

**MINUTES OF NOVEMBER 20, 2008
RECESS MEETING
LONG BEACH PLANNING COMMISSION**

Be it remembered that a recess meeting of the Planning Commission of the City of Long Beach, Mississippi, was begun and held at 4:00 o'clock p.m. on Thursday the 20th day of November 2008, at the Long Beach School District Central Office, 19148 Commission Road, in said City and the same being the time and place fixed by order of the Planning Commission recessing the meeting from November 13, 2008.

There were present and in attendance on said Commission and at the meeting the following named persons: Commission Chairman Frank Olaivar, Commissioners, Roderick Rishel, Tony Vancourt, Barney Hill, Tonda Yandell, Planning Commission Advisor Bill Hessell, Building/Code Official Earl Levens, and Minute Clerk Veronica Howard.

Commissioners David Serrato, Jacquie Lipski, Joseph Sweetapple and Dale Hare were absent the meeting.

There being a quorum present sufficient to transact the business of this recessed meeting the following proceedings were had and done.

The meeting was called to order and 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 December 2, 2008, and subject to a ten-day appeal time for a Public Hearing.

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The first item of business was a Public Hearing for a Zone Map Amendment due to an annexation for property located on 28th Street submitted by Coast Investments, Inc., 9364 Canal Road, Gulfport, MS 39503; the Schrogin and Harber 1996 Trust, 1400 Shattuck Avenue, Ste 6, Berkely, CA 94709 and John R. Lankford, 24389 E Dubuison Road, Pass Christian, MS as follows:

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10/22/2008 18:28

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SCHROGIN BAAR INVEST

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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 → to R-3, Multi-Family
 - 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. Historic Occupation (attach copy of Deed or lease)

II. Property Location: 28th Street, Long Beach (North side Approx 1000' East of
House number and street name
This property recently Friendly Annexed to LB - Klondyke Rd @ 28th St. intersection)

III. Statement clearly explaining the request being made for case review. (Attach supplemental pages if necessary.)
To Rezone to Build Mariner's Village, 108-Unit Multi-Family Development

IV. Legal Description of Land Involved. (Complete either A or B below.)
 A. If a subdivision:
See Attached Survey & Legal Description of 8.53 Acres By Pinnacle Housing Miami, Florida
Subdivision Name

B. If Notes 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.

| | |
|--|---|
| <p><i>MAXIM D. SCHROGIN</i> <i>Max D. Schrogin</i> <i>Barbell, CA 94707</i></p> <p><i>Coast Investments Inc.</i> Name of Owner(s) <u>Long Beach</u> <u>39160</u> City State Zip <i>[Signature]</i> Signature of Owner(s)</p> | <p><i>John R. Hankford</i> John R. Hankford Mailing Address <i>[Signature]</i> Telephone (H) Office <u>14389 EAST DUBUON RD.</u> Date <u>PASS CHRISTIAN, MS. 39571</u> 228-806-1155</p> |
|--|---|

NOTATION: The following attachments must be submitted with application. If applicable: **228-806-1155**

- 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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VARIANCE SUPPLEMENTAL APPLICATION
PAGE 2

Describe any special condition that justify the granting of this variance request and are peculiar to the property and do not apply to other properties in the general area. What are the reasons for the variance and why the applicant cannot meet the stated code requirements?

This 8.53 Acre Property would Accomodate
the proposed Housing Development per
Site plan.

Describe how the special condition discussed in #1 above is not the result of actions taken by the applicant. Show that the applicant did not cause the need for this variance request.

Show that an unnecessary hardship exists due to the character of the property and that this hardship makes the request for the variance necessary. State what hardship is caused if the applicant is required to meet code requirements? What is the result of this hardship? What would result if the Zoning Board denied this request?

Primarily the location lends itself to a multi-Family
Development that would provide much needed
WORKFORCE housing to the area with
Access to the Long Beach Area, Seabee Base & Canal Rd

Show that denial of this request will deprive the applicant of rights commonly enjoyed by other properties in the general area and that the granting of this variance request will make possible the reasonable use of land while not conferring any special privilege. Outline how the subject of the variance is common in the area and if the applicant were to be denied this variance a right would be taken away which was granted to other properties. State how the variance makes reasonable use of the existing land and why the same action cannot be done in a way that does not require a variance. Show that the granting of this variance does not give the applicant any special privileges that the properties in the area would find desirable.

I-10 Corridor.

Upon Friendly Annexation, the property Automatically
Resets itself to R-1. The R-3 rezoning would
be required to move forward on this development.

FOR HOME OCCUPATION ONLY:

I _____ HAVE READ,
UNDERSTAND AND AM WILLING TO COMPLY WITH ZONING
ORDINANCE NO. 344 SECTION 912. HOME OCCUPATION.

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IN THE CHANCERY COURT OF HARRISON COUNTY, MISSISSIPPI

FIRST JUDICIAL DISTRICT

FILED
OCT - 7 2008
JOHN McADAMS CHANCERY CLERK
John McAdams D.C.

IN THE MATTER OF THE ENLARGEMENT OF
THE CORPORATE LIMITS AND BOUNDARIES
OF THE CITY OF LONG BEACH, MISSISSIPPI

CITY OF LONG BEACH, MISSISSIPPI

PETITIONER

VERSUS

CAUSE NO. 07-00156-1

HARRISON COUNTY, MISSISSIPPI, R.W. DAY
DEVELOPMENT LLC, A LOUISIANA LIMITED
LIABILITY COMPANY, JOHN R. LANKFORD,
COAST INVESTMENTS, INC., THE SCHROGIN AND
HARBER 1996 TRUST, THE CITY OF GULFPORT,
MISSISSIPPI, THE CITY OF PASS CHRISTIAN,
MISSISSIPPI, THE LONG BEACH WATER
MANAGEMENT DISTRICT, THE HARRISON COUNTY
SCHOOL DISTRICT, THE LONG BEACH SCHOOL
DISTRICT, AND ANY AND ALL PERSONS OR PARTIES
INTERESTED IN, AFFECTED OR AGGRIEVED BY, OR
HAVING OBJECTIONS TO THE ENLARGEMENT,
ANNEXATION AND EXTENSION OF THE CORPORATE
BOUNDARIES OF THE CITY OF LONG BEACH TO
INCLUDE ADJOINING PROPERTIES HEREINAFTER
DEFINED AND DESCRIBED

RESPONDENTS

**JUDGMENT RATIFYING, APPROVING AND CONFIRMING
ORDINANCE NO. 555 TO ENLARGE, EXTEND AND DEFINE
THE CORPORATE LIMITS AND BOUNDARIES OF
THE CORPORATE LIMITS AND BOUNDARIES OF THE
CITY OF LONG BEACH, MISSISSIPPI**

THIS CAUSE came on to be heard on the Petition for Confirmation of Ordinance
No. 555 to Enlarge, Extend and Define the Corporate Limits and Boundaries of the City
of Long Beach, Mississippi, duly filed herein by the Petitioner, City of Long Beach,

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Mississippi, on May 30, 2008, and of FIAT issued by the Court herein on June 2, 2008, setting said cause for return of process and hearing on the merits of the Petition and for objectors, if any, to appear and enter their objections at 9:30 a.m. on the 21st day of July, 2008; and on service of process by publication pursuant to Section 21-1-15 and Section 21-1-31 of the Mississippi Code of 1972, Annotated, giving notice to any and all persons or parties interested in, affected or aggrieved by or having objections to the enlargement, annexation and extension of the corporate boundaries of the City of Long Beach according to Ordinance No. 555, as shown by the sworn Proof of Publication on file and of record herein that said Notice was duly published in the Sun Herald, a newspaper published in Harrison County, Mississippi, on June 20, 2008, June 27, 2008 and July 4, 2008; and on service of process on the City of Gulfport, Mississippi, the City of Pass Christian, Mississippi, the Long Beach School District and the Harrison County School District, as shown by the returns of process duly filed herein; and on Waivers of Process and Entry of Appearance by John R. Lankford, The Long Beach Water Management District, Harrison County, Mississippi, R.W. Day Development LLC, Coast Investments, Inc. and The Schrogin and Harber 1996 Trust, by the Trustees thereof, all such waivers of process and entry of appearance being duly filed herein; (John R. Lankford, R.W. Day Development LLC, Coast Investments, Inc. and The Schrogin and Harber 1996 Trust are the sole property owners within the annexation territory); and on Entry of Appearance and Response by the City of Pass Christian, Mississippi, and the Harrison County School District duly filed herein; and on Sworn Proof of Posting of Summons (Notice of Hearing) filed herein as evidence that the Notice of Hearing was posted in three or more public places within the annexation territory pursuant to Section 21-1-15, Mississippi

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Code of 1972, Annotated; and the Court finding that all interest and necessary parties appear to have been duly served with process according to law or otherwise entered their appearance in this cause, or been present at call of the case and continuation of hearing of same, and said cause having duly and properly set for hearing, came on for hearing on July 21, 2008, before this Court, was called in open Court and no person or party having appeared other than Petitioner, by and through counsel, and the attorney for the City of Gulfport, Mississippi, being present when said case was called, but having made no announcement either to the call of the case or to Petitioner's motion to continue the hearing or the Court's Order continuing same, and the Court, on Petitioner's motion, ore tenus, in open Court at said hearing having entered its Order continuing hearing of this cause to August 19, 2008, at 9:30; and the Court, at such continued hearing, having heard and considered all of the evidence, both oral and documentary, and being fully advised in the premises, and having given all interested parties an opportunity to be heard therein, the Court finds and adjudicates that the averments of said Petition have been sustained, and that the relief demanded by said Petition should be granted, and that Ordinance No. 555 of the City of Long Beach, Mississippi, was duly adopted on May 6, 2008, and published in the Sun Herald according to law on May 14, 2008, as is evidenced by the Proof of Publication on file in this Cause; and said Ordinance No. 555 should be ratified, approved and confirmed in all respects, and the Court further finds and therefore adjudicates as follows, to-wit:

1. That the Court has jurisdiction of the parties hereto and the subject matter hereof.

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2. That the proposed enlargement, extension and definition of the boundaries of the City of Long Beach, Mississippi, as set forth and included in the City of Long Beach's Ordinance No. 555, attached as Exhibit "A" to the Petition and incorporated therein by reference to such Exhibit as if fully copied in words and figures, is reasonable, and is required by the public convenience and necessity, finding such reasonableness to have been demonstrated by the Petitioner herein, the Court having given consideration to certain indicia of reasonableness listed by the Supreme Court of the State of Mississippi in certain cases, including the case of *In the Matter of the Extension of the Boundaries of the City of Jackson v. City of Ridgeland*, 551 So.2d 861 (Miss. 1989), and *In re Enlarging, Extending Defining Corp. Limits of City of Brookhaven*, 957 So.2d 382 (Miss. 2007); and the equitable test of fairness having been demonstrated by the Petitioner as set forth in *Western Line Consolidated School District v. City of Greenville*, 465 So.2d 1057 (Miss. 1985).

3. That R.W. Day Development LLC is owner vested with title to 94 acres, more or less, of the property included in the annexation area, which 94 acres is bounded on the east and partially on the south by other property located within the City of Long Beach, and is presently undeveloped property, except for the drainage easement of the Long Beach Water Management District and part of Canal No. 3 therein, which runs along part of that part of the southern boundary of the annexation area owned by R.W. Day Development LLC; that Coast Investments, Inc. and The Schrogin and Harber 1996 Trust are owners vested with title to 8.5 acres, more or less, of the property included in the annexation area, which 8.5 acres is bounded on the south by other property within the City of Long Beach and is presently undeveloped property; and John R. Lankford is

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owner vested with title to 9.1 acres, more or less, of the property included in the annexation area, which 9.1 acres is bounded on the south by other property within the City of Long Beach and is presently undeveloped property; and is land within a public road and road easement for Beatline Road of Harrison County, Mississippi, and within a public road and road easement for 28th Street of Harrison County, Mississippi. R.W. Day Development LLC, Coast Investments, Inc., The Schrogin and Harber 1996 Trust, and John R. Lankford are the sole and only owners of the properties to be annexed, other than said road easements, which ownership of R.W. Day Development LLC is subject only to the drainage easement of the Long Beach Water Management District, and the said owners, R.W. Day Development LLC, Coast Investments, Inc., The Schrogin and Harber 1996 Trust, and John R. Lankford, are in favor of annexation by the City of Long Beach in order that the property may be developed with assurance of municipal services and proper planning, zoning and transportation access thereon.

4. That reasonable public and municipal services will be rendered in the annexation territory in conformity with the provisions of Ordinance No. 555 and the ability of the City of Long Beach to extend and perform said services, as has been established as a result of prior annexations and as demonstrated by the evidence presented, the reasonableness of such services and the time period for providing the same and the public need therefore having been fully demonstrated unto the Court.

5. The Court finds that it appears that by the development of said properties, economic development shall be fostered and job opportunities and additional housing opportunities shall be created, and that annexation by the City of Long Beach shall further provided for a planned use and zoning regulations for such property, all of which

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shall be in the best interest of the general public and of citizens and property owners both within and without the City of Long Beach, and the annexation territory, and shall enable said property to be utilized for its best and highest use.

6. The Court further finds that no persons reside within the annexation area and that the "Annexation Territory" is uninhabited, and no voting rights shall therefore be affected by this annexation, and there shall be no dilution of minority voting strength as a result thereof, and though the common boundary between the Long Beach School District and the Harrison County School District runs through a part of the annexation area, neither the annexation ordinance before this Court nor the petition herein proposes to change or alter said common boundary of said school districts in any way and there shall be no impact on either the Long Beach School District or the Harrison County School District or any students attending school by virtue of the approval of this annexation ordinance. It is therefore,

ORDERED AND AJDUDGED that the proposed enlargement, extension and definition of the corporate limits and boundaries of the City of Long Beach, Mississippi, as set forth in Ordinance No. 555 be, and is hereby ratified, approved and confirmed in all respects and in its entirety; and it is further

ORDERED AND ADJUDGED that the corporate boundaries and limits of the City of Long Beach, Mississippi, be, and they are hereby enlarged, extended and defined so as to add and include the following described additional lands and territory located in the First Judicial District of Harrison County, Mississippi, particularly described in Exhibit "A" hereto, and hereinafter particularly described as follows, to-wit:

LEGAL DESCRIPTION: (ANNEXATION TERRITORY)

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Parcels of land lying and being situated in the First Judicial District of Harrison County, Mississippi, being more particularly described as follows, to-wit:

PARCEL NO. 1: (R.W. Day Development LLC Parcel)

Those certain parcels of property located in the First Judicial District of Harrison County, Mississippi, which is more particularly described as follows:

Lots 24, 25, 28, 39, 40, 43, 44, and 45, Andrews Land Company Subdivision; and those portions of Lots 26 and 27, Andrews Land Company Subdivision which lie North of Canal Number 3, as per the map or plat thereof on file and of record in the office of the Chancery Clerk for the First Judicial District of Harrison County, Mississippi; and also

North one-half (N1/2) of Blocks (Lots) 8 & 10, Andrews Land Company Subdivision as per plat thereof of record in the Office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi, less and except the East 242 feet of the North 180 feet of Block (Lot) 8, Andrews Land Company Subdivision, Section 4, Township 8 South, Range 12 West, First Judicial District, Harrison County, Mississippi.

PARCEL NO. 2: (Coast Investments, Inc. and The Schrogin and Harber 1996 Trust Parcel)

Beginning at a point on the east line of the SW ¼ of the SW ¼ of Section 36, Township 7 South, Range 12 West, Harrison County, Mississippi where it intersects the north margin of 28th Street thence run S89°40'04"W along the north margin of 28th Street for a distance of 235.01 feet; thence N00°09'10"E a distance of 1242.63 feet; thence N89°56'57"W a distance of 1095.22 feet to a point on the east margin of North Klondyke Road; thence N00°06'34"W along the east margin of North Klondyke Road for a distance of 60 feet; thence S89°56'57"E a distance of 1330.50 feet; thence S00°09'10"W a distance of 1301.06 feet to the Point of Beginning.

Said parcel contains 8.53 acres more or less and is made subject to a 60' easement along the north portion as described:

Commencing at a point on the east line of the SW ¼ of the SW ¼ of Section 36, Township 7 South, Range 12 West, Harrison County, Mississippi where it intersects the north margin of 28th Street thence run S89°40'04"W along the north margin of 28th Street for a distance of 235.01 feet; thence N00°09'10"E a distance of 1242.63 feet to the Point of Beginning; thence N89°56'57"W a distance of 1095.22 feet to a point on the east margin of North Klondyke Road; thence N00°06'34"W along the

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east margin of North Klondyke Road for a distance of 60 feet; thence S89°56'57"E a distance of 1095.50 feet; thence S00°09'10"W a distance of 60 feet to the Point of Beginning.

PARCEL NO. 3: (John R. Lankford parcel)

Lots 3 & 4, Block 32, Cox Subdivision, Sec. 35-7-12 SE ¼ as per record plat.

It is further,

ORDERED AND ADJUDGED, that the corporate limits and boundaries of the City of Long Beach, Mississippi, as enlarged, modified, extended, defined and fixed in accordance with and as a result of the finding and adjudication of the Court herein, and as shown on Exhibit "A" shall be particularly described as follows:

**LEGAL DESCRIPTION (OVERALL BOUNDARY
LINE OF ENLARGED CITY OF LONG BEACH):**

Beginning at a point 5,000 feet South, 28 degrees East of the Southeast corner of Lot #7 of the Gottschalk's Survey, said point of beginning being the Southwest corner of the corporate limits of the City of Gulfport; thence Westerly parallel with and 5,000 feet distant from the shore line of the Mississippi Sound or Gulf of Mexico to its intersection with the Southerly extension of the Eastern line of Section 21, Township 8 South, Range 12 West, if the same were regularly surveyed in government sections, townships and ranges; thence North along said Eastern line of said Section 21 to the Northern margin of the right-of-way of the Louisville and Nashville Railroad Company; thence continue North along said section line to the Northeast corner of said Section 21; thence Westerly along the North line of said Section 21 to the Southwest corner of the East 1/2 of the East 1/2 of the Southeast 1/4 of Section 16, Township 8 South, Range 12 West; thence Northerly along the West line of said East 1/2 of the East 1/2 and along the West line of the East 1/2 of the East 1/2 of the Northeast 1/4 of said Section 16 to the North line of said Section 16; thence Westerly along said North line of Section 16 a distance of 1987.13 feet, more or less, to the North mid-section corner of Section 16; thence Northerly along the North-South mid-section line of Section 9 a distance of 2591.28 feet, more or less, to the South margin of Pineville Road; thence Westerly along said South margin of Pineville Road to the West line of said Section 9; thence Northerly along the West line of said Section 9 to the centerline of a drainage canal known and designated as County Canal Number 3; thence Easterly following the meanderings of said Canal Number 3 to its intersection with the South line of the North 1/2 of the North 1/2 of the Northeast 1/4 of said Section 9; thence Easterly along said South line to the East line of said Section 9; thence northerly along said east line of Section 9 to the

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centerline of Canal Number 3 as presently constructed; thence southwesterly following the meanderings of Canal Number 3 a distance of 1450 feet more or less to the southerly extension of the east margin of an unimproved right-of-way sometimes known as Wisewood Lane, also being the west line of Block 9, Andrew's Land Company's Subdivision of the SE ¼ of Section 4 and The Fractional Part of the NE ¼ of Section 10 (sic), T. 8S, R. 12W; thence continue southwesterly following the meanderings of Canal Number 3 as presently constructed a distance of 1806 feet more or less to the intersection of the South line of Block 40, said Andrew's Land Company Subdivision; thence Southwest along said South line of Block 40 and Block 43 a distance of 920.77 feet to the East margin of a 30 foot roadway; thence North along said East margin a distance of 2009.83 feet to the north corner of Block 45 of said Andrew's Land Company Subdivision; thence Easterly along the Northern line of said Block 45 a distance of 651.09 feet to the Northeast corner of said Block 45; thence South along the Eastern line of said Block 45 a distance of 659.89 feet to the Southeast corner of said Block 45, said point being on the Northern margin of a 30 foot roadway sometimes known as Prattwood Lane; thence continue South a distance of 30 feet to the Southern margin of said roadway, said point being the Northwest corner of Block 39 of said Andrew's Land Company Subdivision; thence Easterly along the said Southern margin of Prattwood Lane a distance of 1332.78 feet to the Northeast corner of Block 28 of said Andrew's Land Company Subdivision; thence Northerly a distance of 30 feet to the Southwest corner of Block 24 of said Andrew's Land Company Subdivision, said point being on the Northern margin of said Prattwood Lane; thence Northerly along the Western line of said Block 24 a distance of 663.74 feet to the Northwest corner of Block 24; thence Easterly along the Northern line of said Block 24 a distance of 644.33 feet to the said East margin of Wisewood Lane; thence Easterly a distance of 30 feet to the Northwest corner of Block 10 of said Andrew's Land Company Subdivision; thence easterly along said north line of said Block 10 and the north line of Block 8 of said Andrew's Land Company Subdivision a distance of 1,043.21 feet; thence South a distance of 179.29 feet; thence Easterly a distance of 271 feet more or less to the East line of Section 4, Township 8 South, Range 12 West, Harrison County, Mississippi; thence Northerly along the East line of said Section 4, Township 8 South, Range 12 West to a point on the south margin of 28th Street, approximately 25 feet south of the Northeast corner of said Section 4; thence westerly 25 feet, more or less, to the southwest corner of the intersection of Beatline Road with 28th Street; thence northerly 25 feet, more or less, to the centerline of 28th Street; thence westerly along said centerline of 28th Street 468 feet, more or less, to the southerly extension of a line drawn parallel with and 453.47 feet west of the west margin of Beatline Road; thence northerly parallel with said west margin of Beatline Road 328.21 feet, more or less, to the north line of Lot 4, Block 4, Cox's Subdivision of the E 1/2 of the SE 1/4 of Section 32, Township 7 South, Range 12 West, Harrison County, Mississippi; thence S 89° 57' 18" E along said north line of Lot 4 a distance of 300.0 feet to a point 153.47 feet west of the west margin of Beatline Road; thence south parallel with Beatline Road 150.0 feet; thence east parallel with said north line of Lot 4 a distance of 193.47 feet to the centerline of Beatline Road; thence south along said centerline 153 feet, more or less, to the north margin of 28th Street; thence east 40 feet to the northeast corner of the intersection of Beatline Road and 28th Street; thence south 25 feet to the North line of Section 3, Township 8 South, Range 12 West, Harrison County Mississippi; thence Easterly along the North line of Section 3

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and Section 2 to a point, said point being the intersection of the southerly extension of the west line of Lot 4, Block 32, Cox Subdivision, Section 35, Township 7 South, Range 12 West, Harrison County, Mississippi with North line of Section 2; thence northerly along said southerly extension a distance of 25 feet, more or less, to a point on the north margin of 28th Street at the southwest corner of said Lot 4, said point also being on the east margin of a 25 foot alley; thence continue Northerly along said east margin a distance of 647.5 feet to the northwest corner of Lot 3, Block 32, of said Cox's Subdivision; thence Easterly along said North lot line a distance of 657.7 feet to a point on the west margin of North Klondyke Road; thence Southerly along said west margin a distance of 647.5 feet to a point on said north margin of 28th Street; thence continue Southerly a distance of 25 feet more or less to the said North line of Section 2; thence Easterly along the said North line of Section 2 and Section 1, Township 8 South, Range 12 West to a point, said point being 235.01 feet west of the east line of the SW ¼ of the SW ¼ of Section 36, Township 7 South, Range 12 West; then Northerly along a line parallel with the east line of the SW ¼ of the SW ¼ of said Section 36 a distance of 25' more or less to the north margin of 28th Street; thence continue N 00° 09' 10" E a distance of 1302.63 feet; thence S 89° 56' 57" E a distance of 235.01 feet; thence S 00° 09' 10" W along the east line of the SW ¼ of the SW ¼ of said Section 36 a distance of 1301.06 feet to a point on the north margin of 28th Street, thence Southerly a distance of 25 feet more or less to the North line of Section 1, Township 8 South, Range 12 West; thence Easterly along said North line of Section 1 to the North mid-section corner of said Section 1, said point also being the Northwest corner of the U.S. Naval Reservation; thence Southerly along the North-South mid-section line to the center of said Section 1; thence Easterly and Southeasterly along the Western boundary of the U.S. Naval Reservation to the Southeast corner of Section 1, which point is also on the Western Corporate limits of the City of Gulfport; thence Southerly, Northeasterly and Southeasterly along the Western Corporate limits of the City of Gulfport, said corporate limits line being more particularly described as follows:

From the last described point; thence Southerly along the East line of Section 12, Township 8 South, Range 12 West, to the North line of the Widow N. Ladner Claim; thence Northeasterly along said North line to the Northeast corner of said Widow N. Ladner Claim; thence Southeasterly along the East line thereof to the North line of the Claud Ladner Claim; thence Northeasterly along said North line to the East line of Lot #7 of the Gottschalk's Survey; thence Southeasterly along said East line to the Southeast corner of said Lot #7; thence South 28 degrees East 5,000 feet to the Point of Beginning, and there terminating.

It is further,

ORDERED AND ADJUDGED, that this Judgment shall become effective after the passage of ten days from the date hereof. It is further,

ORDERED AND ADJUDGED, that the cost of these proceedings be, and they are hereby assessed to the Petitioner, for which let execution issue.

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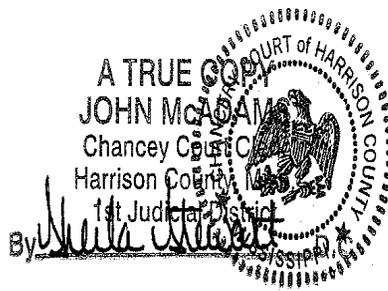
SO ORDERED AND ADJUDGED on this, the 7 day of Oct., 2008.



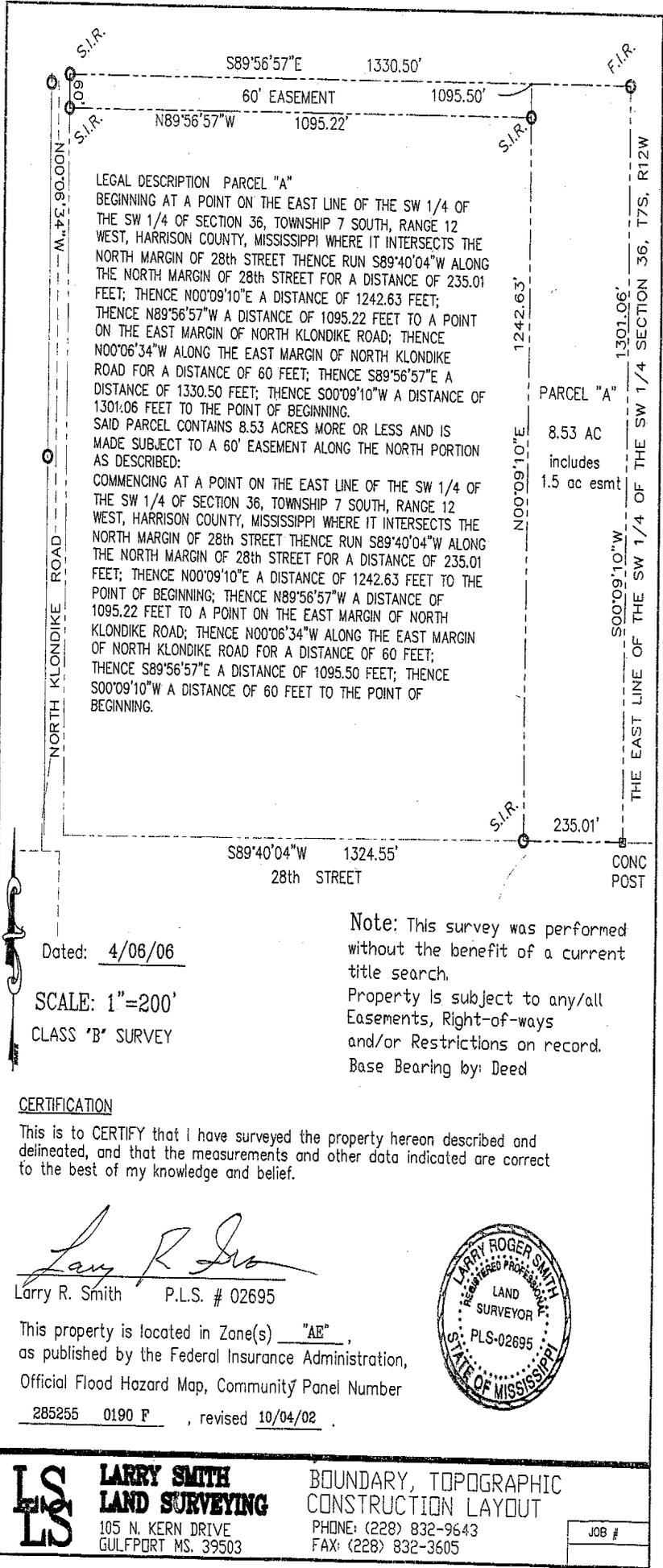
CHANCELLOR

Drafted by:
Frank R. McCreary, III
Attorney at Law
P.O. Box 987
Long Beach, MS 39560
228/868-6697
MSB#2276

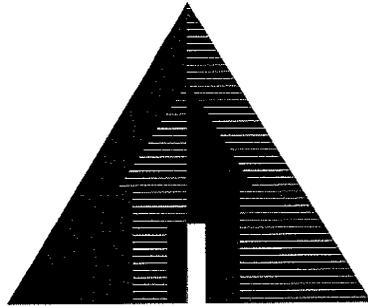
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**MINUTES OF NOVEMBER 20, 2008
RECESS MEETING
LONG BEACH PLANNING COMMISSION**



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RECESS MEETING
LONG BEACH PLANNING COMMISSION

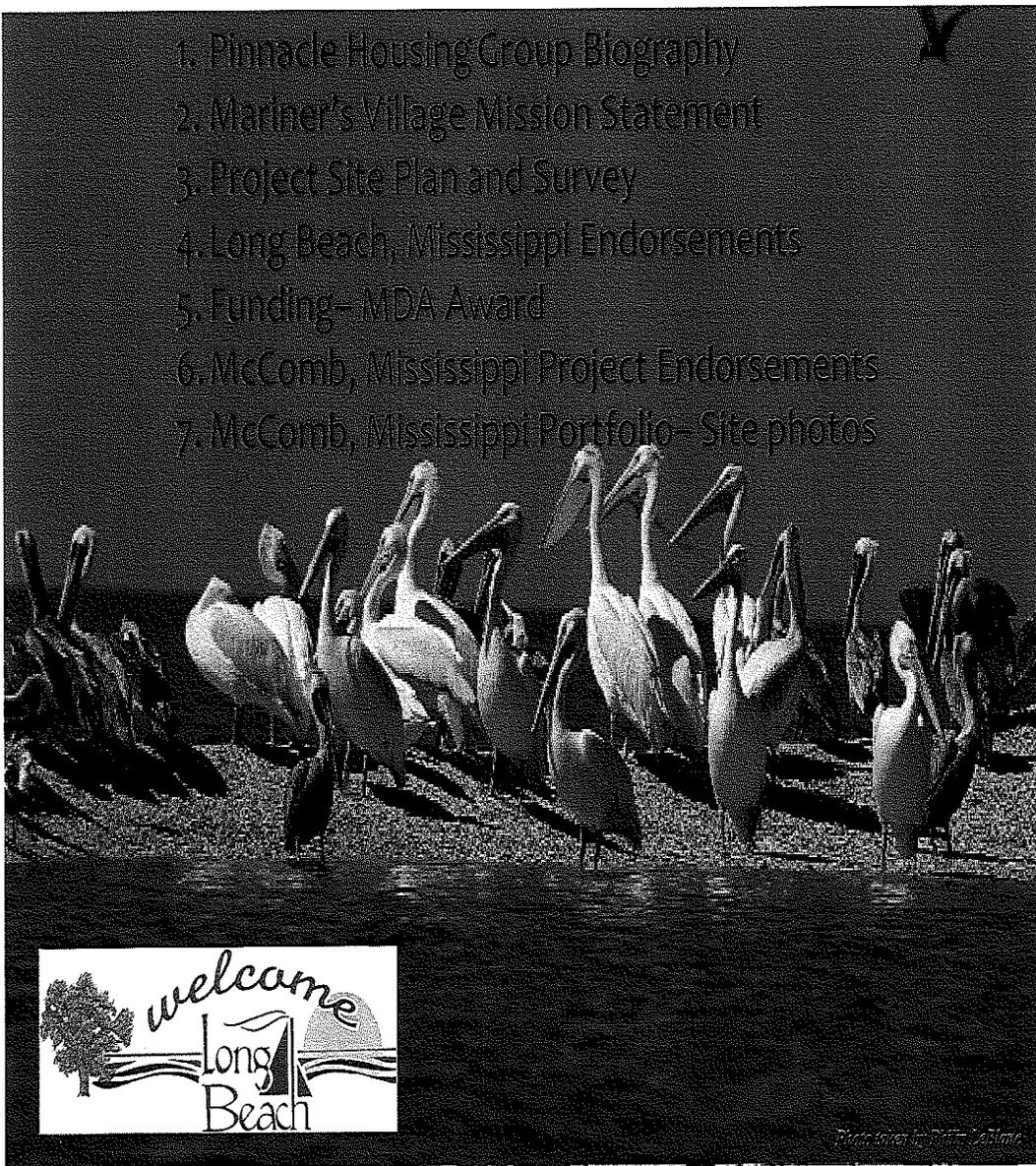


P I N N A C L E

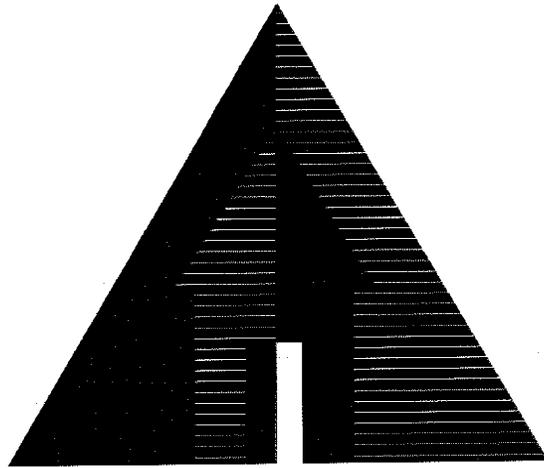
H O U S I N G G R O U P

Mariner's Village at Long Beach

1. Pinnacle Housing Group Biography
2. Mariner's Village Mission Statement
3. Project Site Plan and Survey
4. Long Beach, Mississippi Endorsements
5. Funding- MDA Award
6. McComb, Mississippi Project Endorsements
7. McComb, Mississippi Portfolio- Site photos



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P I N N A C L E

H O U S I N G G R O U P

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LONG BEACH PLANNING COMMISSION**



▲ **Who We Are**

▲ **Our Residents**

▲ **Building Workforce Communities**

▲ **Intelligent Construction Management**

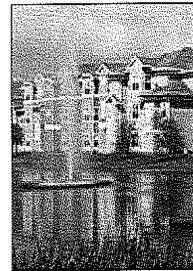
▲ **Urban Infill Communities**

▲ **Garden Style Suburban Communities**

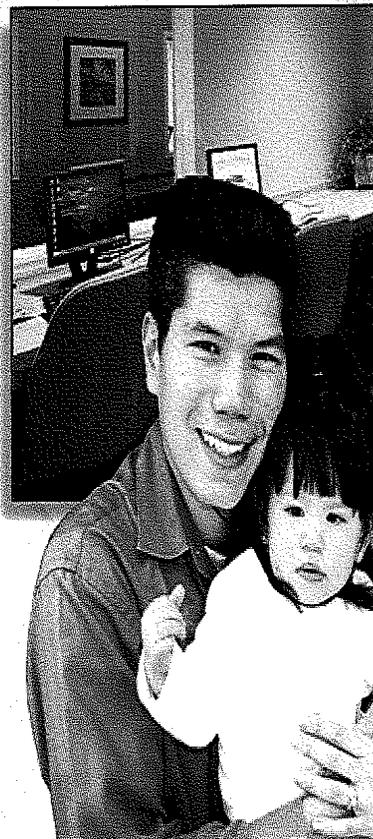
▲ **Public/Private Partnerships**

▲ **Merging Mixed Use & Transportation**

▲ **Art In Public Places**



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WHO WE ARE

*P*innacle Housing Group is a full-service real estate development company committed to solving the critical need for housing in the Southeast's urban centers, suburban areas and rural communities by building, leasing and owning affordably priced, luxury styled apartment homes.

Working-class families often spend more than half their income for housing. Oftentimes, they can only afford substandard, costly housing in neighborhoods where children are at risk, their living environment is blighted and their future seems hopeless.

Pinnacle Housing Group addresses these problems by building affordable housing distinguished by an unparalleled upscale appearance and a range of amenities, all of which offer an improved quality of life and a brighter, more promising future for individuals, families and seniors.

We have deep community ties and a sensitivity to community issues that have evolved from years of experience in working with neighborhoods and community groups.

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We design, construct and maintain comfortable communities that are affordable and rich in amenities. Our future homeowner assistance program enables residents to spend a smaller portion of their income on housing, allowing them to save money to purchase a home.

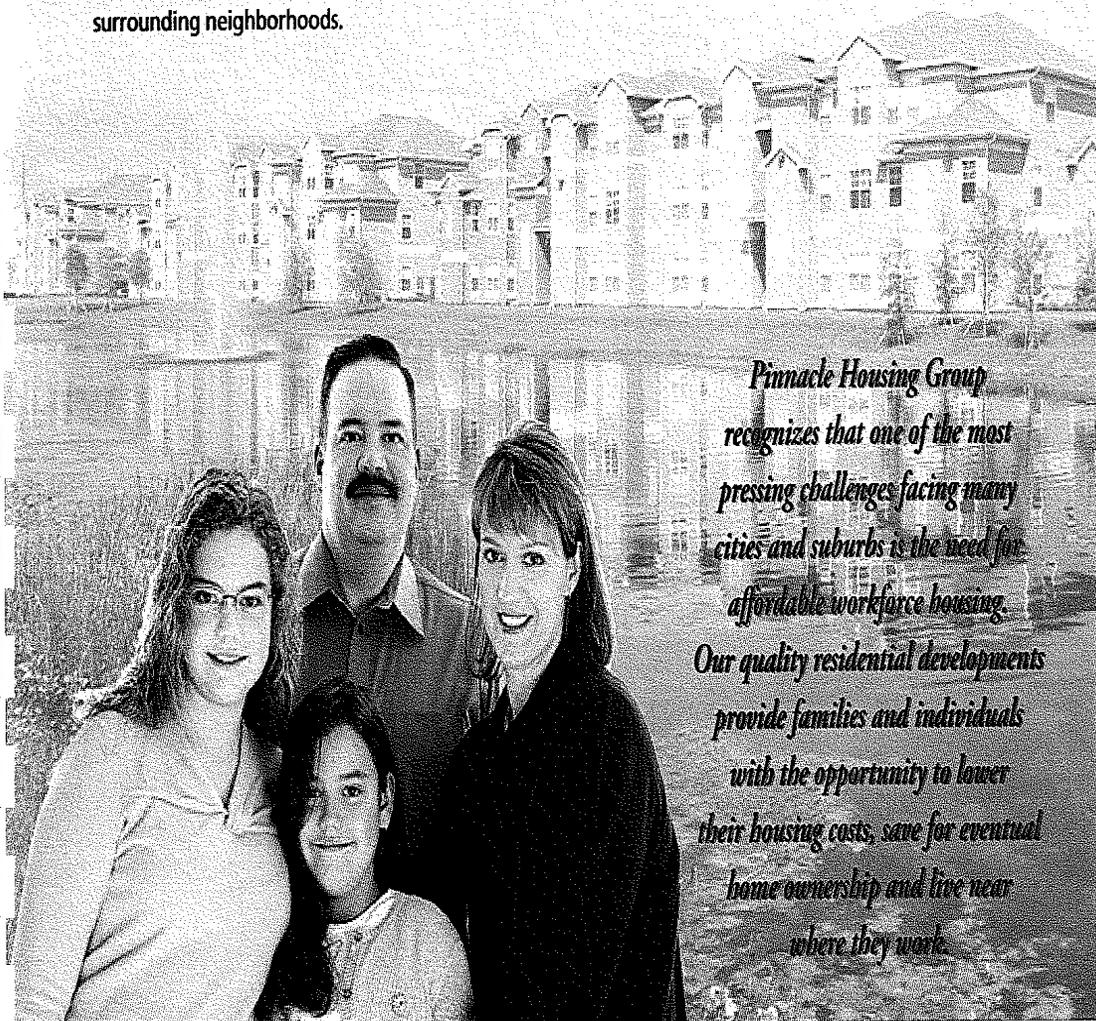
We create a lifestyle of excellence in every community that we build, providing:

- social and educational activities for children and families,
- computer centers to safely use the Internet,
- libraries with contemporary and classic reading material, and
- swimming and recreation areas.

While helping to improve residents' quality of life, we also stimulate the revitalization of surrounding neighborhoods.

Established in 1997, Pinnacle Housing Group is an award-winning leader in the nation's affordable housing industry. Our principals – David O. Deutch, Mitchell M. Friedman, Michael D. Wohl and Louis Wolfson III – have a wealth of experience in residential and commercial development, including construction and property management.

We share a vision to build high-quality, luxury-style, affordable housing in Southeast urban and employment centers and rural communities. This straight-forward belief drives our business philosophy and provides individuals, families and seniors with enriched lifestyle opportunities.



Pinnacle Housing Group recognizes that one of the most pressing challenges facing many cities and suburbs is the need for affordable workforce housing. Our quality residential developments provide families and individuals with the opportunity to lower their housing costs, save for eventual home ownership and live near where they work.

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OUR RESIDENTS

Who lives in Pinnacle communities? Working families that include nurses, teachers, police officers, fire fighters, bank tellers, taxi cab drivers, waiters and waitresses, chefs, and other working members of the local community.

When an individual or families move into our communities, their relationship with us is just beginning. We reinforce our commitment to our residential communities by organizing residential and social activities. We also provide, at no cost to our residents, programs for credit counseling and computer training.

In order to promote and facilitate first-time home ownership for our residents, we offer a down payment assistance program. This program allocates up to 5 percent of a resident's rent toward the down payment on their first home.

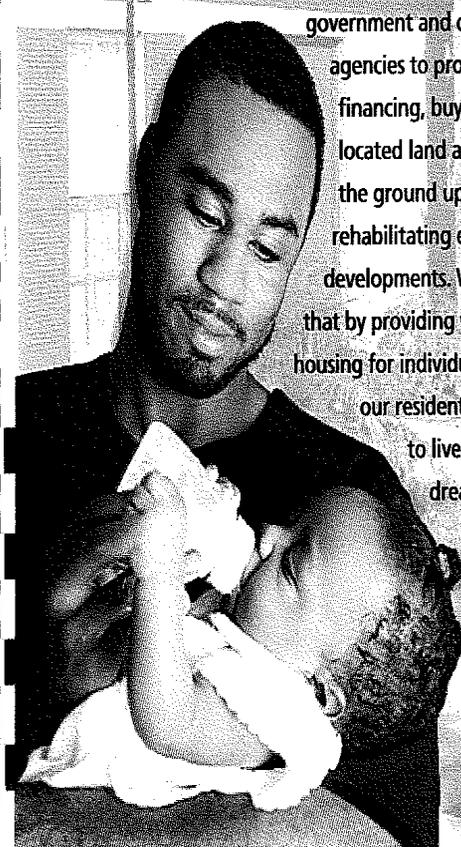
Because we are involved in our communities, our residents develop leadership skills and a heightened sense of community responsibility that has a positive influence in other areas of their lives.

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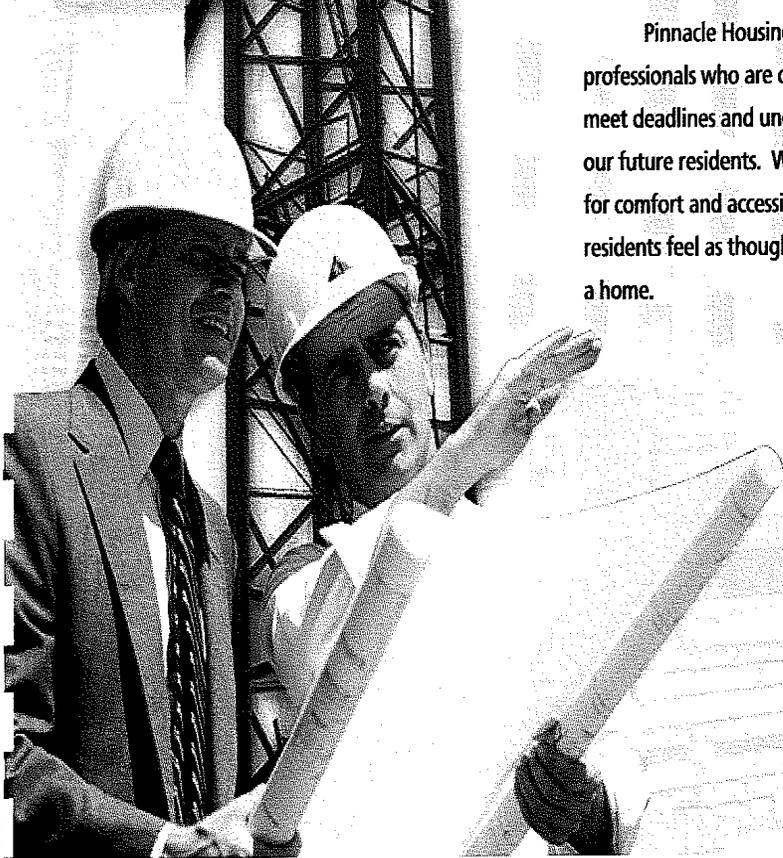
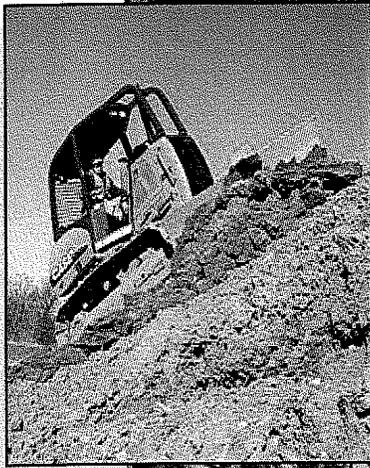
BUILDING WORKFORCE COMMUNITIES

*T*he growing crisis in housing is affecting all families, regardless of income and location. Escalating land and home prices throughout Florida and the Southeast are making housing less affordable for younger workers and professionals. Workers sometimes must live farther away from their jobs in lower-cost communities and commute to work. Businesses and governments are finding it increasingly difficult to hire and retain people for public service, teaching, blue collar and entry level professional positions.

Pinnacle Housing is committed to building workforce housing to address this immediate need for individuals and families to live near where they work. We build affordable housing by working with government and community agencies to provide low-cost financing, buying strategically located land and building from the ground up, as well as rehabilitating existing developments. We believe that by providing workforce housing for individuals and families, our residents can save money to live the American dream of home ownership.



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INTELLIGENT CONSTRUCTION MANAGEMENT

We select property close to where our future residents will work, shop, attend school and have access to public transportation. Our expertise enables us to locate and identify land that can be cost-effectively developed into residential housing. When planning new developments, we work with local community leaders, government staff and homeowners to introduce and coordinate our conceptual plans.

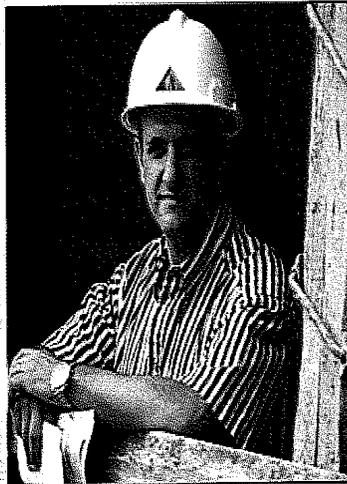
Pinnacle Housing hires design professionals who are creatively efficient, meet deadlines and understand the needs of our future residents. We design apartments for comfort and accessibility so that our residents feel as though they are living in a home.

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Our apartment homes are designed to compliment local architecture – Mediterranean-style stuccoed high-rises on urban parcels in South Florida, and contemporary style suburban communities in other areas of Florida and the Southeast.

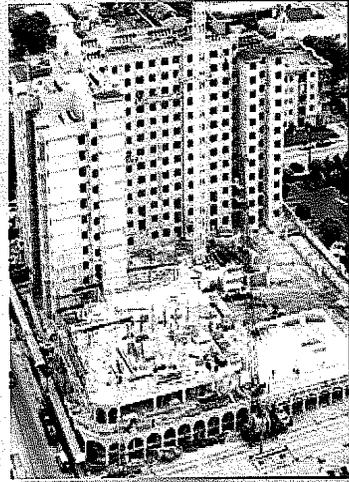
We build and rehabilitate communities either as general contractors or construction managers. As general contractors through our construction affiliate, PHG Builders, Inc., we construct or rehabilitate developments throughout Florida. As construction managers, we supervise high-rise construction specialists to ensure that our developments are completed on time and on budget.

As a general contractor or construction manager, PHG works with local governments and area residents to ensure that building codes are complied with, traffic flow is unhampered, local business continues and our future neighbors are informed.



*We design and build for
the comfort and needs
of our future residents.*

Felix Braverman
VICE PRESIDENT CONSTRUCTION
PINNACLE HOUSING GROUP



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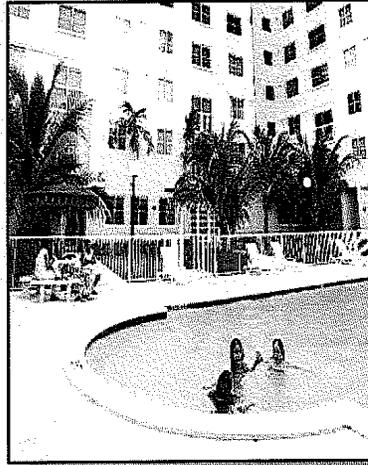
The need to rebuild Florida's urban core was the catalyst for Pinnacle Housing to develop multi-family high-rise communities. Pinnacle is continuing to pioneer the development of luxury-style affordable apartments throughout the Southeast by identifying urban locations that are both appropriate for high-rise communities, as well as serves a community need.

For example, Tequesta Knoll, located in the heart of Miami's Allapattah neighborhood, provides housing for many health professionals working at nearby hospitals.

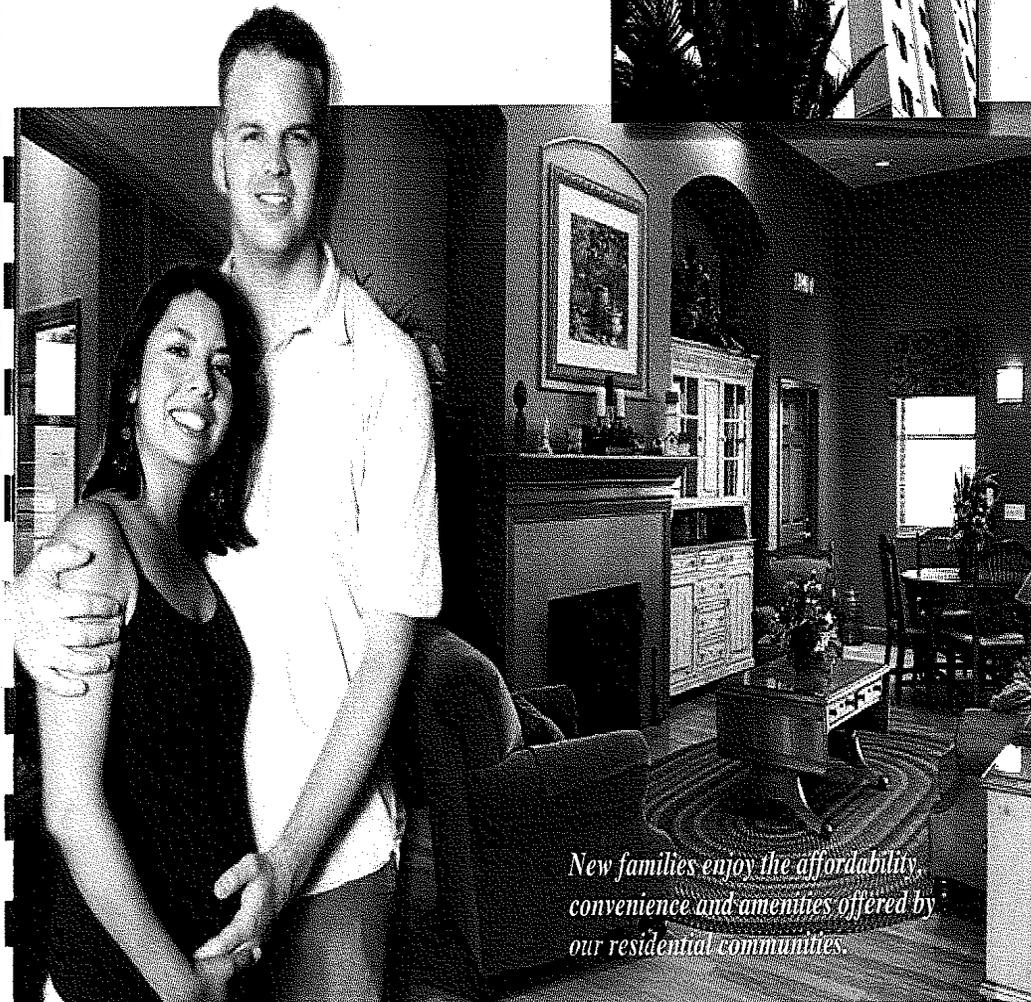
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URBAN INFILL

Pinnacle View, located immediately north of downtown Miami, is home to families who work nearby or in the Miami Beach tourism industry. Los Sueños, built in mid-town Miami and at the gateway to Miami Beach, provides affordable housing to hospitality workers in the area. Rayos del Sol, a mixed-use residential and commercial high-rise development in the heart of Miami's Little Havana is home to families, retirees and young professionals who commute to work or desire the convenience of shopping in a neighborhood where their friends and families live.

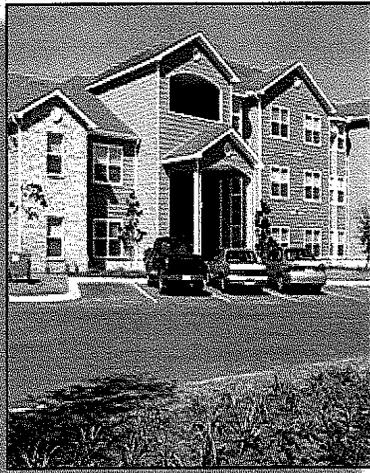


Our high-rise communities offer a wide range of amenities, including swimming pools, exercise facilities, community meeting rooms, computer labs, playgrounds and libraries. These amenities provide our residents with wonderful, high-quality environments in which to live and play.



New families enjoy the affordability, convenience and amenities offered by our residential communities.

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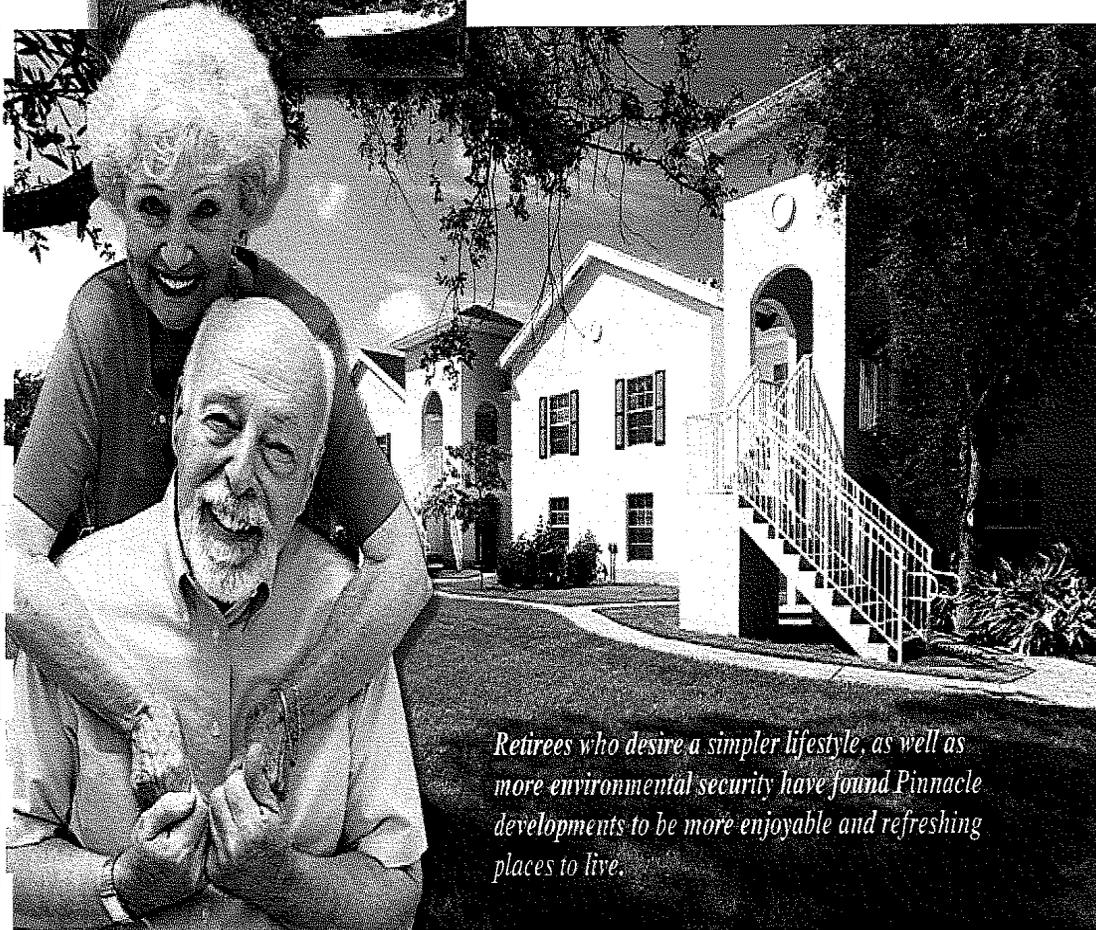


GARDEN STYLE SUBURBAN

*O*ur garden-style apartments provide an environment rich in amenities for active young adults, young families, and seniors. Our buildings are surrounded by wide open spaces with tree-shaded areas. Playgrounds and volleyball courts, putting greens and swimming pools are included in many of our communities. Our residents can use computer work stations, libraries, work-out and community rooms. These amenities provide residents with a stimulating and recreational environment.

SENIOR LIVING

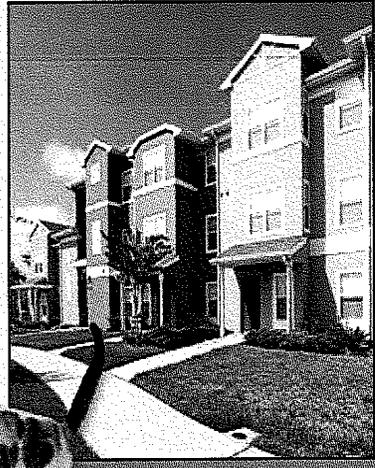
In the coming decades, aging Baby Boomers will increase the need for and put more pressure on the availability of quality elderly housing. Many people who are older than age 55 want to live in an affordable



Retirees who desire a simpler lifestyle, as well as more environmental security have found Pinnacle developments to be more enjoyable and refreshing places to live.

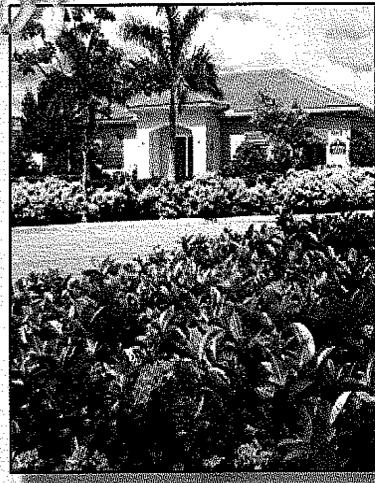
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community that is close to shopping and entertainment, as well as offers services and programs that stimulate their minds and bodies. Working with architects who understand these needs, we design features that seniors and disabled people appreciate, such as lower step-in shower/baths, hand-rails in showers, sloped entry ramps, emergency medical and smoke alarms, in-apartment washers and dryers, central air conditioning, and softer, more pleasing colors.



SUBURBAN RESIDENTIAL HOUSING

As suburbs continue to expand away from cities, and lower-wage jobs become available in the growing community's new commercial and shopping areas, there is a corresponding need for affordable housing. Pinnacle Housing identifies growing suburban markets and develops property to meet the need for luxury style affordable housing.



For example, our 420-rental-unit Pinnacle Cove development southwest of the Orlando International Airport has easy access to the area's connecting highways, which takes many residents to work downtown and at the city's entertainment complexes. In southern Florida, Pinnacle Grove is located in rapidly developing Vero Beach, FL. The 234-unit, one- through three-bedroom facility is situated around a lake and among native live-oak trees. On Florida's panhandle, Pinnacle at Hammock Place is a distinctive 132-unit community near Panama City, FL, that reflects our commitment to "green" communities. It borders a native preserve area. Pinnacle also preserved another 1.5 acre natural wetland on the property.



Pinnacle is committed to building amenity rich suburban residential communities that meet the needs of seniors and working people for affordable housing, while also preserving and enhancing the area's natural beauty.

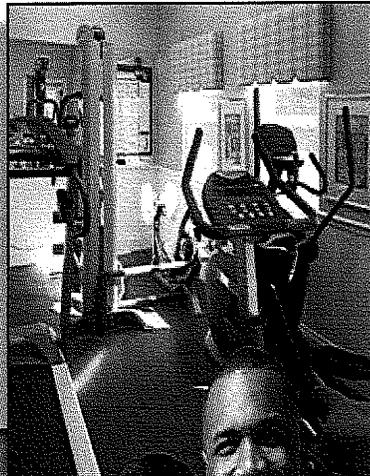
GARDEN STYLE

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PUBLIC/PRIVATE PARTNERSHIPS

*S*olving the public housing infrastructure problem requires the cooperation of local, state and federal organizations to orchestrate the redevelopment of aging affordable housing properties. Pinnacle Housing has successfully transformed blighted neighborhoods into vibrant and respected communities.



OUR GROWING SUCCESSES

Pinnacle Village – We replaced obsolete and ill-conceived subsidized housing with a new townhouse community in a true village concept. The redevelopment involved the close cooperation of Pinnacle, the City of Pompano Beach, HUD, Broward County, the Florida Dept.



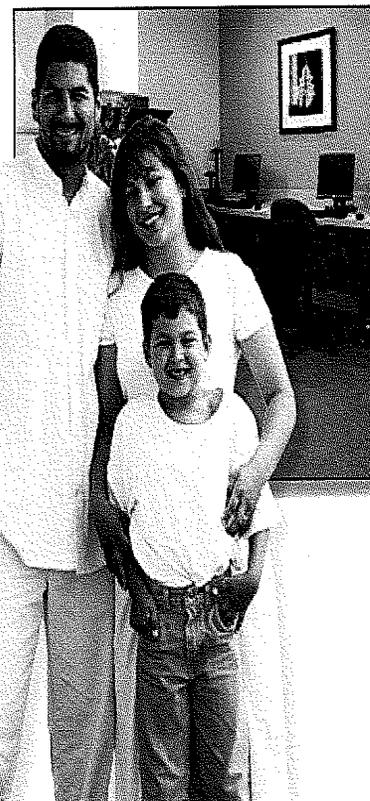
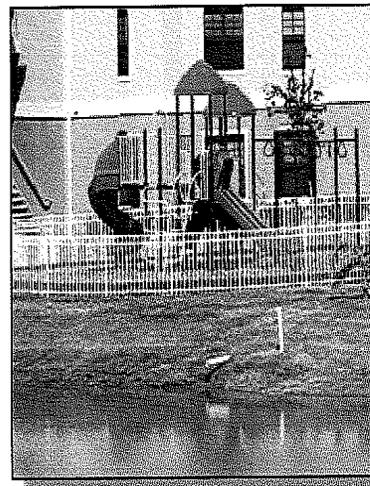
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of Transportation, private lenders and investors and a coalition of local churches. We built a new 148-unit rental community featuring spacious townhouses plus amenities, surrounding a 15-acre lake. We also built a community resource center and donated it to a local faith-based organization.

The Corinthian – This Liberty City development in Miami-Dade County helped replace the obsolete public housing lost through demolition in the community. The 126-unit, urban mid-rise was an adaptive reuse of a former commercial site. The Corinthian offers its residents modern units and home-like amenities.

Crystal Lake – The demolition of a public housing complex in Hollywood's historic Liberia neighborhood required the close coordination of Pinnacle with Broward County Housing Agency, HUD, the existing residents and city. We built a new rental garden apartment homes and townhomes with distinctive Spanish Mission architecture, and a community service facility leased to a local non-profit social service provider. Located near a Tri-County Commuter Rail station, the development offers residents easy access to public transportation, employment and shopping.

Goodbread Hills – The former dilapidated Ebony Gardens public housing project in Tallahassee's Frenchtown community – once an epicenter of African-American culture during the "Jazz Age" – was replaced by streets lined with 45 townhouses and 48 garden apartments in a traditional neighborhood design. The development was made possible through a partnership with the Tallahassee Housing Authority and the Tallahassee Community Redevelopment Authority.



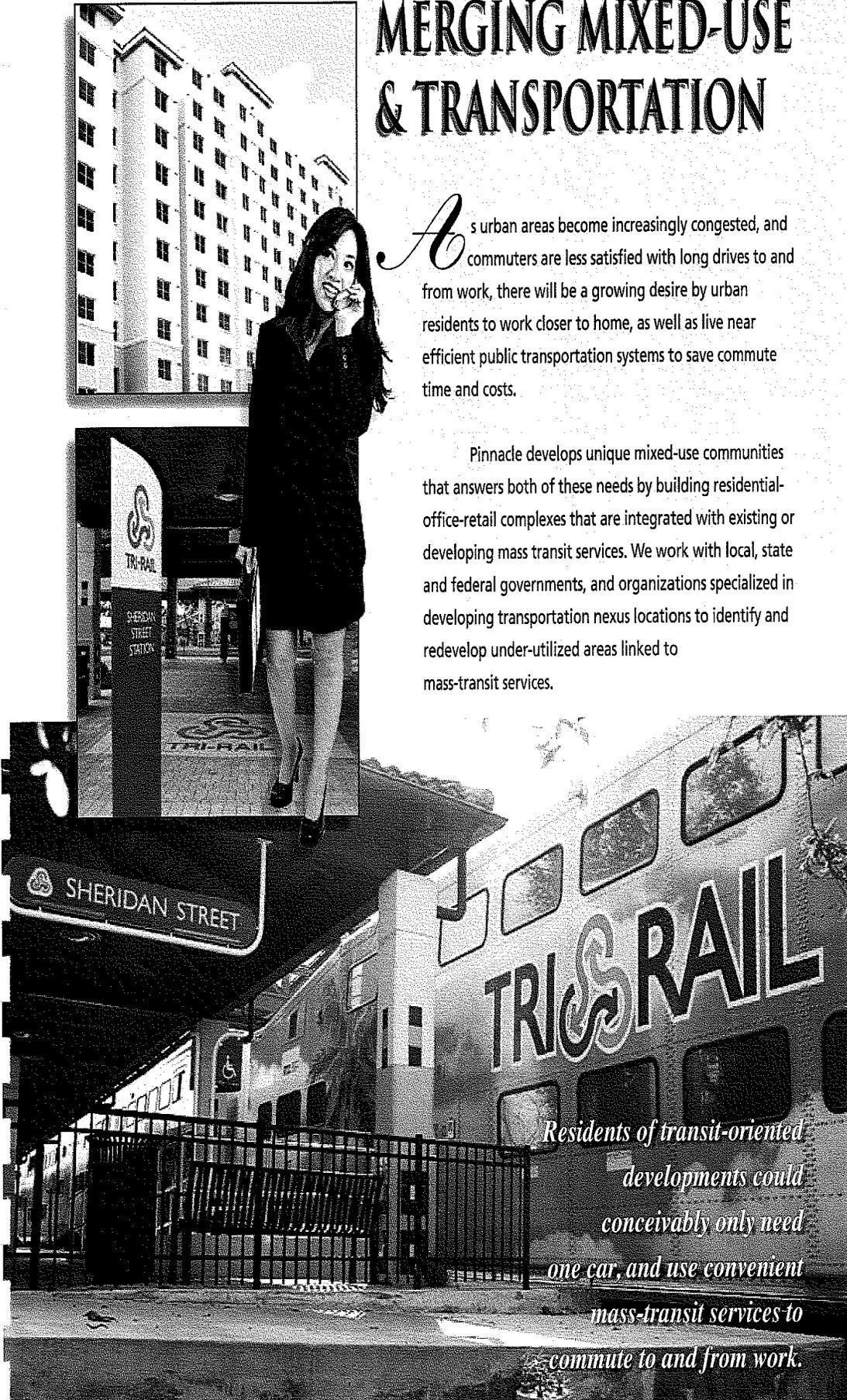
PUBLIC/PRIVATE

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MERGING MIXED-USE & TRANSPORTATION

As urban areas become increasingly congested, and commuters are less satisfied with long drives to and from work, there will be a growing desire by urban residents to work closer to home, as well as live near efficient public transportation systems to save commute time and costs.

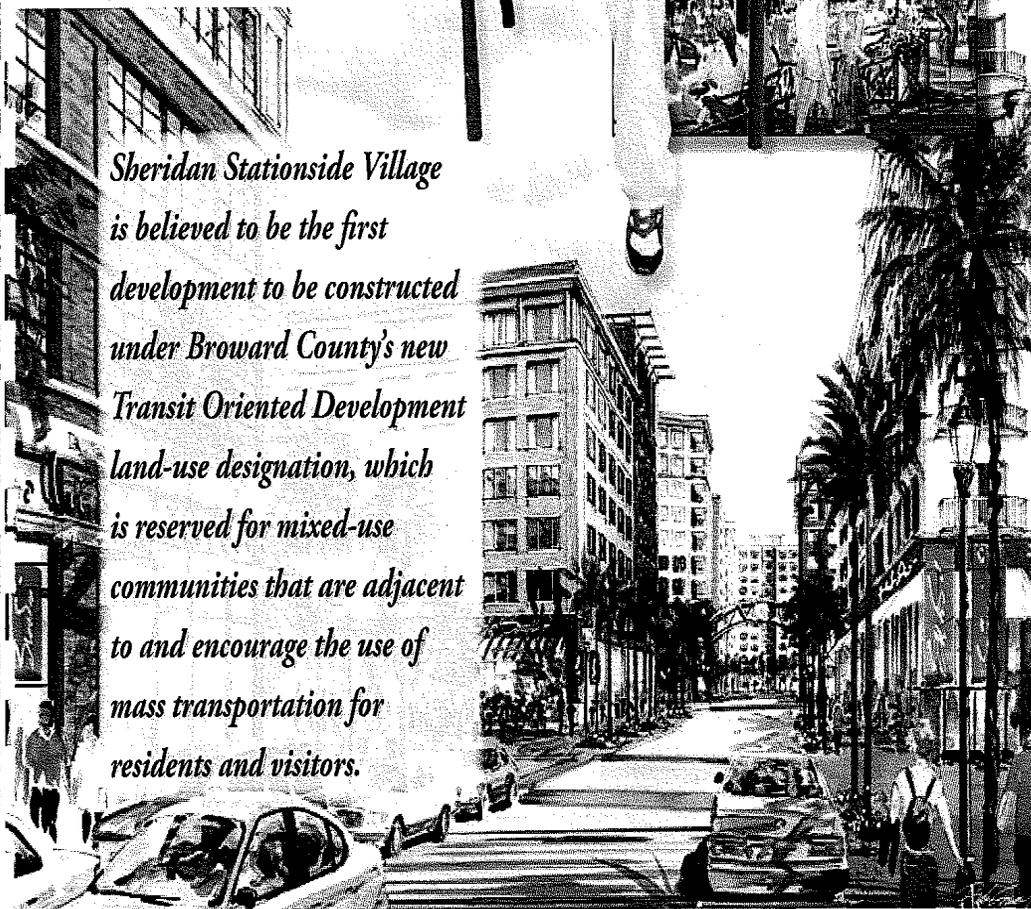
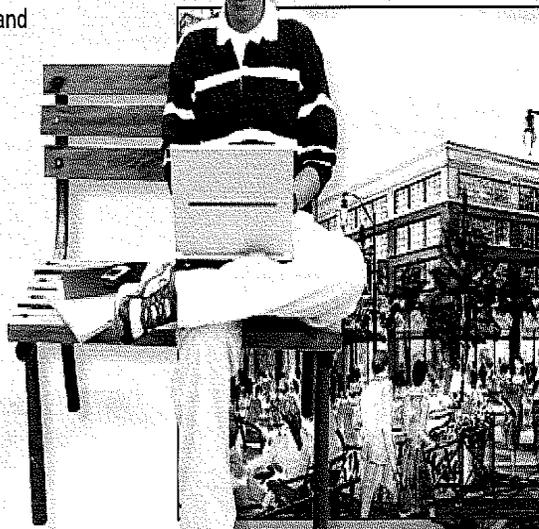
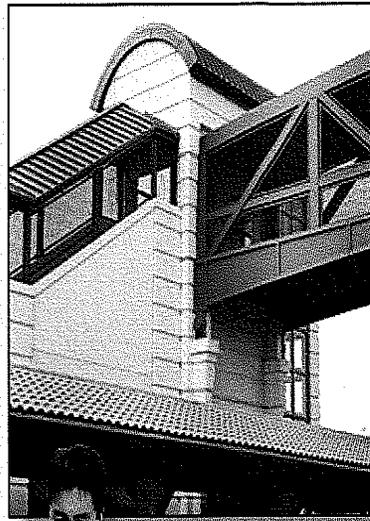
Pinnacle develops unique mixed-use communities that answers both of these needs by building residential-office-retail complexes that are integrated with existing or developing mass transit services. We work with local, state and federal governments, and organizations specialized in developing transportation nexus locations to identify and redevelop under-utilized areas linked to mass-transit services.



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Our first transit-oriented community – Sheridan Stationside Village – will transform a former park-and-ride lot, a mobile home park and an existing commuter train station in Hollywood, FL, into a vibrant community. Sheridan Stationside Village links a commuter rail station with a mixture of workforce housing, condominiums and town-homes, retail, office space, a hotel, mass-transit parking and an oak tree-filled park featuring a historical coral stone home.

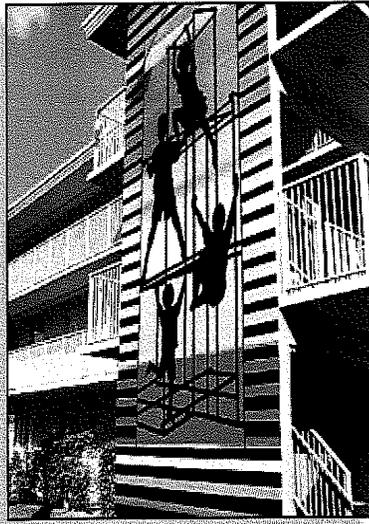
Located between Interstate 95 and a Tri-Rail station in the City of Hollywood, the Village blends inter-dependent mass-transit, housing and employment centers in a compact area, to create an economically viable community that will be a desirable place to live, visit, work and shop.



Sheridan Stationside Village is believed to be the first development to be constructed under Broward County's new Transit Oriented Development land-use designation, which is reserved for mixed-use communities that are adjacent to and encourage the use of mass transportation for residents and visitors.

TRANSIT FOCUS

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ART IN PUBLIC PLACES

*B*uildings without art and architectural features are bare shapes and forms that are undistinguished from other rectangular concrete structures. We believe that art is an integral part of our communities. Our murals, sculptures and architectural features are reflective of the thinking and care that are infused into the functional and people-friendly designs in our residential communities.

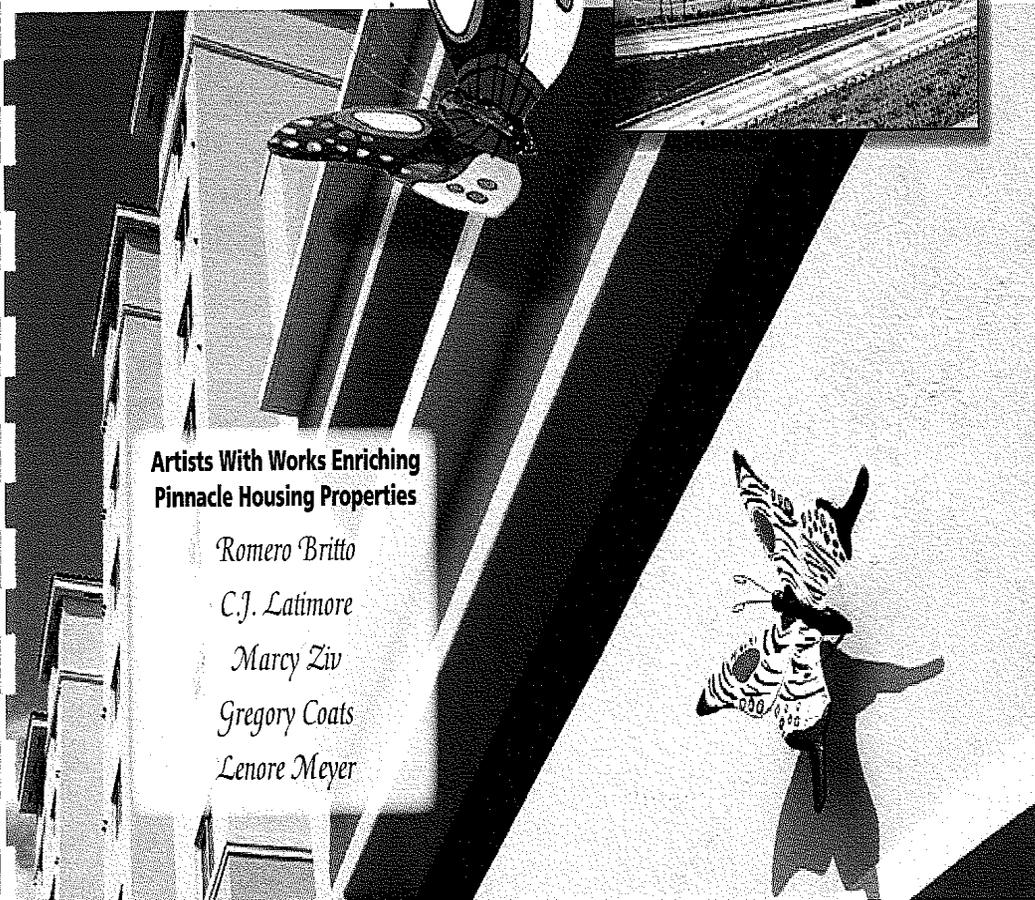
Drawing on the creative power of well-known and respected local artists and architects, we infuse our communities with an unexpectedly lighter, happier feeling. By doing so, we are creating a sense of place and purpose that is different from anything our residents have experienced.



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Thus, when children play in Pinnacle View's playground behind the parking garage, they do not look at a bare concrete wall. Instead, they see a colorful and multi-cultural mural that reflects the international migrations that have shaped Miami. At Pinnacle Lakes, a formerly run-down apartment complex, a mural encourages children to play and be free. And at Rayos del Sol in the heart of Little Havana, butterflies wing their way up the outside walls, adding whimsy and color to the imposingly tall building.

All of our buildings are distinctively designed to create an atmosphere that welcomes our residents home. Peaked roofs, stone work, pastel paints and subtle accents combine to create a comfortable atmosphere for our residents. By creating a sense of place and community, there also is an appreciative and more caring attitude by many of our residents that is reflected in lower maintenance costs and more respect for the place where they live.



**Artists With Works Enriching
Pinnacle Housing Properties**

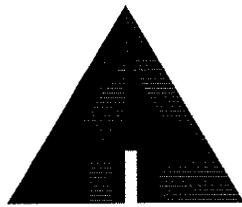
- Romero Britto*
- C.J. Latimore*
- Marcy Ziv*
- Gregory Coats*
- Lenore Meyer*

PUBLIC ART

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Pinnacle Housing Group is committed to being
the pre-eminent leader in designing, building and maintaining
quality and affordable residential developments
in urban, suburban and rural communities
throughout the Southeastern United States.

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9400 SOUTH DADELAND BOULEVARD • SUITE 100 • MIAMI, FL 33156

305.854.7100 • 305.859.9858 FAX

www.pinnaclehousing.com

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**Proposed Development of
Pinnacle at Mariner's Village
Long Beach, MS**

Summary

Mariner's Village is the planned development of an "Optimal Health Community" having one hundred eight (108) multi-family rental housing units in three story structures and related amenities on the north side of 28th Street, east of N. Klondyke Street in Long Beach, Harrison County, Mississippi. The property will be developed by **Tri Renaissance Development ("Tri-Ren") based in Ocean Springs** and owned by John "Day" McKee, MD and his wife, Shaun W. McKee, MD. The McKee's have partnered with an award winning developer and operator of multi-family workforce and affordable rental housing, Pinnacle Housing Group ("PHG") to provide additional residential experience and capacity to Tri-Ren.

Pinnacle is active throughout the multi-family industry, with a quality portfolio of nearly 4,000 rental housing units. They are an industry leader in providing first-class affordable housing communities, inspiring *Affordable Housing Finance* magazine, one of the industry's top publications, to note Pinnacle Housing Group as "one of [the state's] most successful developers in revitalizing urban communities." Whether it be the All-America City® awarding-winning "Pinnacle Village," or the first new quality affordable community to go into service in southern Florida after the 2004 devastation caused by Hurricanes Frances and Jeanne, the architecturally-distinctive "Live Oak Villas" in Ft. Pierce, Pinnacle has staked its reputation as not the biggest, or the busiest, but one of the best affordable housing developers. Its portfolio of rental housing units continues to grow. Moreover, Pinnacle initiates "cutting edge" development activities, such as incorporating art in public places, green building techniques and transit oriented developments.

As the name implies an "Optimal Health Community" is more than simply a place to live. This concept, as founded by Drs. McKee, encourages and promotes a healthy lifestyle in a comfortable and relaxed setting, the resident's own backyard. Each development is designed to encourage fun activities that help families stay fit and productive and cure preventable problems brought on by obesity and smoking. These two problems alone are the cause of tremendous suffering to thousands of Mississippians each year, let alone the millions of dollars spent on health care, lost wages and lost productivity. A dynamic approach to housing, community development and wellness will put Mississippi in a leadership role in dealing with a problem that affects the entire United States.

By partnering with local and regional resources, Tri-Renaissance is able to bring education, expertise, screening, and financial incentives all targeted to a healthier lifestyle to the resident. As co-developers' of Mariner's Village, the principals of Tri-Ren lend their expertise to designing a healthier living environment and constructing adequate space within the community for health related activities. Residents of an Optimal Health Community such as Mariner's Village may be eligible to receive discounted gym memberships, waived Little League sign up fees and coupons for sporting equipment and clothing.

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Development Plan

Mariner's Village will be a mix of spacious one, two and three bedroom units. Interior amenities will include central air and heat and a complete appliance package including dishwashers. Community-wide amenities are provided including a luxurious and well-appointed clubhouse and maintenance facility, allowing for a continuous on-site management presence. The development will offer common amenities normally associated with luxury communities such as a fitness center, computer room with high-speed internet access, playground and volleyball court.

| | 1 Bed/1 Bath | 2 Bed/2 Bath | 3 Bed/2 Bath |
|--|--------------|------------------------------------|--------------|
| Unit Type | 12 | 60 | 36 |
| Unit Size (Sq. Ft.) | 689 | 916 | 1151 |
| Unit Amenities | | Development Amenities | |
| ➤ Central Heat & Air Conditioning | | ➤ Clubhouse | |
| ➤ High Speed Internet and Cable Wiring | | ➤ Exercise Room | |
| ➤ Ceiling Fans | | ➤ Gathering Room | |
| ➤ Plentiful Closet Space | | ➤ Walking Trail – Fitness Stations | |
| ➤ Pantry | | ➤ Business Center | |
| ➤ Dishwasher | | ➤ Playground | |
| ➤ Washer/Dryer Hookups | | ➤ Bus Shelter | |

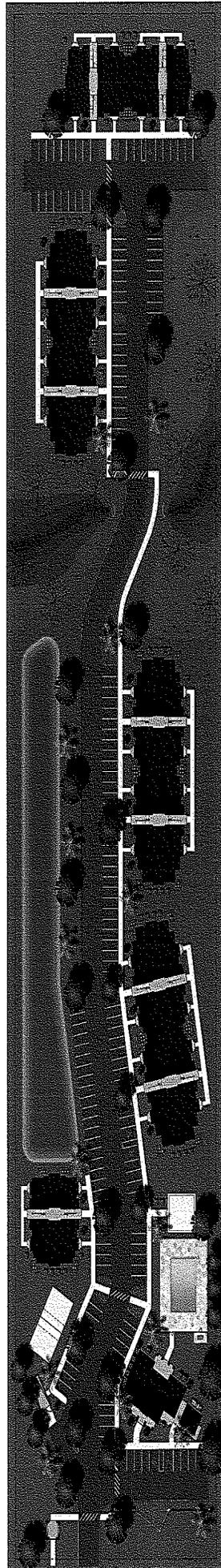
Affordability

The proposed development is not a public housing project. Residents must earn a minimum qualifying income to prove they can afford the monthly rental payments. In exchange for favorable Community Development Block Grant funding from the Mississippi Development Authority, Mariner's Village eighty-four (84) units must be rented at affordable rental levels to persons and/or households earning certain maximum incomes at the time of initial leasing. The remaining twenty-four (24) units are not restricted by income and may be rented to the open market. Such a mix of income levels provides a truly holistic approach to housing for the community. For the restricted units, the income level is determined by percentage of area median income. The 2008 annual area median income (AMI) for Harrison County is \$49,000.

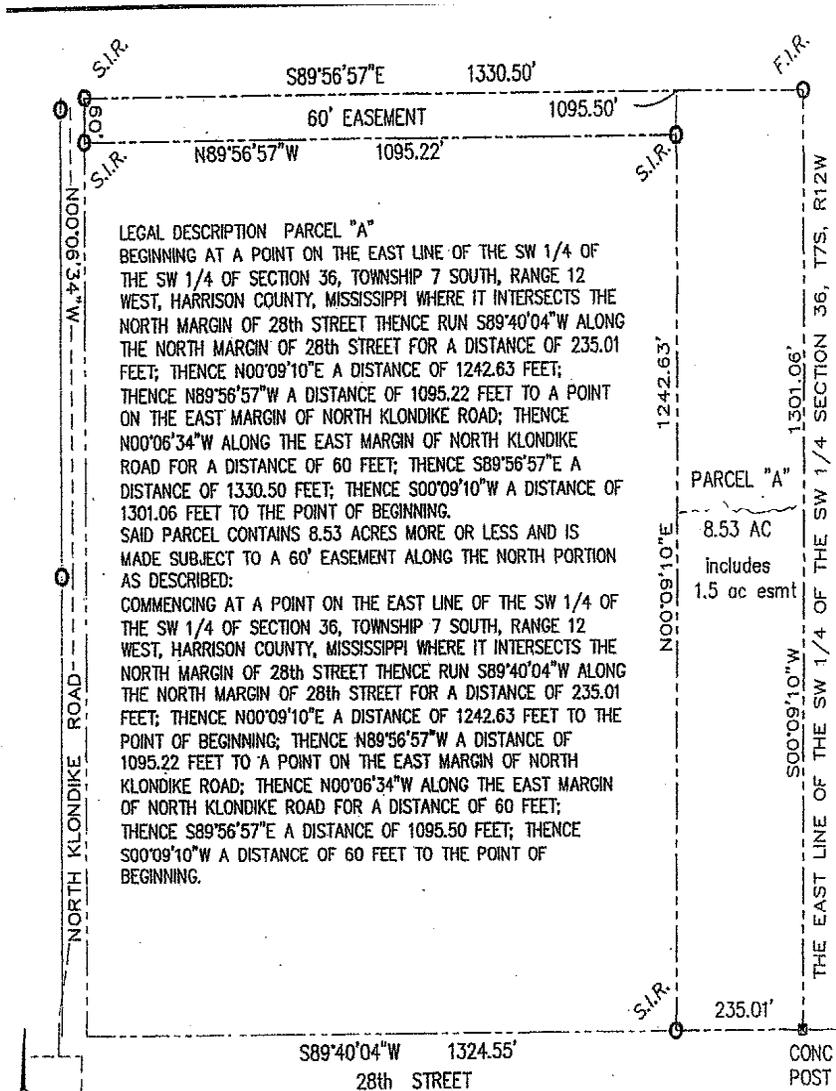
| | < 60% AMI | >60% to <80% | >80% to < 120% | Market (>120%) |
|-----------------|---------------|---------------|----------------|----------------|
| Number of Units | 19 | 46 | 19 | 24 |
| Min. Income* | \$16,500 | \$29,401 | \$39,201 | \$58,801 |
| Max. Income* | \$29,400 | \$39,200 | \$58,800 | None |
| Rent Range | \$451 - \$615 | \$635 - \$870 | \$803 - \$990 | \$815 - \$1100 |

*The minimum and maximum incomes are based upon a family of four in Harrison County. Actual income levels would be adjusted upward or downward based on family size.

**MINUTES OF NOVEMBER 20, 2008
RECESS MEETING
LONG BEACH PLANNING COMMISSION**



**MINUTES OF NOVEMBER 20, 2008
RECESS MEETING
LONG BEACH PLANNING COMMISSION**



*For Deed
Chas. H. Brown
M*

Dated: 4/06/06
 SCALE: 1"=200'
 CLASS "B" SURVEY

Note: This survey was performed without the benefit of a current title search.
 Property is subject to any/all Easements, Right-of-ways and/or Restrictions on record.
 Base Bearing by: Deed

CERTIFICATION

This is to CERTIFY that I have surveyed the property hereon described and delineated, and that the measurements and other data indicated are correct to the best of my knowledge and belief.

Larry R. Smith
 Larry R. Smith P.L.S. # 02695



This property is located in Zone(s) "AE", as published by the Federal Insurance Administration, Official Flood Hazard Map, Community Panel Number 265255 0190 F, revised 10/04/02.

| | | | | |
|--|---|--|--|-------|
| | LARRY SMITH LAND SURVEYING | BOUNDARY, TOPOGRAPHIC CONSTRUCTION LAYOUT | PHONE: (228) 832-9643 FAX: (228) 832-3605 | JOB # |
| | 105 N. KERN DRIVE GULFPORT MS, 39503 | | | |

**MINUTES OF NOVEMBER 20, 2008
RECESS MEETING
LONG BEACH PLANNING COMMISSION**

City of Long Beach

BOARD OF ALDERMEN

Richard Bennett
Charlie Boggs
Richard Burton
Allen D. Holder, Jr.
Mark Lishen
Joe McNary
Richard Notter



WILLIAM SKELLIE, JR.
MAYOR

CITY CLERK
TAX COLLECTOR
Rebecca E. Schruoff

CITY ATTORNEY
Frank R. McCreary, III

May 19, 2008

Mr. John R. Lankford
24389 East Dubuisson Road
Pass Christian, Mississippi 39571

Re: Mariner's Village/Pinnacle Housing Development
CDBG Application

Dear Mr. Lankford:

On May 6, 2008, a meeting of the Mayor and Board of Aldermen, of the City of Long Beach, Mississippi; the governing authorities, adopted an annexation ordinance calling for the filing of a "friendly annexation" and including 8.53 acres of land owned by John R. Lankford, Coast Investments, and the Schrogin and Harber 1996 Trust, located on 28th Street, Harrison County, Mississippi, adjacent to the City limits of Long Beach.

The City of Long Beach, Mississippi looks forward to the development of the aforesaid 8.53 acres by the Pinnacle Housing Group, 9400 So. Dadeland Boulevard, Miami, Florida.

Should you have any questions, please do not hesitate to contact this office.

Sincerely,

William Skellie, Jr.
Mayor

**MINUTES OF NOVEMBER 20, 2008
RECESS MEETING
LONG BEACH PLANNING COMMISSION**

City of Long Beach

BOARD OF ALDERMEN

Richard Bennett
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Mark Lishen
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Richard Notter



WILLIAM SKELLIE, JR.
MAYOR

CITY CLERK
TAX COLLECTOR
Rebecca E. Schruff

CITY ATTORNEY
Frank R. McCreary, III

May 16, 2008

Mr. John Lankford
24389 East Dubuisson Road
Pass Christian, MS 39571

Re: Mariner's Village/Pinnacle Housing Development
CDBG Application

Dear Mr. Lankford:

Mariner's Village/Pinnacle Housing Development is located in the newly annexed area of Ward 6, Long Beach, MS. This northward expansion is critical to our city because it allows for future growth. New growth within our city is vital step in our recovery process. The homes provided in this development will allow our citizens to return to their "neighborhood."

As the Alderwoman for Ward 6, I am excited and look forward to this development coming to my ward. Preliminary plans indicate that this will be a quality development that will enhance not only Ward 6 but the City of Long Beach.

Please do not hesitate to contact me if you should have any questions. Welcome to Long Beach, "The Friendly City."

Sincerely Yours,

Carolyn Anderson
Alderwoman, Ward 6

**MINUTES OF NOVEMBER 20, 2008
RECESS MEETING
LONG BEACH PLANNING COMMISSION**

Long Beach School District

LONG BEACH, MISSISSIPPI 39560

Central Administrative Office
19148 Commission Rd.
PH. (228) 864-1146
FAX (228) 863-3196

Carrolyn Hamilton
Superintendent of Education
Jim Hamilton
Chief Academic Officer
Jamie Harvey
Director of Finance

May 22, 2008

Mr. John Lankford
24389 East Dubuisson Road
Pass Christian, MS j 39571

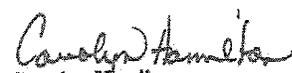
Re: Mariner's Village/Pinnacle Housing Development
CDBG Application

Dear Mr. Lankford:

I am writing in support of the Mariner's Village/Pinnacle Housing Development which you are building in the Long Beach School District. Since Hurricane Katrina hit the coast on August 29, 2005, the Long Beach School District enrollment has dropped approximately 500 students. This loss of students will cost the district a reduction in state revenues in the amount of \$1.9 million. A major obstacle that has kept people from returning to Long Beach is the lack of housing available north of the railroad tracks. Your project will help solve this problem and also provide much needed ad valorem revenue for our school district.

I look forward to having this development in our district. Please keep me abreast of your construction timelines. I look forward to working with you.

Sincerely Yours,


Carrolyn Hamilton
Superintendent



Dept. of Student Services
111 Quarles St.
(228) 864-8085

Long Beach Sr. High School
300 East Old Pass Road
(228) 863-8945

Long Beach Middle School
204 N. Cleveland Avenue
(228) 864-3370

Harper McCaughan Elementary
115 E. Third St.
(228) 863-0478

W.J. Quarles Elementary
111 Quarles Street
(228) 864-3946

Thomas L. Reeves Elementary
214 St. Augustine Drive
(228) 864-9764

**MINUTES OF NOVEMBER 20, 2008
RECESS MEETING
LONG BEACH PLANNING COMMISSION**

City of Long Beach

BOARD OF ALDERMEN

Richard Bennett
Charlie Boggs
Richard Burton
Allen D. Holder, Jr.
Mark Lishen
Joe McNary
Richard Notter



WILLIAM SKELLIE, JR.
MAYOR

CITY CLERK
TAX COLLECTOR
Rebecca E. Schruff

CITY ATTORNEY
Frank R. McCreary, III

May 22, 2008

John R. Lankford
24389 East Dubuison Road
Pass Christian, MS 39571

Reference: Mariner Village/Pinnacle Housing Development
28th Street (8.53 acres); Parcel Number 0610D-01-001.000

To Whom It May Concern:

The 2008 DFIRM maps indicate that the above referenced property is located in an AE Zone, with a finish floor elevation of 23 feet or higher above sea level. If you have any questions or concerns please feel free to contact me at 228-863-1554.

Sincerely,

A handwritten signature in cursive script that reads "Earl D. Levens".

Earl D. Levens, CFM

**MINUTES OF NOVEMBER 20, 2008
RECESS MEETING
LONG BEACH PLANNING COMMISSION**



HALEY BARBOUR
GOVERNOR

STATE OF MISSISSIPPI
OFFICE OF THE GOVERNOR

CONTACT:

Office of the Governor
Pete Smith, 601.359.3150 or 601.720.8733
Rebekah Staples, 601.359.3150
Disaster Recovery Division
Lee Youngblood, 601.359.5073 or 601.201.2688

FOR IMMEDIATE RELEASE

Tuesday, September 9, 2008

**Governor Barbour: \$90 Million Awarded for
24 Long Term Workforce Housing Projects in Hancock,
Harrison, Jackson Counties**

JACKSON, Miss. – Under its Long Term Workforce Housing program (LTWH), the Mississippi Development Authority (MDA) is awarding a second round of projects totaling more than \$89.5 million, Governor Haley Barbour announced today.

“This action will help construct 2,528 low and moderate income homes in our three coastal counties,” Governor Barbour said. “The award recipients represent a cross-section of proposals from non-profit organizations as well as projects specifically designed to serve the elderly and disabled. We’ve also been very deliberate in making sure these projects are spread among Harrison, Hancock and Jackson counties, and that the projects are built near schools and jobs.”

The LTWH initiative empowers individuals, private businesses and non-profit groups to leverage federal disaster recovery grants to construct both single and multi-family homes designed to ensure a healthy stock of worker housing, particularly to support the ongoing Hurricane Katrina recovery.

In this round, Hancock, Harrison and Jackson counties will see LTWH projects totaling \$16.1 million; \$44.4 million and \$28.9 million and unit levels of 348, 1,016 and 1,164 respectively.

Of the total \$89.5 million awarded, single-family and multi-family funding is \$53.9 million for 1,437 units and \$35.6 million for 1,091 units, respectively.

“These grants will greatly accelerate the pace of installation of affordable housing and will meet many previously unmet needs,” Gerald Blessy, Katrina recovery Housing Director said. “We will work with recipients to facilitate rapid implementation.”

POST OFFICE BOX 139 · JACKSON, MISSISSIPPI 39205 · TELEPHONE: (601) 359-3150 · FAX (601) 3593741 · www.governor.state.ms.us

**MINUTES OF NOVEMBER 20, 2008
RECESS MEETING
LONG BEACH PLANNING COMMISSION**



HALEY BARBOUR
GOVERNOR

**STATE OF MISSISSIPPI
OFFICE OF THE GOVERNOR**

Mississippi's federal Katrina recovery dollars are composed of more than \$5.4 billion in Community Development Block Grant (CDBG) funding awarded to the state following Hurricane Katrina. The funds were earmarked by Congress shortly after Katrina's landfall to restore damaged or destroyed public infrastructure, promote economic recovery, and reclaim and expand the Coast's housing stock.

Combined with the Small Rental, Public Housing and Tax Credit Gap Financing programs, the LTWH initiative is part of a \$700 million overall CDBG-funded plan to build 20,000 to 25,000 low and moderate housing units on the Coast, primarily for renters.

"The proposals awarded were drawn from a pool of 74 potential projects," Jon Mabry, Chief Operations Officer of MDA's Disaster Recovery Division said. "Each of the more than 2,500 planned units will be funded with more than \$35,000 in CDBG funds. This innovative public/private partnership represents the best and fastest way to get quality, permanent worker housing built for people who need it, and to make sure those homes are where they need to be."

###

**MINUTES OF NOVEMBER 20, 2008
RECESS MEETING
LONG BEACH PLANNING COMMISSION**



HALEY BARBOUR
GOVERNOR

STATE OF MISSISSIPPI
OFFICE OF THE GOVERNOR

**LONG TERM WORKFORCE HOUSING PROGRAM
ROUND II RECOMMENDATIONS**

| | | | Amount | Units |
|--------------------------|---------------|----------------|--------------|-------|
| Total Funding Available: | \$100,000,000 | Hancock: | \$16,145,115 | 348 |
| Total Recommended: | \$89,575,198 | Harrison: | \$44,460,523 | 1,016 |
| Units Recommended: | 2,528 | Jackson: | \$28,969,560 | 1,164 |
| CDBG per unit: | \$35,433 | | | |
| | | Single Family: | \$53,933,093 | 1,437 |
| | | Multi-Family: | \$35,642,105 | 1,091 |

| Project Name | Developer | County | Type | Amount Recommended | # of Units |
|--------------|-----------|--------|------|--------------------|------------|
|--------------|-----------|--------|------|--------------------|------------|

Elderly/Disabled

| | | | | | |
|----------------------------|--------------------------|----------|--------------|---------------------|------------|
| Magnolia Senior Apartments | Magnolia Senior, LP | Harrison | Multi-Family | \$10,000,000 | 120 |
| Bay Tower Apartments | Bay Tower Apartments, LP | Jackson | Multi-Family | \$1,210,167 | 76 |
| Total: | | | | \$11,210,167 | 196 |

Hancock County

| | | | | | |
|--|---|---------|--------------|-------------|-----|
| Habitat for Humanity Bay-Waveland Area Inc | Habitat for Humanity | Hancock | Single | \$4,345,115 | 97 |
| Bay-Waveland Cottage Cay | Habitat for Humanity | Hancock | Multi-Family | \$1,600,000 | 40 |
| Bayside Park Subdivision | Bayside Park Partners, LLC | Hancock | Single | \$5,000,000 | 125 |
| Villages of Hancock | Flagship United Community Development Corporation | Hancock | Single | \$5,200,000 | 86 |

**MINUTES OF NOVEMBER 20, 2008
RECESS MEETING
LONG BEACH PLANNING COMMISSION**



HALEY BARBOUR
GOVERNOR

**STATE OF MISSISSIPPI
OFFICE OF THE GOVERNOR**

| | | |
|---------------|---------------------|------------|
| Total: | \$16,145,115 | 348 |
|---------------|---------------------|------------|

Nonprofits

| | | | | | |
|--|---|----------|-------------|---------------------|------------|
| Mercy Housing Scattered Site Homeownership | Mercy Housing & Human Development | Harrison | Single | \$3,000,000 | 40 |
| Workforce Home Sweet Home Rebuilding | International Relief & Development US | Harrison | Single | \$2,565,976 | 40 |
| Holley Street Development Project | East Biloxi coordination, Relief & Redevelopment Agency | Harrison | Single | \$2,921,449 | 40 |
| Bethal Estates | Back Bay Mission, Inc., Nonprofit | Harrison | Combination | \$1,898,182 | 40 |
| Trinity Village | Trinity Village Nonprofit Housing Corp, Nonprofit Development | Jackson | Single | \$1,416,744 | 42 |
| Total: | | | | \$11,802,351 | 202 |

Jackson County

| | | | | | |
|--------------------------|--------------------------|---------|--------------|-------------|-----|
| Sky Point | Sky Point Apartment, LLC | Jackson | Multi-Family | \$4,290,000 | 66 |
| Hawks Creste Apartments | Hawk's Creste, LLC | Jackson | Multi-Family | \$2,350,000 | 251 |
| Toulon Apartments | KLP Toulon Apartments | Jackson | Multi-Family | \$4,273,756 | 240 |
| Belmont Estates-Phase II | Belmont Subdivision, LLC | Jackson | Single | \$3,086,421 | 49 |
| Savanna Trails | Savannah Pines, LLC | Jackson | Single | \$6,020,440 | 259 |
| Savanna Trails | Savannah Pines, LLC | Jackson | Single | \$3,023,960 | 131 |
| Belmont Estates-Phase I | Belmont Subdivision, LLC | Jackson | Single | \$3,298,072 | 50 |

**MINUTES OF NOVEMBER 20, 2008
RECESS MEETING
LONG BEACH PLANNING COMMISSION**



HALEY BARBOUR
GOVERNOR

STATE OF MISSISSIPPI
OFFICE OF THE GOVERNOR

| | | | | | | |
|------------------------------------|--|----------|--------------|---------------|---------------------|-------------|
| | | | | <i>Total:</i> | <i>\$26,342,649</i> | <i>1046</i> |
| Harrison County | | | | | | |
| Turtle Creek Development | Paul Benton | Harrison | Single | \$6,588,701 | 248 | |
| Pinnacle at Martner's Village | Platinum Development Group, LLC | Harrison | Multi-Family | \$7,020,000 | 108 | |
| The Preserve at Fairground Village | South MS Housing Development Corporation | Harrison | Combination | \$3,000,000 | 150 | |
| Pass Christian Workforce Housing | Mississippi Workforce Housing, LLC | Harrison | Single | \$2,740,000 | 40 | |
| Rushing Farm Place | South MS Housing Development Corporation | Harrison | Single | \$3,000,000 | 150 | |
| Main Street | City of Biloxi | Harrison | Single | \$1,726,215 | 40 | |
| | | | | <i>Total:</i> | <i>\$24,074,916</i> | <i>736</i> |

**MINUTES OF NOVEMBER 20, 2008
RECESS MEETING
LONG BEACH PLANNING COMMISSION**



Zachary Patterson
Mayor

Jim Slocet, M.D.
City Administrator

Rachel W. Michel
Attorney



Selectmen

Danny R. Esch
Melvin "Joe" Johnson
Wade W. Lamb
Robert M. Maddox
Ernest C. Nobles
Robert Earl Smith

CITY OF McCOMB

November 10, 2008

RE: Letter of Reference for Pinnacle Housing Group

To Whom It May Concern:

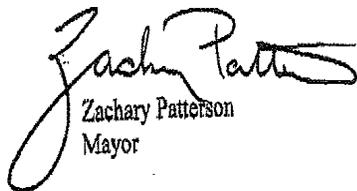
It is my understanding that Pinnacle Housing Group is considering a development in your community. Allow me to relate our experience with this company in the City of McComb.

Pinnacle is currently completing construction of a 108 unit multi-family affordable community called "Pinnacle at Magnolia Pointe" in our city. They received an allocation of Housing Tax Credits from the Mississippi Home Corporation in addition to private financing. They have progressed rapidly and are ahead of schedule to entirely complete the community before the end of the year. The response from prospective residents, even in these tough economic times, has exceeded expectations.

Although we are greatly in need of such housing in our city, it was incumbent upon us when the development was first proposed to make sure it would be developed and managed properly, so it would be a long-term asset to our citizens. As such, we carefully reviewed Pinnacle's plans and prior performance before they commenced with construction, and came away very impressed. In the execution of the development, we have not been disappointed. They have delivered a community which our citizens can be proud of, and quite frankly, has created a new standard for how affordable communities should be developed for all the citizens of our state.

I am pleased to offer this positive recommendation for Pinnacle Housing Group and please contact me if additional information is required.

Sincerely,


Zachary Patterson
Mayor

115 Third Street • Post Office Box 667 • McComb, Mississippi 39649-0667 • (601) 684-4000 • Fax (601) 684-7656

**MINUTES OF NOVEMBER 20, 2008
RECESS MEETING
LONG BEACH PLANNING COMMISSION**

Zachary Patterson
Mayor

Jim Storer, MD
City Administrator

John H. White, Jr.
Attorney



Selectmen

Danny R. Esch
Melvin "Joe" Johnson
Wade W. Lamb
Robert M. Maddox
Ernest C. Nobles
Robert Earl Smith

CITY OF McCOMB

November 12, 2008

RE: Letter of Reference for Pinnacle Housing Group

To Whom It May Concern:

The City of McComb Planning and Development department is responsible for long range comprehensive planning and project specific strategic planning. During the summer of 2007 Pinnacle Housing Group approached the City of McComb about constructing an affordable housing within our city limits. Based on the Zoning of the proposed site, a special use permit was required prior to the issuance of a building permit. Upon application for the Special Use Permit, we reviewed Pinnacle's plans and prior performance and were impressed. In September 2007 the Special Use Permit was unanimously approved by both the Planning Commission and the Board of Mayor and Selectmen. A site clearing permit was issued in October 2007 and Building Permits were issued in December.

Since the issuance of permits for the development, Pinnacle has worked diligently and efficiently to bring this development to fruition. In fact, as of writing this letter, construction of the 108 unit multi-family affordable community called "Pinnacle at Magnolia Point" is essentially complete. As developer, Pinnacle hired local engineers and surveyors and a Mississippi based general contractor as part of their development team. They have progressed rapidly and are ahead of schedule to complete the community before the end of the year. Pinnacle and its team members have complied throughout the process with the City of McCombs development and construction regulations and have incurred no citations of non-compliance during the construction process.

In the execution of this development, we have not been disappointed. Pinnacle has delivered a community which our citizens can be proud of.

I am pleased to offer this positive recommendation for the Pinnacle housing Group.

Sincerely,

Walter Temple
Community Development Director

115 Third Street • Post Office Box 667 • McComb, Mississippi 39649-0667 • (601) 684-4000 • Fax (601) 684-7656

**MINUTES OF NOVEMBER 20, 2008
RECESS MEETING
LONG BEACH PLANNING COMMISSION**



Pinnacle at Magnolia Pointe Groundbreaking
Quality Affordable Housing Community Underway

McComb, MS, January 29, 2008 – Monday morning, City and County government officials, staff and community members, and representatives of Mississippi Home Corporation (MHC) joined Pinnacle Housing Group to celebrate the recent ground-breaking of Pinnacle at Magnolia Pointe, an affordable housing development which will contain 108 luxurious rental units. The \$16.5 million development, slated for completion this December, will consist of 1, 2, and 3-bedroom units in five 3-story garden-style buildings with a 2,300 SF community clubhouse.

Pinnacle at Magnolia Pointe, located at 1240 Parklane Road, was awarded "GO Zone" Housing Tax Credits from the Mississippi Home Corporation in July 2007. Katina C. Pace, Vice President of Tax Credits for MHC said "The Mississippi Home Corporation is pleased to be a financial partner of Pinnacle at Magnolia Pointe through its award of more than one million dollars of Housing Tax Credits. This exceptional housing development will provide high quality, affordable housing to its residents. The various amenities will rival those found at market rate apartment complexes and the social service programs will be a great benefit for the residents."

The spacious, fully-amenitized units will feature ceramic tile, energy star appliances, ceiling fans and be wired for cable and high speed internet access. All units will have a dishwasher and a washer and dryer. The community will include common areas amenities such as a gym, business center, pool and children's play ground.

In addition to the \$1.4 million allocation of GO Zone Housing Tax Credits, which is anticipated to yield \$14.2 in annual syndication equity by Hudson Housing Capital, a \$2.3 million mortgage was provided by Washington Mutual. Units will rent from \$380 - \$660, to income qualified residents.

McComb Mayor, Zach Patterson, who spoke at the ceremony said, "I am proud to announce that Pinnacle at Magnolia Pointe is going to be one of the most impressive and luxurious affordable rental communities in all of southwest Mississippi. This is a wonderful demonstration of how Private/Public partnerships should and can work. This partnership combines federal and state subsidy thru the Mississippi Home Corporation with local leadership and support from the City of McComb and a first class, community conscious Developer:

**MINUTES OF NOVEMBER 20, 2008
RECESS MEETING
LONG BEACH PLANNING COMMISSION**

Pinnacle Housing Group. Through a unique down payment assistance program that will be offered for residents of Magnolia Pointe, McComb's citizens will be able to grow from a quality affordable rental community to the "American Dream" of homeownership, another first in Mississippi."

Pinnacle Housing Group is a recognized industry leader in developing market-rate, workforce and affordable housing, ranked 17th among the Top 50 Affordable Housing developers nationally by *Affordable Housing Finance* magazine. The firm's partners, Louis Wolfson III, Michael D. Wohl, Mitchell M. Friedman and David O. Deutch are committed to providing quality, safe environments for people to live. Additional information may be found on Pinnacle Housing at their website: www.pinnaclehousing.com.

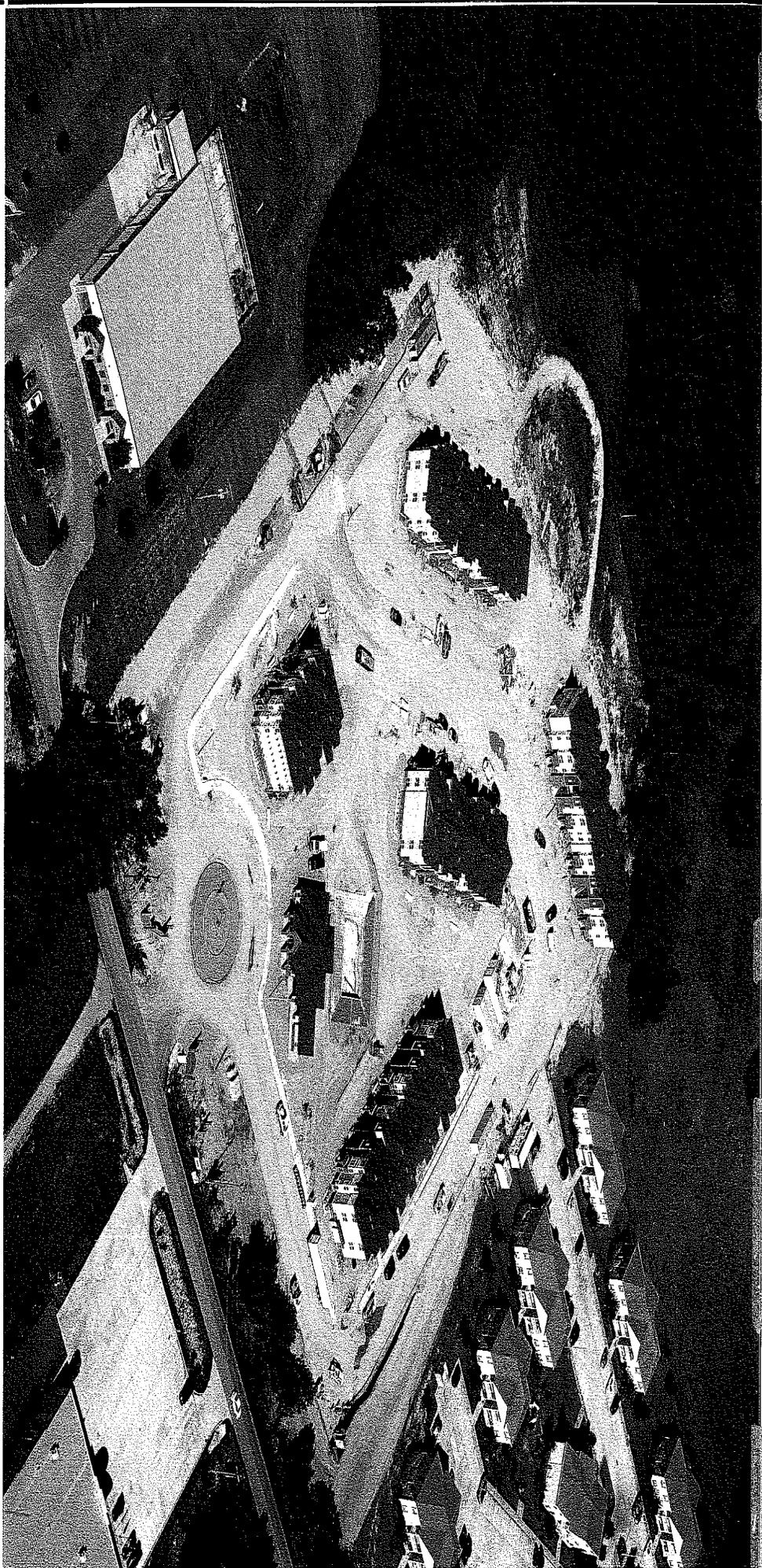
**MINUTES OF NOVEMBER 20, 2008
RECESS MEETING
LONG BEACH PLANNING COMMISSION**



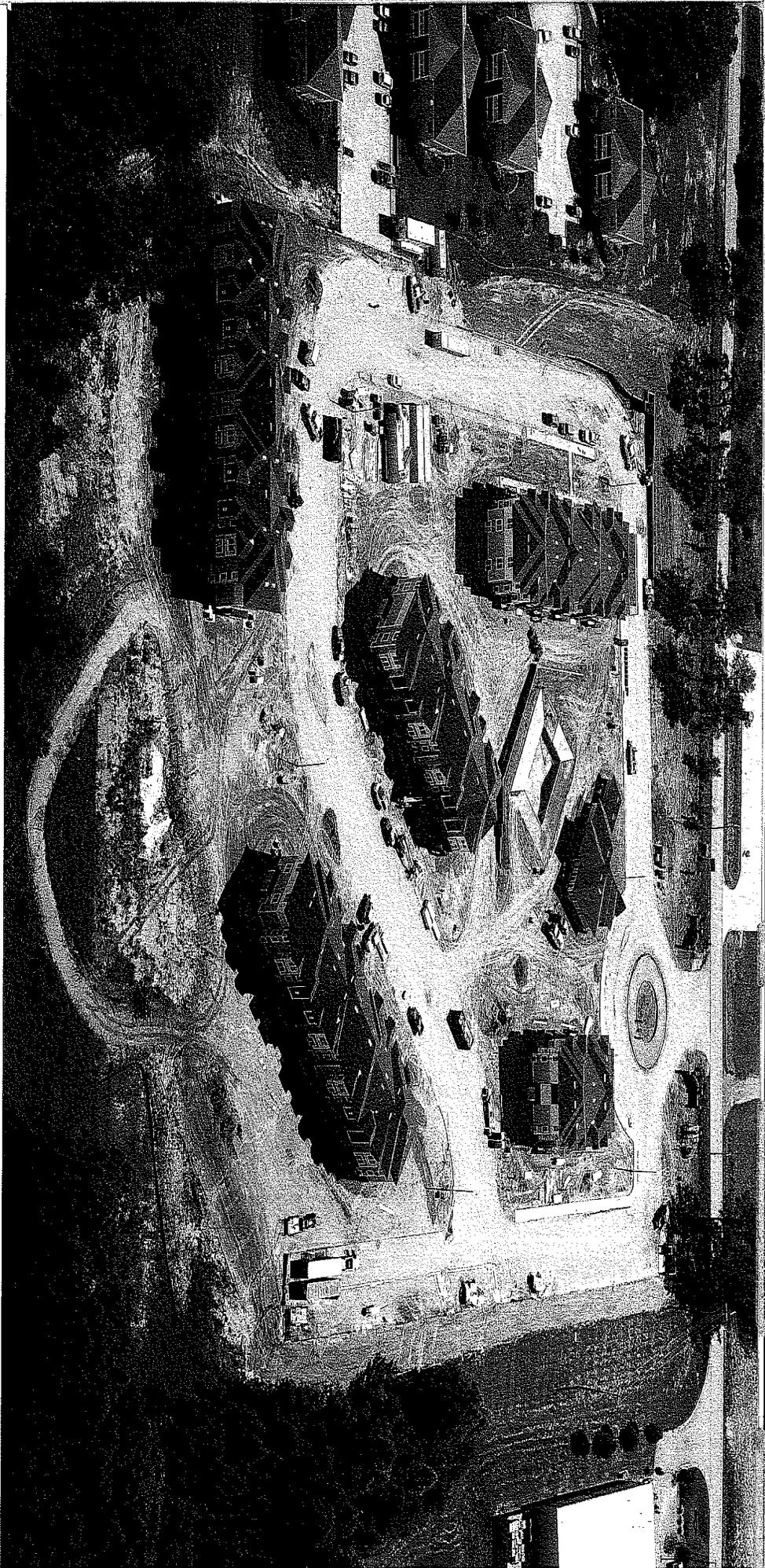
727.520.8181
www.aerophoto.com

Pinnacle @ Magnolia Point

Image #80806 0009
Date 08.06.08



**MINUTES OF NOVEMBER 20, 2008
RECESS MEETING
LONG BEACH PLANNING COMMISSION**



*Aero
Photo*

727.520.8181
www.aerophoto.com

Pinnacle @ Magnolia Point

Image #80806 0010
Date 08.06.08

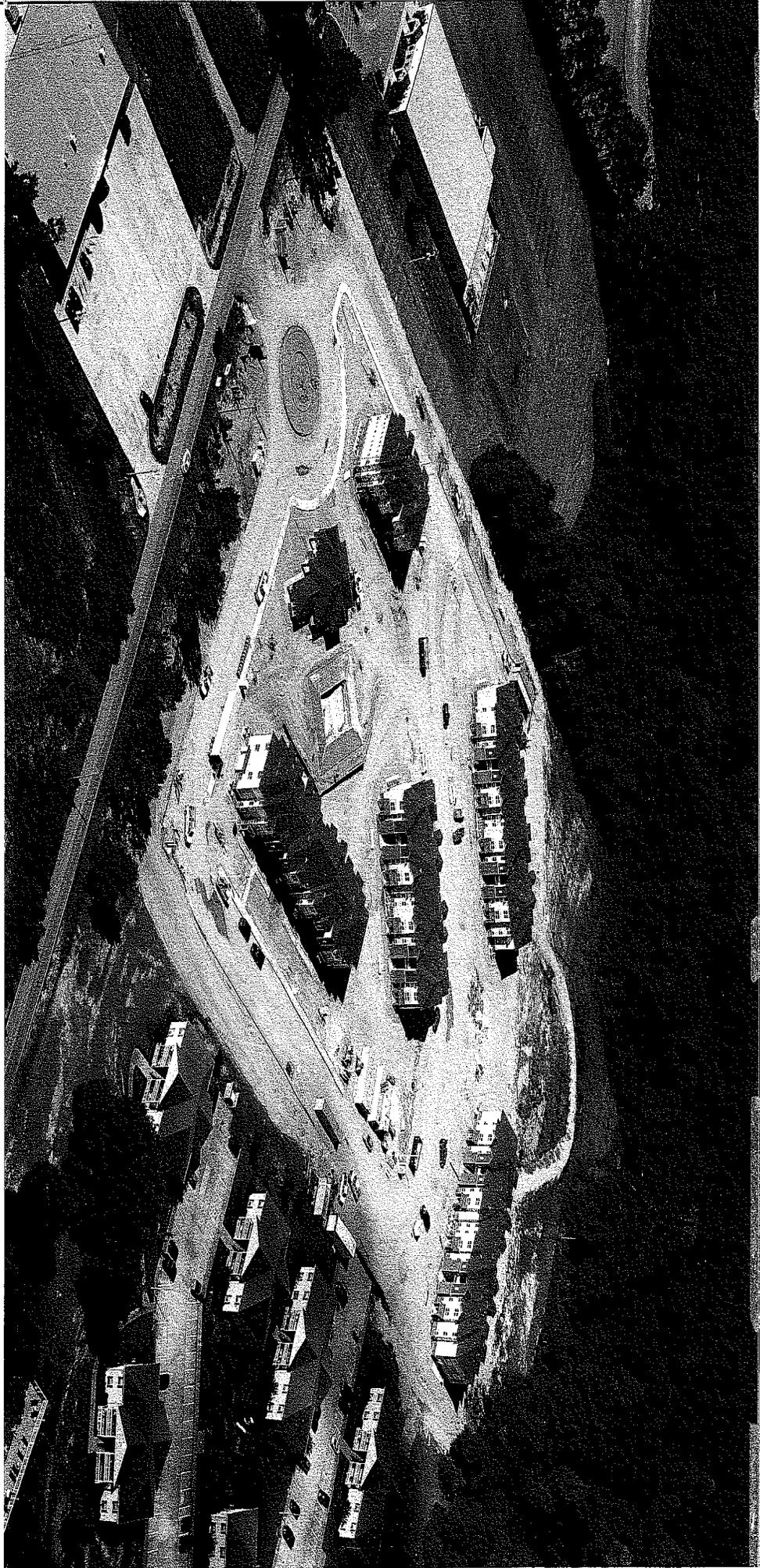
**MINUTES OF NOVEMBER 20, 2008
RECESS MEETING
LONG BEACH PLANNING COMMISSION**



727.520.8181
www.aerophoto.com

Pinnacle @ Magnolia Point

Image #80806 0011
Date 08.06.08



**MINUTES OF NOVEMBER 20, 2008
RECESS MEETING
LONG BEACH PLANNING COMMISSION**



Entrance



Site



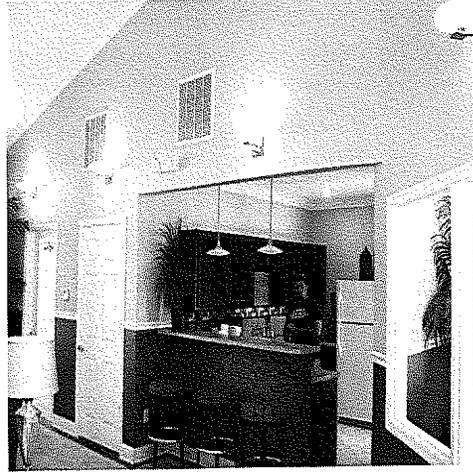
Pool

**MINUTES OF NOVEMBER 20, 2008
RECESS MEETING
LONG BEACH PLANNING COMMISSION**

Magnolia Point, McComb, MS
October 1, 2008



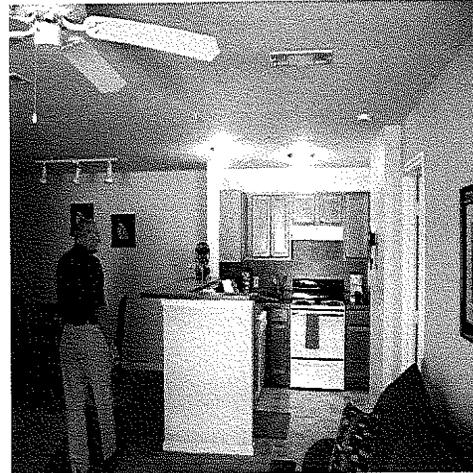
Building 1



Building 1



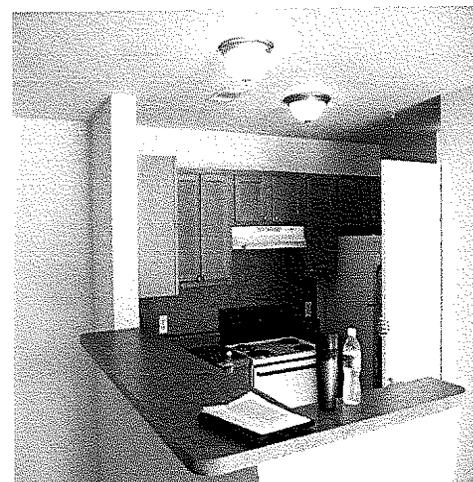
Building 2



Building 2



Building 3



Building 3

**MINUTES OF NOVEMBER 20, 2008
RECESS MEETING
LONG BEACH PLANNING COMMISSION**

The Clerk reported that she did cause to be published in The Sun Herald, a newspaper with general circulation in the City of Long Beach, and published in Harrison County, LEGAL NOTICE, PUBLIC HEARING, as evidence by the Publisher's Proof of Publication as follows:

PROOF OF PUBLICATION

**LEGAL NOTICE
PUBLIC HEARING**
In accordance with Article XII of the Comprehensive Zoning Ordinance (# 344) of the City of Long Beach, Mississippi (1987) as amended, notice is hereby given advising that the Planning Commission for the City of Long Beach will hold a public hearing for the purpose of considering a Zoning Map Amendment due to an annexation of Coastal Investments, Inc., 9364 Canal Road, Gulfport, MS 39503; the Schrogin and Harbor 1996 Trust, 1400 Shattuck Avenue, St. B. Barrely, CA 94709 and John R. Lanford, 24389 E. Dubouison Road, Pass Christian, MS has filed an application for a zoning map amendment in accordance with the Comprehensive Zoning Ordinance. Applicants are requesting to change the zoning classification from R-1, Single-family Residential to R-3, Multi-family Residential due to an annexation by the City of Long Beach. Applicant plans to use of the property in a manner consistent with R-3 zoning. The property is generally described as being north of and adjacent to 28th Street and east of Klondyke Road. The legal descriptions are as follows:
Beginning at a point on the East line of the SW 1/4 of the SW 1/4 of Section 36, Township 7 South, Range 12 West, Harrison County, Mississippi where it intersects the North margin of 28th Street thence run S 89 degrees 40'4" W along North margin of 28th Street for a distance of 235.01 feet; thence N90 degrees 07'10" E a distance of 1242.63 feet; thence N89 degrees 56'57" W a distance of 1095.22 feet to a Point on the East margin of North Klondyke Road; thence N00 degrees 06'34" W along the East margin of North Klondyke Road for a distance of 1295.50 feet; thence S00 degrees 09'10" W a distance of 1301.05 feet to the point of beginning. Said parcel contains 8.53 acres more or less and is made subject to a 60' easement along the North portion as described. Commencing at a point on the East line of the SW 1/4 of the SW 1/4 of Section 36, Township 7 South, Range 12 West, Harrison County where it intersects the North margin of 28th Street thence run S 89 degrees 40'4" W along the North margin of 28th Street for a distance of 235.01 feet; thence N00 degrees 07'10" E a distance of 1242.63 feet to the Point of Beginning; thence N89 degrees 56'57" W a distance of 1095.22 feet to a point on the East margin of North Klondyke Road; thence N00 degrees 06'34" W along the East margin of North Klondyke Road for a distance of 1295.50 feet; thence S00 degrees 09'10" W a distance of 1301.05 feet to the Point of Beginning.
The public hearing to consider the above zoning map change will be held in the City of Long Beach, Mississippi, 39560, Thursday, November 20, 2008 at 4:00 p.m., in the Long Beach School District Administration Office located on Commission Road. The City encourages all residents, groups and organizations to contact the City if they have any questions concerning the petition.
I, signed
Chairman
Planning Commission
adv6.111HJ

STATE OF MISSISSIPPI
COUNTY OF HARRISON

Before me, the undersigned Notary of Harrison County, Mississippi personally appeared Tinie Garner who, being by me first duly sworn, did depose and say that she is a clerk of The Sun Herald, a newspaper published in the city Gulfport, in Harrison County, Mississippi, and the publication of the notice, a copy of which is hereto attached, has been made in said paper 1 times in the following numbers and on the following dates of such paper, viz:

- Vol. 125 No., 34 dated 6 day of Nov, 2008
- Vol. _____ No., _____ dated _____ day of _____, 20____
- Vol. _____ No., _____ dated _____ day of _____, 20____
- Vol. _____ No., _____ dated _____ day of _____, 20____
- Vol. _____ No., _____ dated _____ day of _____, 20____
- Vol. _____ No., _____ dated _____ day of _____, 20____
- Vol. _____ No., _____ dated _____ day of _____, 20____

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

NOV 07 2008

[Signature]
Clerk

Sworn to and subscribed before me this 6 day of

Nov A.D., 2008
KANDI A. BERKLEY
Notary Public, State of Mississippi
Harrison County
My Commission Expires
April 05, 2010

[Signature]
Notary Public

Printer's Fee \$ _____
Furnishing proof of publication \$ _____
TOTAL..... \$ _____

**MINUTES OF NOVEMBER 20, 2008
RECESS MEETING
LONG BEACH PLANNING COMMISSION**

The Clerk reported that Fourteen (14) notices of Public Hearing were sent by certified mail, return receipt requested, to property owners within two hundred feet (200') of the subject property. Said return receipts were ordered as part of the record of these proceedings:

City of Long Beach

BOARD OF ALDERMEN
Allen D. Holder, Jr. - At Large
Charlie Boggs - Ward 1
Richard Notter - Ward 2
Richard Burton - Ward 3
Joe McNary - Ward 4
Mark Lishen - Ward 5
Carolyn Anderson - Ward 6



WILLIAM SKELLIE, JR.
MAYOR

CITY CLERK
TAX COLLECTOR
Rebecca E. Schruff

CITY ATTORNEY
Frank R. McCreary, III

LEGAL NOTICE

PUBLIC HEARING

In accordance with Article XII of the Comprehensive Zoning Ordinance (# 344) of the City of Long Beach, Mississippi (1987) as amended, notice is hereby given advising that the Planning Commission for the City of Long Beach will hold a public hearing for the purpose of considering a **Zoning Map Amendment due to an annexation.**

Coast Investments, Inc., 9364 Canal Road, Gulfport, MS 39503; the Schrogin and Harber 1996 Trust, 1400 Shattuck Avenue, Ste 6, Berkely, CA 94709 and John R. Lankford, 24389 E. Dubuison Road, Pass Christian, MS has filed an application for a zoning map amendment in accordance with the Comprehensive Zoning Ordinance. Applicants are requesting to change the zoning classification from R-1, Single-family Residential to R-3, Multi-family Residential due to an annexation by the City of Long Beach. Applicant plans to use of the property in a manner consistent with R-3 zoning. The property is generally described as being north of and adjacent to 28th Street and east of Klondyke Road. The legal descriptions are as follows:

Beginning at a point on the East line of the SW ¼ of the SW ¼ of Section 36, Township 7 South, Range 12 West, Harrison County, Mississippi where it intersects the North margin of 28th Street thence run S 89°40'4" W along North margin of 28th Street for a distance of 235.01 feet; thence N00°09'10"E a distance of 1242.63 feet' thence N89°56'57" W a distance of 1095.22 feet to a Point on the East margin of North Klondyke Road; thence N00°06'34" W along the East margin of North Klondyke Road for a distance of 1330.50 feet; thence S00°09'10" W a distance of 1301.06 feet to the point of beginning. Said parcel contains 8.53 acres more or less and is made subject to a 60' easement along the North portion as described:

Commencing at a point of the East line of the SW ¼ of the SW ¼ of Section 36, Township 7 South, Range 12 West, Harrison County where it intersects the North margin of 28th Street thence run S89°40'04" W along the North margin of 28th Street for a distance of 235.01 feet; thence N00°09'10" E a distance of 1242.63 feet to the Point of Beginning; thence N89°56'57" W a distance of 1095.22 feet to a point on the East margin of North Klondyke Road; thence N00°06'34" W along the East margin of North Klondyke Road for a distance of 60 feet; thence S89°56'57" E a distance of 1095.50 feet; thence S00°09'10" W a distance of 60 feet to the Point of Beginning.

The public hearing to consider the above zoning map change will be held in the City of Long Beach, Mississippi, 39560, Thursday, November 20, 2008 at 4:00 p.m., in the Long Beach School District Administration Office located on Commission Road. The City encourages all residents, groups and organizations to contact the City if they have any questions concerning the petition.

/s/ signed
Chairman
Planning Commission

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

**MINUTES OF NOVEMBER 20, 2008
RECESS MEETING
LONG BEACH PLANNING COMMISSION**

The Planning Commission Chairman recognized the applicant, John Lankford, who requested approval of his application. It was noted for the record that the project would be an upscale multi-family development.

The Chairman opened the floor for public comments in favor of the request and Leann Biggs, 6071 Harvest Lane stated she was present representing the Long Beach School District who was in favor of the development and had no objections she also stated that personally she had no objections to the project.

The Chairman opened the floor for public comments in opposition of the request and Alan Weatherford, 2018 Hartzel Rd, had concerns regarding traffic.

Grace Gingle, 6420 Beatline Rd, had concerns regarding traffic, flooding/drainage and adequate play area for the children of the development.

Davenport, property located next to ABC Towing, had concerns regarding flooding.

There being no further public comments or questions, Commissioner Vancourt made motion seconded by Commissioner Yandell and unanimously carried to close the public hearing.

After careful review and consideration Commissioner Rishel made motion seconded by Commissioner Yandell and unanimously carried to approve the request for Zone Change in accordance with Zoning Ordinance 344, Article XII, Section 1207. FINDINGS.

**MINUTES OF NOVEMBER 20, 2008
RECESS MEETING
LONG BEACH PLANNING COMMISSION**

There being no further business to come before the Planning Commission at this time Commissioner Vancourt made motion seconded by Commissioner Yandell and unanimously carried to ADJOURN the meeting until the next regularly scheduled meeting in due course.

APPROVED:

Commission Chairman, Frank Olaivar

Date: _____

ATTEST:

Veronica Howard, Minute Clerk