MINUTES OF NOVEMBER 12, 2026
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

AGENDA
NOVEMBER 12, 2026
REGULAR MEETING OF THE PLANNING and DEVELOPMENT COMMISSION
CITY OF LONG BEACH, MISSISSIPPI
5:30 O'CLOCK P.M.
LONG BEACH CITY HALL
MEETING ROOM
201 JEFF DAVIS AVENUE

I. CALL TO ORDER

II. INVOCATION AND PLEDGE OF ALLEGIANCE

III. ROLL CALL AND ESTABLISH QUORUM

IV. PUBLIC HEARINGS

1. Variance- 105 Oak View Avenue, Tax Parcel 0612F-01-048.000, Submitted by Kris Williams.
2. Variance- 5528 Paula Drive, Tax Parcel 0611I-02-007.002, Submitted by Willie McLeod.
3. Variance- 601 Klondyke Road, Tax Parcel 0611F-01-010.000, Submitted by Parminder Singh (owner) and Josh Lanehart (agent).

V. ANNOUNCEMENTS

VI. APPROVE MINUTES

1. October 22, 2026

VII. UNFINISHED BUSINESS

1. Preliminary Plat Approval- 314 Jeff Davis Avenue, Tax Parcel 0612B-03-056.002, Submitted by Revival Property LB 112 (owner) and Michael Craven (agent).

VIII. NEW BUSINESS

1. Discussion- Sidewalk Ordinance.
2. Short-Term Rental- 102 Winters Lane, Tax Parcel 0612G-02-043.002, Submitted by Edward Pretzel (owner) and Chris Fields (property manager).
3. Tree Removal- 512 Hickory Drive, Tax Parcel 0511J—02-065.009, Submitted by Joseph Fritz.
4. Tree Removal- 304 Twin Lakes Blvd, Tax Parcel 0512A-01-052.065, Submitted by Rolando Herrera.
5. Tree Removal- 91 Oak Alley Lane, Tax Parcel 0512J-03-066.000, Submitted by Oaks of Long Beach Homeowners Association.
6. Tree Removal- 213 James Drive, Tax Parcel 0611P-01-003.008, Submitted by Paul Jermyn.

IX. DEVELOPMENT & RESEARCH

X. ADJOURN

*****NOTES*****

**All decisions made at this meeting are subject to a ten (10) day appeal for a Public Hearing and/or the Mayor and Board of Aldermen approval on November 17, 2026.

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

MINUTES OF NOVEMBER 12, 2026
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

Commissioner Joey King led the meeting in prayer.

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

****

Be it remembered that three Public Hearings were heard before the Long Beach Planning and Development Commission, Long Beach, Mississippi, was begun at 5:30 o'clock p.m., Thursday, the 12th day of November 2026, in the Long Beach City Hall Meeting Room, 201 Jeff Davis Avenue, in said City, and the same being the time, date and place fixed for holding said Public Hearings.

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

Absent the Public Hearings were Chairman David DiLorenzo, Commissioner William Suthoff, and Minutes Clerk Tina M. Dahl.

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

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The first Public Hearing for discussion, a Variance for the property located at 105 Oak View Avenue, Tax Parcel 0612F-01-048.000, submitted by Kris Williams, as follows:

MINUTES OF NOVEMBER 12, 2026
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

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

Office use only
Date Received 10-1-26
Zoning R-1
Agenda Date 11-12-26
Check Number 143

VARIANCE REQUEST

I. Tax Parcel Number(s): 0612F-01-048.000

II. Address of Property Involved: 105 Oak View Ave

III. Statement clearly explaining the request being made. (Attach supplemental pages if necessary.)
Requesting a variance to Appendix 2 - Subdivision Regulations, Article VI, Sec. 12. - requesting variance to waive requirement of a sidewalk

**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? Oak View Ave is fully developed with the exception of 105 Oak View Ave. No other home on Oak View Ave has a sidewalk. Installing a sidewalk here would be non-uniform for 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. No sidewalk was ever present

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? Unnecessary cost to home builder to install non-uniform sidewalk

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. Granting this request would make the lot in question uniform to all other properties on Oak View Ave

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.

Kris Williams	
Name of Rightful Owner (PRINT)	Name of Agent (PRINT)
101 East Ave, ~~Long Beach~~ WA	
Owner's Mailing Address	Agent's Mailing Address
Long Beach WA 98626	
City State Zip	City State Zip
228-238-5747	
Phone	Phone
[signature] 9/14/26	
Signature of Rightful Owner Date	Signature of Applicant Date

MINUTES OF NOVEMBER 12, 2026
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

Un-Official

1st JUDICIAL DISTRICT
Instrument 2026-0012137-D-11
Filed/Recorded 06/16/2026 1:12:01 PM
Total Fees 25.00
2 Pages Recorded

INDEXING: Lot 2, Oak View Subdivision, First Judicial District, Harrison County, MS

Prepared By and Return to: Williams Trinity Real Estate Holdings, LLC, 101 East Avenue, Long Beach, MS 39560, (228) 238-5747

Grantor: Kristopher R.H. Williams, 101 East Avenue, Long Beach, MS 39560, (228) 238-5747

Grantee: Williams Trinity Real Estate Holdings, LLC, 101 East Avenue, Long Beach, MS 39560, (228) 238-5747

STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and for good and other valuable considerations, the receipt and sufficiency of which is hereby acknowledged, Kristopher R.H. Williams does hereby sell, convey and quitclaim unto Williams Trinity Real Estate Holdings, LLC, all of his right, title and interest in and to the following described land and property, located, lying and being situated in the First Judicial District of Harrison County, Mississippi, to-wit:

Lot 2, Oak View Subdivision, as per map or plat thereof on file and record in the office of the Chancery Clerk of the First Judicial District, Harrison County, MS.

WITNESS MY SIGNATURE, this the 10th day of June, 2026.

Kristopher R.H. Williams

STATE OF MS
COUNTY OF Harrison

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said County and State, on this the 10th day of June 2026, within my jurisdiction, the within named KRISTOPHER R.H. WILLIAMS, who acknowledged that he executed the above and foregoing instrument.

Lisa Craft
Notary Public

My commission expires: 10/4/28

STATE OF MISSISSIPPI
NOTARY PUBLIC
ID# 21047
LISA CRAFT
Commission Expires
Oct. 4, 2028
HARRISON COUNTY



5 M.B. 41

11.12.26 Reg

The Clerk reported that ten (10) notices of public hearing were sent by regular mail to property owners within one hundred sixty feet (160') of the subject property. Notices were also posted on the bulletin boards at City Hall, the Building Official's Office, and the Water Department, 201 Jeff Davis Avenue and the Long Beach Public Library, 209 Jeff Davis Avenue; said notice was ordered as part of these proceedings:

CITY OF Long Beach MISSISSIPPI
THE FRIENDLY CITY

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**.

Kris Williams, 101 East Avenue, 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 105 Oak View Avenue, Tax Parcel 0612F-01-048.000. The legal description is as follows:

CAUSE #C24019900110 LOT 2 OAK VIEW SUBD

A public meeting to consider the above Variance will be held in the City of Long Beach, Mississippi, 39560, Thursday, November 12, 2026, at 5:30 p.m., in the Long Beach City Hall Meeting Room located at 201 Jeff Davis Avenue. The city encourages all residents, groups and organizations to contact the city if they have any questions concerning the Variance.

/s/ signed
Chairman
Planning Commission

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

AVERY 5160 | Easy Peel Address Labels | Go to avery.com/templates

Frantz Thomas E
103 Oak View Avenue
Long Beach, MS 39560

McDonald Joann
110 Dearman Avenue
Long Beach, MS 39560

Case Joel A
107 Oak View Avenue
Long Beach, MS 39560

Houpt Michael & Claudia Revo Trust
140 Minniger Blvd
Madison, MS 39110

Kennedy Robert Eugene Jr
100 Dearman Avenue
Long Beach, MS 39560

Hershberger Kenneth Ray L/E
113 York Drive
Long Beach, MS 39560

Irwin Matthew S and Kimberly
104 Oak View Avenue
Long Beach, MS 39560

Coast 85 Home Solutions LLC
604 Cottage Square Lane
Ocean Springs, MS 39564

McLellan Sarah G
109 Oak View Avenue
Long Beach, MS 39560

Lipe Samuel Frank and Susan
102 Oak View Avenue
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, EMMA M WARD, known to me to be the Minutes Clerk of the City of Long Beach, Mississippi, Planning 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 Commission,

2. That in such capacity, she is responsible for mailing Notices of Public Meeting 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 with as stipulated in Ordinance Number 538 of the City of Long Beach, and other matters pertaining to such public meetings and the business of the Planning Commission in and for the City of Long Beach;

3. That on October 15, 2026, she did cause to be mailed, Notice of Public Meeting, a copy of which is attached hereto to 10 item property owners within 160' (one hundred sixty feet), excluding rights-of-way, of Tax Parcel Number 0612I-01-048.000, notifying them that a Public Meeting will be held, Thursday, November 12, 2026, to consider an application for a Variance filed by Kris Williams.

Given under my hand this the 19th day of October 2026.

EMMA WARD, AFFIANT

SWORN TO AND SUBSCRIBED before me on this the 19th day of October 2026.

My Commission Expires NOTARY PUBLIC

NOTARY PUBLIC
ID# 467711
NICOLE GUILLOT
Commission Expires
Dec. 15, 2029
HARRISON COUNTY

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 to the said publication ____ weeks in the following numbers and on the following dates of such paper:

Vol. 20th No. 43 dated 23 day of October, 2026
Vol. ___ No. ___ dated ___ day of _____, 20___
Vol. ___ No. ___ dated ___ day of _____, 20___
Vol. ___ No. ___ dated ___ day of _____, 20___
Vol. ___ No. ___ dated ___ day of _____, 20___
Vol. ___ No. ___ dated ___ day of _____, 20___
Vol. ___ No. ___ dated ___ day of _____, 20___
Vol. ___ No. ___ dated ___ day of _____, 20___

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

Publisher

Sworn to and subscribed before me this 30th day of October, A.D. 2026.

Notary Public

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

Commissioner Sean Hughes made motion, seconded by Commissioner Joey King and unanimously carried to close the Public Hearing.

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

****

The second Public Hearing for discussion, a Variance for the property located at 5528 Paula Drive, Tax Parcel 0611I-02-007.002, submitted by Willie McLeod, as follows:

MINUTES OF NOVEMBER 12, 2026
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

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

Office use only
Date Received 10-16-26
Zoning R-1
Agenda Date 11-12-26
Check Number 34101

VARIANCE REQUEST

I. Tax Parcel Number(s): 06 11 I -02-007.002

II. Address of Property Involved: 5528 PAULA DR

III. Statement clearly explaining the request being made. (Attach supplemental pages if necessary.)
NO SIDEWALK INSTALL. CURRENTLY NO SIDEWALKS IN NEIGHBORHOOD. IT WOULD BE 38' OF SIDEWALK

****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? NO EXISTING SIDEWALKS IN AREA. IT WOULD BE ONLY SIDEWALK INSTALLED.

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. NO EXISTING SIDEWALKS IN THIS NEIGHBOR HOOD.

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 SIDEWALK CAN BE INSTALLED HOWEVER IT WOULD BE THE ONLY SIDEWALK ON PAULA DR.

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. DENIAL of REQUEST WOULD CREATE THE ONLY SIDEWALK ON PAULA DR. USELESS.

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.

Willie McLeod	
Name of Rightful Owner (PRINT)	Name of Agent (PRINT)
10383 LAMEY BRIDGE RD UNIT A	
Owner's Mailing Address	Agent's Mailing Address
D'IBERVILLE MS 39540	
City State Zip	City State Zip
228-990-6510	
Phone	Phone
10-16-26	
Signature of Rightful Owner Date	Signature of Applicant Date

MINUTES OF NOVEMBER 12, 2026
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

PREPARED BY AND RETURN TO:
MICHAEL B. MCDERMOTT (2378)
PAGE, MANNINO, PERESICH & MCDERMOTT, P.L.L.C.
759 HOWARD AVENUE
BILOXI, MS 39530
(228)374-2100

1st JUDICIAL DISTRICT
INSTRUMENT 2026-0011017-D-J1
FILED/RECORDED 6/4/2026 4:10:01 PM
TOTAL FEES 526.00
3 PAGES RECORDED

STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT

WARRANTY DEED

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

ELTON R. STEVISON AKA ELTON R. STEVISON, JR.
101 Pine Cove
Long Beach, MS 39560
(228)669-5817

do hereby sell, convey and warrant unto

MG PRESTIGE HOMES, LLC,
A MISSISSIPPI LIMITED LIABILITY COMPANY
15279 Dobson Road
D'Iberville, MS 39540
(228)990-6510

the following described real property, together with all improvements thereon, located in the First Judicial District of Harrison County, State of Mississippi, more particularly and certainly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO

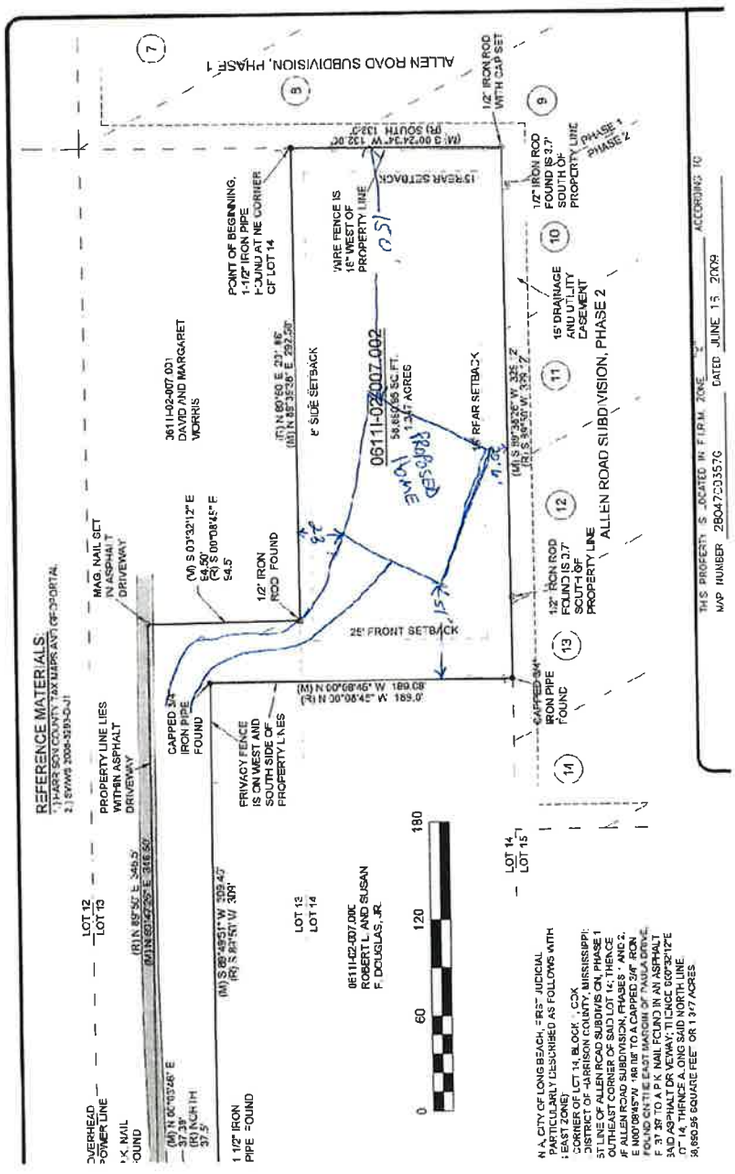
INDEXING INSTRUCTIONS: A part of Lots 13 & 14, Blk 1, Cox S/D, Section A, Long Beach, First Judicial District, Harrison County, Mississippi

This conveyance is subject to all restrictions, reservations, 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.

EXHIBIT "A"
LEGAL DESCRIPTION

A part of Lots 13 and 14, Block 1 Cox Subdivision, Section A, Long Beach, First Judicial District, Harrison County, Mississippi, better described as follows

Beginning at the Northeast corner of said Lot 14, run thence South 132.0 feet to a point, run thence South 89 degrees 50 minutes W 329.12 feet to a point, run thence North 0 degrees 8 minutes 45 seconds West 189.0 feet to a point, run thence South 89 degrees 50 minutes West 309.0 feet to a point on the East margin of Paula Drive, run thence North along said East margin 37.5 feet to a point, run thence North 89 degrees 50 minutes East 346.5 feet to a point, run thence South 0 degrees 8 minutes 45 seconds East 94.5 feet to a point, run thence North 89 degrees 50 minutes East 281.86 feet to the Point of Beginning.





Noted for the record:

Tina Dahl

From: Betty Mozingo <bmozingo2@gmail.com>
Sent: Friday, October 23, 2026 9:33 AM
To: Tina Dahl
Subject: Sidewalk Variance

Please be advised that I am in agreement to NOT Place a sidewalk on our street at 5528 Paula Drive.

Please let me know that you have received my message, thank you so much!

Betty McCarroll
5514 Paula Drive
Long Beach, MS. 39560

The Clerk reported that twenty-six (26) notices of public hearing were sent by regular mail to property owners within one hundred sixty feet (160') of the subject property. Notices were also posted on the bulletin boards at City Hall, the Building Official's Office, and the Water Department, 201 Jeff Davis Avenue and the Long Beach Public Library, 209 Jeff Davis Avenue; said notice was ordered as part of these proceedings:

MINUTES OF NOVEMBER 12, 2026
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

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.

Willie McLeod, 10383 Lamey Bridge Road, Unit A, D'Iberville, MS, 39540, 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 5528 Paula Drive, Tax Parcel 0611I-02-007.002. The legal description is as follows:

1.3 AC(C) BEG AT NE COR OF LOT 14 BLK 1 COX SUBD SEC A S ALONG LOT 132 FT TO SE COR OF LOT W ALONG LOT 329.1 FT N 189 FT W 309 FT TO E MAR OF PAULA DR NLY ALONG RD 37.5FT E 346.5 FT S 94.5 FT E 291.9 FT TO POB BEING PART OF LOTS 13 & 14 BLK 1 COX SUBD SEC A SEC 12-8-12

A public meeting to consider the above Variance will be held in the City of Long Beach, Mississippi, 39560, Thursday, November 12, 2026, at 5:30 p.m., in the Long Beach City Hall Meeting Room located at 201 Jeff Davis Avenue. The city encourages all residents, groups and organizations to contact the city if they have any questions concerning the Variance.

/s/ signed
Chairman
Planning Commission

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

AVERY 5160

Morris David C & Margaret
5530 Paula Drive
Long Beach, MS 39560

Douglas Robert L Jr& Susan F
5524 Paula Drive
Long Beach, MS 39560

Holt James G D & Hare Deborah L
18032 Allen Road
Long Beach, MS 39560

Li Jie Hua
18026 Allen Road
Long Beach, MS 39560

Walker Roderick N & Brandi K
18020 Allen Road
Long Beach, MS 39560

Pham Quyen V & Thai Q
18014 Allen Road
Long Beach, MS 39560

Shakir Shama & Syed Ishrat
3 Rosalie Drive
Long Beach, MS 39560

Torchie Charles
5519 Paula Drive
Long Beach, MS 39560

McNeil Bruce A & Yanira
190 East Beach Blvd
Long Beach, MS 39560

TLGFX LLC and Secured Part
PO Box 54347
New Orleans, LA 70154

Yarbrough Jennie
5520 Paula Drive
Long Beach, MS 39560

Hoang Phillip L
18030 Allen Road
Long Beach, MS 39560

Spiers Jamie A & Hetty L
18024 Allen Road
Long Beach, MS 39560

Jenkins Charles H Sr & Lillian W
18018 Allen Road
Long Beach, MS 39560

Lee John E -Estate-
5513 Paula Drive
Long Beach, MS 39560

Defelice Robert & Vicki -Trustees-
4 Rosalie Drive
Long Beach, MS 39560

Perrone Joseph A & Theresa D
5535 Paula Drive
Long Beach, MS 39560

Kenny Philip B
324 Woodcrest Drive
Long Beach, MS 39560

Collins Jeffrey C & Synthia M
18002 Allen Road
Long Beach, MS 39560

McCarroll Betty P
5514 Paula Drive
Long Beach, MS 39560

Hoang Valerie N
18028 Allen Road
Long Beach, MS 39560

Landry Nathan & Angela
18022 Allen Road
Long Beach, MS 39560

McGary Janice L
18016 Allen Road
Long Beach, MS 39560

Jacobs James E & Josephine
1 Rosalie Drive
Long Beach, MS 39560

Swearingen Richard Mark & Terry Lyn
2 Rosalie Drive
Long Beach, MS 39560

McDonald M Andrew & Janea S
16 Scott Station Cove
Long Beach, MS 39560

MINUTES OF NOVEMBER 12, 2026
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

AFFIDAVIT

STATE OF MISSISSIPPI
COUNTY OF HARRISON
CITY OF LONG BEACH

BEFORE ME, the under signed 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 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 Commission;

2. That in such capacity, she is responsible for mailing Notices of Public Meeting 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 Ordinance Number 598 of the City of Long Beach; and other matters pertaining to such public meetings and the business of the Planning Commission in and for the City of Long Beach;

3. That on October 19, 2026, she did cause to be mailed, Notice of Public Meeting, a copy of which is attached hereto, to 26 (twenty-six) property owners within 160' (one hundred sixty feet), excluding rights-of-way, of Tax Parcel Number 36111-02-007.002, notifying them that a Public Meeting will be held, Thursday, November 12, 2026, to consider an application for a Variance filed by Willie McLeod.

Given under my hand this the 19th day of October 2026.

Emma Ward
EMMA WARD, AFFIANT

SWORN TO AND SUBSCRIBED before me on this the 19th day of October 2026.

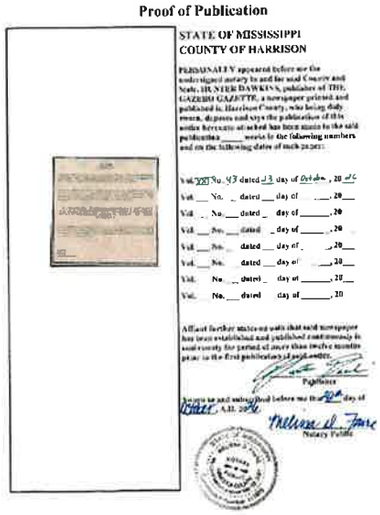
Nicole Guillot
NOTARY PUBLIC

-My Commission Expires

STATE OF MISSISSIPPI
NOTARY PUBLIC
ID# 407711
NICOLE GUILLOT
Commission Expires
Oct. 21, 2026
HARRISON COUNTY

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 papers:

Vol. XXI No. 43 dated 23 day of October, 20 26
Vol. ___ No. ___ dated ___ day of _____, 20___
Vol. ___ No. ___ dated ___ day of _____, 20___
Vol. ___ No. ___ dated ___ day of _____, 20___
Vol. ___ No. ___ dated ___ day of _____, 20___
Vol. ___ No. ___ dated ___ day of _____, 20___
Vol. ___ No. ___ dated ___ day of _____, 20___
Vol. ___ No. ___ dated ___ day of _____, 20___

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

Publisher

Sworn to and subscribed before me this 20th day of October, A.D. 2026.

Melissa A. Faure
Notary Public

Vice Chairman Don Sterling did not open the public hearing, as the applicant was not present.

After discussion, Commissioner Ray Baas, Jr. made motion, seconded by Commissioner Joey King and unanimously carried recommending to table the application until the next regular scheduled meeting on Thursday, December 10, 2026, at 5:30 p.m.

****

The third Public Hearing for discussion a Variance for the property located at 601 Klondyke Road, Tax Parcel 0611F-01-010.000, submitted by Parminder Singh (owner) and Josh Lanehart (agent), as follows:

MINUTES OF NOVEMBER 12, 2026
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

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

Office use only
Date Received 9/30/26
Zoning C-2
Agenda Date 11/12/26
Check Number 1595

VARIANCE REQUEST

I. Tax Parcel Number(s): 0611F-01-010.000

II. Address of Property Involved: 601 Klondyke Rd. Long Beach, MS 39560

III. Statement clearly explaining the request being made. (Attach supplemental pages if necessary.)
Request variance removing the requirement of Code of Ordinance Sec 30-113 (b) which requires sidewalks to be included as a part of site plan review along the road frontage.

****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? (1) Lack of side walks to tie to. There are no surrounding sidewalks at this intersection to recieve pedestrian traffic. (2) Steep drive ways for this site. Pedestrians would have to cross driveways that are steeper than the ADA cross-slope. (3) The area the sidewalk would be required to occupy sits at 10%. This would require retaining walls to meet ADA code for cross-slope.

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. (1) There have been no sidewalks installed in the area. (2) The Code of Ordinances required the building Finish Floor Elevation to be 2 FT above the Base Flood Elevation. The tight constraints of this lot required the drive ways to be steep to make that elevation while keeping ADA requirements between building and pumps. (3) The walking space between gas pumps and the store needs to be ADA. This requires the street frontage to be steep.

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 existing property sits 1-2 FT below the base flood elevation and is small. In order to achieve ADA requirements between the pumps and the building (for ease of walking), the driveways and lot leading up to the gas pumps must be steep. This area is the only place a sidewalk could go. This would require retaining walls at the front of the property to achieve ADA slopes. Then, the cross walks would still not meet ADA. Denial of this request would result in extensive work when there is no where for a pedestrian to walk once leaving our property.

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. Nearby properties have not been made to install sidewalks, this would be a first in the surrounding area. Due to our desire to meet the city's FFE requirement, this makes sidewalks on our site a burden that neighbors have not had to bear.

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.

Parminder Singh	Josh Lanehart
Name of Rightful Owner (PRINT)	Name of Agent (PRINT)
202 Calumet Dr	23 Liberty Place
Owner's Mailing Address	Agent's Mailing Address
Madison Ms 39110	Hattiesburg Ms 39402
City State Zip	City State Zip
601-572-7253	601-264-7437
Phone	Phone
Parminder Singh 9/25/2026	9/25/2026
Signature of Rightful Owner Date	Signature of Applicant Date

MINUTES OF NOVEMBER 12, 2026
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

SCANNED

1st JUDICIAL DISTRICT
Instrument 2026-0006332-D-J1
Filed/Recorded 04/03/2026 10:42:01 AM
Total Fees 25.00
3 Pages Recorded

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

Grantor:
Coastal Car Wash of the South, LLC
a Mississippi Limited Liability
P.O. Box 982
Long Beach, MS 39560
(228) 323-7771

Return To:
Pilger Title Co.
1406 Bienville Blvd.
Ocean Springs, MS 39564
(228) 215-0011

Grantee:
Brothers Development, LLC
a Mississippi Limited Liability
202 Celumet Drive
Madison, MS 39110
(601) 572-7263

File No. F-26-930

INDEXING INSTRUCTIONS: A parcel of land located in Sec 2, T8 S, R12 W, 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, **Coastal Car Wash of the South, LLC, a Mississippi Limited Liability Company**, do hereby sell, convey and warrant unto **Brothers Development, LLC, a Mississippi Limited Liability Company**, all of that certain tract, place or parcel of land situated in the First Judicial District of Harrison County, Mississippi, together with all improvements, buildings, fixtures, and appurtenances thereunto belonging, and being more particularly described as follows, to-wit:

Legal Description attached hereto as Exhibit "A"

This being the same property as that conveyed to Coastal Car Wash of the South, LLC, a Mississippi Limited Liability Company, by instrument recorded in Instrument No. 2012-1120-D-J1, 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 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 of 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.

WITNESS MY SIGNATURE, on this the 31st day of March, 2026.

Coastal Car Wash of the South, LLC,
a Mississippi Limited Liability Company

By: J.O. Ray
J.O. Ray, Member

By: Bradford Ray
Bradford Ray, Member

CORPORATE ACKNOWLEDGMENT

STATE OF MISSISSIPPI
COUNTY OF HARRISON

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, the within named **J.O. Ray and Bradford Ray, Members of Coastal Car Wash of the South, LLC, a Mississippi Limited Liability Company**, 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, for and on behalf of the aforesaid entity, after first having been duly authorized so to do.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, on this the 31st day of March, 2026.

(AFFIX SEAL)

NOTARY PUBLIC

My commission expires:

EXHIBIT "A"

LEGAL DESCRIPTION

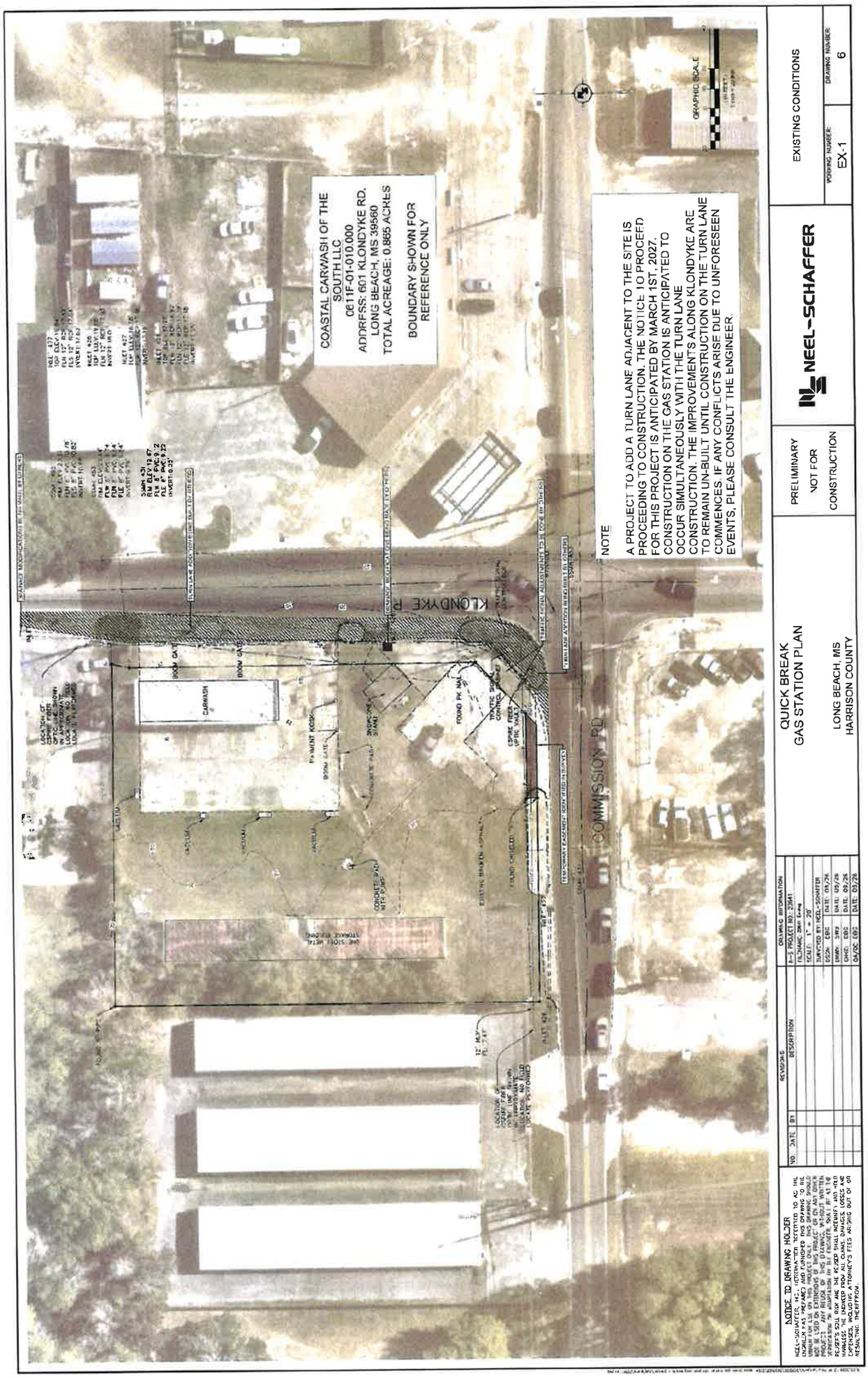
A parcel of land situated in the Southeast 1/4 of the Southeast 1/4 of Section 2, Township 8 South, Range 12 West, City of Long Beach, First Judicial District of Harrison County, Mississippi and being more particularly described as follows with the bearings based on state plane grid North (MS East Zone):

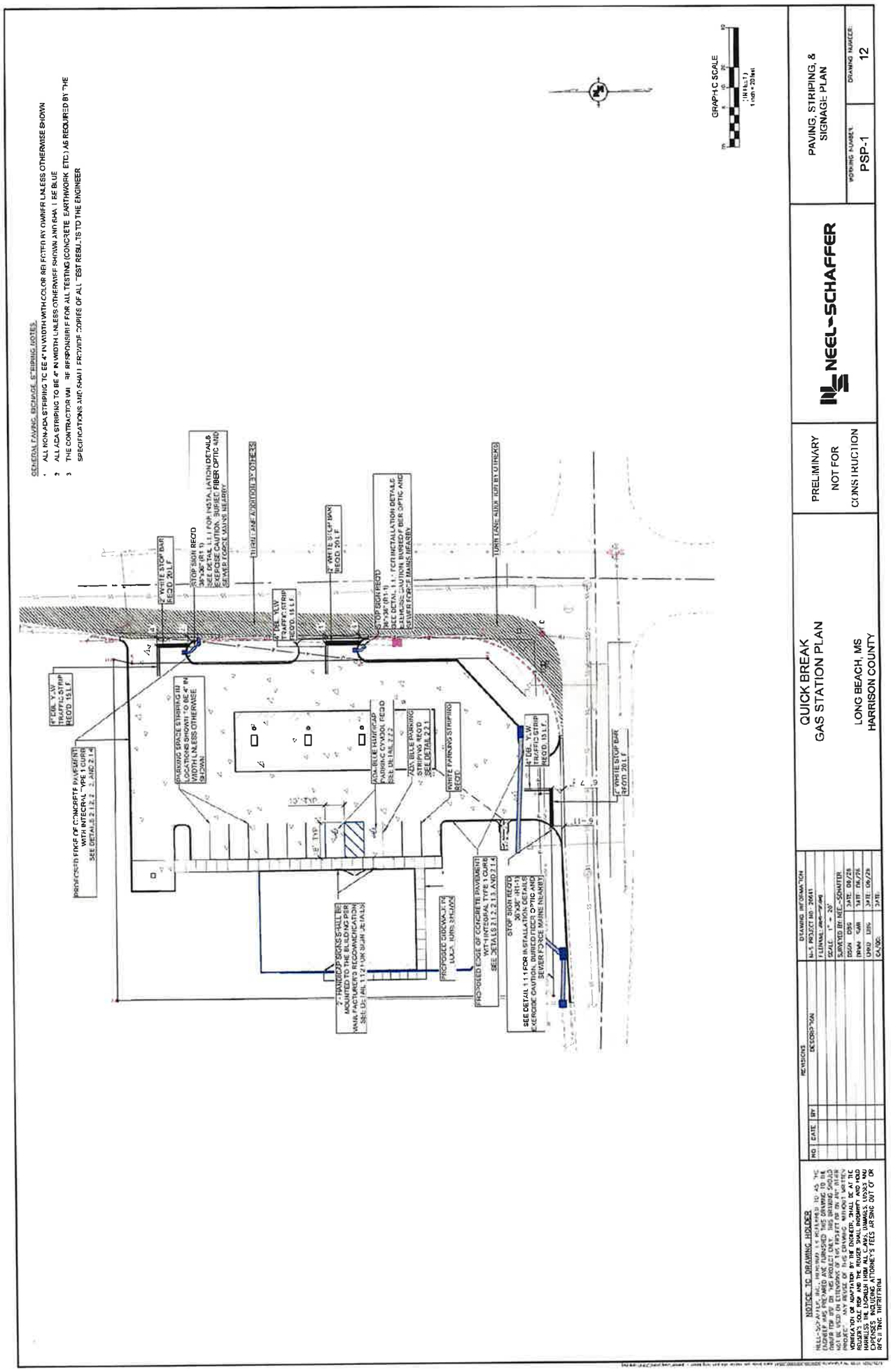
Beginning at a 1/2" iron rod with cap set on the new West right-of-way of Klondyke Road which is 1296.52' East and 1072.09' South of a 1/2" iron rod with cap found at the Northwest corner of said Southeast 1/4 of the Southeast 1/4 of Section 2; thence along said new West right-of-way, South 11° 47' 38" West 9.59' to a 1/2" iron rod with cap found; thence further along said new West right-of-way, South 00° 25' 29" East 184.98' to a mag. nail found; thence South 43° 56' 01" West 36.91' to a 1/2" iron rod with cap set on the new North right-of-way of Commission Road; thence along said new North right-of-way, South 89° 36' 03" West 42.70' to an x-mark in concrete found; thence further along said new North right-of-way, South 01° 00' 33" East 5.56' to another x-mark in concrete found; thence along the North margin of Commission Road, South 89° 57' 58" West 101.49' to a 1/2" iron rod with cap set; thence North 00° 07' 07" West 226.79' to a 3/4" iron pipe found; thence North 89° 58' 31" East 170.76' to the Point of Beginning, containing 37,674.54 square feet or 0.865 acre. Herein described property being designated as county parcel number 0611F-01-010.000.

Brothers Development, LLC, a
Mississippi Limited Liability Company

By: Parminder Singh
Parminder Singh, Sole Member & Manager

03/31/2026
Date


COASTAL CARWASH OF THE SOUTH LLC
0611F-01-010.000
ADDRESS: 601 KLONDYKE RD.
LONG BEACH, MS 39560
TOTAL ACREAGE: 0.885 ACRES
BOUNDARY SHOWN FOR REFERENCE ONLY
NOTE
A PROJECT TO ADD A TURN LANE ADJACENT TO THE SITE IS PROCEEDING TO CONSTRUCTION. THE NOTICE TO PROCEED FOR THIS PROJECT IS ANTICIPATED BY MARCH 1ST, 2027. CONSTRUCTION ON THE GAS STATION IS ANTICIPATED TO OCCUR SIMULTANEOUSLY WITH THE TURN LANE CONSTRUCTION. THE IMPROVEMENTS ALONG KLONDYKE ARE TO REMAIN UN-BUILT UNTIL CONSTRUCTION ON THE TURN LANE COMMENCES. IF ANY CONFLICTS ARISE DUE TO UNFORESEEN EVENTS, PLEASE CONSULT THE ENGINEER.
KLONDYKE RD
COMMISSION RD
CARWASH
QUICK BREAK
GAS STATION PLAN
LONG BEACH, MS
HARRISON COUNTY
PRELIMINARY
NOT FOR
CONSTRUCTION
NEEL-SCHAFFER
EXISTING CONDITIONS
WORKING NUMBER: EX-1
DRAWING NUMBER: 6



20 M.B. 41

11.12.26 Reg

MINUTES OF NOVEMBER 12, 2026
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

The Clerk reported that six (6) notices of public hearing were sent by regular mail to property owners within one hundred sixty feet (160') of the subject property. Notices were also posted on the bulletin boards at City Hall, the Building Official's Office, and the Water Department, 201 Jeff Davis Avenue and the Long Beach Public Library, 209 Jeff Davis Avenue; said notice was ordered as part of these proceedings:

CITY OF Long Beach MISSISSIPPI

THE FRIENDLY CITY

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.

Parminder Singh, 600 Calumet Drive, Madison, MS, 39110 (owner) and Josh Landrum, 22 Liberty Place, Hattiesburg, MS, 39402 (agent), have 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 601 Klondyke Road, Tax Parcel 0611F-01-010.000. The legal description is as follows:

-MINI WAREHOUSES & CAR WASH- BEG 30 FT N & 40 FT W OF SE COR OF SEC 2 ON N MAR OF COMMISSION RD W ALONG RD 172 FT N 227 FT E 187 FT TO W MAR OF KLONDYKE RD S ALONG RD 207 FT SWLY 28.3 FT TO POB PART OF SE1/4 OF SE1/4 OF SEC 2-8-12

A public meeting to consider the above Variance will be held in the City of Long Beach, Mississippi, 39560, This day, November 12, 2026, at 5:30 p.m., in the Long Beach City Hall Meeting Room located at 201 Jeff Davis Avenue. The city encourages all residents, groups and organizations to contact the city if they have any questions concerning the Variance.

/s/ signed
Chairman
Planning Commission

201 Jeff Davis • P.O. Box 929 • Long Beach, MS 39560 • (228) 863-1516 • FAX (228) 864-4907
www.ci.longbeach.ms.us

AVERY 5160 | Easy Peel Address Labels | Go to avery.com/templates

Price Vicki A Trustee
6359 Pavolini Road
Pass Christian, MS 39571

Miss Power Co
PO Box 4079
Gulfport, MS 39502

Haller Leila P
19016 Commission Road
Long Beach, MS 39560

Pham Thai Quoc & Quyen Vo
19009 Commission Road
Long Beach, MS 39560

Long Beach Storage Holdings, LLC
5680 Hwy 6 Suite 334
Missouri City, TX 77459

Long Beach Rentals, LLC
18308 Commission Road
Suite C
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 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 Commission;

2. That in such capacity she is responsible for mailing Notices of Public Meeting 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 Ordinance Number 598 of the City of Long Beach; and other matters pertaining to such public meetings and the business of the Planning Commission in and for the City of Long Beach;

3. That on October 29, 2026, she did cause to be mailed, Notice of Public Meeting, a copy of which is attached hereto, to 6 (six) property owners within 160' (one hundred sixty feet), excluding rights-of-way of Tax Parcel Number 0611F-01-010.000, notifying them that a Public Meeting will be held, Thursday, November 12, 2026, to consider an application for a Variance filed by Parminder Singh (owner) and Josh Landrum (agent).

Given under my hand this the 29th day of October 2026.

Emma Ward
EMMA WARD, AFFIANT

SWORN TO AND SUBSCRIBED before me on this the 29th day of October 2026.

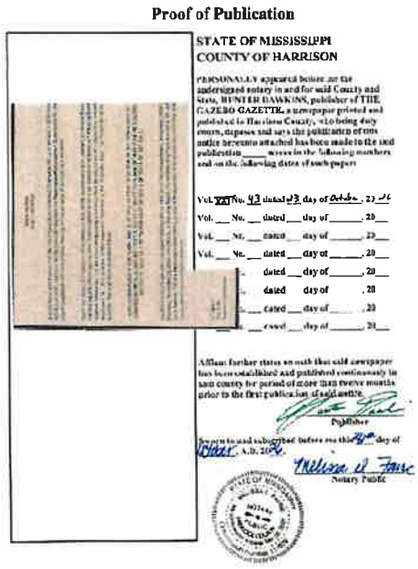
Nicole Guillot
NOTARY PUBLIC

My Commission Expires:

NOTARY PUBLIC ID# 107711 NICOLE GUILLOT Commission Expires Dec. 21, 2026 HARRISON COUNTY

MINUTES OF NOVEMBER 12, 2026
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 to the said publication ____ weeks in the following numbers and on the following dates of such paper:

Vol. XXI No. 43 dated 23 day of October, 20 26
Vol. ___ No. ___ dated ___ day of _____, 20___
Vol. ___ No. ___ dated ___ day of _____, 20___
Vol. ___ No. ___ dated ___ day of _____, 20___
dated ___ day of _____, 20___
dated day of , 20
dated ___ day of _____, 20
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.

Publisher

Sworn to and subscribed before me this 23rd day of October, A.D. 2026.

Melissa W. Faure
Notary Public

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

Commissioner Sean Hughes made motion, seconded by Commissioner Nick Brown and unanimously carried to close the Public Hearing.

After considerable discussion, Commissioner Sean Hughes made motion, seconded by Commissioner Tim Dulaney 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 12th day of October 2026, in the Long Beach City Hall Meeting Room, 201 Jeff Davis Avenue, in said City, and the same being the time, date and place fixed for holding said Regular Meeting.

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

MINUTES OF NOVEMBER 12, 2026
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

Absent the Regular Meeting were Chairman David DiLorenzo, Commissioner William Suthoff and Minutes Clerk Tina M. Dahl.

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

****

Commissioner Ray Baas, Jr. made motion, seconded by Commissioner Sean Hughes and unanimously carried to approve the Regular Meeting minutes of October 22, 2026.

****

It came for discussion under Unfinished Business a Preliminary Plat Approval for the property located at 314 Jeff Davis Avenue, Tax Parcel 0612B-03-056.002, submitted by Revival Property LB 112 (owner) and Michael Craven (agent), as follows:

MINUTES OF NOVEMBER 12, 2026
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

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

Office use only
Date Received 9-4-26
Zoning C1
Agenda Date 9-24-26
Check Number 1057

I. TYPE OF CASE: **PRELIMINARY PLAT APPROVAL**

II. ADVALOREM TAX PARCEL NUMBER(S): 016I2B-03-D516.002

III. GENERAL LOCATION OF PROPERTY INVOLVED: North side of W. 4th St. West side of Jeff Davis Ave

IV. ADDRESS OF PROPERTY INVOLVED: 314 Jeff Davis

V. GENERAL DESCRIPTION OF REQUEST: Subdivision of 314 Jeff Davis Avenue into condos.

VI. **REQUIRED ATTACHMENTS:**

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

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

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

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

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

VII. **OWNERSHIP AND CERTIFICATION:**

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

Ownership: I the undersigned 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.

Revival Property LB 112
Name of Rightful Owner (PRINT)
1132 Sena Drive
Owner's Mailing Address
Metairie LA 70005
City State Zip
925-272-8360
Phone
Nolarevival@gmail.com
Email Address
[signature] 9/4/26
Signature of Rightful Owner Date

Michael Craven
Name of Agent (PRINT)
1132 Sena Drive
Agent's Mailing Address
Metairie LA 70005
City State Zip
925-272-8360
Phone
Nolarevival@gmail.com
Email address
[signature] 9/4/26
Signature of Applicant Date

After considerable discussion, Commissioner Ray baas, Jr. made motion, seconded by Commissioner Philip LeBlanc and unanimously carried recommending to table the application as submitted.

****

It came for discussion under New Business, the Sidewalk Ordinance.

After considerable discussion, Commissioner Sean Hughes made motion, seconded by Commissioner Ray Baas, Jr. to table the discussion until the regular scheduled meeting on December 10, 2026, at 5:30 p.m.

****

It came for discussion under New Business, a Short-Term Rental for the property located at 102 Winters Lane, Tax Parcel 0612G-02-043.002, submitted by Edward Pretzel (owner) and Chris Fields (property manager), as follows:

MINUTES OF NOVEMBER 12, 2026
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

CITY OF LONG BEACH, MISSISSIPPI
APPLICATION FOR SHORT-TERM RENTAL

PHYSICAL ADDRESS:	PHONE: (228) 863-1554	MAILING ADDRESS:
201 JEFF DAVIS AVENUE LONG BEACH, MS 39560	FAX: (228) 863-1558	POST OFFICE BOX 929 LONG BEACH, MS 39560

PROPERTY INFORMATION:

ADDRESS: 102 Winters Lane (Location of Short-Term Rental) Tax Parcel # 061G-02-043.002

OWNER'S INFORMATION:

Property Owner's Name: Edward Pretzel

Property Owner's Address: 6270 Bullard Rd. Fenton, MI 48430

Property Owner's Mailing Address, if different from above:

_____
City State Zip

Property Owner's Phone No: 7348343636 Email Address: edwardpretzel@gmail.com

Is there a homeowner's association for the neighborhood?_____If so, please provide written statement of support of short term rental?

PROPERTY MANAGER INFORMATION:

Property Manager's Name: Chris Fields

Property Manager's Address: (Must be a local contact)

117 East Avenue Long Beach MS 39560
City State, Zip

Property Manager's Phone No.: 228 342 8583 Email Address: cfields5331@yahoo.com

PLEASE PROVIDE THE FOLLOWING:

- Mississippi Sales Tax ID # EIN 88-3193083 / 1455-2729
- Recorded Warranty Deed
- Parking Rules & Plan
- Trash Management Plan
- Copy of Proposed Rental Agreement
- Proof of Liability Insurance, which includes short term rental coverage

ADDITIONAL INFORMATION:

- 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.

Edward Pretzel Edward Pretzel Oct. 30, 2026
PRINT NAME SIGNATURE DATE

BELOW IS FOR OFFICE USE ONLY

Maximum Occupancy:	Maximum Vehicles allowed:	Number of bedrooms:	Number of people home can accommodate:
9	4	3	9

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: S Barlow Date: 11/2/26

Fire Inspector Signature:_____ Date:_____

COMMENTS:_____

Date Received: 11-2-26
Agenda Date: 11-12-26
Amount Due/Paid: 250.00
Payment Method: 2095

MINUTES OF NOVEMBER 12, 2026
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

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

Indexing Instructions:

File# 261564

STATE OF MISSISSIPPI

COUNTY OF HARRISON

WARRANTY DEED

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

Walter Neal Thomas, Jr., surviving joint tenant
16812 Spring Lake Drive West
Vancleave, MS 39565
228-382-2439

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

116 East Avenue I.I.C, a Michigan limited liability company
6270 Dollard Road
Fenton, MI 48430
734-578-4969

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 Fifteen (15) and Fifteen A (15A), REPLAT OF LONG BEACH OAKS SUBDIVISION, a subdivision according to the official map or plat thereof on file and of record in the office Chancery Clerk of the First Judicial District of Harrison County, Mississippi, in Plat Book 37 at Page 37, 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 Grantor on this the 23rd day of October, 2026.

Walter Neal Thomas, Jr.

STATE OF MISSISSIPPI

COUNTY OF HARRISON

THIS DAY personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid, Walter Neal Thomas, Jr., who acknowledged that he/she 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 23rd day of October, 2026.

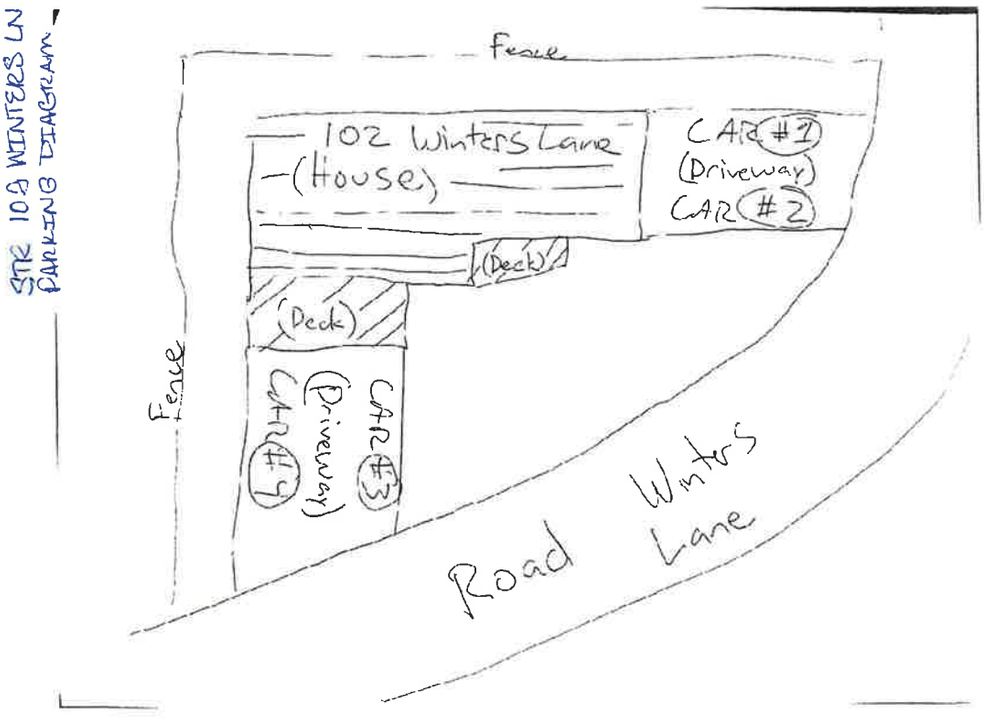
NOTARY PUBLIC

(SEAL)

My Commission Expires:

STATE OF MISSISSIPPI
NANETTE C. ENG, NOTARY PUBLIC
HARRISON COUNTY

SITE 102 WINTERS LN PARKING DIAGRAM



MINUTES OF NOVEMBER 12, 2026
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

102 Winters Lane, Long Beach, MS 39560

Parking Rules

1) Must not park on the street
2) There are 2 parking spots facing south towards the beach.
3) There are 2 parking spots facing east towards Gulfport.
4) Do not park on the grass or sidewalk.

Trash Management

1) Please put all trash in the brown trash bin located under the front stairs on the ground level.
2) Please put all recyclables in the green bin located under the front stairs on the ground level.
3) Please do not flush any feminine products in the toilets.
4) Please do not drain solid items or food items down the sink or shower drains.
5) The trash and recyclables take out day is on Mondays and can be put out Sunday.

Noise & Smoking/Vaping

1) Please be respectful of our neighbors with noise.
2) Please no loud music or other noise after sunset.
3) No smoking or vaping allowed in the house.

Need Help?

1) Please call Ava (810 399 7097).
2) For local emergencies, call 911

Check Out

1) Check out time is 10:00 am.
2) Leave any bed slept in as is and our cleaning person will take are of the cleaning and remaking of the beds.
3) Leave Towels on the bathroom floor.
4) Clean out food from the fridge and freezer and place it in the garbage brown bin.
5) Load dirty dishes and cleaning tablet in the dishwasher and start the unit.
6) Discard all trash in the brown bin on the ground floor
7) Notify Ava of your departure (810 399 7097).
8) Please leave a review
9) Safe Travels and come again soon!!

MINUTES OF NOVEMBER 12, 2026
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

B1776BH204960S

VAVE POLICY DECLARATIONS

EB001

MST001

This Declaration Page is attached to and forms part of Certificate provisions (Form VUAI 002)

INSURED NAME:	116 East Avenue LLC	POLICY TYPE:	DP-3 ✓
POLICY NUMBER:	26VVE00493	NEW OR RENEWAL:	NEW BUSINESS
INCEPTION DATE:	10/23/2026	EXPIRATION DATE:	10/23/2027

Both dates at 12:01 a.m. standard time at the Insured Location Premises.

INSURED MAILING ADDRESS	RETAIL AGENT NAME AND ADDRESS
6270 Bullard Road, Fenton MI, 48430	United Risk Agency Inc 2137 E Pass Rd, Gulfport MS, 39507
INSURED RISK LOCATION ADDRESS	**WHOLESALE AGENT/ISSUER NAME AND ADDRESS**
102 WINTERS LANE, LONG BEACH MS, 39560	SSIU, LLC PO Box 639, Daphne AL, 36526
MORTGAGEE(S) NAME & ADDRESS	**ADDITIONAL INSURED(S) / INTEREST(S) NAME AND ADDRESS**

Insurance is effective with: All Insurers as outlined on form VUAI 001

COVERAGES	LIMIT OF LIABILITY	PREMIUM
SECTION I - PROPERTY COVERAGE		
A) Dwelling	$ 650,000	$ 2,531.99
B) Other Structures	$ 0	Excluded
C) Personal Property	$ 65,000	Included
D) Loss of Use / Fair Rental Value	$ 65,000	Included
SECTION II - LIABILITY COVERAGE		
E / L) Liability	$ 500,000	Included
F / M) Medical Payments	$ 1,000	Included

ADDITIONAL COVERAGE OPTIONS			
Personal Property Loss Settlement	RCV	Roof Coverage Settlement	RCV
Water Damage Limit	$ 25,000	Theft Coverage	Excluded
Water Back-up	$ 5,000	Identity Fraud Expense	Excluded
Mold & Fungi	$ 5,000	Equipment Breakdown	Excluded
Extended Replacement Cost	Excluded %	Green Upgrades	Excluded
Ordinance or Law	10 %	Refrigerated Goods	Excluded
Personal Injury	Excluded	Inflation Guard	Excluded
Loss Assessment	$ 0	Earthquake Loss Assessment	$ 0
Special Computer Coverage	Excluded	Golf Cart	Excluded
Special Coverage A	Excluded	Special Coverage C	Excluded
Flood Buildings Limit	$ 0	Flood Personal Property Limit	$ 0

After considerable discussion, Commissioner Sean Hughes made motion, seconded by Commissioner Philip LeBlanc and unanimously carried recommending to approve the application as submitted.

****

It came for discussion under New Business, a Tree Removal for the property located at 512 Hickory Drive, Tax Parcel 0511J-02-065.009, submitted by Joseph Fritz, as follows:

MINUTES OF NOVEMBER 12, 2026
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

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

APPLICATION FOR TREE PERMIT

OFFICE USE ONLY
Date Received 11-4-26
Zoning R-1
Agenda Date 11-12-26
Check Number 2883

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

SB **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.

SB Any single-family Residential, Multi-Family Residential, Commercial or Industrial Zoned areas need a permit to remove a Live Oak or Magnolia tree with its root system, growing upon the earth usually with one trunk or at least eighteen (18) inches in circumference or larger, measured four and one-half (4 ½) feet above the surface of the ground, or a multi-stemmed trunk system with a definitely formed crowned.

SB 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: 11-4-26

PROPERTY INFORMATION

TAX PARCEL # 0511J-02-065.009

Address of Property Involved: 512 Hickory Drive

Property owner name: Joseph Fritz

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: 512 Hickory Drive

Phone No. (601) 447-0554

CONTRACTOR OR APPLICANT INFORMATION

Company Name: Southern Tree and Turf, LLC

Phone No. 228-760-5296 Fax: _____

Name Sarah Blake

Address 6291 Beatline Rd., Long Beach

PERMIT INFORMATION

Permit for: Removal 1 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)

The Live Oak tree is close to house and driveway. It is causing driveway to crack and lift.

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.

Sarah Blake 11-4-26
Signature Date

ADDITIONAL INFORMATION REQUIRED FROM APPLICANT
(Initial on the line that you've read each)

SB 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.

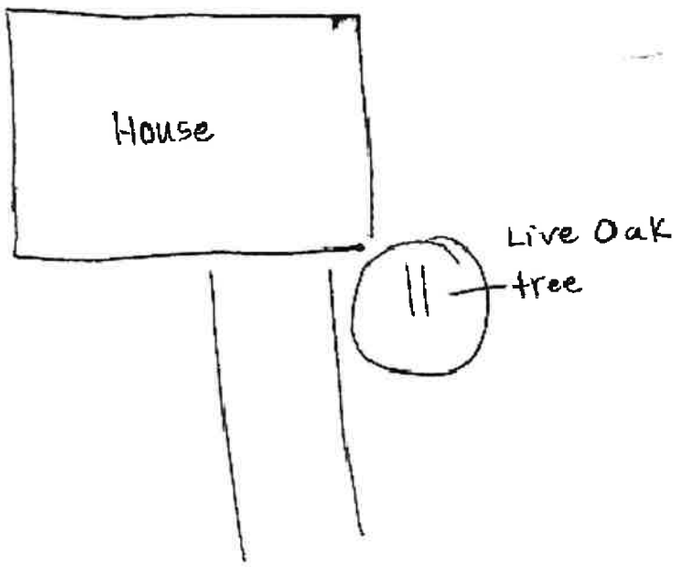
SB PHOTOGRAPH: You must attach a photograph of the tree to be removed, the photo must show any damage the tree is causing.

SB OWNERSHIP: Please provide a recorded warranty deed.

SB 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.

SB 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.

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


House
Live Oak
tree
11


512

MINUTES OF NOVEMBER 12, 2026
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



After Recording, Return To:
MORTGAGE CONNECT, LP
600 CLUBHOUSE DRIVE
MOON TOWNSHIP, PA 15108
File No. 1121153

J1 - GULFPORT DISTRICT
INSTRUMENT 2021-0033448-D-J1
FILED/RECORDED 12/6/2021 10:01:01 AM
TOTAL FEES 526.00
3 PAGES RECORDED

This instrument prepared by:
Rosenberg PLLC, Attorneys at Law,101 South Reid Street, Suite 307, Sioux Falls, South Dakota 57103 (513) 247-9605, AND BY Matthew Virant, Esq., Miss. Bar#103552, Randall, Segrest, Weeks, Reeves & Sones, PLLC, 992 Northpark Drive, Ste. A, Ridgeland MS 39157, (601) 956-2615.

INDEXING INSTRUCTIONS Lot Seven (7), Orchard Park Subdivision

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 0511J-02-065.009

QUITCLAIM DEED

Karl Joseph Fritz married to **Leslie Michele Fritz**, (contact phone number: 601-436-1142) hereinafter grantors, whose tax mailing address is **512 HICKORY DR, LONG BEACH, MS 39560**, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grant and quitclaim to **Karl Joseph Fritz** and **Leslie Michele Fritz**, husband and wife (contact phone number: 601-436-1142), hereinafter grantees, whose tax mailing address is **512 HICKORY DR, LONG BEACH, MS 39560**, the following real property:

SEE "EXHIBIT A" ATTACHED HERETO FOR LEGAL DESCRIPTION

Prior instrument reference: **Being the same property as conveyed from Wilmington Savings Fund Society, FSB, as Trustee of Upland Mortgage Loan Trust A to Karl Joseph Fritz, a married man as set forth in Deed Instrument #2018-1124- D-J1 dated 01/25/2018, recorded 02/26/2018, HARRISON County, MISSISSIPPI.**

Instrument# 2021003344
DEED BOOK - J1 - GULFPORT DISTRICT

The preparing attorney has not been asked to perform any title examination on the conveyed property and therefore makes no representations concerning the state of the title or the accuracy/sufficiency of the legal description.

Grantee is advised that if he or she desires to file for a homestead exemption then he or she should immediately contact the tax assessor of the county named above in the legal description.

Executed by the undersigned on 11, 26, 2021

Karl Joseph Fritz

Leslie Michele Fritz

STATE OF Mississippi
COUNTY OF Harrison

The foregoing instrument was acknowledged before me on 11, 26, 2021 by Karl Joseph Fritz and Leslie Michele Fritz who are personally known to me or have produced DL as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

STATE OF MISSISSIPPI
NOTARY PUBLIC
ID #65835
JAMES L. FRANKLIN
Commission Expires June 30, 2023
HARRISON COUNTY

James L Franklin
Notary Public James L Franklin

Instrument# 2021000344
DEED BOOK J1 CUMPORT DISTRICT

Exhibit A

File No.: 1121153

The Land referred to herein below is situated in the County of HARRISON, State of MS, and is described as follows:

Lot Seven (7) Orchard Park Subdivision, a subdivision according to the official map or plat thereof on file and of record in the Office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi, in Plat Book 45, at Page 13 thereof, reference to which is hereby made in aid of and as a part of this description.

Being the same property as conveyed from Wilmington Savings Fund Society, FSB, as Trustee of Upland Mortgage Loan Trust A to Karl Joseph Fritz, a married man as set forth in Deed Instrument #2018-1124-D-J1 dated 01/25/2018, recorded 02/26/2018, HARRISON County, MISSISSIPPI.

Tax ID: 0511J-02-065.000

After considerable discussion, Commissioner Sean Hughes made motion, seconded by Commissioner Joey King and unanimously carried recommending to approve the application as submitted.

****

It came for discussion under New Business, a Tree Removal for the property located at 304 Twin Lakes Blvd, Tax Parcel 0512A-01-052.065, submitted by Rolando Herrera, as follows:

MINUTES OF NOVEMBER 12, 2026
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

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

OFFICE USE ONLY
Date Received 11-4-26
Zoning R-1
Agenda Date 11-12-26
Check Number 2883

APPLICATION FOR TREE PERMIT

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

SB **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.

SB Any single-family Residential, Multi-Family Residential, Commercial or Industrial Zoned areas need a permit to remove a Live Oak or Magnolia tree with its root system, growing upon the earth usually with: one trunk or at least eighteen (18) inches in circumference or larger, measured four and one-half (4 ½) feet above the surface of the ground, or a multi-stemmed trunk system with a definitely formed crowned.

SB 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: 11-4-26

PROPERTY INFORMATION

TAX PARCEL # 0512A-01-052.0065

Address of Property Involved: 304 Twin Lakes Blvd.

Property owner name: Rolando Herrera

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: 304 Twin Lakes Blvd.

Phone No. (228) 669-1401

CONTRACTOR OR APPLICANT INFORMATION

Company Name: Southern Tree and Turf, LLC

Phone No. 228-760-5296 Fax: _____

Name Sarah Blake

Address 6291 Beatline Rd, Long Beach

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)

The Live Oak tree is close to house and has broken water line several times. It is pushing the line up again and this will be the third time it will have to be repaired.

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.

Sarah Blake 11-4-26
Signature Date

ADDITIONAL INFORMATION REQUIRED FROM APPLICANT

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

SB 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.

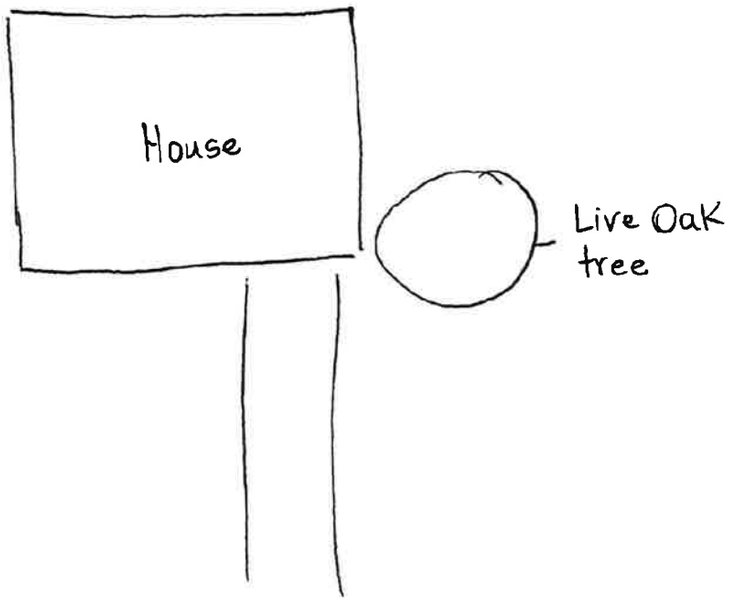
SB PHOTOGRAPH: You must attach a photograph of the tree to be removed, the photo must show any damage the tree is causing.

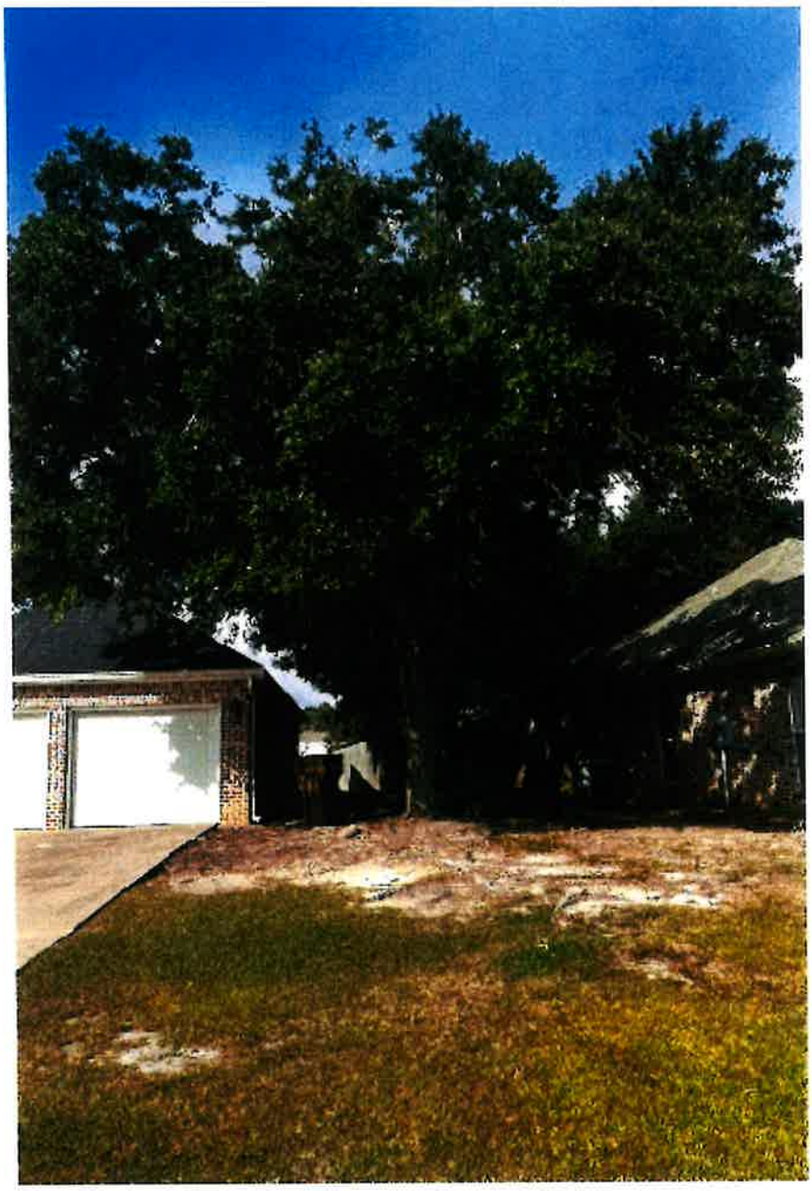
SB OWNERSHIP: Please provide a recorded warranty deed.

SB 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.

SB 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.

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


House
Live Oak
tree







MINUTES OF NOVEMBER 12, 2026
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



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 consideration, the receipt and sufficiency of all of which is hereby acknowledged, GREAT SOUTHERN HOMES, INC., a Mississippi corporation, does hereby sell, convey and warrant unto ROLANDO A. HERRERA and wife, LESLIE HERRERA, as joint tenants with full rights of survivorship, the following and real property lying and being situated in the County of Harrison, State of Mississippi, and more particularly described as follows, to-wit:

Lot 65, OLD TOWN GARDENS, Phase 1, 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 41 at Page 15 thereof.

THIS CONVEYANCE is subject to any and all recorded easements, rights-of-way, mineral reservations and restrictive covenants applicable to subject property.

AD VALOREM TAXES for the current year are hereby prorated and assumed as of this date by the Grantee(s) herein.

WITNESS the signature(s) of the Grantor(s) on this the 30th day of December, 2008

GREAT SOUTHERN HOMES, INC.

By: _____
David S. Bourgeois Asst. Vice President

2

STATE OF MISSISSIPPI
COUNTY OF HARRISON

PERSONALLY appeared before me, the undersigned authority in and for said county and state, on this 30th day of December, 2008 within my jurisdiction, the within named, David S. Bourgeois, who acknowledged to me that he/she is the Asst Vice President of GREAT SOUTHERN HOMES, INC., a Mississippi corporation, and that for and on behalf of said corporation and as its act and deed he/she executed and delivered the foregoing instrument of writing on the day and year therein mentioned, he/she having been first duly authorized so to do so.

NOTARY PUBLIC
My Commission Expires

Grantor's Address: P. O. Box 3657
Gulfport, MS 39505 (228) 539-1151
Grantee's Address: 304 Twin Lakes Blvd
Long Beach, Mississippi 39560 (228) 669-1401

Document prepared by and return to:
Gerald M. Warren, Attorney
PO Box 1506
Gulfport, MS 39502
(228) 897-9975

After considerable discussion, Commissioner Ray Baas, Jr. made motion, seconded by Commissioner Philip LeBlanc and unanimously carried recommending to approve the application as submitted.

****

It came for discussion under New Business, a Tree Removal for the property located at 91 Oak Alley Lane, Tax Parcel 0512J-03-066.000, submitted by Oaks of Long Beach Homeowners Association, as follows:

MINUTES OF NOVEMBER 12, 2026
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

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

APPLICATION FOR TREE PERMIT

OFFICE USE ONLY
Date Received 10/22/26
Zoning C2B
Agenda Date 11/12/26
Check Number CC

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

_____**Routine trimming does not require a permit.** The reason for pruning may include, but are not limited to, reducing risk, maintaining or improving tree health and structure, improving aesthetics, or satisfying a specific need. The City of Long Beach does recommend you obtain a licensed Arborist for your and the tree protection.

_____Any single-family Residential, Multi-Family Residential, Commercial or Industrial Zoned areas need a permit to remove a Live Oak or Magnolia tree with its root system, growing upon the earth usually with one trunk or at least eighteen (18) inches in circumference or larger, measured four and one-half (4 ½) feet above the surface of the ground, or a multi-stemmed trunk system with a definitely formed crowned

__ 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: 10/22/2026

PROPERTY INFORMATION

TAX PARCEL # 0512J-03-066.00

Address of Property Involved: 91 Oak Alley Lane, Long Beach, Ms.

Property owner name Oaks of Long Beach HOA
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 91 Oak Alley Lane, Long Beach, Ms

Phone No. (504) 458-5835 Guy Laigast
404 734 9909 Lee Tallent

CONTRACTOR OR APPLICANT INFORMATION

Company Name: Cambium Tree Care & Preservation

Phone No. 228 818 9909 Fax: _____

Name Jason

Address 7613 Bienville Blvd, Ocean Springs, Ms

PERMIT INFORMATION

Permit for: Removal X 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)

The ~42"ϕ Live Oak was hit by lightening on Sept, 21, 2026 which killed half of the tree (west side/see pics). The Arborist (Cambium) says it is no salvagable & must come down. The stump will be ground such that another tree may be planted there.

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 _____ Date 10/22/2026

ADDITIONAL INFORMATION REQUIRED FROM APPLICANT

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

GK 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.

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

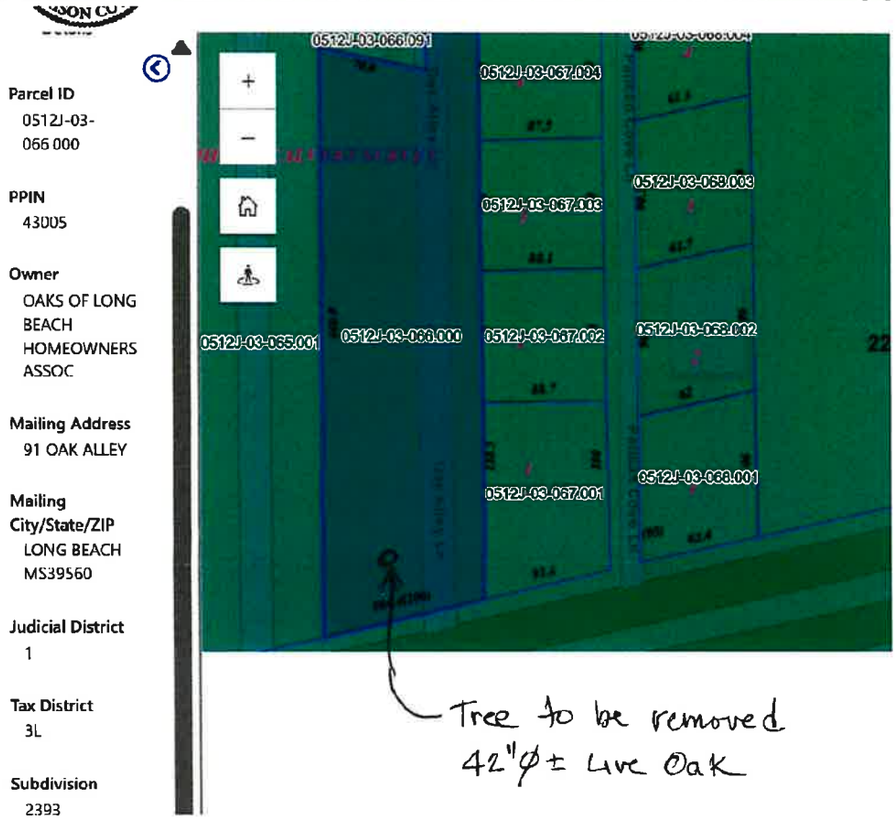
GK OWNERSHIP: Please provide a recorded warranty deed.

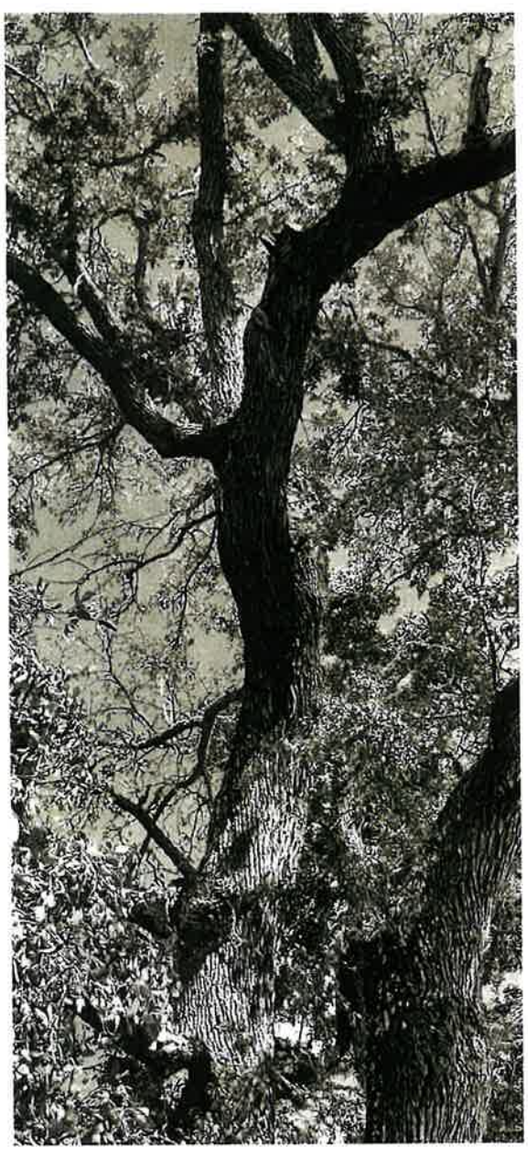
GK PERMIT FEES: Upon issuance of a Tree Removal Permit, the permit fee will be as follows: For removal of a tree or trees where such removal of such tree or trees is necessitated by material damage caused by such tree or trees to permanent improvement or improvements on the parcel where such tree or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

GK 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.

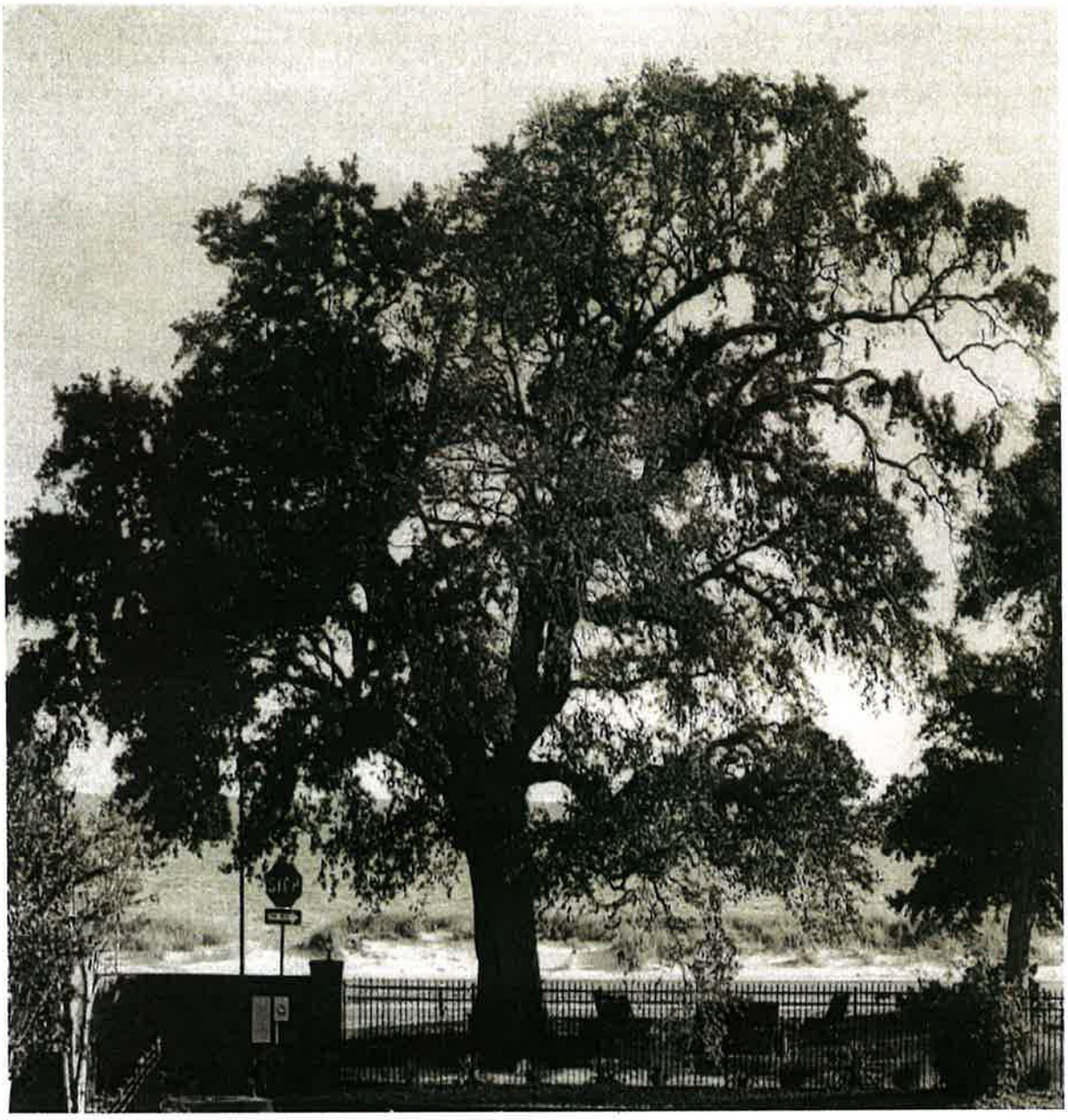
GK MEETING: You must attend the Planning Commission meeting, not attending may cause your permit for tree removal to be denied or withheld

MINUTES OF NOVEMBER 12, 2026
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION





MINUTES OF NOVEMBER 12, 2026
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



1st Judicial District
Instrument 2018 174 D 41
Filed/Recorded 1/ 9/2018 08:30 A
Total Fees $ 32.00
3 Pages Recorded

Prepared By:
Jane Howard Shows, MS Bar #6776
242 Market Street
Flowood, MS 39232
Telephone: (601) 664-0043

Return To:
Shows & Smith Law Firm PLLC
242 Market Street
Flowood, MS 39232
Telephone: (601) 664-0043

State of Mississippi
County of Harrison

WARRANTY DEED

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

The Oaks of Long Beach, LLC
a Mississippi limited liability company
101 Inlet Drive
Slidell, Louisiana 70458
(601) 317-2101

does hereby sell, convey, and warrant unto Grantee,

The Oaks of Long Beach Homeowners Association, Inc.,
a Mississippi corporation
91 Oak Alley
Long Beach, Mississippi 39560
(601) 325-3755

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

(See Exhibit A attached hereto and made a part hereof)

INDEXING INSTRUCTIONS:
Long Beach Section Block 22 (Section 22 T-8-S, R-12-W), bounded on N by 2nd Street, S by US 90, East by Pelican S/D and South Pointe Townhouses, Harrison County, Mississippi

This conveyance is subject to the following exceptions.

1 Ad valorem taxes for the year 2017, which are not due or payable until January 1 2018.

2 All prior reservations or conveyances, together with release of damages, of minerals of every kind and character, including, but not limited to, oil, gas, sand and gravel in, on, and under subject property

WITNESS THE SIGNATURE OF THE GRANTOR, this 6th day of January, ~~2017~~, 2018

The Oaks of Long Beach, LLC

By: _____

Emerson P. Loga III, Member/Manager

STATE OF Louisiana
Parish
COUNTY OF Jefferson

Personally appeared before me, the undersigned authority in and for the said county and state, on this 6th day of January, ~~2017~~, 2018 within my jurisdiction, the within named Emerson P. Loga III, Member/Manager of The Oaks of Long Beach, LLC, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed in the above and foregoing instrument and acknowledged that he executed the same in his representative capacity and that by his signature on the instrument, and as the act and deed of the persons or entity upon behalf of which he acted, executed the above and foregoing instrument, after first having been duly authorized so to do.

_____
NOTARY PUBLIC

My commission expires:

at death

EXHIBIT A

All that real property shown, described, and marked as "Common Area" on the Subdivision Map or Plat of The Oaks of Long Beach Subdivision, recorded in Plat Book 48 at page 9 in the land records of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi, including the Club House and Pool as presently laid out and built on site, as well as any other real property owned by Grantor herein, in or and on such Subdivision, that is not a platted lot in the Subdivision.

Tina Dahl

From: Sherry Grady <sherryb1231@yahoo.com>
Sent: Wednesday, November 4, 2026 12:36 PM
To: Michael McGill; Blane Sutton; Tina Dahl
Subject: Re: Tree Removal, 91 Oak Alley Lane

Good Afternoon Tina,

The Tree Board Committee voted to DISAPPROVE the tree removal request at 91 Oak Alley Lane in accordance with Ordinance No. 655 "The Tree Preservation and Protection Ordinance of the City of Long Beach, Mississippi". The Tree Board recommends the dead branches be cut off to allow for the remaining live portion of the tree to continue to grow.

Board members present and voting:
1. Blane Sutton: NO
2. Sherry Grady: NO
3. Michael McGill: YES

Thank you,

Sherry Grady

On Thursday, October 22, 2026 at 01:13:34 PM CDT, Tina Dahl <tdahl@longbeachms.gov> wrote:

I have attached a Tree Removal Permit for the property located at 91 Oak Alley Lane. This item has been added to the November 12, 2026, agenda. Thank you, Tina

After considerable consideration, Commissioner Ray Baas, Jr. made motion, seconded by Commissioner Tim Dulaney and unanimously carried recommending to table the application as submitted, pending further discussion with the City of Long Beach Tree Board for ways to preserve the tree.

****

It came for discussion under New Business a Tree Removal for the property located at 213 James Drive, Tax Parcel 0611P-01-003.008, submitted by Paul Jermyn, as follows:

MINUTES OF NOVEMBER 12, 2026
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

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

APPLICATION FOR TREE PERMIT

OFFICE USE ONLY
Date Received 10-16-26
Zoning R-1
Agenda Date 11-12-26
Check Number Cash

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

PP **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.

PP Any single-family Residential, Multi-Family Residential, Commercial or Industrial Zoned areas need a permit to remove a Live Oak or Magnolia tree with its root system, growing upon the earth usually with one trunk or at least eighteen (18) inches in circumference or larger, measured four and one-half (4 ½) feet above the surface of the ground, or a multi-stemmed trunk system with a definitely formed crowned.

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

TODAY'S DATE: 10-16-26

PROPERTY INFORMATION

TAX PARCEL # 0611P-01-003.008

Address of Property Involved: 213 James Drive, Long Beach

Property owner name: Paul Jermyn
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: 213 James Drive, Long Beach

Phone No. (____) 228-860-9250

CONTRACTOR OR APPLICANT INFORMATION

Company Name: _____

Phone No. _____ Fax: _____

Name _____

Address _____

PERMIT INFORMATION

Permit for: Removal X 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)

Tree is lifting up and has damaged driveway and is leaning toward house. If tree falls it will hit the chimney and seriously damage the house. Driveway will be replaced once tree is removed. See attached photos

Number of Trees:

X Live Oak _____ Southern Magnolia

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

Paul J Jermyn 10-16-2026
Signature Date

ADDITIONAL INFORMATION REQUIRED FROM APPLICANT

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

PP 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.

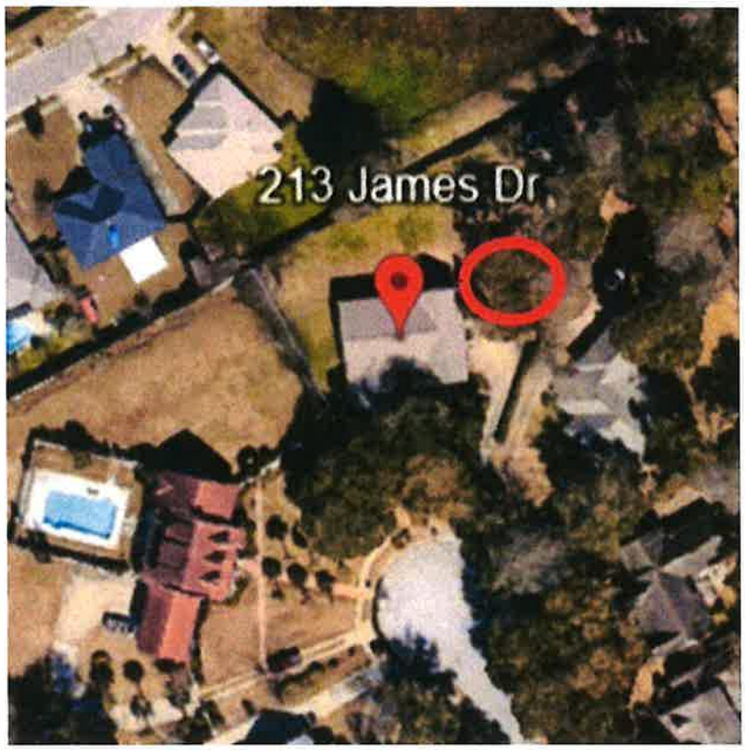
PP PHOTOGRAPH: You must attach a photograph of the tree to be removed, the photo must show any damage the tree is causing.

PP OWNERSHIP: Please provide a recorded warranty deed.

PP 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.

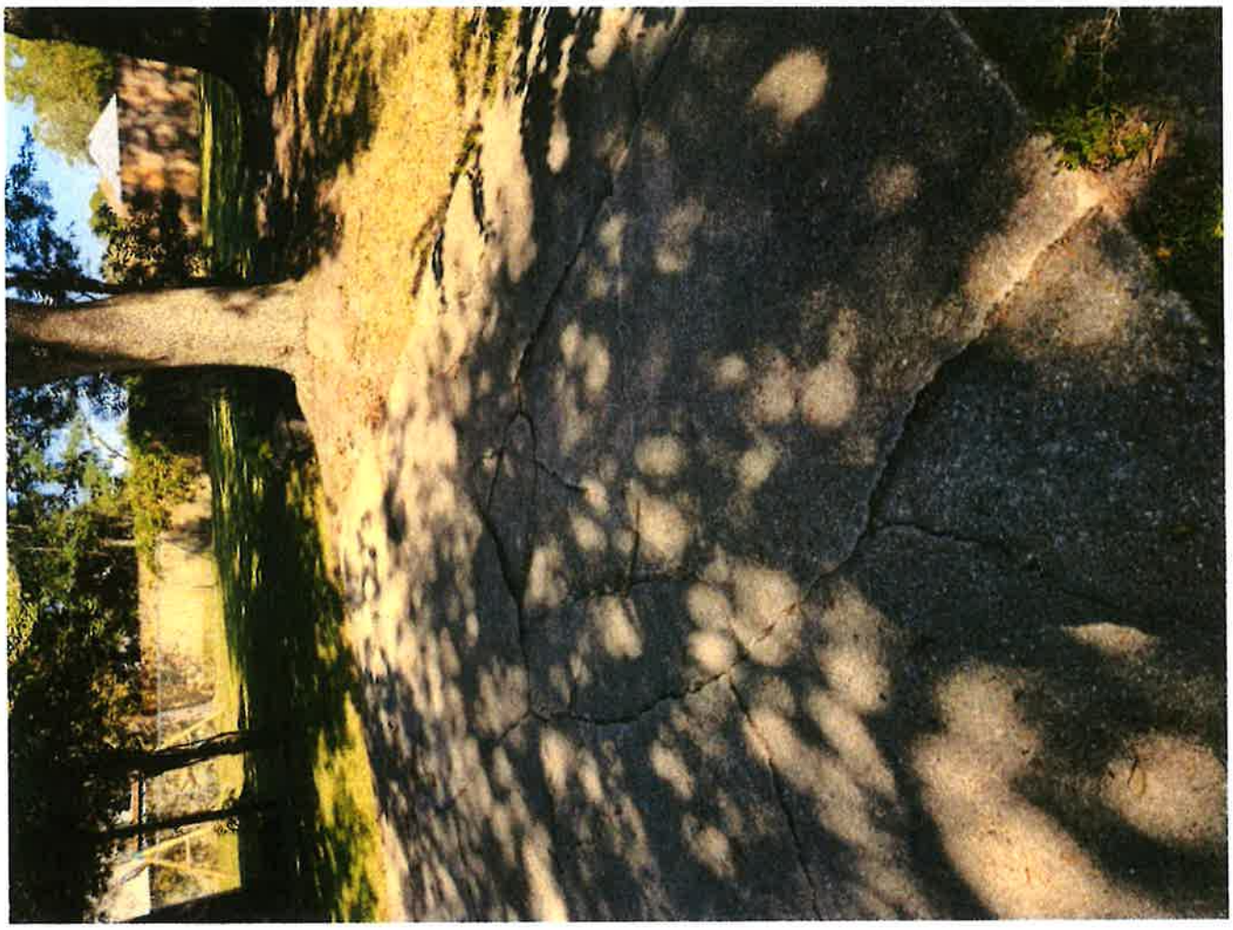
PP REPLANTING: As a condition of granting the tree removal permit, the City, acting by and through its Mayor and Board of Aldermen, may require the applicant to relocate or replace trees, but may not require the replacement of trees in a number greater than the number of Live Oak or Magnolia trees removed; trees to be of Four (4) inches caliper deciduous trees or five (5) feet in height of evergreen or Live Oak or Magnolia trees.

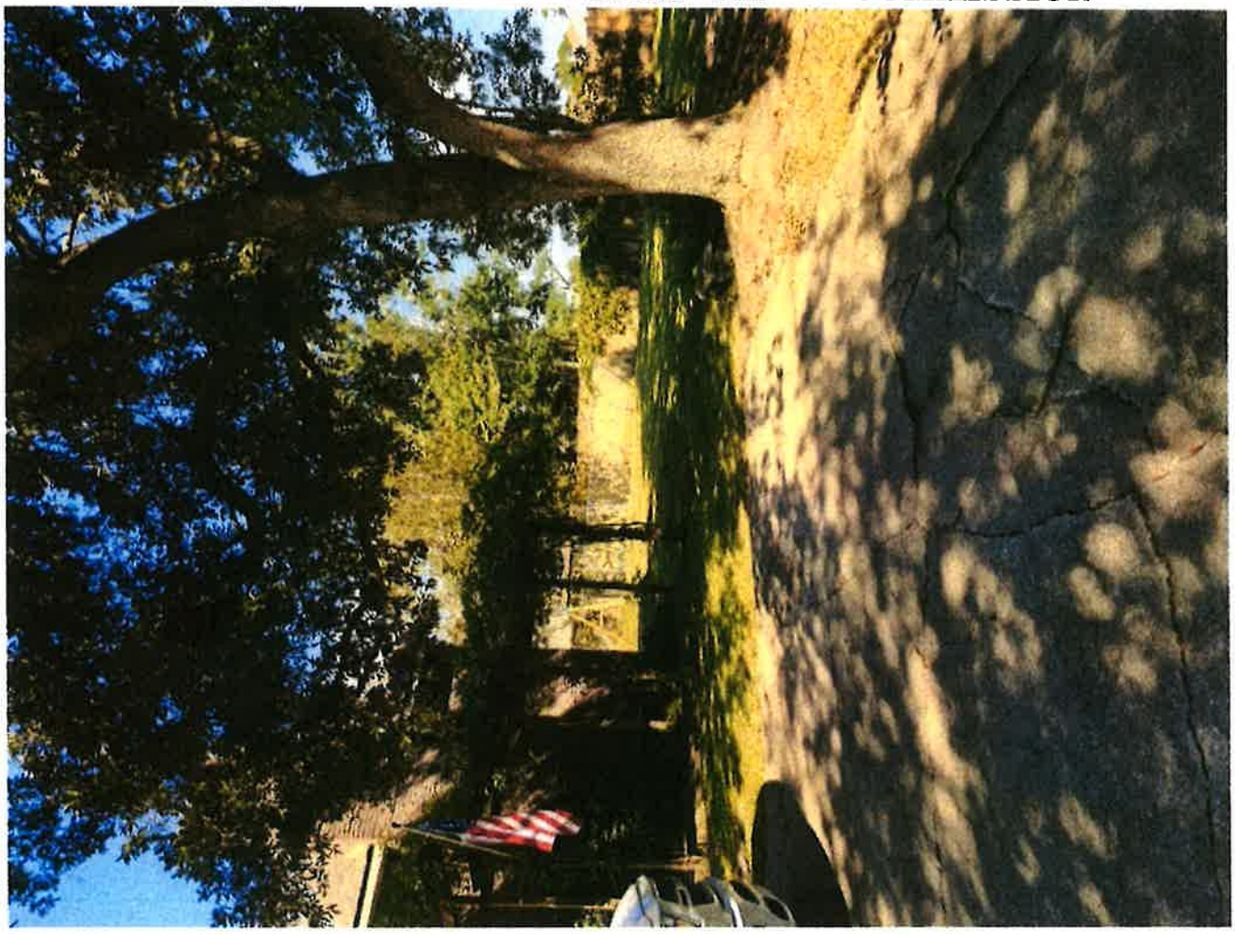
PP MEETING: You must attend the Planning Commission meeting, not attending may cause your permit for tree removal to be denied or withheld.


213 James Dr


Tree to be removed. All others will remain









MINUTES OF NOVEMBER 12, 2026
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

PREPARED BY / RETURN TO
Addison Rice
First American Title Insurance Company
801-716-8630
1795 International Way
Idaho Falls, ID 83402
Ref No. 1000004925

1st JUDICIAL DISTRICT
INSTRUMENT 2026 0004356-T-J1
FILED/RECORDED 3/9/2026 1:43:01 PM
TOTAL FEES $37.00
1 PAGES RECORDED

RELEASE OF DEED OF TRUST

KNOW ALL MEN BY THESE PRESENTS That Keesler Federal Credit Union, the current beneficiary of that certain Deed of Trust described below, hereby acknowledge that the Lien of said Deed of Trust is fully paid and does hereby consent that the same being discharged of record.
Said Deed of Trust dated 05/21/2003 in the amount of $172000 executed by Paul George Jernigan And Robyn E Jernigan residing at 213 James Drive, Long Beach, MS 39560, Trustor, to Keesler Federal Credit Union, who's address is 2602 Pass Rd, Biloxi, MS 39531, Original Beneficiary, and recorded on 06/05/2003 in Book 2647 at Page 120 as Instrument No 2003 10929 T , in the Office of the Recorder for Harrison County 1st Judicial District (Gulfport) County County, State of Mississippi and covering real property situated in said county described as follows:
Legal Description: Lot Eight (8), LONG BEACH EAST SUBDIVISION, being a subdivision located in the First Judicial District of Harrison County, Mississippi, as per map or plat thereof on file and of record in the office of the Chancery Clerk of Harrison County, Mississippi, in Plat Book 35, Page 34.
IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on this date of: 3/9/2026
Keesler Federal Credit Union

Addison Rice
Vice President

State of Idaho)
County of Bonneville)
On 3/9/2026, before me, Tiphany Jo Williams, personally appeared Addison Rice, personally known to me and who acknowledged to be the Vice President for Keesler Federal Credit Union, and that as such officer, being authorized so to do, signed in behalf of the corporation and acknowledged that the corporation executed the same.

TIPHANY JO WILLIAMS
Notary Public - State of Idaho
Commission Number 20211641
My Commission Expires May 3, 2029

Tiphany Jo Williams
Notary Public
Comm. Expires 5/3/2029

Tina Dahl

From: Sherry Grady <sherryb1231@yahoo.com>
Sent: Wednesday, November 4, 2026 12:38 PM
To: Michael McGill; Blane Sutton; Tina Dahl
Subject: Re: Tree Removal, 213 James Drive

Good Afternoon Tina,

The Tree Board Committee voted to DISAPPROVE the tree removal request at 213 James Drive in accordance with Ordinance No. 655 "The Tree Preservation and Protection Ordinance of the City of Long Beach, Mississippi".

Board members present and voting:
1. Blane Sutton: NO
2. Sherry Grady: NO
3. Michael McGill: N/A

Thank you,

Sherry Grady

On Friday, October 16, 2026 at 01:20:04 PM CDT, Tina Dahl <tdahl@longbeachms.gov> wrote:

I have attached a Tree Removal for the property located at 213 James Drive. This item has been added to the November 12, 2026, agenda. Thank you, Tina

After considerable discussion, Commissioner Sean Hughes made motion, seconded by Commissioner Joey King and unanimously carried to approve the application as submitted.

****

MINUTES OF NOVEMBER 12, 2026
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

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

APPROVED:

_____
Vice Chairman Don Sterling

DATE: _____

ATTEST: _____
Building Inspector/Minutes Clerk Shawn Barlow