

**MINUTES OF JUNE 25, 2009
REGULAR MEETING
LONG BEACH PLANNING COMMISSION**

Be it remembered that a regular meeting of the Long Beach Planning Commission of the City of Long Beach, Mississippi, was begun and held at the Long Beach School District Central Office, 19148 Commission Road, in said City and the same being the time and place fixed for holding said meeting.

There were present and in attendance on said Commission and at the meeting the following named persons: Commission Chairman Frank Olaivar, Commissioners, Barney Hill, Dale Hare, Tonda Yandell, Tony Vancourt, Planning Commission Advisor Bill Hessell and Minute Clerk Veronica Howard.

Commissioners Jacquie Lipski and David Serrato were absent the meeting.

* * *

There being a quorum present and sufficient to transact the business of this regular scheduled meeting the following proceeding were had and done.

* * *

The meeting was called to order and the Commission Chairman stated that all decisions made at this meeting would need to be ratified by the Mayor and Board of Aldermen at their next regularly scheduled meeting of July 7, 2009, and subject to a ten-day appeal in time for a Public Hearing.

* * *

After careful review and consideration Commissioner Yandell made motion seconded by Commissioner Vancourt and unanimously carried to approve the Planning Commission Minutes of June 11, 2009 as submitted.

Commissioner Vancourt made motion seconded by Commissioner Yandell and unanimously carried to suspend the rules and add to the agenda under New Business, item #3 Certificate of Resubdivision for

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property on Patton Road submitted by Andy Sawyer on behalf of Michael Scardino.

It came for consideration under OLD BUSINESS approval / review of the Comprehensive, Smart Code Plan and Architectural guidelines.

Final revisions and corrections were submitted to Planning Consultants Ayers/Saint/Gross. Commission is waiting final draft before scheduling work sessions and/or public hearings.

It came for consideration under New Business Planning Commission approval for the revision to the site plan for Castine Pointe Subdivision submitted by Kyle Associates, LLC as follows:

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		APPLICATION FOR CASE REVIEW City of Long Beach, PO Box 929/201 Jeff Davis Avenue 39560 (228)863-1554 Fax (228)865-0822			
Shaded Areas for Staff ONLY Agenda Date:					
TO BE COMPLETED BY APPLICANT (Front and Back of each page)			DATE: June 18, 2009		
Name of Rightful Owner: Castine Pointe, LLC			Name of Applicant (if different than Owner) Same		
Property Address: Intersection of Klondyke Road & 28th Street				Ward Number 6	
Tax Parcel Identification Number(s): 0611C-01-002.000					
Mailing Address of Property Owner: 350 N. Causeway Blvd. City Mandeville State Louisiana Zip 70448 County St. Tammany Parish Telephone: (985) 626-7134			Mailing Address of Applicant (if different than owner): Same City State Zip County Telephone: ()		
PROPERTY INFORMATION					
Property Size (Please give in acres or by dimension): 133.84					
Present Zoning Classification P.U.D.					
Flood Zone(s) of Property: A & C		North	South	East	West
Property is most nearly bounded by what streets?		28th Street		Klondyke	
If property directly fronts or is adjacent one of the streets above please indicate with a X.		X		X	
TYPE OF CASE REQUEST (A separate supplemental form is required for each)					
Zoning Change (\$100.00 + administrative fees)					
<input checked="" type="checkbox"/> Planning Commission Approval (\$50.00 application)					
Special Exception Use (\$100.00 + administrative fees)					
Variance Request (\$100.00 + administrative fees)					
Plat Approval - () Sketch (\$50.00 application fee) () Preliminary () Final - Please provide a blue line of the proposed plat. FEES for Preliminary & Final plat approval as follows: 2-3 lots \$100 / 4-10 lots \$150 / 11-50 lots \$300 / 50-100 lots \$400 / 100+ lots \$500					
A Decision of the Building Official is Alleged to be in Error (\$50.00 application fee)					
Interpretation of the Zoning Ordinance					
Home Occupation (attach copy of Deed or lease) (\$80.00 application fee) Skip to page 4					

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VARIANCE SUPPLEMENTAL APPLICATION

(complete for VARIANCE request ONLY)

<p>Describe any special condition that justify the granting of this variance request and that are peculiar to the property and do not apply to other properties in the general area. What are the reasons for the variance and why the applicant cannot meet the stated code requirement? <u>N/A</u></p> <hr/> <hr/> <hr/> <hr/>
<p>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. <u>N/A</u></p> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/>
<p>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? <u>N/A</u></p> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/>
<p>Show that denial of this request will deprive the applicant of rights commonly enjoyed by other properties in the general area and that the granting of this variance request will make possible the reasonable use of land while not conferring any special privilege. Outline how the subject of the variance is common in the area and if the applicant were to be denied this variance a right would be taken away which is granted to other properties. State how the variance makes reasonable use of the existing land and why the same action cannot be done in a way that does not require a variance. Show that granting of this variance does not give the applicant any special privileges that the properties in the area would find desirable. <u>N/A</u></p> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/>

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APPLICATION FOR CASE REVIEW (continued)

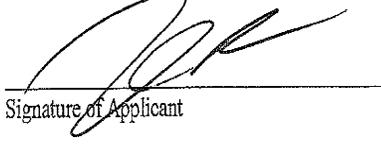
Please attach the following, if applicable:
1. A deed which includes a legal description of the specific piece of property involved in the request.
2. If several parcels are included in a request, individual parcel deeds AND a composite legal description of all parcels involved in the request must be provided.
3. Survey
4. 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. A complete site plan of the property shall also be submitted with the application, to include any existing structures, easements, or other significant physical features.
5. 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)
6. 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.
7. Applicant should appear personally or through his/her agent at the scheduled hearing.
8. 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.
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.

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

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



Signature of Rightful Owner

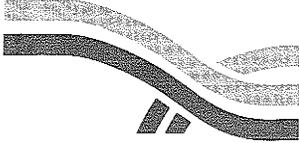


Signature of Applicant

06/18/09
Date

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Kyle Associates, llc



June 18, 2009

Veronica Howard, Minute Clerk
Long Beach Planning Commission
645 Klondyke Road
Long Beach, MS 39560

RE: Castine Pointe Planned Unit Development;
28th Street, Klondyke, and Commission Roads

Dear Ms. Howard:

Enclosed, please find an application for the review of an existing Planned Unit Development (PUD), along with the submittal fee and the revised site plan. The revision to the site plan is minor, and is discussed below. In addition to the site plan revision, a development phasing plan is submitted as well.

The revision to the site plan involved the realignment of the southernmost access to Klondyke. You will recall that one of the conditions for the approval of the subdivision (not a part of this PUD) was to provide a secondary means of ingress/egress to that development. This roadway integrated into the PUD's roadway system, providing direct access to the commercial aspects of the plan.

Due to the possibility of jurisdictional wetlands along that original roadway alignment, the developer, in working with the Corps of Engineers' policy of avoidance, has determined the proposed alignment is better for the development and avoids certain wetlands. As shown on the revised PUD plan, the southernmost access to the PUD has been shifted further south, creating a more direct connection to the single family development while still maintaining the connection to the commercial aspects.

This roadway alignment shift has not substantially changed the land use in terms of area, square footage of use, or density.

The second submittal is the development phasing plan. This project is of a size that phasing is required. It is the developer's intent to phase the development in a manner that the mixed use of the overall PUD is conveyed in the phasing plan. Both commercial and residential developments are included in the first three phases.

P. O. Box 1831 Mandeville, LA 70470-1831

Mandeville
(985) 727-9377

Fax
(985) 727-9390

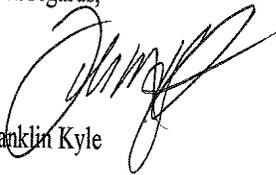
New Orleans
(504) 227-9355

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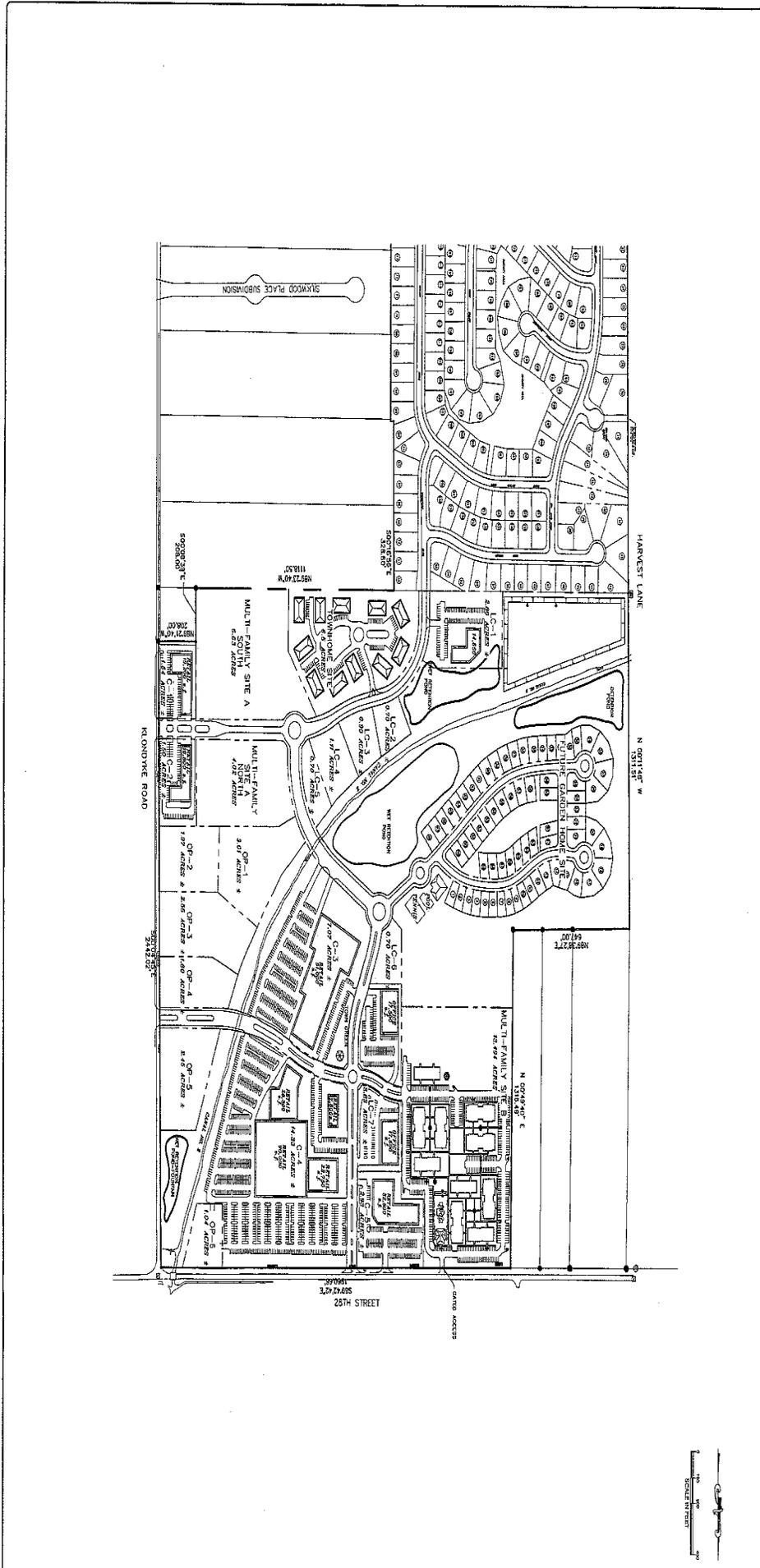
KYLE ASSOCIATES, LLC
PLANNING • ENGINEERING • LANDSCAPE ARCHITECTURE

It is the request of the developer that both the roadway alignment and the phasing plan be granted approval. The developer is ready to proceed immediately with Phase One of the PUD, and is seeking concurrence of this program in order to move forward.

With regards,


Franklin Kyle

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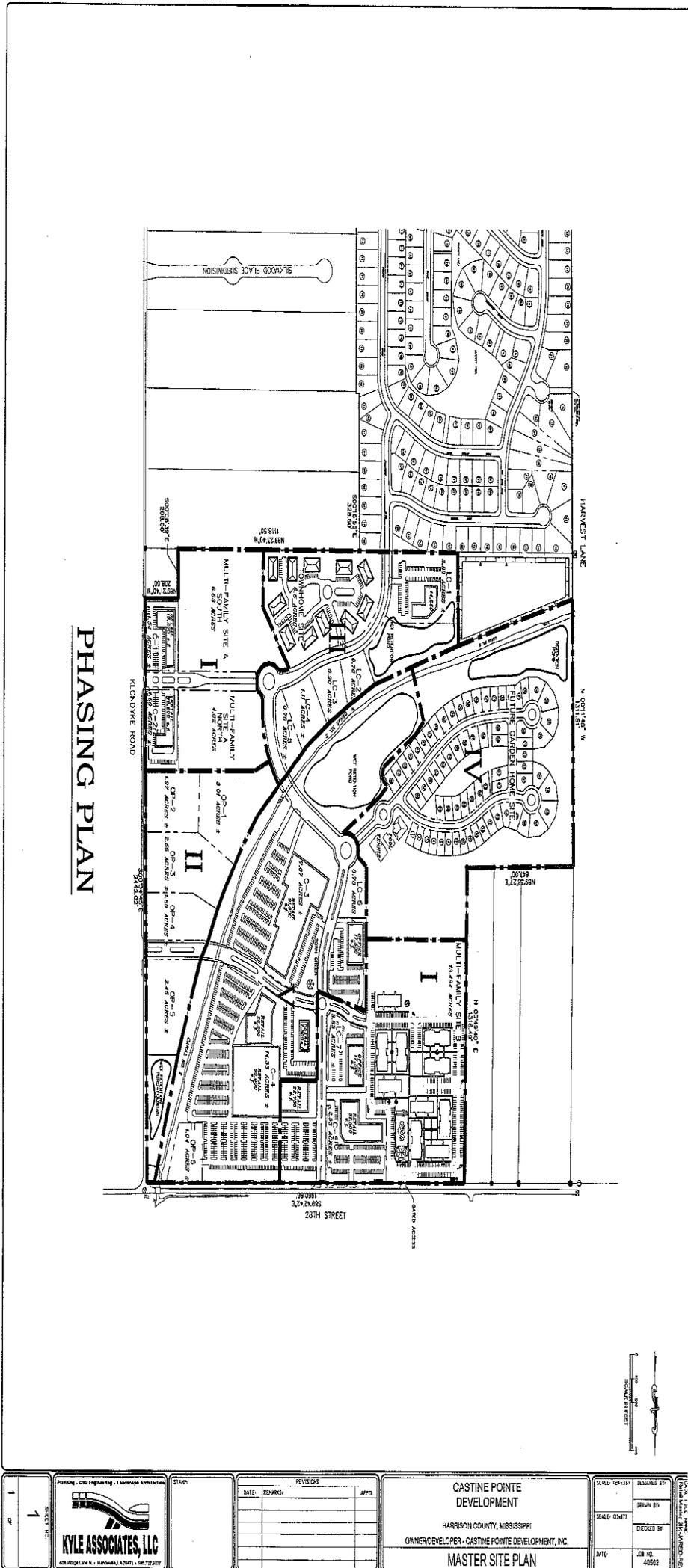
 <p>KYLE ASSOCIATES, LLC 100 Maple Lane • Natchez, LA 70471 • 601.707.2077</p>	Planning, Civil Engineering, Landscape Architecture STAFF:	REVISIONS:	DATE:	APP'D:	CASTINE POINTE DEVELOPMENT HARRISON COUNTY, MISSISSIPPI OWNER/DEVELOPER - CASTINE POINTE DEVELOPMENT, INC. MASTER SITE PLAN	SCALE: 1/4" = 20'-0" 1/2" = 40'-0" DATE:	DESIGNED BY: DRAWN BY: CHECKED BY: JOB NO. 45582
	DATE:	REVISIONS:	DATE:	APP'D:	DATE:	DATE:	

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After careful review of the site plan Commissioner Yandell made motion seconded by Commissioner Hare to approve the revision as submitted.

Next item for consideration was Planning Commission Approval for a phase layout for the P.U.D Castine Pointe submitted by Kyle Associates, LLC as follows:

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 KYLE ASSOCIATES, LLC <small>100 Ridge Lane • Houston, TX 77051 • 281-227-0077</small>	PLANNING - CIVIL ENGINEERING - LANDSCAPE ARCHITECTURE STAFF:	REVISIONS DATE: REVISION: APP:	CASTINE POINT DEVELOPMENT HARRISON COUNTY, MISSISSIPPI OWNER/DEVELOPER - CASTINE POINT DEVELOPMENT, INC. MASTER SITE PLAN	SCALE: (SHEET) SCALE: (CHIT) DATE:	DESIGNED BY: DRAWN BY: CHECKED BY: JOB NO.: 45502
	SHEET NO. 1 OF 1				

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Franklin Kyle came forward to state request, he stated that he understood that the phase layout is against the P.U.D concept, he is willing to provide the infrastructure for the entire project before beginning phase I, in doing that it will protect the City against future drainage issues. He also stated that they are willing to submit an infrastructure plan to the City for each phase.

After much discussion Commissioner Hare made motion seconded by Commissioner Vancourt and unanimously carried to approve the phase plan with the understanding that approval be granted from the Planning Commission before building permits are issued and; that a variance be applied for and granted for any deviation from the City of Long Beach Zoning Ordinance #344, Article VI. District Regulations, Section 611 USE REQUIREMENTS FOR A PLANNED UNIT DEVELOPMENT DISTRICT, PUD.

It came for consideration a Certificate of Resubdivision for property on Patton Road submitted by Andy Sawyer on behalf of Michael Scardino as follows:

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LONG BEACH PLANNING COMMISSION
CERTIFICATE OF RESUBDIVISION

In accordance with Article II, Section 3 of the Code of Ordinance (Subdivision Regulations) of the City of Long Beach as amended, it is hereby certified that the Long Beach Planning Commission Chairman and Long Beach Mayor and Board of Aldermen have reviewed and approved the attached Final Plat. the following property has been subdivided from the Harrison County ad valorem tax parcel(s) 0511I-01-047.000 & 0511I-01-047.004 into THREE (3) parcels. The subject property is generally described as being located North of and adjacent to Patton Road, South of Commission Road, and West of Clower Avenue.

LEGAL DESCRIPTIONS

0511I-01-047.000

A parcel of land situated in the Northeast 1/4 of the Northeast 1/4 and the Southeast 1/4 of the Northeast 1/4 of Section 10, Township 8 South, Range 12 West, City of Long Beach, First Judicial District of Harrison County, Mississippi, and being more particularly described as follows:

Commencing at the intersection of the East line of Section 10, Township 8 South, Range 12 West, Harrison County Mississippi, with the North margin of Patton Road; thence run South 62°38'09" West, along the North margin of Patton Road for a distance of 224.14 feet to the POINT OF BEGINNING; thence continue along the North margin of Patton Road, South 62°42'20" West for a distance of 158.84 feet to a Fence Corner; thence North 14°37'12" East along a fenceline a distance of 31.87 feet; thence North 18°16'08" West along a fenceline and its projection thereof, for a distance of 192.40 feet; thence North 82°27'53" East along a fenceline, a distance of 56.3 feet; thence North 04°13'44" West along a fenceline for a distance of 100.57 feet; thence North 89°42'43" East a distance of 131.08 feet; thence North 00°26'46" West a distance of 658.79 feet ; thence North 89°31'39" East for a distance of 115.19 feet to an Iron rod; thence South 00°14'35" West for a distance of 132.01 feet to a fence post, said post being on a projected line of a Ditch; thence North 57°10'12" East along a centerline of a Ditch, for a distance of 123.18 feet to the intersection of said ditch with the East line of said Section 10, Township 8 South, Range 12 West; thence South and along the said Section line; being the West line of Royal Groves Subdivision, for a distance of 602.04 feet to a fence corner; thence North 88°44'10" West a distance of 201.02 feet to a fence corner; thence South 00°26'46" East a distance of 245.94 feet to the POINT OF BEGINNING.
Said parcel contains 177,186 square feet, or 4.07 Acres more or less.

AND ALSO: A tract of land in said county in the Northeast 1/4 of the Northeast 1/4 of Section 10, Township 8 South, Range 12 West starting at the intersection of the North margin of Patton Road with the East line of Section 10 and run Southwesterly along the North margin of Patton Road a distance of 220 feet to the POINT OF BEGINNING; From said point of beginning run North 250 feet more or less to the South boundary of Grantees property, run thence West 10 feet more or less to the East boundary of Grantees property, run thence South along said boundary 256 feet more or less to the North margin of Patton Road, run thence Northeasterly along the North margin of Patton Road 11.2 feet more or less to the point of beginning.

AND ALSO: 40' Shirley Berry to Scardino

A tract of land in said county in the Northeast 1/4 of the Northeast 1/4 of Section 10, Township 8 South, Range 12 West more particularly described as follows: Commencing at the Northeast corner of said Section 10, Township 8 South, Range 12 West and run thence West 100 feet to the Point of Beginning; thence run South 360 feet; thence West 40.0 feet thence North 360 feet to the said Section line; thence East 40 feet to the point of beginning.

0511I-01-047.004

A parcel of land situated in the Northeast 1/4 of the Northeast 1/4 and the Southeast 1/4 of the Northeast 1/4 of Section 10, Township 8 South, Range 12 West, City of Long Beach, First Judicial District of Harrison County, Mississippi, and being more particularly described as follows:

Commencing at the intersection of the East line of Section 10, Township 8 South, Range 12 West, Harrison County Mississippi, with the North margin of Patton Road; thence run South 62°38'09" West, along the North margin of Patton Road for a distance of 224.14 feet; thence continue along said North margin South 62°42'20" West for a distance of 158.84 feet to the POINT OF BEGINNING; thence continue along the North margin of Patton Road, South 62°42'20" West for a distance of 133.24 feet to a point; thence North 00°10'06" West for a distance of 1039.74 feet to a point; thence North 89°31'39" East for a distance of 243.55 feet; thence South 00°26'46" East for a distance of 658.79 feet; thence South 89°42'43" West a distance of 131.08 feet; thence South 04°13'44" East along a fenceline for a distance of 100.57 feet; thence South 82°27'53" West along a fenceline for a distance of 56.30 feet; thence South 18°16'08" East along a fenceline and its projection thereof for a distance of 192.40 feet; thence South 14°37'12" West along a fenceline a distance of 31.87 feet to the POINT OF BEGINNING.
Said parcel contains 199,123 square feet, or 4.57 Acres more or less.

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PROPOSED PARCELS

LEGAL DESCRIPTION PARCEL "1"

A parcel of land situated in the Northeast 1/4 of the Northeast 1/4 and the Southeast 1/4 of the Northeast 1/4 of Section 10, Township 8 South, Range 12 West, City of Long Beach, First Judicial District of Harrison County, Mississippi, and being more particularly described as follows:

Commencing at the intersection of the East line of Section 10, Township 8 South, Range 12 West, Harrison County Mississippi, with the North margin of Patton Road; thence run South 62°38'09" West, along the North margin of Patton Road for a distance of 212.92 feet; thence North 00°26'46" West a distance of 240.57 feet to the POINT OF BEGINNING; thence North 00°26'46" West a distance of 662.23 feet; thence North 89°31'39" East for a distance of 53.18 feet; thence North 360 feet to the North line of said Section 10, said line being at the Centerline of Commission Road; thence East along said North line of Section 10 a distance of 40 feet; thence South 360 feet to an Iron rod; thence South 00°14'35" West for a distance of 132.01 feet to a fence post, said post being on a projected line of a Ditch; thence North 57°10'12" East along a centerline of a Ditch, for a distance of 123.18 feet to the intersection of said ditch with the East line of said Section 10, Township 8 South, Range 12 West; thence South and along the said Section line; being the West line of Royal Groves Subdivision, for a distance of 602.04 feet to a fence corner; thence North 88°44'10" West a distance of 191.02 feet to the POINT OF BEGINNING. Said parcel contains 132,918 square feet, or 3.05 Acres more or less.

LEGAL DESCRIPTION PARCEL "2"

A parcel of land situated in the Northeast 1/4 of the Northeast 1/4 and the Southeast 1/4 of the Northeast 1/4 of Section 10, Township 8 South, Range 12 West, City of Long Beach, First Judicial District of Harrison County, Mississippi, and being more particularly described as follows:

Commencing at the intersection of the East line of Section 10, Township 8 South, Range 12 West, Harrison County Mississippi, with the North margin of Patton Road; thence run South 62°38'09" West, along the North margin of Patton Road for a distance of 224.14 feet; thence continue along the North margin of Patton Road, South 62°42'20" West for a distance of 28.02 feet to the POINT OF BEGINNING; thence continue along the North margin of Patton Road, South 62°42'20" West a distance of 264.05 feet; ; thence run North 00°10'08" West a distance of 399.73 feet; thence run North 89°42'43" East a distance of 233.65 feet; thence South 00°26'46" East a distance of 279.83 feet to the POINT OF BEGINNING.

Said parcel contains 79,662 square feet, or 1.83 Acres more or less.

LEGAL DESCRIPTION PARCEL "3"

A parcel of land situated in the Northeast 1/4 of the Northeast 1/4 and the Southeast 1/4 of the Northeast 1/4 of Section 10, Township 8 South, Range 12 West, City of Long Beach, First Judicial District of Harrison County, Mississippi, and being more particularly described as follows:

Commencing at the intersection of the East line of Section 10, Township 8 South, Range 12 West, Harrison County Mississippi, with the North margin of Patton Road; thence run South 62°38'09" West, along the North margin of Patton Road for a distance of 212.92 feet to the POINT OF BEGINNING; thence continue along the North margin of Patton Road, South 62°38'09" West for a distance of 11.22 feet; thence continue along the North margin of Patton Road, South 62°42'20" West for a distance of 28.02 feet ; thence North 00°26'46" West a distance of 279.83 feet; thence South 89°42'43" West a distance of 233.65 feet; thence run North 00°10'08" West a distance of 640.01 feet; thence run North 89°31'39" East a distance of 265.55 feet; thence South 00°26'46" East a distance of 902.80 feet to the POINT OF BEGINNING.

Said parcel contains 180,533 square feet, or 4.14 Acres more or less.

SEE ATTACHED SURVEY(S) BY LARRY R. SMITH
DATED JUNE 24, 2009

You are hereby advised to investigate and determine the allowable uses as provided by the restrictive covenant, if any, which affect the subject property. Further the applicant hereby covenants and agrees to indemnify and hold harmless the City of Long Beach, its agents, servants and or employees against any and all claims, demands, or causes of action of whatever nature which may arise as a result of the action of the Planning Commission, its agents, servants, and/or employees concerning the petition for subdivision or the real property described herein.

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ACKNOWLEDGE

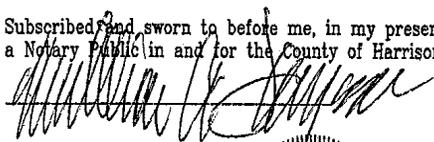
(1) CERTIFICATE OF OWNERSHIP

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

Michael P. Scardino
(OWNER) Michael P. Scardino

6/25/09
Dated:

Subscribed and sworn to before me, in my presence this 26 day of 2009 2009, a Notary Public in and for the County of Harrison, State of Mississippi,





My Commission Expires: _____

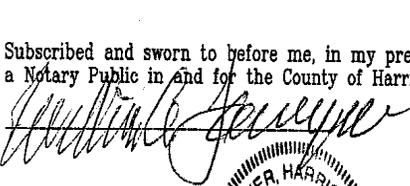
CERTIFICATE OF OWNERSHIP

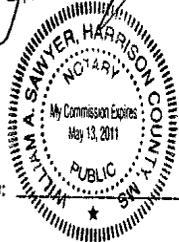
I hereby certify that I am the owner of the property described heron, which property is within the subdivision regulations jurisdiction of the City of Long Beach, and that I freely adopt this plan of subdivision.

Lou A. Scardino
(OWNER) Lou A. Scardino

6-25-2009
Dated:

Subscribed and sworn to before me, in my presence this 26th day of June 2009, a Notary Public in and for the County of Harrison, State of Mississippi,





My Commission Expires: _____

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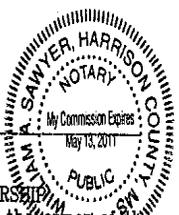
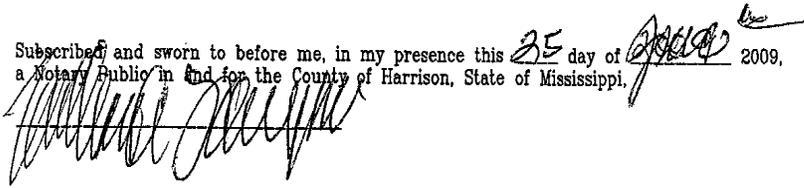
CERTIFICATE OF OWNERSHIP

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

Rick Breland
(OWNER) Rick Breland

6-25-09
Dated:

Subscribed and sworn to before me, in my presence this 25 day of June 2009, a Notary Public in and for the County of Harrison, State of Mississippi.



My Commission Expires: _____

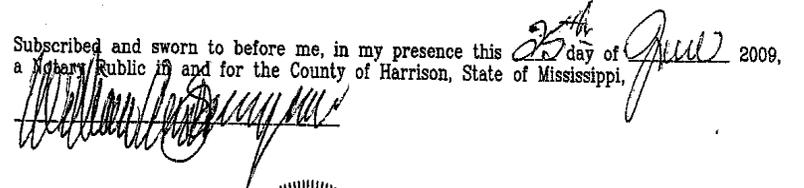
CERTIFICATE OF OWNERSHIP

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

Amanda Breland
(OWNER) Amanda J. Breland

6-25-09
Dated:

Subscribed and sworn to before me, in my presence this 25th day of June 2009, a Notary Public in and for the County of Harrison, State of Mississippi.



My Commission Expires: _____

CERTIFICATE OF APPROVAL

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

ADMINISTRATOR

DATE

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LEGAL DESCRIPTION PARCEL "1"

A parcel of land situated in the Northeast 1/4 of the Northeast 1/4 and the Southeast 1/4 of the Northeast 1/4 of Section 10, Township 8 South, Range 12 West, City of Long Beach, First Judicial District of Harrison County, Mississippi, and being more particularly described as follows:
Commencing at the intersection of the East line of Section 10, Township 8 South, Range 12 West, Harrison County Mississippi, with the North margin of Patton Road; thence run South 62°38'09" West, along the North margin of Patton Road for a distance of 212.92 feet; thence North 00°26'46" West a distance of 240.57 feet to the POINT OF BEGINNING; thence North 00°26'46" West a distance of 662.23 feet; thence North 69°31'39" East for a distance of 53.18 feet; thence North 360 feet to the North line of said Section 10, said line being at the Centerline of Commission Road; thence East along said North line of Section 10 a distance of 40 feet; thence South 360 feet to an Iron rod; thence South 00°14'35" West for a distance of 132.01 feet to a fence post, said post being on a projected line of a Ditch; thence North 57°10'12" East along a centerline of a Ditch, for a distance of 123.18 feet to the intersection of said ditch with the East line of said Section 10, Township 8 South, Range 12 West; thence South and along the said Section line; being the West line of Royal Groves Subdivision, for a distance of 602.04 feet to a fence corner; thence North 88°44'10" West a distance of 191.02 feet to the POINT OF BEGINNING.
Said parcel contains 132,918 square feet, or 3.05 Acres more or less.

LEGAL DESCRIPTION PARCEL "2"

A parcel of land situated in the Northeast 1/4 of the Northeast 1/4 and the Southeast 1/4 of the Northeast 1/4 of Section 10, Township 8 South, Range 12 West, City of Long Beach, First Judicial District of Harrison County, Mississippi, and being more particularly described as follows:
Commencing at the intersection of the East line of Section 10, Township 8 South, Range 12 West, Harrison County Mississippi, with the North margin of Patton Road; thence run South 62°38'09" West, along the North margin of Patton Road for a distance of 224.14 feet; thence continue along the North margin of Patton Road, South 62°42'20" West for a distance of 28.02 feet to the POINT OF BEGINNING; thence continue along the North margin of Patton Road, South 62°42'20" West a distance of 284.05 feet; thence run North 00°10'06" West a distance of 399.73 feet; thence run North 89°42'43" East a distance of 233.65 feet; thence South 00°26'46" East a distance of 279.83 feet to the POINT OF BEGINNING.
Said parcel contains 79,662 square feet, or 1.83 Acres more or less.

LEGAL DESCRIPTION PARCEL "3"

A parcel of land situated in the Northeast 1/4 of the Northeast 1/4 and the Southeast 1/4 of the Northeast 1/4 of Section 10, Township 8 South, Range 12 West, City of Long Beach, First Judicial District of Harrison County, Mississippi, and being more particularly described as follows:
Commencing at the intersection of the East line of Section 10, Township 8 South, Range 12 West, Harrison County Mississippi, with the North margin of Patton Road; thence run South 62°38'09" West, along the North margin of Patton Road for a distance of 212.92 feet to the POINT OF BEGINNING; thence continue along the North margin of Patton Road, South 62°38'09" West for a distance of 11.22 feet; thence continue along the North margin of Patton Road, South 62°42'20" West for a distance of 28.02 feet; thence North 00°26'46" West a distance of 279.83 feet; thence South 89°42'43" West a distance of 233.65 feet; thence run North 00°10'06" West a distance of 640.01 feet; thence run North 89°31'39" East a distance of 265.55 feet; thence South 00°26'46" East a distance of 902.80 feet to the POINT OF BEGINNING.
Said parcel contains 180,533 square feet, or 4.14 Acres more or less.

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 Dated: 6/24/09

This property is located in Zone(s) "X", as published by the Federal Insurance Administration, Official Flood Hazard Map, Community Panel Number 28047C0356G Effective, 6/18/09.



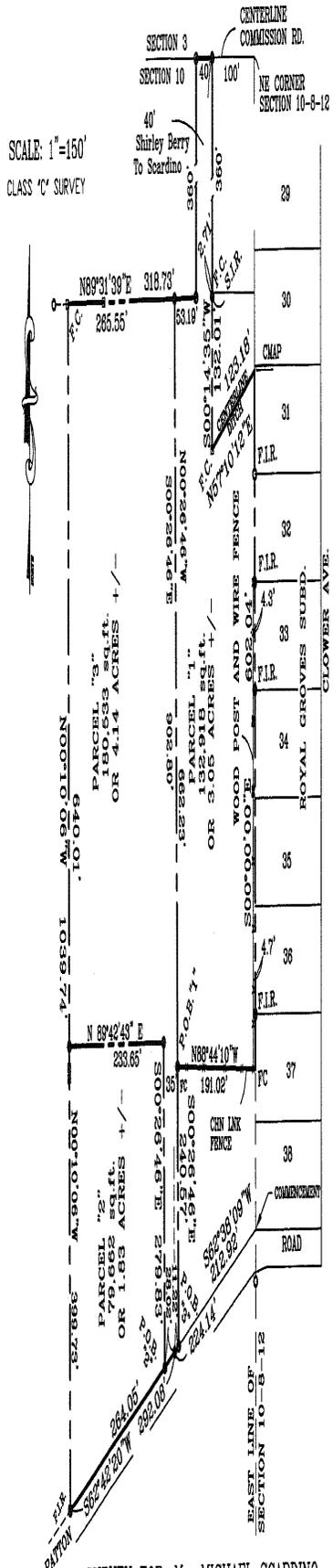
Note: This survey was performed without the benefit of a current title search.
Base Bearing by: West line of Royal Groves Subdivision

SHEET 2 OF 2
PROPOSED PARCELS

SURVEY FOR: Mr. MICHAEL SCARDINO

**LS LARRY SMITH
LAND SURVEYING**

105 N. KERN DRIVE
GULFPORT MS. 39503
PHONE: (228) 832-9643



**MINUTES OF JUNE 25, 2009
REGULAR MEETING
LONG BEACH PLANNING COMMISSION**

Discussion was had regarding the 35' (feet) of street frontage along Patton Road for parcel "3". It was determined that in accordance with the City of Long Beach Subdivision Regulations, Article IV. STREETS AND SIDEWALKS, Section 2. Access to Lots, that the 35' (feet) adjacent to Patton Road was sufficient means for the ingress/egress of parcel "3".

After careful review Commissioner Yandell made motion seconded by Commissioner Vancourt and unanimously carried to approve the Certificate as submitted in accordance with the City of Long Beach Subdivision Regulations, Article IV. STREETS AND SIDEWALKS, Section 2. Access to Lots.

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

APPROVED:

Commission Chairman, Frank Olaiivar

Date: _____

ATTEST:

Veronica Howard, Minute Clerk