

**MINUTES OF MAY 28, 2026
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

**AGENDA
MAY 28, 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**
- V. ANNOUNCEMENTS**
- VI. APPROVE MINUTES**
 - 1. May 14, 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.
- VIII. NEW BUSINESS**
 - 1. Tree Removal- 208 East 3rd Street, Tax Parcel 0612B-02-040.001, Submitted by John M. Mundstock.
 - 2. Tree Removal- 0 West Beach Blvd, Tax Parcel 0612L-01-006.000, Submitted by Dean Vansickle.
 - 3. Tree Removal- 426 Magnolia Street, Tax Parcel 0612F-01-029.000, Submitted by Kimberly Thompson Wheatley.
 - 4. Preliminary Plat Approval- 0 South Seashore Avenue, Tax Parcels 0512I-01-050.000, 0512I-01-050.006, 0512I-01-051.000, 0512I-01-050.001, 0512I-01-050.002, 0512I-01-050.003, 0512I-01-050.004, 0512I-01-050.005, 0512I-01-050.006, 0512I-01-050.007, 0512-01-050.008, Submitted by Curio Investments, LLC (owner) and Yuri Petrini (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 June 2, 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 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 28th day of May 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, Building Inspector Shawn Barlow and Minutes Clerk Tina M. Dahl.

Absent the Regular Meeting were City Advisor Bill Hessell and Building Official Mike Gundlach.

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 Dulaney and unanimously carried to approve the Regular Meeting minutes of May 14, 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:

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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 3/4/26
 Zoning R-1
 Agenda Date 4/9/26
 Check Number 1691

- I. TYPE OF CASE: **PRELIMINARY PLAT APPROVAL**
- II. ADVALOREM TAX PARCEL NUMBER(S): #0512B-01-029.000
- III. GENERAL LOCATION OF PROPERTY INVOLVED: JOHNSON RD EAST
- IV. ADDRESS OF PROPERTY INVOLVED: 20583 JOHNSON RD
- V. GENERAL DESCRIPTION OF REQUEST: Subdivision of 7 HOUSES TO BE BUILT
 into COMPASS COVE
- VI. **REQUIRED ATTACHMENTS:**
- A. Twenty (20) working days prior to the regular monthly meeting of the planning commission the following documents must be submitted:
- Three (3) full-size blue-line copies of the preliminary plat,
 - Two (2) blue-line copies of the complete construction plans and specification,
 - Two (2) copies of the developer's engineer's basis of design and complete design calculation, and
 - 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.

Timothy Dens (Dens Homes)
 Name of Rightful Owner (PRINT)

Name of Agent (PRINT)

5 PO Box 309
 Owner's Mailing Address

Agent's Mailing Address

LONG BEACH MS 39560
 City State Zip

City State Zip

228 924-5265
 Phone

Phone

DENS HOMES CO@gmail.com
 Email address

Email address

[Signature] MARCH 4, 2026
 Signature of Rightful Owner Date

[Signature] Date
 Signature of Applicant Date

MINUTES OF MAY 28, 2026
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LONG BEACH PLANNING and DEVELOPMENT COMMISSION



JUDICIAL DISTRICT
Instruments 2025-0022125-0-3
Filed November 10, 2025, 1:01:01 PM
Total Fees \$6.00
1 Page Recorded

Prepared By and Return To:
Schwartz, Ogletree & Jordan, PLLC
12206 Hwy 99
Gulfport, MS 39503
(228) 832-8330

File#251248

Indexing Instructions:
Part of Lot & R. Inglis R/O in Part of
the NW 1/4 of the NW 1/4, Section
15, T8S, R12W, Harrison County,
1st Jd, MS

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:

FRANKLIN JASON OVERSTREET, a married man
161 LAMFUSE STREET, SUITE 203
BILLOXI, MS 39530
(228) 669-9242

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

TIMOTHY BRIAN DEAN
17245 LOK LAZANA ROAD
GULFPORT, MS 39503
(228) 424-2265

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

ATTACHED HERETO AS EXHIBIT "A"

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

THIS CONVEYANCE is subject to any and all covenants, conditions, restrictions, rights of way
and easements appurtenant to the subject property, and any prior or later reservations, conveyances and
leases of oil, gas and minerals, by previous owners of subject property.

Estimated covenants and various taxes have been printed between the parties as a part of the
consideration for this conveyance. In the event the estimates upon which such provision is based

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

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

WITNESS THE SIGNATURE of the Grantor on this the 1st day of October, 2025

FRANKLIN JASON OVERSTREET

STATE OF MISSISSIPPI
COUNTY OF HARRISON

THIS DEED is solemnly approved before me, the undersigned authority in and for the
jurisdiction aforesaid, FRANKLIN JASON OVERSTREET, a married man, is personally known
to me, signed, executed and delivered the above and foregoing instrument to this ordinary and law
used on the day and year therein mentioned.

GIVEN under my hand and official seal on this the 1st day of October, 2025

(S. A. L.)

By Commission Expires



NOTARY PUBLIC

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EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land located in a part of the R. INGLIS SUBDIVISION in the Northwest
Quarter (NW 1/4) of Section 15, Township 8 South, Range 12 West, Long Beach, Harrison
County, Mississippi, being more particularly described as follows:

Beginning at a point where the half-section line of said Section 15 intersects the East margin
of Brantline Road and run thence East along said half-section line a distance of 589.2 feet to an
old fence line run thence North 1 degree 30 minutes West along said fence line, a distance of
907.5 feet for the point of beginning; run thence North 1 degree West a distance of 394.2
feet to the South margin of Johnson Road; thence West along Johnson Road a distance of 286
feet; thence South 3 degrees 45 minutes East a distance of 393.6 feet; thence South 89 degrees
45 minutes East a distance of 297.5 feet back to the Point of Beginning. Containing 2.5 acres,
more or less.

Tax Parcel Number: 05128-31-029,000

Return to:
Schwartz, Ogletree & Jordan, PLLC
12206 Hwy 99
Gulfport, MS 39503
(228) 832-8330
Our File: 251248

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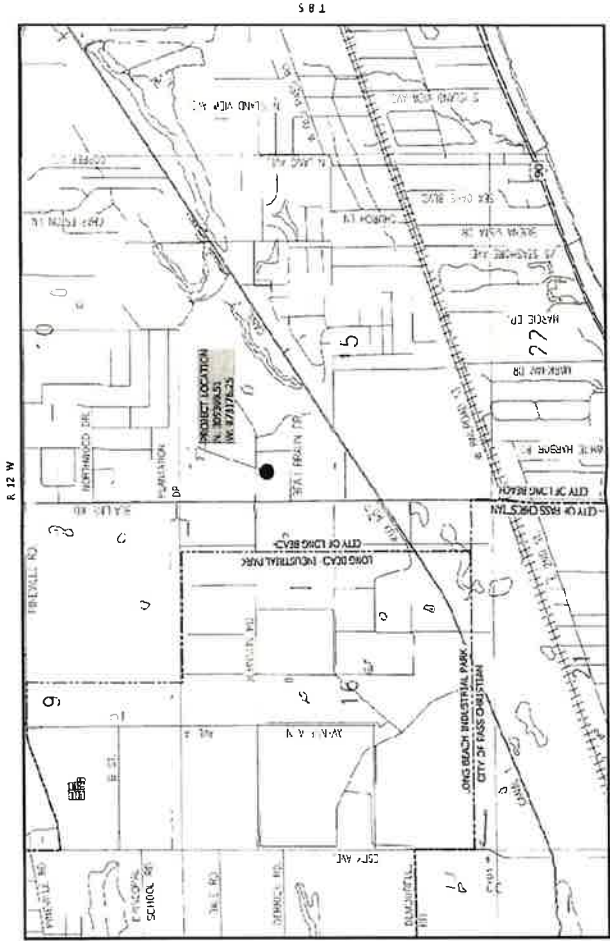
CONSTRUCTION DRAWINGS
FOR THE

COMPASS COVE SUBDIVISION

LONG BEACH, MISSISSIPPI
PARCEL ID #: 0512B-01-029.000

PREPARED FOR

DEAS HOMES CO



SHEET INDEX	
G0.00	COVER SHEET & INDEX
G1.00	GENERAL NOTES
C1.00	EXISTING SITE / DEMO PLAN
C2.00	LOT LAYOUT
C3.00	PROPOSED GRADING, DRAINAGE AND UTILITY PLAN & PROFILE
C3.01	SWPPP PLAN
D1.00	GENERAL CIVIL DETAILS
D1.01	GENERAL CIVIL DETAILS
D1.02	GENERAL CIVIL DETAILS
D1.03	GENERAL CIVIL DETAILS
D1.04	GENERAL CIVIL DETAILS
D1.05	JUNCTION BOX FOR PIPE CULVERTS
D1.06	WOOD FENCE DETAILS
D1.07	BRICK FENCE DETAILS

DESIGN ENGINEER:
ROBERT J. KNESEL, P.E.
2 GOLDEN DRIVE
GULFPORT, MS 39507
PH: (228) 860-5318

Gulf Coast
Design Solutions, LLC.

PROJECT NO
225-014

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- GENERAL CIVIL NOTES**
1. EXISTING WATER SYSTEMS SHALL REMAIN IN OPERATION DURING ALL PHASES OF CONSTRUCTION.
 2. ALL WATER SERVICES SHALL BE INSTALLED FROM THE MAIN TO THE WATER BOX AND SHALL INCLUDE THE WATER BOX AND TIES NECESSARY FOR THE INSTALLATION OF THE REMAINING SERVICES. CONSTRUCTION SHALL COORDINATE WITH THE CITY OF LONG BEACH PUBLIC WORKS.
 3. THE CONTRACTOR SHALL NOT OPERATE ANY VALVE OR PLUG IN ANY WATER LINE WITHOUT SPECIAL PERMISSION FROM THE UTILITY PROVIDER.
 4. NEW WATER SERVICE SIZES SHALL BE 1" (POURABLE SERVICE CONNECTION) OR 1.5" (SINGLE SERVICE CONNECTION) PER THE CONSTRUCTION DETAILS, UNLESS DIRECTED OTHERWISE BY THE PROJECT PLANS. THE UTILITY PROVIDER, F.C. SEWER.
 5. CONTRACTOR SHALL HAVE ON HAND AT ALL TIMES THE NECESSARY FITTINGS AND ACCESSORIES NEEDED TO PERFORM AN EMERGENCY REPAIR ON ANY EXISTING EXISTING SANITARY SEWER, SEWER, OR FORCE MAIN (COMMON AND KNOWN AREAS). SHOULD THE MAIN BE RUPTURED DURING THE CONSTRUCTION OF THIS PROJECT.
 6. THE CONTRACTOR SHALL NOT OPERATE ANY VALVE, JET STATION OR PUMP ANY SEWER LINE WITHOUT SPECIAL PERMISSION FROM THE UTILITY PROVIDER.
 7. NEW SEWER SERVICE SIZE SHALL BE 4" (IN F.S. CONNECTION OTHERWISE BY THE PROJECT PLANS, THE UTILITY PROVIDER, ETC.
 8. THE RELATIONS OF INSETS AND MOSES ARE APPROXIMATE. FINAL GRADES SHALL BE FIELD DETERMINED BY THE BINDER OF AN APPROVED SURVEYING PARTY.
 9. ALL VARIET DIMENSIONS DEPEND DIRECTLY ON PIPE SIZE, INCREASES, AND DEPTH OF PIPE.
 10. SPECIAL DRAINAGE BY OTHERS
 11. FINISHED GRADES WILL GENERALLY FOLLOW THE MAINTAIN LAY OF THE LAND.
 12. STRUCTURES, BY OTHERS, LOCATED WITHIN A DESIGNATED FLOOD FLOOD ZONE OR FLOODING WITHIN FLOOD ELEVATIONS SET ABOVE THE REQUIRED BASE FLOOD ELEVATION (BFE) FOR LOCAL REGULATION.
 13. MINOR FILL FOR SLABS UNDER STRUCTURES MAY BE REQUIRED TO MEET ACHIEVE POSITIVE DRAINAGE.
 14. FINISH GRADES SHALL BE GRADED TO SLOPE TOWARD LOT EDGES.
 15. DETACHED SHEDS SHALL BE CONSTRUCTED ALONG LOT LINES TO CONVEY RUNOFF TO THE FRONT OR REAR OF EACH LOT, DEPENDENT ON TOPOGRAPHY, ACCORDING TO THE DRAINAGE PLAN.
 16. ALL TESTING FOR WATER, SEWER, AND DRAINAGE UTILITIES SHALL BE PER THE SHOWN MULTISTAGE STANDARD SPECIFICATIONS AND THE MOST RECENT EDITION. CONTRACTOR MUST COORDINATE ANY TESTING WITH THE UTILITY PROVIDER. PUBLIC AND PRIVATE, THAT ARE DAMAGED DUE TO BE CONSTRUCTION OF THE CONSTRUCTION.
 17. PICK-UP HOLES WILL NOT BE ALLOWED IN ANY PIPE.
 18. CONSTRUCTION MUST KEEP THE WATER, SEWER, AND DRAINAGE SYSTEMS FUNCTIONAL AND ALL ADJACENT HOUSES PROVIDER WITH A MINIMUM OF THREE (3) WORKING DAYS (7-11) NOTICE. NO SERVICE SHALL BE LEFT OFF TO ANY HOUSE OVERNIGHT.
 19. CONTRACTOR SHALL OBTAIN CONCRETE MATERIALS IN ALL DRAINAGE STRUCTURES AND SEWER MANHOLES, AS DIRECTED BY THE UTILITY PROVIDER.
 20. BALANCE GUTTERS, WATER, AND SEWER MANHOLES ARE TO BE SET AND BRISTLING LINES, SO THAT IT WILL NOT CAUSE ANY DAMAGE. THE CONTRACTOR AT HIS OWN RISK SHALL REPAIR ANY DAMAGES THAT OCCUR, AND ALL REPAIRS SHALL BE TO THE SATISFACTION OF THE PROVIDER.
 21. CONTRACTOR SHALL PROTECT EXISTING UTILITIES AND SUBSURFACE LINES. A MINIMUM OF 18" OF THE PIPE BEING LAYED OUT SHALL BE PROTECTED BY A MINIMUM OF 18" OF CONCRETE OR OTHER PROTECTIVE MEASURES. IN CASE OF CONFLICTS WITH EXISTING UTILITIES, UTILITIES, OR ANY OTHER KNOWN OR UNKNOWN UTILITIES.
 22. CONTRACTOR SHALL PROTECT EXISTING UTILITIES AND SUBSURFACE LINES. A MINIMUM OF 18" OF THE PIPE BEING LAYED OUT SHALL BE PROTECTED BY A MINIMUM OF 18" OF CONCRETE OR OTHER PROTECTIVE MEASURES. IN CASE OF CONFLICTS WITH EXISTING UTILITIES, UTILITIES, OR ANY OTHER KNOWN OR UNKNOWN UTILITIES.
 23. CONTRACTOR SHALL PROTECT EXISTING UTILITIES AND SUBSURFACE LINES. A MINIMUM OF 18" OF THE PIPE BEING LAYED OUT SHALL BE PROTECTED BY A MINIMUM OF 18" OF CONCRETE OR OTHER PROTECTIVE MEASURES. IN CASE OF CONFLICTS WITH EXISTING UTILITIES, UTILITIES, OR ANY OTHER KNOWN OR UNKNOWN UTILITIES.
 24. CONTRACTOR SHALL INSTALL AND MAINTAIN ALL FLOOD WALLS, THE LAYERS SHALL BE 18" TO 24" ALL WEATHERED STEEL PILING AND 18" TO 24" ALL WEATHERED STEEL PILING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES, UTILITIES, AND SUBSURFACE LINES. A MINIMUM OF 18" OF THE PIPE BEING LAYED OUT SHALL BE PROTECTED BY A MINIMUM OF 18" OF CONCRETE OR OTHER PROTECTIVE MEASURES. IN CASE OF CONFLICTS WITH EXISTING UTILITIES, UTILITIES, OR ANY OTHER KNOWN OR UNKNOWN UTILITIES.
 25. ST. PRINTS SHALL BE INSTALLED AROUND ALL SCHEDULED MATERIALS.
 26. PROPOSED SHEDS SHALL BE SET BY THE APPROPRIATE, SLOPE DRAINAGE, ON THE TIME OF YEAR, BE ADEQUATELY PROTECTED IN THE SPECIFICATIONS, IMMEDIATELY AFTER SETTING, THE AREA SHALL BE FENCED OFF.
 27. FERTILIZED
 28. ALL UTILITIES SHALL BE MAINTAINED, REPAIRED, AND PROTECTED. STREETS SHALL BE GRADED, SEWERED, MULCHED, AND FERTILIZED AFTER SETTING CONSTRUCTION IN PROGRESS.
 29. THE PLACEMENT OF FERTILIZER AND MULCHING SHALL BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE UTILITY PROVIDER. A FERTILIZER MANUAL FOR THE CONTROL OF BIOLOGICAL GROWTH, AND STORMWATER.
 30. NATURAL VEGETATION SHALL BE MAINTAINED AND PROTECTED WHEREVER POSSIBLE. DO NOT REMOVE MAINTAIN TREES, REPAIR, AND MAINTAIN THE SITE THROUGHOUT THE CONSTRUCTION. A CONSTRUCTION DETAIL IS REQUIRED IN ALL ACCESS POINTS ON THE SITE.
 31. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING BIOLOGICAL CONTROLS THROUGHOUT THE DURATION OF THE PROJECT.
 32. TEMPORARY OR PERMANENT VEGETATION SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT. DISTURBED AREAS WILL BE LEFT UNDISTURBED FOR FORTY (40) DAYS OR MORE.
 33. TEMPORARY EROSION AND SEDIMENT CONTROLS SHALL NOT BE REMOVED UNTIL PERMANENT EROSION CONTROL'S ARE IN PLACE. EROSION AND SEDIMENT CONTROLS SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT. EROSION CONTROLS AND SEDIMENT CONTROLS SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT. EROSION CONTROLS AND SEDIMENT CONTROLS SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT.
 34. ALL EQUIPMENT REPAIR AND MAINTENANCE SHALL BE DONE OFFSITE.
 35. MATERIALS SHALL BE MAINTAINED TO PROPERLY PROTECT OF ALL TRUCKS AND WHEELS. ALL CONSTRUCTION DETAIL'S SHALL BE MAINTAINED TO PROPERLY PROTECT OF ALL TRUCKS AND WHEELS. ALL CONSTRUCTION DETAIL'S SHALL BE MAINTAINED TO PROPERLY PROTECT OF ALL TRUCKS AND WHEELS.
 36. SANITARY FACILITIES SHALL BE PROVIDED ON-SITE FOR ALL EMPLOYEES.
 37. TEMPORARY EROSION AND SEDIMENT CONTROLS SHALL BE INSTALLED PRIOR TO THE START OF ANY WORK. IF IT WILL BE REQUIRED TO REMOVE THEM TEMPORARILY, THE CONSTRUCTION ACTIVITIES, ONCE THEY BEGIN, SHALL BE COMPLETED BY THE END OF THE WORKDAY. THE TEMPORARY CONTROLS SHALL BE REINSTALLED IMMEDIATELY.
 38. ALL EROSION CONTROLS SHALL BE INSTALLED IN ACCORDANCE WITH THE DETAILS.
 39. ADDITIONAL EROSION AND SEDIMENT CONTROLS MAY BE REQUIRED NECESSARY IF THE CONTROLS FOUND IN THIS SPECIFICATION ARE INADEQUATE FOR THE PROJECT.
 40. ACCUMULATED SEDIMENT SHALL BE REMOVED FROM CONTROL VENTS AT LEAST ONCE A WEEK. THE HEIGHT OF THE CONTROL, THE SEDIMENT SHALL BE REMOVED TO A MINIMUM OF 10" TO 12" TO MAINTAIN THE CONTROL'S FUNCTIONALITY.
 41. BROODING AND SEDIMENT CONTROLS SHALL BE MAINTAINED, REPAIRED, AND MAINTAINED ANY TIME THEY ARE NON-FUNCTIONAL, IMPROPER, OR DAMAGED. EROSION CONTROLS SHALL BE REMOVED, REPLACED, OR SUBSTITUTED WITH FUNCTIONAL CONTROLS WITHIN 24 HOURS OF DISCOVERY.
 42. THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL OF ANY SEDIMENT THAT MIGRATES INTO THE STORM DRAIN SYSTEM.
 43. THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL OF ANY SEDIMENT OR CONSTRUCTION DEBRIS THAT IS TRACKED ONTO THE STREET OR ADJACENT PROPERTY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ANY SEDIMENT OR CONSTRUCTION DEBRIS THAT IS TRACKED ONTO THE STREET OR ADJACENT PROPERTY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ANY SEDIMENT OR CONSTRUCTION DEBRIS THAT IS TRACKED ONTO THE STREET OR ADJACENT PROPERTY.
 44. ANY SEDIMENT THAT HAS MIGRATED OFFSITE WHETHER ONTO PUBLIC OR PRIVATE PROPERTY SHALL BE REMOVED IMMEDIATELY, AT THE CONTRACTOR'S RISK.
 45. CONTRACTOR SHALL MAINTAIN EROSION CONTROL EACH RELATIVE UTILITY ENCOUNTERED AND COORDINATE WITH THE UTILITY PROVIDER. ANY DAMAGES DONE TO UTILITIES SHALL BE REPAIRED IMMEDIATELY BY THE CONTRACTOR'S RISK.
 46. EROSION CONTROL SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION. A CONSTRUCTION DETAIL IS REQUIRED IN ALL ACCESS POINTS ON THE SITE.
 47. THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES, UTILITIES, AND SUBSURFACE LINES. A MINIMUM OF 18" OF THE PIPE BEING LAYED OUT SHALL BE PROTECTED BY A MINIMUM OF 18" OF CONCRETE OR OTHER PROTECTIVE MEASURES. IN CASE OF CONFLICTS WITH EXISTING UTILITIES, UTILITIES, OR ANY OTHER KNOWN OR UNKNOWN UTILITIES.
 48. IF IT IS NECESSARY TO HOLD ANY UTILITY TIES, AND A CHANGE FOR THIS SERVICE IS ASSESSED, IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY.
 49. REMOVE ONLY TREES WITHIN THE LIMITS OF THE WORK. THE ARE NECESSARY FOR CONSTRUCTION OF THE PROJECT. NO SPECIALTY PERMITTED IN WRITING OF THE NECESSARY, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES, UTILITIES, AND SUBSURFACE LINES. A MINIMUM OF 18" OF THE PIPE BEING LAYED OUT SHALL BE PROTECTED BY A MINIMUM OF 18" OF CONCRETE OR OTHER PROTECTIVE MEASURES. IN CASE OF CONFLICTS WITH EXISTING UTILITIES, UTILITIES, OR ANY OTHER KNOWN OR UNKNOWN UTILITIES.
 50. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE FIRST EDITION OF THE MANUAL ON LUMINOUS TRAFFIC CONTROL. BRACKETS FOR STREETS AND HIGHWAYS AND A TYPICAL TRAFFIC CONTROL PLAN.
 51. CONTRACTOR SHALL REMOVE AND REINSTALL ANY EXISTING STREET LIGHTS, ANY SIGNS DAMAGED BY THE CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTOR'S RISK. ALL SIGNS DAMAGED MUST CONFORM TO MUTCD SPECIFICATIONS.
 52. STREETS DAMAGED OR IMPAIRED WITH STONE, AND/OR CONCRETE SHALL BE REPAIRED TO ORIGINAL CONDITION. ANY WORK FOR THE CONSTRUCTION OF A NEW ROAD IN THE DIRECTION OF TRAFFIC FLOW, OR EXISTING ROAD, SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION. A CONSTRUCTION DETAIL IS REQUIRED IN ALL ACCESS POINTS ON THE SITE.
 53. EROSION AND SEDIMENT CONTROLS SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT. DISTURBED AREAS WILL BE LEFT UNDISTURBED FOR FORTY (40) DAYS OR MORE.
 54. TEMPORARY EROSION AND SEDIMENT CONTROLS SHALL NOT BE REMOVED UNTIL PERMANENT EROSION CONTROL'S ARE IN PLACE. EROSION AND SEDIMENT CONTROLS SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT. EROSION CONTROLS AND SEDIMENT CONTROLS SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT.
 55. THE LOCATION AND SPACING OF SIGN SHOW ON THE TRAFFIC CONTROL PLANS ARE APPROXIMATE AND MAY BE ADJUSTED AS NECESSARY TO FIT FIELD CONDITIONS OR AS APPROVED BY THE MUNICIPAL ENGINEER, OR HIS AUTHORIZED REPRESENTATIVE.
 56. REPAIRMENT OF LOGS OR DAMAGED CONSTRUCTION SIGNS OR DEVICES SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NO PAYMENT SHALL BE MADE FOR SUCH REPAIRMENT OR REPAIR.
 57. ALL CONCRETE SHALL BE CLASS TO 3000 PSI UNLESS OTHERWISE NOTED.
 58. ALL EXPOSED CONCRETE EXPOSED SHALL BE CHASED 1/4".
 59. LOGS OF ASPHALT & CONCRETE TO BE REMOVED AT ADJACENT PROPERTY WALKWAYS AND DRIVEWAYS. OTHER IMPAIRMENTS TO REPAIR MUST BE SAW CUT.
 60. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING AT HIS OWN EXPENSE ANY DAMAGES DONE TO THE PROPERTY, WHICH WAS DAMAGED, IN THE OPINION OF THE OWNER, DUE TO THE NEGLIGENCE OF THE CONTRACTOR.
 61. BEFORE CONSTRUCTION WITH NEW CONSTRUCTION SHALL BE REPAIR TO THE PROPERTY BY THE CONTRACTOR. CONTRACTOR COORDINATE WITH OWNER FOR CONSTRUCTION.
 62. THE CONTRACTOR IS CAUTIONED TO MAKE HIS OWN SURFACE INVESTIGATIONS REGARDING SITE QUALITY, EARTH CONSTRUCTION, AS WELL AS REVIEW ANY AVAILABLE GEOLOGICAL INVESTIGATIONS RELATED TO THIS PROJECT.
 63. ALL SLOPES DELIVERED AROUND DRAINAGE STRUCTURES AND MANHOLES SHALL BE COMPACTED BACK TO 95% ASTM D1557.
 64. CONTRACTOR TO UTILIZE ALL SUITABLE DISPOSAL FOR EXISTING MATERIALS ON SLOPES.
 65. BEFORE UNDERSTANDING EACH PART OF THE WORK, THE CONTRACTOR SHALL CAREFULLY STUDY AND CONSIDER THE PLANS AND SPECIFICATIONS AND CHECK AND VERIFY REVISIONS, CHANGES, AND VARIATIONS AND ALL VARIATIONS ARE NECESSARY. IF ANY CONFLICTS, ERRORS, DISCREPANCIES, OR OTHER INCONSISTENCIES ARE IDENTIFIED, THE CONTRACTOR SHALL NOT PROCEED WITH THE CONSTRUCTION UNTIL THE DISCREPANCIES ARE RESOLVED. THE CONTRACTOR SHALL NOT PROCEED WITH THE CONSTRUCTION UNTIL THE DISCREPANCIES ARE RESOLVED. THE CONTRACTOR SHALL NOT PROCEED WITH THE CONSTRUCTION UNTIL THE DISCREPANCIES ARE RESOLVED.
 66. CONTRACTOR SHALL OBTAIN CONCRETE MATERIALS IN ALL DRAINAGE STRUCTURES AND SEWER MANHOLES, AS DIRECTED BY THE UTILITY PROVIDER.
 67. NO WEEDS ARE PRESENT ON SITE.
 68. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES, UTILITIES, AND SUBSURFACE LINES. A MINIMUM OF 18" OF THE PIPE BEING LAYED OUT SHALL BE PROTECTED BY A MINIMUM OF 18" OF CONCRETE OR OTHER PROTECTIVE MEASURES. IN CASE OF CONFLICTS WITH EXISTING UTILITIES, UTILITIES, OR ANY OTHER KNOWN OR UNKNOWN UTILITIES.
 69. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES, UTILITIES, AND SUBSURFACE LINES. A MINIMUM OF 18" OF THE PIPE BEING LAYED OUT SHALL BE PROTECTED BY A MINIMUM OF 18" OF CONCRETE OR OTHER PROTECTIVE MEASURES. IN CASE OF CONFLICTS WITH EXISTING UTILITIES, UTILITIES, OR ANY OTHER KNOWN OR UNKNOWN UTILITIES.
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DESIGN ENGINEER:
ROBERT J. KNESEL, P.E.
2 GOLDEN DRIVE
GULFPORT, MS 39507
PH: (228) 860-5318

PROJECT NO: 225-014
SHEET: 1
DRAWN BY: B. LADNER
CHECKED BY: B. KNESEL

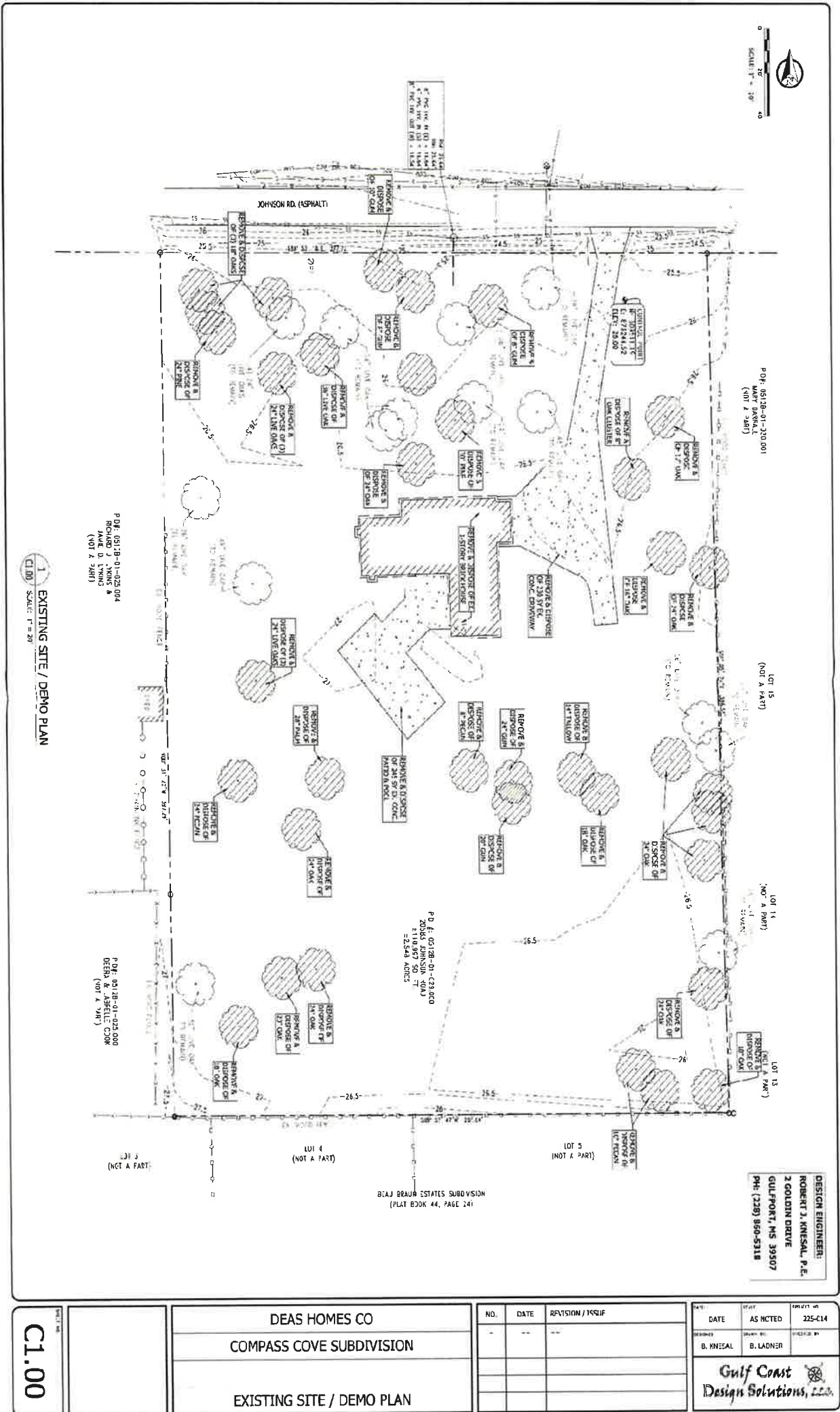
Gulf Const
Design Solutions, LLC

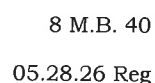
NO.	DATE	REVISION / ISSUE
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DEAS HOMES CO
COMPASS COVE SUBDIVISION
GENERAL CIVIL NOTES

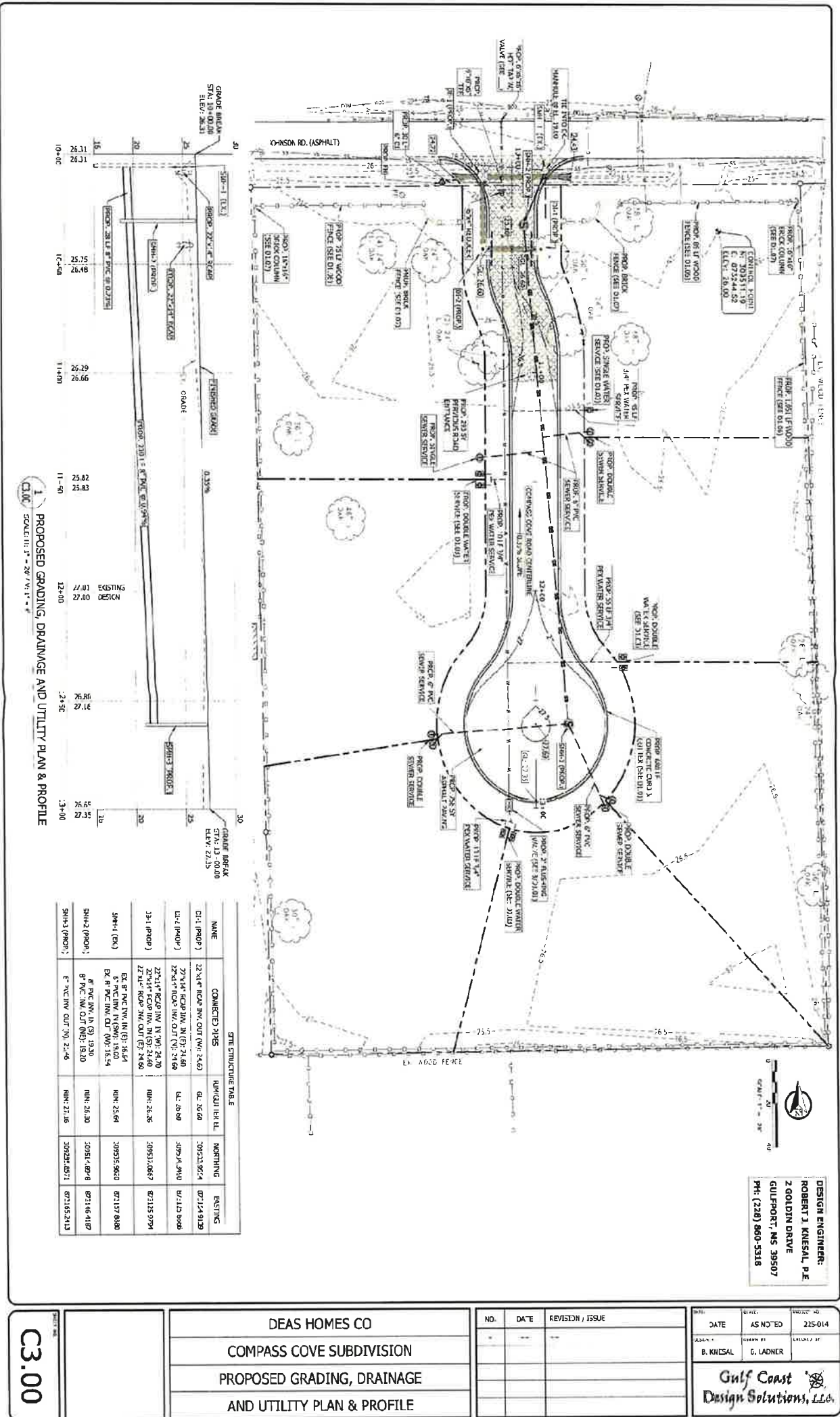
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MINUTES OF MAY 28, 2026
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

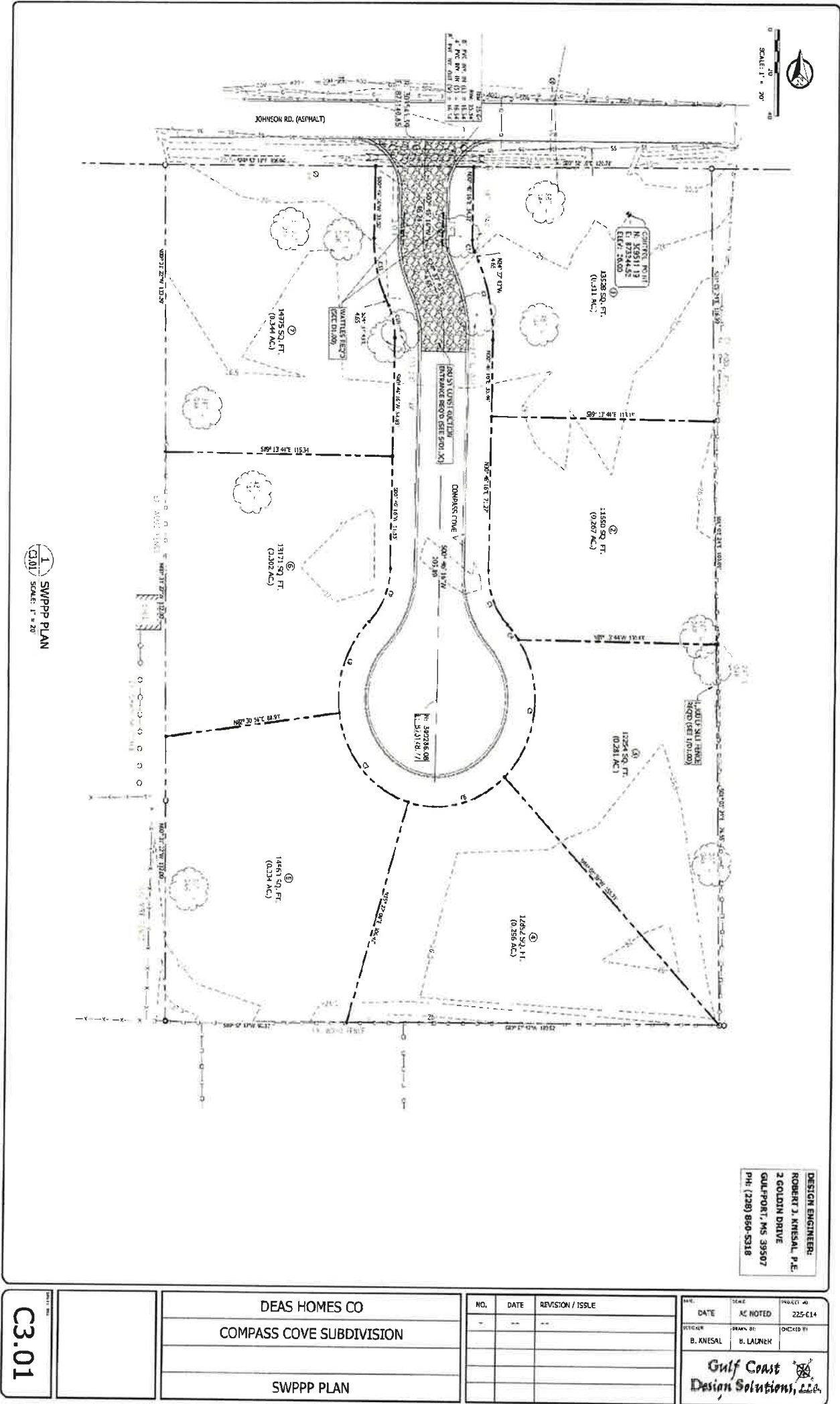




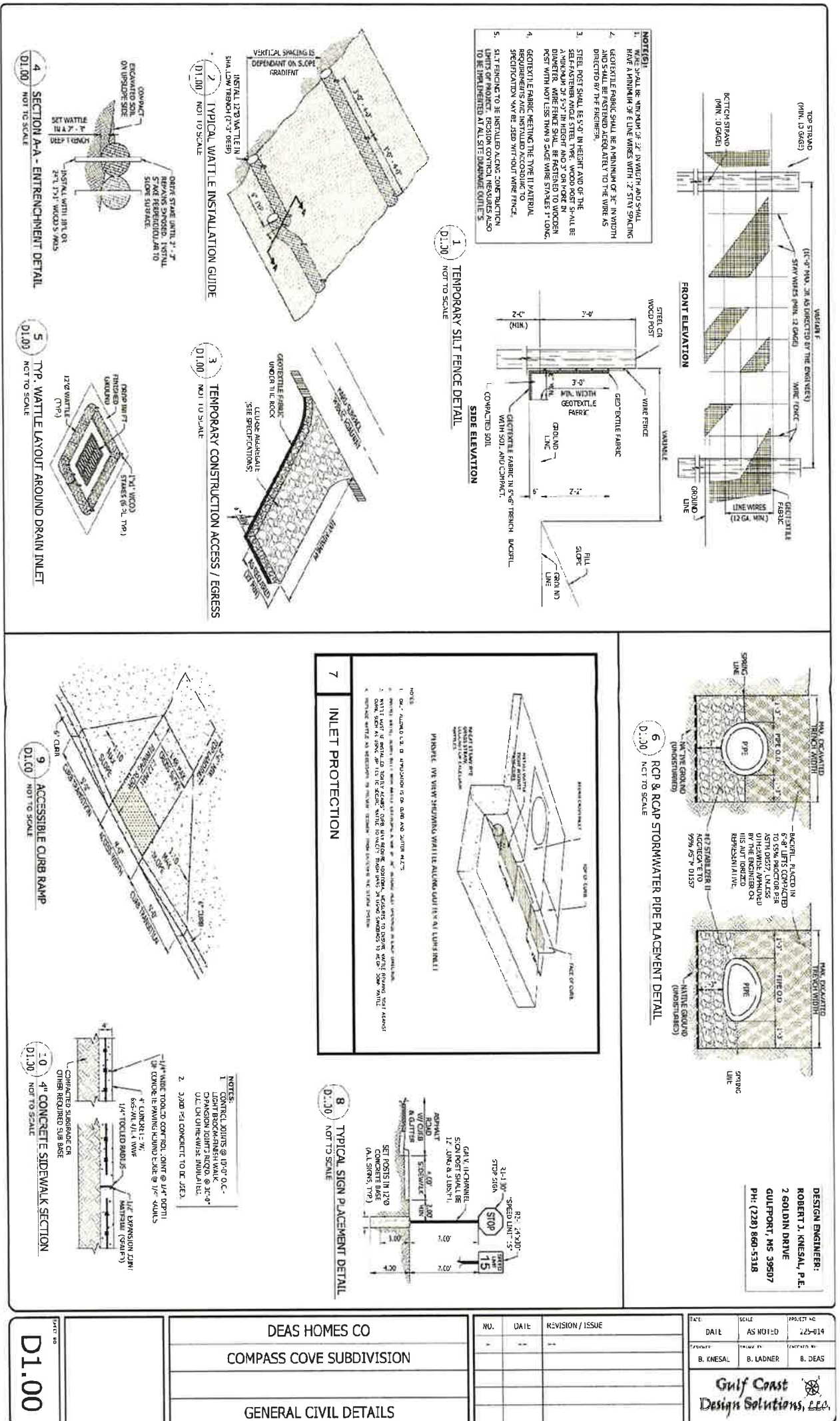
MINUTES OF MAY 28, 2026
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

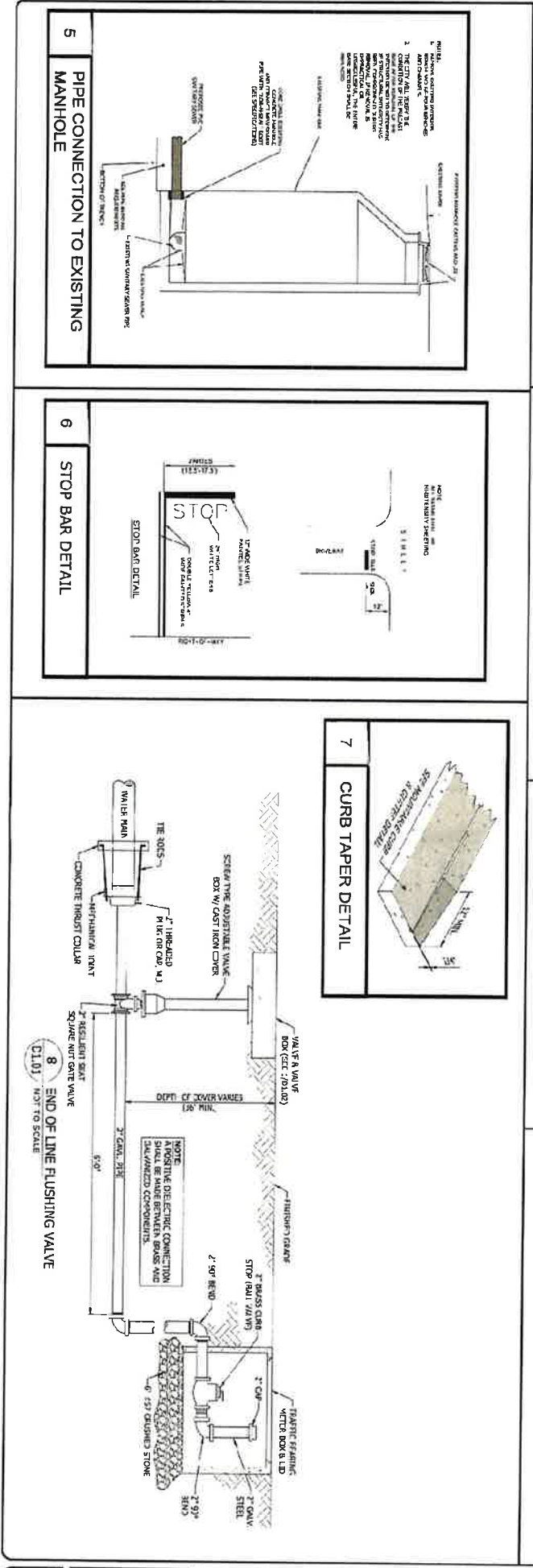


MINUTES OF MAY 28, 2026
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



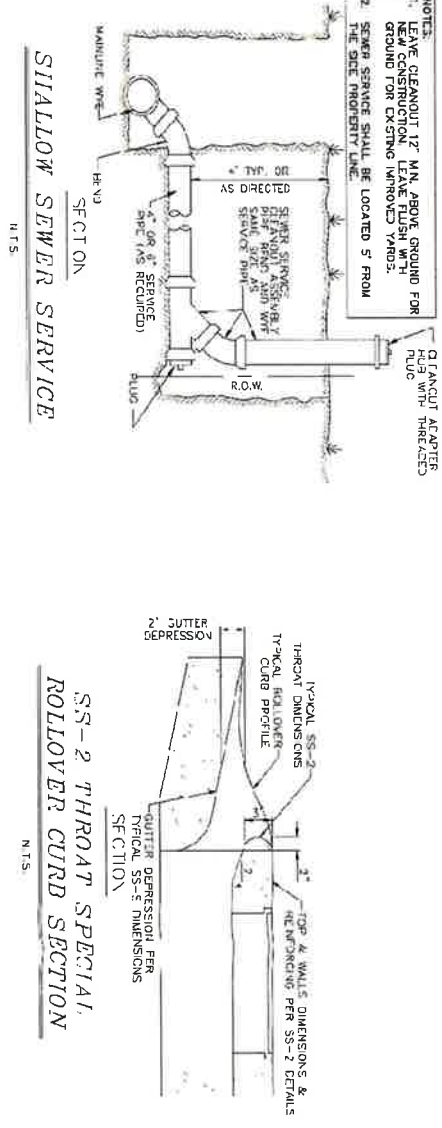
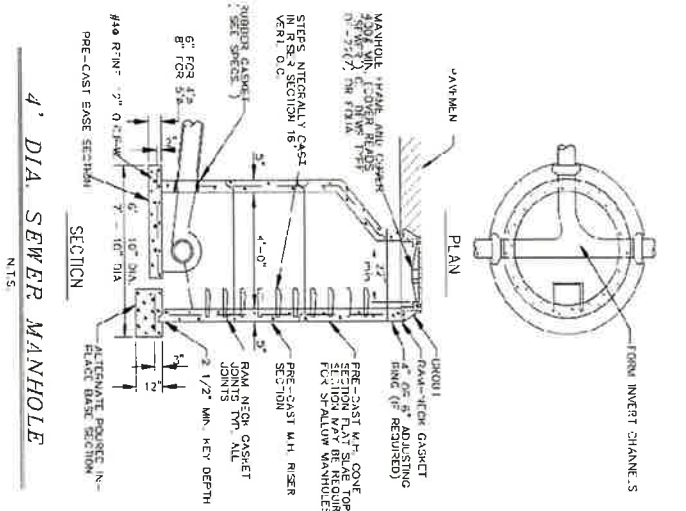
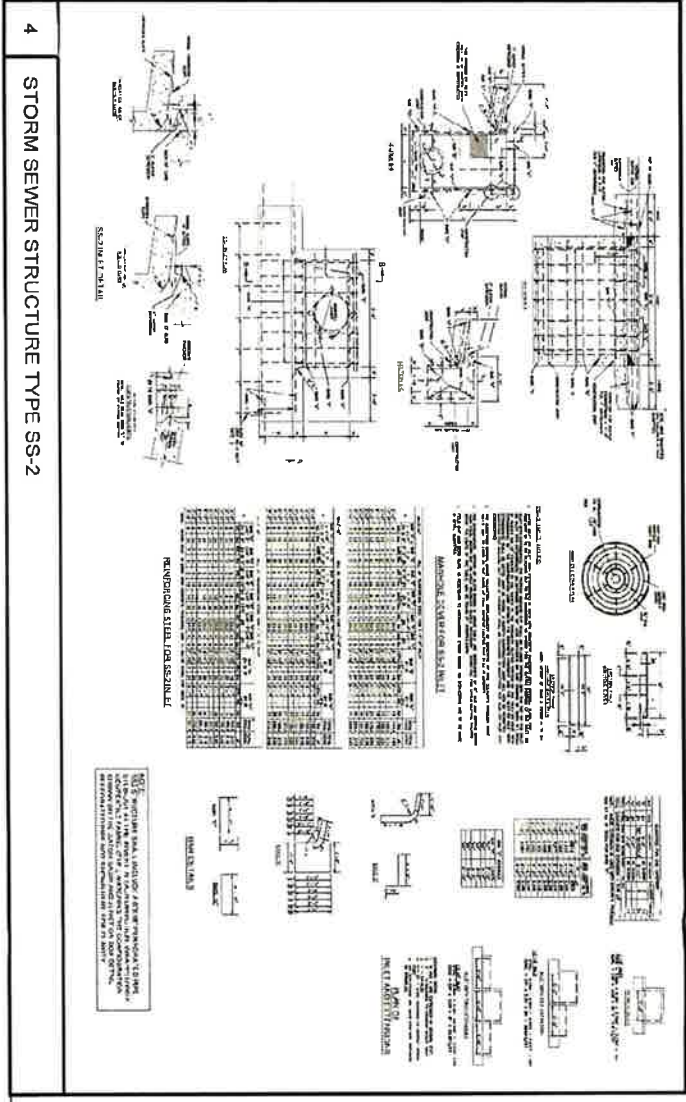
**MINUTES OF MAY 28, 2026
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**





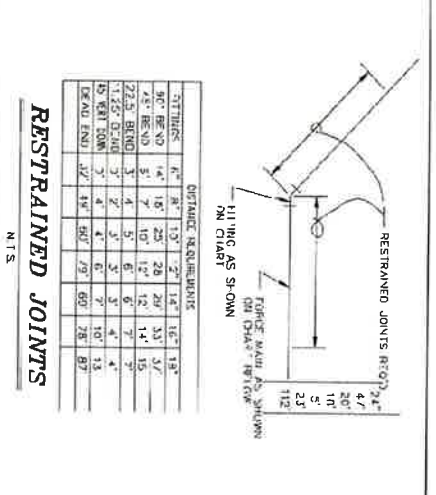
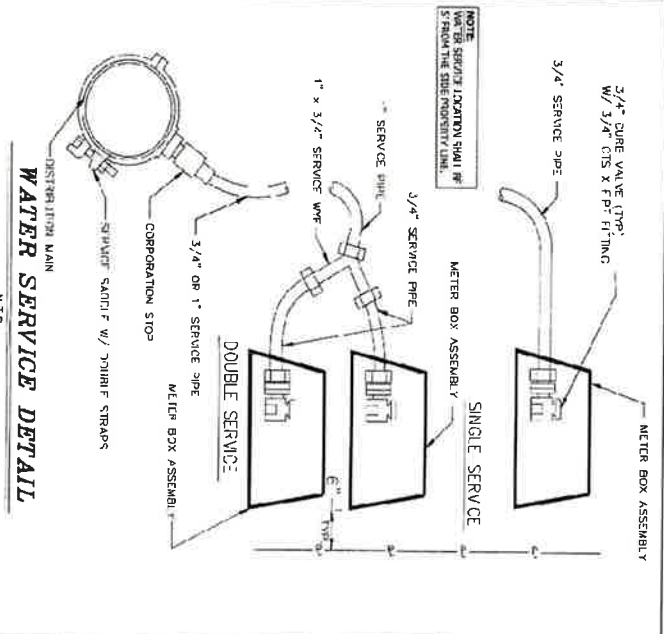
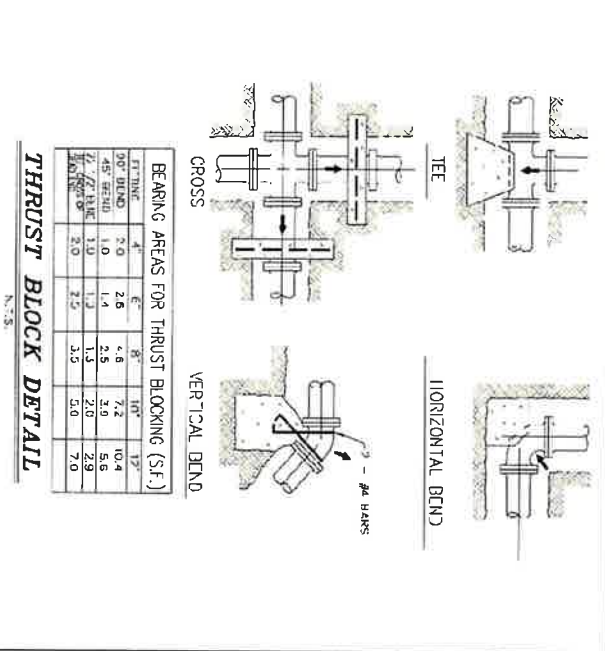
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		COMPASS COVE SUBDIVISION				DESIGNED BY		
						B. KNSAL	B. LAUNCH	C. DEAS
						Gulf Coast Design Solutions, LLC 		
		GENERAL CIVIL DETAILS						

MINUTES OF MAY 28, 2026
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



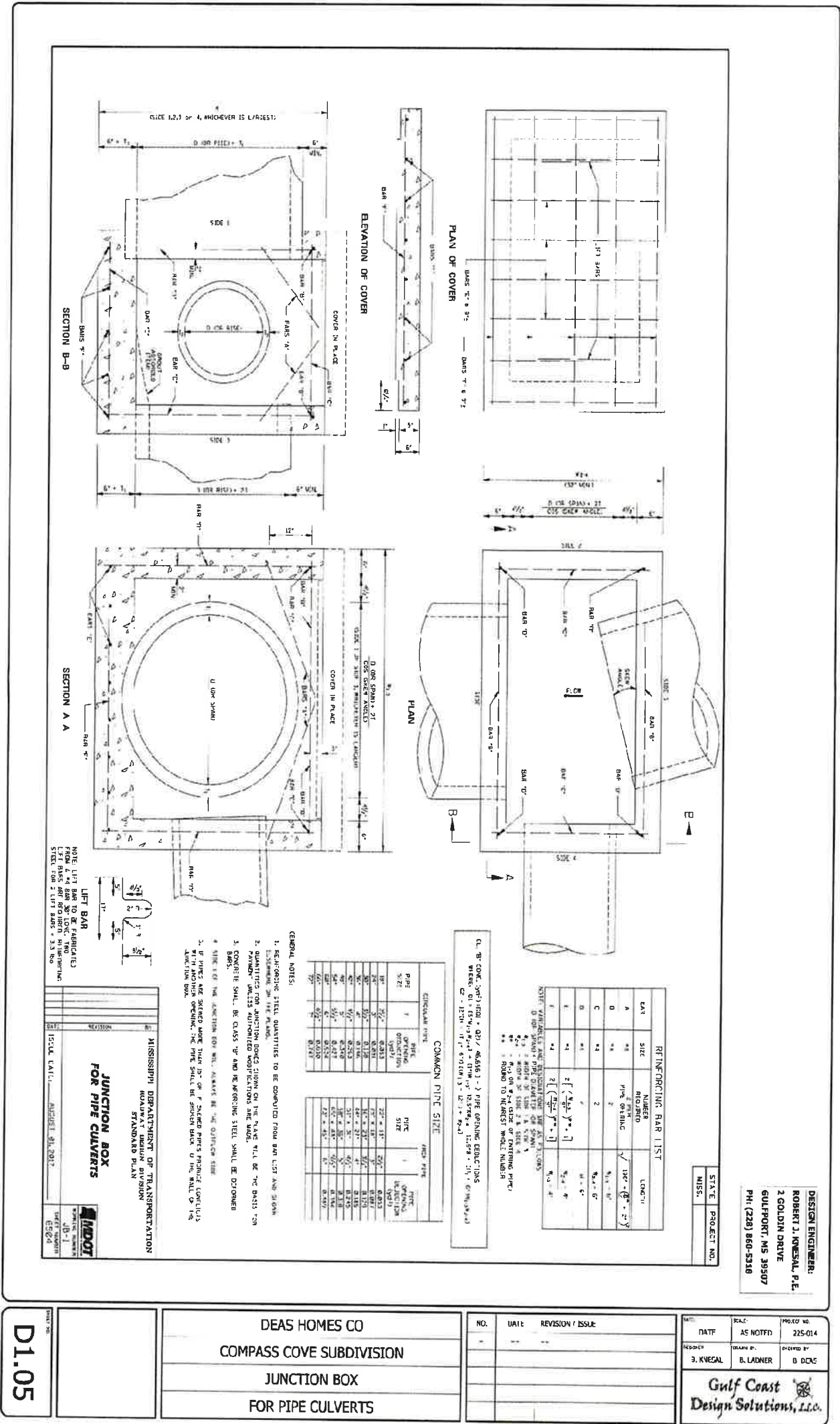
DESIGN ENGINEER:
ROBERT J. KNESEL, P.E.
2 GOLDIN DRIVE
GULFPORT, MS 39507
PH: (228) 860-5318

DATE D1.02	DEAS HOMES CO		NO.	DATE	REVISION / ISSUE	DATE	SCALE	PROJECT NO.
	COMPASS COVE SUBDIVISION					DATE	AS NOTED	225-014
						DESIGNED BY	DRAWN BY	CHECKED BY
	GENERAL CIVIL DETAILS					B. KESAL	B. LADNER	B. CEAS
						<i>Gulf Coast</i> 		
						<i>Design Solutions, LLC.</i>		

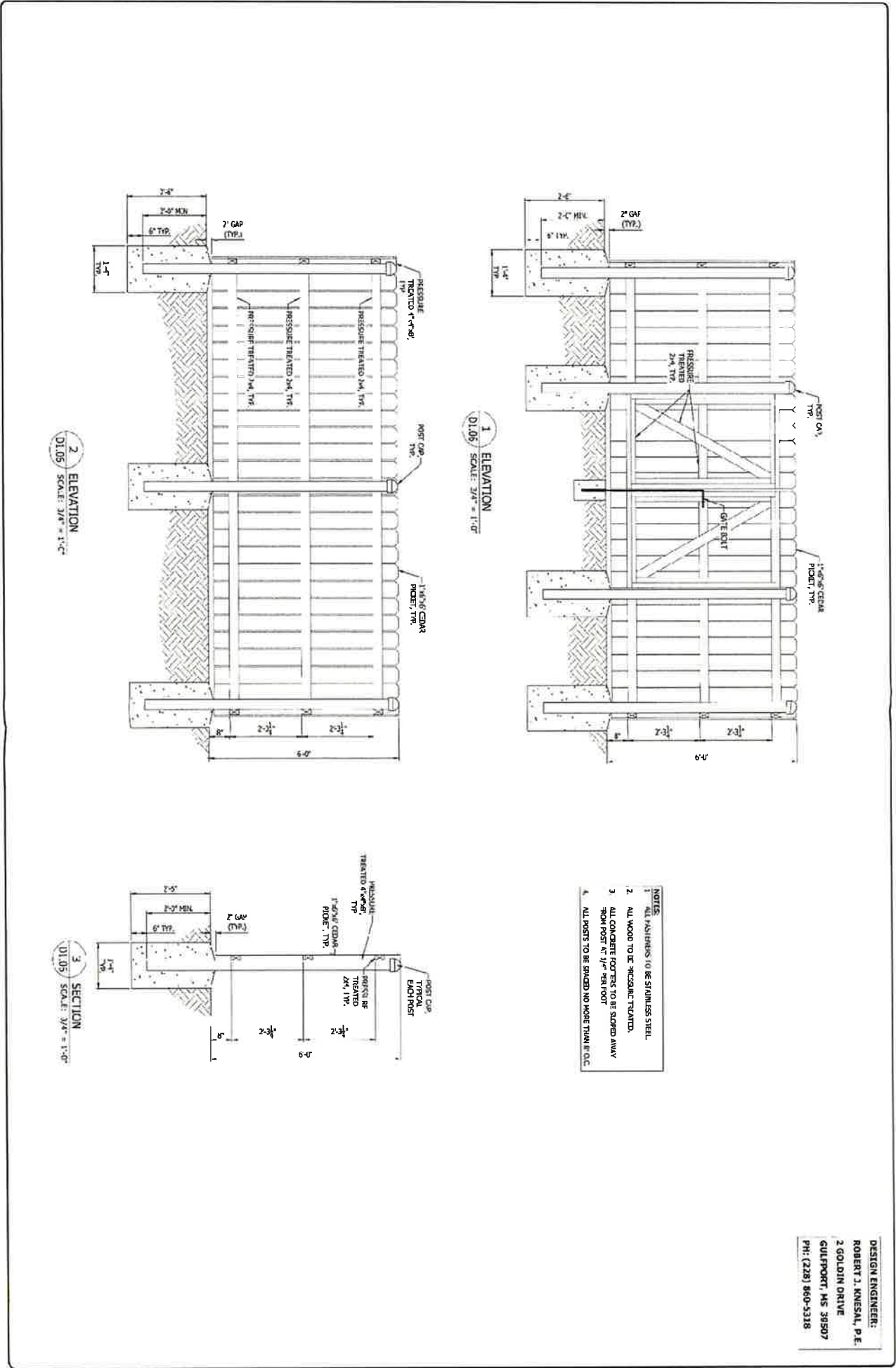
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		COMPASS COVE SUBDIVISION				DESIGNER	AS NOTED	225-014
						3. KVESAL	3. LADNER	8. DEAS
								
		GENERAL CIVIL DETAILS						

MINUTES OF MAY 28, 2026
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

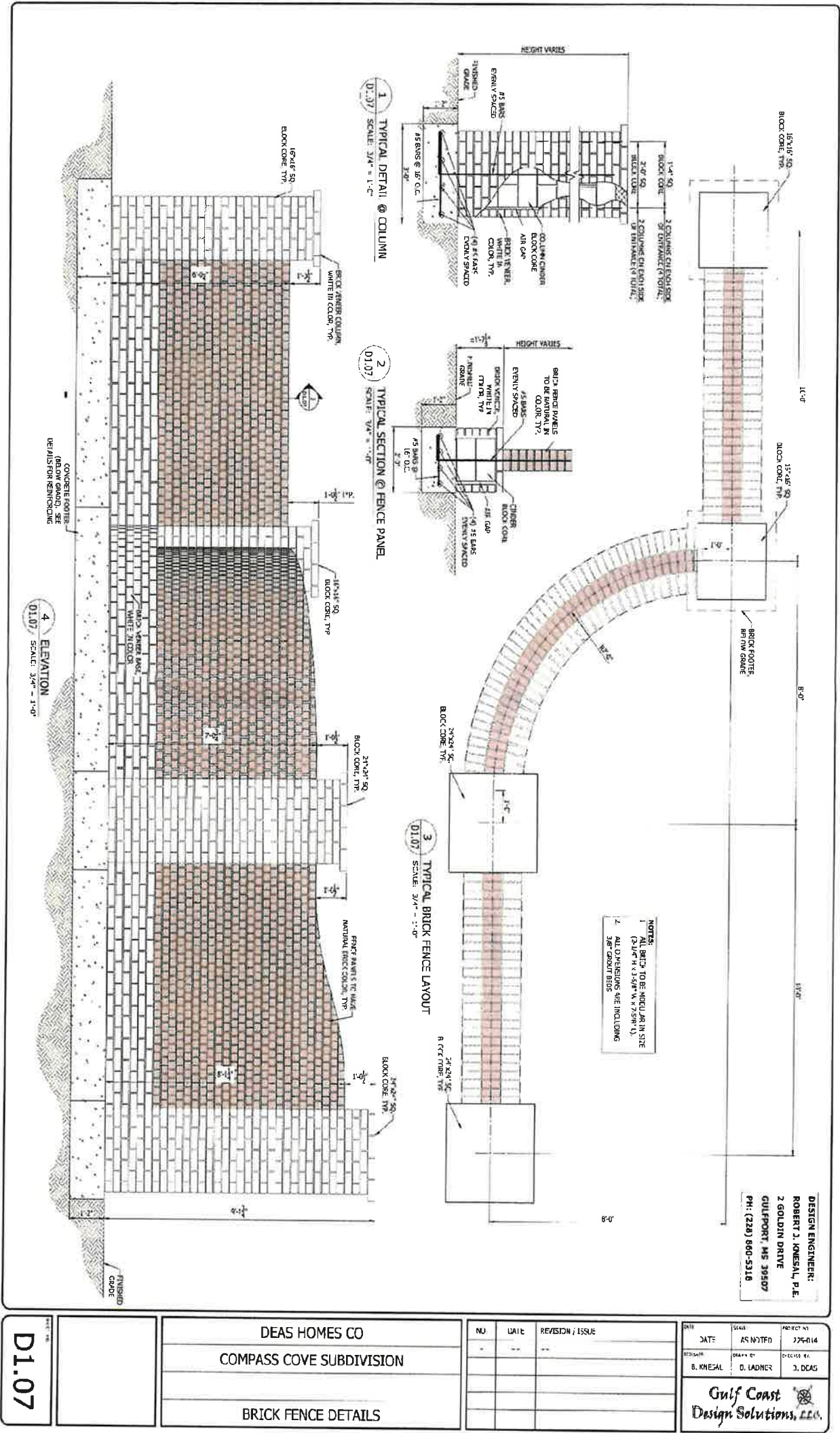


MINUTES OF MAY 28, 2026
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



D1.06		DEAS HOMES CO	NO.	DATE	REVISION / ISSUE	DATE:	SCALE:	PROJECT NO:
		COMPASS COVE SUBDIVISION				DATE	AS NOTED	215-014
		WOOD FENCE DETAILS				DESIGNED BY:	DRAWN BY:	CHECKED BY:
						B. KNESEL	B. LADNER	B. DEAS
						Gulf Coast Design Solutions, LLC.		

MINUTES OF MAY 28, 2026
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



**MINUTES OF MAY 28, 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: 05/28/2026
To: City of Long Beach
From: Tyler Yarbrough
RE: Compass Cove Preliminary Plat Review

Please see below for our engineering review comments, which should be addressed prior to City approval.

Construction Plans:

C3.00:

1. Revise the sewer connection callout to indicate that connection to the existing sewer manhole will require a drop connection.
2. The proposed TRUEGRID road section does not meet ordinance requirements and is not recommended for use or adoption by the City.

Drainage & Detention Analysis Comments:

3. Revise the drainage & detention analysis to use the standard design storm for Long Beach, which is the 100-year storm event.
4. The post-development drainage area shown in the submitted drainage analysis does not appear to be consistent with the total site area. The submitted analysis shows a total post-development area of 2.04 acres, while the pre-development drainage area is shown as 2.54 acres, resulting in a discrepancy of 0.50 acres leading to an underestimated post-development flowrate. For purpose of comparison, our own estimate of the post-development drainage patterns shows the 100-year peak discharge at approximately 12 cfs to the north and 3 cfs to the south.
5. The rainfall intensity of 4.0 in/hr is not accepted as submitted. The City's review process is normally based on the Rational Method, with generally accepted methods to determine the time of concentration (such as the widely used MDOT Design Manual "kinematic equation").

General Comments:

6. 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.

Biloxi | Long Beach | Pascagoula | Daphne

MINUTES OF MAY 28, 2026
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

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

It came for discussion under New Business a Tree Removal for the property located at 208 East 3rd Street, Tax Parcel 0612B-02-040.001, submitted by John M. Mundstock, as follows:

**MINUTES OF MAY 28, 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	5-7-26
Zoning	R-1
Agenda Date	5-28-26
Check Number	Cash

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

mm 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.

mm 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.

mm 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: 5/7/2026

PROPERTY INFORMATION

TAX PARCEL # 0612B-02-040.001

Address of Property Involved: 208 East 3rd Street

Property owner name: John M. Mundstock

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: N/A

Phone No. () N

Arborist # 2157

CONTRACTOR OR APPLICANT INFORMATION

Company Name: A & M Tree Service

Phone No. 985 956 0482 Fax: N/A

Name: Michael Troyani

Address: 57220 Hardin Rd, Slidell
70461

PERMIT INFORMATION

Permit for: Removal ☒ Trimming ☒ Pruning ☐

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

Number of Trees:

1 Live Oak 1 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.

John Mundstock 5/7/26
Signature Date

**ADDITIONAL INFORMATION REQUIRED
FROM APPLICANT**

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

mm 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.

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

mm OWNERSHIP: Please provide a recorded warranty deed.

mm 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.

mm 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.

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

MINUTES OF MAY 28, 2026
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

Live Oak Trimming

Oak Tree Canopy is covering my roof over the peak and has caused roof damage in the past. Currently low hanging branches are a significant threat of damage to the house and insurance costs may be increased as a result. power lines are near branches

I have lived at 208 East 3rd Street since 2002. I am 78 years old and lived thru Katrina. 4 trees fell on my house then and did significant damage to the house. I certainly wouldn't decide to pay several thousand \$ of dollars unless it was absolutely necessary.

Thanks,

John Mundstock

**A & M
Tree Service**



Arborist # 2157
Tree Trimming & Removal
Stump Grinding - Licensed & Insured
Free Estimates - Fast Service
Workers Comp.

Mike Troyani

Cell: 985-956-0482

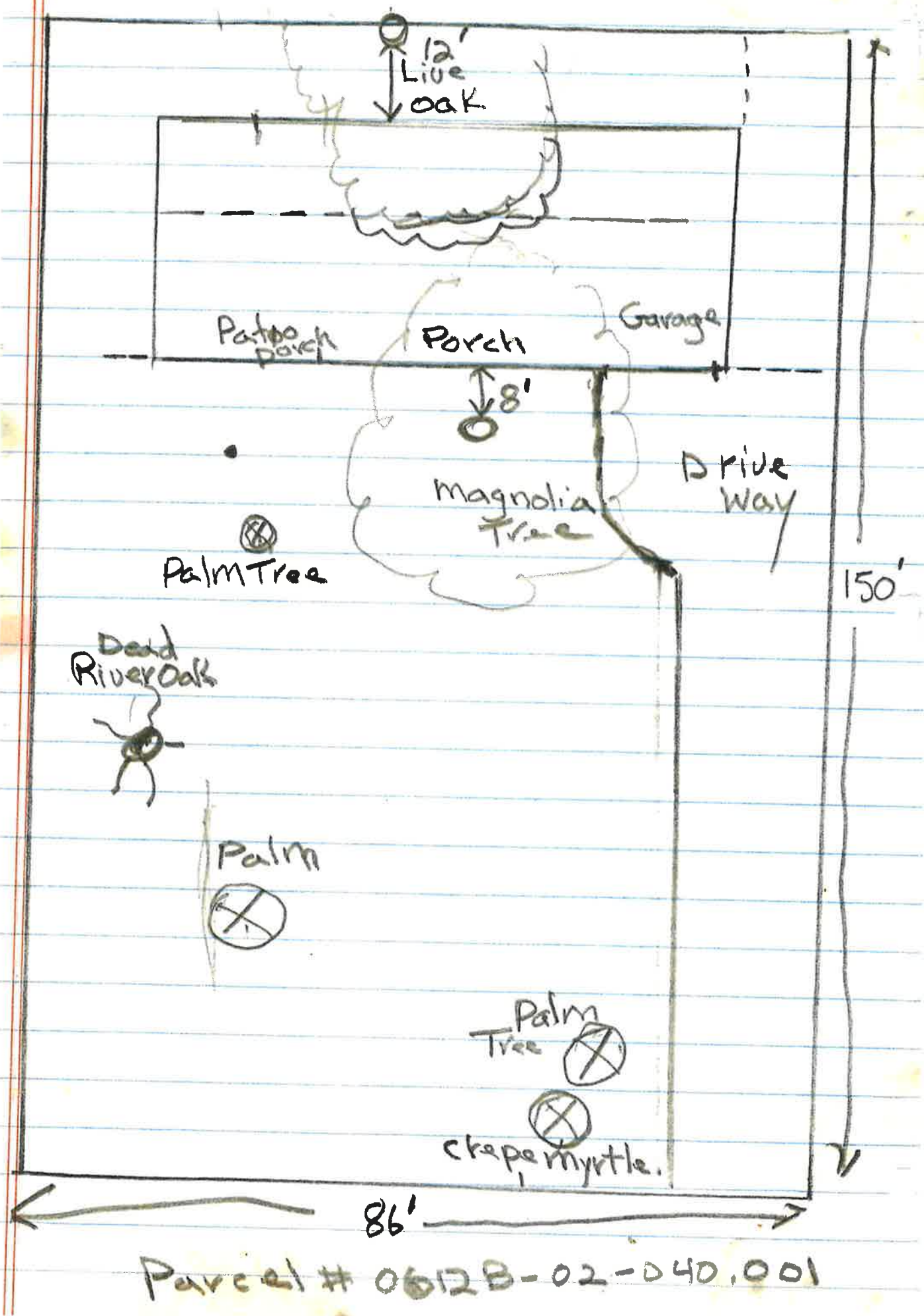
MINUTES OF MAY 28, 2026
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

Magnolia

Magnolia Tree has Large
decaying hole approximately
15 feet above ground level. The
tree is bifurcated and the
trunk with the decay is showing
stress lines and swelling.
There are multiple dead
branches ^{that} are hanging over
the house and driveway area.
Because of the very large hole
the structural integrity is
significantly compromised
and will result in failure
of the tree. It is so
close to the house that
any failure would result
in serious damage to the
house, vehicle's parked in
driveway. Failure at anytime
could result in personal
injury or death. Two arborists
have stated the tree cannot
be saved.

MINUTES OF MAY 28, 2026
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

PPIN 100924
208 East 3rd Street



**MINUTES OF MAY 28, 2026
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**



MINUTES OF MAY 28, 2026
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



MINUTES OF MAY 28, 2026
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LONG BEACH PLANNING and DEVELOPMENT COMMISSION



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LONG BEACH PLANNING and DEVELOPMENT COMMISSION



MINUTES OF MAY 28, 2026
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT

QUIT CLAIM DEED



1st Judicial District
Instrument# 2006-4116 D J1
Filed/Recorded 5/10/2006 10:45 A
Total Fees \$2.00
Pages Enclosing

FOR AND IN CONSIDERATION of the sum of Ten Dollars, (\$10.00), cash in hand paid and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, Neva S. Neal-Mundstock do hereby sell, convey and quit claim all of my rights, title and interest unto John M. Mundstock, in the following described property located in Harrison County, Mississippi, First Judicial District to-wit:

West 86 feet of Lot 13, Block 7, Original Long Beach in accordance with the official map or plat of record in the office of the Chancery Clerk, Harrison County, First Judicial District, State of Mississippi, including all improvements situated thereon. This property is situated in Harrison County, Mississippi. This property is commonly known as 208 East Third St., Long Beach, MS 39560.

WITNESS MY SIGNATURE, this the 5th day of May, 2006.

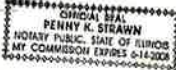
Neva S. Neal-Mundstock
NEVA S. NEAL-MUNDSTOCK

STATE OF ILLINOIS
COUNTY OF SANGAMON

I, the undersigned, a Notary Public in and for said County, the State aforesaid, DO HEREBY CERTIFY THAT Neva S. Neal-Mundstock personally known to me to be the same person whose name is subscribed to the foregoing instrument appeared before me this day in person, and acknowledged that Neva S. Neal-Mundstock signed, sealed and delivered the same instrument as her free and voluntary act, for the uses and purposes herein set forth, including the release and waiver of the right of homestead.

Given under my hand and seal, this 5th day of May 2006.

Penny K. Strawn
NOTARY PUBLIC



My Commission Expires 6-14-2008

Grantor
Neva S. Neal-Mundstock
3213 Markwood Lane
Springfield, IL 62707
N/L

Grantee
John M. Mundstock
208 E. Third St.
Long Beach, MS 39560
N/L

This instrument prepared by:
K. Koepke
2050 W. Iles, Suite G
Springfield, IL 62704
N/L

**MINUTES OF MAY 28, 2026
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**



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

18 May 2026

MEMORANDUM FOR Long Beach, MS Planning Commission

SUBJECT: Recommendation for Tree Removal Application

1. This memorandum addresses the tree removal application for 208 East 3rd Street, Long Beach, MS 39560. The Tree Board Committee conducted a thorough site review on May 13, 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 APPROVE the tree removal request. During the site review, the Southern Magnolia tree was observed to have a large deteriorating hole mid-way up the tree. The committee determined that the tree should be removed 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: Yes
2. Sherry Grady: Yes
3. Harold Donahue: Yes

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

Sherry Grady
Board Member
Long Beach Tree Board

MINUTES OF MAY 28, 2026
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

After considerable discussion and upon recommendation made by the City of Long Beach Tree Board, Commissioner Suthoff made motion, seconded by Commissioner Baas, Jr 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 0 West Beach Blvd, Tax Parcel 0612L-01-006.000, submitted by Dean Vansickle, as follows:

MINUTES OF MAY 28, 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	05/28/26
Zoning	R-1
Agenda Date	05/28/26
Check Number	2688

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

JB 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.

JB 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.

JB 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: 5-6-26

PROPERTY INFORMATION

TAX PARCEL # 0612L-01-006.000

Address of Property Involved: empty lot west of 600 W Beach Blvd.

Property owner name: Dean Vansickle
 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: 107 Douglas Ave.

Phone No. (669) 626-6429

CONTRACTOR OR APPLICANT INFORMATION

Company Name: Southern Tree and Turf, LLC

Phone No. 228-760-5296 Fax: _____

Name Sarah Blake

Address 6291 Beatline Ave., Long Beach

PERMIT INFORMATION

Permit for: Removal ☒ Trimming _____ Pruning _____

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

The Live Oak tree is in the middle of the driveway and not in good condition.
 (use separate sheet if needed)

Number of Trees:

1 Live Oak _____ Southern Magnolia

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

Sarah Blake 5-6-26
 Signature Date

ADDITIONAL INFORMATION REQUIRED FROM APPLICANT

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

JB 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.

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

JB OWNERSHIP: Please provide a recorded warranty deed.

JB 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.

JB 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.

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

MINUTES OF MAY 28, 2026
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

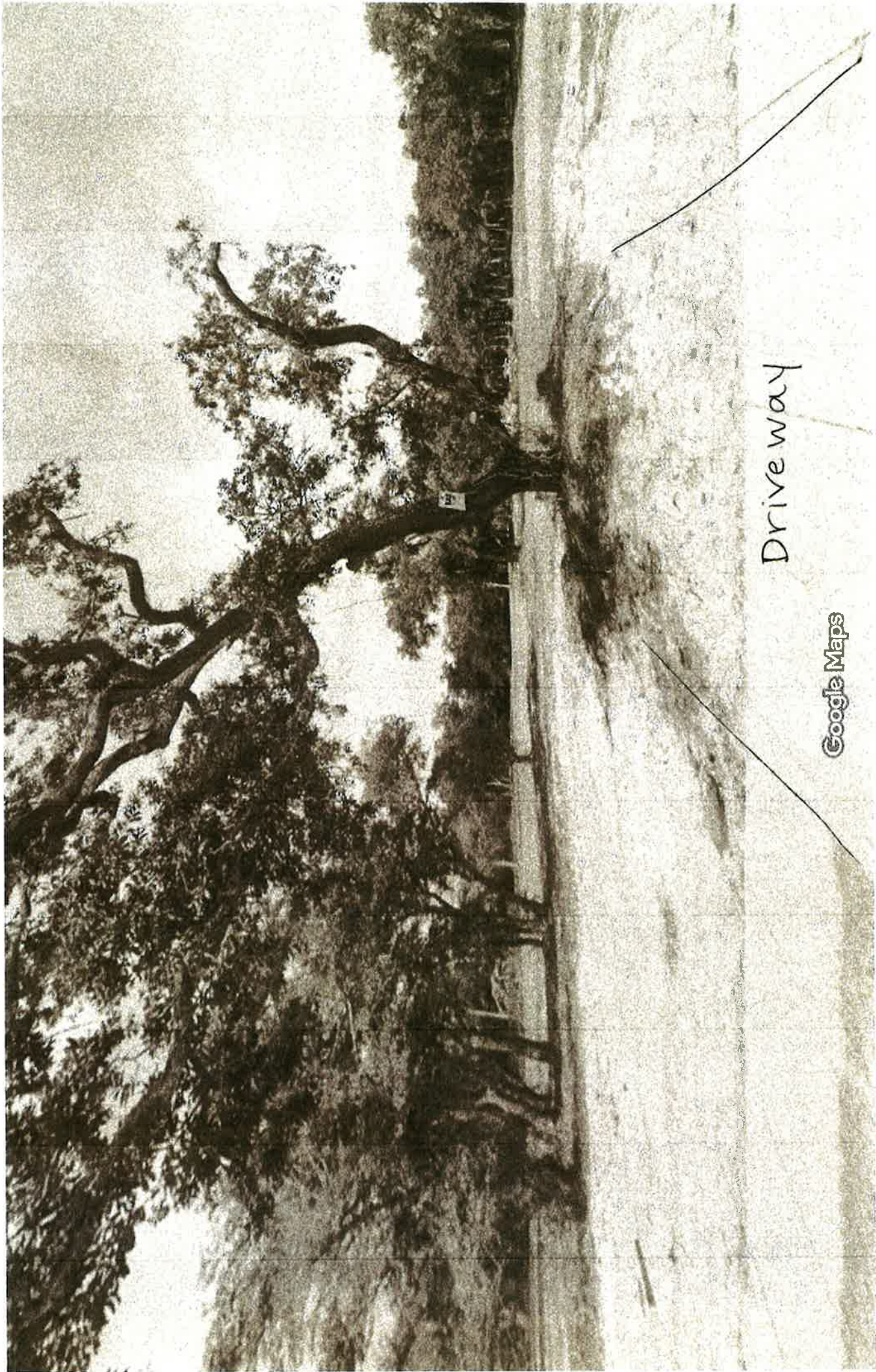
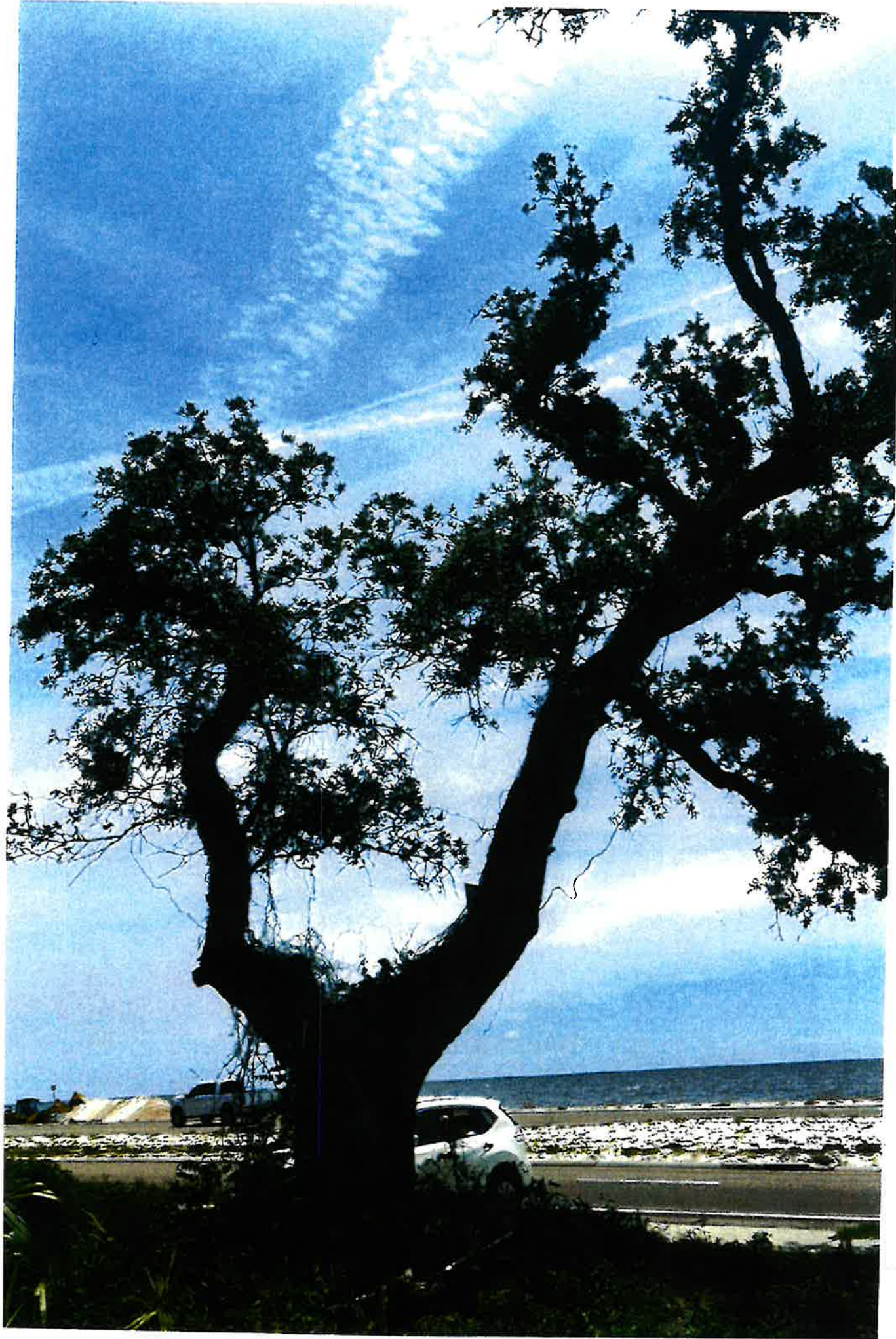
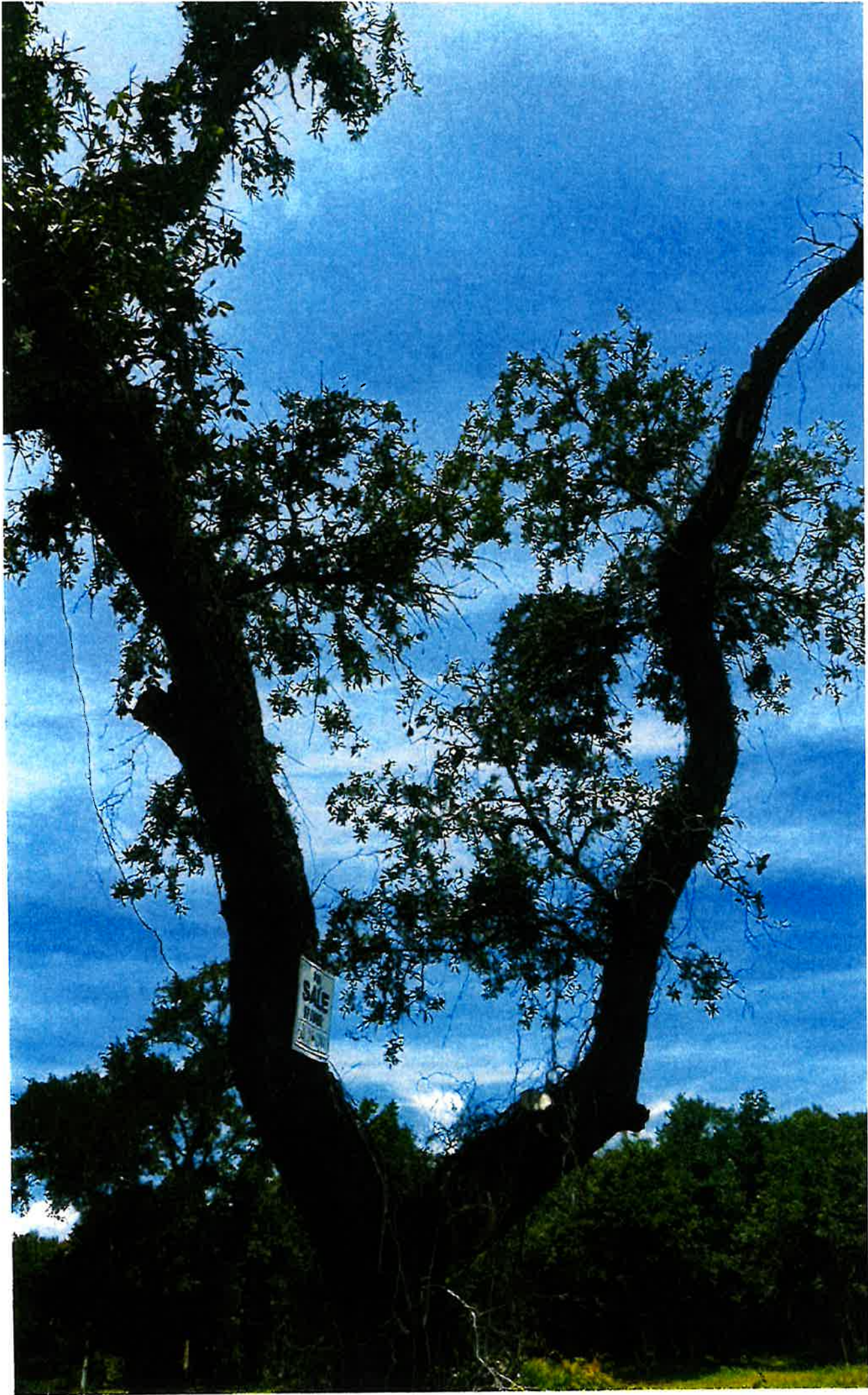


Image captured Feb 2025 © 2025 Google

MINUTES OF MAY 28, 2026
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



MINUTES OF MAY 28, 2026
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



MINUTES OF MAY 28, 2026
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



SCANNED



MISSISSIPPI JUDICIAL DISTRICT
Instrument 2026-0005134-D-11
Filed/Recorded 03/20/2026 10:09:01 AM
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Prepared by:
Deep South Title Collins, LLC
Noah L. Sanford, Attorney at Law
216 Main St
Collins, MS 39428
(601) 765-8440
MS Bar # 104960

Return to:
Deep South Title Collins, LLC
P.O. Box 2020
Collins, MS 39428
(601) 765-8440
C26-3089

STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT

INDEXING INSTRUCTIONS: Lot 5, Gulf of America Subdivision, a subdivision of the City of Long Beach, Harrison County, First Judicial District, Mississippi

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable considerations, not herein mentioned, the receipt and sufficiency of all of which is hereby acknowledged, the Grantor(s)

KBM Land Development, LLC
a Limited Liability Company
866 McDonald Chapel Road
Collins, MS 39428
Phone: (601) 382-6246

do(es) hereby grant, bargain, sell, convey, and warrant unto, the Grantee(s)

Vansickle Revocable Trust dated November 14, 2006
34983 US Hwy 36
Macon, MO 63552
Phone: (660) 626-6429

the following described lands, together with any and all improvements thereon and appurtenances thereunto belonging, said lands in Harrison County, First Judicial District, Mississippi, being more particularly described as follows, to-wit:

Lot 5 of Gulf of America Subdivision to the City of Long Beach, Harrison County, Mississippi as per plat on file in Plat Book 65 at Pages 35-36 in the office of the Chancery Clerk of Harrison County, Mississippi.

The above warranty and this conveyance are subject to prior reservations of oil, gas and other minerals by former owners.

The above warranty and this conveyance are subject to any and all easements for public roads and public utilities as presently laid out, constructed or in use.

Subject to any covenants, restrictions, or easements affecting the subject property which may be of record in the office of the Chancery Clerk of Harrison County, First Judicial District, Mississippi.

Subject to all exceptions, reservations, and conveyances to any existing easements, grants, or rights-of-way for public roads, streets, and alleys, and for electric, telephone, telegraph, gas, water, drainage, sewerage, or similar utility purposes which affect or relate to the above-described real property.

Subject to any and all leases, exceptions, reservations and/or conveyances, together with release of damages, of or related to minerals of every kind and character, including, but not limited to, oil and gas, and/or of related to any geothermal energy resources, in, on or under the real property hereby conveyed or which affect the real property hereby conveyed.

Subject to any environmental condition existing upon the subject property which would cause said property to be in violation of any State and/or Federal Environmental Protection Act and subject to any such condition which may be in violation of such laws and is subject to any such condition which may affect the title to said property or lien placed against said property by any lender, individual Corporation or otherwise.

Subject to Restrictions, Covenants, Easements and Setbacks as outlined on Plat of Gulf of America Subdivision duly filed in Plat Book 65 at Pages 35-36 in the office of the Chancery Clerk of Harrison County, First Judicial District, Mississippi.

Subject to the effects, if any, of the Mississippi Coastal Wetlands Protection Law of 1973, and further, the Federal Clean Water Act of 1972.

Subject to any and all ordinances or covenants for the City of Long Beach, Mississippi.

Taxes for the current year shall be pro-rated as of the date of this instrument and assumed by the GRANTOR herein. It is specifically agreed and understood that taxes for the current year are pro-rated based upon the previous year's taxes.

FOR INFORMATION PURPOSES: A Certificate of Trust for the Vansickle Revocable Trust dated November 14, 2006, has been duly filed in the records of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi.

WITNESS THE SIGNATURE OF THE AUTHORIZED REPRESENTATIVE OF THE GRANTOR, on the date acknowledged herein.

KBM Land Development, LLC
a Mississippi Limited Liability Company

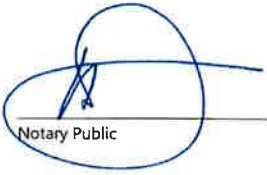
By: Bobby W. Mooney, Managing Member

[Space below left blank intentionally. See notary acknowledgment on page to follow.]

MINUTES OF MAY 28, 2026
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

STATE OF MISSISSIPPI
COUNTY OF COVINGTON

Personally appeared before me, the undersigned authority in and for the said county and state, on this 2 day of March, 2026, within my jurisdiction, the within named **Bobby W. Mooney** who acknowledged that he is **Managing Member of KBM Land Development, LLC, a Mississippi Limited Liability Company**, and that for and on behalf of the said company and as its act and deed, he executed the above and foregoing instrument on the day and year therein mentioned, after first having been duly authorized by said company so to do.

(Seal)  
Notary Public

My commission expires:

[Space below left blank intentionally. See Exhibit "A", LLC Affidavit, on page to follow.]

EXHIBIT "A"
LIMITED LIABILITY COMPANY AFFIDAVIT

STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT

The undersigned affiant, **Bobby W. Mooney**, swears and affirms the following:

- 1. That Christian L. Brister, David L. Kirkley and Bobby W. Mooney, are the sole and designated managing members of KBM Land Development, LLC, a Mississippi Limited Liability Company, pursuant to Operating Agreement dated September 20, 2023.
- 2. That there have been no subsequent amendments or otherwise revisions to said Operating Agreement.
- 3. That KBM Land Development, LLC, is in good standing with the State of Mississippi.
- 4. That KBM Land Development, LLC, is the sole owner of the property described herein and pursuant to **Article II – Management** of said Operating Agreement, any managing member may participate in the Management of the company and may bind the company with his individual signature.
- 5. That pursuant to said Operating Agreement, Bobby W. Mooney is authorized to convey the property herein to the Vansickle Revocable Trust.

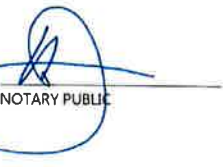
Further, affiant sayeth not.

WITNESS MY SIGNATURE, this the 2 day of March, 2026.


Bobby W. Mooney

STATE OF MISSISSIPPI
COUNTY OF COVINGTON

Subscribed and sworn to before me, a Notary Public in and for the above County and State this 2 day of March, 2026.

 
NOTARY PUBLIC
MY COMMISSION EXPIRES

**MINUTES OF MAY 28, 2026
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**



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

26 May 2026

MEMORANDUM FOR Long Beach, MS Planning Commission

SUBJECT: Recommendation for Tree Removal Application

1. This memorandum addresses the tree removal application for Tax Parcel # 0612L-01-006.000, Long Beach, MS 39560. The Tree Board Committee conducted a thorough site review on May 19, 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 APPROVE the tree removal request in accordance with Ordinance No. 655 "The Tree Preservation and Protection Ordinance of the City of Long Beach, Mississippi" however; later noted that the application had been filled out by the contractor, Southern Tree and Turf, LLC and not by the owner of the property. The selection box under the property owner name on the application asking "Are you the legal owner of the above property?" was left blank. The attached Harrison County, MS Property Search Application notes the owner of the parcel to be LEWIS H GUINN & OIL PROPERTIES LTD, while the application has the owner listed as Dean Vansickle. The Committee recommends verifying the legal property owner prior to tree removal. The Committee also recommends requiring the property owner to replace the tree with a Live Oak not less than five (5) feet in height per the municipal code of Long Beach, MS.

3. Board members present and voting during the site review were the following:
 1. Blane Sutton: Yes
 2. Sherry Grady: Yes
 3. Michael McGill: Yes

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

**Sherry Grady
Board Member
Long Beach Tree Board**

MINUTES OF MAY 28, 2026
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

After considerable discussion and upon recommendation made by the City of Long Beach Tree Board, Commissioner Hughes made motion, seconded by Vice Chairman Sterling 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 426 Magnolia Street, Tax Parcel 0612f-01-029.000, submitted by Kimberly Thompson Wheatley, as follows:

MINUTES OF MAY 28, 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	5/13/26
Zoning	R-1
Agenda Date	5/28/26
Check Number	5856



the line that you've read each)



outine trimming does not require a permit. The reason for pruning may include, but are not limited to, reducing risk, or improving tree health and structure, improving aesthetics, or satisfying a specific need. The City of Long Beach does not require a permit for any single-family Residential, Multi-Family Residential, Commercial or Industrial Zoned areas need a permit to remove a tree or Magnolia tree with its root system, growing upon the earth usually with one trunk or at least eighteen (18) inches in diameter 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.

☒ 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: 04/30/2026

PROPERTY INFORMATION

TAX PARCEL # 0612F-01-029.000

Address of Property Involved: 426 Magnolia Street

Property owner name: Kimberly Thompson Wheatley

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: PO Box 1466/380 Fillmore St.

Phone No. 304.671.1065 Harpers Ferry, WV 25425

CONTRACTOR OR APPLICANT INFORMATION

Company Name: Mississippi Tree Services

Phone No. 228.297.4315 Fax: MS Lic #918

Name Wayne Williams

Address 7057 Lora Drive, Long Beach, MS 39560

PERMIT INFORMATION

Permit for: Removal ☒ Trimming ☐ Pruning ☐

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

Tree was split in two during the storm last weekend. The tree is rotted inside and is unsafe.

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

Kimberly Wheatley

Signature

dotloop verified
04/30/26 5:17 PM EDT
1HWD-AW6X-ESAN-XCJM

Date

04/30/2026

ADDITIONAL INFORMATION REQUIRED FROM APPLICANT

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

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

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

☒ OWNERSHIP: Please provide a recorded warranty deed.

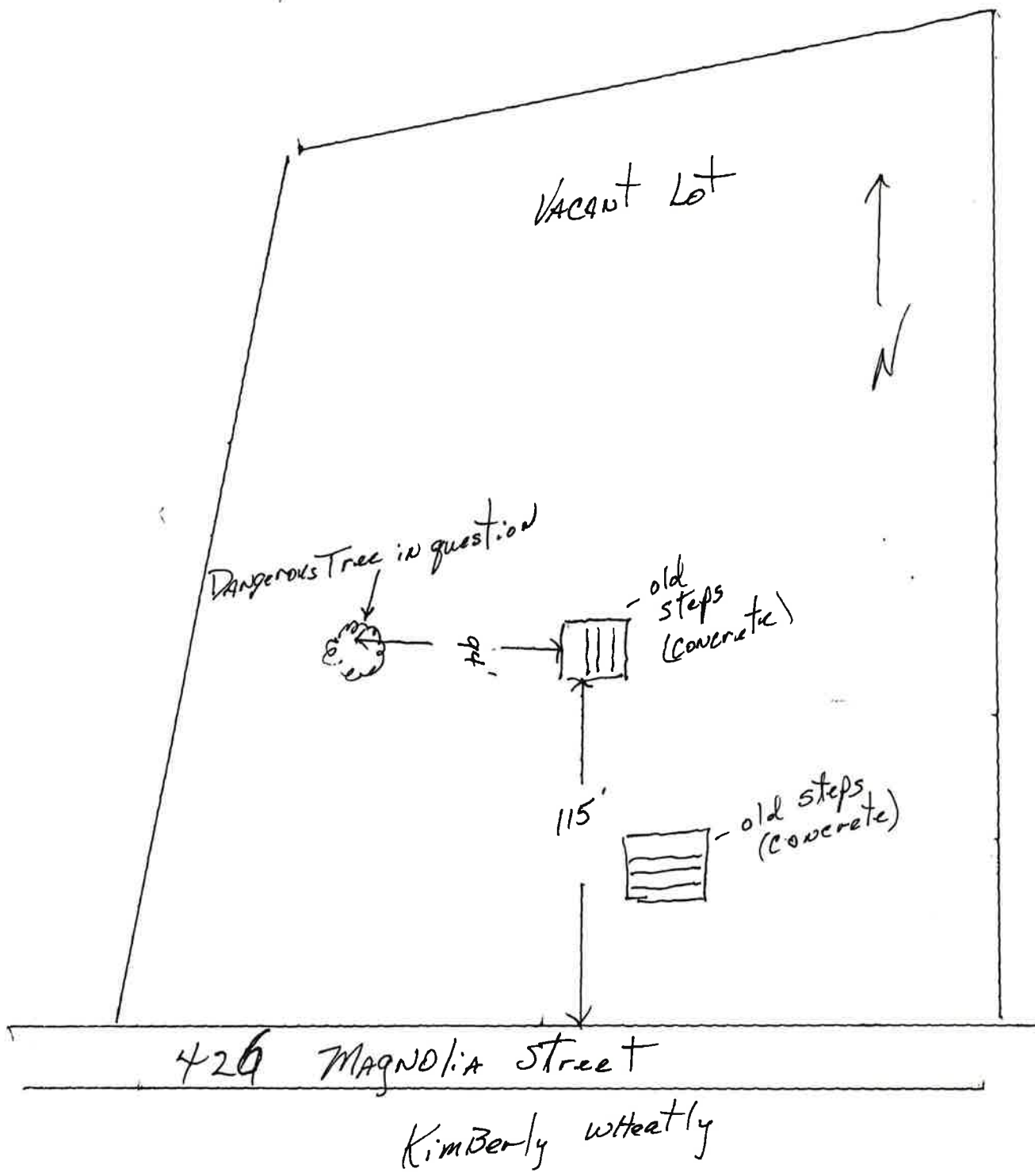
☒ PERMIT FEES: Upon issuance of a Tree Removal Permit, the permit fee will be as follows: For removal of a tree or trees where such removal of such tree or trees is necessitated by material damage caused by such tree or trees to permanent improvement or improvements on the parcel where such tree or trees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

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

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

MINUTES OF MAY 28, 2026
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

Attachment



MINUTES OF MAY 28, 2026
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



MINUTES OF MAY 28, 2026
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



MINUTES OF MAY 28, 2026
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

Document By: A. Thomas T. Subject: Long Beach Section Block 15
Schwartz, Capital & Jordan, PLLC 230' x 450' Harrison County, MS
1226 Hwy 49

Gaffney, MS 39503
(228) 832-8550
Our File: 160885

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,

Ruth Jones Living Trust,
1702 Hollerwood Dr.
Alexandria, VA 22307
(914) 202-5978

does hereby sell, convey and warrant unto

Kimberly Thompson Wheatley
380 Filmore Street,
Harpers Ferry, WV 25425
(304) 671-1065

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

SEE ATTACHED EXHIBIT " A "

THE ABOVE described property is no part the homestead of the Grantor herein.

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.

2

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

IN WITNESS WHEREOF, has caused this conveyance to be executed by its duly
authorized officer, having first been duly authorized to do so, on this the 19th day of July,
2016.

RUTH JONES LIVING TRUST

By: John Timothy Thompson, Trustee

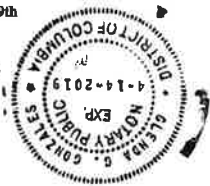
STATE OF DISTRICT OF COLUMBIA
COUNTY OF N/A

THIS DAY PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned
authority in and for the jurisdiction aforesaid, John Timothy Thompson, who acknowledged
that he is the Trustee of RUTH JONES LIVING TRUST, 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, for and on behalf of said Estate in his full representative capacity, having
been first duly authorized to do so.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 19th
day of July, 2016.

GLENDIA G. GONZALES
NOTARY PUBLIC DISTRICT OF COLUMBIA
My Commission Expires April 14, 2019
My Commission Expires:

Notary Public



**MINUTES OF MAY 28, 2026
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**



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

18 May 2026

MEMORANDUM FOR Long Beach, MS Planning Commission

SUBJECT: Recommendation for Tree Removal Application

1. This memorandum addresses the tree removal application for 426 Magnolia Street, Long Beach, MS 39560. The Tree Board Committee conducted a thorough site review on May 13, 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 APPROVE the tree removal request. During the site review, the Live Oak tree was observed to be split in half. The committee determined that the tree should be removed 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: Yes
2. Sherry Grady: Yes
3. Harold Donahue: Yes

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

A handwritten signature in black ink, appearing to read "Sherry Grady".

Sherry Grady
Board Member
Long Beach Tree Board

MINUTES OF MAY 28, 2026
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

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

It came for discussion under New Business, a Preliminary Plat Approval for Seashore Cottages located at 0 South Seashore Avenue, Tax Parcels 0512I-01-050.000, 0512I-01-050.006, 0512I-01-051.000, 0512I-01-050.001, 0512I-01-050,002, 0512I-01-050.003, 0512I-01-050.004, 0512I-01-050.005, 0512I-01-050.006, 0512I-01-050.007, 0512-01-050.008, Submitted by Curio Investments, LLC (owner) and Yuri Petrini (agent) , as follows:

MINUTES OF MAY 28, 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 5/30/26
 Zoning R-3
 Agenda Date 5/28/26
 Check Number 2063

I. TYPE OF CASE: PRELIMINARY PLAT APPROVAL

II. ADVALOREM TAX PARCEL NUMBER(S): 05121-01-051.000 thru 008: 05121-01-050.000: 05121-01-050.006

III. GENERAL LOCATION OF PROPERTY INVOLVED: S. Seashore Ave. between First St. and south property line.
Seashore Townhomes & Cottages Subdiv., City of Long Beach, Harrison Co., MS

IV. ADDRESS OF PROPERTY INVOLVED: S. Seashore Avenue, Long Beach, MS 39560

V. GENERAL DESCRIPTION OF REQUEST: Subdivision of Lots 4-12 Seashore Townhomes & Lots 6-7 Seashore Cottages
into 8 townhouse residential units with water, sewer, drainage, and road improvements

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.

CURIO INVESTMENTS, LLC

Name of Rightful Owner (PRINT)

929 Division Street

Owner's Mailing Address

Biloxi MS 39530
 City State Zip

(305) 504-1323
 Phone

yuri@megapolisms.com
 Email address

Signature of Rightful Owner Date

YURI PETRINI

Name of Agent (PRINT)

929 Division Street

Agent's Mailing Address

Biloxi MS 39530
 City State Zip

(305) 504-1323
 Phone

yuri@megapolisms.com
 Email address

Signature of Applicant Date

MINUTES OF MAY 28, 2026

REGULAR MEETING

LONG BEACH PLANNING and DEVELOPMENT COMMISSION

CURIO INVESTMENTS, LLC

929 Division Street, Biloxi, MS 39530 | (305) 504-1323

yuri@megapolisms.com | legalaffairs@megapolisms.com

April 28, 2026

City of Long Beach, Mississippi — Attn: Mr. Mike Gundlach, Building Official / Floodplain Manager
201 Jeff Davis Avenue / P.O. Box 929, Long Beach, MS 39560

Re: Reconstruction of Pre-Existing Townhouses — S. Seashore Avenue

Lots 4–12, Seashore Townhomes Subdivision (9 lots) | Tax Parcels 0512I-01-051.000 thru .008

Owner: **Curio Investments, LLC** | Legal Representative: **Yuri Petrini**

Dear Mr. Gundlach:

Thank you for the City's continued cooperation. Curio Investments, LLC owns the lots above; Yuri Petrini is its legal representative. Enclosed are the City's Preliminary Plat Application form, sealed construction plans (Terry Moran, P.E., P.L.S.), and a current boundary and topographic survey, for the **reconstruction of the pre-existing townhouses on the nine already-platted lots** that were destroyed by Hurricane Katrina in August 2005.

Sustained engagement. This project has been in continuous good-faith development with the City since early 2024 — including the April 22, 2024 letter to the Building Official, the City engineer's April 25, 2024 comments, plan iterations May–July 2024 with the Building Official, H2O Innovation (Mr. Mike Glass and Mr. Joe Culpepper), and Applicant's engineering team, the July 2, 2024 indication that the plans were in acceptable form, the August 23, 2024 public-records request, the October 1, 2024 boundary and topographic survey by Mr. Cliff Crosby, continued written exchanges with Ms. Stacey Dahl and Mr. Glass through January–March 2025, and **several in-person visits to the Building Department throughout 2025** to confirm status, share updated information, and align on the administrative path — all while the project remained continuously and visibly active.

No new subdivision. Lots 4–12 of Seashore Townhomes were lawfully platted and recorded long before Ordinance No. 598 (Feb. 19, 2013). No new plat is being created or recorded; Mississippi Code § 17-1-23 conditions plat-approval authority on a *new* subdivision and a *new* plat — neither is occurring here.

Administrative reconstruction track — Ord. 598, Article VIII. Applicant respectfully requests evaluation under §§ 84–88: lots and prior townhouse use are nonconforming situations entitled to continuation under § 85; § 86(a) authorizes use of nonconforming lots as if conforming; § 87(e) permits replacement of single-family residential structures "with a similar structure"; § 88(b) expressly authorizes single-family residential reconstruction "pursuant to a zoning permit" after damage exceeding 51% (the Katrina total loss); § 88(d) directs the administrator to issue the permit on two findings. Article IV § 41(b) carves out "the circumstances specified in Article VIII." Read together, the Ordinance contemplates administrative issuance — no Planning Commission action, hearing, or Council approval. These provisions track the lot and the prior lawful structure, not the owner's identity. Townhouses are defined as single-family-occupancy units, are permitted under § 123, and the proposal conforms to its dimensional standards.

Stormwater — request that the application be accepted without a new detention requirement. Applicant respectfully requests that the City accept this application **without imposing a new stormwater detention requirement**, for four converging reasons specific to this site: (1) the lots are **extremely narrow**, leaving no physical room for a surface detention pond without sacrificing the residential program the lots have always supported; (2) the lots **front directly on S. Seashore Avenue** — they are not interior lots — so runoff is collected at the existing public right-of-way exactly as it was pre-Katrina; (3) **there is no construction around or between the rebuild and adjoining property** — the project is confined to its own

**MINUTES OF MAY 28, 2026
REGULAR MEETING**

LONG BEACH PLANNING and DEVELOPMENT COMMISSION

platted boundaries and does not impact any neighboring units; and (4) the rebuild **matches the pre-Katrina footprint** and adds no net new impervious area, so there is no incremental runoff to mitigate. On those facts, no new permanent post-construction detention is triggered under City Ords. 444, 507, and 602, the MDEQ Construction General Permit (sub-1-acre disturbance), or Ord. 598 § 88(d)(2)–(e); and federal exactions doctrine — *Nollan v. California Coastal Comm'n*, 483 U.S. 825 (1987); *Dolan v. City of Tigard*, 512 U.S. 374 (1994); *Koontz v. St. Johns River WMD*, 570 U.S. 595 (2013); *Sheetz v. County of El Dorado*, 601 U.S. 267 (2024); accord *City of Madison v. Bryan*, 763 So. 2d 162 (Miss. 2000) — counsels that any exaction fit the project's actual incremental impact. Should the City nonetheless identify any specific concern, Applicant is fully open to discussing it. In particular, and unlike the pre-Katrina units that sat on grade, **the proposed units are elevated** in conformity with current flood-elevation requirements, which means the ground plane beneath each unit is open and used principally for parking and circulation rather than closed structure. Applicant would be glad to engineer the at-grade parking and walkway areas with **pervious patches** — for example, permeable pavers, pervious concrete bays, or planted infiltration strips between parking stalls — so that the ground-level drainage performance of the rebuilt site would be **measurably better than the pre-Katrina condition**, not merely equivalent to it. Additional alternative-compliance approaches (underground vaults, bioswales/LID, fee-in-lieu, or off-site mitigation) likewise remain available for cooperative discussion.

Submission in good faith; reliance on the Building Department's guidance. Applicant submits this filing in good-faith reliance on the Building Department's pre-application guidance — including the Building Official's oral confirmation, repeated during the in-person visits referenced above, that this rebuild does not require Planning Commission, Board of Adjustment, or City Council review, and may be processed administratively as a nonconforming-situation reconstruction under Ordinance No. 598, Article VIII §§ 84–88. Because the City's Preliminary Plat Application form is being tendered as the readily available intake instrument — and not to invoke discretionary subdivision review — Applicant respectfully submits the filing **without prejudice**, on the shared understanding that doing so preserves, and does not waive, the lots' nonconforming-situation status, the prior lawful townhouse structures, and the City's engineering approvals reflected in the May–July 2024 review record. Applicant has every confidence that the administrative track confirmed by the Building Department will continue to apply, and remains fully prepared to address any question through the same cooperative dialogue that has served this project well to date.

Requested next steps. Applicant respectfully asks the City to (a) evaluate this filing under Ord. 598 § 88 as administrative reconstruction; (b) confirm in writing that Planning Commission review is not required; and (c) identify the assigned point of contact and timeline. Please confirm in writing the basis and scope of any stormwater determination so Applicant's engineer can design a compliant solution.

Respectfully submitted,

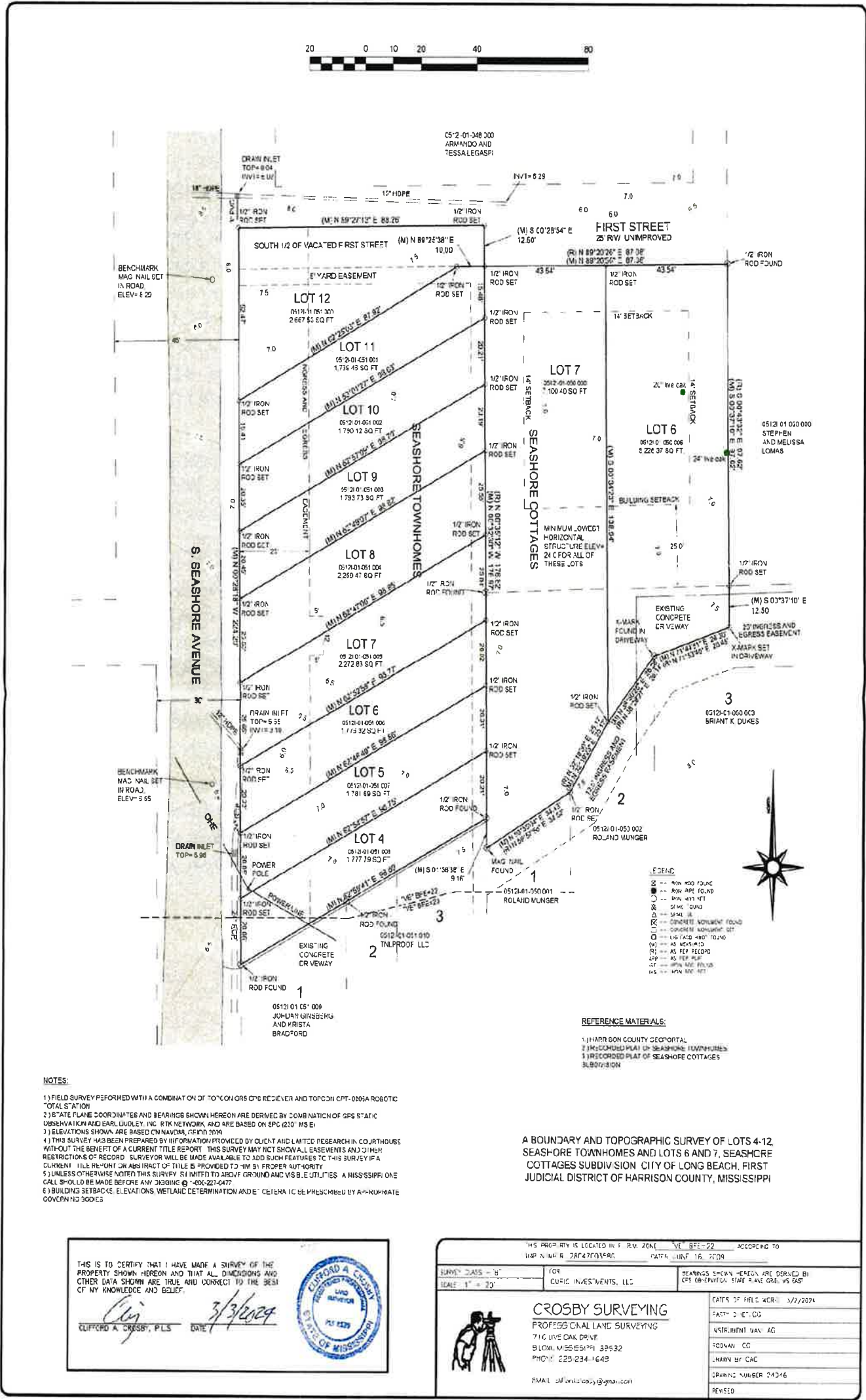
CURIO INVESTMENTS, LLC

By: _____

Yuri Petrini, Legal Representative for Curio Investments, LLC

Enclosures: Preliminary Plat Application form; sealed engineering plans (Terry Moran, P.E., P.L.S.); S. Seashore Boundary and Topographic Survey; highlighted excerpt of Ord. No. 598, Art. VIII §§ 84–88; proof of ownership for the nine subject lots.

MINUTES OF MAY 28, 2026
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



MINUTES OF MAY 28, 2026

REGULAR MEETING

LONG BEACH PLANNING and DEVELOPMENT COMMISSION

[illegible]

MINUTES OF MAY 28, 2026
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



SCANNED



1st JUDICIAL DISTRICT
Instrument 2023-0025198-D-11
Filed/Recorded 12/15/2023 9:52:01 AM
Total Fees 36.00
5 Pages Recorded

Prepared by:
The McDonnell Law Firm
Post Office Box 1403
Biloxi, MS 39533
(228) 432-7092

Return to:
The McDonnell Law Firm
Post Office Box 1403
Biloxi, MS 39533
(228) 432-7092

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 of which is hereby acknowledged, I,

LESLIE ANN OLEJNIK
1330 Palmetto Point
Spring Branch, TX 78070
(404) 944-1151

do hereby convey, warrant, and set over unto

MEGALOPOLIS ENTERPRISE COMPANIES, LLC,
a Mississippi Limited Liability Company
929 Division Street, Unit A
Biloxi, MS 39530
(305) 504-1323

the following described property, together with all improvements thereon, situated in Harrison
County, Mississippi, and more fully described as follows, to-wit:

(See Attached Exhibit "A")

INDEXING INFORMATION: Lot 1| Seashore Townhomes Subd., Harrison County, MS

The Grantee assumes all taxes for the tax years 2023 forward.

This conveyance is made subject to any and all restrictive covenants, rights-of-way and
easements applicable to subject property which are on file and of record in the office of the

Exhibit "A"

Lot 11, Seashore Townhomes, a subdivision according to the official map or plat
thereof in the office of the Chancery Clerk of the First Judicial District of Harrison
County, Mississippi in Plat Book 38, Page 25.

SCANNED



1st JUDICIAL DISTRICT
Instrument 2024-0002437-D-11
Filed/Recorded 02/07/2024 10:34:01 AM
Total Fees 26.00
3 Pages Recorded

Prepared by:
The McDonnell Law Firm
Post Office Box 1403
Biloxi, MS 39533
(228) 432-7092

Return to:
The McDonnell Law Firm
Post Office Box 1403
Biloxi, MS 39533
(228) 432-7092

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 of which is hereby acknowledged, I,

MEGALOPOLIS ENTERPRISE COMPANIES, LLC,
a Mississippi Limited Liability Company
929 Division Street, Unit A
Biloxi, MS 39530
(305) 504-1323

do hereby convey, warrant, and set over unto

CURIO INVESTMENTS, LLC,
a Mississippi Limited Liability Company
929 Division Street, Unit A
Biloxi, MS 39530
(305) 504-1323

the following described property, together with all improvements thereon, situated in Harrison
County, Mississippi, and more fully described as follows, to-wit:

(See Attached Exhibit "A")

INDEXING INFORMATION: Lots 4, 5, 6, 7, 8, 9, 10, 11 and 12, Seashore Townhomes Sub.,
Harrison County, MS

The Grantee assumes all taxes for the tax years 2023 forward.

MINUTES OF MAY 28, 2026
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

This conveyance is made subject to any and all restrictive covenants, rights-of-way and easements applicable to subject property which are on file and of record in the office of the Chancery Clerk of Harrison County, Mississippi.

WITNESS my signature this the 31 day of June, 2024.

[Signature]
YURI PETRINI DE MORAES, Member

STATE OF MISSISSIPPI
COUNTY OF HARRISON

PERSONALLY came and appeared before me on this the 31st day of June, 2024, the undersigned authority in and for the aforesaid Jurisdiction, the within named YURI PETRINI DE MORAES, Member of Megalopolis Enterprise Companies, LLC, after being so authorized to do, signed, executed, and delivered the above and foregoing instrument on the day and year therein set forth.

WITNESS my signature and seal of office on this the 31st day of June, 2024.



[Signature]
NOTARY PUBLIC

Exhibit "A"

Lots 4, 5, 6, 7, 8, 9, 10, 11 and 12 Seashore Townhomes, City of Long Beach, Mississippi, 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 38 at Page 25, reference to which is hereby made in aid of and as a part of this description.

AND ALSO, that parcel of land and property lying and being in the First Judicial District of Harrison County, Mississippi and being better described as follows: Beginning at the Northwest corner of Lot 12 of the said Seashore Townhome Subdivision as the Point of Beginning and run thence North 0 degrees 39 minutes 48 seconds East a distance of 12.50 feet, more or less, thence run South 89 degrees 12 minutes 07 seconds East a distance of 88.26 feet, more or less, thence run South 0 degrees 36 minutes 54 seconds West a distance of 12.50 feet, more or less, thence run in a Westerly direction along the North boundary line of the said Seashore Townhome Subdivision to the Point of Beginning. Said land and property being the South 12.5 feet of 1st Street in Sea Shore Addition, a subdivision according to the 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 5 at Page 18 thereof; being that portion of the said 1st Street vacated by Order of the Chancery Court of the First Judicial District of Harrison County, Mississippi, dated December 16, 1994 in Cause Number 105,797.

AND ALSO, any and all land and property shown as common areas on the said map or plat of the said Seashore Townhome Subdivision.

SCANNED



1st JUDICIAL DISTRICT
Instrument 2023-0025206-D-11
Filed/Recorded 12/15/2023 10:26:01 AM
Total Fees 29.00
8 Pages Recorded

Prepared by:
The McDonnell Law Firm
Post Office Box 1403
Biloxi, MS 39533
(228) 432-7092

Return to:
The McDonnell Law Firm
Post Office Box 1403
Biloxi, MS 39533
(228) 432-7092

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 of which is hereby acknowledged, I,

AMANDA LEIGH HOLT, SOLE HEIR OF CHRISTOPHER E. PATRICK
(see attached Order to Establish Heirs, For Final Distribution, For Final Discharge of Administrator and to Close Estate)
485 Popps Ferry Road, #89
Biloxi, MS 39531
(662) 473-3127

do hereby convey, warrant, and set over unto

MEGALOPOLIS ENTERPRISE COMPANIES, LLC,
a Mississippi Limited Liability Company
929 Division Street, Unit A
Biloxi, MS 39530
(305) 504-1323

the following described property, together with all improvements thereon, situated in Harrison County, Mississippi, and more fully described as follows, to-wit:
(See Attached Exhibit "A")

INDEXING INFORMATION: Lots 4, 5, 6 and 10, Seashore Townhomes Sub., Harrison County, MS

The Grantee assumes all taxes for the tax years 2023 forward.

MINUTES OF MAY 28, 2026
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

This conveyance is made subject to any and all restrictive covenants, rights-of-way and easements applicable to subject property which are on file and of record in the office of the Chancery Clerk of Harrison County, Mississippi.

WITNESS my signature this the 14th day of December, 2023.

[Signature]
AMANDA LEIGH HOLT

STATE OF MISSISSIPPI
COUNTY OF HARRISON

PERSONALLY came and appeared before me on this the 14th day of December 2023, the undersigned authority in and for the aforesaid jurisdiction, the within named, AMANDA LEIGH HOLT, after being so duly authorized, signed executed and delivered the above and foregoing instrument on the day and year therein set forth.

WITNESS my signature and seal of office on this the 14th day of December, 2023.



[Signature]
NOTARY PUBLIC

Exhibit "A"

Lots 4, 5, 6 and 10, Seashore Townhomes, City of Long Beach, Mississippi, 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 38 at Page 25, reference to which is hereby made in aid of and as a part of this description.

SCANNED



[Signature] 1st JUDICIAL DISTRICT
Instrument 2023-0025200-D-11
Filed/Recorded 12/15/2023 10:21:01 AM
Total Fees 29.00
8 Pages Recorded

Prepared by:
The McDonnell Law Firm
Post Office Box 1403
Biloxi, MS 39533
(228) 432-7092

Return to:
The McDonnell Law Firm
Post Office Box 1403
Biloxi, MS 39533
(228) 432-7092

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 of which is hereby acknowledged, I,

AMANDA LEIGH HOLT, statutorily appointed member and manager of
CP HOMES, LLC, a Mississippi limited liability company, Harrison County,
Mississippi Chancery Court Order Cause No. 21-709
9230 Old Lorraine Road, Suite C
Gulfport, MS 39503
(601) 720-2000

do hereby convey, warrant, and set over unto

MEGALOPOLIS ENTERPRISE COMPANIES, LLC,
a Mississippi Limited Liability Company
929 Division Street, Unit A
Biloxi, MS 39530
(305) 504-1323

the following described property, together with all improvements thereon, situated in Harrison County, Mississippi, and more fully described as follows, to-wit:

(See Attached Exhibit "A")

INDEXING INFORMATION: Lots 6 & 7 of the Seashore Cottages Subd., Harrison County, MS

The Grantee assumes all taxes for the tax years 2023 forward.

This conveyance is made subject to any and all restrictive covenants, rights-of-way and

MINUTES OF MAY 28, 2026
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

easements applicable to subject property which are on file and of record in the office of the
Chancery Clerk of Harrison County, Mississippi.

WITNESS my signature this the 14th day of December, 2023.

Amanda Leigh Holt
AMANDA LEIGH HOLT, managing member of
CP Homes, LLC

STATE OF MISSISSIPPI
COUNTY OF HARRISON

PERSONALLY came and appeared before me on this the 14th day of December
2023, the undersigned authority in and for the aforesaid jurisdiction, the within named, AMANDA
LEIGHT HOLT as managing member of CP Homes, LLC, after being so duly authorized, signed
executed and delivered the above and foregoing instrument on the day and year therein set forth.

WITNESS my signature and seal of office on this the 14th day of Dec, 2023.



Tammy Lynn Bess
NOTARY PUBLIC

Case: 24CH1:21-cv-00709-MA Document #: 21 Filed: 11/08/2021 Page 1 of 5
NOV - 8 2021

IN THE CHANCERY COURT OF HARRISON COUNTY, MISSISSIPPI
FIRST JUDICIAL DISTRICT

IN THE MATTER OF THE ESTATE OF
CHRISTOPHER E. PATRICK, DECEASED

By *Chelsa Strong*
NO.: 21-709

AMANDA LEIGH HOLT PETITIONER

ORDER TO ESTABLISH HEIRS, FOR FINAL DISTRIBUTION, FOR FINAL
DISCHARGE OF ADMINISTRATOR AND TO CLOSE ESTATE

THIS CAUSE, came to be heard on the Petitioner's, Amanda Leigh Holt, Petition to
Establish Heirs, for Final Distribution, for Final Discharge of Administrator and to Close Estate
and Court having fully heard and considered the same and being fully advised in the premises
finds as follows:

1. That on February 14, 2021, Christopher E. Patrick died intestate having a fixed place
residence in, and being and adult resident citizen of, the First Judicial District of Harrison
County, Mississippi, and that at the time of his death he was married to Amanda Leigh Holt,
Petitioner, having never had any children, your Petitioner, Amanda Leigh Holt is his sole heir at
law according to the laws of decent and distribution of the State of Mississippi.
2. That on May 3, 2021, your Petitioner filed her Amended Petition for Letters of
Administration [DOC 4] and thereafter an Order for Letters of Administration was entered [DOC
5] and that your Petitioner, Amanda Leigh Holt, entered into the Oath of Administrator [DOC 6]
as required by said Order and that Letters of Administration [DOC 7] were issued upon Amanda
Leigh Holt as Administrator of the Estate of Christopher E. Patrick, Deceased.
3. That pursuant to the Order of this Court entered on May 11, 2021, Amanda Leigh Holt,
upon qualifying as Administrator of the Estate, immediately took into her possession and under

MINUTES OF MAY 28, 2026
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

Case: 24CH1:21-cv-00709-MA Document #: 21 Filed: 11/08/2021 Page 2 of 5

her control all real and personal property of Christopher E. Patrick, deceased, and has administered this Estate as required by law and by Order of this Court.

4. That pursuant to §91-7-145 of Mississippi Code Annotated as Amended, your Petitioner, executed proper Affidavit of Amanda Leigh Holt, Administrator, as to Creditors [DOC 8] and that Notice to Creditors of the deceased was published according to law in the Gazebo Gazette, Harrison County Mississippi, on May 28, 2021, June 4, 2021 and June 11, 2021 and that the time within which to probate claims expired ninety (90) day after the first date of publication and that Proof of Publication [DOC 11] was filed with this Court on June 21, 2021 and that no claims were probated against the estate and said ninety (90) day waiting period having expired, any probate claim against the estate is now barred.

5. That on May 20, 2021, your Petitioner filed her Petition Requesting Widow's Allowance [DOC 12] asking the Court to Grant her a monthly widow's allowance in the amount of four thousand dollars (\$4,000.00) to be paid from the Estate account having account number xxx2995 and that an Order Granting Widow's Allowance [DOC 17] was entered October 7, 2021.

6. That On July 12, 2021, your Petitioner filed her Amended Petition to Grant Administrator Authority to Operate and Manage the Affairs of CP Homes, LLC, a Mississippi Limited Liability Company (CP Homes) [DOC 13] asking the Court to appoint her as the personal representative of the Decedent who was the sole member of CP Homes at the time of his death, grant her general authority to operate CP Homes as its manager according to the Operating Agreement and to appoint her as a statutory member of CP Homes. On August 12, 2021, an Order Granting Administrator Authority to Operate and Manage the Affairs of CP Homes, LLC, a Mississippi Limited Liability Company and Sell the Marital Home [DOC 14] was entered granting Amanda

Page 2 of 5

Case: 24CH1:21-cv-00709-MA Document #: 21 Filed: 11/08/2021 Page 3 of 5

Holt, Administrator, manager and statutorily appointed member of CP Homes and granting her the authority to sell the marital home which was owned by CP Homes and thereafter to deposit the proceeds from the sale of said real property into the registry of the Court. On August 17, 2021, the amount of two hundred thirty-six thousand two hundred thirty dollars and eighty-nine cents (\$236,239.89) was deposited into the registry of the Court [DOC 15] constituting the net proceeds of the sale of the marital home and is being held there until final distribution is so ordered by the Court.

7. That September 23, 2021, a Summons to Unknown Heirs at Law of Christopher E. Patrick, deceased [DOC 16] was issued and thereafter published on October 1, 2021, October 8, 2021 and October 15, 2021, summoning the unknown heirs at law to the Chancery Court of the First Judicial District of Harrison County, Mississippi located in Gulfport, Mississippi on November 8, 2021 at 9:00 o'clock in the morning and that Proof of Summons by Publication [DOC 18] was filed in this Court on November 4, 2021.

8. That pursuant to this Courts Order on May 11, 2021, the requirements of appraisal, accounting and inventory were waived in this matter.

9. That your Administrator would further show unto the Court that she should be authorized, empowered and directed to distribute any and all remaining property owned by the decedent at the time of his death, whether real or personal, tangible or intangible, whether or not said property is particularly or correctly described herein, unto Amanda Leigh Holt as the sole heir of the Estate of Christopher E. Patrick, deceased.

IT IS ACCORDINGLY ORDERED, ADJUDGED, AND DECREED that the Petition to Establish Heirs, for Final Distribution, for Final Discharge of Administrator and to Close Estate of Christopher E. Patrick, deceased is approved and allowed. IT IS FURTHER

Page 3 of 5

**MINUTES OF MAY 28, 2026
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

Case: 24CH1:21-cv-0009-MA Document #: 21 Filed: 11/08/2021 Page 4 of 5

ORDERED, ADJUDGED, AND DECREED Amanda Holt, Petitioner, is hereby appointed as the statutory member of CP Homea, LLC and authorized to inform the Mississippi Secretary of State of same and her agreement to operate CP Homes in accordance with its Operating Agreement effective as of the date of Decedent's death and to continue hereafter even after the closing of this Estate to so operate CP Homes as its sole member as allowed herein as allowed by Pursuant to Miss. Code Ann. § 79-29-801 et seq.

ORDERED, ADJUDGED, AND DECREED that the Court will waive inventory and any other, further, or final accounting herein and waive the final accounting required by §91-7-291 of the Mississippi Code of 1972 Annotated and will waive the requirement that final accounting remain on file as required by §91-7-295 of the Mississippi Code of 1972 Annotated. IT IS FURTHER

ORDERED, ADJUDGED, AND DECREED that Amanda Leigh Holt, be recognized as the sole heir at law to the Estate of Christopher E. Patrick, deceased. IT IS FURTHER

ORDERED, ADJUDGED, AND DECREED that the Clerk of Court be authorized to release the funds held in the registry of the Court from the sale of the real property utilized as the marital home and deposited on August 17, 2021, in the amount of two hundred thirty-six thousand two hundred thirty-nine dollars and eighty-nine cents (\$236,239.89) to Amanda Leigh Holt as the sole heir of the decedent. IT IS FURTHER

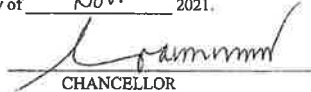
ORDERED, ADJUDGED, AND DECREED that your Administrator be authorized, empowered and directed to distribute any and all remaining property owned by the decedent at the time of his death, whether real or personal, tangible or intangible, whether or not said property is particularly or correctly described herein, unto Amanda Leigh Holt as the sole heir of the Estate of Christopher E. Patrick, deceased and that your Administrator be dismissed and

Page 4 of 5

Case: 24CH1:21-cv-00709-MA Document #: 21 Filed: 11/08/2021 Page 5 of 5

discharged from any and all further liability or responsibility in connection with said estate, and that this estate be finally closed..

SO ORDERED, this the 8 day of Nov. 2021.


CHANCELLOR

Order prepared by:
Lewie G. "Skip" Negrotto IV, MSBN 10060
Negrotto & Associates, PLLC
220 East Scenic Dr., Suite 200
Pass Christian, MS 39571
Phone: 228-222-4777
Fax: 866-526-0715
skip@negrottolaw.com

Page 5 of 5

57 M.B. 40

05.28.26 Reg

MINUTES OF MAY 28, 2026
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

Exhibit "A"

Lots 6 & 7 of the Seashore Cottages Subdivision according to the map or plat thereof in the First Judicial District of Harrison County, Mississippi in Plat Book 57, Page 44.

SCANNED



1st JUDICIAL DISTRICT
Instrument 2023-0025264-D-J1
Filed/Recorded 12/18/2023 8:29:02 AM
Total Fees 26.00
3 Pages Recorded

Prepared by:
The McDonnell Law Firm
Post Office Box 1403
Biloxi, MS 39533
(228) 432-7092

Return to:
The McDonnell Law Firm
Post Office Box 1403
Biloxi, MS 39533
(228) 432-7092

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 of which is hereby acknowledged, I,

DOUGLAS MOREAU GOTTSCHALK
124 English Village
Long Beach, MS 39560
(312) 331-4003

do hereby convey, warrant, and set over unto

MEGALOPOLIS ENTERPRISE COMPANIES, LLC,
a Mississippi Limited Liability Company
929 Division Street, Unit A
Biloxi, MS 39530
(305) 504-1323

the following described property, together with all improvements thereon, situated in Harrison County, Mississippi, and more fully described as follows, to-wit:

(See Attached Exhibit "A")

INDEXING INFORMATION: Lot 7, Seashore Townhomes Subd., Harrison County, MS

The Grantee assumes all taxes for the tax years 2023 forward.

This conveyance is made subject to any and all restrictive covenants, rights-of-way and easements applicable to subject property which are on file and of record in the office of the

Chancery Clerk of Harrison County, Mississippi.

WITNESS my signature this the 14 day of Dec., 2023.

DOUGLAS MOREAU GOTTSCHALK

STATE OF MISSISSIPPI
COUNTY OF HARRISON

PERSONALLY came and appeared before me on this the 14th day of December 2023, the undersigned authority in and for the aforesaid jurisdiction, the within named, DOUGLAS MOREAU GOTTSCHALK, after being so duly authorized, signed executed and delivered the above and foregoing instrument on the day and year therein set forth.

WITNESS my signature and seal of office on this the 14th day of Dec., 2023.



NOTARY PUBLIC

Exhibit "A"

Lot 7, Seashore Townhomes, City of Long Beach, Mississippi, 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 38 at Page 25, reference to which is hereby made in aid of and as a part of this description.

MINUTES OF MAY 28, 2026
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

SCANNED



1st JUDICIAL DISTRICT
Instrument 2023-0025207-D-11
Filed/Recorded 12/15/2023 10:30:01 AM
Total Fees 26.00
3 Pages Recorded

Prepared by:
The McDonnell Law Firm
Post Office Box 1403
Biloxi, MS 39533
(228) 432-7092

Return to:
The McDonnell Law Firm
Post Office Box 1403
Biloxi, MS 39533
(228) 432-7092

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 of which is hereby acknowledged, I,

MICHAEL WHALEN, AND MICHAEL WILLIAM WHALEN, TRUSTEE OF THE
MICHAEL WILLIAM WHALEN LIVING TRUST
303 Espy Avenue
Pass Christian, MS 39571
(504) 451-4218

do hereby convey, warrant, and set over unto

MEGALOPOLIS ENTERPRISE COMPANIES, LLC,
a Mississippi Limited Liability Company
929 Division Street, Unit A
Biloxi, MS 39530
(305) 604-1323

the following described property, together with all improvements thereon, situated in Harrison
County, Mississippi, and more fully described as follows, to-wit:

(See Attached Exhibit "A")

INDEXING INFORMATION: Lots 8 and 9, Seashore Townhomes Subd., Harrison County, MS

The Grantee assumes all taxes for the tax years 2023 forward.

This conveyance is made subject to any and all restrictive covenants, rights-of-way and

easements applicable to subject property which are on file and of record in the office of the
Chancery Clerk of Harrison County, Mississippi.

WITNESS my signature this the 14 day of DECEMBER, 2023.

MICHAEL WHALEN

MICHAEL WILLIAM WHALEN, Trustee of the
Michael William Whalen Living Trust

STATE OF MISSISSIPPI
COUNTY OF HARRISON

PERSONALLY came and appeared before me on this the 14th day of December
2023, the undersigned authority in and for the aforesaid jurisdiction, the within named, MICHAEL
WHALEN and MICHAEL WILLIAM WHALEN, Trustee of the Michael William Whalen Living Trust,
after being so duly authorized, signed executed and delivered the above and foregoing instrument
on the day and year therein set forth.

WITNESS my signature and seal of office on this the 14th day of December, 2023.



NOTARY PUBLIC

Exhibit "A"

Lots 8 and 9, Seashore Townhomes, City of Long Beach, Mississippi, 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 38 at Page 25, reference to which is hereby made in aid of and as a part of
this description.

MINUTES OF MAY 28, 2026
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

REVIEWED

SCANNED



1st JUDICIAL DISTRICT
Instrument 2023-0025208-D-11
Filed/Recorded 12/15/2023 10:33:01 AM
Total Fees 26.00
4 Pages Recorded

Prepared by:
The McDonnell Law Firm
Post Office Box 1403
Biloxi, MS 39533
(228) 432-7092

Return to:
The McDonnell Law Firm
Post Office Box 1403
Biloxi, MS 39533
(228) 432-7092

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 of which is hereby acknowledged, I,

DOUGLAS MOREAU GOTTSCHALK, President of Seashore Townhome Owners Association (see attached Minutes of Special Meeting)

124 English Village
Long Beach, MS 39560
(312) 331-4003

do hereby convey, warrant, and set over unto

MEGALOPOLIS ENTERPRISE COMPANIES, LLC,
a Mississippi Limited Liability Company
929 Division Street, Unit A
Biloxi, MS 39530
(305) 504-1323

the following described property, together with all improvements thereon, situated in Harrison County, Mississippi, and more fully described as follows, to-wit:

(See Attached Exhibit "A")

INDEXING INFORMATION: Lot 12, Seashore Townhomes Sub., Harrison County, MS

The Grantee assumes all taxes for the tax years 2023 forward.

This conveyance is made subject to any and all restrictive covenants, rights-of-way and

assessments applicable to subject property which are on file and of record in the office of the Chancery Clerk of Harrison County, Mississippi.

WITNESS my signature this the 14th day of Dec, 2023.

DOUGLAS MOREAU GOTTSCHALK

STATE OF MISSISSIPPI
COUNTY OF HARRISON

PERSONALLY came and appeared before me on this the 14th day of December, 2023, the undersigned authority in and for the aforesaid jurisdiction, the within named, DOUGLAS MOREAU GOTTSCHALK, after being so duly authorized, signed executed and delivered the above and foregoing instrument on the day and year therein set forth.

WITNESS my signature and seal of office on this the 14th day of Dec, 2023.

MY COMMISSION EXPIRES



NOTARY PUBLIC

Exhibit "A"

Lot 12 Seashore Townhomes, City of Long Beach, Mississippi, 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 38 at Page 25, reference to which is hereby made in aid of and as a part of this description.

AND ALSO, that parcel of land and property lying and being in the First Judicial District of Harrison County, Mississippi and being better described as follows: Beginning at the Northwest corner of Lot 12 of the said Seashore Townhome Subdivision as the Point of Beginning and run thence North 0 degrees 39 minutes 48 seconds East a distance of 12.50 feet, more or less, thence run South 89 degrees 12 minutes 07 seconds East a distance of 88.26 feet, more or less, thence run South 0 degrees 36 minutes 54 seconds West a distance of 12.50 feet, more or less, thence run in a Westerly direction along the North boundary line of the said Seashore Townhome Subdivision to the Point of Beginning. Said land and property being the South 12.5 feet of 1st Street in Sea Shore Addition, a subdivision according to the 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 5 at Page 18 thereof; being that portion of the said 1st Street vacated by Order of the Chancery Court of the First Judicial District of Harrison County, Mississippi, dated December 16, 1894 in Cause Number 105,797.

AND ALSO, any and all land and property shown as common areas on the said map or plat of the said Seashore Townhome Subdivision.

**MINUTES OF MAY 28, 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

May 27, 2026

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

RE: South Seashore S/D Preliminary Plat Submittal

Ladies and Gentlemen:

Regarding the referenced "subdivision", we offer the following comments:

1. The proposed development does not appear to involve the subdivision or re-subdivision of land; no new lots are being proposed. Nor is a realignment of property lines proposed.
2. The subdivision does not require an extension of the public street, sewer, water, or drainage system. The City's existing infrastructure on S. Seashore is sufficient to serve this development. While the development will require provision of water & sewer services, it does not require new mains (which are subject to State agency review).
3. No new infrastructure will need to be dedicated to the City in order to serve this subdivision.

In light of the above, we recommend that the City not require the Major Subdivision process for this development, but simply allow the developer to develop the existing lots on S. Seashore Dr. in accordance with existing codes, ordinances, etc. We believe that course of action would be the most appropriate way to move forward with the development.

Sincerely,

David Ball, P.E.

DB:539

MINUTES OF MAY 28, 2026
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

After considerable discussion and upon recommendation made by the City of Long Beach Engineer, Commissioner Baas, Jr made motion, seconded by Commissioner Brown and unanimously carried recommending to approve the application as submitted.

There being no further business to come before the Planning and Development Commission at this time, Commissioner King made motion, seconded by Commissioner Baas, Jr 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