

**MINUTES OF APRIL 26, 2007
LONG BEACH PLANNING COMMISSION**

Be it remembered that a regular meeting of the Long Beach Planning Commission was begun and held in the City of Long Beach, Superintendent of Educations Office in said City at 7:00 p.m. on Thursday the 26th of April 2007. The same being the time and place fixed for holding said meeting.

There were present and in attendance on said Commission and at the meeting the following named persons; Frank Olaivar, Tonda Yandell, Frank Reed, Tony VanCourt Joseph Sweetapple, David Serrato, Planning Commission Advisor Bill Hessel Minutes Clerk Mimi McMath and Zoning Officer Ken Price.

Commissioners Dale Stogner and Rod Rishel were absent the meeting.

There being a quorum present sufficient to transact the business of the Planning Commission, the meeting was called to order at 7:00 p.m. and the following proceedings were had and done.

The Commission Chairman stated that all decisions made at this meeting would have to be ratified by the Mayor and Board of Aldermen at their next regularly scheduled meeting of May 1, 2007 and subject to a ten-day appeal for a Public Hearing.

Commissioner Yandell made motion seconded by Commissioner Reed and unanimously carried to approve Planning Commission Minutes of April 12, 2007.

Commissioner Yandell made motion seconded by Commissioner VanCourt and unanimously carried to suspend the rules and add a request to locate a Condominium in a C-3 Zone on Pineville Road to the Agenda.

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LONG BEACH PLANNING COMMISSION**

**COMMISSIONER SWEETAPPLE MADE MOTION
SECONDED BY COMMISSIONER YANDELL AND
UNANIMOUSLY CARRIED TO REQUEST A WORK
SHOP WITH THE MAYOR AND BOARD OF ALDERMEN
IN THE MONTH OF MAY TO DISCUSS THE PROGRESS
THE COMMISSION HAS MADE PERTAINING TO
SMART CODE.**

A letter from Building Official, Bob Gavin, was submitted into the record pertaining to Mr. Don Parker's condominium approval which was heard at the last regularly scheduled meeting of the Planning Commission meeting of April 12, 2007.

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April 17, 2007

City of Long Beach Planning Commission
Board of Aldermen
Post Office Box 929
Long Beach, MS 39560

Reference **Classification Change**
 Apartments to Condominiums
 406 Russell Avenue

Gentlemen,

Pursuant to the application of Mr. Don Parker to convert the classification of the above captioned apartments to condominiums, the following is offered.

It was determined, in late December 2006/ early January 2007, that Mr. Parker was performing rehabilitation construction without a permit, to four attached two-story apartment units and one detached apartment unit. A "Stop Work" notice was issued until Mr. Parker provided the proper documentation and reconstruction plans for approval by this department. During this initial building review, wet, rotten and deteriorated structural lumber in the first floor ceiling of the four apartment units was noted. Water associated and wind related damage was observed in all five units.

Subsequently, Mr. Parker obtained the necessary permitting.

The Building Department has inspected the subject property and has found it to be in compliance with the International Residential Code 2003 and the applicable City of Long Beach code requirements to the extent of what was permitted and observable.

Sincerely


R. F. Gavin
Building Official

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There came on for Planning Commission approval a ***Preliminary Development Plan*** for a Planned Unit Development, Mixed Use Standards for property located at 5527 Beatline Road submitted by Tom Iovieno, 4 Laguana St, Suite 201, Fort Walton Beach, FL 32548 as follows

CITY OF LONGBEACH, MISSISSIPPI
PO BOX 929
201 JEFF DAVIS AVENUE
TELEPHONE 228-863-1554
FAX 228-865-0822
permits@cityoflongbeachms.com
APPLICATION FOR CASE REVIEW

I. TYPE OF CASE REQUEST:

- A. Zoning Change
- B. Planning Commission Approval
- C. Special Exception Use
- D. Variance Request
- E. Change in Use
- F. A Decision of the Building Official is Alleged to be in Error
- G. Interpretation of the Zoning Ordinance
- H. Home Occupation (attach copy of Deed or lease)

II. Property Location:

House number and street name

The subject property is located at 5527 Beatline Road, Long Beach MS 39560. The property is comprised of four tracts designated as Tax Parcels 0511F-01-009.000 (8.3 AC); 0511K-01-001.000 (4.1 AC); 0511F-01-009.003 (1.4 AC); and 0511K-01-002.000 (6.5 AC) by the Harrison County Tax Assessor's Office.

III. Statement clearly explaining the request being made for case review: (Attach supplemental pages if necessary.)

Permit a "New Urbanism" mixed-use development consisting of 112 Condos, 136 Townhomes, 40+/- Residential Lofts, and 30,000 sqft. Commercial space. The Commercial space will be "Built to Suit" for small local neighborhood retail (i.e. restaurants, cleaners, day-care, etc.) featuring a Coastal Acadia style architecture. The Condos will be gated with amenities (i.e. swimming pool, club house, walking trails, etc.). The Townhome area will also have it's own amenities.

IV. Legal Description of Land Involved: (Complete either A or B below.)

A. If in a subdivision:
Subdivision Name

B. If Metes and Bounds: Attach a Legal Description
DESCRIPTION OF PARCEL

All that certain parcel of land situated in Block 8, Block 9 and Block 10, Andrew's Land Company's Subdivision and Lot 50, Henderson, Shipman, Hewes Partition, County of Harrison, State of Mississippi, and being more particularly described as follows:

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Beginning at the southwest corner of Block 10 of said Andrew's Land Company's Subdivision (Plat Book 9, Page 11) thence along the West line of said block, North 00 degrees 16 minutes 32 seconds West 330 feet to a 1/2" iron rod found and the Point of Beginning;

Thence, North 89 degrees 56 minutes 17 seconds West a distance of 1276.28 feet (as per survey), 1286.50 feet (as per record) to the Westerly Right of Way of Beatline Road to a 1/2" iron rod found,

Thence along said Right of Way, South 00 degrees 16 minutes 32 seconds East a distance of 384.58 feet (as per survey), 385.00 feet (as per record), to a point and the northerly line of Canal No. 3,

Thence along said line, South 64 degrees 39 minutes 04 seconds West a distance of 1409.03 feet (as per survey), 1430.00 feet (as per record) to a point,

Thence, North 00 degrees 16 minutes 32 seconds West a distance of 989.21 feet (as per survey), 995.00 feet (as per record) to a 1/2" iron rod found and the Point of Beginning.

Said parcel contains 20.125 acres or 876,652 square feet, more or less.

V. Names and Addresses of all Property Owners within 200 feet of subject land: (If bounded by street or alley, give names and mailing addresses of property directly across from the Subject Street or alley.) This information is necessary only if a Public Hearing is required.

North - R.W. Day & Associates
2nd Floor Office
4005 Nicholson Drive
Baton Rouge, LA 70808

South - Gary A. & Annette S. Mander
4325 Beatline Road
Long Beach, MS 39560

East - Jerry H. & Zola M. Beech
245 King Bee Road
Wiggins, MS 39577

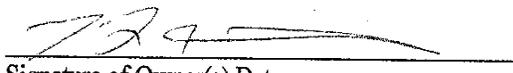
West - R.W. Day & Associates
2nd Floor Office
4005 Nicholson Drive
Baton Rouge, LA 70808

VI. Fees: Attach a check in the amount appropriated for applicable request. This check is to be made payable to the City of Long Beach to cover administrative costs. You will also be responsible for actual costs, such as advertising and mailing incurred with the processing of your application.

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VII. Ownership: I the undersigned due hereby agree to all the rules and regulations as set forth in the Long Beach Zoning Ordinance and also agree to pay all fees and charges as stated. Name of Owner(s) Mailing Address City State Zip Telephone (H) Office

Laguna Land Development Inc.
(Attn: Tom Iovieno)
20071 Scarborough Rd.
Saucier, MS 39574
(850) 699-6269 - cell

 4/27/07
Signature of Owner(s) Date

NOTATION: The following attachments must be submitted with application. If applicable:

- A. Please attach a site plan showing the land area which would be affected, easements bounding and intersecting the designated area, the location of existing and proposed structures, off-street parking and other supporting open facilities and the ground area to be provided and continuously maintained for the proposed structure or structures.
- B. Please attach a development schedule indicating the time schedule for the beginning and completion of development planned in the area. If the development is planned in stages, the time schedule shall indicate the successive stages and the development planned for each stage. (FOR REZONING ONLY)
- C. The setback requirement for all signs is measured from the leading edge of the sign or the portion of the sign close to the property line. If requesting a variance from the setback requirements for a sign, also indicate the elevation and size of the proposed sign.
- D. Applicant should appear personally or through his/her agent at the scheduled hearing.
- E. Claims of support or "no objection" from owner(s) of adjoining property should be substantiated in writing or by the appearance of such owner(s) at the hearing. Such support is usually considered material but not conclusive.

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Laguna Land Development
"Real Estate Development Company"
20071 Scarborough Road
Saucier, MS 39574

To: Whom It May Concern

April 8 2007

The following is a letter authorizing Thomas F. Iovieno to act as my agent with regards to all Planned Urban Development (PUD) decisions/activities for the properties listed below. I have listed the total property (20+/- acres) by tax id(s) and acreage. If you or your staff have any questions or need anything else please contact me telephonically on my cell phone. That number is 850-259-2483.

The total acreage:

*	0511F-01-009.000	8.3 AC
*	0511K-01-001.000	4.1 AC
*	0511F-01-009.003	1.4 AC
*	0511K-01-002.000	6.5 AC

Thanks in advance for your assistance in this matter.

Sincerely,



Michael L. Iovieno
President
Laguna Land Development Inc.
(850) 259-2483- Cell

*State of MS
County of Jackson
Subscribed and sworn before
me this 6th day of April, 2007.*

My Commission Expires: Dec 12, 2008

Vanessa R. Quelley
tiovieno@lagunalanddev.com

MINUTES OF APRIL 26, 2007
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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, We, Timothy James Gansert and Adriana Leticia Gansert, do hereby sell, convey and warrant unto Laguna Landing Development, Inc., the following described land and property situated in Harrison County, Mississippi, to wit:

All that certain parcel of land situated in Block 8, Block 9 and Block 10, Andrew's Land Company's Subdivision and Lot 50, Henderson, Shipman, Hewes Partition, County of Harrison, State of Mississippi, and being more particularly described as follows:

Beginning at the southwest corner of Block 10 of said Andrew's Land Company Subdivision (Plat Book 9, Page 11) thence along the West line of said block, North 00 degrees 14 minutes West 330 feet; thence East 1286.5 feet to the Westerly Right of Way of Beatline Road; thence along said Right of Way, South 00 degrees 04 minutes 26 seconds East 385 feet to the northerly line of Canal No. 3; thence along said line, South 66 degrees 45 minutes West 738 feet; thence North 26 degrees 35 minutes West 399.5 feet to the south line of said Block 10; thence along said line, West 500 feet to the POINT OF BEGINNING.

It being the intent of Grantors herein to convey unto the Grantee all property owned by the Grantors in the Andrew's Land Company Subdivision and in the Henderson Shipman, Hewes Partition, County of Harrison, State of Mississippi.

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



1st Judicial District
Instrument 2006 5405 D -J1
Filed/Recorded 6 21 2006 10 35 A
Total Fees 15.00
3 Pages Recorded

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

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

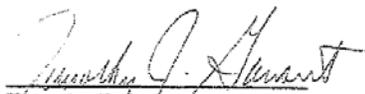
The Grantors herein certify that the property hereinabove conveyed forms no part of the homestead of said Grantors.

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

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3

WITNESS our signatures, this the 13th day of April, 2006.

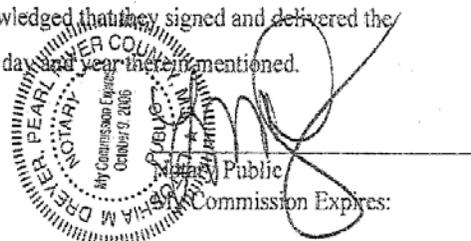

Timothy J. Gansert


Adriana Leticia Gansert

State of Mississippi

County of Harrison

Personally came and appeared before me, the undersigned authority in and for the aforesaid County and State on this the 13th day of April, 2006, **Timothy J. Gansert and Adriana Leticia Gansert**, who acknowledged that they signed and delivered the foregoing instrument of writing on the day and year therein mentioned.



Address of Grantors:
6462 Green Road
Smithside AL 35907
Phone: *N/A 228-255-3985*

Address of Grantees:
4 Laguna Street, Ste. 201
Fort Walton Beach, FL 32548
Phone: *N/A 228-255-3985*

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Laguna Land Development
"Real Estate Development Company"
20071 Scarborough Road
Saucier, MS 39574

To: Whom It May Concern

April 8 2007

The following is a letter authorizing Thomas F. Iovieno to act as my agent with regards to all Planned Urban Development (PUD) decisions/activities for the property listed below. This property will be part of a development project called Long Beach Station. I have listed the total property (6 +/- acres) by tax id and acreage. If you or your staff have any questions or need anything else please contact me telephonically on my cell phone. That number is 228-864-9654.

The total acreage:

* 0511K-01-002.000 6.5 AC

Thanks in advance for your assistance in this matter.

Sincerely,

Robert D. Cain

Robert Cain
1229 24th Street
Gulfport, MS 39501

*State of MS
County of Jackson
Subscribed and sworn before me
this 6th day of April, 2007.*

My Commission Expires: Dec 12, 2008

Vanessa R. Dudley

tiovieno@lagunalanddev.com

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LONG BEACH PLANNING COMMISSION

BOOK 769 PAGE 205

STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT

For and in consideration of Seven Thousand (\$7,000.00) Dollars cash in hand paid, receipt of which is hereby acknowledged, We, John W. New, Sr., and his wife, Mary Sue New, hereby sell, convey and warrant unto Robert D. Cain the following land in the First Judicial District of Harrison County, Mississippi, which property is more particularly described as follows, to-wit:

Block 9 of Andrews Land Company's Subdivision in Fractional Section 10, Township 8 South, Range 12 West, less and except the parcel more particularly described as follows:

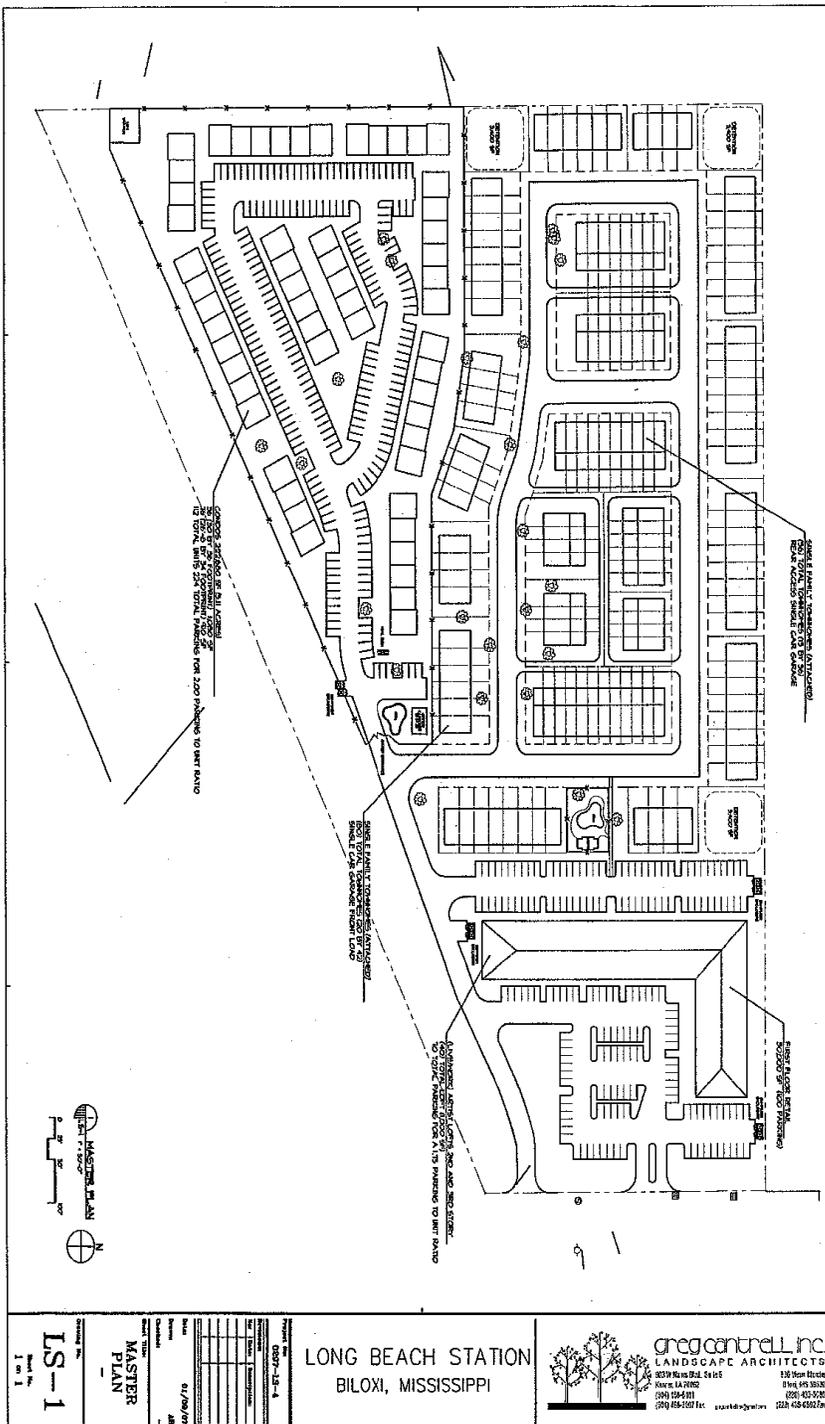
Beginning at the Southwest corner of Lot Eight (8) of Andrews Land Company's Subdivision, Section 4, Township 8 South, Range 12 West, Harrison County, Mississippi, as per map or plat thereof on file in the office of the Chancery Clerk of said county and run thence West 193.7 feet, thence run South 26 degrees 35 minutes (26°35') East a distance of 292 feet, more or less, to Bayou Portage thence run in a Northeasterly direction along the meanderings of Bayou Portage to a point due South of the point of beginning, thence run due North 210 feet more or less to the point of beginning.

This conveyance is subject to any and all recorded restrictive covenants, rights-of-way and assessments applicable to the property conveyed hereby.

As part of the consideration of this conveyance, the Grantee shall also have a right-of-way not more than five feet wide across the North boundary of property of the Grantors immediately East of the property conveyed hereby for electric power and telephone lines and gas and water mains.

Taxes on the above described property for 1976 have been pro-rated between the parties hereto and will be paid by the Grantee.

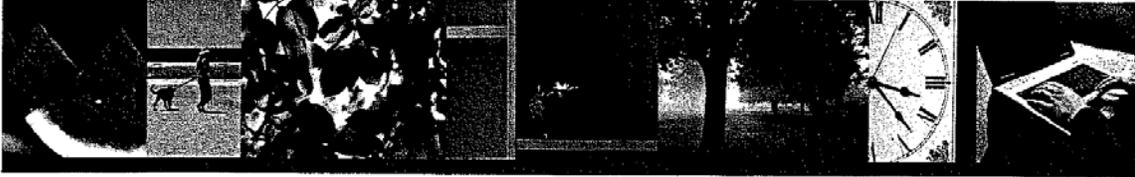
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<p>LS-1 Sheet No. 1 of 1</p>	<p>LONG BEACH STATION BILOXI, MISSISSIPPI</p>	<p>greg central, inc. LANDSCAPE ARCHITECTS</p> <p>630 West Hattie Biloxi, MS 39266 (601) 374-8100 (202) 454-2007 fax gcentral@bnet.net</p>
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Long Beach Station



Location: Long Beach Station is located on the western side of Beatline Road in Long Beach, directly north of Canal 3. It is located half-way between Interstate 10 and the coastline, approximately three miles from the beach.

Planning Objectives: Long Beach Station has been envisioned using the tenets of New Urbanism which will incorporate several residence types, a neighborhood commercial village and small residential lofts located above the village shops. This area is currently zoned for both commercial and agricultural use as previously defined by Harrison County's zoning description. This twenty-acre site was recently annexed into the City of Long Beach and is intended for a Planned Unit Development. By developing this community as an integrated-use district with a comprehensive recreational, living and infrastructure layout, Long Beach Station promotes a desirable lifestyle and quality of life for its residents and the surrounding area. The overall design allows for a variety of housing options, walkability and easy access to local businesses.

Resident amenities will include pools, walking trails and play grounds pocketed throughout the twenty acre neighborhood. Enhanced native landscaping will play a prominent role in the PUD design. Every existing significant Oak has been preserved and incorporated into the landscape and other coastal favorites such as magnolias, cypress, and crape myrtles will be added.

Development Schedule: Contingent upon final plan approval, anticipated start date is Summer 2007 with an 18-month build out schedule. Goal completion date is December 2008.

Present Ownership: Laguna Landing Development, Inc.

Proposed Ownership: Townhomes, residential lofts and condominiums privately owned. Anticipated buyers include first-time homeowners, young professionals, small families, college faculty and students, and retirees. The relaxed, home-town living which enjoys such appeal to all groups will be typified by the development and will be priced within the reach of most area residents. Common areas will be maintained by the Townhome Homeowners Association and the Condominium Homeowners Association, respectively, through covenants and condo-docs and supported by structured fees and assessments.

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Long Beach Station



Legal Description: All that certain parcel of land situated in Block 8, Block 9 and Block 10, Andrew's Land Company's Subdivision and Lot 50, Henderson, Shipman, Hewes Partition, County of Harrison, State of Mississippi, and being more particularly described as follows:

Beginning at the southwest corner of Block 10 of said Andrew's Land Company's Subdivision (Plat Book 9, Page 11) thence along the West line of said block, North 00 degrees 16 minutes 32 seconds West 330 feet to a 1/2" iron rod found and the Point of Beginning; Thence, North 89 degrees 56 minutes 17 seconds West a distance of 1276.28 feet (as per survey), 1286.50 feet (as per record) to the Westerly Right of Way of Beatline Road to a 1/2" iron rod found, Thence along said Right of Way, South 00 degrees 16 minutes 32 seconds East a distance of 384.58 feet (as per survey), 385.00 feet (as per record), to a point and the northerly line of Canal No. 3, Thence along said line, South 64 degrees 39 minutes 04 seconds West a distance of 1409.03 feet (as per survey), 1430.00 feet (as per record) to a point, Thence, North 00 degrees 16 minutes 32 seconds West a distance of 989.21 feet (as per survey), 995.00 feet (as per record) to a 1/2" iron rod found and the Point of Beginning.

Said parcel contains 20.125 acres or 876,652 square feet, more or less.

Statistical Overview:

- 136 Townhomes
56 - 2 bedroom, 1080 sf Townhomes (rear garage)
80 - 3 bedroom, 1438 sqft Townhomes (front garage)
- 112 Condominiums
36 - 3 bedroom, 1080 sqft Condominium homes
76 - 2 bedroom, 910 sqft Condominium homes
- 64 +/- Lofts (above commercial)
- 1 bedroom, 825 sqft Lofts
- 30K sqft of Commercial/Retail space (Built to Suit)

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Long Beach Station



Statistical Overview:

PARCEL SIZES:

Lot "A"	3.36 AC
Lot "B"	6.56 AC
Parcel 1	6,400 SF
Parcel 2	7,000 SF
Parcel 3	6,800 SF
Parcel 4	6,900 SF

BUILDING/LOT COVERAGE:

Retail/Lofts	34,425 SF
Single Family Townhomes	67,200 SF
Condominiums	53,840 SF
<u>Clubhouse</u>	<u>600 SF</u>
Total	151,640 SF

NONRESIDENTIAL CONSTRUCTION:

Retail	34,425 SF
<u>Clubhouse</u>	<u>600 SF</u>
Total	35,025 SF

DENSITY:

Total Units	292
<u>Total Acreage</u>	<u>20.13 AC</u>
Total	14.5 Units/Acre

PERVIOUS/IMPERVIOUS:

Pervious	25%
Impervious	75%

MAX HEIGHTS:

Residential	Not to exceed 35'
Commercial	Not to exceed 45'

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Townhomes

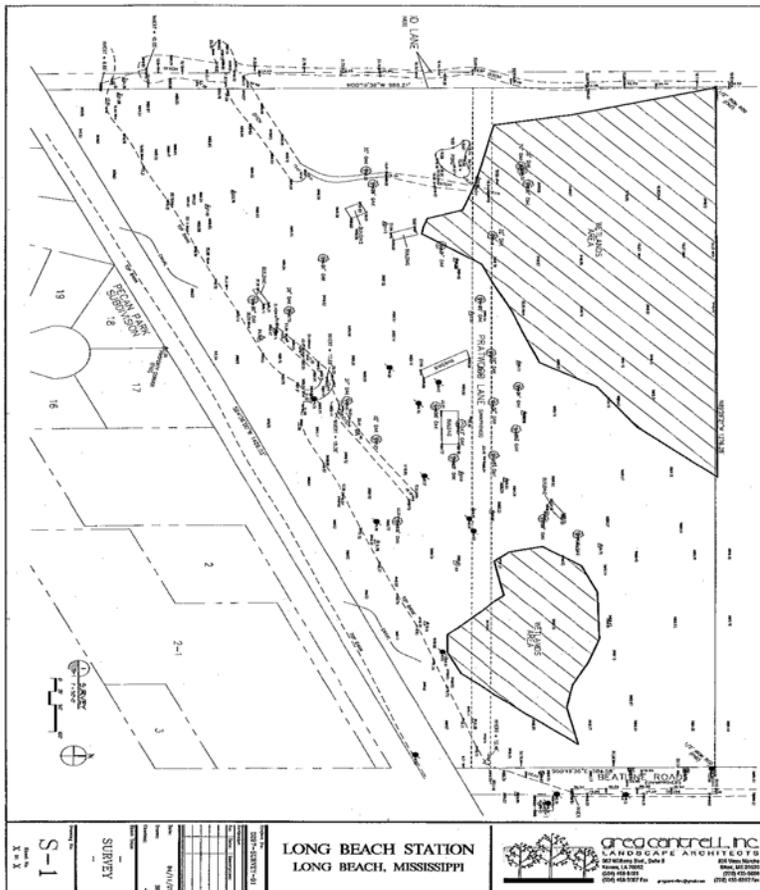


Condominiums

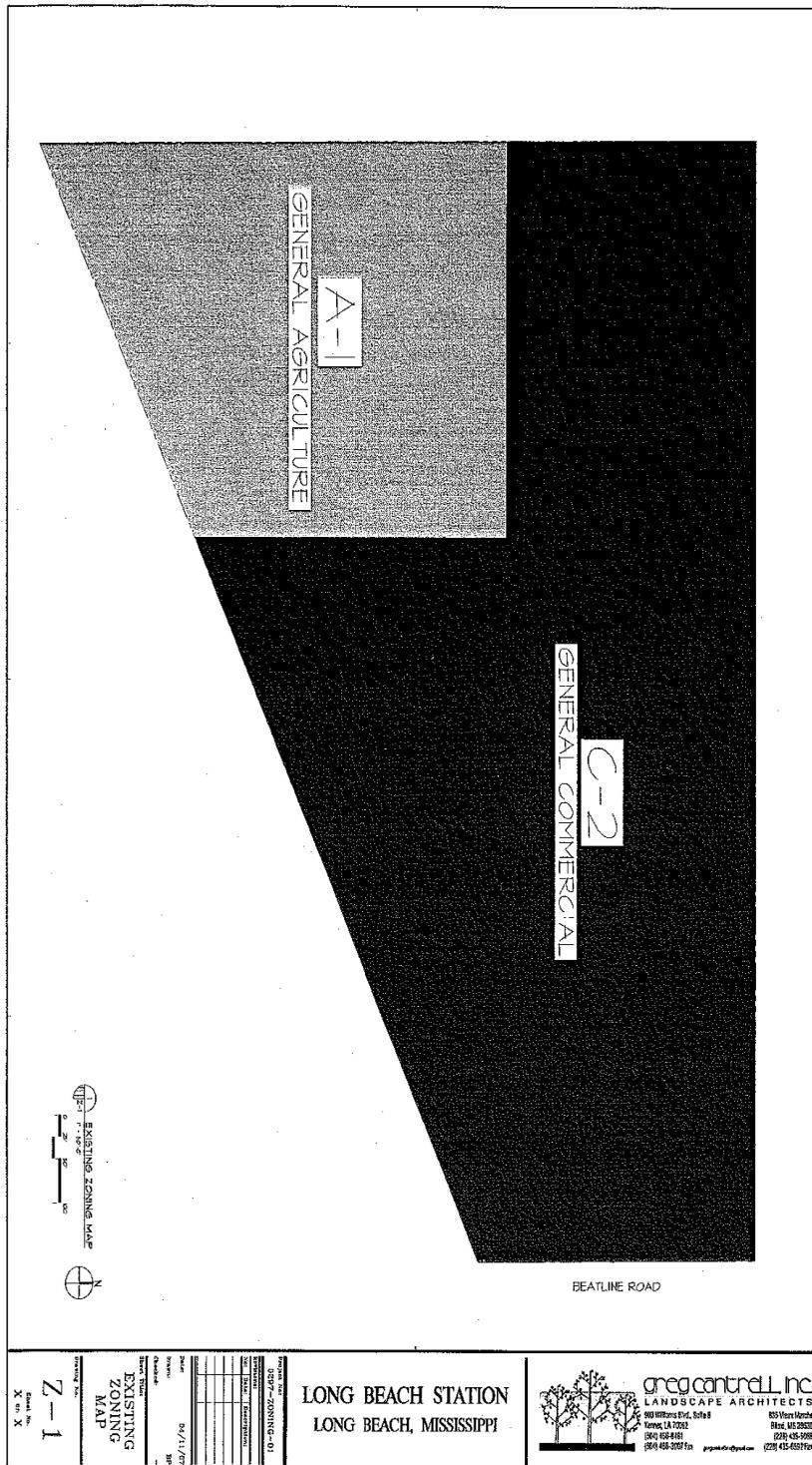
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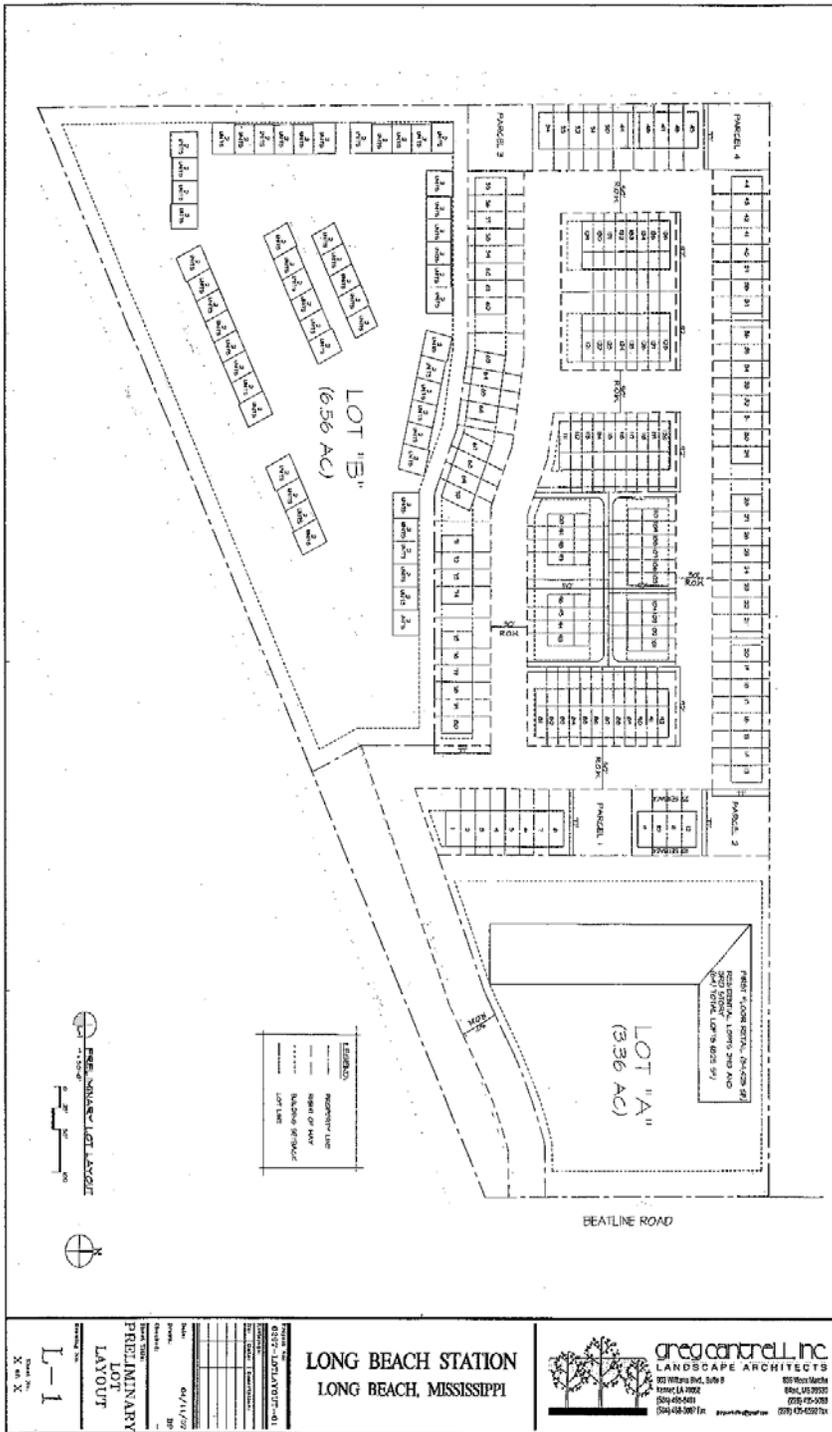
Commercial & Lofts



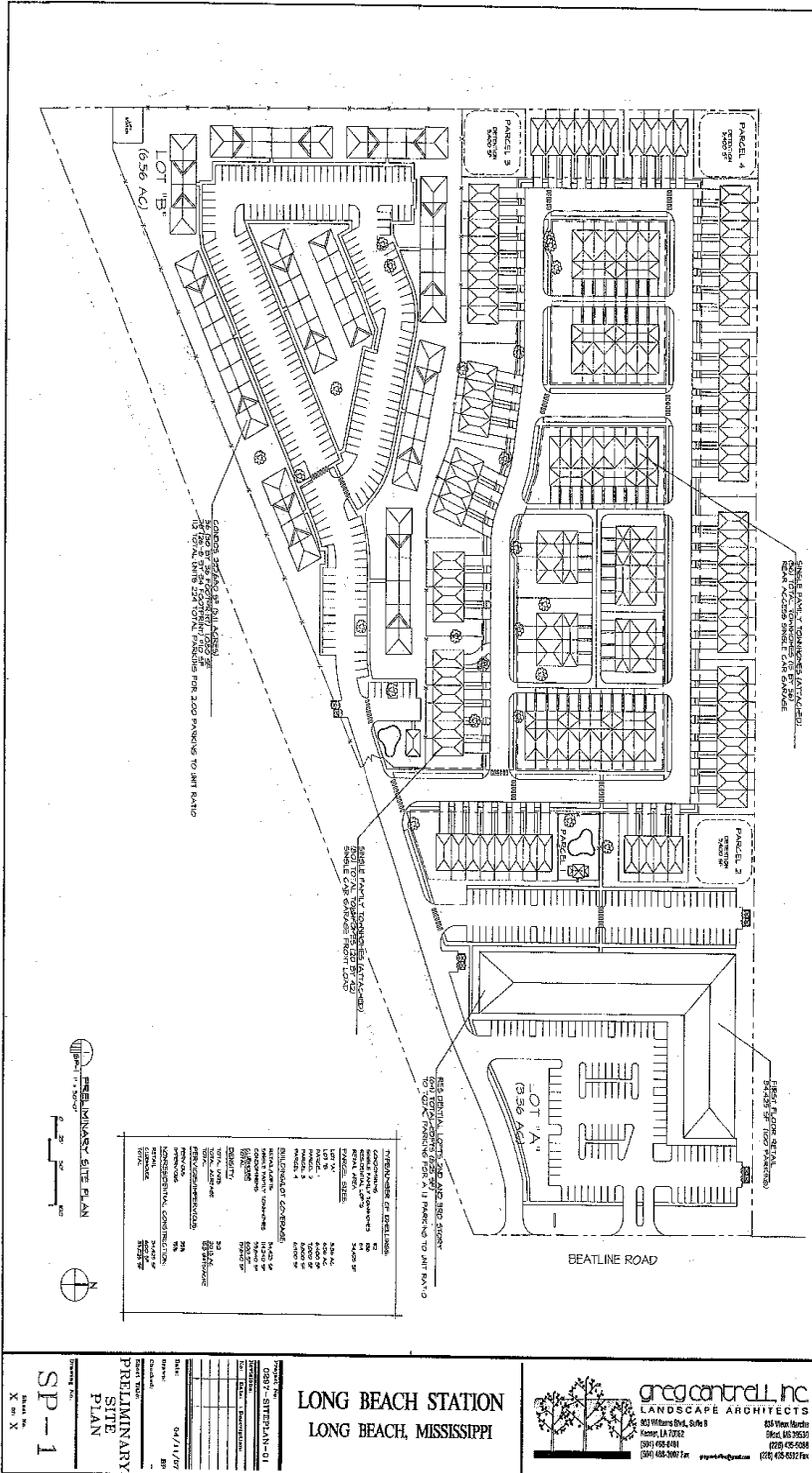
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LONG BEACH PLANNING COMMISSION



MINUTES OF APRIL 26, 2007
LONG BEACH PLANNING COMMISSION

2 TOWNHOME DESIGNS WITH GARAGE

2 BR & 3 BR CONDOMINIUM RESIDENCES

LOFT RESIDENCES ABOVE COMMERCIAL

LONG BEACH STATION
LONG BEACH, MISSISSIPPI

greg cantrell, inc.
LANDSCAPE ARCHITECTS

835 Vieux Marche
Biloxi, MS 39208
Phone: 434-8481
Fax: 434-3307

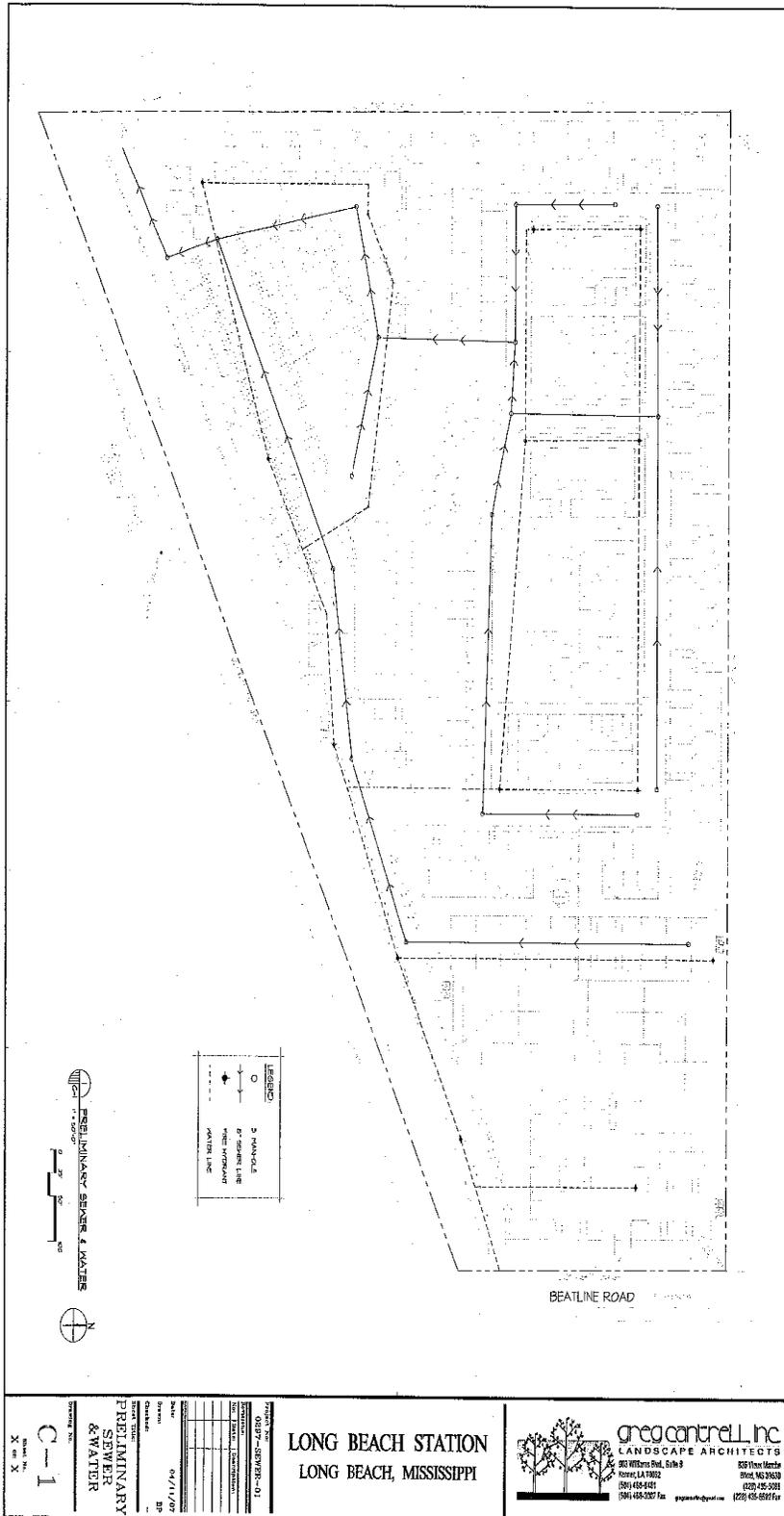
ARCHITECTURE

DATE: 04/24/07

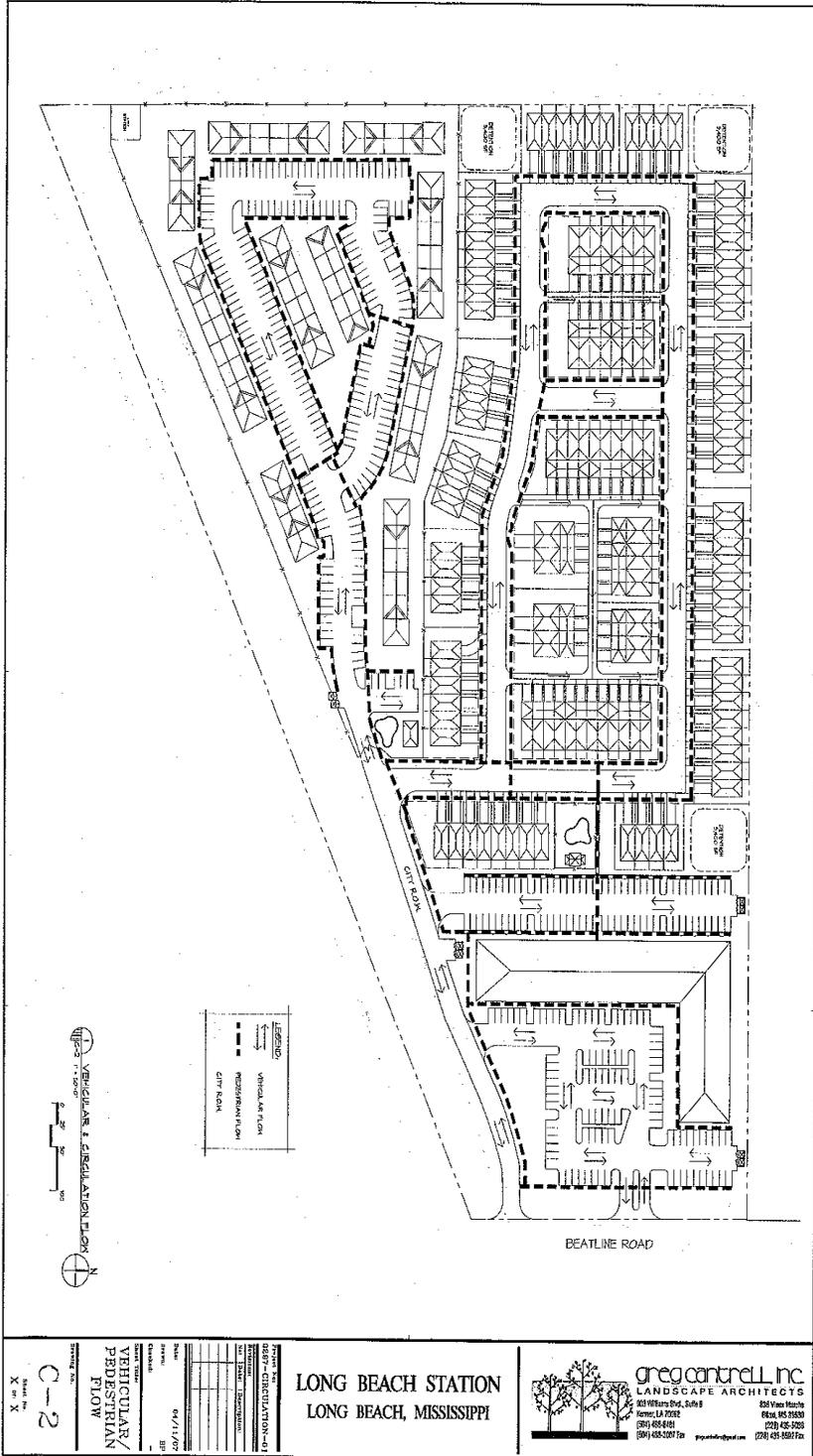
SCALE: 1/8" = 1'-0"

PROJECT NO.: 0507-A-01

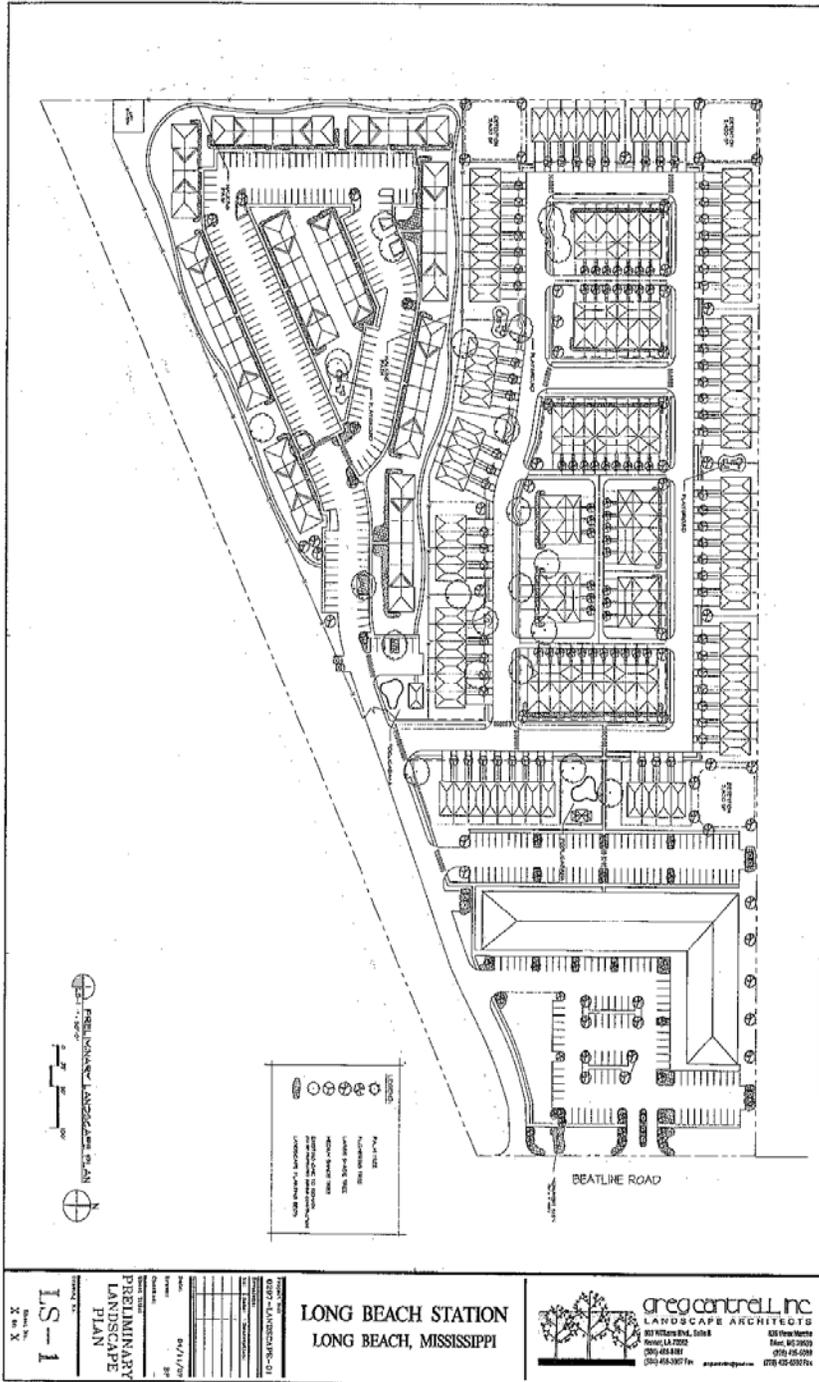
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Mr. Iovieno came forward to state his request. He is requesting two items. The first item is a Preliminary Development Plan with mixed use standards and the second is Sketch Plat approval.

Commissioner Olaivar opened the floor for public comments and Dr. Rebecca Ladner expressed opposition to the request being made.

After much discussion Commissioner Yandel made a motion seconded by Commissioner Reed and unanimously carried to approve the Preliminary Development Plan for the Planned Unit Development, Mixed Use Standards (PUD) which will be named LONG BEACH STATION.

Commissioner Serrato made motion seconded by Commissioner VanCourt and unanimously carried to approve the Sketch Plans for the platting of LONG BEACH STATION.

There came on for Planning Commission approval a request for Home Occupation submitted by Bernard Brondeum for his home located at 20001 Merinda Lane as follows:



CITY OF LONG BEACH, MISSISSIPPI
 PO BOX 929
 201 JEFF DAVIS AVENUE
 TELEPHONE 228-863-1554
 FAX 228-865-0822
permits@cityoflongbeachms.com



APPLICATION FOR CASE REVIEW

I. TYPE OF CASE REQUEST

- A. Zoning Change
- B. Planning Commission Approval
- C. Special Exception Use
- D. Variance Request
- E. Change in Use
- F. A Decision of the Building Official is Alleged to be in Error
- G. Interpretation of the Zoning Ordinance
- H. Home Occupation (attach copy of Deed or lease)

II. Property Location: 20001 MERINDA LN.
 House number and street name

III. Statement clearly explaining the request being made for case review. (Attach supplemental pages if necessary.)
General contractor home office only of employees

IV. Legal Description of Land Involved. (Complete either A or B below.)

A. If in a subdivision:

 Subdivision Name

B. If Metes and Bounds: Attach a Legal Description

V. Names and Addresses of all Property Owners within 200 feet of subject land. (If bounded by street or alley, give names and mailing addresses of property directly across from the Subject Street or alley.) This information is necessary only if a Public Hearing is required.

VI. Fees: Attach a check in the amount appropriated for applicable request. This check is to be made payable to the City of Long Beach to cover administrative costs. You will also be responsible for actual costs, such as advertising and mailing incurred with the processing of your application.

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

<u>Bernard F. Brondum Jr</u>	<u>20001 Merinda Ln.</u>
Name of Owner(s)	Mailing Address
<u>Long Beach, MS. 39560</u>	<u>228-214-9880</u>
City State Zip	Telephone (H) Office
<u>Bernard F. Brondum Jr 4/19/07</u>	<u>\$ 80.00</u>
Signature of Owner(s) Date	Fee

NOTATION: The following attachments must be submitted with application. If applicable:

- A. Please attach a site plan showing the land area which would be affected, easements bounding and intersecting the designated area, the location of existing and proposed structures, off-street parking and other supporting open facilities and the ground area to be provided and continuously maintained for the proposed structure or structures.
- B. Please attach a development schedule indicating the time schedule for the beginning and completion of development planned in the area. If the development is planned in stages, the time schedule shall indicate the successive stages and the development planned for each stage. (FOR RE ZONING ONLY)
- C. The setback requirement for all signs is measured from the leading edge of the sign or the portion of the sign close to the property line. If requesting a variance from the setback requirements for a sign, also indicate the elevation and size of the proposed sign.
- D. Applicant should appear personally or through his/her agent at the scheduled hearing.
- E. Claims of support or "no objection" from owner(s) of adjoining property should be substantiated in writing or by the appearance of such owner(s) at the hearing. Such support is usually considered material but not conclusive.

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Mr. Brondeum came forward to make his request. Discussion was had and Commissioner Reed made motion seconded by Commissioner VanCourt and unanimously carried to approve the applicants request for Home Occupation provided Mr. Brondeum complies with all sections of the City of Long Beach Zoning Ordinance especially Section 902 pertaining to Home Occupations.

There came on for Planning Commission review, approval to locate a Condominium for residential and commercial use in a C-3 Zone. This was submitted by Pineville Partners, LLC for property located at the Northwest corner of Pineville Road and Hickory Lane as follows:



CITY OF LONG BEACH, MISSISSIPPI
 PO BOX 929
 201 JEFF DAVIS AVENUE
 TELEPHONE 228-863-1554
 FAX 228-865-0822
permits@cityoflongbeachms.com



APPLICATION FOR CASE REVIEW

I. TYPE OF CASE REQUEST
 A. Zoning Change
 B. Planning Commission Approval
 C. Special Exception Use
 D. Variance Request
 E. Change in Use
 F. A Decision of the Building Official is Alleged to be in Error
 G. Interpretation of the Zoning Ordinance
 H. Home Occupation (attach copy of Deed or lease)

II. Property Location:
NORTH WEST CORNER OF PINEVILLE ST. & HICKORY ST.
 House number and street name Parcel No.

III. Statement clearly explaining the request being made for case review. (Attach supplemental pages if necessary.) APPROVAL FOR CONDOMINIUMS IN A C-3 ZONE. ALSO SKETCH PLAT APPROVAL

IV. Legal Description of Land Involved. (Complete either A or B below.)
 A. If in a subdivision:
 Subdivision Name _____
 B. If Metes and Bounds: Attach a Legal Description _____

V. Names and Addresses of all Property Owners within 200 feet of subject land. (If bounded by street or alley, give names and mailing addresses of property directly across from the Subject Street or alley.) This information is necessary only if a Public Hearing is required.

VI. Fees: Attach a check in the amount appropriated for applicable request. This check is to be made payable to the City of Long Beach to cover administrative costs. You will also be responsible for actual costs, such as advertising and mailing incurred with the processing of your application.

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

<u>PINEVILLE PARTNERS, LLC</u>	<u>806 Ford Street</u>
Name of Owner(s)	Mailing Address
<u>Gulfport MS 39507</u>	<u>228-860-2771</u>
City State Zip	Telephone (H) Office
<u>[Signature]</u>	<u>4-10-07</u> <u>\$ 50.00</u>
Signature of Owner(s)	Date Fee

- NOTATION: The following attachments must be submitted with application. If applicable:
- A. Please attach a site plan showing the land area which would be affected, easements bounding and intersecting the designated area, the location of existing and proposed structures, off-street parking and other supporting open facilities and the ground area to be provided and continuously maintained for the proposed structure or structures.
 - B. Please attach a development schedule indicating the time schedule for the beginning and completion of development planned in the area. If the development is planned in stages, the time schedule shall indicate the successive stages and the development planned for each stage. (FOR RE ZONING ONLY)
 - C. The setback requirement for all signs is measured from the leading edge of the sign or the portion of the sign close to the property line. If requesting a variance from the setback requirements for a sign, also indicate the elevation and size of the proposed sign.
 - D. Applicant should appear personally or through his/her agent at the scheduled hearing.
 - E. Claims of support or "no objection" from owner(s) of adjoining property should be substantiated in writing or by the appearance of such owner(s) at the hearing. Such support is usually considered material but not conclusive.

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Mr. Bruce Eagers, Mr. Eddie Appel and Mr. Tim Carlson came forward as the applicant. They stated that the project would include one building with (5) five units and one with (4) four units. It would also have commercial space for upscale gift shops and business offices.

After a short discussion Commissioner Yandell made motion seconded by Commissioner Sweetapple and unanimously carried to approve the use of residential condominiums in a Commercial Zone.

Commissioner VanCourt made motion seconded by Commissioner Serrato and unanimously carried to approve their sketch drawings as submitted.

There being no further business to come before the Planning Commission at this time Commissioner Stogner made motion seconded Commissioner Sweetapple and unanimously carried to adjourn the meeting until the next regularly scheduled meeting in due course. The meeting was adjourned at 8:45 p.m.

Commission Chairman DATE

ATTEST: _____

Mimi McMath, Minutes Clerk