

**TO:** Planning and Zoning Commission  
City of Bay St. Louis

**RE:** 920 S Beach Boulevard

Parcel No. 149N-0-30-230.000  
4TH WARD B.S.L. 201 & 206 A  
14TH WARD 200 & 207, WATER LOT

**HEARING DATE:** February 11, 2026

I have reviewed the application for sketch plat and final plat approval submitted by Richard Bradley. The request proposes reconfiguring one (1) parcel into three (3) parcels of land located at 920 S Beach Boulevard, along 3rd Street and South Beach Boulevard in Bay St. Louis, Mississippi.

The subject property is identified as parcel number 149N-0-30-230.000 with the following legal descriptions: 4TH WARD B.S.L. 201 & 206 A and 14TH WARD 200 & 207, WATER LOT, Bay St. Louis. The property is zoned R-1, R-2, R-4, and R-5.

Proposed Parcel 1, as shown on the submitted survey, will contain approximately 147,146 square feet, be 246 feet in width, and front 3rd Street.

Proposed Parcel 2 will contain approximately 176,842 square feet, be 149.15 feet wide, and front South Beach Boulevard.

Proposed Parcel 3 will contain approximately 52,001 square feet, be 198.68 feet wide, and also front South Beach Boulevard.

Each of the three proposed parcels meets the minimum lot size and minimum lot width requirements of the applicable zoning districts. No variances are required for this proposed reconfiguration.

The administration recommends approval of the sketch plat and final plat as submitted.

- The only reason this request is being reviewed by the Planning and Zoning Commission and the Bay St. Louis City Council is that the parcel exceeds one (1) acre in size.

Jeremy L. Burke  
Zoning Administrator