

**MINUTES OF JULY 23, 2026
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

**AGENDA
JULY 23, 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- 4400 Beatline Road, Tax Parcel 0512B-01-015.000, Submitted by Kirk Edrington.
2. Variance- 413 Gulf View Avenue, Tax Parcel 0612A-03-011.000, Submitted by James and Constance Gilley (owners) and Jeanette Ladner, Contracting 24-7 (agent).

V. ANNOUNCEMENTS

VI. APPROVE MINUTES

1. July 9, 2026

VII. UNFINISHED BUSINESS

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

VIII. NEW BUSINESS

1. Short-Term Rental- 421 South Girard Avenue, Tax Parcel 0612F-02-029.000, Submitted by Kent L. Davidson Revocable Trust (owner) and Amanda Graham (property manager).
2. Tree Removal- 18516 Lopresto Avenue, Tax Parcel 0611G-01-033.001, Submitted by Shannon L. Gregory.
3. Tree Removal- 998 West Beach Blvd, Tax Parcels 0512J-03-024.000 and 0512J-03-025.000, Submitted by KFK Gulf Coast, LLC.

IX. DEVELOPMENT & RESEARCH

X. ADJOURN

*****NOTES*****

****All decisions made at this meeting are subject to a ten (10) day appeal for a Public Hearing and/or the Mayor and Board of Aldermen approval on August 4, 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 Tim Dulaney led the meeting in prayer.

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

Be it remembered that two Public Hearings were heard before the Long Beach Planning and Development Commission, Long Beach, Mississippi, were begun at 5:30 o'clock p.m., Thursday, July 23, 2026, in the Long Beach City Hall Meeting Room, 201 Jeff Davis Avenue, in said City, and the same being the time, date and place fixed for holding said Public Hearings.

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

Absent the Public Hearings were Commissioner Joey King and Building Inspector Shawn Barlow.

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

The first Public Hearing for discussion, a Variance for the property located at 4400 Beatline Road, Tax Parcel 0512B-01-015.000, submitted by Kirk Edrington, as follows:

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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 6-23-26
 Zoning R-1
 Agenda Date 7-23-26
 Check Number CC

VARIANCE REQUEST

- I. Tax Parcel Number(s): 0572B-01-015.00
- II. Address of Property Involved: 4400 Beathline Road Long Beach, MS 39560
- III. Statement clearly explaining the request being made. (Attach supplemental pages if necessary.)
Requesting a variance from the pedestrian sidewalk requirement for this property. Installation of sidewalk at this location would require covering existing drainage ditch which would cause problems resulting in substantial construction far beyond typical standard sidewalks.
****PLEASE COMPLETE THE FOLLOWING:**
- A. Describe any special condition that justify the granting of this request and that are peculiar to the property and do not apply to other properties in the general area. What are the reasons for the request and why the applicant cannot meet the stated code requirement? The property contains an existing drainage ditch/open waterway along the frontage. Installing a standard sidewalk would conflict with this drainage feature and require substantial modifications.
- B. Describe how the special condition discussed above is not the result of actions taken by the applicant. Show that the applicant did not cause the need for this request. The drainage ditch and existing site conditions were present before development of property and were not created by the applicant.
- 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?
Requiring a sidewalk would necessitate significant excavation, drainage modifications, and additional construction costs beyond those of a typical sidewalk installation, creating an unnecessary hardship.
- D. Show that denial of this request will deprive the applicant of rights commonly enjoyed by other properties in the general area and that the granting of this variance request will make possible the reasonable use of land while not conferring any special privilege. Outline how the subject of the variance is common in the area and if the applicant were to be denied this variance a right would be taken away which is granted to other properties. State how the variance makes reasonable use of the existing land and why the same action cannot be done in a way that does not require a variance. Show that granting of this variance does not give the applicant any special privileges that the properties in the area would find desirable. Granting the variance will allow reasonable use of the property while maintaining existing drainage. Similar properties in the area have received comparable consideration where drainage conditions prevent standard sidewalk construction.

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IV. REQUIRED ATTACHMENTS:

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

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

V. OWNERSHIP AND CERTIFICATION:

READ BEFORE EXECUTING. Attendance by the applicant(s) at the public hearing is mandatory; however, the applicant may designate a representative to attend the public hearing on his/her behalf, provided said representative has been properly designated to speak on the applicant's behalf either by written permission or oral designation by the applicant at the Public Hearing. If a continuance is to be granted, the applicant must request same in writing a minimum of seven (7) days in advance of the scheduled public hearing. The applicant acknowledges that, in signing this application, all conditions and requirements inherent in the process have been fully explained and understood, including the timetable for processing the application, the completed application with all necessary documents and payments must be returned to the Planning office not later than 21 days before the 2nd or 4th Thursday of each month. Receipt of fee(s) does not constitute receipt of completed application.

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

Kirk Edington
Name of Rightful Owner (PRINT)
19453 28th Street
Owner's Mailing Address
Long Beach MS 39500
City State Zip
228-861-3040
Phone
M. Edington 6/23/20
Signature of Rightful Owner Date

Kirk Edington
Name of Agent (PRINT)
19453 28th St.
Agent's Mailing Address
Long Beach MS 39500
City State Zip
228-861-3040
Phone
M. Edington 6/23/20
Signature of Applicant Date

MINUTES OF JULY 23, 2026
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CHANCERY CLERK - 1st JUDICIAL DISTRICT
Instrument 1025000568-D-11
Filed/Recorded 03/11/2024 12:10:01 PM
Total Fees 25.00
3 Pages Recorded

PREPARED BY AND RETURN TO:
David W. Jones, Attorney, PLLC
1605 Twenty-third Avenue
Gulfport, MS 39501
(228) 864-8965 x2
File #249019

INDEXING INSTRUCTIONS:
2 parcels in part of Lot 8,
R. Inglis Subdivision

STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, the undersigned, Owen R. McNally and Lindsay H. McNally, 20065 Commislon Road, Apt. C, Long Beach, MS 39560, (228) 365-2500, do hereby sell, convey and warrant unto, Brian Kirk Edrington, 19453 -- 28th Street, Long Beach, MS 39560, (228) 861-3040, the following described land and property being located in the First Judicial District of Harrison County, Mississippi, being more particularly described as follows, to-wit:

PARCEL "A":
A parcel of land containing 0.215 acres, more or less, situated in Lot 8 of the R. Inglis's Subdivision, Section 15, Township 8 South, Range 12 West, City of Long Beach, First Judicial District, Harrison County, Mississippi, described as follows:

Commencing at an iron rod set at the intersection of the North margin of Johnson Road and the East margin of Beatline Road; thence North 00 degrees 13 minutes 58 seconds West along said East margin 96.83 feet to an iron rod being the Point of Beginning; thence continue North 00 degrees 13 minutes 58 seconds West

along said East margin 96.81 feet to a mag nail; thence South 89 degrees 28 minutes 49 seconds East 70.75 feet to an iron rod; thence South 01 degrees 39 minutes 51 seconds East 15.15 feet to an iron rod; thence North 89 degrees 34 minutes 25 seconds East 29.99 feet to an iron rod; thence South 00 degrees 54 minutes 21 seconds East 82.29 feet to an iron rod; thence North 89 degrees 25 minutes 06 seconds West 102.10 feet to the Point of Beginning

PARCEL "B":
A parcel of land containing 0.228 acres, more or less, situated in Lot 8 of the R. Inglis's Subdivision, Section 15, Township 8 South, Range 12 West, City of Long Beach, First Judicial District, Harrison County, Mississippi, described as follows:

Commencing at an iron rod set at the intersection of the North margin of Johnson Road and the East margin of Beatline Road, being the Point of Beginning; thence North 00 degrees 13 minutes 58 seconds West along said East margin 96.83 feet to an iron rod; thence South 89 degrees 25 minutes 08 seconds East 102.10 feet to an iron rod; thence South 00 degrees 54 minutes 21 seconds East 96.85 feet to an iron rod set on the North margin of Johnson Road; thence North 88 degrees 25 minutes 08 seconds West along said North margin 103.23 feet to the Point of Beginning.

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.

AD VALOREM TAXES for the current year have been pro-rated and are hereby assumed by the Grantee herein.

WITNESS OUR SIGNATURES, on March 7, 2024

Owen R. McNally

Lindsay H. McNally

STATE OF MISSISSIPPI
COUNTY OF HARRISON

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

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, on March 7, 2024.

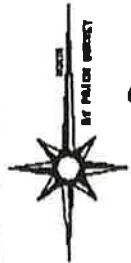
My Commission Expires
January 8, 2025



NOTARY PUBLIC

MINUTES OF JULY 23, 2026
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NOTE: BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN
ZONE X OF THE FLOOD INS. RATE MAP, 2004TC03580
DATED 5/18/2008.



- LEGEND:
- IRON ROD FOUND
 - IRON ROD SET
 - IRON PIPE FOUND
 - (103.0') DENOTED DEED CALL

ZONED: R-1
SET-BACK:
FRONT: 25'
SIDE: 5'
REAR: 15'

SCALE: 1" = 40'

LEGAL DESCRIPTION: TAX PARCEL 0512B-01-015.000

A PARCEL OF LAND CONTAINING 0.443 ACRES, MORE OR LESS,
SITUATED IN LOT 8 OF THE R. INGLIS' SUBDIVISION, SECTION
15, T-8-S, R-12-W, CITY OF LONG BEACH, 1ST. JUDICIAL
DISTRICT, HARRISON COUNTY, MISSISSIPPI, DESCRIBED AS
FOLLOWS:

COMMENCING AT A IRON ROD SET AT THE INTERSECTION OF THE
NORTH MARGIN OF JOHNSON ROAD AND THE EAST MARGIN OF BEATLINE
ROAD, BEING THE POINT OF BEGINNING;
THENCE N00°13'58"W ALONG SAID EAST MARGIN 193.64 FT. TO A
MAG NAIL; THENCE S89°25'49"E 70.75 FT. TO A IRON ROD; THENCE
S01°39'51"E 15.15 FT. TO A IRON ROD; THENCE S89°34'25"E
29.89 FT. TO A IRON ROD; THENCE S00°54'21"E 179.14 FT. TO A
IRON ROD SET ON THE NORTH MARGIN OF JOHNSON ROAD; THENCE
N89°25'06"W ALONG SAID MARGIN 103.23 FT. TO THE POINT OF
BEGINNING.

LEGAL DESCRIPTION: PARCEL 'A'

A PARCEL OF LAND CONTAINING 0.215 ACRES, MORE OR LESS,
SITUATED IN LOT 8 OF THE R. INGLIS' SUBDIVISION, SECTION
15, T-8-S, R-12-W, CITY OF LONG BEACH, 1ST. JUDICIAL
DISTRICT, HARRISON COUNTY, MISSISSIPPI, DESCRIBES AS
FOLLOWS:

COMMENCING AT A IRON ROD SET AT THE INTERSECTION OF THE
NORTH MARGIN OF JOHNSON ROAD AND THE EAST MARGIN OF
BEATLINE ROAD; THENCE N00°13'58"W ALONG SAID EAST MARGIN
96.83 FT. TO A IRON ROD BEING THE POINT OF BEGINNING;
THENCE CONTINUE N00°13'58"W ALONG SAID EAST MARGIN 96.81
FT. TO A MAG NAIL; THENCE S89°25'49"E 70.75 FT. TO A IRON
ROD; THENCE S01°39'51"E 15.15 FT. TO A IRON ROD; THENCE
N89°34'25"E 29.89 FT. TO A IRON ROD; THENCE S00°54'21"E
82.29 FT. TO A IRON ROD; THENCE N89°25'06"W 102.10 FT. TO
THE POINT OF BEGINNING.

LEGAL DESCRIPTION: PARCEL 'B'

A PARCEL OF LAND CONTAINING 0.228 ACRES, MORE OR LESS, SITUATED IN
LOT 8 OF THE R. INGLIS' SUBDIVISION, SECTION 15, T-8-S, R-12-W, CITY
OF LONG BEACH, 1ST. JUDICIAL DISTRICT, HARRISON COUNTY, MISSISSIPPI,
DESCRIBED AS FOLLOWS:

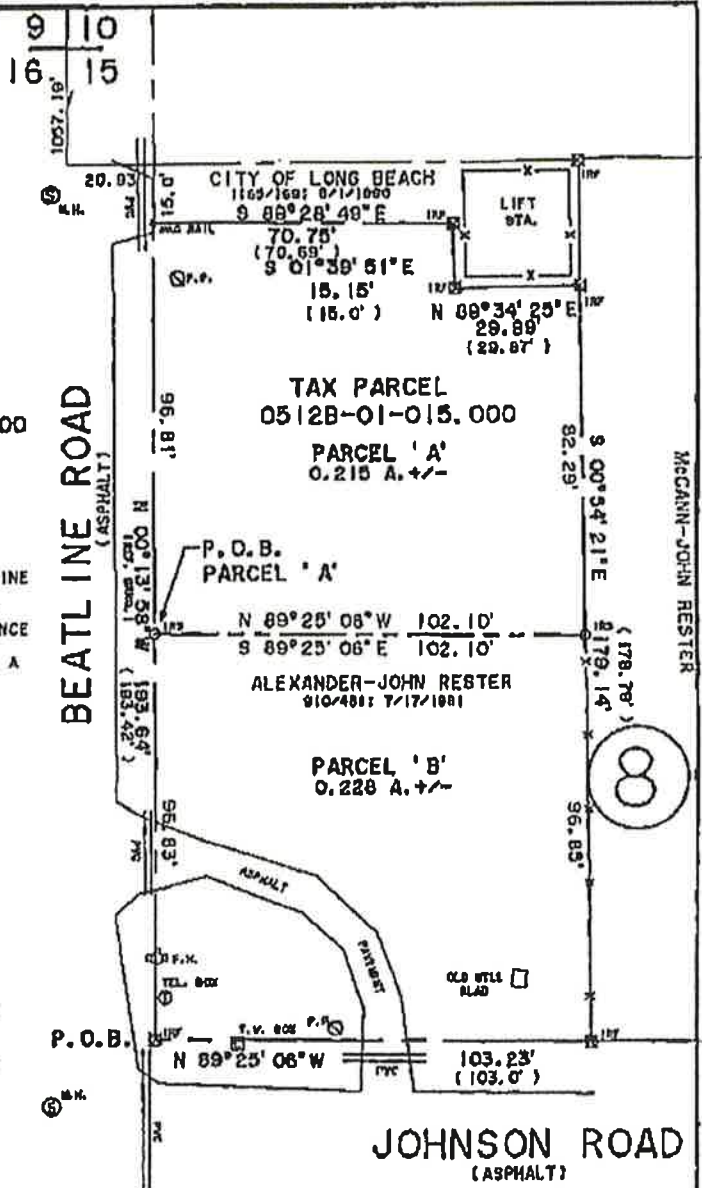
COMMENCING AT A IRON ROD SET AT THE INTERSECTION OF THE NORTH MARGIN
OF JOHNSON ROAD AND THE EAST MARGIN OF BEATLINE ROAD, BEING THE POINT
OF BEGINNING; THENCE N00°13'58"W ALONG SAID EAST MARGIN 96.83 FT. TO
A IRON ROD; THENCE S89°25'06"E 102.10 FT. TO A IRON ROD; THENCE
S00°54'21"E 96.83 FT. TO A IRON ROD SET ON THE NORTH MARGIN OF
JOHNSON ROAD; THENCE N89°25'06"W ALONG SAID NORTH MARGIN 103.23 FT.
TO THE POINT OF BEGINNING.

THIS IS TO CERTIFY THAT I HAVE SURVEYED THE HEREON DESCRIBED PARCELS OF LAND AS SHOWN HEREON AND THAT ALL
MEASUREMENTS AND OTHER DATA INDICATED HEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.
ATTENTION IS CALLED TO THE VARIANCE BETWEEN THE DEED CALLS AND THE CORNERS RECOVERED.
ATTENTION IS CALLED TO THE ENCROACHMENT OF THE VARIOUS UTILITY STRUCTURES ALONG THE WEST AND SOUTH PROPERTY LINES.
THIS SURVEY WAS MADE FOR MR. STEVE McNALLY, JUNE 24 & 30, 2014.

JAMES R. CLARK, P.L.S.
P.O. BOX 4108
GULFPORT, MS, 39502
MS. CL. 9

JAMES R. CLARK
REGISTERED
SURVEYOR

MP 185.



MINUTES OF JULY 23, 2026
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



HARRISON COUNTY, MISSISSIPPI



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

MAP DATE: June 23, 2026

MINUTES OF JULY 23, 2026
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The Clerk reported that eight (8) 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 NOTICES
PUBLIC HEARING

In accordance with Section 2 of the City of Long Beach Ordinance 587 last amended by Ordinance 625-010 and 647, notice is hereby given advising that the Planning and Development Commission for the City of Long Beach will hold a Public Meeting for the purpose of considering a Variance.

Var. 143899, 15433 28th Street, Long Beach, MS, 39560, has filed an application for a Variance in accordance with the Long Beach Standard Ordinance. The applicant is requesting a Variance from the placement of a sign on a newly developed lot. The location of the proposed Variance is 15433 28th Street, Lot 15433-01-01-001. The legal description is as follows:

BEG AT INTER OF BEATLINE RD. TO D. J. JOHNSON RD. N 96.5 FT E 122.1 FT S 96.9 FT. TO N 1/4 OF JOHNSON RD. W 104.7 FT. A CORNER TO THE PART OF LOT 8 F INCL. SUB. N 1/4 OF HWY 1/4 OF SEC. 15 & 12.

Any person wishing to consider the proposed variance should file a written objection with the City of Long Beach, Mississippi, 201 Jeff Davis Avenue, Room 303, by July 23, 2026, at 5:00 PM. The hearing will be held on July 23, 2026, at 7:00 PM, at the City of Long Beach, Mississippi, 201 Jeff Davis Avenue. The City encourages all citizens, groups and organizations to attend the hearing if they have any objections to the proposed variance.

/s/ signed
City Clerk
Planning Commission

201 Jeff Davis • 39200 • Long Beach, MS 39560 • (601) 666-1555 • FAX (601) 666-2621
www.cityoflongbeach.ms

AVERY 3160	TRISTON ADDRESS LISTING	GO TO ANY/ALL/TEMPLATES
Bigroll Austin M 20592 Johnson Road Long Beach, MS 39560	Hindges David Pay-FTA 20588 Johnson Road Long Beach, MS 39560	Jewes Andrew and Kelly Tiera 4426 Beatline Road Long Beach, MS 39560
Lykins Richard J and Janice D 20593 Johnson Road Long Beach, MS 39560	Old Melvin C and Kathleen S 4390 Beatline Road Long Beach, MS 39560	Stidd Roselee J and Tyler and Thomas 4386 Beatline Road Long Beach, MS 39560
TCD Stop N Go of Long Beach LLC 16303 Hwy 53 Gulfport, MS 39503	A-Strategy 5 LLC 826 Ivy Wall Drive Houston, TX 77079	

ATTENDANCE

STATE OF MISSISSIPPI
COUNTY OF HARRISON
CITY OF LONG BEACH

I, NICK B. BISHOP, do hereby certify that the following persons were present at the public hearing held on July 23, 2026, at the City of Long Beach, Mississippi, for the purpose of considering the proposed Variance 143899, 15433 28th Street, Long Beach, MS, 39560.

1. That the following persons were present at the public hearing:

2. That the following persons were present at the public hearing:

3. That on July 23, 2026, the following persons were present at the public hearing:

Given under my hand and the Seal of the City of Long Beach, Mississippi, this 23rd day of June 2026.

Signature
NICK B. BISHOP

SWORN TO AND SUBSCRIBED before me on this the 23rd day of June 2026.

My Commission Expires



NOTARY PUBLIC

MINUTES OF JULY 23, 2026 REGULAR MEETING

LONG BEACH PLANNING and DEVELOPMENT COMMISSION

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

[illegible]

Chairman DiLorenzo asked for anyone speaking in favor or opposition and no one came forward.

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

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

The second Public Hearing for discussion, a Variance for the property located at 413 Gulf View Avenue, Tax Parcel 0612A-03-011.000, submitted by James and Constance Gilley (owners) and Jeanette Ladner, Contracting 24-7 (agent), as follows:

**MINUTES OF JULY 23, 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	<u>6/26/26</u>
Zoning	
Agenda Date	<u>7/23/26</u>
Check Number	<u>3648</u>

VARIANCE REQUEST

- I. Tax Parcel Number(s): 0612A-03-011.000
- II. Address of Property Involved: 413 Gulf View Ave. Long Beach, MS 39560
- III. Statement clearly explaining the request being made. (Attach supplemental pages if necessary.)
We are requesting a variance to allow the front staircase to be in the 25' front setback.
15' Variance

****PLEASE COMPLETE THE FOLLOWING:**

- A. Describe any special condition that justify the granting of this request and that are peculiar to the property and do not apply to other properties in the general area. What are the reasons for the request and why the applicant cannot meet the stated code requirement?
This parcel has unique property lines. The front distance is 29.8' from the center of the street to the property line where the properties north of this lot have 15.8'. The lots to the south have the same front distance, but they have an additional 10' on the rear property line creating a narrower depth in comparison with the neighboring lots.
- B. Describe how the special condition discussed above is not the result of actions taken by the applicant. Show that the applicant did not cause the need for this request.
The street gradually gets wider the further south you go creating a narrower depth. The lot that borders the rear property line is 10' wider than the other parcels.
- C. Show that an unnecessary hardship exists due to the character of the property and that this hardship makes the request necessary. State what hardship is caused if the applicant is required to meet code requirements? What is the result of this hardship? What would result if the Zoning Board denied this request?
The driveway and parking are designed on the north side of the parcel for parking and entering the parking under the house. There are oak trees that prevent the homeowner from accessing the south side of the house. The distance from the center of the street to the staircase if in the setback will be the same as the other houses in the area creating a uniform look.
- 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 design of the staircase on this house will be in uniform with the other elevated houses in the area and the granting of this request will allow the homeowners to utilize the access to the parking under the house without diminishing the look of the house.

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- B. **Survey and Site Plan.** a site plan showing the land area which would be affected, easements bounding and intersecting the designated area, the locations of existing and proposed structures with supporting open facilities, and the ground area to be provided and continuously maintained for the proposed structure or structures;
- C. **Recorded Warranty Deed.** A deed which includes a legal description of the specific piece of property involved in the request. If, several parcels are included in a request, individual parcel deeds AND a composite legal description of all parcels involved in the request must be provided.
- D. **Fee.** Attach a check in the amount of \$200.00. This check should be made payable to the **City of Long Beach** to cover administrative cost. You will also be responsible to actual costs, such as advertising and mailing incurred with the processing of your application.

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

V. OWNERSHIP AND CERTIFICATION:

READ BEFORE EXECUTING. Attendance by the applicant(s) at the public hearing is mandatory; however, the applicant may designate a representative to attend the public hearing on his/her behalf, provided said representative has been properly designated to speak on the applicant's behalf either by written permission or oral designation by the applicant at the Public Hearing. If a continuance is to be granted, the applicant must request same in writing a minimum of seven (7) days in advance of the scheduled public hearing. The applicant acknowledges that, in signing this application, all conditions and requirements inherent in the process have been fully explained and understood, including the timetable for processing the application, the completed application with all necessary documents and payments must be returned to the Planning office not later than 21 days before the 2nd or 4th Thursday of each month. Receipt of fee(s) does not constitute receipt of a completed application.

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

James and Constance Gilley
 Name of Rightful Owner (PRINT)

890 Fairground Spur Road
 Owner's Mailing Address

New Albany, MS 38652
 City State Zip

662-316-5202
 Phone

James Gilley 25/06/26
 Signature of Rightful Owner Date
Constance Gilley 25/06/26
 Signature of Rightful Owner Date

Jeannette Ladner, Contracting 24-7
 Name of Agent (PRINT)

PO Box 6496
 Agent's Mailing Address

Gulfport, MS 39506
 City State Zip

228-861-3219
 Phone

[Signature] 6/25/26
 Signature of Applicant Date

MINUTES OF JULY 23, 2026
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

Prepared by and Return to:
Coastline Title & Escrow, LLC
8405 Indian Hill Blvd.
Diamondhead, MS 38528
Phone: 228-258-4349
Fax: 228-878-2215

1st JUDICIAL DISTRICT
INSTRUMENT 2026-0007038-D-J1
FILED/RECORDED 4/22/2026 2:10:01 PM
TOTAL FEES \$28.00
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File #: 2026-1098
Indexing Instructions: EXEMPT

STATE OF MISSISSIPPI
COUNTY OF HARRISON
1st JUDICIAL DISTRICT

WARRANTY DEED

For and in consideration of the sum of TEN DOLLARS (\$10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged,

Lund & Sea Holdings LLC, a Pennsylvania Limited Liability Company (Grantor)
311 Weddellman Road
Berlin, PA 17530
(610) 233-8984

do hereby sell, convey, bargain and warrant to

James Ricky Gilley and Christopher Gilley (Grantees)
890 Fairground Spine Road
New Albany, MS 38651
(662) 316-5262

As joint tenants with full rights of survivorship and not as tenants in common, the following described real property situated and located in Harrison County, State of Mississippi, more particularly and certainly described as:

Page 1 of 3

Lots 8 and 9 less the East 20 feet thereof, and all of Lot 10, Block 1, Gulf View Court resurvey, a subdivision according to the map or plat thereof on file and of record in the office of the Chancery Clerk in the First Judicial District of Harrison County, Mississippi, in Plat Book 15, at Page 41.

Being the property obtained by Grantor under Warranty Deed filed for record on September 20, 2023, in the office of the Chancery Clerk of the First Judicial District of Harrison County, in Instrument #2023-0018911-D-J1.

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

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

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

THIS SPACE IS INTENTIONALLY LEFT BLANK

Page 2 of 3

WITNESSED on this the 17 day of April, 2026.

GRANTOR:

Lund & Sea Holdings LLC, a Pennsylvania Limited Liability Company

By: Deanna Lynn Jordon-Ickes - Sole member
Deanna Lynn Jordon-Ickes, Sole Member

State of Pennsylvania
County of Schenectady

Personally appeared before me, the undersigned authority in and for said county and state, on this 17 day of April, 2026, within my jurisdiction, the within named Deanna Lynn Jordon-Ickes, who acknowledged that she is Sole Member of Lund & Sea Holdings LLC, a Pennsylvania Limited Liability Company, and that for and on behalf of the said company, and as its act and deed she executed the above and foregoing instrument, after first having been duly authorized so to do.

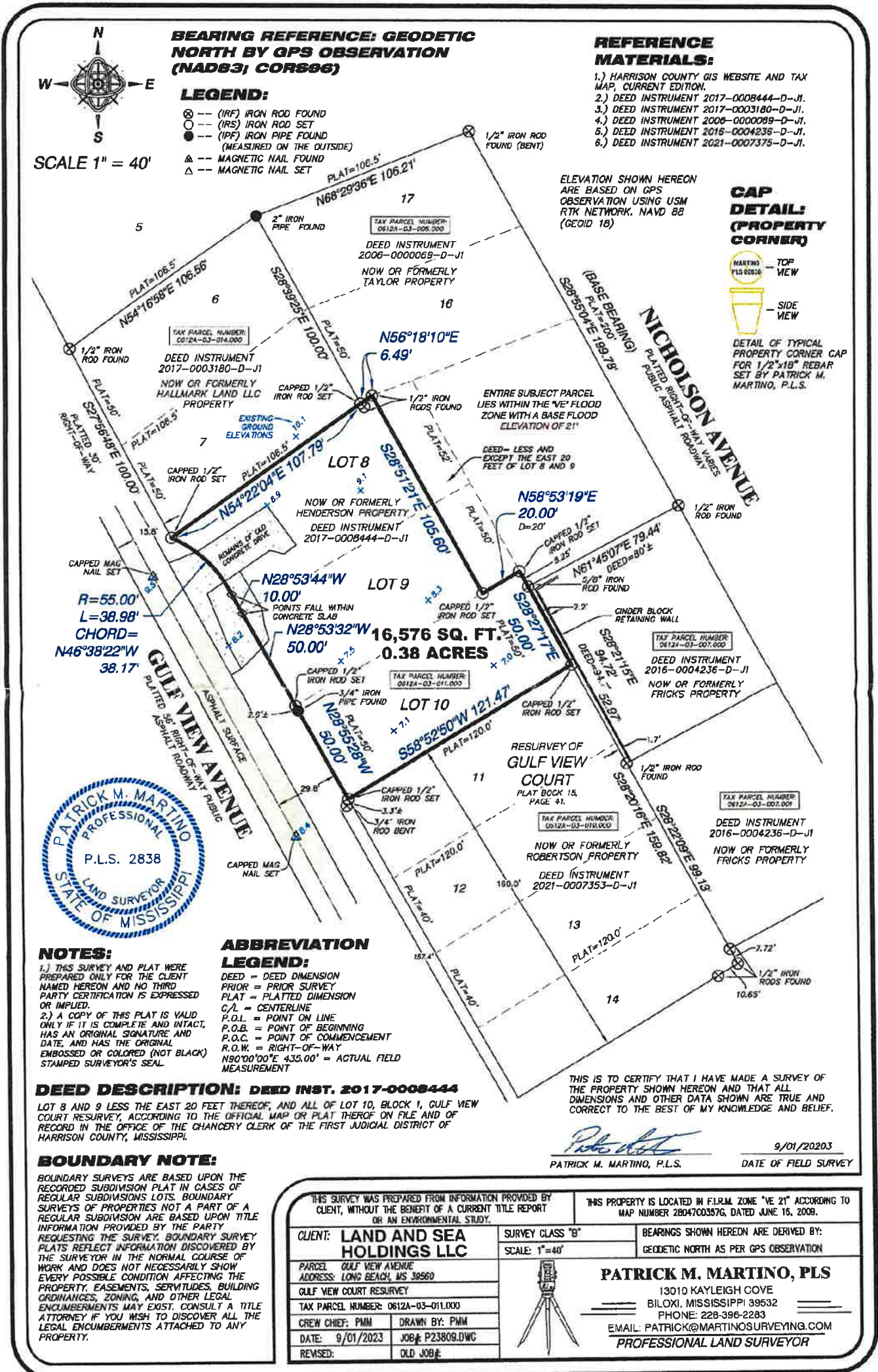
Kathleen Watson
Notary Public
My Commission Expires: 8-11-29

Commonwealth of Pennsylvania - Notary Seal
KATHLEEN E. WATSON, Notary Public
Redford County
My Commission Expires August 11, 2029
Commission Number: 1402280

TAX NOTICES: Grantees are responsible for the property taxes.

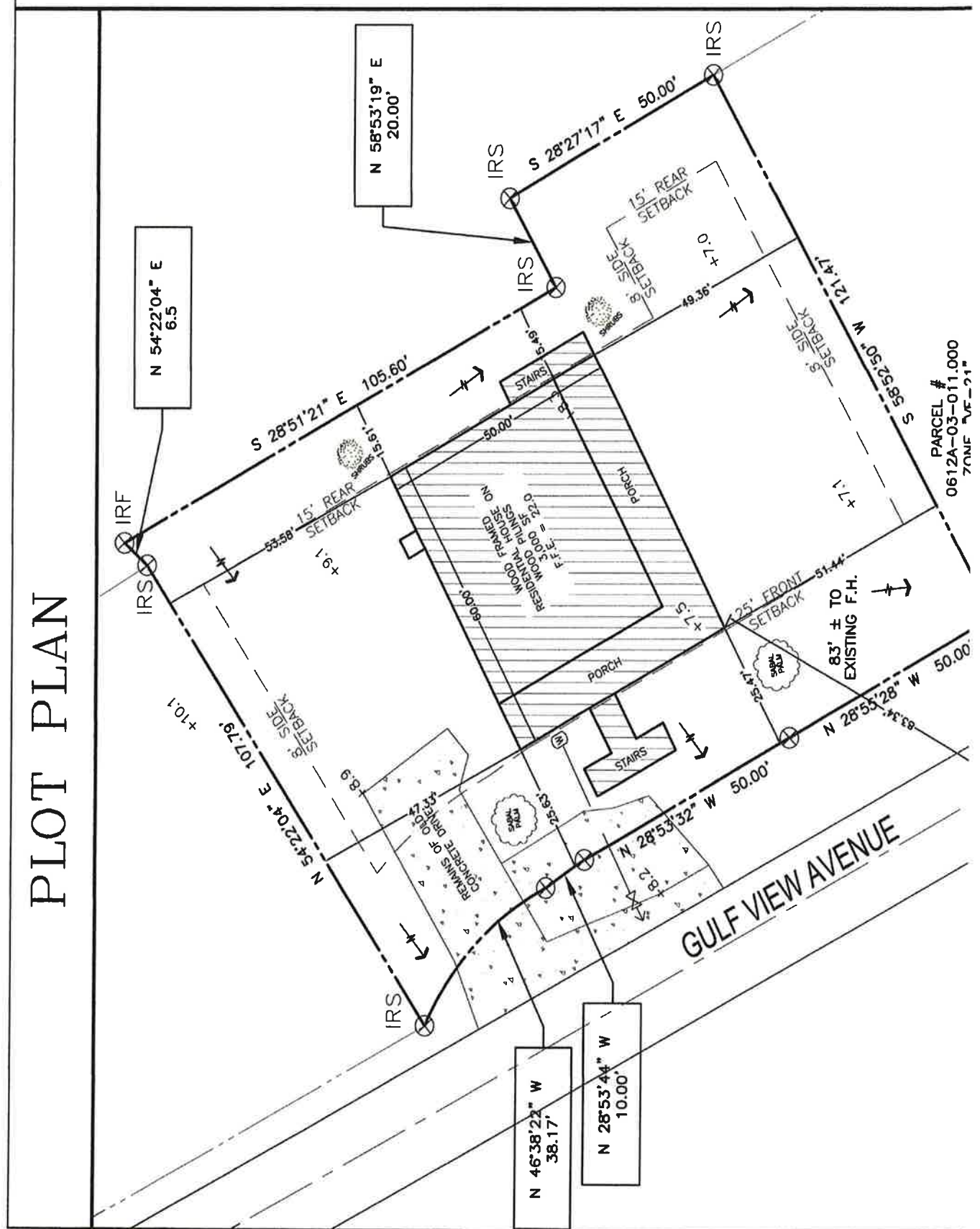
Page 3 of 3

MINUTES OF JULY 23, 2026
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



MINUTES OF JULY 23, 2026 REGULAR MEETING

LONG BEACH PLANNING and DEVELOPMENT COMMISSION



The Clerk reported that twenty (20) notices of public hearing were sent by regular mail to property owners within one hundred sixty feet (160') of the subject property. Notices were also posted on the bulletin boards at City Hall, the Building Official's Office, and the Water Department, 201 Jeff Davis Avenue and the Long Beach Public Library, 209 Jeff Davis Avenue; said notice was ordered as part of these proceedings:

MINUTES OF JULY 23, 2026
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



LEGAL NOTICE
PUBLIC HEARING

In accordance with Article XIV of the Comprehensive Zoning Ordinance, Long Beach, Mississippi, the City of Long Beach, Mississippi, Planning and Development Commission for the City of Long Beach will hold a Public Hearing for the public discussion of considering a Variance.

James and Constance Giley (owners) 3917 Highway Spur Road, New Albany, MS, 38554 and Jarrette Ladner, Contracting 2477 (agent) PO Box 6126, Gulfport, MS, 39506, have filed an application for a Variance in accordance with the Comprehensive Long Beach Ordinance to allow a Variance. The applicants are requesting a 25 foot variance to allow the front staircase to be in the 25' from setback. The City's requirements for front yard setbacks are 25 feet.

The location of the subject is 413 Gulfview Avenue, Tax Parcel 0024 00 011 000. The legal description is as follows:

LOTS 8 & 9 LESS E 20 FT AND LOT 10 BLK 1 GULFVIEW COURT PCLSR/VFY

A Public Hearing to consider the above Variance request will be held in the City of Long Beach, Mississippi, on Friday, July 23, 2026, at 5:30 p.m. in the Long Beach City Hall Meeting Room located at 261 Jett Drive Avenue. The city encourages all residents, groups and organizations to contact the city if they have any questions concerning this petition.

/s/ [Signature]
Chairman
Planning and Development Commission

211 Jett Drive • Box 124 • Long Beach, MS 39560 • (228) 601-1550 • FAX (228) 601-0821
www.longbeachmississippi.com

AVERY Taylor Katherine D 500 South Nicholson Avenue Long Beach, MS 39560	Long Beach, Mississippi Scheib Julie A - Estate 406 South Nicholson Avenue Long Beach, MS 39560	Long Beach, Mississippi Decker James L and Erka L 100 South Nicholson Avenue Long Beach, MS 39560
Higley Brent and Elm Trust 3502 Powder Mill Circle Rapid City, SD 57712	Halmark Land LLC 1637 S Jeffell Drive Jackson, MS 39211	Robertson Donna and Martin Prunty 2223 Marquette Street New Orleans, LA 70115
Frick Teri and Carolyn 35586 AL Hwy 75 S Ft. Worth, TX 76107	Urban Painting and Construction LLC 4528 Garden Walkers Road Gautier, MS 39557	Seviges Nathaniel and Laureligh S 515 Gulf View Avenue Long Beach, MS 39560
Wilson Barry C and Debra A 250 Elm Lawn Drive Marrero, LA 70072	Wilson Barry 404 East Beach Blvd Long Beach, MS 39560	Dolphin Dreamer Cottage LLC 453 5th Street Albany, GA 31706
Conales Tori S and Doreen J 39507 Lake Bird Avenue Pineville, LA 70769	Hill Rainey Estate PO Box 825 Long Beach, MS 39560	Ladee Michelle Marie and Riley 414 Gulf View Avenue Long Beach, MS 39560
Crowell Rentals, LLC 85 Reid Rivers Road Jaysville, MS 39564	Damon Paul Acosta - Irrevocable Trust 13120 Quail Meadow Drive Baton Rouge, LA 70817	Petite Ronald P and Karen Levasseur 1010 Louisiana Hwy 494 Natchitoches, LA 71457
Webb Family Ltd Partnership NO 9 910 M Street S E 1-10 Washington, DC 20001	White Jason and Drancy 407 South Nicholson Avenue Long Beach, MS 39560	

AFFIDAVIT

STATE OF MISSISSIPPI
COUNTY OF HARRISON
CITY OF LONG BEACH

I, [Signature], the undersigned legal authority authorized to administer oaths in and for the jurisdiction aforesaid, on this day personally appeared [Signature], JANA 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, deposed and says on oath as follows:

- That she is the duly appointed and acting Minutes Clerk of the City of Long Beach, Mississippi Planning Commission;
- That in such capacity, she is responsible for mailing Notices of Public Meeting to the purpose of notifying property owners within One Hundred Sixty Feet (160') of the subject property, when applications for zoning map changes, variances, appeals, etc., are filed, as stipulated in Ordinance Number 595 of the City of Long Beach; and other matters pertaining to such public meetings and the business of the Planning Commission and for the City of Long Beach;
- That on June 29, 2026, she did cause to be mailed, Notice of Public Meeting, a copy of which is attached hereto, to 20 (twenty) property owners within 160' (one hundred sixty feet) within the right-of-way of Tax Parcel Number 0024 00 011 000, notifying them that a Public Meeting will be held, Thursday, July 23, 2026, to consider an application for a Variance filed by James and Constance Giley (owners) and Jarrette Ladner, Contracting 2477 (agent).

Given under my hand this 29th of June 2026

[Signature]
JANA M. DALL, CLERK

SWORN TO AND SUBSCRIBED before me on this 29th day of June 2026

My Commission Expires [blank] NOTARY PUBLIC



The Clerk reported that she did cause to be published in the Gazebo Gazette, a newspaper with general circulation in the City of Long Beach, and published in Harrison

MINUTES OF JULY 23, 2026
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION
County, Legal Notice of Public Hearing, as evidenced by the Publisher's Proof of
Publication as follows:

Proof of Publication



STATE OF MISSISSIPPI
COUNTY OF HARRISON

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

Vol. 27 No. 2 dated 3 day of July, 2026
Vol. ____ No. ____ dated ____ day of ____, 20____
Vol. ____ No. ____ dated ____ day of ____, 20____
Vol. ____ No. ____ dated ____ day of ____, 20____
Vol. ____ No. ____ dated ____ day of ____, 20____
Vol. ____ No. ____ dated ____ day of ____, 20____
Vol. ____ No. ____ dated ____ day of ____, 20____
Vol. ____ No. ____ dated ____ day of ____, 20____

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

Subscribed and sworn to before me this 12 day of July, A.D. 2026


Notary Public

Chairman DiLorenzo asked for anyone speaking in favor or opposition and no one came forward.

Commissioner Suthoff made motion, seconded by Commissioner Baas, Jr. and unanimously carried to close the Public Hearing.

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

Be it remembered that a Regular Meeting before the Long Beach Planning and Development Commission, Long Beach, Mississippi, was begun at 5:30 o'clock p.m., Thursday, the 23rd day of July 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, Sean Hughes, Ray Baas, Jr, Philip LeBlanc, City Advisor Bill Hessell, Building Official Mike Gundlach, and Minutes Clerk Tina M. Dahl.

MINUTES OF JULY 23, 2026
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

Absent the Regular Meeting were Commissioner Joey King and Building Inspector Shawn Barlow.

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

Commissioner Suthoff made motion, seconded by Commissioner Baas, Jr. and unanimously carried to approve the Regular Meeting minutes of July 9, 2026, as submitted.

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

MINUTES OF JULY 23, 2026
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



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

Office use only
Date Received 3/4/26
Zoning R-1
Agenda Date 4/9/26
Check Number 1691

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

II. ADVA LOREM TAX PARCEL NUMBER(S): #0512B-01-029.000

III. GENERAL LOCATION OF PROPERTY INVOLVED: JOHNSON RD EAST

IV. ADDRESS OF PROPERTY INVOLVED: 20583 JOHNSON RD

V. GENERAL DESCRIPTION OF REQUEST: Subdivision of 7 HOUSES TO BE BUILT
Into COMPASS COVE

VI. **REQUIRED ATTACHMENTS:**

A. Twenty (20) working days prior to the regular monthly meeting of the planning commission the following documents must be submitted:

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

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

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

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

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

VII. **OWNERSHIP AND CERTIFICATION:**

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

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

<u>Timothy DENS (DENS HOMES)</u> Name of Rightful Owner (PRINT)	<u>[Signature]</u> Name of Agent (PRINT)
<u>5 PO BOX 309</u> Owner's Mailing Address	<u>[Signature]</u> Agent's Mailing Address
<u>LONG BEACH MS 39560</u> City State Zip	<u>[Signature]</u> City State Zip
<u>228 924-5265</u> Phone	<u>[Signature]</u> Phone
<u>DENS HOMES CO @ gmail.com</u> Email address	<u>[Signature]</u> Email address
<u>[Signature]</u> Signature of Rightful Owner	<u>[Signature]</u> Signature of Applicant
<u>MARCH 4, 2026</u> Date	<u>[Signature]</u> Date

MINUTES OF JULY 23, 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: 07/15/2026
To: City of Long Beach
From: Tyler Yarbrough
RE: **Compass Cove Preliminary Plat Review**

Please see below for our engineering review comments on the latest set of plans we have in-hand (as received on 7/14/2026). We recommend that these comments should be addressed prior to City approval.

Construction Plans:

C2.00:

1. Based on a recent decision by the Mayor and Board of Aldermen, the clause regarding the payment to the City for performance of the final 1-1/2" pavement course should be deleted. The City will not allow that methodology.

Drainage & Detention Analysis Comments:

2. The developer intends to request permission to avoid construction of a detention facility for the site, which he has submitted in writing in a letter of 6/17/2026. We do not recommend that the development be granted approval without addressing the post-development drainage concerns. We offer the following comments about the drainage & detention system:
 - a. The City's ordinances require developments to not increase the runoff rates post-development when compared to pre-development rates, which helps protect downstream and upstream properties.
 - b. Although we have differences in the exact flowrate, we mutually agree with the developer that the total runoff flowrate to the north side of the property (Johnson Rd.) could increase by approx. 4-7 CFS after development. This increased flowrate must drain through the City's drainage system along the south side of Johnson Rd., eventually falling into a ditch system just east of Penny Lane which meanders south and eventually drains into Canal 1.
 - c. We also mutually agree that the total runoff flowrate to the south side of the property (toward Beau Braun) could decrease by approx. 1 CFS. This particular element of the drainage system design satisfies the City's expectations.
 - d. Although the developer believes that on-site detention is unattainable, another option to avoid these impacts to the City is to construct off-site drainage improvements in areas where flowrates will increase after development.

Biloxi | Long Beach | Pascagoula | Daphne

MINUTES OF JULY 23, 2026
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

General Comments:

- 3. Please note that there are protected trees throughout the site that are identified for removal or may be damaged during construction. The applicant shall follow the City's required process for removal of protected trees.

MINUTES OF JULY 23, 2026
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

After discussion, Commissioner Suthoff made motion, seconded by Vice Chairman Sterling and unanimously carried recommending to table the item until the next regular scheduled meeting on August 13, 2026.

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

MINUTES OF JULY 23, 2026
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



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

Office use only
Date Received 5/22/26
Zoning C2B
Agenda Date 6/25/26
Check Number 201911

- I. TYPE OF CASE: **PRELIMINARY PLAT APPROVAL**
- II. ADVALOREM TAX PARCEL NUMBER(S): 1512J-03-024.000 ; 1512J-03-025.000
- III. GENERAL LOCATION OF PROPERTY INVOLVED: Beach Blvd. West between
White Harbor Rd. & Pitcher Ave.
- IV. ADDRESS OF PROPERTY INVOLVED: 998 Beach Blvd. West
- V. GENERAL DESCRIPTION OF REQUEST: Subdivision of 49 lot subdivision
Into _____

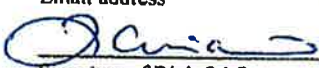
- VI. **REQUIRED ATTACHMENTS:**
 - A. Twenty (20) working days prior to the regular monthly meeting of the planning commission the following documents must be submitted:
 - a. Three (3) full-size blue-line copies of the preliminary plat,
 - b. Two (2) blue-line copies of the complete construction plans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

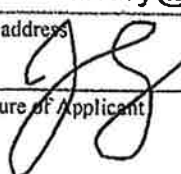
2-3	Lots	\$100.00
4-10	Lots	\$150.00
11-50	Lots	\$300.00
50-100	Lots	\$400.00
100 +	Lots	\$500.00
 - C. Proof of ownership (copy of recorded warranty deed), if applicable proof of authority to act as agent for owner.

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

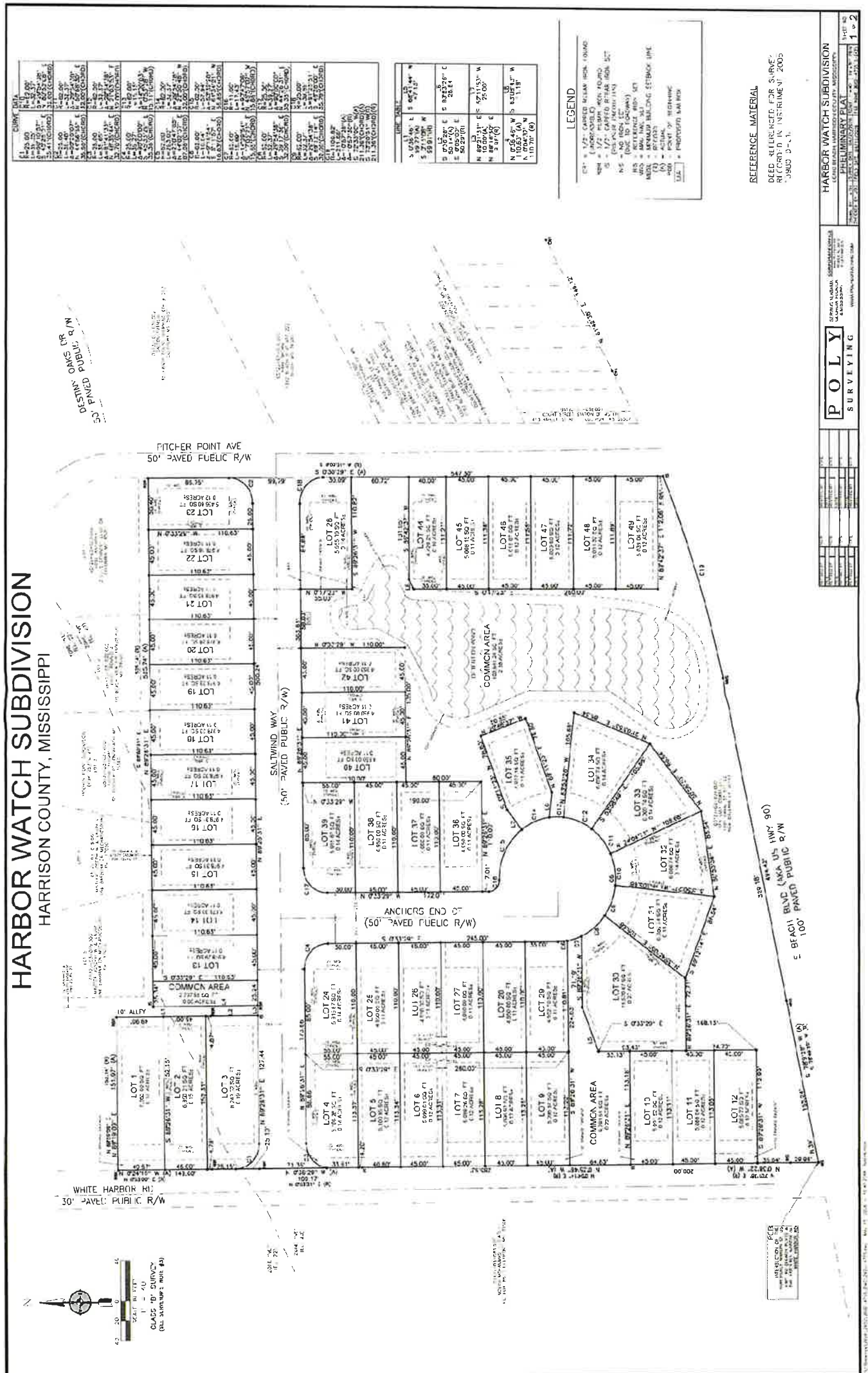
- VII. **OWNERSHIP AND CERTIFICATION:**
READ BEFORE EXECUTING. the applicant acknowledges that, in signing this application, all conditions and requirements inherent in the process have been fully explained and understood, including the timetable for processing the application, the completed application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

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

KFK Gulf Coast, LLC
Name of Rightful Owner (PRINT)
1201 Canal St., Suite C-2
Owner's Mailing Address
New Orleans, LA 70112
City State Zip
(504) 585-1535
Phone
lcuicchi@kfkgroup.com
Email address
 5/15/26
Signature of Rightful Owner Date

Kimley-Horn (Jared Landry)
Name of Agent (PRINT)
11 N. Water St., Suite 9290
Agent's Mailing Address
Mobile, AL 36602
City State Zip
(251) 263-8353
Phone
Jared.Landry@Kimley-Horn.com
Email address
 05/12/26
Signature of Applicant Date

**MINUTES OF JULY 23, 2026
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**



**MINUTES OF JULY 23, 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

July 22, 2026

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

RE: Harbor Watch S/D Preliminary Plat

Ladies and Gentlemen:

After several iterations of review and revision, the Engineer designing the referenced development has submitted construction plans, specifications, detention calculations, and a preliminary plat document that appears to meet City requirements for preliminary plat approval. The developer has also been advised of the protected trees located within the development and the City's required process for their removal. Therefore, we take no exception to approval of the development so that construction may begin.

Sincerely,

David Ball, P.E.

DB:ty:539

MINUTES OF JULY 23, 2026
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

After discussion, and upon recommendation by the City of Long Beach Engineer, Commissioner Suthoff made motion, seconded by Commissioner Hughes recommending to approve the application. The question being put to a roll call vote, the result was as follows:

Vice Chairman David DiLorenzo	Voted	Nay
Commissioner Nicholas Brown	Voted	Yay
Commissioner William Suthoff	Voted	Yay
Commissioner Tim Dulaney	Voted	Yay
Commissioner Sean Hughes	Voted	Yay
Commissioner Baas, Jr.	Voted	Nay
Commissioner LeBlanc	Voted	Yay

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

It came for discussion under New Business a Short-Term Rental for the property located at 421 South Girard Avenue, Tax Parcel 0612F-02-029.000, submitted by Kent L. Davidson Revocable Trust (owner) and Amanda Graham (property manager), as follows:

MINUTES OF JULY 23, 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>421 S Girard Ave</u> Tax Parcel # <u>0612F-02-029.000</u> (Location of Short-Term Rental)											
OWNER'S INFORMATION: Property Owner's Name: <u>Kent L Davidson Revocable Trust dated 11/11/15</u> Property Owner's Address: <u>13618 River Rd, Gulfport MS 39503</u> Property Owner's Mailing Address, if different from above: _____											
Property Owner's Phone No: _____ City _____ State _____ Zip _____ Email Address: <u>plnshunter2@aol.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>Amanda Graham</u> Property Manager's Address: (Must be a local contact) <u>259 E Scenic Dr. Pass Christian, MS 39571</u>											
Property Manager's Phone No.: <u>228-313-5249</u> City _____ State _____ Zip _____ Email Address: <u>Amanda @ bluerwater</u> <u>228-263-4249 Personal</u>											
PLEASE PROVIDE THE FOLLOWING:											
• Mississippi Sales Tax ID # <u>522-62-9099</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.											
<u>Kent L Davidson</u> PRINT NAME	<u>Kent L Davidson</u> SIGNATURE	<u>7-9-26</u> DATE									
BELOW IS FOR OFFICE USE ONLY											
Maximum Occupancy:	Maximum Vehicles allowed:	Number of bedrooms:	Number of people home can accommodate:								
<u>6</u>	<u>4</u>	<u>3</u>	<u>6</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>7/15/26</u>									
Fire Inspector Signature: _____		Date: _____									
COMMENTS: _____											
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">Date Received: <u>7/15/26</u></td> <td style="width: 50%;"></td> </tr> <tr> <td>Agenda Date: <u>7/23/26</u></td> <td></td> </tr> <tr> <td>Amount Due/Paid: <u>250.00</u></td> <td></td> </tr> <tr> <td>Payment Method: <u>804</u></td> <td></td> </tr> </table>				Date Received: <u>7/15/26</u>		Agenda Date: <u>7/23/26</u>		Amount Due/Paid: <u>250.00</u>		Payment Method: <u>804</u>	
Date Received: <u>7/15/26</u>											
Agenda Date: <u>7/23/26</u>											
Amount Due/Paid: <u>250.00</u>											
Payment Method: <u>804</u>											

MINUTES OF JULY 23, 2026
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



I Kent L. Davidson, Trustee, owner of the property located at 421.5 Girard Ave, Tax Parcel 0612 F-02-029-000, 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.
Kent L. Davidson Revocable Trust dated October 1, 2015
By Kent L. Davidson Trustee
signature

7-9-26
date

1st JUDICIAL DISTRICT
INSTRUMENT 2025-0006453-D-J1
FILED/RECORDED 4/7/2025 1:30:01 PM
TOTAL FEES \$26.00
3 PAGES RECORDED

Prepared By & Return To:
Team Title, LLC
2318 Pass Road, Unit 3
Biloxi, MS 39531
Phone: 601-300-8204
Fax: 601-253-3736
File #: 25-8536-MS
INDEXING INSTRUCTIONS: EXEMPT
STATE OF MISSISSIPPI
COUNTY OF HARRISON

QUITCLAIM DEED

For and in consideration of the sum of TEN DOLLARS (\$10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged,

Kent L. Davidson (Grantor)
13618 River Road
Gulfport, MS 39503
(303) 570-0679

do/does hereby grant, bargain, sell, remise, release, and forever quitclaim unto:

Kent L. Davidson Revocable Trust dated October 1, 2015 (Grantee)
13618 River Road
Gulfport, MS 39503
(303) 570-0679

the following described real property situated and located in Harrison County, State of

Page 1 of 3

Mississippi, more particularly and certainly described as:

A parcel of land situated and being located in a part of Lot 1, Seal City Addition Subdivision in the City of Long Beach, First Judicial District of Harrison County, Mississippi, and being more particularly described as follows, to-wit: Commencing at the northwest corner of said Lot 1, Block 2, Seal City Addition Subdivision, thence S 21°11'15" E 390.00 feet to a 1/2" rebar found and being the Point of Beginning, thence N 48°21'50" E 100.00 feet to a 1/2" rebar set, thence S 20°21'03" E 60.00 feet to a 1/2" rebar found, thence S 70°04'13" W 99.91 feet to a 1/2" rebar found to the east margin of Girard Avenue, thence N 20°45'42" W 50.06 feet to the Point of Beginning. Said parcel of land contains 5491 square feet more or less, as shown on the survey prepared by Gary A. Durbin, PLS, dated August 12, 2022, and designated as Job Number 11403, a copy of which is attached hereto. Being the property obtained by Kent L. Davidson by deed from A & B Myers LLC, a Mississippi Limited Liability Company dated 03/19/2025 and recorded with Harrison (First Judicial District) County Recorder's Office on 03/21/2025 as Instrument #2025-5215-D-J1.

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

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

Drafting of this document by Team Title, LLC is not to be construed or relied on by the Grantee or any other person or entity that title to the herein-described property has been verified or is warranted to be the property of Grantor. This Quitclaim Deed was prepared without a title examination or survey. The preparer does not, by this instrument, certify the validity of the title nor the correctness of the description contained herein.

The parties agree that the Ad Valorem taxes for 2024 tax year are being prorated as of this day and are assumed by the Grantee herein.

MINUTES OF JULY 23, 2026
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

Mississippi, more particularly and certainly described as:

A parcel of land situated and being located in a part of Lot 1, Seal City Addition Subdivision in the City of Long Beach, First Judicial District of Harrison County, Mississippi, and being more particularly described as follows, to-wit: Commencing at the northwest corner of said Lot 1, Block 2, Seal City Addition Subdivision, thence S 21°11'15" E 390.00 feet to a 1/2" rebar found and being the Point of Beginning, thence N 68°21'50" E 100.00 feet to a 1/2" rebar set, thence S 20°21'03" E 60.00 feet to a 1/2" rebar found, thence S 73°04'13" W 99.91 feet to a 1/2" rebar found to the east margin of Girard Avenue, thence N 20°45'42" W 50.06 feet to the Point of Beginning. Said parcel of land contains 5491 square feet more or less, as shown on the survey prepared by Gary A. Durbin, PLS, dated August 12, 2022, and designated as Job Number 11403, a copy of which is attached herein. Being the property obtained Kent L. Davidson by deed from A & B Myers LLC, a Mississippi Limited Liability Company dated 03/19/2025 and recorded with Harrison (First Judicial District) County Recording Office on 03/21/2025 as Instrument #2025-5215-D-11.

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

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

Drafting of this document by Team Title, LLC is not to be construed or relied on by the Grantee or any other person or entity that title to the herein-described property has been certified or is warranted to be the property of Grantor. This Quitclaim Deed was prepared without a title examination or survey. The preparer does not, by this instrument, certify the validity of the title nor the correctness of the description contained herein.

The parties agree that the Ad Valorem taxes for 2024 tax year are being prorated as of this day and are assumed by the Grantee herein.

Page 2 of 3

WITNESS my signature on this the 1 day April, 2025.

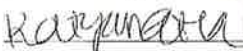
GRANTOR:


Kent L. Davidson



STATE OF MISSISSIPPI
COUNTY OF HARRISON

Personally appeared before me, the undersigned authority in and for the said County and State, on this 1 day of April, 2025, within my jurisdiction, the within named Kent L. Davidson acknowledged that he executed the above foregoing instrument on the day and year herein indicated.


Notary Public
My Commission expires: 6/2/2026

TAX NOTICES: Grantee is responsible for the property taxes.

***THIS QUITCLAIM DEED WAS PREPARED WITHOUT THE
BENEFIT OF A TITLE EXAMINATION***

Page 3 of 3

**MINUTES OF JULY 23, 2026
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

Information for your stay:

Address:

The address of the house is:

421 S Girard Ave
Long Beach, MS 39560

Parking:

★ Parking in the street is not allowed. Please park in the driveway of the house.

Trash:

★ Trash pick-up is on Monday. The solid green trash can is for general trash. The can with the yellow top is for recycling.

Emergency:

In Case of emergency please call 911 and provide the property address as above.

Long Beach Police Department:
228-863-7292

Long Beach Fire Department:
228-863-7292

MINUTES OF JULY 23, 2026
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

AIRBNB RENTAL AGREEMENT

This Airbnb Rental Agreement is made on _____ between :

Host :

Full Name : _____ Phone no. _____

Full Address : _____

Guest :

Full Name : _____ Phone no. _____

Full Address : _____

1. Property Address :

Property Address: _____

2. Rental Term :

Check-in: _____ (Date) at _____ (Time)

Check-out: _____ (Date) at _____ (Time)

3. Payment :

Total Amount: \$ _____

Security Deposit (if any): \$ _____

Payment Method : ☐ Cash ☐ Paypal ☐ Debit Card ☐ Other : _____

4. House Rules :

No smoking inside the property.

No parties or events without prior approval.

Pets allowed/not allowed: _____

Maximum Guests: _____

5. Guest Responsibilities :

Keep the property clean and in good condition.

Report any damages immediately.

Follow all community/condo rules (if applicable).

6. Cancellation & Refund :

Cancellations and refunds will follow the policy stated in the Airbnb listing.

7. Signatures :

Host Signature & Date

Guest Signature & Date

MINUTES OF JULY 23, 2026
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

Animal Control in the area is through the Long Beach Police Department.

Closest Hospitals:

Ochsner Medical Center in By St Louis or Memorial Hospital at Gulfport

Property Manager:

Blue Water Property Managers
228-313-5249

DWELLING POLICY DECLARATIONS

New Policy

Great Lakes Insurance SE

Policy No : GLF-0004475

Name Insured and Mailing Address

Correspondent : RSG Specialty, LLC, operating through its division RT Specialty

The Kent L Davidson Revocable Trust
13618 River Road
GULFPORT
HARRISON
MS
39503

Insured's Producer : SouthGroup Insurance and Financial Servi
412 Hwy 90, Ste 6, Suite 6, Bay Saint Louis, MS, 39520
Phone# - (228) 466 4498 Fax# - (888) 415 8922

Agent Name : ANGELYN TREUTEL

From : 05-13-2026

To : 05-13-2027

Policy Period : 12 Months

12 01 A.M Standard Time at the Described Location

This insurance applies to the Described Location:

The Described Location :

Property Coverages

Limits of Liability

A - Dwelling - Fire, EC, V&MM
\$373,000
B - Other Structures
\$0
C - Personal Property
\$20,000
D - Fair Rental Value
\$37,300
E - Additional Living Expense options
\$0

Optional Coverages

125% Extended Replacement Cost
\$466,250
Water Damage Coverage
Included
Water Backup
\$10,000
Limited Mold Coverage
\$5,000
Ordinance Or Law Coverage
10% of Cov A (Dwelling) Limit
Vandalism and Malicious Mischief
Included

Liability Coverages

Limits of Liability

L - Personal Liability
\$300,000
M - Medical Payments to Others
\$5,000

In Case of loss under this policy we cover only that part of the loss over the deductible stated for this location(s).

Deductibles

Property Deductible(s) : \$2,500 Wind/Hail Deductible : \$18,650 Other Deductible :

Water Damage Deductible: \$2,500

Form(s) and endorsement(s) made a part of this policy for this Described Location: 421 South Girard Avenue , LONG BEACH , MS , 39560

SEE ARF1779 - SCHEDULE OF FORMS AND ENDORSEMENTS

Mortgagee(s), Additional Insured(s) and Lienholder(s) made a part of this policy for this location(s) : None

Rating Information :

Occupancy : Rental - Short Term/Seasonal Year of Construction : 2024 Territory : 1

Construction : Frame Number of Units : Single Family Fire District or Town : LONG BEACH

Protection Class : 4

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.

Basic Premium (Property+Liability) : \$2,490.0

Surplus Lines Tax : \$108.0

Windstorm tax : \$81.0

Stamp Fee : \$6.0

Inspection Fee : \$60.0

Policy Fee : \$150.0

Total Premium : \$2,895.7

Minimum Earned Premium : 25.0

THIS DECLARATION TOGETHER WITH THE DWELLING POLICY FORM, AND ENDORSEMENTS, IF ANY, ISSUED TO FORM A PART THEREOF, COMPLETES THE ABOVE NUMBERED POLICY.

Date : 05-12-2026 By :

(KIERAN DEMPSEY)

Correspondent Authorized Signatory

This Certificate of Insurance is issued in accordance with the authorization granted to the Correspondent under Contract No.RA03402A2 Undersigned by GREAT LAKES INSURANCE SE, hereinafter called "The Company". Hereon 100%.

ARF9221 (3/04)

MINUTES OF JULY 23, 2026
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

After considerable discussion Commissioner Suthoff made motion, seconded by Commissioner Hughes 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 18516 Lopresto Drive, Tax Parcel 0611G-01-033.001, submitted by Shannon L. Gregory, as follows:

MINUTES OF JULY 23, 2026
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



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

APPLICATION FOR TREE PERMIT

OFFICE USE ONLY	
Date Received	7/14/2026
Zoning	R-1
Agenda Date	7/23/2026
Check Number	CC

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

SS 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.

SS 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.

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

TODAY'S DATE: 7/14/2026

PROPERTY INFORMATION

TAX PARCEL # 113582/0611G-A-033.001

Address of Property Involved: 18516 Lapres to Ave., Long Beach, MS 39560

Property owner name: Shannon L. Gregory

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: 18516 Lapres to Ave., Long Beach, MS 39560

Phone No. (601) 580-8496

CONTRACTOR OR APPLICANT INFORMATION

Company Name: Baxter Tree Work LLC

Phone No. (228) 806-8003 Fax: N/A

Name: Joey Wilson

Address: baxtertreework@gmail.com

PERMIT INFORMATION

Permit for: Removal ☒ Trimming ☐ Pruning ☐

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

Hurricane Zeta took out the

back end of tree. It is now

leaning towards my house. Joey Wilson

inspected the tree. He indicated that

it has also outgrown its space.

Number of Trees:

☐ Live Oak ☒ Southern Magnolia

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

Shannon L. Gregory 7/14/2026
 Signature Date

ADDITIONAL INFORMATION REQUIRED FROM APPLICANT

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

SS 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.

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

SS OWNERSHIP: Please provide a recorded warranty deed.

SS 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.

SS 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.

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

**MINUTES OF JULY 23, 2026
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**



The Magnolia Tree I wish to have removed is noted above. As indicated on the application, Hurricane Zeta took out the back end of the tree, and it is now leaning towards my house. My fear is that a future storm will further damage to the tree causing it to fall on my house. Joey Wilson of Bobcat Tree Work LLC, also indicated upon inspection that the tree has outgrown its space. Additional photographs are provided below.

MINUTES OF JULY 23, 2026
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



MINUTES OF JULY 23, 2026
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



Prepared By and Return To:
Schwartz, Ogler & Jordan, PLLC
12206 Hwy 49
Gulfport, MS 39503
(228) 812-8550

File#190559

Indexing Instructions:
Part of the SW 1/4 of Section 1, T8S,
R12W, City of Long Beach, Harrison
County, 1st JD, MS & **LB5B 52**.

STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT

WARRANTY DEED

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

ARTHUR WHITFIELD, an unmarried man
17713 SECOND STREET
SAUCIER, MS 39274
(228) 304-0772

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

SILANNO GREGORY, an unmarried woman
103 COUNTY ROAD 195
STRUNGER, MS 39481
(601) 580-8496

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

ATTACHED HERETO AS EXHIBIT "A"

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

Estimated county ad valorem taxes have been prorated between the parties as a part of the consideration for this conveyance. In the event the estimates upon which such proration is based prove to be inaccurate for any reason, the Grantee agrees to refund any excess, and the Grantor agrees to pay any

2

deficiency, upon receipt of a copy of the tax statement for the current year, a computation of the tax amount due, based on a 365 day year.

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

WITNESS THE SIGNATURE of the Grantee on this 17th day of May, 2019.

Arthur A. Whitfield
ARTHUR WHITFIELD

STATE OF MISSISSIPPI
COUNTY OF HARRISON

THIS DAY personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid, ARTHUR WHITFIELD, an unmarried man, who acknowledged that he signed, executed and delivered the above and foregoing instrument as a voluntary act and deed on the day and year therein manifested.

GIVEN under my hand and official seal on this 17th day of May, 2019.

(S.T.A.L.)

My Commission Expires:



3

EXHIBIT "A"
LEGAL DESCRIPTION

The following described property situated in Harrison County, Mississippi, to-wit:

A parcel of land located in the Southwest Quarter (SW 1/4) of Section 1, Township 8 South, Range 12 West, in the City of Long Beach, Harrison County, Mississippi, First Judicial District of Harrison County, Mississippi, described as:

Commencing at the southeast corner of the Southwest Quarter (SW 1/4) of said Section 1, and thence run North 87 degrees 45 minutes West, a distance of 578.0 feet to a point; thence run North 31 degrees West, a distance of 183.5 feet to a point; thence run South 55 degrees 39 minutes 55 seconds West, a distance of 271.0 feet to a point; thence run North 39 degrees 59 minutes 32 seconds West, a distance of 15.0 feet to the point of beginning; thence from said point of beginning, run South 39 degrees 10 minutes West, a distance of 582.0 feet to a point; thence run North 30 degrees 54 minutes 42 seconds West, a distance of 208.02 feet to a point; thence run North 59 degrees 04 minutes 37 seconds East, a distance of 388.00 feet to a point; thence run South 30 degrees 54 minutes 27 seconds East, a distance of 208.01 feet to a point; thence run South 39 degrees 09 minutes 44 seconds West, a distance of 74.56 feet to the point of beginning. Said parcel contains 0.30 acres, more or less.

Tax Parcel Number: 06116-01-055.001

Prepared By and Return To:
Schwartz, Ogler & Jordan, PLLC
12206 Hwy 49
Gulfport, MS 39503
(228) 812-8550

MINUTES OF JULY 23, 2026
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

Tina Dahl

From: Harold Donahue <hjdonaue1953@gmail.com>
Sent: Monday, July 20, 2026 8:29 AM
To: Tina Dahl
Cc: sherryb1231@yahoo.com; Blane Sutton; sherryb1231@yahoo.com; Michael McC...
Subject: Tree Removal - 18516 Lopresto Ave

Blane Sutton and I visited the site on 7-18-2026 and meet with the property owner, Shannon Gregory. The Southern Magnolia is ~ 80 years old and has an 60" diameter at breast height and is 17' from the house. The tree is generally healthy but has had the back half torn off during hurricane Zeta.

- 95% of the tree mass is on the house side.
 - The tree has a 20% tilt toward the house.
 - A large Water Oak is growing into the back and over the Magnolia causing the growth and the tilt toward the house.
 - The Magnolia roots on the back side are visible and are being lifted upward.
- Our recommendation is to approve the removal of the Magnolia in question. The tree is now a visible hazard.

Board members present:
Blane Sutton
Harold Donahue

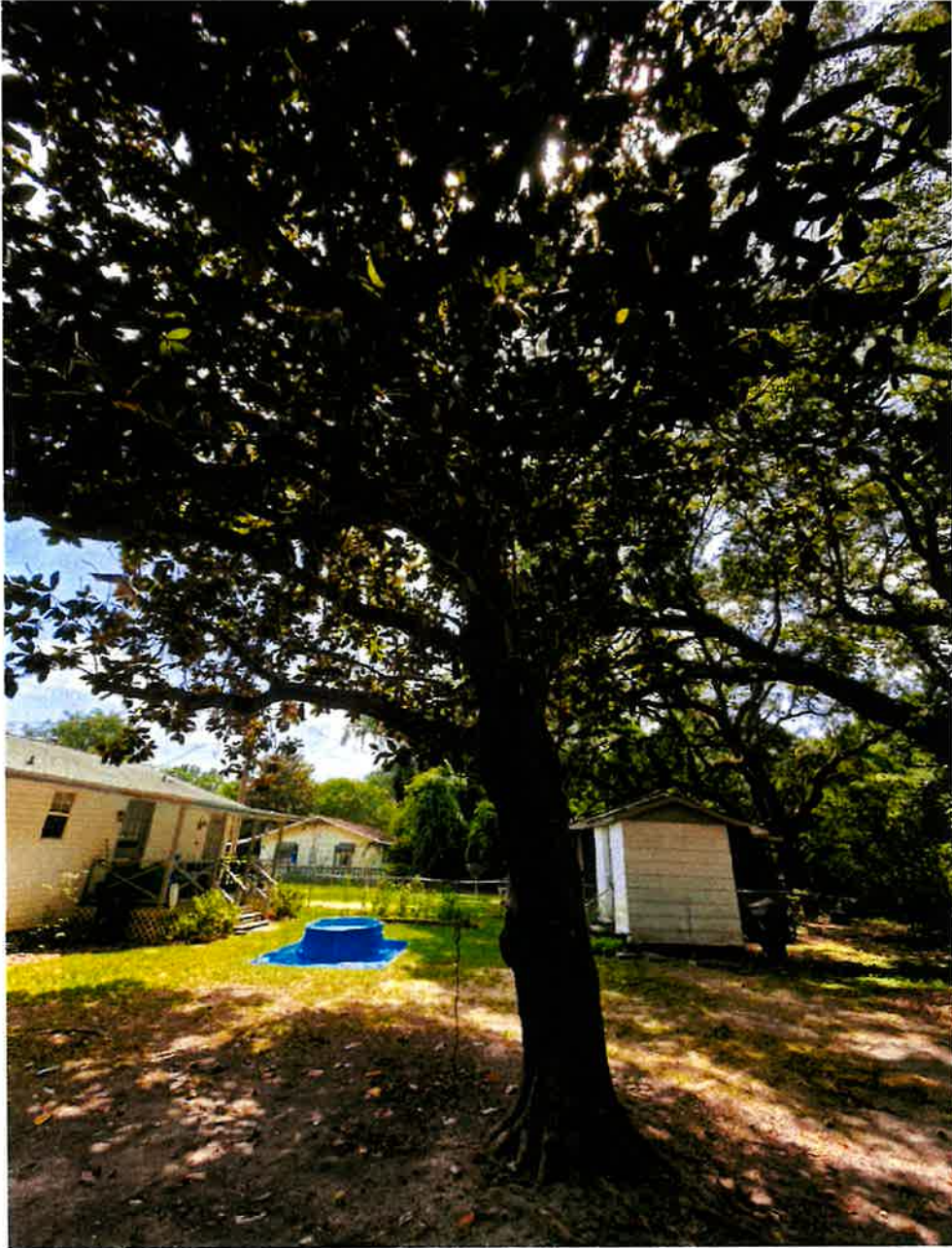
Questions please call Harold Donahue
573-825-4479

Tina Dahl

From: Harold Donahue <hjdonaue1953@gmail.com>
Sent: Monday, July 20, 2026 8:40 AM
To: Tina Dahl
Subject: Tree Removal 18516 Lopresto Ave

Here is a photo of the Magnolia tilt. The photo doesn't demonstrate the full 20% tilt!

**MINUTES OF JULY 23, 2026
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**



After considerable discussion and upon recommendation made 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 as submitted.

It came for discussion under New Business a Tree Removal for the property located at 998 West Beach Blvd, Tax Parcels 0512J-3-024.000 and 0512J-03-025.000, submitted by KFK Gulf Coast, LLC, as follows:

**MINUTES OF JULY 23, 2026
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**



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

OFFICE USE ONLY	
Date Received	7/17/26
Zoning	R-3
Agenda Date	7/23/26
Check Number	2204

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

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

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

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

TODAY'S DATE: 06/23/26

PROPERTY INFORMATION

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

Address of Property Involved: 998 Beach Blvd. West

Property owner name: KFK Gulf Coast, LLC

Are you the legal owner of the above property? Yes ☐ No ☐ If No, written consent from the owner is needed. Please provide a statement that no person, not listed on this application, has any interest in the title in or to the property.

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

Phone No. (504) 585-1535

CONTRACTOR OR APPLICANT INFORMATION

Company Name: KIMLEY-HORN

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

Name JARED LANDRY, P.E.

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

PERMIT INFORMATION

Permit for: Removal ☒ Trimming ☐ Pruning ☐

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

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

Number of Trees:

35 Live Oak 8 Southern Magnolia

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

Signature [Signature] Date 06/23/26

**ADDITIONAL INFORMATION REQUIRED
FROM APPLICANT**

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

JL TREE SITE PLAN: Please provide a map or diagram of the parcel of land, specifically designating the area or areas of proposed tree removal and the proposed use of such area. Please include the following: 1) location of all protected and large shade trees on the property, their size and species 2) Designate which are disease/or damaged, 3) designate which are endangering any roadway, pavement, or utility line, 4) any proposed grade changes that might adversely affect or endanger any trees on the site and specify how to maintain them 5) designate the trees to be removed and the trees to be maintained, and 5) location of existing and/or proposed structures.

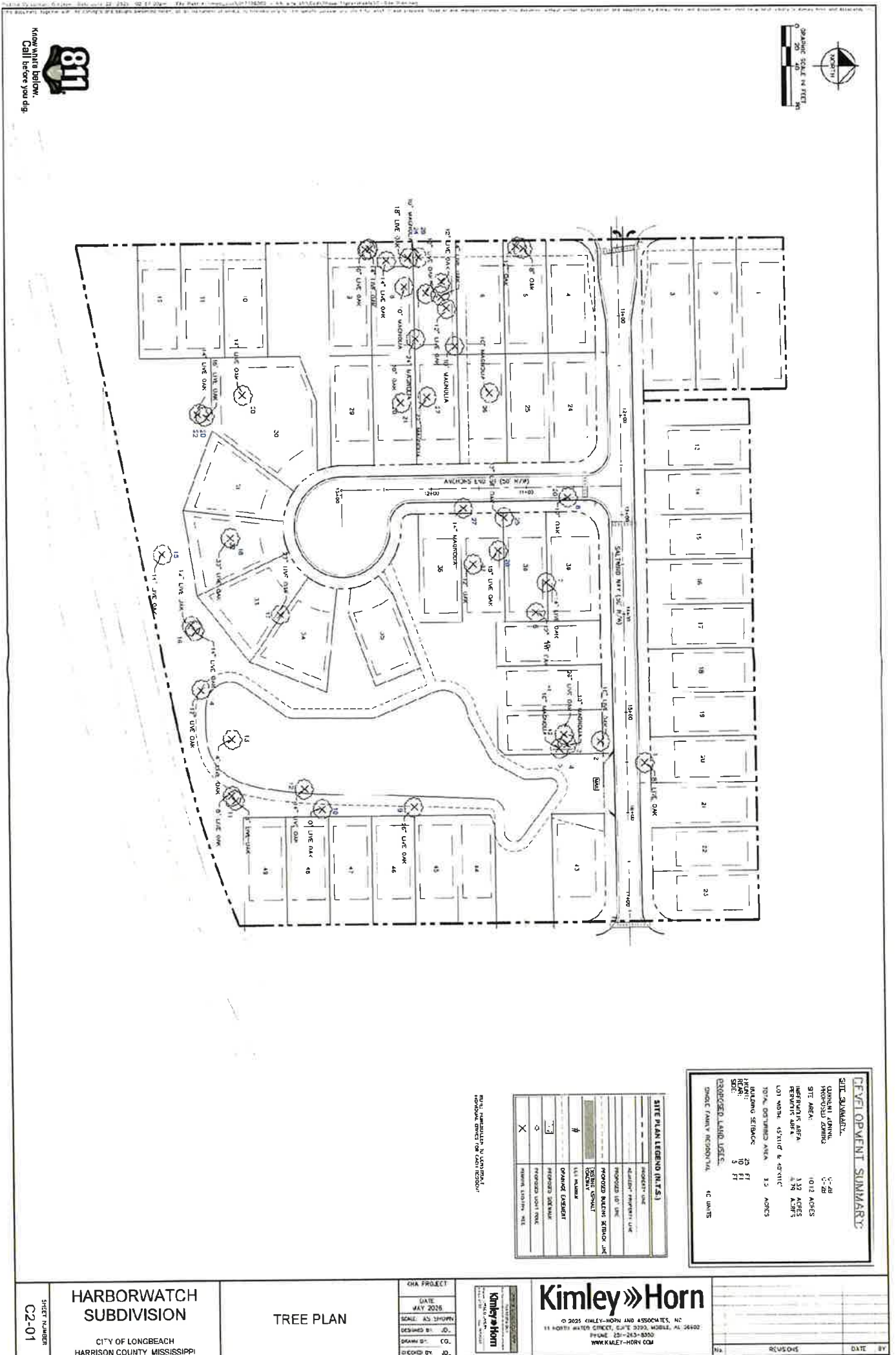
JL PHOTOGRAPH: You must attach a photograph of the tree to be removed, the photo must show any damage the tree is causing.

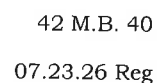
JL OWNERSHIP: Please provide a recorded warranty deed.

JL PERMIT FEES: Upon issuance of a Tree Removal Permit, the permit fee will be as follows: For removal of a tree or trees where such removal of such tree or trees is necessitated by material damage caused by such tree or trees to permanent improvement or improvements on the parcel where such tree or trees are situated a fee of \$1.00 per tree permitted to be removed. For removal of all other trees, a fee of \$45.00 per tree permitted to be removed. As per City of Long Beach Tree Ordinance (#364) any person removing any Live Oak or Magnolia tree within the City of Long Beach, Mississippi, without a valid tree removal permit, shall be guilty of a misdemeanor; and upon conviction thereof shall be sentenced to pay a fine not less than \$500.00 nor more than \$1000.00. The removal of each tree without having first secured a valid tree removal permit shall constitute a separate offense and shall be punishable as such.

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

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





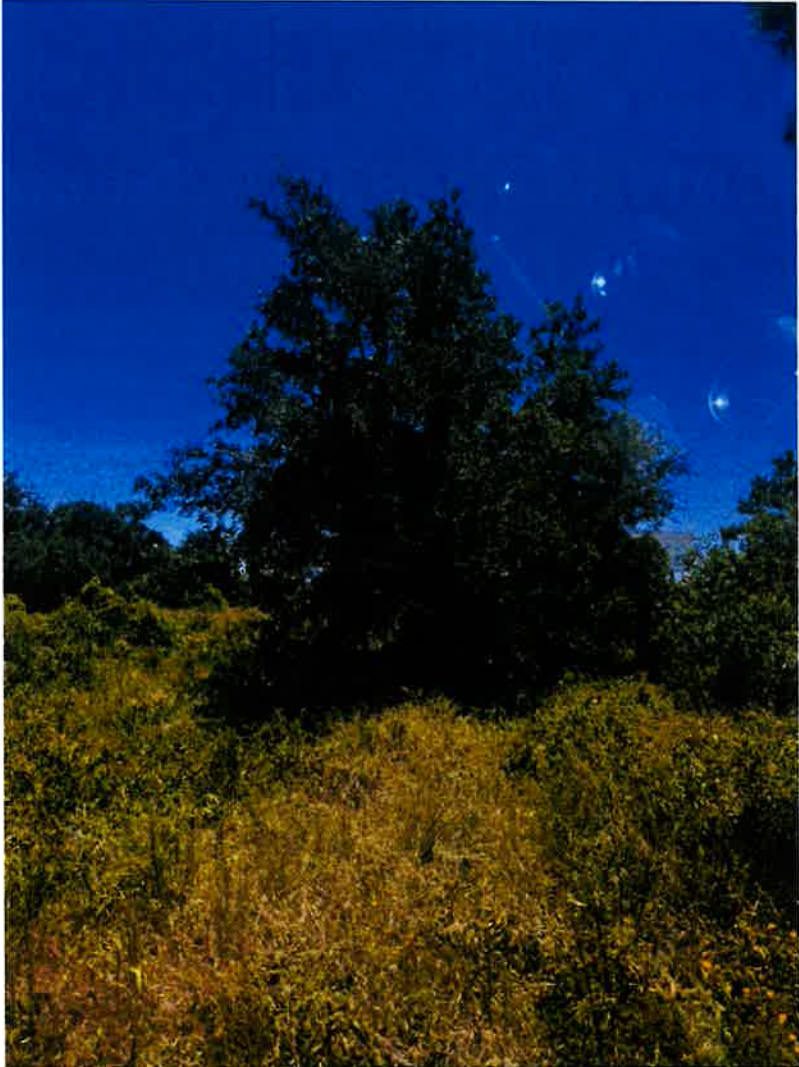
**MINUTES OF JULY 23, 2026
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**



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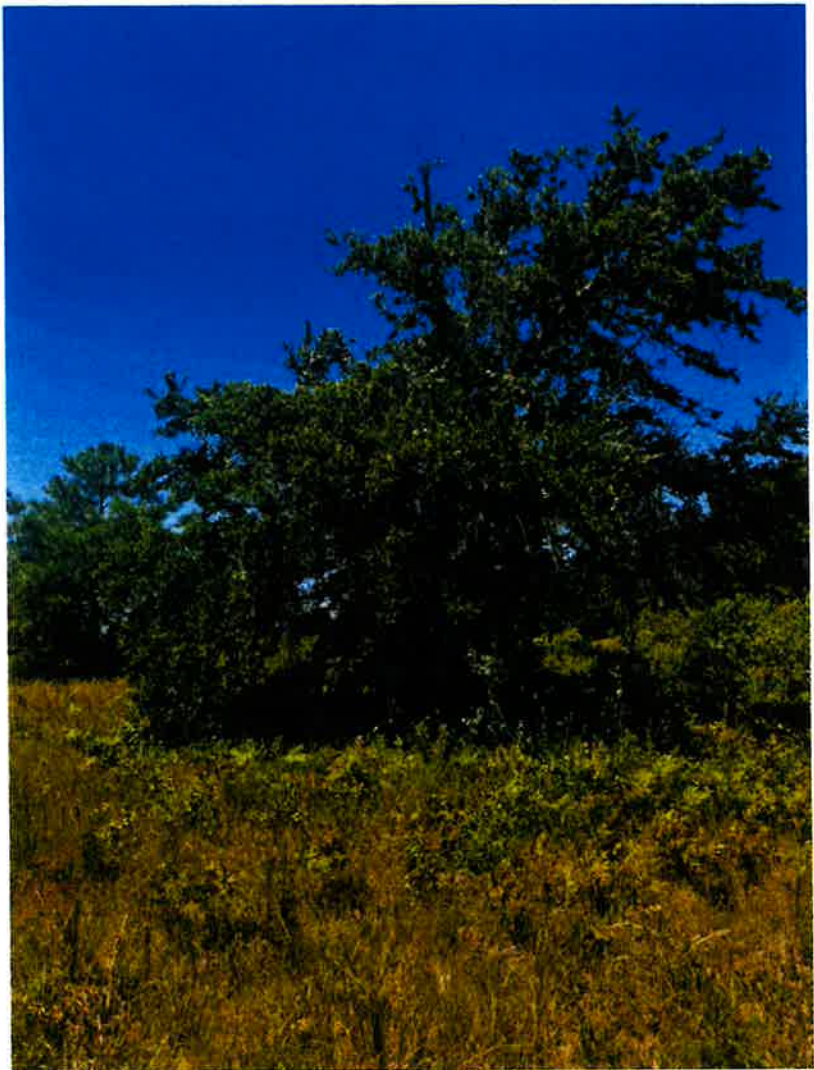
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**CITY OF LONG BEACH
TREE BOARD COMMITTEE
201 JEFF DAVIS AVE
LONG BEACH, MS 39560**

22 July 2026

MEMORANDUM FOR Long Beach, MS Planning Commission

SUBJECT: Recommendation for Tree Removal Application

1. This memorandum addresses the tree removal application for 998 West Beach Blvd, Tax Parcels # 0512J-03-024.000 and 0512J-03-025.000, Long Beach, MS 39560. The Tree Board Committee conducted a thorough site review on July 3, 2026, and evaluated the application in accordance with the city's established tree preservation and removal guidelines.
2. Based on the findings, the Tree Board Committee's response to the application is as follows:

The Tree Board Committee voted to DISAPPROVE the tree removal request in accordance with Ordinance No. 655 "The Tree Preservation and Protection Ordinance of the City of Long Beach, Mississippi". The supporting plot plan inaccurately documented tree locations described within, some trees are not listed while others are missing, no Magnolias were found on the property, and clumps of Live Oak trees present but showing as only one tree on the plot.
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 JULY 23, 2026
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

After considerable discussion and upon recommendation by the City of Long Beach Tree Board, Commissioner Suthoff made motion, seconded by Vice Chairman Sterling and unanimously carried recommending to table the application giving the applicants time to have the site cleaned up and get a proper plan back to the Tree Board for review.

There being no further business to come before the Planning and Development Commission at this time, Commissioner Suthoff made motion, seconded by Vice Chairman Sterling 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