

**CITY OF BILOXI  
AGENDA ITEM  
FACT SHEET**

Item No.: 4D

Council Meeting Date: **March 17, 2026**

ITEM TITLE: RESOLUTION

INTRODUCED BY: Mayor Andrew "FoFo" Gilich

CONTACT PERSON: Rick Weaver, CAO

Jerry Creel *JC* Director of Community Development

**SUMMARY EXPLANATION:**

Resolution to correct a Final Subdivision Plat for the The Reserve at Marsh Island Subdivision.

Ward 4, Case No. 22-035-PC

Resolution  Ordinance \_\_\_\_\_ Public Hearing \_\_\_\_\_ Routine Agenda \_\_\_\_\_

Exhibits for Review

Contract \_\_\_\_\_ Minutes \_\_\_\_\_ Plans/Maps \_\_\_\_\_ Deed \_\_\_\_\_ Lease \_\_\_\_\_

Other (Specify): Corrected Final Plat

Submittal Authorization: Council President \_\_\_\_\_ Mayor

STAFF RECOMMENDATION: Staff recommends approval

COUNCIL ACTION: Motion By: \_\_\_\_\_ Second By: \_\_\_\_\_

Vote:	Councilmember	Yes	No	AFR	ABST	Councilmember	Yes	No	AFR	ABST
	Gray	___	___	___	___	Tisdale	___	___	___	___
	Marshall	___	___	___	___	Glavan	___	___	___	___
	Nail	___	___	___	___	Shoemaker	___	___	___	___
	Creel	___	___	___	___					

ACTION TAKEN:

RESOLUTION NO. \_\_\_\_\_

**RESOLUTION TO CORRECT A FINAL SUBDIVISION PLAT FOR THE RESERVE AT MARSH ISLAND SUBDIVISION**

WHEREAS, on February 20, 2026, San Luis Investments, LLC (owner), and Machado/Patano, PLLC (applicant), submitted a request for a corrected **Final Subdivision Plat** for the residential subdivision known as **The Reserve at Marsh Island Subdivision**; and

WHEREAS, after the Final Plat was filed with the courthouse, San Luis Investments, LLC (owner), and Machado/Patano, PLLC (the applicant) discovered an oversight in which two areas intended to be designated as common areas were inadvertently dedicated to the City of Biloxi as part of the Right-of-way;

WHEREAS, the submitted corrected Final Plat, containing nine (9) lots, including three (3) common areas, has been found to conform to all applicable platting requirements and procedures as set forth in the City of Biloxi Land Development Ordinance;

NOW, THEREFORE, BE IT RESOLVED, THAT THE CITY COUNCIL OF THE CITY OF BILOXI, MISSISSIPPI, hereby accepts the corrected **Final Subdivision Plat** for a nine (9)-lot single-family residential subdivision, now including three (3) common areas submitted as **The Reserve at Marsh Island Subdivision**, having determined that the subdivision complies with all requirements of the Land Development Ordinance and has been recommended for recording.

.....A

RESOLUTION NO. \_\_\_\_\_

RESOLUTION CALLING FOR A PUBLIC HEARING WITH RESPECT TO THE  
CORRECTION OF A **FINAL SUBDIVISION PLAT FOR THE RESERVE AT MARSH  
ISLAND SUBDIVISION**

WHEREAS, on February 20, 2026, San Luis Investments, LLC (owner), and Machado/Patano, PLLC (applicant), submitted a request for a corrected **Final Subdivision Plat** for the residential subdivision known as **The Reserve at Marsh Island Subdivision**; and

WHEREAS, after the Final Plat was filed with the courthouse, San Luis Investments, LLC (owner), and Machado/Patano, PLLC (the applicant) discovered an oversight in which two areas intended to be designated as common areas were inadvertently dedicated to the City of Biloxi as part of the Right-of-way;

WHEREAS, the submitted corrected Final Plat, containing nine (9) lots, including three (3) common areas, has been found to conform to all applicable platting requirements and procedures as set forth in the City of Biloxi Land Development Ordinance;

NOW, THEREFORE, BE IT RESOLVED, THAT THE CITY COUNCIL OF THE CITY OF BILOXI, MISSISSIPPI, will conduct a public hearing in reference to Case No. 22-035-PC, San Luis Investments, LLC (owner), and Machado/Patano, PLLC (applicant) on a date to be set and in accordance with all requirements as prescribed by the City of Biloxi's Land Development Ordinance governing the conduct of public hearings.

..... B

RESOLUTION NO. \_\_\_\_\_

**RESOLUTION TO DENY A CORRECTION TO THE FINAL SUBDIVISION PLAT FOR  
THE RESERVE AT MARSH ISLAND SUBDIVISION**

WHEREAS, on February 20, 2026, San Luis Investments, LLC (owner), and Machado/Patano, PLLC (applicant), submitted a request for a corrected **Final Subdivision Plat** for the residential subdivision known as **The Reserve at Marsh Island Subdivision**; and

WHEREAS, after the Final Plat was filed with the courthouse, San Luis Investments, LLC (owner), and Machado/Patano, PLLC (the applicant) discovered an oversight in which two areas intended to be designated as common areas were inadvertently dedicated to the City of Biloxi as part of the Right-of-way;

WHEREAS, the submitted corrected Final Plat, containing nine (9) lots, including three (3) common areas, has been found to conform to all applicable platting requirements and procedures as set forth in the City of Biloxi Land Development Ordinance;

NOW, THEREFORE, BE IT RESOLVED, BY THE CITY COUNCIL OF THE CITY OF BILOXI, MISSISSIPPI, that having given this request full consideration, hereby rejects and denies the requested correction of the **Final Subdivision Plat** for **The Reserve at Marsh Island Subdivision**, Tax Parcel No. 1109J-01-005.000; Case No. 22-035-PC, San Luis Investments, LLC (owner), and Machado/Patano, PLLC (applicant), based upon a determination that this subdivision is not in full compliance with all requirements of the Land Development Ordinance, as requested for final acceptance and recording of said plat.

AN AMENDMENT TO THE  
**PLAT OF THE RESERVE AT MARSH ISLAND**

A PARCEL OF LAND SITUATED AND BEING LOCATED IN CLAIM SECTION 37, TOWNSHIP 7 SOUTH, RANGE 10 WEST, CITY OF BILOXI, SECOND JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI.

**OWNER'S CERTIFICATE AND DEDICATION**

I, \_\_\_\_\_ OWNER OR AUTHORIZED REPRESENTATIVE OF THE OWNER OF THE PROPERTY, HEREBY ADOPT THIS AS MY PLAN OF THE RESERVE AT MARSH ISLAND SUBDIVISION AND DEDICATE THE ROAD RIGHTS-OF-WAYS AND UTILITIES, AND EASEMENTS AS SHOWN ON THE PLAN OF THE SUBDIVISION TO THE CITY OF BILOXI, MISSISSIPPI, FOR THE PUBLIC USE FOREVER. I CERTIFY THAT I AM THE OWNER IN FEE SIMPLE OF THE PROPERTY AND THAT NO TAXES HAVE BECOME DUE AND PAYABLE.

THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

\_\_\_\_\_  
 OWNER OR AUTHORIZED REPRESENTATIVE

**ACKNOWLEDGMENT**

PERSONALLY APPEARED BEFORE ME THE UNDERSIGNED AUTHORITY IN AND FOR THE SAID COUNTY AND STATE, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026, WITHIN MY JURISDICTION, THE WITHIN NAMED \_\_\_\_\_ WHO ACKNOWLEDGED THAT HE/SHE IS \_\_\_\_\_ OF \_\_\_\_\_, A MISSISSIPPI LIMITED LIABILITY COMPANY, AND THAT FOR AND ON BEHALF OF THE SAID LIMITED LIABILITY COMPANY, AND AS ITS ACT AND DEED HE/SHE EXECUTED THE ABOVE AND FOREGOING PLAN, FOR THE PURPOSE MENTIONED ON THE DAY AND YEAR HEREIN MENTIONED, AFTER FIRST HAVING BEEN DULY AUTHORIZED BY SAID LIMITED LIABILITY COMPANY SO TO DO.

\_\_\_\_\_  
 NOTARY PUBLIC

\_\_\_\_\_  
 MY COMMISSION EXPIRES:

**CERTIFICATE OF APPROVAL & ACCEPTANCE**

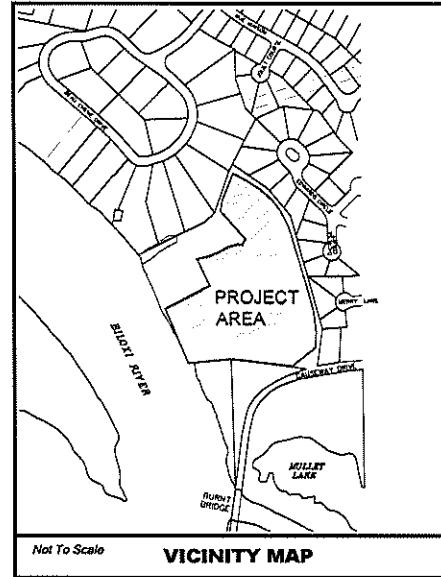
THIS PLAN HAS BEEN SUBMITTED TO AND APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF BILOXI, MISSISSIPPI, BY ORDER DULY ADOPTED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026, AND ENTERED IN THE OFFICIAL MINUTES OF THE CITY OF BILOXI IN MINUTE BOOK NO. \_\_\_\_\_, PAGE(S) \_\_\_\_\_.

CITY OF BILOXI

BY \_\_\_\_\_ DATED \_\_\_\_\_  
 MAYOR

BY \_\_\_\_\_ DATED \_\_\_\_\_  
 PRESIDENT OF CITY COUNCIL

BY \_\_\_\_\_ DATED \_\_\_\_\_  
 MUNICIPAL CLERK



**SURVEYOR'S CERTIFICATE**

I, GREGGORY COLE THOMPSON, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF MISSISSIPPI, DO HEREBY CERTIFY THAT THE FOREGOING FINAL PLAN AND DESCRIPTION ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE MONUMENTS SHOWN AS SET HAVE BEEN SET, AND THAT THE ERROR OF CLOSURE IS BETTER THAN 1:10,000. THIS IS A "CLASS B" SURVEY IN ACCORDANCE WITH THE "STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF MISSISSIPPI".

WITNESS MY SIGNATURE THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

\_\_\_\_\_  
 GREGGORY COLE THOMPSON  
 P.S. #28008

**ACKNOWLEDGMENT**

STATE OF MISSISSIPPI  
 COUNTY OF HARRISON

PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED AUTHORITY, IN AND FOR THE AFORESAID COUNTY AND STATE, \_\_\_\_\_ WHO ACKNOWLEDGED TO ME THAT HE, SIGNED, SEALED, AND DELIVERED THE FOREGOING CERTIFICATION ON THE DAY AND IN THE YEAR SET FORTH ABOVE FOR THE PURPOSE(S) THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

\_\_\_\_\_  
 MY COMMISSION EXPIRES:

**RECORDING CERTIFICATE**

FILED AND RECORDED BY DUPLICATE IN THE RECORD OF PLATS HARRISON COUNTY, MISSISSIPPI, IN PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_, ON THIS DAY OF \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

\_\_\_\_\_  
 CHANCERY CLERK

BY: \_\_\_\_\_  
 DEPUTY CLERK

**CERTIFICATE OF COMPARISON**

WE, THE UNDERSIGNED, DO HEREBY CERTIFY THAT WE HAVE COMPARED THIS ORIGINAL PLAN WITH THE DUPLICATE PLAN OF \_\_\_\_\_ AND FIND THE SAME TO BE AN EXACT DUPLICATE THEREOF.

\_\_\_\_\_  
 CHANCERY CLERK

\_\_\_\_\_  
 DEPUTY CLERK

\_\_\_\_\_  
 GREGGORY COLE THOMPSON  
 P.S. #28008

**CERTIFICATE OF FINAL PLAT APPROVAL**

ALL OF THE REQUIREMENTS OF THE BILOXI LAND DEVELOPMENT ORDINANCE RELATIVE TO THE PREPARATION AND SUBMISSION OF A SUBDIVISION PLAN HAVE BEEN FULFILLED. APPROVAL OF THIS PLAN IS HEREBY GRANTED, SUBJECT TO FURTHER PROVISIONS OF THE SAID RULES AND REGULATIONS.

BILOXI PLANNING COMMISSION

BY \_\_\_\_\_ DATED \_\_\_\_\_  
 DIRECTOR OF COMMUNITY DEVELOPMENT

**INDEXING**

CLAIM SECTION 37 (JOSEPH HANNAH/IN CLAIM), TOWNSHIP 7 SOUTH, RANGE 10 WEST, CITY OF BILOXI, SECOND JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI

**SHEET 1 OF 2**

PROJECT # 0077.21.002



**MP DESIGN GROUP**

918 Howard Ave Suite F Biloxi MS 39530 | 228.388.1950 | www.mpdesigngroup.us

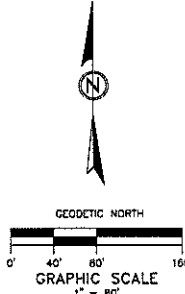
# AN AMENDMENT TO THE PLAT OF THE RESERVE AT MARSH ISLAND

A PARCEL OF LAND SITUATED AND BEING LOCATED IN CLAIM SECTION 37, TOWNSHIP 7 SOUTH, RANGE 10 WEST, CITY OF BILOXI, SECOND JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI.

**LEGAL DESCRIPTION:**

A PARCEL OF LAND SITUATED AND BEING LOCATED IN CLAIM SECTION 37, JOSEPH MATHURIN CLAIM, TOWNSHIP 7 SOUTH, RANGE 10 WEST, CITY OF BILOXI, SECOND JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

COMMENCING AT THE NORTHWEST CORNER OF THE BURNT BRIDGE AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN BOOK 362 AT PAGES 576-578; THENCE S 31°29' W 10.80 FEET TO A POINT BEING THE NORTHWEST CORNER OF THE FORMER POPPS FERRY LITTLE BRIDGE; THENCE N 01°37' W 708.76 FEET ALONG THE WEST LINE OF RADMACHER AND THE EAST LINE OF COGAN TO THE NORTHWEST CORNER OF RADMACHER AND THE NORTHEAST CORNER OF COGAN TO A FOUND 1" PIPE AND BEING THE POINT OF BEGINNING, SAID POINT HAVING A MISSISSIPPI STATE PLANE COORDINATE OF NORTING = 337217.86 AND AN EASTING = 958570.36; THENCE S 84°21'36" W 227.97 FEET TO A PK NAIL FOUND; THENCE N 22°42'42" W 316.66 FEET TO A PK NAIL FOUND; THENCE N 63°20'58" E 65.01 FEET TO A 2" FENCE POST FOUND; THENCE N 62°31'15" E 202.76 FEET TO A 2" FENCE POST FOUND; THENCE N 25°02'55" W 158.88 FEET TO A 3/8" REBAR FOUND; THENCE W 78°29'52" E 55.25 FEET TO A 3/8" REBAR FOUND; THENCE N 68°07'39" E 70.59 FEET TO A 3/8" REBAR FOUND; THENCE N 58°30'12" E 45.81 FEET TO A 3/8" REBAR FOUND; THENCE N 72°46'18" E 63.16 FEET TO A 3/8" REBAR FOUND; THENCE S 73°41'33" E 24.48 FEET TO A 3/8" REBAR FOUND; THENCE 37.03 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 60.00 FEET AND ALSO HAVING A CHORD BEARING AND DISTANCE OF N 32°22'39" E 36.44 FEET TO A 3/8" REBAR FOUND; THENCE N 41°28'37" W 203.74 FEET TO A 3/8" REBAR FOUND; THENCE N 09°56'56" E 60.91 FEET TO A 3/8" REBAR FOUND; THENCE N 21°28'28" E 164.25 FEET TO A CAPPED 1/2" REBAR SET; THENCE S 55°08'00" E 192.30 FEET TO A CAPPED 1/2" REBAR SET; THENCE S 42°35'00" E 61.80 FEET TO A CAPPED 1/2" REBAR SET; THENCE S 36°24'00" E 91.38 FEET; THENCE S 16°00'00" E 625.84 FEET TO A CAPPED 1/2" REBAR SET; THENCE S 08°13'47" W 167.05 FEET TO A CAPPED 1/2" REBAR SET; THENCE N 39°18'43" W 49.63 FEET TO A 1/2" REBAR SET; THENCE S 59°41'17" W 50.00 FEET TO A CAPPED 1/2" REBAR SET; THENCE S 30°18'43" E 57.77 FEET TO A CAPPED 1/2" REBAR SET; THENCE S 71°33'14" W 1.25 FEET TO A 1/2" REBAR FOUND; THENCE N 83°11'27" W 409.92 FEET TO THE POINT OF BEGINNING, SAID PARCEL CONTAINING 12.82 ACRES OR 558,258 SQUARE FEET, MORE OR LESS.



**BEARING NOTE**

BEARINGS SHOWN ON THE FACE OF THIS SURVEY ARE GEODETIC BEARINGS BASED UPON GPS OBSERVATION USING EARL DUDLEY VRS RTK INET GPS NETWORK.

**NOTES**

1. NO TITLE SEARCH, ABSTRACT OR TITLE OPINION WAS PERFORMED BY NOR PROVIDED TO THIS FIRM FOR THE SUBJECT PROPERTY. THE OPINION OF THE LOCATION AND EXTENT OF THE PROPERTY REPRESENTED BY THIS SURVEY DOES NOT IMPLY OR GUARANTEE TITLE TO ANY PERSONS OR PARTIES. THERE MAY BE ADDITIONAL EASEMENTS OR OTHER INSTRUMENTS THAT WOULD BE DISCOVERED IN A TITLE INVESTIGATION, NOT SHOWN ON THIS PLAT WHICH COULD AFFECT THE BOUNDARIES OR INTERIORS OF THE SUBJECT PROPERTY.
2. BOUNDARY LINES WERE TAKEN FROM DEEDS, TAX RECORDS, ETC. AS SHOWN IN THE REFERENCE MATERIAL BELOW AND MONUMENTS AND/OR IRON RODS FOUND.
3. THIS SURVEY IS SUBJECT TO ALL APPLICABLE HARRISON COUNTY REGULATIONS, BUILDING OR OTHER RESTRICTIONS, LEGAL RESTRICTIONS, ANY NATURE, AND FURTHER SUBJECT TO ANY AND ALL EASEMENTS, RESTRICTIVE COVENANTS AND RIGHTS OF WAY OF RECORD.
4. THIS IS A CLASS "B" SURVEY AS OUTLINED IN CLASSIFICATION OF SURVEYS.
5. THE STAMPED CONCRETE DRIVE AT THE ENTRANCE OF THE SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION.
6. THE COMMON AREA AS DISPLAYED ON THE PLAT SHALL BE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION.
7. NO PRIVATE USE IMPROVEMENTS ARE ALLOWED IN EASEMENTS.
8. SIDEWALKS MUST BE INSTALLED FOR EVERY LOT TO OCCUPANCY OF ANY DWELLING UNIT UNDER COMPLIANCE WITH SECTIONS 23-6-1(G) AND 23-7-4 OF THE CITY OF BILOXI LDO.

CURVE TABLE					
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DIRECTION
C1	3°51'12"	57.00'	3.83'	N41°14'19"W	3.83'
C2	14°09'49"	7.00'	1.73'	N36°05'00"W	1.73'
C3	49°58'44"	7.00'	6.10'	N05°26'47"W	5.91'
C4	140°07'40"	60.00'	146.74'	N14°50'18"E	112.81'
C5	74°43'03"	60.00'	78.24'	S87°24'57"W	72.82'
C6	35°21'33"	60.00'	37.03'	N32°22'39"E	36.44'
C7	60°32'49"	60.00'	63.40'	S15°34'33"E	60.50'
C8	24°58'22"	57.00'	24.84'	S07°02'24"W	24.65'
C9	24°58'22"	57.00'	24.84'	S17°55'58"E	24.65'
C10	14°09'49"	57.00'	14.09'	S36°05'00"E	14.05'

**LEGEND**

- IRF DENOTES IRON ROD FOUND
- IRP DENOTES IRON PIPE FOUND
- IRS DENOTES IRON ROD SET (COA 5245)
- ✕ CMF DENOTES CONCRETE MONUMENT FOUND
- (MEAS) DENOTES MEASURED THIS SURVEY
- (DEED) DENOTES PER RECORDED DEED

**WETLAND NOTE**

WETLANDS MAY BE BUSH-HOGGED, MOWED OR SECEDED IF DESIRED. WETLANDS MAY NOT BE FILLED, BUILT UPON, OR DISTURBED IN ANY WAY WHICH WOULD RESULT IN ADVERSE AFFECT WITHOUT PERMIT ISSUED BY THE U.S. ARMY CORPS OF ENGINEERS.



**BUILDING SETBACKS**

FRONT YARD - 30 FEET  
SIDE YARD - 10 FEET  
REAR YARD - 20 FEET

**FLOOD ZONE INFORMATION**

FLOOD ZONE LINES GRAPHICALLY PLOTTED USING SCALED FEMA FLOOD HAZARD MAP PUBLISHED BY THE FEDERAL INSURANCE ADMINISTRATION, OFFICIAL FLOOD HAZARD MAP PANEL NUMBER 26047C0286C, REVISED 06/16/2009.

