

**MINUTES OF SEPTEMBER 10, 2026
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

**AGENDA
SEPTEMBER 10, 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- 530 Trautman Avenue, Tax Parcel 0612F-02-087.001, Submitted by Sean Hughes.

V. ANNOUNCEMENTS

VI. APPROVE MINUTES

1. August 27, 2026

VII. UNFINISHED BUSINESS

VIII. NEW BUSINESS

1. Certificate of Resubdivision- 0 West 5th Street, 0612G-02-020.000, Submitted by Dr. LaRue Stephens.
2. Tree Removal- 136 Valarie Drive, Tax Parcel 0511H-01-071.006, Submitted by Trevor Skelton.
3. Tree Removal- 440 Pinecrest Circle, Tax Parcel 0611P-01-003.028, Submitted by Angel Luis Montes and Jenelle M. Candidi.
4. Short-Term Rental- 996 West Beach Blvd, Unit 3, Tax Parcel 0512J-01-036.001, Submitted by 1990 Italiane Family Trust, James R. and Beth A. Lane Italiane, Trustee's, owners, and Gary Matta, property manager.
5. Short-Term Rental- 1209 East Old Pass Road, Tax Parcel 0711M-02-037.001, Submitted by CT Davis Properties, LLC, owners, and Angelina Barber, property manager.
6. Sketch Plat Approval- 0 Daugherty Road, Tax Parcel 0511H-03-026.009, Submitted by Hidden Oaks Commons, LLC, Jerry Levens, Jr., owner, and Hidden Oaks Commons, LLC, Andrew Levens, agent.

IX. DEVELOPMENT & RESEARCH

X. ADJOURN

*****NOTES*****

****All decisions made at this meeting are subject to a ten (10) day appeal for a Public Hearing and/or the Mayor and Board of Aldermen approval on September 15, 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.**

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Commissioner Joey King led the meeting in prayer.

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

Be it remembered that one Public Hearing was heard before the Long Beach Planning and Development Commission, Long Beach, Mississippi, was begun at 5:30 o'clock p.m., Thursday, the 10th day of September 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 Hearing.

There were present and in attendance on said Commission and at the Public Hearing the following named persons: Chairman David DiLorenzo, Vice Chairman Don Sterling, Commissioners Nicholas Brown, William Suthoff, Tim Dulaney, Joey King, Sean Hughes, Ray Baas, Jr., Philip LeBlanc, City Advisor Bill Hessell, Building Official Mike Gundlach, Building Inspector Shawn Barlow and Minutes Clerk Tina M. Dahl.

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

At this time, Commissioner Sean Hughes recused himself from the meeting.

At this time, Commissioner William Suthoff recused himself from the meeting.

The Public Hearing for discussion, a Variance for the property located at 530 Trautman Avenue, Tax Parcel 0612F-02-087.001, submitted by Sean Hughes, as follows:

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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 8/5/26
Zoning R-1
Agenda Date 9/10/26
Check Number 1928

VARIANCE REQUEST

- I. Tax Parcel Number(s): 0612F-02-087-001
- II. Address of Property Involved: 530 Trautman Ave
- III. Statement clearly explaining the request being made. (Attach supplemental pages if necessary.)
2 ft side variance on north side of
property for tool shed

****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? Tool shed is attached to
existing accessory structure that has same
variance that is being requested. After review
by City Attorney this was his recommendation.
- 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. After review from
City Attorney this was the route to be
taken.
- C. Show that an unnecessary hardship exists due to the character of the property and that this hardship makes the request necessary. State what hardship is caused if the applicant is required to meet code requirements? What is the result of this hardship? What would result if the Zoning Board denied this request? This was
the ONLY location it could be placed as
to not harm 4 live oaks
- D. Show that denial of this request will deprive the applicant of rights commonly enjoyed by other properties in the general area and that the granting of this variance request will make possible the reasonable use of land while not conferring any special privilege. Outline how the subject of the variance is common in the area and if the applicant were to be denied this variance a right would be taken away which is granted to other properties. State how the variance makes reasonable use of the existing land and why the same action cannot be done in a way that does not require a variance. Show that granting of this variance does not give the applicant any special privileges that the properties in the area would find desirable. The requested variance is
necessary to allow a reasonable use of our property
while preserving rights that are commonly enjoyed
by other property owners in our neighborhood.

(over)

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There are approximately ten nearby residential properties with detached accessory structures of similar size design and use. This structure is used for the storage of lawn mowers and weed eaters. Denial of this variance would deprive us of the same rights of surrounded property owners.

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.

Sean Hughes	
Name of Rightful Owner (PRINT)	Name of Agent (PRINT)
530 Trautman Av	
Owner's Mailing Address	Agent's Mailing Address
Long Beach MS 39560	
City State Zip	City State Zip
678 459 8880	
Phone	Phone
Signature of Rightful Owner	Signature of Applicant
Date	Date

**MINUTES OF SEPTEMBER 10, 2026
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SCANNED



1st JUDICIAL DISTRICT
Instrument 2023-0022061-D-11
Filed/Recorded 10/26/2023 2:36:01 PM
Total Fees 26.00
5 Pages Recorded

Indexing: Pct 100' x 151' located in Blk 5, Trautman S/D

STATE OF MISSISSIPPI

COUNTY OF HARRISON

FIRST JUDICIAL DISTRICT

Prepared by and return to:
David B. Estes
MS Bar No. 101404
Integrity Land Title, LLC
1806 23rd Avenue, Suite A
Gulfport, MS 39501
(228)896-8962
File#4761

WARRANTY DEED

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

**RJP GULF PROPERTIES LLC
A MISSISSIPPI LIMITED LIABILITY COMPANY
253 SOUTH LANG
LONG BEACH, MS 39560
(662)255-8864**

does hereby **SELL, CONVEY** and **WARRANT** unto

**SEAN HUGHES AND WIFE, DAWN HUGHES
AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP AND NOT AS
TENANTS IN COMMON
530 TRAUTMAN AVENUE
LONG BEACH, MS 39560
(678)459-8880**

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

SEE EXHIBIT "A"

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

TAXES for the year 2023 are hereby prorated and the same are hereby assumed by the
Grantee herein. It is agreed and understood that the taxes for the current year have been prorated
as of this date on an estimated basis, and that when said taxes are actually determined, if the
proration as of this date is incorrect, the parties herein agree to pay on a basis of an actual
proration. All subsequent years' taxes are specifically assumed by Grantee herein.

WITNESS our signature this the 23 day of October, 2023.

RJP GULF PROPERTIES LLC

**BY: RONALD JOSEPH PRICE, Its Sole
Member**

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STATE OF MISSISSIPPI
COUNTY OF HARRISON

Personally appeared before me, the undersigned authority in and for the said county and state on this 23 day of October 2023, within my jurisdiction, the within named RONALD JOSEPH PRICE, who acknowledged that he/she is a MEMBER of RJP GULF PROPERTIES LLC and that for and on behalf of said company, and as its act and deed he/she executed the above foregoing instrument, after first having been duly authorized by said company so to do.


NOTARY PUBLIC

(SEAL)

My Commission Expires:



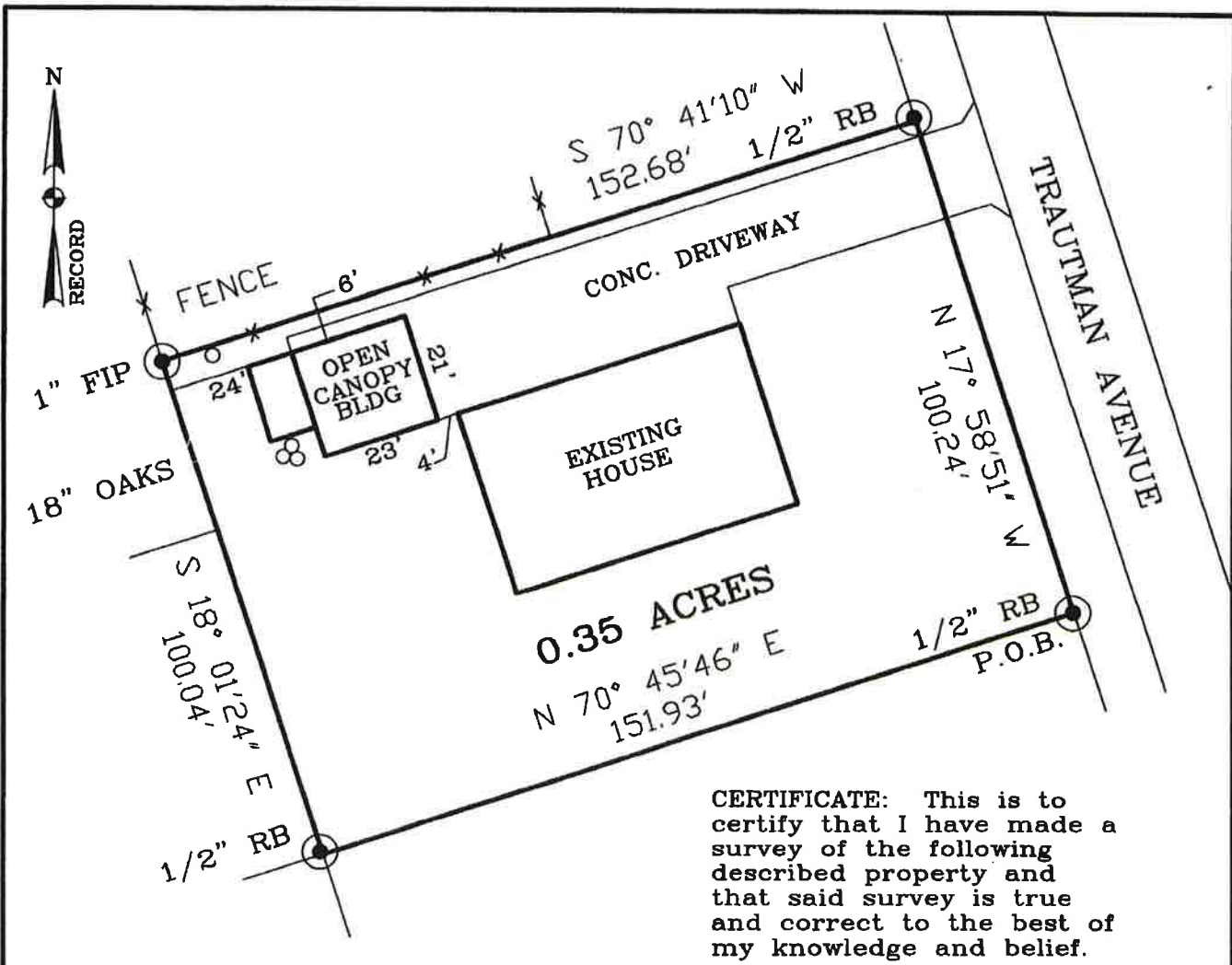
4

EXHIBIT "A"

A parcel of land situated and being located in part of Block 5 of Trautman Subdivision to the Town of Long Beach, Harrison County, Mississippi and being more particularly described as follows:

Parcel 2:
Beginning at a set 1/2" iron rod on the west margin of Trautman Avenue which point is 363.04 ft. Northwest of a found 1/2" iron rod on the northerly margin of Beach Boulevard also called U.S. Highway 90, in Block 5 of Trautman Subdivision to the Town of Long Beach, Harrison County, Mississippi; thence along said west margin of Trautman Avenue, N 18°06'42" @ 100.00 ft. to a found 1/2" iron rod; thence S 70°45'49" W 151.68 ft. to a found 3/4" iron pipe on the west line of property conveyed in Deed Book 2012, page 0003505; thence along said line, S 18°06'42" E 100.00 ft. to a set 1/2" iron rod; thence N 70°45'49" e 151.68 ft. to the POINT OF BEGINNING; Containing 15164.68 Sq. Feet or 0.35 Acres, more or less, and being part of Block 5 of Trautman Subdivision to the Town of Long Beach, Harrison County, Mississippi.

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CERTIFICATE: This is to certify that I have made a survey of the following described property and that said survey is true and correct to the best of my knowledge and belief.

DESCRIPTION: 0.35 ACRES
A parcel of land situated and being located in part of Block 5 Trautman Subdivision to the City of Long Beach, Harrison County, Mississippi and being more particularly described as follows:
Beginning at a 1/2" rebar on the west margin of Trautman Avenue which is 363.04 feet northwest of a 1/2" rebar on the northerly margin of Beach Boulevard also called US Highway 90, in Block 5 of Trautman Subdivision to the Town of Long Beach, Harrison County, Mississippi; thence along said west margin of Trautman Avenue North 17 degrees 58 minutes 51 seconds West 100.24 feet to a 1/2" rebar; thence leaving said margin South 70 degrees 41 minutes 10 seconds West 152.01 feet to a 1" pipe on the west line of property; thence South 18 degrees 01 minutes 24 seconds East 100.04 feet to a 1/2" rebar; thence North 70 degrees 45 minutes 46 seconds East 151.93 feet to the point of beginning. This parcel containing 0.35 acres, more or less and being part of Block 5 of Trautman Subdivision to the Town of Long Beach, Harrison County, Mississippi.

REFERENCED MATERIAL:
1) Survey for FSC Builders by The Woodlands Group dated 5/23/22

- Found monument
- Set 1/2" rebar



REVISED 7/7/26



HATTAWAY ENGINEERING INC. P.O. BOX 363 CARRIERE, MISSISSIPPI 39426			
DATE	1" = 30'	APPRAISER	DLH
DATE	1/20/26	DAVID L. HATTAWAY	CLASS "C" SURVEY
SURVEY FOR: SEAN & DAWN HUGHES			
DAVID L. HATTAWAY, P.E. NO. 12611 P.L.S. NO. 3018		2026/STRUCT REPORTS	

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HATTAWAY ENGINEERING INC.
CONSULTANT ENGINEER

P.O. Box 363
Carriere, Mississippi 39426
(601)-916-1978

July 1, 2026

To: Long Beach Permit Department
209 Jeff Davis Avenue
Long Beach, MS 39560

RE: Sean & Dawn Hughes
530 Trautman Avenue
Long Beach, MS 39560

I inspected the existing open canopy building and the attached 8' x 16' storage shed at the referenced address on June 29, 2026. Based on my inspection the building and shed is structurally sound for the wind zone in Long Beach.

Please note that this report is based on information readily accessible to inspection and that no destructive testing was performed. Statements in this report are based on experience and engineering judgment and are merely to assist in determining the existing conditions. They are not intended to imply any warranty of the structure. Please call me at (601) 798-1978 if you have any questions about this report.

Respectfully,


David L. Hattaway PE



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The Clerk reported that nineteen (19) notices of public hearing were sent by regular mail to property owners within one hundred sixty feet (160') of the subject property. Notices were also posted on the bulletin boards at City Hall, the Building Official's Office, and the Water Department, 201 Jeff Davis Avenue and the Long Beach Public Library, 209 Jeff Davis Avenue; said notice was ordered as part of these proceedings:



LEGAL NOTICE
PUBLIC HEARING

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

Seari Hughes, 530 Trautman Avenue, Long Beach, MS, 39560, has filed an application for a Variance in accordance with the Comprehensive Long Beach Unified Land Ordinance. **The applicant is requesting a "2-foot side variance on north side of property for tool shed."** The City's requirements for side yard setbacks are 8 feet.

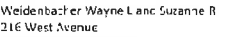
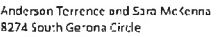
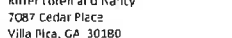
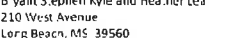
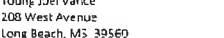
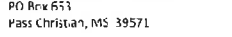
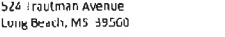
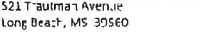
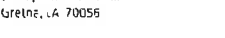
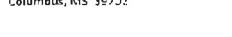
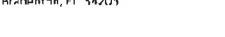
The location of the request is 530 Trautman Avenue, Tax Parcel 0612F-02-087,001. The legal description is as follows:

BEG @ A POINT ON W MAR OF TRAUTMAN AVE WHICH IS 363 FT NW OF NLY MAR OF BEACH BLVD/HWY 90 BLK 5 TRAUTMANSUBD FOR PCB N18 DG W 100 FT 570 DGW 151 7 F 1 518 DG E 100 FT N70 DG E151.7 FT TO POB BEING PART OF BLK 5 TRAUTMAN SUBD IN SW 1/4 OF SF 1/4 OF SEC 14 8 12

A Public Hearing to consider the above Variance request will be held in the City of Long Beach, Mississippi, 39560, September 10, 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 petition.

/s/ signed
Chairman
Planning and Development Commission

201 Jeff Davis • P.O. Box 929 • Long Beach, MS 39560 • (226) 860-1556 • FAX (228) 865 0825
www.cityoflongbeachms.com

 Stevens Jason & Maurcon 509 Tauro Street New Orleans LA 70116	 Tran Dan Dung Minh 2763 Parson Court Missouri City, TX 77459	 Park Place Condos 301 Raleigh Drive Sildell LA 70458
 Sellers Wallers Jr and Lorea N 107 Lone Oak Drive Dickson, TN 37055	 Weidenbacher Wayne L and Suzanne R 216 West Avenue Long Beach, MS 39560	 Anderson Torrence and Sara McCenna 8274 South Gerona Circle Sandy, UT 84093
 Ritter Loren and Nancy 7087 Cedar Place Villa Rica, GA 30180	 Bryant Stephen Kyle and Heather Lea 210 West Avenue Long Beach, MS 39560	 Young Joel Vance 208 West Avenue Long Beach, MS 39560
 Coastal Homes by England L.C PO Box 653 Pass Christian, MS 39571	 Ammons Adriane Nirmir 524 Trautman Avenue Long Beach, MS 39560	 Lossner William Richard and Leanne 521 Trautman Avenue Long Beach, MS 39560
 Chuam Jimmy D and Neely Roxanne PO Box 146 Star, MS 39167	 Heath Kevin and Barbara 540 Lynneade Road Gretna, LA 70056	 Satchfield Kurt 2217 Pass Road Gulfport, MS 39501
 Gorman Mark 505 Tuxedo Road Columbus, MS 39702	 Eagles 23 Curative, LLC 321 32nd Street West Bradenton, FL 34205	 Copeland David O 11670 State Route East Rolla, MO 65401
 Chapman Patrick A 12568 Acy Lacner Road Pass Christian, MS 39571		

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AFFIDAVIT

STATE OF MISSISSIPPI
COUNTY OF HARRISON
CITY OF LONG BEACH

I, EMMA WARE, the undersigned, legal authority authorized to administer oaths in and for the jurisdiction aforesaid, on this day personally appeared before me, TINA M. DALL, known to me to be the Minutes Clerk of the City of Long Beach, Mississippi, Planning Commission, who being by me first duly sworn, depose and say 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 Fifty Feet (150') of the subject property, when applications for zoning map changes, variances, appeals, etc., are filed, all as stipulated in Ordinance Number 588 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 August 17, 2026, she did cause to be mailed, Notice of Public Meeting, a copy of which is attached hereto, to 9 (nine) proper owners within 150' (one hundred and fifty feet), excluding right-of-way, of the Parcel Number 06127-02-057-001, notifying them that a Public Meeting will be held, Thursday, September 10, 2026, to consider an application for a Variance filed by Sean Hughes.

Given under my hand this the 17th of August 2026

Emmaware
EMMA WARE, AFFIANT

SWORN TO AND SUBSCRIBED to before me on this the 17th day of August 2026.

Nicole Gullett
NOTARY PUBLIC

My Commission Expires: 08/17/2027

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, known to me and for said County, and that, HUNTER BAWTINS, publisher of THE GAZEBO GAZETTE, a newspaper printed and published in Harrison County, who being duly sworn, depose and say the publication of this notice as herein set forth has been made to the said publication, _____ weeks in the following number(s) and on the following date(s) of each paper:

Vol. No. dated day of August, 2026

Vol. No. dated day of _____, 26

Vol. No. dated day of _____, 26

Vol. No. dated day of _____, 26

Vol. No. dated day of _____, 26

Vol. No. dated day of _____, 26

Vol. No. dated day of _____, 26

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.

Notary Public

Chairman DiLorenzo asked for anyone speaking in favor or opposition and the following came forward:

- Heather Bryant, 210 West Avenue, spoke in favor of the variance stating she has zero issues with this structure.
- Dave Barker, 515 Trautman Avenue, spoke in favor of the variance stating he has no issues with the variance.

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- Chris Breland, 214 West Avenue, spoke in favor of the variance stating he has no issue with the tool shed.
- Steve Bryant, 210 West Avenue, spoke in favor of the variance stating he has no issue.
- Caity Cossitt, 705 Magnolia Street, spoke in favor of the variance stating she has no issue.
- Gary Mata, 1282 Beach Blvd, Biloxi, spoke in opposition of the variance stating there was a clear variance granted before and the structure was to not be enclosed. He has now enclosed a wall. He is now asking for a variance for something that has already been done. This is a V Flood Zone and FEMA has set standards. He then asked what is the message that's being sent if this variance is granted. People should plan before they build. Rules should be applied equally and whatever standard you set for this application will set the standard for the whole city.

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PUBLIC COMMENTS <u>IN FAVOR OF</u>	
SUBJECT MATTER: Variance ADDRESS: 530 Trautman Avenue Tax Parcel(s): 0612F-02-087.001 APPLICANT(S): Sean Hughes	
PLEASE PRINT NAME / ADDRESS / PHONE	COMMENT
1 Dawn Hughes 530 Trautman Ave	
2 XXXXXXXXXX	XXXXXXXXXX
3 XXXXXXXXXX	XXXXXXXXXX
4 CHRIS FRILoux 214 WEST Ave	
5 David Barker 515 TRAUTMAN	
6 Heather Bryant 210 West Ave 615.925.0219	IT'S a shed!
7 Steve Bryant 210 West Ave 615-306-9537	
8 Mike Cossitt 705 Magnolia 501-305-1648	
9 Carly Cossitt 705 Magnolia 501-207-2219	
10	

City of Long Beach
Planning and Development Commission – Public Hearing
Date: September 10, 2026

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LONG BEACH PLANNING and DEVELOPMENT COMMISSION

PUBLIC COMMENTS <u>IN OPPOSITION OF</u>	
SUBJECT MATTER: <u>Variance</u> ADDRESS: <u>530 Trautman Avenue</u> Tax Parcel(s): <u>0612F-02-087.001</u> APPLICANT(S): <u>Sean Hughes</u>	
PLEASE PRINT NAME / ADDRESS / PHONE	COMMENT
1 <i>Jay MAA</i>	<i>Does not live in LB</i>
2 <i>Quinn Price</i>	
3	
4	
5	
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7	
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City of Long Beach
Planning and Development Commission – Public Hearing

Date: September 10, 2026

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LONG BEACH PLANNING and DEVELOPMENT COMMISSION

Vice Chairman Sterling made motion, seconded by Commissioner Dulaney and unanimously carried to close the Public Hearing.

After considerable discussion, Commissioner Brown made motion, seconded by Commissioner King, to deny the application as submitted. The question being put to a roll call vote, the result was as follows:

Vice Chairman Sterling	Voted	Nay
Commissioner Brown	Voted	Yay
Commissioner Dulaney	Voted	Nay
Commissioner King	Voted	Yay
Commissioner Baas, Jr.	Voted	Nay
Commissioner LeBlanc	Voted	Nay

The vote having received the affirmative vote of a majority of the Commissioners present and voting, Commission Chairman David DiLorenzo declared the motion failed.

At this time, Commissioner Sean Hughes returned to the meeting.

At this time, Commissioner William Suthoff returned to the meeting.

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 10th day of September 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: Chairman David DiLorenzo, Vice Chairman Don Sterling, Commissioners Nicholas Brown, William Suthoff, Tim Dulaney, Joey King, Sean Hughes, Ray Baas, Jr, Philip LeBlanc, City Advisor Bill Hessell, Building Official Mike Gundlach, Building Inspector Shawn Barlow 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.

MINUTES OF SEPTEMBER 10, 2026
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

Vice Chairman Sterling made motion, seconded by Commissioner Baas, Jr. and unanimously carried to approve the Regular Meeting minutes of August 27, 2026.

It came for discussion under New Business a Certificate of Resubdivision for the property located at 0 West 5th Street, Tax Parcel 0612G-02-020.000, submitted by Dr. LaRue Stephens, as follows:

MINUTES OF SEPTEMBER 10, 2026
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



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

Office use only
 Date Received 8/17/26
 Zoning C1H0
 Agenda Date 9/10/26
 Check Number 48960

APPLICATION FOR CERTIFICATE OF RESUBDIVISION

- I. TYPE OF CASE: **CERTIFICATE OF RESUBDIVISION**
- II. ADVALOREM TAX PARCEL NUMBER(S): 0612G-02-020.000
- III. GENERAL LOCATION OF PROPERTY INVOLVED: W 5th St and Jeff Davis
Section 13, Township 08 South, Range 12 West.
- IV. ADDRESS OF PROPERTY INVOLVED: W 5th St/Jeff Davis Long Beach MS 39560
- V. GENERAL DESCRIPTION OF REQUEST: Resubdivision of Lot Containing 2.83 acres
Three Separate lots-.97, 1.03 & .82
 Into _____
- VI. **REQUIRED ATTACHMENTS:**
- A. Resubdivision Survey and Certificate (see attached example) on no less than 11" X 17" paper.
 - B. Cash or check payable to the City of Long Beach in the amount of \$375.00
 - C. Proof of ownership (copy of recorded warranty deed) if applicable proof of authority to act as agent for owner.

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

VII. **OWNERSHIP AND CERTIFICATION:**

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

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

Dr. LaRue Stephens

 Name of Rightful Owner (PRINT)
300 N Cleveland Ave

 Owner's Mailing Address
Long Beach MS 39560

 City State Zip
228-864-2584

 Name of Agent (PRINT)

 Agent's Mailing Address

 City State Zip

Phone _____
Dr. LaRue Stephens 7/21/2026
 Signature of Rightful Owner Date

Phone _____

 Signature of Applicant Date

MINUTES OF SEPTEMBER 10, 2026
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

BOOK 1374 PAGE 130

STATE OF MISSISSIPPI
COUNTY OF HARRISON

WARRANTY DEED

ENTERED

Index this instrument as follows: This instrument Prepared By:
N. SIDE 95TH ST. SEC. 13-128-112W Gulf Title Company, Inc.
HARRISON SEC. 13-785-112W THE P.O. Box 4227
"S111" OF 4TH STREET Gullport, MS 39502
S. MARGIN 94TH ST. 255'W SEC. 13 Telephone (601) 864-8965
T85-112W S. MARGIN 94TH ST. 442.4'
L.D. SEC. 114. 30.15 & 118.00 S/D

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, the undersigned, the trustees of the FIRST BAPTIST CHURCH OF LONG BEACH, MISSISSIPPI, 506 Jeff Davis Avenue, Long Beach, Mississippi 39560, (601) 864-2584, does hereby sell, convey and warrant unto FIRST BAPTIST CHURCH, LONG BEACH, MISSISSIPPI, 506 Jeff Davis Avenue, Long Beach, Mississippi 39560, (601) 864-2584, a Mississippi corporation, the following described land and properties being located in the First Judicial District of Harrison County, Mississippi, and being more particularly described as follows, to-wit:

Parcel-1

A lot or parcel of land situated in the City of Long Beach, Harrison County, Mississippi, and more particularly described as: Beginning at a point on the North side of 5th Street, which said point is 355 feet measured by right angles West of the West margin of Jeff Davis Avenue, and from said point of beginning running thence Northerly parallel with Jeff Davis Avenue a distance of 150 feet; thence Westerly parallel with 5th street a distance of 75 feet; thence Southerly parallel with Jeff Davis Avenue a distance of 150 feet to the North side of 5th Street; thence Easterly along the North side of 5th street a distance of 75 feet to the point of beginning; all being in a part of Section THIRTEEN (13), Township EIGHT (8) South, Range TWELVE (12) West, Harrison County, Mississippi.

Said parcel is located in Block FIFTEEN (15) of the City of Long Beach, Mississippi.

Parcel-2

That certain parcel of land and property situated and being in the City of Long Beach, in Section 13, Township 8 South, Range 12 West, First Judicial District of Harrison County, Mississippi, and being the South 111 feet of a tract of land described as beginning at a point on the South margin of Fourth Street, which point is 263 feet West of the West margin of Jeff Davis Avenue, and from said beginning point running Southerly and parallel to Jeff Davis Avenue, a distance of 300 feet to the North margin of Fifth Street, and running thence Westerly along the North margin of Fifth Street a distance of 92 feet, thence running Northerly and parallel to Jeff Davis Avenue a distance of 300 feet to the South margin of Fourth Street, thence running Easterly 92 feet to the point of

1

BOOK 1374 PAGE 132

Lot 2), a distance of 80 feet, thence in a Easterly direction, parallel with the North boundary line of said Lot 2, a distance of 130 feet, more or less, to the Eastern boundary line of said Lot 2, thence in a Northerly direction along and upon the East boundary line of said Lot 2, a distance of 80 feet; thence in a Westerly direction and parallel with the South boundary line of said Lot 2, a distance of 130 feet, more or less, to the place of beginning. Being located in and a part of Lot 2 in Block 1 of Biberon's Subdivision of Long Beach, as per map or plat of said Addition on file and of record in the Office of the Clerk of the Chancery Court of said County and State.

Parcel-6

The North 80 feet of Lot Two (2), in Block One (1), of BIBERON SUBDIVISION, of the City of Long Beach, 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 6 at Page 14. That being the identical parcel of land acquired by GLEN I. MILLER, et ux., by Quitclaim Deed dated May 12, 1993, as appears of record in the Office of the Chancery Clerk of Harrison County, First Judicial District, Mississippi, in Deed Book 1241, pages 472-473. Together with all improvements situated thereon or appertaining thereto.

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

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

IN WITNESS WHEREOF, First Baptist Church of Long Beach, Mississippi, a Mississippi Corporation, has caused this conveyance to be executed by its duly authorized officer, he having been first authorized to do so, this the 9th day of MAY, 1997.

FIRST BAPTIST CHURCH OF LONG BEACH

BY: William R. Heston TRUSTEE BY: M. D. Lohr TRUSTEE

BY: Cooper Anderson TRUSTEE BY: B. Eugene Bass TRUSTEE

BY: Maryland King TRUSTEE

MINUTES OF SEPTEMBER 10, 2026
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



FIRST BAPTIST
 Long Beach

Dr. LaRue Stephens, Senior Pastor
 Rev. Matthew Gaddy, Worship Pastor
 Rev. Thomas VanLandingham,
 Associate Pastor of Family Life & Students

Letter of Resolution
 First Baptist Church, Long Beach, MS 39560

This letter serves as an explanation and breakdown of corporate authorization for First Baptist Church, 300 North Cleveland Avenue, Long Beach, MS 39560 effective 7/22/2026.

Authorized signers for First Baptist Church, Long Beach, MS are as follows:

Dr. LaRue Stephens, Pastor/President
 Brigham Young, Church Treasurer/Vice President
 Kenneth Gibson, Church Assistant Treasurer
 Mae Beth Spruill, Church Clerk/Secretary
 David Clay, Stewardship Committee

Dr. LaRue Stephens, Pastor

The Pastor is the President of the corporation. The Corporate Authorization Resolution grants the following financial authority to the President:

1. Open any deposit or checking account(s) in the name of the corporation.
2. Endorse checks and orders for the payment of money and withdraw funds of deposit.
3. Maintain a Safe Deposit Box at any financial institution.
4. Execute legal actions regarding real estate sales, subdivision, and any other action as approved by the church.

Brigham Young, Church Treasurer

The church Treasurer is the Vice President of the corporation. The Corporate Authorization Resolution grants the following financial authority to the Vice President:

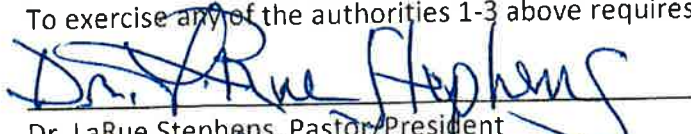
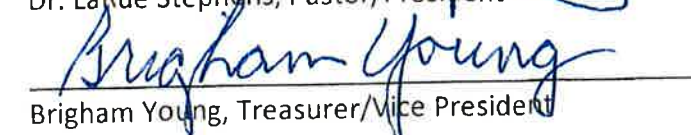
1. Open any deposit or checking account(s) in the name of the corporation.
2. Endorse checks and orders for the payment of money and withdraw funds of deposit.
3. Maintain a Safe Deposit Box at any financial institution.
4. Execute legal actions regarding real estate sales, subdivision, and any other action as approved by the church.

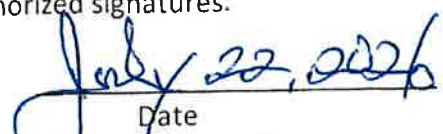
Mae Beth Spruill, Church Clerk

The church Clerk is the Secretary of the corporation. The Corporate Authorization Resolution grants the following financial authority to the Church Clerk:

1. Open any deposit or checking account(s) in the name of the corporation.
2. Endorse checks and orders for the payment of money and withdraw funds of deposit.
3. Maintain a Safe Deposit Box at any financial institution.

To exercise any of the authorities 1-3 above requires two authorized signatures.


 Dr. LaRue Stephens, Pastor/President

 Brigham Young, Treasurer/Vice President

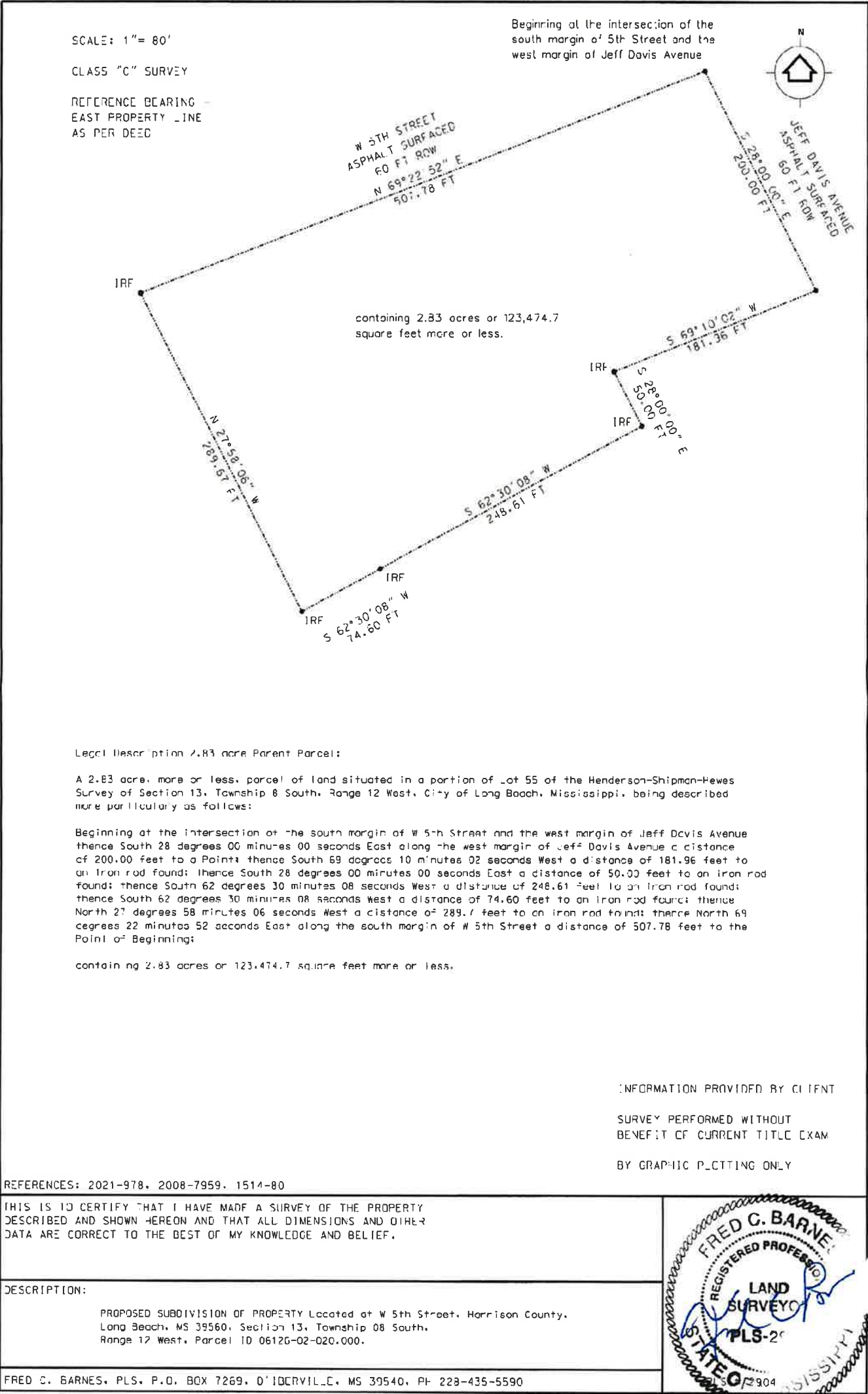

 Date
 7/22/26
 Date

300 N. Cleveland Ave
 (228) 864-2584 ☎

P. O. Box 338
 info@fbclb.com ✉

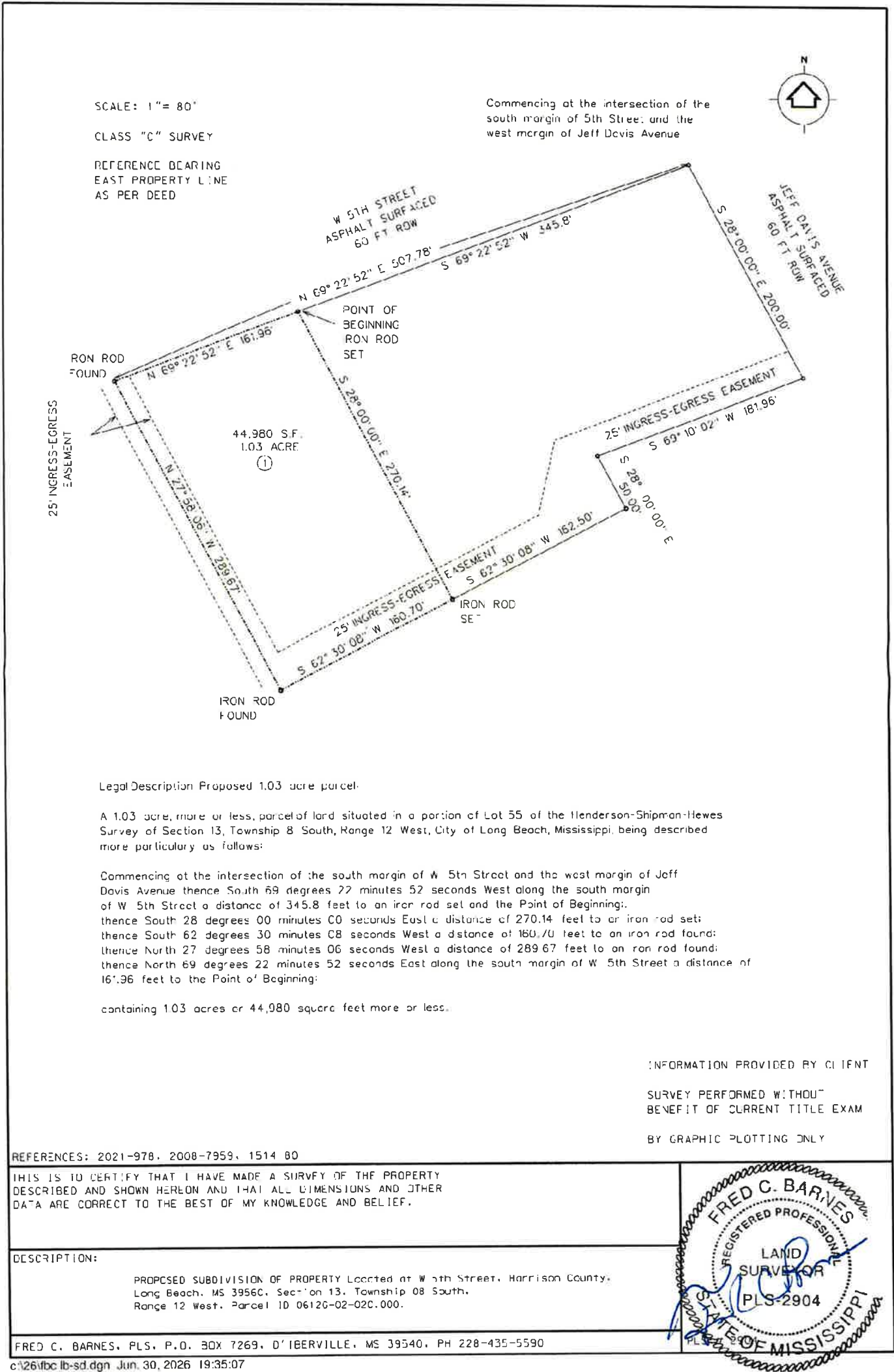
Long Beach, MS 39560
 www.fbclb.com 🌐

MINUTES OF SEPTEMBER 10, 2026
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

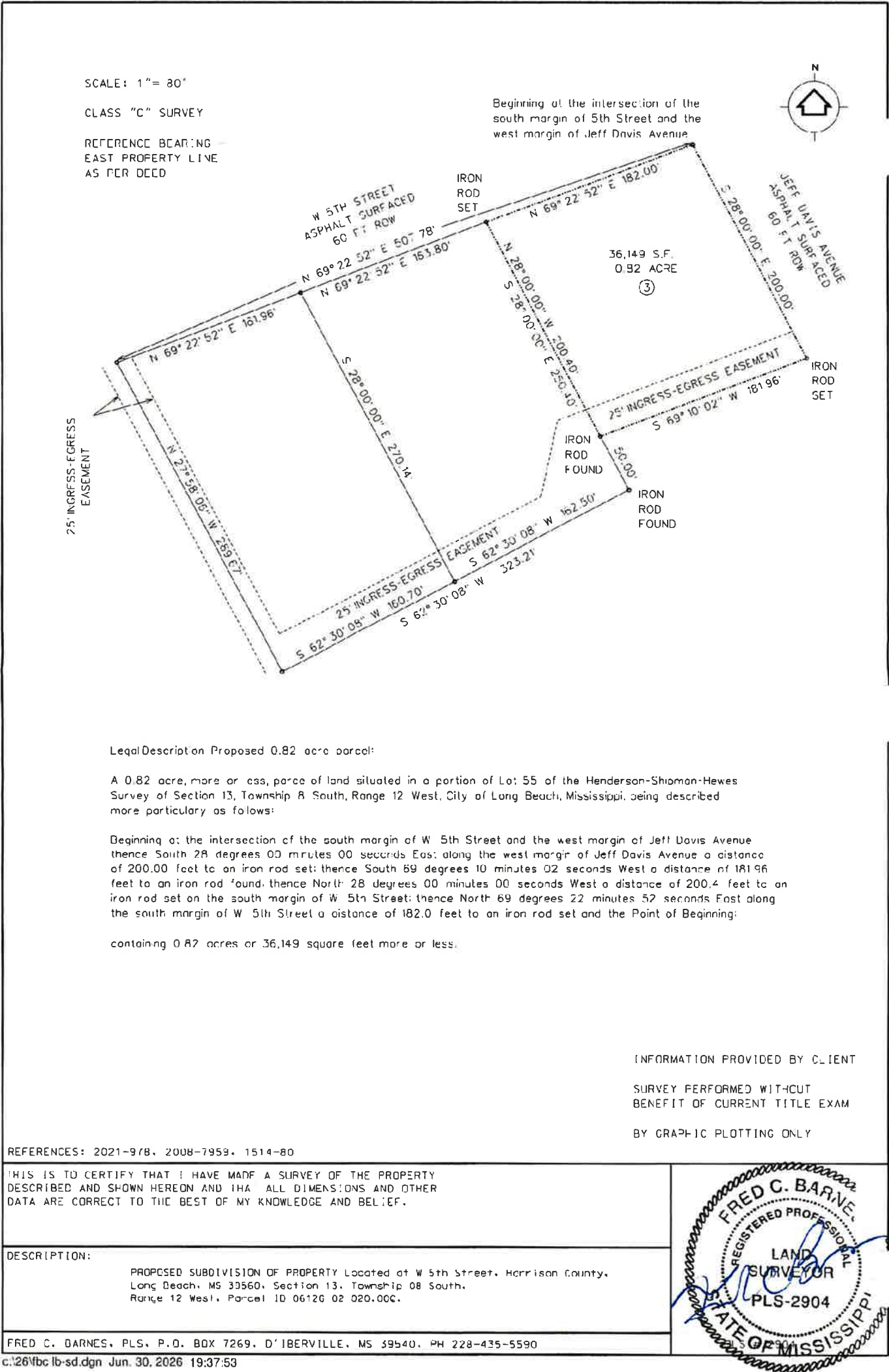


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MINUTES OF SEPTEMBER 10, 2026
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



MINUTES OF SEPTEMBER 10, 2026
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



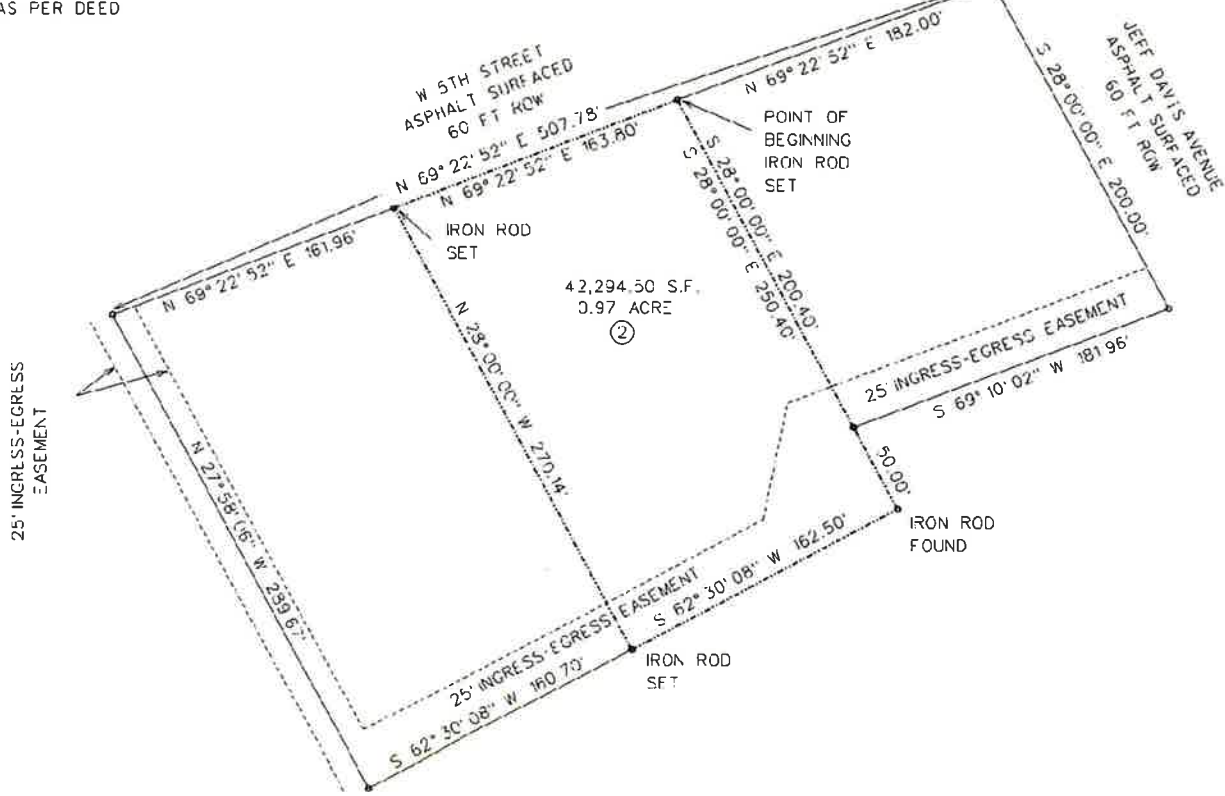
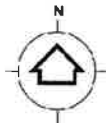
MINUTES OF SEPTEMBER 10, 2026
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

SCALE: 1" = 80'

CLASS "C" SURVEY

REFERENCE BEARING
EAST PROPERTY LINE
AS PER DEED

Commencing at the intersection of the
south margin of 5th Street and the
west margin of Jeff Davis Avenue



Legal Description Proposed 0.97 acre parcel:

A 0.97 acre more or less, parcel of land situated in a portion of Lot 55 of the Henderson-Shipman-Hewes Survey of Section 13, Township 8 South, Range 12 West, City of Long Beach, Mississippi, being described more particularly as follows:

Commencing at the intersection of the south margin of W 5th Street and the west margin of Jeff Davis Avenue thence South 69 degrees 22 minutes 52 seconds West along the south margin of W 5th Street a distance of 182.0 feet to an iron rod set and the Point of Beginning; thence South 28 degrees 00 minutes 00 seconds East a distance of 250.40 feet to an iron rod found; thence South 62 degrees 30 minutes 08 seconds West a distance of 167.50 feet to an iron rod set; thence North 28 degrees 00 minutes 00 seconds West a distance of 270.14 feet to an iron rod set on the south margin of W 5th Street; thence North 69 degrees 22 minutes 52 seconds East along the south margin of W 5th Street a distance of 163.80 feet to the Point of Beginning;

containing 0.97 acres or 42,294.50 square feet more or less.

INFORMATION PROVIDED BY CLIENT
SURVEY PERFORMED WITHOUT
BENEFIT OF CURRENT TITLE EXAM
BY GRAPHIC PLOTTING ONLY

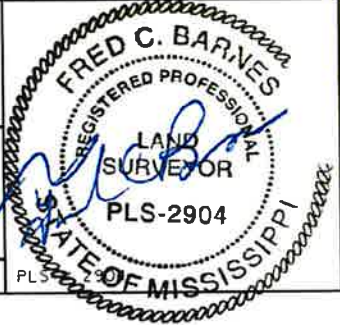
REFERENCES: 2021-978, 2008-7959, 1514-80

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

DESCRIPTION:

PROPOSED SUBDIVISION OF PROPERTY Located at W 5th Street, Harrison County, Long Beach, MS 39560, Section 13, Township 08 South, Range 12 West, Parcel ID 05126-02-020.000.

FRED C. BARNES, PLS., P.O. BOX 7269, D'IBERVILLE, MS 39540, PH 228-435-5590



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MINUTES OF SEPTEMBER 10, 2026
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

CERTIFICATE OF RESUBDIVISION

In accordance with Article 11, Section 3 of the Code of Ordinance (Subdivision Regulations) of the City of Long Beach as amended, it is hereby certified that the Long Beach Planning Commission Chairman and Long Beach Mayor and Board of Aldermen have reviewed and approved the attached Final Plat. The following property has been subdivided from Harrison County ad valorem tax parcel ID 06126-02-020.000 into three new parcels. The subject property is generally described as being located at the intersection of Jeff Davis Avenue and W 5th Street in the City of Long Beach, Harrison County, Mississippi.

Legal Description 2.83 acre Parent Parcel :

A 2.83 acre, more or less, parcel of land situated in a portion of Lot 55 of the Henderson-Shipman-Hewes Survey of Section 13, Township 8 South, Range 12 West, City of Long Beach, Mississippi, being described more particularly as follows:

Beginning at the intersection of the south margin of W 5th Street and the west margin of Jeff Davis Avenue thence South 28 degrees 00 minutes 00 seconds East along the west margin of Jeff Davis Avenue a distance of 200.00 feet to a Point; thence South 69 degrees 10 minutes 02 seconds West a distance of 181.96 feet to an iron rod found; thence South 28 degrees 00 minutes 00 seconds East a distance of 50.00 feet to an iron rod found; thence South 52 degrees 30 minutes 08 seconds West a distance of 248.61 feet to an iron rod found; thence South 62 degrees 30 minutes 08 seconds West a distance of 74.60 feet to an iron rod found; thence North 27 degrees 58 minutes 06 seconds West a distance of 285.67 feet to an iron rod found; thence North 69 degrees 22 minutes 52 seconds East along the south margin of W 5th Street a distance of 507.78 feet to the Point of Beginning;

containing 2.83 acres or 123,474.7 square feet more or less.

Legal Description Proposed 1.03 acre parcel:

A 1.03 acre, more or less, parcel of land situated in a portion of Lot 55 of the Henderson-Shipman-Hewes Survey of Section 13, Township 8 South, Range 12 West, City of Long Beach, Mississippi, being described more particularly as follows:

Commencing at the intersection of the south margin of W 5th Street and the west margin of Jeff Davis Avenue thence South 69 degrees 22 minutes 52 seconds West along the south margin of W 5th Street a distance of 345.8 feet to an iron rod set and the Point of Beginning; thence South 28 degrees 00 minutes 00 seconds East a distance of 270.14 feet to an iron rod set; thence South 62 degrees 30 minutes 08 seconds West a distance of 160.70 feet to an iron rod found; thence North 27 degrees 58 minutes 06 seconds West a distance of 289.67 feet to an iron rod found; thence North 69 degrees 22 minutes 52 seconds East along the south margin of W 5th Street a distance of 161.96 feet to the Point of Beginning;

containing 1.03 acres or 44,980 square feet more or less.

Legal Description Proposed 0.97 acre parcel:

A 0.97 acre, more or less, parcel of land situated in a portion of Lot 55 of the Henderson-Shipman-Hewes Survey of Section 13, Township 8 South, Range 12 West, City of Long Beach, Mississippi, being described more particularly as follows:

Commencing at the intersection of the south margin of W 5th Street and the west margin of Jeff Davis Avenue thence South 69 degrees 22 minutes 52 seconds West along the south margin of W 5th Street a distance of 182.0 feet to an iron rod set and the Point of Beginning; thence South 28 degrees 00 minutes 00 seconds East a distance of 250.40 feet to an iron rod found; thence South 52 degrees 30 minutes 08 seconds West a distance of 162.50 feet to an iron rod set; thence North 28 degrees 00 minutes 00 seconds West a distance of 270.14 feet to an iron rod set on the south margin of W 5th Street; thence North 69 degrees 22 minutes 52 seconds East along the south margin of W 5th Street a distance of 163.80 feet to the Point of Beginning;

containing 0.97 acres or 42,294.50 square feet more or less.

Legal Description Proposed 0.82 acre parcel:

A 0.82 acre, more or less, parcel of land situated in a portion of Lot 55 of the Henderson-Shipman-Hewes Survey of Section 13, Township 8 South, Range 12 West, City of Long Beach, Mississippi, being described more particularly as follows:

Beginning at the intersection of the south margin of W 5th Street and the west margin of Jeff Davis Avenue thence South 28 degrees 00 minutes 00 seconds East along the west margin of Jeff Davis Avenue a distance of 200.00 feet to an iron rod found; thence South 69 degrees 10 minutes 02 seconds West a distance of 181.96 feet to an iron rod found; thence North 28 degrees 00 minutes 00 seconds West a distance of 200.4 feet to an iron rod set on the south margin of W 5th Street; thence North 69 degrees 22 minutes 52 seconds East along the south margin of W 5th Street a distance of 182.0 feet to an iron rod set and the Point of Beginning;

containing 0.82 acres or 36,149 square feet more or less.

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

DESCRIPTION:

PROPOSED SUBDIVISION OF PROPERTY Located at W 5th Street, Harrison County, Long Beach, MS 39560, Section 13, Township 08 South, Range 12 West, Parcel ID 06126-02-020.000.

FRED C. BARNES, PLS., P.O. BOX 7263, D'IBERVILLE, MS 39540, PH 228-435-5590

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MINUTES OF SEPTEMBER 10, 2026
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

CERTIFICATE OF OWNERSHIP

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

[Signature]
OWNER

July 30, 2026
DATE

Subscribed and sworn to before me, in my presence this 30 day of July 2026 a Notary Public in and for the County of Harrison, State of Mississippi.

My Commission Expires: April 15, 2030



CERTIFICATE OF SURVEY AND ACCURACY

I hereby certify that this map drawn by me from actual survey made by me and is a deed description recorded in Book _____ Page _____ in accordance with all applicable codes and ordinances. Witness my original signature, registration number and seal this the 30 day of July, 2026.

[Signature] PLS 2904
Registered Land Surveyor and Registration Number

Subscribed and sworn to before me, in my presence this 30 day of July 2026 a Notary Public in and for the County of Harrison, State of Mississippi.

My Commission Expires: April 15, 2030



CERTIFICATE OF APPROVAL

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

ADMINISTRATOR

DATE

PLANNING COMMISSION

Approved by the City of Long Beach Planning Commission at the regular meeting of said Commission held on the _____ day of _____ 2026.

Planning Commission Chairman

DATE

ACCEPTANCE

Submitted to and approved by the City of Long Beach, Board of Aldermen, at the regular meeting of said Board of Aldermen held on the _____ day of _____ 2026.

ADOPT:

ATTEST:

MAYOR

CITY CLERK

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

DESCRIPTION:

PROPOSED SUBDIVISION OF PROPERTY Located at W 5th Street, Harrison County, Long Beach, MS 39560, Section 13, Township 08 South, Range 12 West, Parcel ID 05126 02 020.000.

FRED C. BARNES, PLS., P.O. BOX 7269, D'IBERVILLE, MS 39540, PH 220 435 5590

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MINUTES OF SEPTEMBER 10, 2026
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

Special Tap Fee: 506 Jeff Davis Ave				
PARCEL # - 0612G-02-020.000				
Date: 8/26/2026				
SEWER AND WATER TAPS				
MATERIALS:				
QTY.		ITEM	PRICE	TOTAL
1	EA	8x1 Tapping saddle	\$47.54	\$47.54
1	EA	8x6 Tapping Saddle	\$50.47	\$50.47
1	EA	6" Clean Out	\$43.67	\$43.67
1	EA	1" Shut Off	\$36.98	\$36.98
5	FT	1" Tubing	\$0.60	\$3.00
2	EA	6" Cap	\$13.72	\$27.44
30	FT	6" Sewer Pipe	\$5.74	\$172.20
1	EA	1" Curb Stop	\$68.78	\$68.78
2	TON	Asphalt Temp Patch	\$91.50	\$183.00
30	TON	Asphalt		\$7,940.00
2	YD	Limestone	\$41.00	\$82.00
TOTAL MATERIAL COST				\$8,655.08
EQUIPMENT:				
QTY.		ITEM	PRICE	TOTAL
8	HRS	161-TRACK HOE	\$57.14	\$457.12
8	HRS	DUMP TRUCK/ Trailer	\$22.39	\$179.12
8	HRS	CREW TRUCK	\$34.59	\$276.72
TOTAL EQUIPMENT COST				\$912.96
LABOR:				
		LABOR		TOTAL
				\$681.72
TOTAL LABOR COST				\$681.72
FUEL:				
				TOTAL
TOTAL MATERIAL COST				\$8,655.08
TOTAL EQUIPMENT COST				\$912.96
TOTAL LABOR COST				\$681.72
TOTAL				\$10,249.76
15% FUEL COST				\$1,537.46
PLEASE REMIT MATERIAL AND EQUIPMENT COST TO:				\$9,568.04
City of Long Beach				
P.O. Box 591				
Long Beach, MS 39560				
PLEASE REMIT LABOR & FUEL COST TO:				\$2,219.18
H2O Innovation				
P.O. Box 591				
Long Beach, MS 39560				
TOTAL WATER TAP FEE COST				\$11,787.22

**MINUTES OF SEPTEMBER 10, 2026
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**



**OVERSTREET
& ASSOCIATES**
CONSULTING ENGINEERS

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

August 19, 2026

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

RE: Certificate of Subdivision – Tax Parcel No. 0612G-02-020.000

Ladies and Gentlemen:

We have received a Certificate of Subdivision for the referenced property, described as a parcel of land located within the City of Long Beach, Mississippi, at the southwest corner of West 5th Street and Jeff Davis Avenue. The submitted subdivision proposes to divide one existing parcel into three parcels. Proposed parcel "1" will be nearly 1.03 acres in size, with approx. 162 feet of street frontage on West 5th Street. Proposed parcel "2" will be nearly 0.97 acres in size, with approx. 164 feet of street frontage on West 5th Street. Proposed parcel "3" will be nearly 0.82 acres in size, with approx. 182 feet of street frontage on West 5th Street and approx. 200 feet of street frontage on Jeff Davis Avenue.

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

Sincerely,

Tyler Yarbrough

MINUTES OF SEPTEMBER 10, 2026
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

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

It came for discussion under New Business a Tree Removal for the property located at 136 Valarie Drive, Tax Parcel 0511H-01-071.006, submitted by Trevor Skelton, as follows:

MINUTES OF SEPTEMBER 10, 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	8/23/26
Zoning	R-1
Agenda Date	9/10/26
Check Number	CC

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

TS 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

TS Any single-family Residential, Multi-Family Residential, Commercial or Industrial Zoned areas need a permit to remove a Live Oak or Magnolia tree with its root system, growing upon the earth usually with one trunk or at least eighteen (18) inches in circumference or larger, measured four and one half (4 1/2) feet above the surface of the ground, or a multi-stemmed trunk system with a definitely formed crowned

TS 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: 8/23/2026

PROPERTY INFORMATION

TAX PARCEL # 0511H-01-071.006

Address of Property Involved 136 Valarie Dr

Property owner name: Trevor Skelton

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: 136 Valarie Dr

Phone No (662) 515-7251

CONTRACTOR OR APPLICANT INFORMATION

Company Name: Bobcat TreeWork LLC

Phone No 228-806-8063 Fax _____

Name Joey Wilson

Address 8468 County Farm Rd

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.

Danger of House Damage or fence damage. Diseased (use separate sheet if needed)

Number of Trees:

3 Live Oak _____ Southern Magnolia

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

[Signature]
 Signature

8/23/2026
 Date

ADDITIONAL INFORMATION REQUIRED FROM APPLICANT

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

TS 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.

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

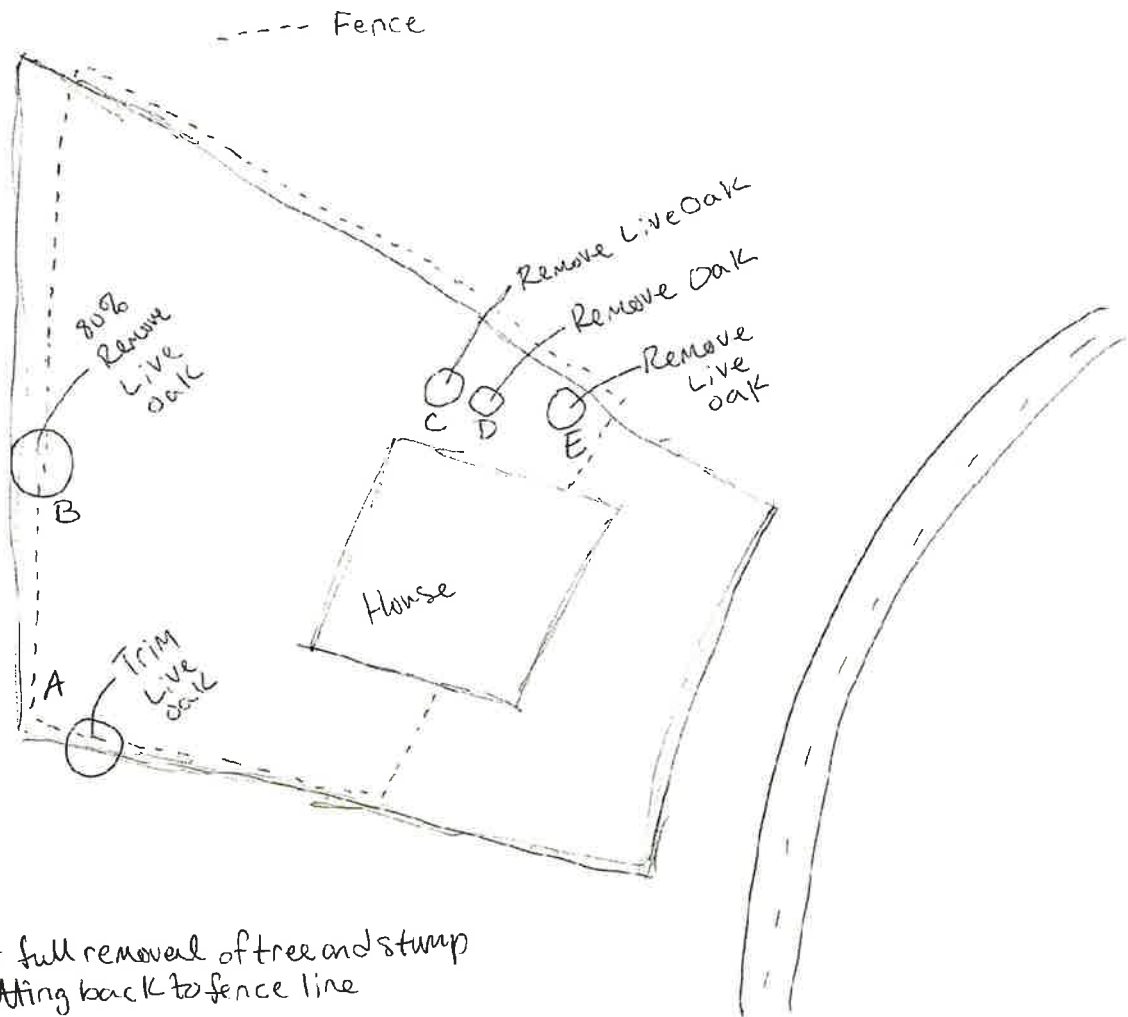
TS OWNERSHIP: Please provide a recorded warranty deed

TS 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.

TS 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.

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

MINUTES OF SEPTEMBER 10, 2026
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



- B - not full removal of tree and stump cutting back to fence line
- C - diseased
- C, D, E - risk of damage to house and fence

A - Trim

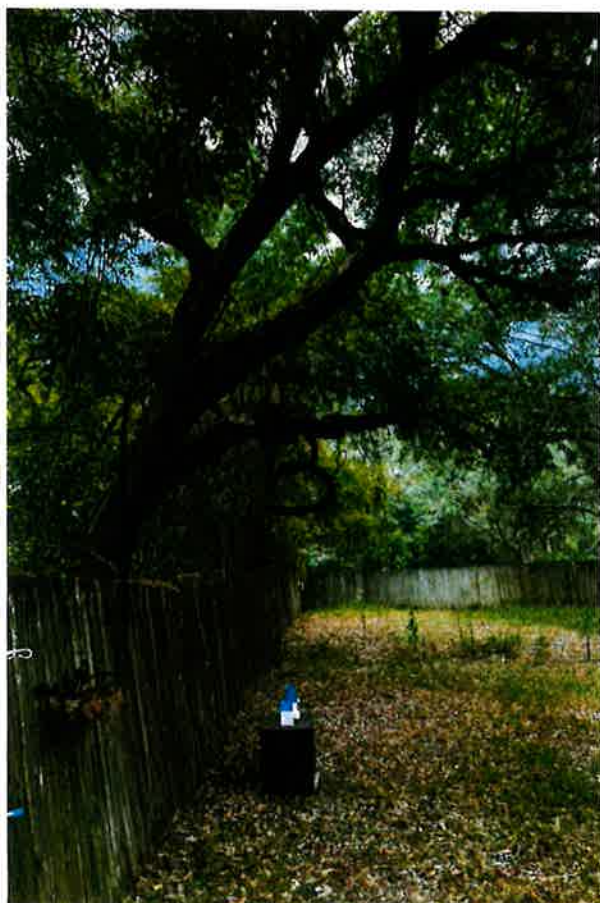


**MINUTES OF SEPTEMBER 10, 2026
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LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

A-Trim



B- Cut back to
fence. not to stump



**MINUTES OF SEPTEMBER 10, 2026
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LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

C- Remove



C- Remove



**MINUTES OF SEPTEMBER 10, 2026
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C- Remove



D- Remove
Not Live Oak



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E- Remove
Close to house



E- Remove



**MINUTES OF SEPTEMBER 10, 2026
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E - Remove



fence damage previous



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dying limbs falling



SCANNED

Prepared by and Return to:
Trevor B. Skelton
4373 Valarie Drive
Ocean Springs, MS 39566
(778) 254-6357
File No. 10-0267

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 which are hereby acknowledged, I, the undersigned, do hereby certify that:

Jessie L. Rawlins, (Grantor(s))
136 Valarie Drive
Long Beach, MS 39560
228-669-6357

Do hereby sell, convey, bargain and warrant to:

Trevor B. Skelton and Taylor M. Skelton, (Grantee(s))
136 Valarie Drive
Long Beach, MS 39560
602-515-7251

As joint tenants with right of survivorship and no claims in common, the following described real property situated in the County of Harrison, Mississippi, more particularly and centrally described as follows:

Lot 4, SOUTHERN PLACE SUBDIVISION, a subdivision of Harrison County, Mississippi, as per the official map on file and of record in the office of the Chancery Clerk of Harrison County, First Judicial District, Mississippi.

Together with all and singular the rights, privileges, improvements and appurtenances to the same belonging or in any way so appertaining.

This conveyance is made subject to any and all reservations, restrictions, covenants, conditions, warranties and conditions of record, including any natural, oil or gas reservations and any covenants or restrictions of record.

If bounded by water, the warranty granted herein shall not extend to any part of the above described property which is tidal or casual wetlands as defined under the Mississippi Coastal Wetlands Protection Act and this conveyance shall not be subject to any erosion due to the action of the elements.

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LONG BEACH PLANNING and DEVELOPMENT COMMISSION

2

The Grantees herein certify that the property heretofore conveyed forms no part of the homestead of said Grantees.
It is agreed and understood that the taxes for the current year have been prorated as of this date on an equated basis, and that when said taxes are actually determined, if the proration as of this date is incorrect, the parties hereto agree to pay on a basis of an actual proration. All subsequent years taxes are specifically assumed by Grantees herein.

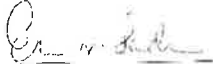
WITNESS MY SIGNATURE, this the 22nd day of June, 2016


Jessica L. Rawlins

State of Mississippi
County of Harrison

Personally came and appeared before me, the undersigned a Notary Public, and for the County and State on this the 26 day of June, 2016, Jessica L. Rawlins, who acknowledged that he/she/they signed and delivered the foregoing instrument of writing on the day and year therein mentioned.




Notary Public
My Commission Expires

Tina Dahl

From: Harold Donahue <hjdonaue1953@gmail.com>
Sent: Wednesday, September 2, 2026 4:24 PM
To: Tina Dahl; Blane Sutton; sherryb1231@yahoo.com; Michael McGill
Subject: Tree removals at 136 Valarie Drive

I met with Trevor and Taylor Skelton on September 1st to discuss the removal or trimming of their Live Oaks. The diagram Trevor used with the application is not accurate as to the number of trees. Trevor considered two close trunks as one tree and 4 close trunks as one tree! I redrew the tree diagram with the appropriate number of trees.

The backyard is 95% shaded by live oaks.

My recommendations are:

Tree A - 60" DBH, healthy. Trim the 2 North limbs.

Tree B - 60" DBH, healthy. The tree trunk is outside the fence but is growing over the fence toward the house. 100% of the tree is in/over their yard. Remove.

Tree C - 20" DBH, small scraggly tree with dead limbs and growing at a 40 degree angle. Remove

Tree D - 40" DBH, healthy. Keep

Tree E- 44" DBH, healthy. The tree is growing in the middle of the fence and into the neighbors yard. Remove.

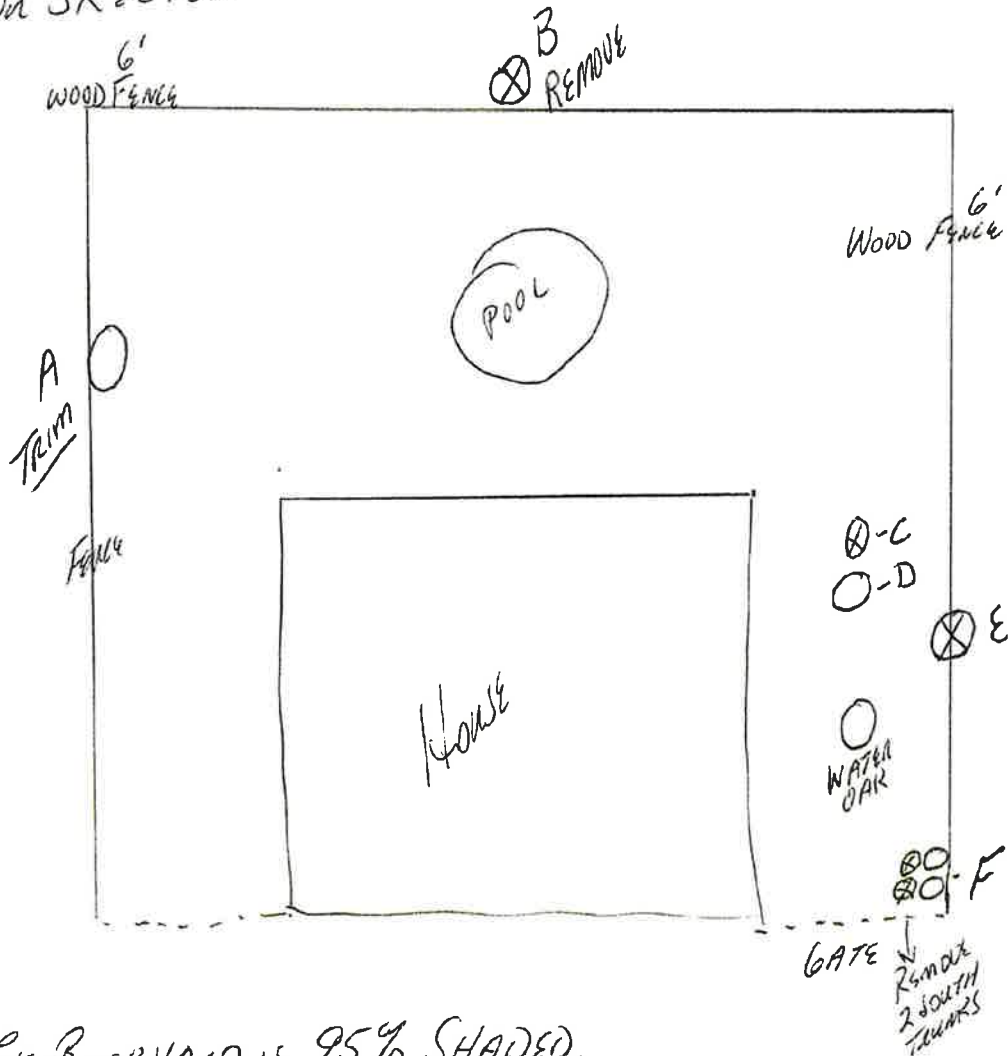
Tree F- 4 trunks with 14-36" DBH. The 2 South facing trunks are growing over the house. Remove the 2 South trunks.

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

Questions please call Harold Donahue
573-825-4479

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136 VALARIE DRIVE 9-1-26
TREVON SKELTON



THE BACKYARD IS 95% SHADED.

- A - Trim NORTH limb
 - B - Trim 80%. THIS TREE IS OUTSIDE THEIR FENCE BUT 100% IS GROWING OVER THE FENCE INTO THE YARD. - REMOVE
 - C - 20" DBH. SMALL SCRAGGLY TREE w/ DEAD BRANCHES AND GROWING AT A 40% ANGLE. REMOVE
 - D - 40" DBH - HEALTHY TREE. KEEP
 - E - 44" DBH - TREE IS GROWING THROUGH THE FENCE AND INTO THE NEIGHBORS YARD. - REMOVE
 - F - 4 TRUNKS - 14-36" DBH - REMOVE THE 2 SOUTH TRUNKS GROWING OVER THE HOUSE.
- AROLD DONAHUE

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After considerable discussion and upon recommendation by the City of Long Beach Tree Board, Vice Chairman Sterling made motion, seconded by Commissioner Suthoff and unanimously carried recommending to approve the application.

It came for discussion under New Business a Tree Removal for the property located at 440 Pinecrest Circle, Tax Parcel 0611P-01-003.028, submitted by Angel Luis Montes and Jenelle M. Candidi, as follows:

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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	9-2-26
Zoning	R-1
Agenda Date	9-10-26
Check Number	CASH

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

ALLM 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.

ALLM Any single-family Residential, Multi-Family Residential, Commercial or Industrial Zoned areas need a permit to remove a Live Oak or Magnolia tree with its root system, growing upon the earth usually with one trunk or at least eighteen (18) inches in circumference or larger, measured four and one-half (4 1/2) feet above the surface of the ground, or a multi-stemmed trunk system with a definitely formed crown.

ALLM 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: Sep 1, 2026

PROPERTY INFORMATION

TAX PARCEL # 0611P-01-003.028

Address of Property Involved: 440 Pinecrest Circle

Property owner name: Angel Luis Montes / Jennifer M. Condit
 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: 440 Pinecrest Circle

Phone No. 907 765 8391

CONTRACTOR OR APPLICANT INFORMATION

Company Name: Southern Tree & Turf

Phone No. 228 760 5296 fax

Name Sarah

Address 139 Central Ave LB MS 39560

PERMIT INFORMATION

Permit for: Removal ☒ Trimming ☐ Pruning ☐

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

(use separate sheet if needed)
 Tree is too close to house, roots are growing close to foundation Please see attached pictures and explanation

Number of Trees:

1 Live Oak _____ Southern Magnolia _____

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

Signature [Signature] Date 9/1/26

ADDITIONAL INFORMATION REQUIRED FROM APPLICANT

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

ALLM 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.

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

ALLM OWNERSHIP: Please provide a recorded warranty deed.

ALLM 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.

ALLM 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.

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

**MINUTES OF SEPTEMBER 10, 2026
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LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

Explanation of Pictures

Supplemental Statement in Support of Live Oak Removal Permit

Purpose of Request

We respectfully request approval to remove the mature Live Oak located on our property.

We understand the importance of preserving Live Oaks and appreciate the City of Long Beach's efforts to protect these trees. We are not requesting removal because of leaves, routine maintenance, aesthetics, or simply because the tree is large.

Our request is based upon the conditions of this particular tree and its relationship to our home and surrounding permanent improvements. These conditions include an extensive visible root system extending toward and immediately alongside the residence, previous substantial damage and subsequent replacement of portions of our home nearest the tree, the mature canopy extending toward and over the residence, and a structural concern identified during an on-site evaluation by an arborist.

The attached photographs have been intentionally arranged in sequence. Together, they demonstrate the relationship between the tree, its extensive root system, our residence, patio, roofline and surrounding improvements.

Photographs 1-3 — Overall Location and Roots Adjacent to the Residence

The first photographs establish the overall size and location of the Live Oak in relation to our residence. **The trunk of the tree is located approximately 20 feet from the house,** placing this very large, mature tree and its extensive root system in close proximity to the structure.

The accompanying close-up photographs document substantial woody roots immediately adjacent to the home. A measuring tape is included in the photographic documentation to provide scale and demonstrate the proximity of the visible roots to the structure.

Throughout this application, we have attempted to distinguish between what can actually be seen and measured and what cannot. We are not claiming that a photograph can establish the complete underground path of a root. Instead, these photographs document the conditions that are presently visible at the surface.

Photographs 4-6 — Visible Root Growth Along the Structure

The next photographs continue documenting the exposed root system in the area between the Live Oak and the residence.

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substantial portions of a mature tree's root system may remain relatively close to the soil surface.

Photographs 14-16 — Tree, Canopy and Residence

These wider photographs provide perspective regarding the considerable size of the mature Live Oak and its relationship to our residence, patio and roofline.

The canopy extends toward and over portions of our home.

These photographs are important because our concerns are not limited to either the roots or canopy individually. They demonstrate that **both the above-ground and below-ground portions of this very large mature tree occupy the same limited area as our residence and permanent improvements.**

They also provide important context for the repairs we have previously made to portions of our home located nearest to and beneath the tree.

Photograph 17 — Base of Tree and Structural Root System

The final photograph provides a clear view of the base of the Live Oak and the substantial woody roots radiating outward from the trunk.

This photograph provides visual continuity between the tree itself and the roots documented progressively farther across the property in the preceding photographs.

When the photographs are viewed together in sequence, they demonstrate the progression from the tree's substantial root flare, through the visible surface-root system, across the property, and toward and immediately adjacent to the residence.

Previous Damage and Recent Repairs to Permanent Improvements

Our concerns are also based upon our experience maintaining the portions of our home immediately surrounding and beneath this tree.

The **roof was replaced approximately three years ago**. Prior to its replacement, substantial damage was present in portions of the roof located nearest to and beneath the canopy of this tree.

More recently, the **gutters were replaced in April 2026**. The gutter system in the areas nearest the tree had also sustained substantial damage prior to replacement.

Unfortunately, we do not have photographs documenting the condition of the previous roof or gutters before those materials were removed.

MINUTES OF SEPTEMBER 10, 2026**REGULAR MEETING****LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

At the time those repairs were performed, we did not know that this tree was a protected Live Oak. We also did not know that we would eventually be required to pursue a formal tree-removal permitting process in which photographs of prior damage would become important evidence.

We therefore had no reason to anticipate that photographs of the damaged materials would later be necessary and did not photograph them before they were removed.

We want to be completely transparent about this limitation rather than imply that photographic evidence of the previous damage exists when it does not.

We are providing this information as relevant history regarding permanent improvements immediately adjacent to and beneath this tree. We have also made every effort to thoroughly photograph the **conditions that are visible today**, particularly because we have already made significant investments in repairing and replacing these improvements, including a gutter system installed only in **April 2026**.

Professional Arborist Evaluation — Structural Concern at the V

Our concern about this tree became substantially more serious after having it personally evaluated by an arborist.

During his on-site inspection, the arborist specifically identified the tree's large **V-shaped union as a structural concern**.

Based upon his evaluation of this particular tree, he advised us that **one good storm could cause the tree to split at the V**.

That assessment is particularly concerning given the considerable size of the tree, the amount of tree above that union, and its proximity to our residence.

A failure at this location would not involve a small limb. It could involve a substantial portion of a mature Live Oak situated approximately 20 feet from an occupied home.

Additionally, the neighboring property and **swimming pool are located within the immediate surrounding area**. This further increases our concern regarding the potential consequences of a major structural failure, not only to our own residence and improvements but also to neighboring property and anyone who may be in the surrounding area at the time.

The arborist's concern is consistent with established arboricultural guidance. Sharp V-shaped unions and codominant stems are recognized structural concerns because narrow unions can develop included bark between the stems, weakening their attachment and increasing susceptibility to failure during high winds and storms.

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This information is not being presented as a substitute for the arborist's professional opinion. It is included to provide context for the structural condition the arborist identified **after personally examining this particular tree.**

Concern Regarding Root Cutting as an Alternative

We have also considered the extensive roots surrounding the residence.

Simply severing substantial roots approaching the home does not appear to be an appropriate solution without considering the effect that doing so could have upon the stability of such a large tree.

Tree roots provide structural anchorage. Arboricultural guidance cautions that cutting significant structural roots can compromise a tree's anchoring system and potentially increase its susceptibility to wind-related failure.

That presents a particularly difficult situation in our case.

Leaving the root system undisturbed leaves substantial roots extending toward and immediately adjacent to permanent improvements. Conversely, indiscriminately severing substantial roots to protect those improvements could potentially affect the stability of a very large mature tree already situated approximately 20 feet from our residence and already identified by an arborist as having a structural concern at its V-shaped union.

We do not believe either condition should be treated casually.

Overall Safety and Property Concern

We respectfully ask the City Council to consider these conditions **collectively rather than viewing any single photograph or concern in isolation.**

The photographic documentation establishes a mature Live Oak situated approximately **20 feet from our residence**, an extensive visible lateral root system, substantial woody roots immediately adjacent to the residence, and one root/root pathway that can be physically followed for approximately **18–22 feet.**

The photographs also establish the considerable size of the tree and the extent of its canopy toward and over the residence.

In addition to the conditions presently visible, the portions of our home nearest this tree have a history of substantial damage. Our roof was replaced approximately three years ago, and our gutters were replaced as recently as **April 2026.**

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Most importantly from a safety standpoint, an arborist personally evaluated this tree and identified the **V-shaped union as a structural concern**, advising us that **one good storm could cause the tree to split at the V**.

The proximity of the neighboring property and swimming pool further increases the potential consequences should a major structural failure occur.

Request to the City Council

We recognize that removal of a mature Live Oak should not be undertaken lightly. We appreciate the value of these trees to our community and understand why the City has established a permitting process for their removal.

We are not requesting permission to remove this tree merely because it is inconvenient or because we would prefer not to have a large tree on our property.

We are asking the City to consider the circumstances of **this particular tree in this particular location**.

The tree is approximately 20 feet from our home. We have an extensive visible root system reaching the immediate vicinity of the residence, including a root that can be physically followed for approximately 18–22 feet. Its mature canopy extends toward and over portions of the residence. We have already replaced permanent improvements in the areas nearest the tree, including our gutters as recently as **April 2026**.

Most significantly, an arborist who personally inspected the tree has identified a structural concern at its V-shaped union and advised us that one good storm could cause the tree to split at that location.

We are attempting to address these conditions **before another substantial loss occurs or, more importantly, before a structural failure of the tree results in significant damage to our home, surrounding property or neighboring improvements, or places anyone in the area at risk**.

We have made every effort to present the City with an accurate and transparent account of what we have observed, what can presently be photographed and measured, what repairs have previously been necessary, and what we were advised by the professional who personally inspected this tree.

For these reasons, we respectfully request that the City Council approve our application for removal of this Live Oak.

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Tree Site Plan



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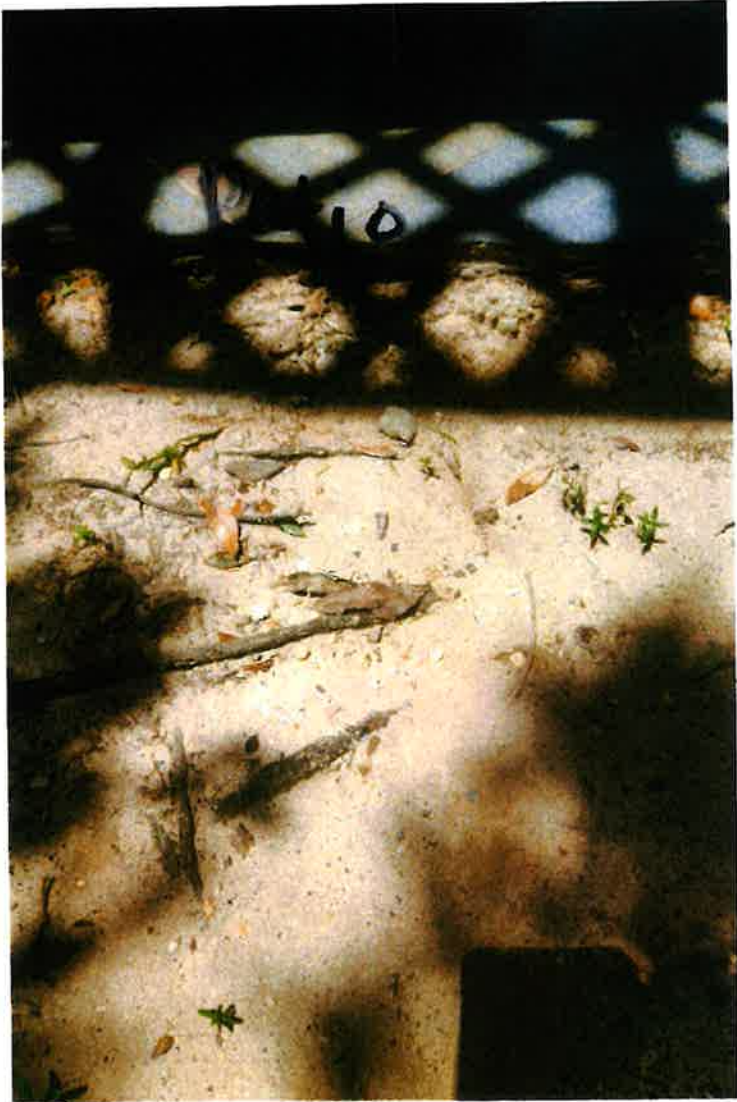
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LONG BEACH PLANNING and DEVELOPMENT COMMISSION



Indexing: Lot 36, Pine Crest S/O, Phase 2

STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT

Prepared by and return to:
David B. Estes
My Bar No. 101-04
Integrity Land Title LLC
2200 25th Avenue
Gallipoli, MS 39501
(228)994-8962
Filed 2365

RECEIVED

WARRANTY DEED

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

MARK D. MARLIN, a single person
10205 Belle Vue Rd
D'Iberville, MS 39540
228-239-2410

do hereby SELL, CONVEY and WARRANT unto

ANGEL MONTEZ AND WIFE, JENNIFER MARIE CANDIDI
as joint tenants with full rights of survivorship and not as tenants in common
4032B Blue Haven Way
Gallipoli, MS 39501
107-868-7880

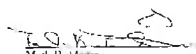
the following described land together with all improvements thereon located in the First Judicial District of Harrison County, Mississippi, more particularly described as follows:

Lot 36, PINECREST SUBDIVISION, PHASE 2, a subdivision according to the official map or plat thereof on file and of record in the Office of the County Clerk of the First Judicial District of Harrison County, Mississippi, in Plat Book 44 at Page 21.

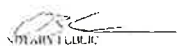
THIS CONVEYANCE is subject to any and all easements, restrictive or protective covenants, rights of way, zoning ordinances and reservations affecting said property of record.

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TAXES for the year 2019 are hereby presented and the same are hereby assumed by the
Grantee herein. It is agreed and understood that the taxes for the ensuing year have been
presented as of this date on an estimated basis and that when said taxes are actually determined, if
the provisions of this date is incorrect, the parties herein agree to pay on a basis of an actual
presentation. All subsequent years' taxes are similarly assumed by Grantee herein.
EXECUTED this 14th day of June, 2019.


Mark D. Martin

STATE OF MISSISSIPPI
COUNTY OF HARRISON
Personally appeared before me, the undersigned official and for the said county and
state, on this 14th day of June, 2019, within my jurisdiction, the within named Mark D. Martin
who acknowledged that he executed and delivered the above and foregoing instrument.


NOTARY PUBLIC




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

9 September 2026

MEMORANDUM FOR Long Beach, MS Planning Commission

SUBJECT: Recommendation for Tree Removal Application

1. This memorandum addresses the tree removal application for 440 Pinecrest Cir., Tax Parcel # (Not Provided), Long Beach, MS 39560. The Tree Board Committee conducted a thorough site review on September 7, 2026, and evaluated the application in accordance with the city's established tree preservation and removal guidelines.
2. Based on the findings, the Tree Board Committee's response to the application is as follows:

The Tree Board Committee voted to DISAPPROVE the tree removal request in accordance with Ordinance No. 655 "The Tree Preservation and Protection Ordinance of the City of Long Beach, Mississippi".
3. Board members present and voting during the site review were the following:
 1. Blane Sutton: No
 2. Sherry Grady: No
 3. Harold Donahue: No
4. The Point of Contact is Sherry Grady, (228-236-8816) sherryb1231@yahoo.com

Sherry Grady
Board Member
Long Beach Tree Board

MINUTES OF SEPTEMBER 10, 2026
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

After considerable discussion and upon recommendation by the City of Long Beach Tree Board, Vice Chairman Sterling made motion, seconded by Commissioner Brown and unanimously carried recommending to deny the application as submitted.

It came for discussion under New Business a Short-Term Rental for the property located at 996 West Beach Blvd, Uni 3, Tax Parcel 0512J-01-036.001, submitted by 1990 Italiane Family Trust, James R. and Beth A. Lane Italiane, Trustee's, owners, and Gary Matta, property manager, as follows:

MINUTES OF SEPTEMBER 10, 2026
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

CITY OF LONG BEACH, MISSISSIPPI											
APPLICATION FOR SHORT-TERM RENTAL											
PHYSICAL ADDRESS: 201 JEFF DAVIS AVENUE LONG BEACH, MS 39560		PHONE: (228) 863-1554 FAX: (228) 863-1558									
		MAILING ADDRESS: POST OFFICE BOX 929 LONG BEACH, MS 39560									
PROPERTY INFORMATION:											
ADDRESS: <u>996 W. Beach Blvd #3, Long Beach</u> Tax Parcel # <u>0512 J-01-036-001</u> (Location of Short-Term Rental)											
OWNER'S INFORMATION:											
Property Owner's Name: <u>1990 Italiane Family Trust (James R and Beth A. Lane Italiane, Trustees)</u>											
Property Owner's Address: <u>996 W. Beach Blvd #3, Long Beach, MS 39560-5613</u>											
Property Owner's Mailing Address, if different from above: <u>225 Hollis Ave</u> <u>Warwick</u> <u>RI</u> <u>02889-8707</u> City State Zip											
Property Owner's Phone No: <u>401-306-1818</u> Email Address: <u>bitaliane@gmail.com</u>											
Is there a homeowner's association for the neighborhood? <u>NO</u> If so, please provide written statement of support of short term rental?											
PROPERTY MANAGER INFORMATION:											
Property Manager's Name: <u>Gary Matta</u>											
Property Manager's Address: (Must be a local contact) <u>1282 Beach Blvd Unit 222</u> <u>Biloxi</u> <u>MS</u> <u>39530</u> City State Zip											
Property Manager's Phone No. <u>662-235-8864</u> Email Address: <u>FSCbulldogcoast@gmail.com</u>											
PLEASE PROVIDE THE FOLLOWING:											
- Mississippi Sales Tax ID # <u>Airbnb (Gary Matta)</u> - 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.											
PRINT NAME: <u>Beth A. Lane Italiane, Trustee</u>		SIGNATURE: <u>Beth A. Lane Italiane</u>									
		DATE: <u>9/25/26</u>									
BELOW IS FOR OFFICE USE ONLY											
Maximum Occupancy: <u>8</u>	Maximum Vehicles allowed: <u>4</u>	Number of bedrooms: <u>3</u>	Number of people home can accommodate: <u>8</u>								
I AFFIRM THAT THE APPLICANT IS IN COMPLIANCE WITH ALL APPLICABLE ZONING REQUIREMENTS, BUILDING & FIRE CODES; AND THAT ALL APPLICABLE TAXES, FEES AND OTHER CHARGES HAVE BEEN PAID.											
Building Official Signature: <u>S. Barlow</u>		Date: <u>8/26/26</u>									
Fire Inspector Signature: _____		Date: _____									
COMMENTS: _____											
<table border="1"><tr><td>Date Received: <u>8/26/26</u></td><td>_____</td></tr><tr><td>Agenda Date: <u>9/10/26</u></td><td>_____</td></tr><tr><td>Amount Due/Paid: <u>250.00</u></td><td>_____</td></tr><tr><td>Payment Method: <u>167</u></td><td>_____</td></tr></table>				Date Received: <u>8/26/26</u>	_____	Agenda Date: <u>9/10/26</u>	_____	Amount Due/Paid: <u>250.00</u>	_____	Payment Method: <u>167</u>	_____
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MINUTES OF SEPTEMBER 10, 2026
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



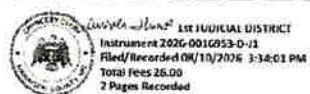
I 1990 Italiane Family Trust owner of the property located at
996 W. Beach Blvd #3, Tax Parcel 0512 J- 01- 086.001
affirm that I am in compliance with building codes, deed restrictions
and/or covenants, and have paid all applicable taxes, fees and other
charges. I acknowledge that a violation of the ordinances of the City of
Long Beach shall result in the suspension or revocation of the permit.

Beth A. Lane Italiane
signature

Aug 25, 2026
date

Prepared by & return to:
Schwartz, Orgler & Jordan, PLLC
12206 Highway 49
Gulfport, MS. 39503
228-832-8550
Our File: 260820

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 is hereby
acknowledged, the undersigned

M & H Builders and Developers, LLC, a Mississippi limited liability company
1282 Beach Blvd.
Biloxi, MS 39502
882-855-8864

does hereby sell, convey and warrant unto

1990 Italiane Family Trust
996 W Beach Blvd., Lot 3
Long Beach, MS 39560
714-357-7500

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

Lots Three (3) LONG BEACH TOWNHOUSES, per the Plat thereof on file and of record
in Plat Book 32 at Page(s) 19 and 19A in the Harrison County Land Records, First Judicial,
together with a non-exclusive easement of right-of-way for ingress and egress across the
property on the Plat indicates as the Private Driveway Easement. Seller shall have no
obligations to open, maintain or in any way monitor or control any easement.

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

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

IN WITNESS WHEREOF, M & H Builders and Developers, LLC has caused this conveyance to be executed by its duly authorized officer, having first been duly authorized to do so, on this the 10th day of August, 2026.

M & H Builders and Developers, LLC

By: Mike Hare
Mike Hare
Its: Manager

STATE OF MISSISSIPPI
COUNTY OF HARRISON

THIS DAY PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, Mike Hare, who acknowledge that he is the Manager of M & H Builders and Developers, LLC, and as its act and deed, signed, sealed and delivered the above and foregoing instrument of writing on the day and in the year therein mentioned after having been first duly authorized to do so.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 10th day of August, 2026.

Notary Public
NOTARY PUBLIC

My Commission Expires:

* STATE OF MISSISSIPPI *
MANETTE C. AND, NOTARY PUBLIC
HARRISON COUNTY
MY COMMISSION EXPIRES DECEMBER 10, 2029
COMMISSION NUMBER 60700

Application information for Short-Term Rental

Address:

The address for the townhome is:

996 W. Beach Blvd. Unit 3
Long Beach, MS 39560-5613

Parking Rules & Plan:

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

Trash

The guests will use the trash cans that are provided on site. Trash pick-up is on Monday. The solid brown trash can is for general trash. The green can with the yellow top is for recycling. There is a note in the home to remind guests to place trash cans out on Sunday night for early Monday morning pick-up.

Rental Agreement:

All rentals are handled through Airbnb and Vrbo. Our general fees are as follows:

Average nightly rental fee:	\$285.00	(2 Night Minimum)
Cleaning Fee:	190.00	
Pet Fee	125.00	(must be under 35 pounds)

**MINUTES OF SEPTEMBER 10, 2026
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Both booking services provide additional insurance up to 1 million dollars. The companies also collect lodging taxes from the guest upon booking and these funds are sent to the state and local authorities.

House Rules:

- Maximum Number of guests is 9 people. (3 bedrooms + pull out sleeper couch and ottoman)
- Must be 25 years or older to rent.
- Check out is 11:00am
- Check In is 4:00pm
- The check in process will be in-person, door codes will not be given in advance. Someone from the management team will try to greet all the guests and give them a tour of the property, review the house book and rules.
- No parties or Events allowed
- Quiet hours are from 10:00pm-7:00am
- No smoking or vaping inside the house. Damage deposit will NOT be returned and an additional cleaning fee will be charged if smoking/vaping if found in the home.
- No boil pots/turkey fryers or BBQ on the property.
- All pet visits must be approved by the management team during the booking process.
- Dogs are not allowed on the furniture or beds. If your pet is left unattended at the property they must be crated. Damage deposit will not be returned and an additional fee will be charged if damage is caused by the pet.

Emergency Numbers:

Call 911 if a life threatening matter and provide the property address as stated above.

Long Beach Police & Fire Department

228-863-7292

MINUTES OF SEPTEMBER 10, 2026
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LONG BEACH PLANNING and DEVELOPMENT COMMISSION



DP - LANDLORD POLICY DECLARATION

POLICY NUMBER	CKCDPM5_01758189-1
EFFECTIVE DATE	08/13/2026 12:01 A.M. at Residence Premises
EXPIRATION DATE	08/13/2027 12:01 A.M. at Residence Premises

Orion180 Insurance Services, LLC - 930 S. Harbor City Blvd., Suite 302 - Melbourne, FL 32901

Applicant Information 199C ITALIANE FAMILY TRUST James Italiane Beth Italiane Mailing Address: 225 HO-LIS AVE Warwick, RI 02839 401-206-1818	Agent Information Dylar Dearth NPN 10821821 Oaktrust Insurance Group LLC 14507 Lemcyne Blvd Biloxi, MS 39532 Agent Phone Number 228-254-0877
Residence Premises: 396 W BEACH BLVD UNIT 3 LONG BEACH, MS 39560	

Policy Period: 08/10/2026 to 08/10/2027 12:01 A.M. at Residence Premises	Important Phone Numbers: Customer Service: 1-866-590-3550 Claims Reporting: 1-866-590-3550
Date Issued: 08/14/2026	
Policy Type: Dwelling	
Insurer: Orion180 Insurance Company (A) Demosch Rated	
Underwritten by: Orion180 Insurance Services, LLC	

This insurance policy is issued pursuant to Mississippi law covering surplus lines insurance. The company issuing the policy is not licensed by the State of Mississippi but is authorized to do business in Mississippi as a non-admitted company. The policy is not protected by the Mississippi Insurance Guaranty Association in the event of the insurer's insolvency.

TOTAL ESTIMATED POLICY PREMIUM AND FEES:	DUE NOW:	\$2,147.15
\$2,147.15	INSTALLMENT PAYMENT(S) OF:	\$0.00
	NUMBER OF REMAINING PAYMENTS:	0
COVERAGES		
Coverage A - Dwelling (Replacement Cost as described in policy)		\$580,000
Coverage B - Other Structures		Excluded
Coverage C - Landlord Property		\$116,000
Coverage D - Fair Rental Value		\$56,000
Total Insurable Value (Coverages A-D)		\$752,000
Coverage E - Premises Liability		\$300,000
Coverage F - Medical Payments		\$1,000
PERILS		
Fire Peril Coverage		Included
Lightning Peril Coverage		Included
Miscellaneous Peril Coverage		Included
Named Storm Peril Coverage		Included
Tornado Peril Coverage		Included
Non-Named Storm Wind Peril Coverage		Included
Hail Peril Coverage		Included
Wildfire Peril Coverage		Included

Liability Peril Coverage	Included
Theft Peril Coverage	Included
DEDUCTIBLES	
Weather/Wildfire Deductible	2%
Non-Weather Deductible	\$2,500
OPTIONAL	
Water Damage Coverage Limit	\$10,000
Roof Coverage - Loss Settlement	RCV
Roof Material Payment Schedule	No
Loss Assessment Coverage Limit	\$1,000
Water Back Up and Sump Discharge or Overflow Limit	\$10,000
Ordinance or Law Coverage Limit	10%
Increased Replacement Cost Coverage Limit - (Dwelling)	Excluded
Personal Injury Coverage Limit	Excluded
Landlord Property Replacement Cost Loss Settlement	Excluded
Equipment Breakdown Coverage	Included
Swimming Pool, Spa, or Hot Tub Liability Endorsement	Excluded
Buried Utility Line	Included
Insured Copay Option	0%
BASE PREMIUM BEFORE TAXES	\$1,803.30
FEES	
Policy Fee (Fully Earned and Non-Refundable)	\$199.20
Surplus Lines Tax (4%)	\$80.38
Stamping Fee (0.25%)	\$5.31
MIWUA Non-Admitted Policy Fee	\$60.26
TOTAL PREMIUM	\$2,147.15
DISCOUNTS	
Window & Door Opening Protection	No
Building Code	2005 IRC Building Code Discount - Year built 2017 and newer
Golden Age	Yes
Loss Free	Yes
Tankless Water Heater	No
Secured Community Discount	No
Premises Burglar Alarm Protection System	No
Premises Fire Protection System	Smoke Detector
Military/First Responder	No
Tree Free Yard	No
Companion Policy	No
Orion180 Companion Policy	No
RATING INFORMATION	
Square Footage	1830
Year Built	2024
Number of Stories	1

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Home Type	Single Family Home
Construction Type	Frame
Foundation Type	Slab
Garage Type	None
Number of full baths	2
Number of Half Baths	0
Rental Term	Weekly Rental
Protection Class	4
Roof Material	Architectural Shingles
Roof Shape	Hip
Roof Replaced	No
Wood Burning Stove	No
Number of Fire Claims in the last 5 years	0
Number of Theft Claims in the last 5 years	0
Number of Liability Claims in the last 5 years	0
Number of Non-Weather Water Claims in the last 5 years	0
Number of Weather Claims in the last 5 years	0
Do you have any open claims?	No

FINANCIAL INFORMATION	
First Mortgage	Second Mortgage

POLICY FORMS AND ENDORSEMENTS	
DIC DP F305 CW 04 26	Welcome Letter Orion180
DIC DP F320 CW 04 26	Landlord Policy Invoice
UL DP F311 U LW 03 23	Policy Jacket
DIC DP F318 CW 04 26	Self-Inspection Consent
DIC DP F315 CW 04 26	Privacy Notice
DIC DP F100 CW 04 26	Policyholder Important Notice
DIC DP F351 CW 05 26	Consumer Report Notice
DIC DP F300 MS 04 26	Landlord Policy Declaration
DIC DP F324 MS 04 26	Landlord Application
DIC DP F101 CW 04 26	Orion180 Insurance Company Landlord Policy
DIC DP F301 MS 04 26	Mississippi Special Provisions
DIC DP F103 CW 04 26	Premises Liability Peril Coverage endorsement
DIC DP F104 CW 04 26	Theft Peril Coverage endorsement
DIC DP F105 CW 04 26	Hail Peril Coverage endorsement
UL DP F106 CW 04 26	Named Storm Peril Coverage Endorsement
DIC DP F107 CW 04 26	Non-Named Storm Wind Peril Coverage Endorsement
DIC DP F108 CW 04 26	Tornado Peril Coverage
DIC DP F110 CW 04 26	Miscellaneous Perils Coverage
DIC DP F111 CW 04 26	Wildfire Peril Coverage
DIC DP F109 CW 04 26	Water Coverage Endorsement
DIC DP F150 CW 04 26	Weather or Wildfire Deductible
DIC DP F151 CW 04 26	Non-Weather Deductible
DIC DP F112 CW 04 26	Loss Assessment Coverage Endorsement

CIC DP F305 CW 04 26

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DIC DP F113 CW 04 26	Water Back up and Sump Discharge or Overflow Endorsement
DIC DP F118 CW 04 26	Equipment Breakdown Coverage Endorsement
UL DP F121 CW 04 26	Notching of Landmark Property - Special Limit of Liability
DIC DP F304 CW 04 26	Buried Utility Line
DIC DP F302 CW 04 26	Minimum Earned Cancellation Premium
DIC DP F132 CW 04 26	Inflation Protection
DIC DP F133 CW 04 26	Accessory Structures - Rented to Others Exclusion
DIC DP F125 CW 04 26	Additional Insured - Trust, LLC, Corporation
DIC DP F425 MS 04 26	Outline of Coverage and Policy Checklist

Surplus Lines Broker & Mailing Address
Kenneth M. Gregg
Orion180 Insurance Services, LLC
930 S. Harbor City Blvd., Suite 302
Melbourne, FL 32901

Countersignature of Authorized Representative



THE DECLARATIONS PAGE, POLICY FORM, AND ENDORSEMENTS LISTED IN THE ENDORSEMENTS TABLE (ABOVE), IF ANY, ARE ALL MADE PART OF THE POLICY.
IF THIS POLICY IS CANCELLED, EITHER BY YOU, THE AGENT, OR THE COMPANY, FOR ANY REASON, THE COMPANY WILL RETAIN A \$40 FEE AND AN EARNED PREMIUM BASED UPON THE NUMBER OF DAYS THE POLICY WAS IN FORCE. THE MINIMUM EARNED PREMIUM THE COMPANY WILL RETAIN IS TWENTY-FIVE PERCENT (25%) OF THE ANNUAL POLICY PREMIUM. THE CANCELLATION FEE AND THE MINIMUM EARNED PREMIUM ARE CONSIDERED EARNED UPON RECEIPT OF PAYMENT.

CIC DP F425 MS 04 26

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MINUTES OF SEPTEMBER 10, 2026
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LONG BEACH PLANNING and DEVELOPMENT COMMISSION

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

It came for discussion under New Business a Short-Term Rental for the property located at 1209 East Old Pass Road, Tax Parcel 0711M-02-037.001, submitted by CT Davis Properties, LLC, owners, and Angelina Barber, property manager, as follows:

MINUTES OF SEPTEMBER 10, 2026
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

CITY OF LONG BEACH, MISSISSIPPI					
APPLICATION FOR SHORT-TERM RENTAL					
PHYSICAL ADDRESS: 201 JEFF DAVIS AVENUE LONG BEACH, MS 39560	PHONE: (228) 863-1554 FAX: (228) 863-1558	MAILING ADDRESS: POST OFFICE BOX 929 LONG BEACH, MS 39560			
PROPERTY INFORMATION: ADDRESS: <u>1209 E. Old Pass Rd. Long Beach</u> Tax Parcel # <u>0711M-02-037.00</u> (Location of Short-Term Rental)					
OWNER'S INFORMATION: Property Owner's Name: <u>Ct Davis Properties LLC</u> Property Owner's Address: <u>7162 Hwy 294, Murphy, NC 28906</u> Property Owner's Mailing Address, if different from above: _____					
Property Owner's Phone No: <u>828-361-4854</u> City _____ State _____ Zip _____ Email Address: <u>carolynn28906@hotmail.com</u>					
Is there a homeowner's association for the neighborhood? <u>No</u> If so, please provide written statement of support of short term rental? _____					
PROPERTY MANAGER INFORMATION: Property Manager's Name: <u>Angelina Barber</u> Property Manager's Address: (Must be a local contact) <u>101 Sedgewick Dr. Long Beach Ms 39560</u> City _____ State _____ Zip _____ Property Manager's Phone No: <u>228-209-2455</u> Email Address: <u>angbarber228@gmail.com</u>					
PLEASE PROVIDE THE FOLLOWING: • Mississippi Sales Tax ID # <u>81-1158800</u> • 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.					
PRINT NAME: <u>Angelina Barber</u>		SIGNATURE: <u>[Signature]</u>			
		DATE: <u>8-15-26</u>			
BELOW IS FOR OFFICE USE ONLY					
Maximum Occupancy: <u>7</u>	Maximum Vehicles allowed: <u>3</u>	Number of bedrooms: <u>3</u>	Number of people home can accommodate: <u>7</u>		
I AFFIRM THAT THE APPLICANT IS IN COMPLIANCE WITH ALL APPLICABLE ZONING REQUIREMENTS, BUILDING & FIRE CODES; AND THAT ALL APPLICABLE TAXES, FEES AND OTHER CHARGES HAVE BEEN PAID.					
Building Official Signature: <u>[Signature]</u>		Date: <u>9/2/26</u>			
Fire Inspector Signature: _____		Date: _____			
COMMENTS: _____					
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;"> Date Received: <u>9-2-26</u> Agenda Date: <u>9-10-26</u> Amount Due/Paid: <u>250.00</u> Payment Method: <u>CC</u> </td> <td style="width: 50%;"></td> </tr> </table>				Date Received: <u>9-2-26</u> Agenda Date: <u>9-10-26</u> Amount Due/Paid: <u>250.00</u> Payment Method: <u>CC</u>	
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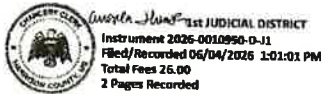
MINUTES OF SEPTEMBER 10, 2026
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LONG BEACH PLANNING and DEVELOPMENT COMMISSION



I CT Davis Properties, owner of the property located at 1209 E Old Pass Rd, Tax Parcel 0711M-02-037.001, affirm that I am in compliance with building codes, deed restrictions and/or covenants, and have paid all applicable taxes, fees and other charges. I acknowledge that a violation of the ordinances of the City of Long Beach shall result in the suspension or revocation of the permit.

CT Davis
signature

8-15-26
date



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

Grantors:
William Davis
Carolynn Davis
7162 Hwy 284
Murphy, NC 28906
(828) 557-9275

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

Grantees:
CT Davis Properties, LLC
a North Carolina Limited Liability Company
7162 Hwy 284
Murphy, NC 28906
(828) 557-9275

File No. F-26-983

INDEXING INSTRUCTIONS: Lots 30, 31, & W 15 ft of Lot 32, Blk 12, Old Plantation ADD, 1st JD, Harrison County, MS

STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the price and sum of TEN AND NO/100 DOLLARS (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, we, William Davis and Carolynn Davis, do hereby sell, convey and quitclaim unto CT Davis Properties, LLC, a North Carolina Limited Liability Company, all of that certain tract, piece or parcel of land situated in Harrison County, Mississippi, together with all improvements, buildings, fixtures, and appurtenances thereunto belonging, and being more particularly described as follows, to-wit:

Lots 30 and 31, and the West 15 feet of Lot 32, Block 12, Old Plantation Addition, a subdivision according to a map or plat thereof which is on file of record in the Office of the Chancery Clerk in the First Judicial District of Harrison County, Mississippi.

This being the same property as that conveyed to Wesley Williams, Robin Nicole Hartwell, Rosalyn Roxan Sullivan, Rodger Okeith Sims, Jr., with life estate reserved unto Lorraine W. Williams (now deceased) by instrument recorded in Instrument No. 2024-4015-D-11, Land Deed Records of Harrison County, Mississippi.

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LONG BEACH PLANNING and DEVELOPMENT COMMISSION

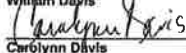
No title exam was performed, and no title examination was requested. The description used on this deed was provided by the Client. No search was made of public records to determine the accuracy of said description and said attorney, in preparing this deed, has relied, at the request of the Client, on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

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

The Grantee(s) assume all property taxes for current and prior years.

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

WITNESS OUR SIGNATURES, on this the 29th day of May, 2026.


William Davis

Carolynn Davis

ACKNOWLEDGMENT

STATE OF MISSISSIPPI
COUNTY OF HARRISON

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

GIVEN UNDER MY HAND AND OFFICIAL SEAL, on this the 29th day of May, 2026.

(AFFIX SEAL)


NOTARY PUBLIC

My commission expires:



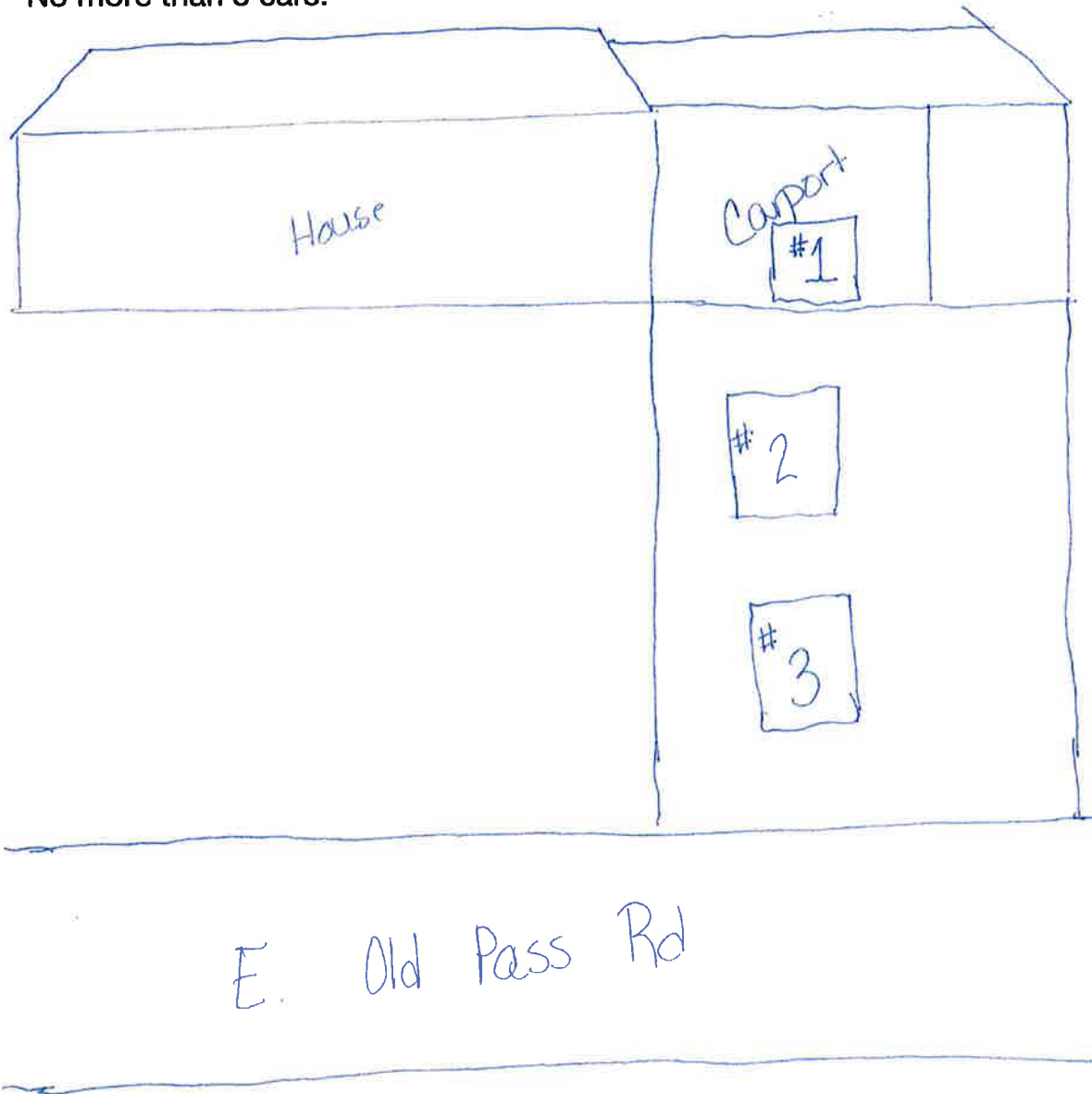
MINUTES OF SEPTEMBER 10, 2026
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION
1209 E Old Pass Road, Long Beach, MS 39560

Parking Plan:

There is a carport and driveway at the house. One car under the carport and two cars can be parked in the driveway.

Parking Rules:

- No parking on grass.
- No more than 3 cars.



Trash Management Plan

1209 E Old Pass Rd., Long Beach, MS 39560

Trash Management Plan:

The trash is picked up by the City of Long Beach on Monday mornings. HOWAWI Management will be responsible for the cans to be taken to the street and put back after each trash pick up.

MINUTES OF SEPTEMBER 10, 2026 REGULAR MEETING LONG BEACH PLANNING and DEVELOPMENT COMMISSION

HOWAWI PROPERTY MANAGEMENT, LLC PROPERTY MANAGEMENT and RENTAL AGREEMENT

This Agreement between HOWAWI Property Management, LLC (hereinafter, "HOWAWI") and (hereinafter "Owner") shall commence on the 10th day of July, 2026 and conclude on December 31, 2030. The Owner appoints HOWAWI the exclusive rentals agent, and HOWAWI accepts said appointment and agrees to offer for rental, subject to the terms and conditions herein stated, the single dwelling unit identified as 1209 E Old Pass Rd, Long Beach, MS 39560 (hereinafter, "Property").

TERM

1. This Agreement shall remain in full force and effect through midnight on December 31, 2030. The one (5) year term and each condition of this Agreement shall automatically renew on the 31st day of December of each and every subsequent year. However, this Agreement may be terminated by either party and at any time following thirty (30) days written notice of termination to the other party.

In the event this Agreement is terminated, no further reservations concerning the rental of the Property shall be made by HOWAWI that do not already exist.

If Owner elects to terminate this Agreement, remove the Property from the rental program, sell the Property, or otherwise render the Property unavailable for confirmed or future reservations for any reason, Owner agrees as follows: (a) Owner shall remain financially responsible for all existing reservations that cannot be honored, including but not limited to any guest refunds, relocation costs, and all cancellation fees imposed by third-party booking platforms (including but not limited to Airbnb, VRBO, Booking.com, or similar platforms); (b) In addition to the foregoing, Owner agrees to pay HOWAWI an amount equal to twenty percent (20%) of the projected gross rental revenue associated with all cancelled or displaced reservations, representing lost management fees and anticipated earnings; and (c) This obligation shall apply regardless of whether the cancellation results from sale of the Property, voluntary removal from the rental program, or any other action by Owner that causes confirmed or anticipated bookings to be cancelled or unfulfilled. Finally, Owner agrees to indemnify and hold HOWAWI, its officers, directors, employees, independent contractors and shareholders, harmless from any and all liabilities, damages, lost sales, lost rents, claims, judgments or any kind whatsoever including costs, attorneys fees and expenses incidental thereto, which may be suffered by HOWAWI in any way related to a rental and/or reservation existing prior to the sale and/or transfer of the unit by Owner.

RENTAL

2. HOWAWI will maintain the reservation system through which all reservations for the Property will be processed.
3. The Owner authorizes HOWAWI to make and confirm rate reservations for the Property throughout the Term of the Agreement. HOWAWI is not required to move any reservations confirmed with a rate. HOWAWI shall rent Owner's unit at HOWAWI's sole discretion and Owner shall not place any restrictions as to the length of rental, whether short or long term, or require any preference based on race, religion, age, or any other category protected by law.
4. Throughout the Term of the Agreement, HOWAWI shall be the exclusive rental agent of the property, and no other party, shall offer the Property for rent other than through HOWAWI.
5. HOWAWI is authorized to deduct from the share of the rental income of the Owner to cover such incidental expenses as Stay On The Gulf Coast incurs in order to keep the Property in rentable condition.
6. HOWAWI shall:
 - a. Furnish a monthly accounting on or before the 10th of each following month of all advance bookings of the Property.
 - b. Make a reasonable effort to collect all rentals, fees and other charges owed by guest in connection with occupancy of the Property. However, HOWAWI shall not be obligated to retain an attorney or initiate litigation for any reason. HOWAWI shall not be liable for any uncollectible rents or other fees, etc. All monies shall be escrowed in FDIC insured institutions with interest, if any, retained by HOWAWI. HOWAWI shall not initiate litigation against a third party without Owner approval.
 - c. Furnish and disburse to the Owner all revenues to which the Owner is entitled on or before the 15th of each following month, less any service fees, maintenance charges, and other adjustments as herein provided.
7. HOWAWI shall collect applicable lodging tax from guests and to remit same to the appropriate taxing authority.
8. Other Charges. From time to time, HOWAWI may, in its sole discretion, offer additional services to Owner and/or Guests for additional fees not contemplated by this agreement. Such services may include, but are not limited to, bill paying services, assisting Owner rebuild, repair, or take any other action necessitated by natural disaster or other force, offering of tour packages, attraction tickets, and equipment rentals. Additional services offered by HOWAWI may be increased or discontinued from time to time at HOWAWI's sole discretion. Fees generated from such additional services shall belong exclusively to HOWAWI.
9. Monthly Maintenance Program. The current cost of this expanding program is a flat fee of \$45 per month per unit. The program includes labor on all minor maintenance issues that may arise and that fall into our skill level (such as repair of garbage disposal, ceiling fans, clogged drains, leaking faucets, etc.). Owner shall pay for the parts for any of the covert repairs. Major repairs are not included in this program (such as air conditioning and heating systems, refrigerators, stoves, washers, and dryers, etc.). Owners may be charged reasonable administrative fee for those maintenance items coordinated through outside vendors. The monthly maintenance program covers routine maintenance such as replacement of the air conditioning filters, standard lightbulbs and batteries.

The Monthly Maintenance Program does not include or cover equipment related to cable and/or Internet.
10. In order to promote the rental of the Property and to maintain high quality standards, HOWAWI shall notify the Owner should the Property appear, in HOWAWI's opinion, to be unrentable. Should Owner not promptly remedy the condition or authorize HOWAWI to do so, the Property will be classified as "Out of Order" (See Paragraph 20) and shall remain so classified until restored to appropriate rental standards. HOWAWI shall as needed, or upon the request of the Owner, but in no case less than once annually, perform the following services:
 - a. Inventory all Major furnishings and required inventory items specified in Gulf Coast Resort Rentals Required Inventory Items, attached as Exhibit "B."
 - b. Gulf Coast Resort Rentals Required Inventory Items, attached as Exhibit "B", shall be incorporated into the Agreement.
 - c. Inspect the general condition and decorating standards of the Property.
 - d. Provide the Owner with a report recommending improvements for any items, service, or needs requiring expenditure in excess of Two Hundred Dollars (\$200.00).
11. Quality Assurance Service fees and Ordering fees will be applied, when applicable, to cover the expense of mileage, collections, and coordinating of furnishings to the Property.
12. The Owner authorizes HOWAWI, at Owner's expense, to perform routine maintenance and to affect such work as may be necessary, in the sole opinion of HOWAWI, to keep the Property suitable for rental.
13. The Owner shall maintain the Property, inventoried items, furniture, and fixtures in good condition. The Owner shall replace any carpet, upholstery or flooring deemed necessary by HOWAWI to maintain the Property in good, rentable condition. The Owner shall be responsible for replacement of any furnishings, which are considered normal wear and replacement costs. (Examples of normal wear and replacement costs that are Owner expenses include: dishes, glasses, silverware, laundry items, carpet, all appliances including blenders, toasters, microwaves, coffee makers, vacuum cleaners, alarm clocks, etc.). Worn balcony furniture or furniture damaged or destroyed during weathering or adverse weather conditions are the sole responsibility of the Owner.
14. The Owner shall provide:

MINUTES OF SEPTEMBER 10, 2026
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- a. Wireless High-Speed Internet. HOWAWI shall not be responsible for any Internet overages and/or charges by Internet providers.
 - b. Digital Lock Requirement. Owner agrees that the Property must be equipped with a digital, WIFI-enabled lock approved by HOWAWI. Owner authorizes HOWAWI to install, program, and maintain such lock if not already in place. All digital locks must be integrated with HOWAWI's management software, and HOWAWI shall retain exclusive control over all access codes, programming, and lock settings. Owner shall not issue, modify, or distribute access codes outside of HOWAWI's system. Any costs associated with installation, replacement, or maintenance of the digital lock may be charged to the Owner. Failure to comply with this requirement may result in the Property being deemed not rent-ready and removed from the rental program until compliance is achieved.
15. The Owner shall provide adequate pest control and similar services, specific to the Property. If HOWAWI determines at any time these services are not adequate, changes will be made by HOWAWI to ensure Property remains in a "Rent Ready" (See Paragraph 20) status, and the Owner will be responsible for all related charges.

MISCELLANEOUS

16. HOWAWI shall hire, supervise, and be authorized to discharge all contractors, subcontractors, laborers, and employees required for the operation of its rental program and for the maintenance and repair of the Property under its control. The service provider selected by HOWAWI may or may not be affiliated with HOWAWI. HOWAWI may offer additional services to the Owner or Guest for additional fees not otherwise provided for in this Agreement. Fees from such additional services belong to HOWAWI.
17. The Owner shall pay for and maintain liability insurance in an amount not less than \$500,000. The Owner must provide HOWAWI with proof of insurance for the Property.
18. Damages, losses, and replacement due to theft, vandalism, Acts of God, or likewise, shall be the sole responsibility of the Owner.
19. This Agreement shall be binding upon the parties hereto, their heirs, executors, administrators, successors and assigns.
20. Occupancy Status of the Property. At all times the rental status of the Property will be classified by HOWAWI in one of the following classifications:
- | | |
|--------------------|-------------------------------------|
| a. Guest Occupancy | Revenue Producing Occupancy |
| b. Rent Ready | Available for guest Occupancy |
| c. Owner Occupancy | Occupied by Owner for Owner's Guest |
| d. Out of Order | Not in Rentable Condition |
21. Frequency of Owner Occupancy. The Owner may occupy the Property without restrictions as to the number of days except that should the frequency of the Owner usage obstruct HOWAWI's rental efforts, HOWAWI may, at its sole discretion, terminate this Agreement. The Owner shall confirm with HOWAWI that the Property is available (i.e., not previously rented or booked) prior to occupancy by the Owner or Owner's guest). Owners must also follow the same check-in/out policies as stated in our guest policies and procedures unless approved by HOWAWI staff member.
22. Notification of Owner Occupancy. HOWAWI may, from time to time make tentative reservations for the Property. In order to confirm these reservations, it is imperative that the Owner notify HOWAWI of all anticipated Owner occupancy dates as soon as possible. If the Owner fails to notify HOWAWI of Owner occupancy and the Owner request that HOWAWI move a guest reservation, the Owner shall bear all costs associated with the guest's reservation move and/or upgrades.
23. Cleaning & Linens after Owner Occupancy. After each Owner occupancy, HOWAWI shall be the only party that will clean and prepare the unit for the next rental. All cleaning fees for Owner occupancies shall be paid by the Owner.
24. Services Available. HOWAWI may contract for additional services to maintain the Property. These services may include but are not limited to: carpet dyeing/coloring and other repairs to carpet, as needed; window washing (inside and out); shampooing, and/or dry cleaning of upholstered furniture; special cleaning of window dressings and bedspreads; refinishing of floors; painting and pest control. Owners may be charged a reasonable administrative fee for those maintenance items coordinated through outside vendors.
25. Storm Services. After each hurricane/tropical storm, HOWAWI shall inspect the Property to evaluate the condition of the same. HOWAWI will charge a reasonable fee for pre-storm preparation and other fees associated with post-storm activities and inspections.
26. Compensation. HOWAWI shall be compensated for its rental and management services through the payment of management fees calculated as a percentage of gross rents earned on the Property by either a HOWAWI initiated reservation or any other unauthorized Owner Rental.
- a. Twenty percent (20%) of all rental fees collected.
 - b. Onboarding Fee. Owner agrees to pay a one-time onboarding fee of Three Hundred Dollars (\$300.00) upon execution of this Agreement. This fee covers initial setup services including, but not limited to, professional photography coordination, listing creation, system setup, and all administrative items required to prepare the Property for participation in HOWAWI's rental program.
27. All rental rates include utilities. The minimum number of days booked per reservation shall be determined based upon HOWAWI's market experience and at HOWAWI's sole discretion.
28. Reservation Deposit. HOWAWI shall collect from the guest a reservation deposit for rentals. If a cancellation occurs inside the cancellation period, and if the Property is not rebooked by a new Guest or an Owner reservation, the deposit amount less the Process and Management Fees will be paid to the Owner. If HOWAWI rebooks or the Owner makes an Owner reservation for the majority of the cancelled period, the full deposit will be refunded to the Guest.
29. Independent Advertisement of Unit. Owner shall not independently advertise the unit for rent using online rental services such as Airbnb or VRBO or any other rental service not approved by HOWAWI in writing prior to such listing.
30. Termination. Upon termination of the Agreement, the compensation for rental and management services payable to HOWAWI pursuant to this Agreement shall continue to be paid to HOWAWI with regard to all rentals then in effect or booked. The compensation for rental and management services due to HOWAWI shall continue to be paid to HOWAWI until the expiration of such rentals pursuant to the terms thereof, notwithstanding the fact that such rentals occur after the effective date of termination of this Agreement. This paragraph is read in conjunction with the obligations referred to above in Paragraph 1 of this Agreement.
31. Mutual Indemnification. Owner and HOWAWI agree that their relationship under this Agreement is mutually beneficial and that neither should bear the burden of any cost or liability which stems from third party actions against them or involving them if that cost or liability flows completely and directly from the actions or omissions of the other party. Therefore, each party agrees to indemnify, defend, and hold the other harmless from and against any and all costs, expenses, attorneys' fees, suits, liabilities, damages, or claims for the damages directly related to the performance or exercise by the other of the duties, obligations, powers or authorities herein or hereafter granted under this Agreement. This obligation does not extend to costs, damages, and liability exposure to either party stemming from their own intentional or negligent acts or omission in relation to the management of the rental program, the maintenance of the Property or the operation of the parties under this Agreement.
32. No Representation of Occupancy Levels. Owner acknowledges that HOWAWI has made no representations or guarantees regarding the occupancy levels of the Property, or the amount of rental proceeds Owner can expect to receive as a result HOWAWI's efforts under this Agreement.
33. Time. For all purposes of this Agreement, it shall be understood that time is of the essence.

MINUTES OF SEPTEMBER 10, 2026
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34. Governing Law and Venue. This Agreement shall be governed by and construed in accordance with the laws of the State of Mississippi. Any litigation arising out of this Agreement shall be brought in a court of competent jurisdiction in Harrison County, Mississippi.
35. The Property will be leased and managed without regard to the prospective tenants, age, race, color, religion, national origin, or sex.
36. This Agreement shall constitute the entire Agreement between the parties hereto, and no variance or modification other than provided for herein shall be valid except by supplemental Agreement in writing, signed by the parties.
- Note: If the Property is owned by more than one person, ALL of the Owners must Sign, and one must be designated as the Contact Person.

<u>Carolynn Davis</u> Owner – Contact Person	<u>Carolynn Davis</u> Sign	<u>07/10/26</u> Date
<u>Owner Name</u> Owner	Sign	Date
<u>Owner Name</u> Owner	Sign	Date
<u>Angelina Barber</u> Property Manager	<u>Angelina Barber</u> Sign	<u>07/10/26</u> Date
<u>Amanda D'Angelo</u> Real Estate Broker	<u>Amanda D'Angelo</u> Sign	<u>07/10/26</u> Date

GREAT LAKES INSURANCE SE		
CERTIFICATE OF INSURANCE COMMON POLICY DECLARATIONS State of Mississippi		
Renewal of: NEW	Policy Number 26GLS00371	
This Declaration is attached to and forms part of certificate provisions. Insurance effective with Great Lakes Insurance SE – order hereon 100%.		AUTHORITY REF. NO. RA03411A26
This Certificate of Insurance is issued in accordance with the authorization granted under Contract Number 3411/2026 and Undersigned by GREAT LAKES INSURANCE SE, herein after called "the Company". This insurance applies to the Described Location(s), Coverage for which a Limit or Premium is shown and Perils Insured Against for which a Premium is stated.		
INSURED NAME & MAILING ADDRESS: CT Davis Properties LLC 7162 Highway 294 Murphy, NC 28906	BROKER: SSIU, LLC PO Box 639 Daphne, AL 36526	PRODUCING AGENT: Pyrone Coastal Insurance LLC (Gulfport) Joseph T Norton MS LIC #: 10310158
POLICY PERIOD FROM: 05/29/2026 TO 05/29/2027 POLICY TERM: 12:01 A.M. Standard Time at the Residence Premises		
LOCATION ADDRESS(s): 1209 East Old Pass Road Long Beach, MS 39560	POLICY TYPE: DP-3 OCCUPANCY: Rental(Short-Term) YEAR BUILT: 2002	
COVERAGES	LOSS SETTLEMENT TYPE	LIMIT OF LIABILITY
SECTION I - AS PER FORM A) DWELLING B) OTHER STRUCTURES C) PERSONAL PROPERTY D) LOSS OF USE / RENTS	RCV RCV RCV RCV	\$260,000 \$6,600 \$33,000 \$22,000
SECTION II - AS PER FORM E) PERSONAL LIABILITY F) MEDICAL EXPENSE		\$500,000 \$10,000
Base Premium: \$2,435.00 POLICY FEE - STANDARD \$150.00 INSPECTION FEE \$150.00 MWUA TAX \$82.05 Stamping Fee \$6.84 Surplus Lines Tax \$109.40		
Minimum Earned A Minimum Earned Premium applies. All Fees are Fully Earned.		TOTAL AMOUNT DUE: \$2,933.29
DEDUCTIBLES (Section I Only):	ALL OTHER PERILS: \$2,500 WIND & HAIL: 3% OF COVERAGE A = \$7,800 EARTHQUAKE: NO COVERAGE FLOOD: EXCL.	
FORMS AND ENDORSEMENTS: This policy is made and accepted subject to the above statement together with the provisions, stipulations and agreements contained in the following form(s) and endorsement(s): See Schedule of Forms and Endorsements		
NOTE: This insurance policy is issued pursuant to Mississippi law covering surplus lines insurance. The company issuing the policy is not licensed by the State of Mississippi, but is authorized to do business in Mississippi as a nonadmitted company. The policy is not protected by the Mississippi Insurance Guaranty Association in the event of the insurer's insolvency. LICENSE #: 10310158 NAME: Joseph Taylor Norton		
MORTGAGEE(s): CMG Mortgage Inc ISAOA/ATIMA PO Box 2803 Daytona Beach, FL 32120 LOAN # REA0000309810		
This policy shall not be valid unless countersigned by our authorized agent: COUNTERSIGNED Date: 06/22/2026		
By: J. Taylor Norton		

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

It came for discussion a Sketch Plat Approval for the property located at 0 Daugherty Road, Tax Parcel 0511H-03-026.009, submitted by Hidden Oaks Commons, LLC, Jerry Levens, Jr., owner and Hidden Oaks Commons, LLC, Andrew Levens, as submitted:

MINUTES OF SEPTEMBER 10, 2026
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LONG BEACH PLANNING and DEVELOPMENT COMMISSION



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

Office use only	
Date Received	8/17/26
Zoning	R-2
Agenda Date	9/10/26
Check Number	1005

- I. TYPE OF CASE: **SKETCH APPROVAL**
- II. ADVALOREM TAX PARCEL NUMBER(S): 0511H-03-026.009
- III. GENERAL LOCATION OF PROPERTY INVOLVED: South side of Daugherty Rd between Via Don Ray and Canal 3
- IV. ADDRESS OF PROPERTY INVOLVED: No address assigned; Property unimproved
- A. The purpose of the sketch is to develop a general design on which to base the preliminary and final plat, and thus having to revise such design to make in conform to the comprehensive City plan and to relate it to surrounding development. To this end, the sub-divider should consult informally with the City Engineer and the Planning Commission on preparation of the sketch plat.
- B. The sub-divider shall submit to the Planning Commission the sketch plat of the proposed subdivision, together with the attendant items, fifteen (15) days prior to the Planning Commission meeting at which the sketch plat is to be approved. The sketch plat shall be reviewed by the Planning Commission and approved by the Mayor and Board of Aldermen. The review shall take into consideration, in addition to the requirements set forth in these regulations, the components of the comprehensive City plan, the zoning ordinance and other plans, programs and regulations that might affect the area and the design and development of the subdivision.
- C. The sub-divider must submit a general layout drawing of the proposed subdivision or development. The sketch plat should indicate location of the subdivision, street alignment and lot sizes, and should provide additional information that is deemed reasonably necessary within the scope the Subdivision Ordinance by the City. (1) The sketch plat should consist of three (3) full-size drawings on 24 x 36 inch sheets and (1) 8 ½ x 14 and/or emailed in pdf. format to the Clerk.
- D. The Planning Commission shall inform the sub-divider that the Sketch plan as submitted or as modified does or does not meet the objectives of City Regulations. When the Planning Commission or the Mayor and Board find that the sketch plat does not meet the objectives of City regulations the reasons therefore shall be given, together with any changes recommended to be made. In the even the sub-divider does not agree to changes recommended by the Planning Commission, he may request and shall receive review and formal action by the Mayor and Board of Aldermen at its next regular meeting.
- E. Although not recommended, a developer may be allowed to combine the Sketch and Preliminary plats so that they may be considered together.
- V. **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).

MINUTES OF SEPTEMBER 10, 2026
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- B. **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.

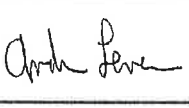
- C. **Fee.** Attach a check in the amount of \$50.00. This check should be made payable to the **City of Long Beach** to cover administrative cost. You will also be responsible to actual costs, such as advertising and mailing incurred with the processing of your application.

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

VI. **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 fifteen (15) days before the 2nd or 4th Thursday of each month. Receipt of fee(s) does not constitute receipt of a completed application.

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

<u>Hidden Oaks Commons LLC; Jerry Levens Jr</u> Name of Rightful Owner (PRINT) <u>5056 A Avenue</u> Owner's Mailing Address <u>Long Beach MS 39560</u> City State Zip <u>228-697-0515</u> Phone <u></u> <u>8/16/26</u> Signature of Rightful Owner Date	<u>Hidden Oaks Commons LLC; Andrew Levens</u> Name of Agent (PRINT) <u>701 Old Savannah Drive</u> Agent's Mailing Address <u>Long Beach MS 39560</u> City State Zip <u>228-861-9743</u> Phone <u></u> <u>8/15/2026</u> Signature of Applicant Date
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MINUTES OF SEPTEMBER 10, 2026
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Hidden Oaks Commons LLC

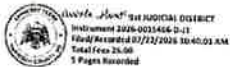
Interest and Ownership

Michael Levens
18564 Ray Road
Long Beach, MS 39560
Shareholder interest

Jerry Levens Jr.
606 Charleston Lane
Long Beach, MS 39560
Shareholder interest

Andrew Levens
701 Old Savannah Drive
Long Beach, MS 39560
Shareholder interest

REVIEWED



Prepared by:
Andrew Marion, PLLC
Attorney at Law
1919 27th Ave
P.O. Box 861
Gulfport, MS 39502
(228) 865-9047
MS Bar # 1868

Return to:
Andrew Marion, PLLC
Attorney at Law
1919 27th Ave
P.O. Box 861
Gulfport, MS 39502
(228) 865-9047
File # 25-1738

STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT

WARRANTY DEED

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

Donna Scott, aka Donna L. Schepers
204 S Cleveland Ave.
Long Beach, MS 39560
Ph: 228-341-6150

do hereby sell, convey and warrant unto

Hidden Oaks Commons, LLC, a Mississippi limited liability company
5036 1st Avenue
Long Beach, MS 39560
(228)-669-4814

that certain tract, piece or parcel of land situated and being located in Harrison County, State of Mississippi, more particularly described as follows, to-wit:

(See Exhibit A attached, Page 3)

INDEXING INSTRUCTIONS: Section 3, T8S, R12W Harrison County, MS

Page 1 of 5

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

IT IS AGREED and understood that the taxes for the current year have been presented as of this date on an estimated basis. When said taxes are actually determined, if the payment as of this date is incorrect, then the Grantor(s) agree to pay the Grantee(s), or its assigns, any deficit on an actual payment, and likewise, the Grantee(s) agrees to pay the Grantor(s), or its assigns, any amount overpaid by it.

WITNESS MY SIGNATURES, this the 17th day of July, 2026

Donna Scott, aka Donna L. Schepers

STATE OF MISSISSIPPI
COUNTY OF HARRISON

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the above stated jurisdiction, the within named Donna Scott, aka Donna L. Schepers who acknowledged that she signed and delivered the foregoing Warranty Deed on the day and year therein written as her own free and voluntary act and deed.

GIVEN under my hand and official seal on this the 17th day of July, 2026



NOTARY PUBLIC

Page 2 of 5

MINUTES OF SEPTEMBER 10, 2026
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Exhibit "A"

Parcel 2

A PARCEL OF LAND SITUATED AND BEING LOCATED IN THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 3, TOWNSHIP 8 SOUTH, RANGE 12 WEST, CITY OF LONG BEACH, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT THE INTERSECTION OF THE WEST LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 3, TOWNSHIP 8 SOUTH, RANGE 12 WEST WITH THE SOUTHERLY MARGIN OF DAUGHERTY ROAD; THENCE RUN NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 328.10 FEET ALONG THE SOUTHERLY MARGIN OF DAUGHERTY ROAD; THENCE RUN SOUTH 00 DEGREES 26 MINUTES 04 SECONDS WEST 167.55 FEET TO THE POINT OF BEGINNING; THENCE RUN FROM SAID POINT OF BEGINNING, SOUTH 89 DEGREES 49 MINUTES 30 SECONDS EAST 142.25 FEET; THENCE RUN SOUTH 00 DEGREES 20 MINUTES 01 SECONDS EAST 68.21 FEET; THENCE RUN SOUTH 29 DEGREES 29 MINUTES 21 SECONDS WEST 208.39 FEET; THENCE RUN NORTH 64 DEGREES 41 MINUTES 31 SECONDS WEST 202.86 FEET; THENCE RUN NORTH 60 DEGREES 52 MINUTES 37 SECONDS EAST 85.18 FEET; THENCE RUN NORTH 29 DEGREES 29 MINUTES 21 SECONDS EAST 140.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH RIGHT OF WAY FOR INGRESS AND EGRESS OVER THE FOLLOWING DESCRIBED PROPERTY, TO-WIT:

DESCRIPTION OF INGRESS-EGRESS EASEMENT:

A PARCEL OF LAND SITUATED AND BEING LOCATED IN THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 3, TOWNSHIP 8 SOUTH, RANGE 12 WEST, CITY OF LONG BEACH, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT THE INTERSECTION OF THE WEST LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 3, TOWNSHIP 8 SOUTH, RANGE 12 WEST WITH THE SOUTHERLY MARGIN OF DAUGHERTY ROAD; THENCE RUN NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 328.10 FEET ALONG THE SOUTHERLY MARGIN OF DAUGHERTY ROAD; THENCE RUN SOUTH 00 DEGREES 26 MINUTES 04 SECONDS WEST 167.55 FEET; THENCE RUN SOUTH 89 DEGREES 49 MINUTES 30 SECONDS EAST 142.25 FEET TO THE POINT OF BEGINNING, NORTH 00 DEGREES 20 MINUTES 01 SECONDS WEST 167.99 FEET TO THE SOUTHERLY MARGIN OF DAUGHERTY ROAD; THENCE RUN NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST

50.00 FEET ALONG THE SOUTHERLY MARGIN OF DAUGHERTY ROAD; THENCE RUN SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 236.20 FEET; THENCE RUN SOUTHER 29 DEGREES 29 MINUTES 21 SECONDS WEST 229.23 FEET; THENCE RUN NORTH 64 DEGREES 41 MINUTES 31 SECONDS WEST 42.44 FEET; THENCE RUN NORTH 29 DEGREES 29 MINUTES 21 SECONDS EAST 208.39 FEET THENCE RUN NORTH 00 DEGREES 20 MINUTES 01 SECONDS WEST 68.21 FEET TO THE POINT OF BEGINNING.

Also

Parcel 3

A PARCEL OF LAND SITUATED AND BEING LOCATED IN THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 3, TOWNSHIP 8 SOUTH, RANGE 12 WEST, CITY OF LONG BEACH, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

COMMENCING AT THE INTERSECTION OF THE WEST LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 3, TOWNSHIP 8 SOUTH, RANGE 12 WEST WITH THE SOUTHERLY MARGIN OF DAUGHERTY ROAD; THENCE RUN NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 328.10 FEET ALONG THE SOUTHERLY MARGIN OF DAUGHERTY ROAD; THENCE RUN SOUTH 00 DEGREES 26 MINUTES 04 SECONDS WEST 167.55 FEET TO A POINT; THENCE RUN SOUTH 29 DEGREES 29 MINUTES 21 SECONDS WEST 140.00 FEET; THENCE RUN SOUTH 60 DEGREES 52 MINUTES 37 SECONDS WEST 85.18 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 29° 29' 21" W 31.61 FEET; THENCE SOUTH 64° 41' 31" E 202.86 FEET TO A POINT ON THE WEST MARGIN OF INGRESS AND EGRESS EASEMENT; THENCE NORTH 29° 29' 21" E 31.61 FEET; THENCE NORTH 64° 41' 31" W 202.86 FEET TO THE POINT OF BEGINNING.

AND ALSO TOGETHER WITH A NON-EXCLUSIVE PERPETUAL EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER THE FOLLOWING DESCRIBED PROPERTY AS FOLLOWS, TO-WIT:

A PARCEL OF LAND SITUATED AND BEING LOCATED IN THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 3, TOWNSHIP 8 SOUTH, RANGE 12 WEST, CITY OF LONG BEACH, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

MINUTES OF SEPTEMBER 10, 2026
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

COMMENCING AT THE INTERSECTION OF THE WEST LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 3, TOWNSHIP 8 SOUTH, RANGE 12 WEST WITH THE SOUTHERLY MARGIN OF DAUGHERTY ROAD; THENCE RUN NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 328.10 FEET ALONG THE SOUTHERLY MARGIN OF DAUGHERTY ROAD; THENCE RUN SOUTH 00 DEGREES 26 MINUTES 04 SECONDS WEST 167.55 FEET; THENCE RUN SOUTH 89 DEGREES 49 MINUTES 30 SECONDS EAST 142.25 FEET TO THE POINT OF BEGINNING; THENCE RUN FROM SAID POINT OF BEGINNING, NORTH 00 DEGREES 20 MINUTES 01 SECONDS WEST 167.99 FEET TO THE SOUTHERLY MARGIN OF DAUGHERTY ROAD; THENCE RUN NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 50.00 FEET ALONG THE SOUTHERLY MARGIN OF DAUGHERTY ROAD; THENCE RUN SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 236.20 FEET; THENCE RUN SOUTH 29 DEGREES 29 MINUTES 21 SECONDS WEST 260.54 FEET; THENCE RUN NORTH 64 DEGREES 41 MINUTES 31 SECONDS WEST 42.44 +/- FEET TO THE SE CORNER OF PROPERTY CONVEYED TO GRANTORS HEREIN; THENCE RUN NORTH 29 DEGREES 29 MINUTES 21 SECONDS EAST 240.00 FEET; THENCE RUN NORTH 00 DEGREES 20 MINUTES 01 SECONDS WEST 68.21 FEET TO THE POINT OF BEGINNING.

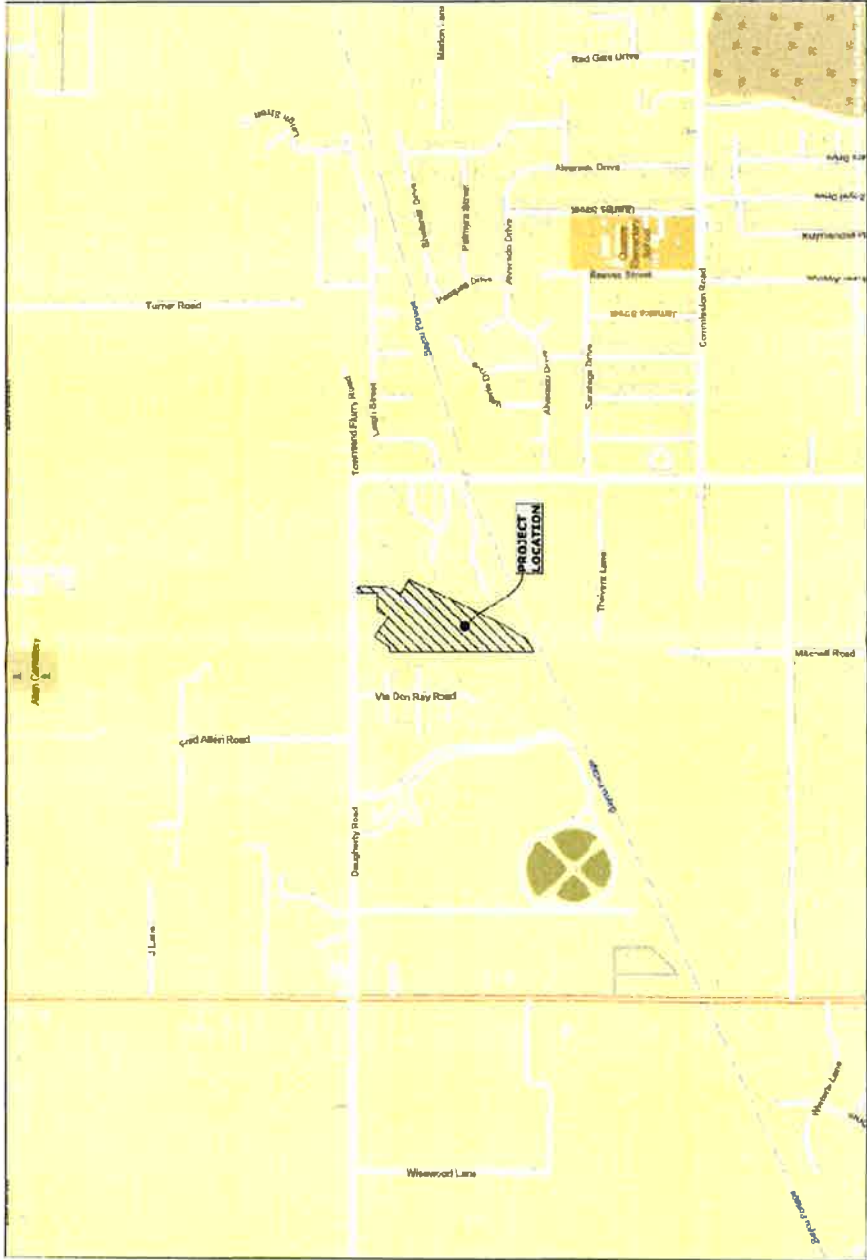
Also

A PARCEL OF LAND SITUATED AND BEING LOCATED IN THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 3, TOWNSHIP 8 SOUTH, RANGE 12 WEST, CITY OF LONG BEACH, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

COMMENCING AT THE INTERSECTION OF THE WEST LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 3, TOWNSHIP 8 SOUTH, RANGE 12 WEST WITH THE SOUTHERLY MARGIN OF DAUGHERTY ROAD; THENCE RUN NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 328.10 FEET ALONG THE SOUTHERLY MARGIN OF DAUGHERTY ROAD; THENCE RUN SOUTH 00 DEGREES 26 MINUTES 04 SECONDS WEST 167.55 FEET TO A POINT; THENCE SOUTH 29° 29' 21" W 140 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 60 DEGREES 52 MINUTES 37 SECONDS WEST 85.18 FEET; THENCE SOUTH 64° 41' 31" E 202.86 FEET TO A POINT; THENCE NORTH 29° 29' 21" E 68.39 FEET TO A POINT; THENCE NORTH 64° 41' 31" W 157.09 FEET TO THE POINT OF BEGINNING.

MINUTES OF SEPTEMBER 10, 2026
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

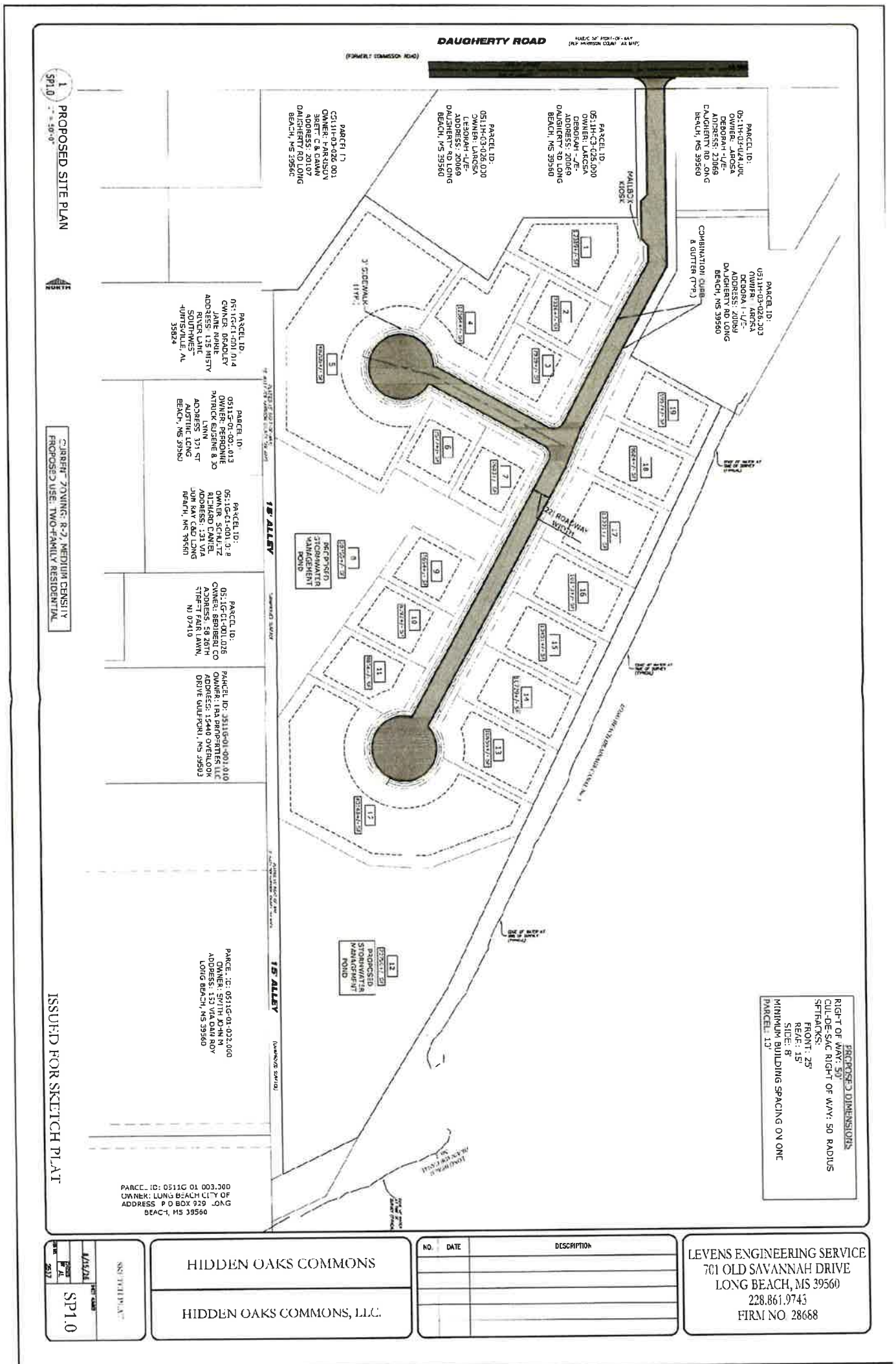
HIDDEN OAKS COMMONS
EXISTING PARCEL NO. 0511H-03-026.004, 0511H-03-026.007, &
0511H-03-026.009



1
T
VICINITY MAP
1" = 500'
LEVENS ENGINEERING SERVICE
701 OLD SAVANNAH DRIVE
LONG BEACH, MS 39560
228.551.9743
FIRM NO. 28588

INDEX TO SHEETS:
T1 - TITLE; VICINITY MAP
SP1.0 - PROPOSED SKETCH PLAT
ISSUED FOR SKETCH PLAT

**MINUTES OF SEPTEMBER 10, 2026
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**



MINUTES OF SEPTEMBER 10, 2026
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION
LONG BEACH FIRE DEPARTMENT
Plan Review and Inspection Form

Development Name: Hidden Oaks Sketch Plat
Address or Location: Daughtery Rd
Occupancy Type (according to NFPA code): NA
Type of Development: Subdivision
Occupancy Load if Applicable: NA
Number of Stories: 1
Building Name or Building Number being reviewed: NA

Plan Review and Occupancy Inspection:

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

Plan Review: Accepted [☐] Rejected [☒]

If Rejected State Reason:

D103.1 Access road width with a hydrant. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders.

D103.1- Dead end fire apparatus access road turnaround cul-da-sac diameter should be 96’

Reviewed by: Inspector Clayton Maxwell Date: 08/18/2026

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

Protecting Life and Property

MINUTES OF SEPTEMBER 10, 2026
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



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

MEMORANDUM

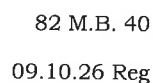
Date: 08/31/2026
To: City of Long Beach
From: Tyler Yarbrough
RE: Hidden Oaks Commons S/D Sketch Plat Review

Please see below for our engineering review comments, which should be addressed prior to City approval. These comments are in reference to their 08/17/2026 submittal. Please note that if there are protected trees intended for removal, the applicant shall follow the City's required process for removal of protected trees. Comments are listed below:

Comments:

1. The cul-de-sacs shall have a minimum width of 96 feet.
2. The square footage for Lot 2 does not meet the minimum requirements.

Biloxi | Long Beach | Pascagoula | Daphne



**MINUTES OF SEPTEMBER 10, 2026
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**



**OVERSTREET
& ASSOCIATES**
CONSULTING ENGINEERS

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

MEMORANDUM

Date: 09/10/2026
To: City of Long Beach
From: David Ball
RE: Hidden Oaks Commons S/D Sketch Plat Review

Please see below for our engineering review comments. These comments are in reference to their submittal of 09/10/2026. Please note that if there are protected trees intended for removal, the applicant shall follow the City's required process for removal of protected trees. Comments are listed below:

Comments:

1. The City's minimum sidewalk width is 4'. In our opinion, this can be resolved through the normal Preliminary Plat review process.
2. The City's required minimum pavement width is 27' from back-of-curb to back-of-curb. In our opinion, this can be resolved through the normal Preliminary Plat review process.
3. The transition from street to cul-de-sac will require a smoother transition, a "fillet" radius of 25' to 30' is typical. In our opinion, this can be resolved through the normal Preliminary Plat review process.

Biloxi | Long Beach | Pascagoula | Daphne

MINUTES OF SEPTEMBER 10, 2026
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

After considerable discussion and upon recommendation made by the City of Long Beach Engineer, Vice Chairman Sterling made motion, seconded by Commissioner Suthoff and unanimously carried recommending to table the application due to the applicant being absent.

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

APPROVED:

Chairman David DiLorenzo

DATE: _____

ATTEST: _____

Minutes Clerk Tina M. Dahl