE, ZIP CODE) 107 S. WRIGHT AVE. LONG BEACH, MS 39560
 PHONE # (H) _____ (C) 228-861-1031
 TAX PARCEL NUMBER(S) OWNED 0711M-03-022.001 / 0711M-03-022.005
 SIGNATURE *Davis Hutto*

NAME OF OWNER (PRINT) REBECCA HUTTO
 ADDRESS (STREET, CITY, STATE, ZIP CODE) 107 S. WRIGHT AV. LONG BEACH MS 39560
 PHONE # (H) _____ (C) 228-860-3813
 TAX PARCEL NUMBER(S) OWNED 0711M-03-022.001 / 0711M-03-022.005
 SIGNATURE *Rebecca Hutto*

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

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

(Use additional forms as needed)

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

**MINUTES OF DECEMBER 14, 2023
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**



PREPARED BY:
Michael J. Yentzen
Espinosa Land & Title Co., LLC
1914 24th Avenue
Gulfport, MS 39501
(228) 594-8860
MS Bar # 100866

RETURN TO:
Michael J. Yentzen
Espinosa Land & Title Co., LLC
1914 24th Avenue
Gulfport, MS 39501
(228) 594-8860



STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT

QUITCLAIM DEED

For and in consideration of the sum of TEN AND NO/100THS DOLLARS (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all which is hereby acknowledged, I

Robert C. Dunn
Post Office Box 842483
Houston, TX 77284
Phone: 281.398.5078

do release, convey, and forever quitclaim unto

Davis Ray Hulin & Rebecca Reagan Hutto
107 S. Wright Avenue
Long Beach, MS 39560
Phone: 228.861.1031

As joint tenants with full rights of survivorship and not as tenants in common, the following described land and property lying and being situated in Harrison County, Mississippi, First Judicial District, more particularly and certainly described as follows:

(See Exhibit A attached)(Page 3)

Indexing instructions: A PARCEL IN SECTION 7, TOWNSHIP 8 SOUTH, RANGE 11 WEST, HARRISON COUNTY, MISSISSIPPI, FIRST JUDICIAL DISTRICT.

This conveyance is subject to all covenants, restrictions, easements, rights of way and other matters of record.

WITNESS the signature of the Grantor on this the 28th day of March, 2017.


Robert C. Dunn, GRANTOR

2

STATE OF MISSISSIPPI
COUNTY OF HARRISON

PERSONALLY appeared before me, the undersigned authority in and for the said county and state, on this 28th day of March, 2017, within my jurisdiction, the within named Robert C. Dunn who acknowledged that he signed, executed and delivered the above and foregoing instrument

GIVEN under my hand and official seal of office

My Commission Expires: May 26, 2018


NOTARY PUBLIC



**MINUTES OF DECEMBER 14, 2023
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

EXISTING

SCALE 1" = 30'
REFERENCE: GRID NORTH
BY GPS OBSERVATION
(DATUM=NAD 83)

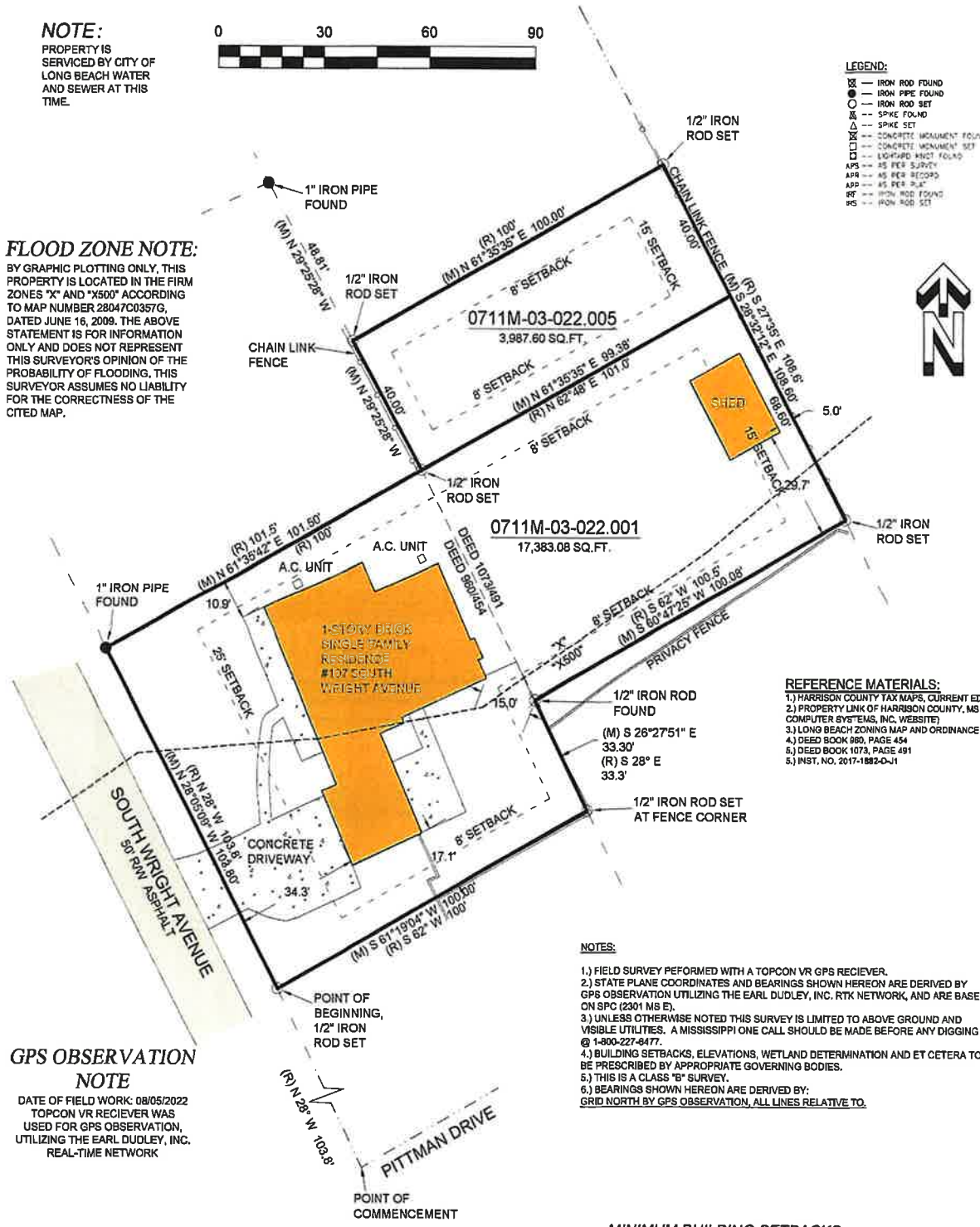
A RESUBDIVISION OF TWO PARCELS INTO ONE AND LYING IN THE WIDOW N. LADNER CLAIM SECTION 1, TOWNSHIP 8 SOUTH, RANGE 11 WEST, CITY OF LONG BEACH, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI. SAID PARCELS BEING REFERRED TO AS TAX PARCEL NUMBERS 0711M-03-022.001 AND 0711M-03-022.005

NOTE:
PROPERTY IS SERVICED BY CITY OF LONG BEACH WATER AND SEWER AT THIS TIME.



- LEGEND:**
- ⊗ — IRON ROD FOUND
 - — IRON PIPE FOUND
 - — IRON ROD SET
 - △ — SPIKE FOUND
 - △ — SPIKE SET
 - ⊗ — CONCRETE MONUMENT FOUND
 - ⊗ — CONCRETE MONUMENT SET
 - ⊗ — LIGHTWALL MOUNT FOUND
 - ⊗ — LIGHTWALL MOUNT SET
 - APS — AS PER SURVEY
 - APR — AS PER RECORD
 - APP — AS PER PLAN
 - IR — IRON ROD FOUND
 - RS — IRON ROD SET

FLOOD ZONE NOTE:
BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN THE FIRM ZONES "X" AND "Y500" ACCORDING TO MAP NUMBER 2804700357G, DATED JUNE 16, 2009. THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND DOES NOT REPRESENT THIS SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING. THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP.



- REFERENCE MATERIALS:**
- 1.) HARRISON COUNTY TAX MAPS, CURRENT EDITION
 - 2.) PROPERTY LINK OF HARRISON COUNTY, MS (DELTA COMPUTER SYSTEMS, INC. WEBSITE)
 - 3.) LONG BEACH ZONING MAP AND ORDINANCE
 - 4.) DEED BOOK 880, PAGE 454
 - 5.) DEED BOOK 1073, PAGE 491
 - 6.) INST. NO. 2017-1882-0-11

- NOTES:**
- 1.) FIELD SURVEY PERFORMED WITH A TOPCON VR GPS RECEIVER.
 - 2.) STATE PLANE COORDINATES AND BEARINGS SHOWN HEREON ARE DERIVED BY GPS OBSERVATION UTILIZING THE EARL DUDLEY, INC. RTK NETWORK, AND ARE BASED ON SPC (2301 MS E).
 - 3.) UNLESS OTHERWISE NOTED THIS SURVEY IS LIMITED TO ABOVE GROUND AND VISIBLE UTILITIES. A MISSISSIPPI ONE CALL SHOULD BE MADE BEFORE ANY DIGGING @ 1-800-227-6477.
 - 4.) BUILDING SETBACKS, ELEVATIONS, WETLAND DETERMINATION AND ET CETERA TO BE PRESCRIBED BY APPROPRIATE GOVERNING BODIES.
 - 5.) THIS IS A CLASS "B" SURVEY.
 - 6.) BEARINGS SHOWN HEREON ARE DERIVED BY: GRID NORTH BY GPS OBSERVATION, ALL LINES RELATIVE TO.

GPS OBSERVATION NOTE

DATE OF FIELD WORK: 08/05/2022
TOPCON VR RECEIVER WAS USED FOR GPS OBSERVATION, UTILIZING THE EARL DUDLEY, INC. REAL-TIME NETWORK

CLIENTS: DAMS RAY HUTTO AND REBECCA REAGAN HUTTO
DATE OF FIELD SURVEY: 8/5/2022
DRAWN BY: CAC
JOB NUMBER: 22220.dwg

PREPARED BY:

CLIFFORD A. CROSBY, PLS
716 LIVE OAK DRIVE
BILOXI, MS 39532 PHONE: 228-234-1649

MINIMUM BUILDING SETBACKS:

THIS PARCEL OF LAND IS LOCATED IN A ZONE R-1, RESIDENTIAL DISTRICT AS PER CITY OF LONG BEACH ZONING MAP.
FRONT YARD - 25 FEET
SIDE YARD - 6 FEET
REAR YARD - 15 FEET

**MINUTES OF DECEMBER 14, 2023
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

PROPOSED

SCALE 1" = 30'
REFERENCE: GRID NORTH
BY GPS OBSERVATION
(DATUM=NAD 83)

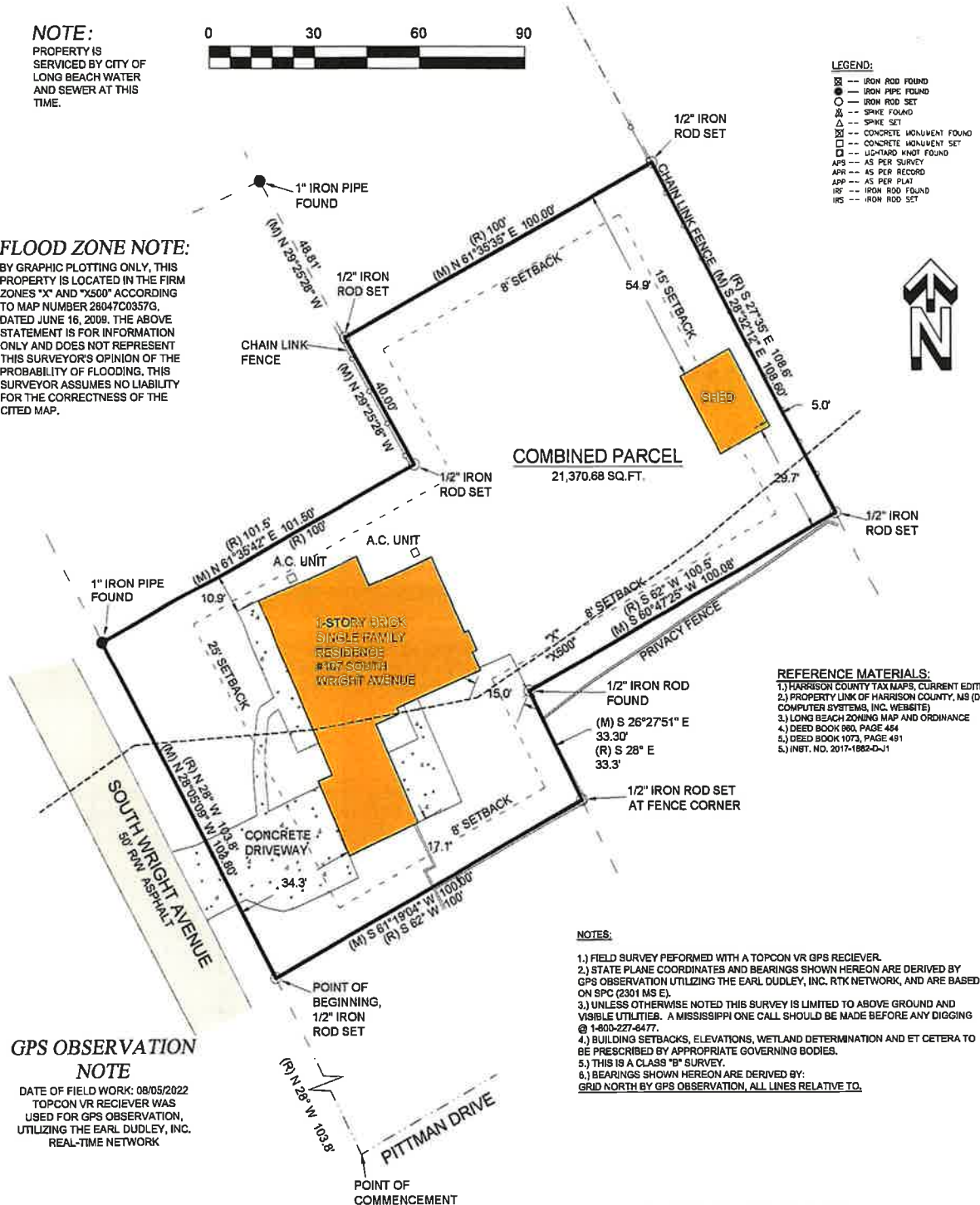
A RESUBDIVISION OF TWO PARCELS INTO ONE AND LYING IN THE WIDOW N. LADNER CLAIM SECTION 1, TOWNSHIP 8 SOUTH, RANGE 11 WEST, CITY OF LONG BEACH, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI. SAID PARCELS BEING REFERRED TO AS TAX PARCEL NUMBERS 0711M-03-022.001 AND 0711M-03-022.005

NOTE:
PROPERTY IS SERVICED BY CITY OF LONG BEACH WATER AND SEWER AT THIS TIME.



- LEGEND:**
- IRON ROD FOUND
 - IRON PIPE FOUND
 - IRON ROD SET
 - IRON PIPE SET
 - △ SPIKE FOUND
 - △ SPIKE SET
 - CONCRETE MONUMENT FOUND
 - CONCRETE MONUMENT SET
 - UP-PIECE FOUND
 - UP-PIECE SET
 - APR -- AS PER RECORD
 - APP -- AS PER PLAT
 - IRS -- IRON ROD FOUND
 - IRS -- IRON ROD SET

FLOOD ZONE NOTE:
BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN THE FIRM ZONES "X" AND "X500" ACCORDING TO MAP NUMBER 28047C0357G, DATED JUNE 16, 2009. THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND DOES NOT REPRESENT THIS SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING. THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP.



- REFERENCE MATERIALS:**
- 1.) HARRISON COUNTY TAX MAPS, CURRENT EDITION
 - 2.) PROPERTY LINK OF HARRISON COUNTY, MS (DELTA COMPUTER SYSTEMS, INC. WEBSITE)
 - 3.) LONG BEACH ZONING MAP AND ORDINANCE
 - 4.) DEED BOOK 980, PAGE 454
 - 5.) DEED BOOK 1073, PAGE 491
 - 6.) INGT. NO. 2011-1882-D-1

- NOTES:**
- 1.) FIELD SURVEY PERFORMED WITH A TOPCON VR GPS RECEIVER.
 - 2.) STATE PLANE COORDINATES AND BEARINGS SHOWN HEREON ARE DERIVED BY GPS OBSERVATION UTILIZING THE EARL DUDLEY, INC. RTK NETWORK, AND ARE BASED ON SPC (2301 MS E).
 - 3.) UNLESS OTHERWISE NOTED THIS SURVEY IS LIMITED TO ABOVE GROUND AND VISIBLE UTILITIES. A MISSISSIPPI ONE CALL SHOULD BE MADE BEFORE ANY DIGGING @ 1-800-227-6477.
 - 4.) BUILDING SETBACKS, ELEVATIONS, WETLAND DETERMINATION AND ET CETERA TO BE PRESCRIBED BY APPROPRIATE GOVERNING BODIES.
 - 5.) THIS IS A CLASS "B" SURVEY.
 - 6.) BEARINGS SHOWN HEREON ARE DERIVED BY:
GRID NORTH BY GPS OBSERVATION, ALL LINES RELATIVE TO.

GPS OBSERVATION NOTE
DATE OF FIELD WORK: 08/05/2022
TOPCON VR RECEIVER WAS USED FOR GPS OBSERVATION, UTILIZING THE EARL DUDLEY, INC. REAL-TIME NETWORK

CLIENTS: DAVIS RAY HUTTO AND REBECCA REAGAN HUTTO
DATE OF FIELD SURVEY: 8/5/2022
DRAWN BY: CAC
JOB NUMBER: 22220.dwg

PREPARED BY:

CLIFFORD A. CROSBY, PLS
716 LIVE OAK DRIVE
BILOXI, MS 39532 PHONE: 228-234-1649

MINIMUM BUILDING SETBACKS:
THIS PARCEL OF LAND IS LOCATED IN A ZONE R-1, RESIDENTIAL DISTRICT AS PER CITY OF LONG BEACH ZONING MAP.
FRONT YARD - 25 FEET
SIDE YARD - 8 FEET
REAR YARD - 15 FEET

**MINUTES OF DECEMBER 14, 2023
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

*A RESUBDIVISION OF TWO PARCELS INTO ONE AND
LYING IN THE WIDOW N. LADNER CLAIM SECTION 1,
TOWNSHIP 8 SOUTH, RANGE 11 WEST, CITY OF LONG
BEACH, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY,
MISSISSIPPI. SAID PARCELS BEING REFERRED TO AS TAX
PARCEL NUMBERS 0711M-03-022.001 AND
0711M-03-022.005*

LONG BEACH PLANNING COMMISSION

CERTIFICATE OF RESUBDIVISION

In accordance with Article II, Section 3 of the Code of Ordinance (Subdivision Regulations) of the City of Long Beach as amended, it is hereby certified that the Long Beach Planning Commission Chairman and Long Beach Mayor and Board of Aldermen have reviewed and approved the attached Final Plat. The following property has been subdivided from Harrison County ad valorem tax parcels (0711M-03-022.001 and 0711M-03-022.005) into (one) lot. The subject property is generally described as being located (on east side of South Wright Avenue and the north side of Pittman Drive, Long Beach, MS).

The Case File Number is:

LEGAL DESCRIPTIONS

LEGAL DESCRIPTION OF LAND PRIOR TO THIS RESUBDIVISION (PER DEED):

0711M-03-022.001, DEED BOOK 960, PAGE 454

Beginning at a point on the East right-of-way of Wright Avenue, said point being N 28° W 103.8 feet from the North right-of-way of Pittman Drive; thence N 28° W along said East right-of-way, 103.8 feet; thence N 62° E, 100.0 feet; thence S 28° E, 103.8 feet; thence S 62° W, 100 feet; to the point of beginning; being located in the Widow N. Ladner Claim, in Section Block 1, in the City of Long Beach, First Judicial District, Harrison County, Mississippi; together with all appurtenances in any wise appertaining thereto.

0711M-03-022.001, DEED BOOK 1073, PAGE 491

A parcel of land located in the Widow N. Ladner Claim in Section Block 1, in the City of Long Beach, Harrison County, Mississippi, more particularly described as follows:

COMMENCING at the intersection of the North margin of Pittman Drive with the East margin of Wright Avenue, run thence North 28 degrees West along said East margin 103.8 feet, run thence North 62 degrees East 100 feet, run thence North 28 degrees West 33.3 feet to the POINT OF BEGINNING; run thence North 28 degrees West 70.0 feet to a fence post, run thence North 62 degrees 48' East along a fence 101.0 feet to a fence post, run thence South 27 degrees 35' East along a fence 68.6 feet, run thence South 62 degrees West 100.5 feet to the POINT OF BEGINNING.

0711M-03-022.005, DEED 2017-1882-D-J1

Legal Description: A PARCEL IN SECTION 7, TOWNSHIP 8 SOUTH, RANGE 11 WEST, HARRISON COUNTY, MISSISSIPPI, FIRST JUDICIAL DISTRICT MEASURING APPROXIMATELY 100 FEET X 40 FEET, AND ALSO BEING DESCRIBED AS FOLLOWS, TO-WIT:

Beginning at a point which is the southwest corner of the lot of land conveyed by Christian Hansen et ux to George Remetich et ux by deed dated the 22nd day of October, 1956, and recorded in Book 415 pages 291-292 of the Deed Records of Harrison County, Mississippi, and from said point of beginning running thence south 28 degrees east 308 feet, more or less, to a point in the north margin of the extension of Pittman Drive (extended per dedication to the City of Long Beach, Mississippi, of record in Book 465 pages 40-42 of the Deed Records of Harrison County, Mississippi), running thence north 62 degrees east along said north margin of the extension of Pittman Drive 200 feet to the southwest corner of property now or formerly of Gaddy, running thence north 28 degrees west 308 feet, more or less, to the southeast corner of property conveyed by Mrs. Mary Butcher Grothe and Arthur Grothe to Robert A. Butcher and Belle I. Butcher by deed dated the 18th day of July 1959, and recorded in Book 451 page 356 of the Deed Records of Harrison County, Mississippi, running thence westerly along the south boundary of aforesaid property of Robert A. Butcher and Belle I. Butcher and along the south boundary of the aforesaid property of George Remetich et ux 200 feet, more or less, to the point of beginning; said parcel of land being bounded east by Gaddy, west by property formerly of Taquino, north by Remetich and Butcher aforesaid, and south by extension of Pittman Drive above mentioned. (PROPERTY AS DESCRIBED IN DEED RECORDED IN BOOK 465, PAGE 543)

LESS AND EXCEPT THE FOLLOWING PARCEL (1):

A parcel of land situated and being located in the Widow Ladner Claim, City of Long Beach, First Judicial District of Harrison County, Mississippi, and being more particularly described as follows: Beginning at an iron pipe situated on the easterly margin of Wright Avenue that is South 28 degrees East 150 feet from the southerly right-of-way line of the L&N railroad; thence run North 69 degrees 06 minutes East 100.1 feet to an iron pipe; thence run South 29 degrees 04 minutes East 88.8 feet to an iron rod; thence run South 61 degrees 47 minutes West 101.5 feet along the north line of Hutto to an iron rod on the easterly margin of Wright Avenue; thence run North 27 degrees 43 minutes West 101.5 feet along the easterly margin of Wright Avenue to the point of beginning.

(PROPERTY AS DESCRIBED IN DEED RECORDED IN BOOK 1022, PAGE 574)

CONTINUED ON NEXT PAGE

PREPARED BY:

CLIFFORD A. CROSBY, PLS

716 LIVE OAK DRIVE
BILOXI, MS 39532 PHONE: 228-234-1649

CLIENTS: DAVIS RAY HUTTO AND
REBECCA REAGAN HUTTO
DATE OF FIELD SURVEY: 8/5/2022
DRAWN BY: CAC
JOB NUMBER: 22220.dwg

SHEET 3 OF 6

**MINUTES OF DECEMBER 14, 2023
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

**A RESUBDIVISION OF TWO PARCELS INTO ONE AND
LYING IN THE WIDOW N. LADNER CLAIM SECTION 1,
TOWNSHIP 8 SOUTH, RANGE 11 WEST, CITY OF LONG
BEACH, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY,
MISSISSIPPI. SAID PARCELS BEING REFERRED TO AS TAX
PARCEL NUMBERS 0711M-03-022.001 AND
0711M-03-022.005**

CONTINUED FROM LAST PAGE

AND ALSO, LESS AND EXCEPT THE FOLLOWING PARCEL (2):

Beginning at a point on the East right-of-way of Wright Avenue, said point being North 28 degrees West 103.8 feet from the North right-of-way of Pittman Drive; thence North 28 degrees West and along said East right-of-way, 103.8 feet; thence North 62 degrees East 100.0 feet; thence South 28 degrees East 103.8 feet; thence South 62 degrees West 100 feet to the point of beginning, being located in the Widow N. Ladner Claim in Section Block 1, in the City of Long Beach, First Judicial District, Harrison County, Mississippi; together with all appurtenances in any wise appertaining thereto.

(PROPERTY AS DESCRIBED IN DEED RECORDED IN BOOK 960, PAGE 454)

AND ALSO, LESS AND EXCEPT THE FOLLOWING PARCEL (3):

A parcel of land situated and being located in the Widow Ladner Claim, City of Long Beach, First Judicial District of Harrison County, Mississippi, and being more particularly described as: Commencing at the intersection of the northerly margin of Pittman Drive with the easterly margin of Wright Avenue; thence run North 61 degrees 58 minutes East 100.0 feet along the northerly margin of Pittman Drive to the Point of Beginning; thence continue from said Point of Beginning North 61 degrees 58 minutes East 103.5 along the northerly margin of Pittman Drive; thence run North 28 degrees 09 minutes West 135.1 feet to the Southeast corner of the property of Hutto, as described in Deed Book 1073 at page 491 in the Office of the Chancery Clerk of Harrison County; thence run South 63 degrees 15 minutes West 100.4 feet along the fence line running along the south line of Hutto to the southwest corner of Hutto; thence run South 28 degrees 49 minutes East 137.4 feet to the Point of Beginning.

(PROPERTY AS DESCRIBED IN DEED RECORDED IN BOOK 1101, PAGE 246)

AND ALSO, LESS AND EXCEPT THE FOLLOWING PARCEL (4):

Beginning at the Northeast intersection of South Wright Avenue and Pittman Drive, and run thence East along the North margin of Pittman Drive a distance of 100 feet to an iron rod; thence run northerly and parallel to South Wright Avenue a distance of 103 feet to an iron rod; thence run westerly and parallel to Pittman Avenue a distance of 100 feet to the east margin of South Wright Avenue; thence run South along the east margin of South Wright Avenue a distance of 103 feet to the point of beginning, and being situated in the City of Long Beach, Section Block 1, Harrison County, Mississippi.

(PROPERTY AS DESCRIBED IN DEED RECORDED IN BOOK 1101, PAGE 546)

AND ALSO, LESS AND EXCEPT THE FOLLOWING PARCEL (5):

A parcel of land located in the Widow N. Ladner Claim in Section Block 1, in the City of Long Beach, Harrison County, Mississippi, more particularly described as follows: COMMENCING at the intersection of the North margin of Pittman Drive with the East margin of Wright Avenue, run thence North 28 degrees West along said East margin 103.8 feet, run thence North 62 degrees East 100 feet, run thence North 28 degrees West 33.3 feet to the Point of Beginning; run thence North 28 degrees West 70.0 feet to a fence post, run thence North 62 degrees 48 minutes East along a fence 101.0 feet to a fence post, run thence South 27 degrees 35 minutes East along a fence 68.6 feet, run thence South 62 degrees West 100.5 feet to the Point of Beginning.

(PROPERTY AS DESCRIBED IN DEED RECORDED IN BOOK 1073, PAGE 491)

AND ALSO, LESS AND EXCEPT THE FOLLOWING PARCEL (6):

Beginning at the Southwest corner of the property of Bauer, thence run South 89 degrees 06 minutes East a distance of 101 feet, more or less, to the West margin of a thirty (30) foot easement for roadway; thence South 29 degrees 04 minutes East along the West margin of said roadway easement a distance of 27 feet to a point; thence South 61 degrees 47 minutes West a distance of 100 feet, more or less, to the Southeast corner of property conveyed to Nitch by warranty deed recorded in Deed Book 1022 at pages 574-5, First Judicial District, Harrison County, Mississippi; thence North 29 degrees 04 minutes West 39 feet, more or less, to the point of beginning, being situated and located in the Widow Ladner Claim, City of Long Beach, First Judicial District of Harrison County, Mississippi.

(PROPERTY AS DESCRIBED IN DEED RECORDED IN BOOK 1027, PAGE 446)

AND ALSO, LESS AND EXCEPT THE FOLLOWING PARCEL (7):

Beginning at an iron pipe situated on the easterly margin of Wright Avenue that is South 28 degrees East 150 feet from the Southerly right-of-way line of the L&N Railroad; thence South 27 degrees 43 minutes East 101.5 feet to an iron rod; thence South 61 degrees 47 minutes East a distance of 101.5 feet to the Point of Beginning; thence South 29 degrees 04 minutes East a distance of 200 feet, more or less, to the North margin of Pittman Drive; thence in an Easterly direction along the North margin of Pittman Drive a distance of 100 feet, more or less, to the West margin of a 30 foot roadway easement; thence North 29 degrees 04 minutes West along the West margin of said roadway easement a distance of 200 feet, more or less, to the Southeast corner of land conveyed to Bauer by Deed of even date herewith; thence South 61 degrees 47 minutes West along the South line of Bauer property a distance of 100 feet, more or less, to the Point of Beginning; being situated and located in the Widow Ladner Claim, City of Long Beach, First Judicial District, Harrison County, Mississippi.

(PROPERTY AS DESCRIBED IN DEED RECORDED IN BOOK 1101, PAGE 244)

(THE 100 FOOT BY 40 FOOT SUBJECT PROPERTY ALSO BEING KNOWN AS TAX PARCEL# 071 IM-03-022.005.)

LEGAL DESCRIPTION OF THE PROPOSED COMBINED PARCEL:

A PARCEL OF LAND SITUATED IN THE WIDOW N. LADNER CLAIM SECTION 7 (IF REGULARLY SURVEYED), CITY OF LONG BEACH, TOWNSHIP 8 SOUTH, RANGE 11 WEST, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH THE BEARINGS BASED ON STATE PLANE GRID NORTH (MS EAST ZONE 2301):

BEGINNING AT AN IRON ROD SET ON THE EAST MARGIN OF SOUTH WRIGHT AVENUE WHICH IS N28°W 103.8' FROM THE INTERSECTION OF THE EAST MARGIN OF SOUTH WRIGHT AVENUE WITH THE NORTH MARGIN OF PITTMAN DRIVE; THENCE ALONG SAID EAST MARGIN OF SOUTH WRIGHT AVENUE, N28°05'09"W 103.80' TO A 1" IRON PIPE FOUND; THENCE N61°35'42"E 101.50' TO AN IRON ROD SET; THENCE N29°25'28"W 40.00' TO AN IRON ROD SET; THENCE N61°35'35"E 100.00' TO AN IRON ROD SET; THENCE S28°32'12"E 108.60' TO AN IRON ROD SET; THENCE S60°47'25"W 100.08' TO A 1/2" IRON ROD FOUND; THENCE S26°27'51"E 33.30' TO AN IRON ROD SET; THENCE S61°19'04"W 100.00' TO THE POINT OF BEGINNING, CONTAINING 21,370.68 SQUARE FEET.

PREPARED BY:

CLIFFORD A. CROSBY, PLS

716 LIVE OAK DRIVE
BILOXI, MS 39532 PHONE: 228-234-1649

CLIENTS: DAVIS RAY HUTTO AND
REBECCA REAGAN HUTTO
DATE OF FIELD SURVEY: 8/5/2022
DRAWN BY: CAC
JOB NUMBER: 22220.dwg

SHEET 4 OF 6

**MINUTES OF DECEMBER 14, 2023
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

A RESUBDIVISION OF TWO PARCELS INTO ONE AND
LYING IN THE WIDOW N. LADNER CLAIM SECTION 1,
TOWNSHIP 8 SOUTH, RANGE 11 WEST, CITY OF LONG
BEACH, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY,
MISSISSIPPI. SAID PARCELS BEING REFERRED TO AS TAX
PARCEL NUMBERS 0711M-03-022.001 AND
0711M-03-022.005

CERTIFICATE OF OWNERSHIP

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

Davis Ray Hutto 12/16/2022
DAVIS RAY HUTTO DATE

Subscribed and sworn to before me, in my presence this 16th day of December 2022, a Notary Public in and for the County of Harrison, State of Mississippi.

Keundra Gwence McNaair
NOTARY PUBLIC

My Commission Expires: 12-8-2023



CERTIFICATE OF OWNERSHIP

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

Rebecca Reagan Hutto 12/16/2022
REBECCA REAGAN HUTTO DATE

Subscribed and sworn to before me, in my presence this 16th day of December 2022, a Notary Public in and for the County of Harrison, State of Mississippi.

Keundra Gwence McNaair
NOTARY PUBLIC

My Commission Expires: 12-8-2023



PREPARED BY:

CLIFFORD A. CROSBY, PLS
716 LIVE OAK DRIVE
BILOXI, MS 39532 PHONE: 228-234-1649

CLIENTS: DAVIS RAY HUTTO AND
REBECCA REAGAN HUTTO
DATE OF FIELD SURVEY: 8/5/2022
DRAWN BY: CAC
JOB NUMBER: 22220.dwg

SHEET 5 OF 6

**MINUTES OF DECEMBER 14, 2023
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

A RESUBDIVISION OF TWO PARCELS INTO ONE AND LYING IN THE WIDOW N. LADNER CLAIM SECTION 1, TOWNSHIP 8 SOUTH, RANGE 11 WEST, CITY OF LONG BEACH, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI. SAID PARCELS BEING REFERRED TO AS TAX PARCEL NUMBERS 0711M-03-022.001 AND 0711M-03-022.005

CERTIFICATE OF APPROVAL

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

ADMINISTRATOR

DATE

CERTIFICATE OF SURVEY AND ACCURACY

I hereby certify that this map drawn by me or drawn under my supervision from actual survey made by me or actual survey made under my supervision and deed descriptions recorded in Deed Book 960 on page 454, Deed Book 1073 on page 491 and in Deed No. 2017-1882-D-J1 in accordance with all applicable codes and ordinances. Witness my original signature, registration number and seal this the 16th day of August, 2022.

Cliff
Clifford A. Crosby, P.L.S.

2539
MS P.L.S. NO.



PLANNING COMMISSION

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

Planning Commission Chairman

Date

ACCEPTANCE

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

ADOPT:

ATTEST:

MAYOR

CITY CLERK

PREPARED BY:

CLIFFORD A. CROSBY, PLS
716 LIVE OAK DRIVE
BILOXI, MS 39532 PHONE: 228-234-1649

CLIENTS: DAVIS RAY HUTTO AND REBECCA REAGAN HUTTO
DATE OF FIELD SURVEY: 8/5/2022
DRAWN BY: CAC
JOB NUMBER: 22220.dwg

SHEET 6 OF 6

**MINUTES OF DECEMBER 14, 2023
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

Tina Dahl

From: Joe Culpepper <joe.culpepper@h2oinnovation.com>
Sent: Wednesday, November 15, 2023 2:39 PM
To: Tina Dahl
Subject: RE: Cert of Resub, 107 South Wright Avenue

I believe there will be no special tap fee.

Joe Culpepper
 Project Manager
 T: 228-861-8457
 www.h2oinnovation.com



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

November 14, 2023

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

RE: Certificate of Subdivision – Tax Parcel No. 0711M-03-022.001 & 0711M-03-022.005

Ladies and Gentlemen:

We have received a Certificate of Subdivision for the referenced property, which can be described as a parcel of land situated and being located in Section 7, Township 8 South, Range 11 West, City of Long Beach, First Judicial District of Harrison County, Mississippi. The submitted subdivision proposes to combine two existing parcels into one new parcel. Proposed parcel "A" will be nearly 21,370 square feet in size, with approx. 103.80 feet of street frontage on South Wright Avenue.

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

- o The proposed parcel has 5 feet of rear setback due to an existing shed, which does not meet the zoning ordinance requirements of 15 feet.

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

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

Sincerely,

Tyler Yarbrough

TY:539

Biloxi | Long Beach | Pascagoula | Daphne

**MINUTES OF DECEMBER 14, 2023
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

After considerable discussion and upon recommendation made by a City Engineer, Commissioner Levens made motion, seconded by Commissioner Kruse, and unanimously carried recommending to approve the application as submitted.

It came for discussion under new business a Certificate of Resubdivision for the property located at 115 East 5th Street, Tax Parcel 0612G-01-012.000, submitted by Andrew Harwell, as follows:

MINUTES OF DECEMBER 14, 2023
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



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

Office use only
Date Received 1-13-23
Zoning C-1-HO
Agenda Date 12-14-23
Check Number 1091

APPLICATION FOR CERTIFICATE OF RESUBDIVISION

- I. TYPE OF CASE: CERTIFICATE OF RESUBDIVISION
- II. ADVALOREM TAX PARCEL NUMBER(S): 06126-01-012.000
- III. GENERAL LOCATION OF PROPERTY INVOLVED: _____
- IV. ADDRESS OF PROPERTY INVOLVED: 115 E 5th St.
- V. GENERAL DESCRIPTION OF REQUEST: Resubdivision of one parcel
Into three parcels

- VI. REQUIRED ATTACHMENTS:
 - A. Resubdivision Survey and Certificate (see attached example) on no less than 11" X 17" paper.
 - B. Cash or check payable to the City of Long Beach in the amount of \$375.00
 - C. Proof of ownership (copy of recorded warranty deed) if applicable proof of authority to act as agent for owner.

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

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

Andrew Howell
Name of Rightful Owner (PRINT)

119 W. 4th St.
Owner's Mailing Address

Long Beach, MS 39560
City State Zip

601-966-2454
Phone

Andrew Howell 10/30/23
Signature of Rightful Owner Date

Name of Agent (PRINT)

Agent's Mailing Address

City State Zip

Phone

Signature of Applicant Date

**MINUTES OF DECEMBER 14, 2023
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

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

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

NAME OF OWNER (PRINT) Andrew Howell

ADDRESS (STREET, CITY, STATE, ZIP CODE) 119 W. 4th St Long Beach, MS 39566

PHONE # (H) _____ (C) 601-966-2954

TAX PARCEL NUMBER(S) OWNED 06126-01-012.000

SIGNATURE Andrew Howell

NAME OF OWNER (PRINT) Alex Alexander

ADDRESS (STREET, CITY, STATE, ZIP CODE) 140 Stumpbridge Rd Brandon, MS 39047

PHONE # (H) _____ (C) 601-672-4001

TAX PARCEL NUMBER(S) OWNED 06126-01-012.000

SIGNATURE [Signature]

NAME OF OWNER (PRINT) Cody Berry

ADDRESS (STREET, CITY, STATE, ZIP CODE) 130 Coventry Lane Brandon, MS 39042

PHONE # (H) _____ (C) 769-257-1771

TAX PARCEL NUMBER(S) OWNED 06126-01-012.000

SIGNATURE [Signature]

NAME OF OWNER (PRINT) _____

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

PHONE # (H) _____ (C) _____

TAX PARCEL NUMBER(S) OWNED _____

SIGNATURE _____

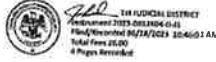
(Use additional forms as needed)

IN CASES OF MULTIPLE APPLICANTS, PLEASE IDENTIFY THE PERSON WHO WILL BE ACTING AS YOUR

SPOKES PERSON/AGENT FOR YOU: _____

MINUTES OF DECEMBER 14, 2023 REGULAR MEETING LONG BEACH PLANNING and DEVELOPMENT COMMISSION

SCANNED



Prepared by: David B. Phipps Attorney at Law 1408 Dunlap Blvd., Suite 101 Ocean Springs, MS 38964 (228) 215-0011	Grantee: Ann Thomas-Gallen Sheri Lett 6001 Michael Road B Long Beach, MS 39060 (228) 207-3176
Return To: David B. Phipps Attorney at Law 1408 Dunlap Blvd., Suite 101 Ocean Springs, MS 38964 (228) 215-0011	Grantor: Crossway Construction, LLC a Mississippi Limited Liability Company 610 Slump Ridge Road Brandon, MS 39047 (801) 672-7001

File No. **F220714N**

INDEXING INSTRUCTIONS: Pt of Original Long Beach Block 17 in 12-B-12, 1st JD, Harrison County, MS

STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT

WARRANTY DEED

FOR AND IN CONSIDERATION OF the price and sum of TEN THOUSAND DOLLARS (\$10,000) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, we, Ann Thomas-Gallen and Sheri Lett, do hereby sell, convey and warrant unto Crossway Construction, LLC, a Mississippi Limited Liability Company, as joint tenants with right of survivorship and real or personal or common, all of that certain lot, piece or parcel of land situated in Harrison County, Mississippi, together with all improvements, buildings, fixtures, and appurtenances thereto belonging, and being more particularly described as follows, to-wit:

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"

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

If the property is burdened by water, if its conveyance includes any mineral interests, and is subject to any encumbrance due to the action of the elements. Such rights and mineral rights are excepted and conveyed herewith but without warranty as to their nature or extent. If any portion of the property is below the mean high tide watermark, or its coastal wetlands as defined in the Mississippi Coastal Wetlands Protection Act it is conveyed by easement only.

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

This conveyance is subject to any and all covenants, rights of way, easements, restrictions and reservations of record in the office of the Chancery Clerk in the First Judicial District of Harrison County, Mississippi.

We agree and understand that the fees for this instrument have been provided as of the date on an executed form, and when not taxes are usually determined. The provisions of this title is incurred, the Parties herein agree to make all necessary adjustments on the basis of a actual preparation.

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

WITNESS OUR SIGNATURES, on this the 16th day of June, 2023.
Ann Thomas-Gallen
Ann Thomas-Gallen
Sheri Lett
Sheri Lett

ACKNOWLEDGMENT

STATE OF MISSISSIPPI
COUNTY OF HARRISON
PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, Ann Thomas-Gallen and Sheri Lett, who acknowledged before me that they signed, executed and delivered the above and foregoing instrument on the day and year hereof, for the uses and purposes therein contained.

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

(ATTEST)
My commission expires: 12-31-2024
Elizabeth B. Ann
ELIZABETH B. ANN
NOTARY PUBLIC

Exhibit "A"
Legal Description

Starting on the Seashore of the Gulf of Mexico or Mississippi Sound at a point 1460 feet West of the West line of the Widow N. Laidler Survey and running thence North 28° West with magnetic variations to the South line of Fifth Street in Long Beach, Harrison County Mississippi thence along the South line of Fifth Street in a Westerly direction a distance of 75 feet, to a point which is the point or place of beginning of the lot herein described, thence continuing along the South line of Fifth Street in a Westerly direction a distance of 70 feet, and to the Northwest corner of the land herein described; thence South 28° East with magnetic variations a distance of 180 feet, thence in an Easterly direction and parallel with Fifth Street a distance of 75 feet, thence North 180 feet to place of beginning; together with all appurtenances thereon and there unto belonging.

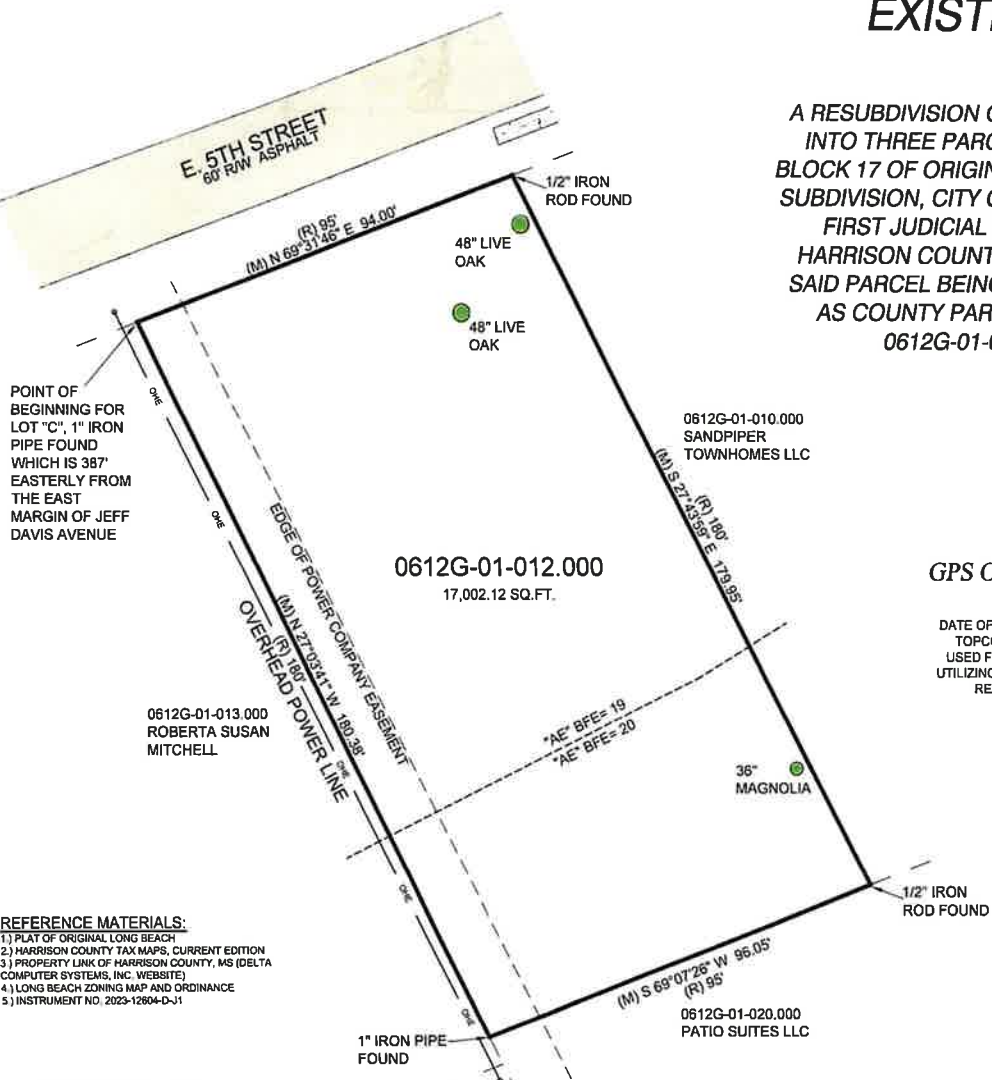
AND ALSO:
The West 20 feet of the following:
Starting on the Seashore of the Gulf of Mexico or Mississippi Sound at a Point 1460 feet West of the West line of the Widow N. Laidler Survey, and running thence North 28° with magnetic variations to the South line of Fifth Street being the point and place of beginning of the lot of land herein described; thence running West along the South line of Fifth Street a distance of 75 feet; thence South 28 degrees East with magnetic variations 180 feet; thence East 75 feet, thence North 28 degrees with magnetic variations in the place or point of beginning, being a lot 75 feet by 180 feet conveyed by John W. Knouff, of us by deed recorded in Book 102, page 95 of the Land Deed Records of the First Judicial District of Harrison County, Mississippi.



**MINUTES OF DECEMBER 14, 2023
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

EXISTING

A RESUBDIVISION OF ONE PARCEL INTO THREE PARCELS, LYING IN BLOCK 17 OF ORIGINAL LONG BEACH SUBDIVISION, CITY OF LONG BEACH, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI. SAID PARCEL BEING REFERRED TO AS COUNTY PARCEL NUMBER 0612G-01-012.000



GPS OBSERVATION NOTE

DATE OF FIELD WORK: 10/16/2023
TOPCON VR RECEIVER WAS USED FOR GPS OBSERVATION, UTILIZING THE EARL DUDLEY, INC. REAL-TIME NETWORK

REFERENCE MATERIALS:

- 1) PLAT OF ORIGINAL LONG BEACH
- 2) HARRISON COUNTY TAX MAPS, CURRENT EDITION
- 3) PROPERTY LINK OF HARRISON COUNTY, MS (DELTA COMPUTER SYSTEMS, INC. WEBSITE)
- 4) LONG BEACH ZONING MAP AND ORDINANCE
- 5) INSTRUMENT NO. 2023-12604-D-11

SCALE 1" = 30'

REFERENCE: GRID NORTH BY GPS OBSERVATION (DATUM=NAD 83)



NOTES:

- 1.) FIELD SURVEY PERFORMED WITH A TOPCON VR GPS RECIEVER.
- 2.) STATE PLANE COORDINATES AND BEARINGS SHOWN HEREON ARE DERIVED BY GPS OBSERVATION UTILIZING THE EARL DUDLEY, INC. RTK NETWORK, AND ARE BASED ON SPC (2301 MS E).
- 3.) UNLESS OTHERWISE NOTED THIS SURVEY IS LIMITED TO ABOVE GROUND AND VISIBLE UTILITIES. A MISSISSIPPI ONE CALL SHOULD BE MADE BEFORE ANY DIGGING @ 1-800-227-6477.
- 4.) BUILDING SETBACKS, ELEVATIONS, WETLAND DETERMINATION AND ET CETERA TO BE PRESCRIBED BY APPROPRIATE GOVERNING BODIES.
- 5.) THIS IS A CLASS "B" SURVEY.
- 6.) BEARINGS SHOWN HEREON ARE DERIVED BY: GRID NORTH BY GPS OBSERVATION, ALL LINES RELATIVE TO.



LEGEND:

- --- IRON ROD FOUND
- --- IRON PIPE FOUND
- --- IRON ROD SET
- --- SPIKE FOUND
- --- SPIKE SET
- --- CONCRETE MONUMENT FOUND
- --- CONCRETE MONUMENT SET
- --- LIGHTED KNOT FOUND
- APS --- AS PER SURVEY
- APP --- AS PER RECORD
- IRF --- IRON ROD FOUND
- IRS --- IRON ROD SET

CROSSWAY CONSTRUCTION, LLC
DATE OF FIELD SURVEY: 10/16/2023
DRAWN BY: CAC
JOB NUMBER: 23285.dwg

NOTE:
PROPERTY IS SERVICED BY CITY OF LONG BEACH WATER AND SEWER AT THIS TIME.

FLOOD ZONE NOTE:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN THE FIRM ZONES "AE" BASE FLOOD ELEV= 19 AND "AE" BASE FLOOD ELEV= 20 ACCORDING TO MAP NUMBER 28047C0357G, DATED JUNE 16, 2009. THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND DOES NOT REPRESENT THIS SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING. THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP.

PREPARED BY:

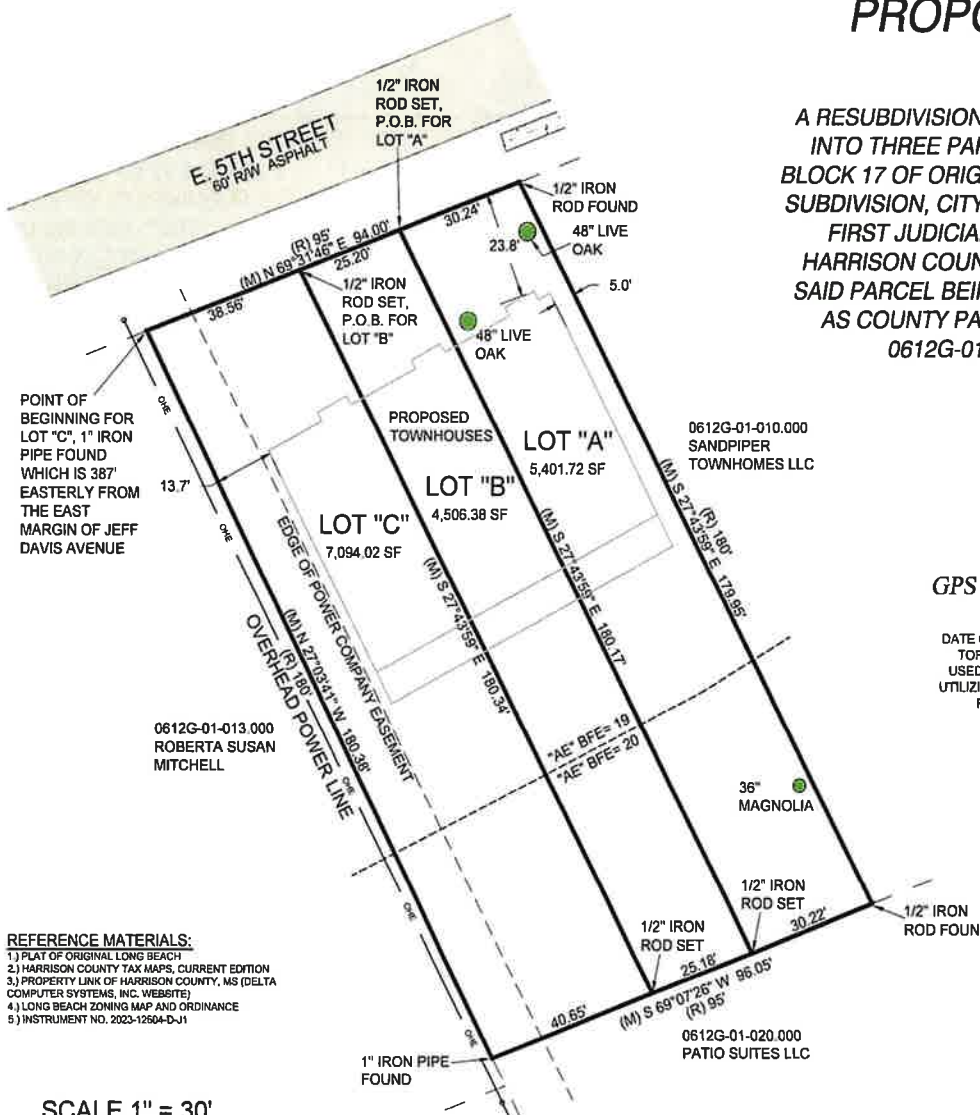
CLIFFORD A. CROSBY, PLS
716 LIVE OAK DRIVE
BILOXI, MS 39532 PHONE: 228-234-1649

SHEET 1 OF 5

**MINUTES OF DECEMBER 14, 2023
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

PROPOSED

A RESUBDIVISION OF ONE PARCEL INTO THREE PARCELS, LYING IN BLOCK 17 OF ORIGINAL LONG BEACH SUBDIVISION, CITY OF LONG BEACH, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI. SAID PARCEL BEING REFERRED TO AS COUNTY PARCEL NUMBER 0612G-01-012.000



GPS OBSERVATION NOTE

DATE OF FIELD WORK: 10/16/2023
TOPCON VR RECEIVER WAS USED FOR GPS OBSERVATION, UTILIZING THE EARL DUDLEY, INC. REAL-TIME NETWORK

- REFERENCE MATERIALS:**
- 1) PLAT OF ORIGINAL LONG BEACH
 - 2) HARRISON COUNTY TAX MAPS, CURRENT EDITION
 - 3) PROPERTY LINK OF HARRISON COUNTY, MS (DELTA COMPUTER SYSTEMS, INC. WEBSITE)
 - 4) LONG BEACH ZONING MAP AND ORDINANCE
 - 5) INSTRUMENT NO. 2023-12604-D-11

SCALE 1" = 30'
REFERENCE: GRID NORTH BY GPS OBSERVATION (DATUM=NAD 83)



- LEGEND:**
- ⊠ -- IRON ROD FOUND
 - -- IRON PIPE FOUND
 - -- IRON ROD SET
 - ⊙ -- SPIKE FOUND
 - -- SPIKE SET
 - ⊠ -- CONCRETE MONUMENT FOUND
 - ⊠ -- CONCRETE MONUMENT SET
 - ⊠ -- LIGHTTARD KNOT FOUND
 - APF -- AS PER SURVEY
 - APR -- AS PER RECORD
 - APP -- AS PER PLAT
 - IRF -- IRON ROD FOUND
 - IRS -- IRON ROD SET

- NOTES:**
- 1.) FIELD SURVEY PERFORMED WITH A TOPCON VR GPS RECIEVER.
 - 2.) STATE PLANE COORDINATES AND BEARINGS SHOWN HEREON ARE DERIVED BY GPS OBSERVATION UTILIZING THE EARL DUDLEY, INC. RTK NETWORK, AND ARE BASED ON SPC (2301 MS E).
 - 3.) UNLESS OTHERWISE NOTED THIS SURVEY IS LIMITED TO ABOVE GROUND AND VISIBLE UTILITIES. A MISSISSIPPI ONE CALL SHOULD BE MADE BEFORE ANY DIGGING @ 1-800-227-6477.
 - 4.) BUILDING SETBACKS, ELEVATIONS, WETLAND DETERMINATION AND ET CETERA TO BE PRESCRIBED BY APPROPRIATE GOVERNING BODIES.
 - 5.) THIS IS A CLASS "B" SURVEY.
 - 6.) BEARINGS SHOWN HEREON ARE DERIVED BY: GRID NORTH BY GPS OBSERVATION, ALL LINES RELATIVE TO.

CROSSWAY CONSTRUCTION, LLC
DATE OF FIELD SURVEY: 10/16/2023
DRAWN BY: CAC
JOB NUMBER: 23285.dwg

NOTE:
PROPERTY IS SERVICED BY CITY OF LONG BEACH WATER AND SEWER AT THIS TIME.

FLOOD ZONE NOTE:
BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN THE FIRM ZONES "AE" BASE FLOOD ELEV= 20 AND "AE" BASE FLOOD ELEV= 20 ACCORDING TO MAP NUMBER 28047C0357G, DATED JUNE 16, 2009. THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND DOES NOT REPRESENT THIS SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING. THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP.

PREPARED BY:
CLIFFORD A. CROSBY, PLS
716 LIVE OAK DRIVE
BILOXI, MS 39532 PHONE: 228-234-1649

SHEET 2 OF 5

**MINUTES OF DECEMBER 14, 2023
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

*A RESUBDIVISION OF ONE PARCEL
INTO THREE PARCELS, LYING IN
BLOCK 17 OF ORIGINAL LONG BEACH
SUBDIVISION, CITY OF LONG BEACH,
FIRST JUDICIAL DISTRICT OF
HARRISON COUNTY, MISSISSIPPI.
SAID PARCEL BEING REFERRED TO
AS COUNTY PARCEL NUMBER
0612G-01-012.000*

LONG BEACH PLANNING COMMISSION

CERTIFICATE OF RESUBDIVISION

In accordance with Article II, Section 3 of the Code of Ordinance (Subdivision Regulations) of the City of Long Beach as amended, it is hereby certified that the Long Beach Planning Commission Chairman and Long Beach Mayor and Board of Aldermen have reviewed and approved the attached Final Plat. The following property has been subdivided from Harrison County ad valorem tax parcel (0612G-01-012.000 into (three) lots. The subject property is generally described as being located (on south side of E. 5th Street between Jeff Davis Avenue and S. Burke Avenue , Long Beach, MS).

The Case File Number is: _____

LEGAL DESCRIPTIONS

LEGAL DESCRIPTION OF LAND PRIOR TO THIS RESUBDIVISION (PER DEED):

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

AND ALSO:

The West 20 feet of the following:

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

LEGAL DESCRIPTIONS OF THE THREE PROPOSED PARCELS:

LEGAL DESCRIPTION of (LOT "A"):

A PARCEL OF LAND SITUATED IN BLOCK 17, ORIGINAL LONG BEACH SUBDIVISION, CITY OF LONG BEACH AND SITUATED IN SECTION 13, TOWNSHIP 8 SOUTH, RANGE 12 WEST, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH THE BEARINGS BASED ON STATE PLANE GRID NORTH (MS EAST ZONE 2301):

COMMENCING AT A 1" IRON PIPE FOUND ON THE SOUTH MARGIN OF E. 5TH STREET WHICH IS 387 FEET EASTERLY ALONG SAID SOUTH MARGIN FROM THE EAST MARGIN OF JEFF DAVIS AVENUE; THENCE ALONG SAID SOUTH MARGIN OF E. 5TH STREET, N69°31'46"E 63.76' TO A 1/2" IRON ROD SET AT THE POINT OF BEGINNING; THENCE FURTHER ALONG SAID SOUTH MARGIN, N69°31'46"E 30.24' TO A 1/2" IRON ROD FOUND; THENCE S27°43'59"E 179.95' TO A 1/2" IRON ROD FOUND; THENCE S69°07'26"W 30.22' TO A 1/2" IRON ROD SET; THENCE N27°43'59"W 180.17' TO THE POINT OF BEGINNING, CONTAINING 5,401.72 SQUARE FEET.

PREPARED BY:

CLIFFORD A. CROSBY, PLS
716 LIVE OAK DRIVE
BILOXI, MS 39532 PHONE: 228-234-1649

CROSSWAY CONSTRUCTION, LLC
DATE OF FIELD SURVEY: 10/16/2023
DRAWN BY: CAC
JOB NUMBER: 23285.dwg

**MINUTES OF DECEMBER 14, 2023
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

A RESUBDIVISION OF ONE PARCEL
INTO THREE PARCELS, LYING IN
BLOCK 17 OF ORIGINAL LONG BEACH
SUBDIVISION, CITY OF LONG BEACH,
FIRST JUDICIAL DISTRICT OF
HARRISON COUNTY, MISSISSIPPI.
SAID PARCEL BEING REFERRED TO
AS COUNTY PARCEL NUMBER
0612G-01-012.000

LEGAL DESCRIPTION of (LOT "B"):

A PARCEL OF LAND SITUATED IN BLOCK 17, ORIGINAL LONG BEACH SUBDIVISION, CITY OF LONG BEACH AND SITUATED IN SECTION 13, TOWNSHIP 8 SOUTH, RANGE 12 WEST, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH THE BEARINGS BASED ON STATE PLANE GRID NORTH (MS EAST ZONE 2301):

COMMENCING AT A 1" IRON PIPE FOUND ON THE SOUTH MARGIN OF E. 5TH STREET WHICH IS 387 FEET EASTERLY ALONG SAID SOUTH MARGIN FROM THE EAST MARGIN OF JEFF DAVIS AVENUE; THENCE ALONG SAID SOUTH MARGIN OF E. 5TH STREET, N69°31'46"E 38.56' TO A 1/2" IRON ROD SET AT THE POINT OF BEGINNING; THENCE FURTHER ALONG SAID SOUTH MARGIN, N69°31'46"E 25.20' TO A 1/2" IRON ROD SET; THENCE S27°43'59"E 180.17' TO A 1/2" IRON ROD SET; THENCE S69°07'26"W 25.18' TO A 1/2" IRON ROD SET; THENCE N27°43'59"W 180.34' TO THE POINT OF BEGINNING, CONTAINING 4,506.38 SQUARE FEET.

LEGAL DESCRIPTION of (LOT "C"):

A PARCEL OF LAND SITUATED IN BLOCK 17, ORIGINAL LONG BEACH SUBDIVISION, CITY OF LONG BEACH AND SITUATED IN SECTION 13, TOWNSHIP 8 SOUTH, RANGE 12 WEST, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH THE BEARINGS BASED ON STATE PLANE GRID NORTH (MS EAST ZONE 2301):

BEGINNING AT A 1" IRON PIPE FOUND ON THE SOUTH MARGIN OF E. 5TH STREET WHICH IS 387 FEET EASTERLY ALONG SAID SOUTH MARGIN FROM THE EAST MARGIN OF JEFF DAVIS AVENUE; THENCE ALONG SAID SOUTH MARGIN OF E. 5TH STREET, N69°31'46"E 38.56' TO A 1/2" IRON ROD SET; THENCE S27°43'59"E 180.34' TO A 1/2" IRON ROD SET; THENCE S69°07'26"W 40.65' TO A 1" IRON PIPE FOUND; THENCE N27°03'41"W 180.38' TO THE POINT OF BEGINNING, CONTAINING 7,094.02 SQUARE FEET.

PREPARED BY:

CLIFFORD A. CROSBY, PLS

716 LIVE OAK DRIVE
BILOXI, MS 39532 PHONE: 228-234-1649

CROSSWAY CONSTRUCTION, LLC
DATE OF FIELD SURVEY: 10/16/2023
DRAWN BY: CAC
JOB NUMBER: 23285.dwg

SHEET 4 OF 5

**MINUTES OF DECEMBER 14, 2023
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

Special Tap Fee: 115 E. 5th St.				
Date: 11-27-23				
SEWER AND WATER TAPS				
MATERIALS:				
QTY.		ITEM	PRICE	TOTAL
4	EA	6X6 TEE WYE	\$47.50	\$190.00
4	EA	6" CAP	\$11.80	\$47.20
48	FT	6"SDR 26	\$10.12	\$485.76
2	EA	8"X1" Tap Saddles	\$60.00	\$76.00
3	EA	1" Corp Stop	\$54.15	\$162.45
3	EA	1" Curb Stop	\$57.00	\$171.00
40	FT	1" Roll Tube	\$0.55	\$22.00
3	EA	Meter Box	\$72.00	\$216.00
3	TON	LIMESTONE	\$41.00	\$123.00
1	EA	Asphalt Patch	\$550.00	\$550.00
TOTAL MATERIAL COST				\$2,043.41
EQUIPMENT:				
QTY.		ITEM	PRICE	TOTAL
12	HRS	161-TRACK HOE	\$45.00	\$540.00
12	HRS	DUMP TRUCK/ Trailer	\$50.00	\$600.00
12	HRS	CREW TRUCK	\$15.00	\$180.00
6	HRS	ASPHALT TRAILER	\$40.00	\$240.00
TOTAL EQUIPMENT COST				\$1,560.00
LABOR:				
			LABOR	TOTAL
				\$1,541.35
TOTAL LABOR COST				\$1,541.35
FUEL:				
			TOTAL MATERIAL COST	TOTAL
				\$2,043.41
			TOTAL EQUIPMENT COST	\$1,560.00
			TOTAL LABOR COST	\$1,541.35
			TOTAL	\$5,144.76
			15% FUEL COST	\$771.71
PLEASE REMIT MATERIAL AND EQUIPMENT COST TO:				<u>\$3,603.41</u>
City of Long Beach				
P.O. Box 591				
Long Beach, MS 39560				
PLEASE REMIT LABOR & FUEL COST TO:				<u>\$2,313.06</u>
H2O Innovation				
P.O. Box 591				
Long Beach, MS 39560				
TOTAL WATER TAP FEE COST				\$5,916.47

**MINUTES OF DECEMBER 14, 2023
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**



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

November 13, 2023

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

RE: Certificate of Subdivision – Tax Parcel No. 0612G-01-012.000

Ladies and Gentlemen:

We have received a Certificate of Subdivision for the referenced property, which can be described as a parcel of land situated and being located in Original Long Beach Subdivision, Block 17, of Long Beach, First Judicial District of Harrison County, Mississippi. The submitted subdivision proposes to divide an existing parcel into three new parcels. Proposed Lot "A" will be nearly 5,401 square feet in size, with approx. 30.24 feet of street frontage on E. 5th Street. Proposed Lot "B" will be nearly 4,506.38 square feet in size, with approx. 25.20 feet of street frontage on E. 5th Street. Proposed Lot "C" will be nearly 7,904 square feet in size, with approx. 38.56 feet of street frontage on E. 5th Street.

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

- Lot "B":
 - The proposed parcel has 25.20 feet of street frontage on E. 5th Street, which meets the zoning ordinance requirements of 18 feet. However, it does not meet the subdivision ordinance requirements of 35 feet.
- Lot "C":
 - The proposed parcel has 30.24 feet of street frontage on E. 5th Street, which meets the zoning ordinance requirements of 18 feet. However, it does not meet the subdivision ordinance requirements of 35 feet.

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

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

Sincerely,

Tyler Yarbrough

TY:539

Biloxi | Long Beach | Pascagoula | Daphne

**MINUTES OF DECEMBER 14, 2023
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

After considerable discussion and upon recommendation made by a City Engineer, Vice Chairman Barlow made motion, seconded by Commissioner Brown, and unanimously carried recommending to approve the application as submitted with the applicants acknowledgement he will need to apply for a variance for setbacks with original proposed site plan.

It came for discussion under New Business, Planning and Development Commission, Regular Meeting, December 28, 2023.

After considerable discussion regarding a majority of commissioners that would be unable to attend the December 28, 2023, meeting, Commissioner Glenn made motion, seconded by Commissioner Levens and unanimously carried to cancel the meeting scheduled for December 28, 2023.

There being no further business to come before the Planning and Development Commission at this time, Vice Chairman Barlow made motion, seconded by Commissioner DiLorenzo and unanimously carried to adjourn the meeting until the next regular scheduled meeting January 11, 2024.

APPROVED:

Chairman Frank Olaivar

DATE: _____

ATTEST: _____

Tina M. Dahl, Minutes Clerk