

**COPY**



5000 Diamondhead Circle  
Diamondhead, MS 39525-3260  
Phone: 228-222-4626 Fax: 228-222-4390  
[www.diamondhead.ms.gov](http://www.diamondhead.ms.gov)

July 16, 2025

William Koscinski  
112 Park Lane Drive  
Long Beach, MS 39560

RE: Notice of Violation  
10751 Limu Way, Diamondhead, MS 39525  
Parcel # 067G-1-25-181.000

Dear William Koscinski:

This letter will serve as your official notification that the premises and exterior property at the above referenced location has not been maintained in a manner that is compatible and harmonious with properties in the general area (shrubs, bushes, high grass and weeds that exceed 6" in height.). In accordance with the International Property Maintenance Code, Section 302.4, "All premises and exterior property shall be maintained free from weeds and grass or plant growth in excess of 6".

Violations of one or more of the following laws, statutes, codes or ordinances were identified: Section 302.4, International Property Maintenance Code (IPMC).

The violations are as follows: Incompliance with exterior property maintenance requirements, IPMC Section 302.4.

Based on the violations identified, the City requests that you take the following corrective action:

Remove all shrubs, bushes, high grass and weeds that exceed 6" in height.

The City is asking that you please take the above action within the next **twenty (20)** days to prevent further action as set out in the paragraph below.

### **NOTICE OF HEARING**

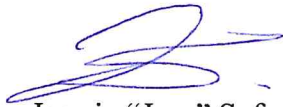
If you have not taken the above corrective actions within the **20** days provided, you are hereby given notice of and invited to attend a hearing before the Diamondhead City Council on **August 5th, 2025, at 6:00 PM** in the City Council chambers at 5000 Diamondhead Circle,

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Diamondhead, MS 39525, on the violations set forth above. At this hearing, the City Council will be asked to adjudicate that the subject property is in a state of uncleanness or a menace to the public health, safety and general welfare of the community. This adjudication will also authorize the City of Diamondhead to re-enter the property for a period of one (1) year without any further hearings if notice is posted on this property and at City Hall, 5000 Diamondhead Circle, Diamondhead, MS at least seven (7) days prior to re-entering the property for resolution of the same type of violation. In addition, the City Council will be asked to authorize advertisements for bids to perform the necessary corrective actions. All costs incurred will be assessed to your property taxes and/or posted to the Hancock County Judgment Rolls. Please contact our office at 228-222-4626, if you have any questions about this letter or if the requested corrective actions are taken within the TWENTY (20) days period to avoid our proceeding with a hearing on your property.

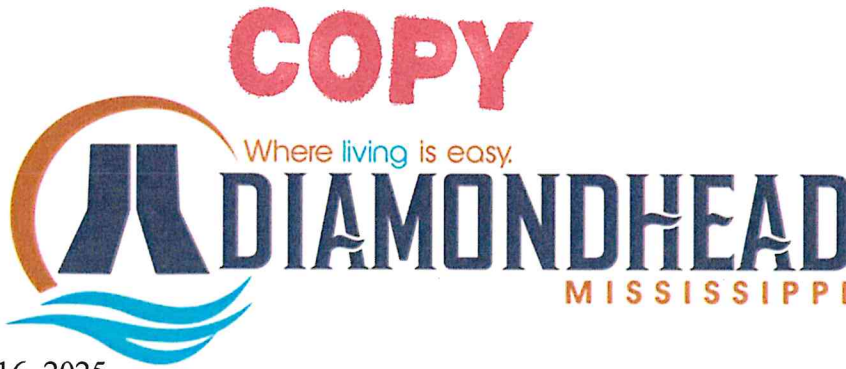
If you have any questions, please contact the Code Enforcement on 228-222-4626. Thank you in advance for your attention to this matter.

Sincerely,



Jasmin "Jazz" Seferovic  
Code Enforcement Officer

Cc: City Council  
City Manager, City Attorney



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Jasmin "Jazz" Seferovic  
Code Enforcement Officer

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City Manager, City Attorney



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10751 Limu Way  
Diamondhead, MS 39525

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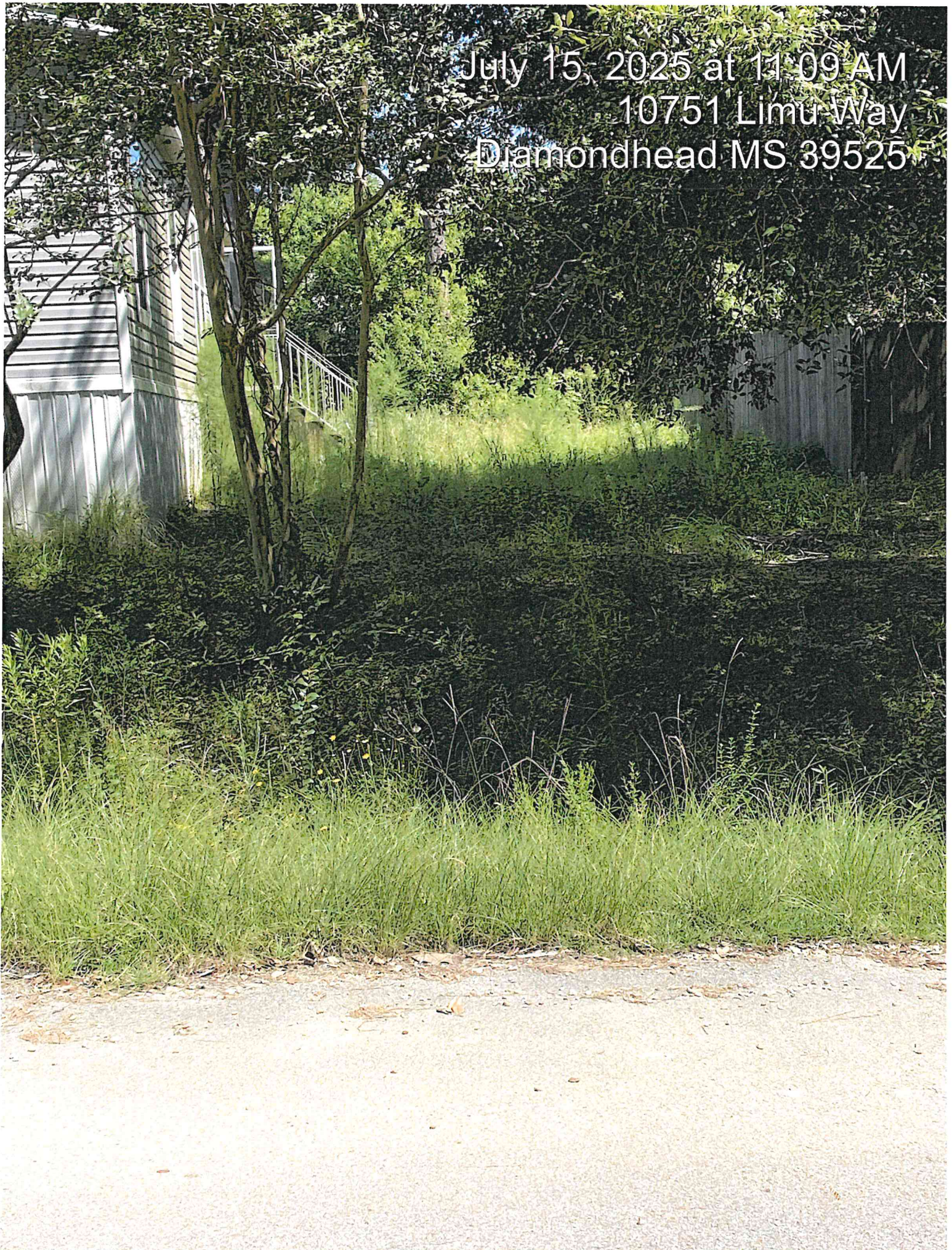
A handwritten signature in blue ink, appearing to read 'Jasmin Seferovic', with a stylized flourish at the end.

Jasmin "Jazz" Seferovic  
Code Enforcement Officer

Cc: City Council  
City Manager, City Attorney



July 15, 2025 at 11:09 AM  
10751 Limu Way  
Diamondhead MS 39525





July 15, 2025 at 11:09 AM  
10749 Limu Way  
Diamondhead MS 39525





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5000 Diamondhead Circle  
Diamondhead, MS 39525-3260  
Phone: 228-222-4626 Fax: 228-222-4390  
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July 1, 2025

William Koscinski  
112 Park Lane Drive  
Long Beach, MS 39560

RE: Notice of Violation  
10751 Limu Way, Diamondhead, MS 39525  
Parcel # 067G-1-25-181.000

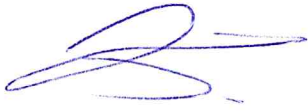
Dear William Koscinski:

Recently, it was noticed that the premises and exterior property at the above referenced location has not been maintained in a manner that is compatible and harmonious with properties in the general area (high grass and weeds that exceed 6" in height.) It is in violation of the City of Diamondhead Zoning Ordinance (Ordinance No. 2012-019), Section 16.7 – Care of Premises and Property, "...the general site and/or premises shall be maintained in general with particular reference to insuring that appearance will be and remain compatible and harmonious with properties in the general area and will not be so at variance with other properties in the general area as to cause a substantial depreciation of such property values. Also, in accordance with the International Property Maintenance Code, Section 302.4, 2012 edition, adopted by Ordinance of the City of Diamondhead, "All premises and exterior property shall be maintained free from weeds and grass or plant growth in excess of 6". All noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants, and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens."

It is respectfully requested that you cut the grass and remove all weeds within (7) days from the date of this letter. **If you fail to comply, Mississippi Code 21-19-11 (cleaning of private property) will take place, and you will be given a date to appear at the Public Hearing before the City Council.** "Section 21-19-11 - Determination that property or parcel of land is menace; authorized municipal employee may make the determination that property or parcel of land is menace under certain circumstances; notification to property owner; hearing; cleaning private property; cost and penalty as assessment against property." Please contact this office once you have resolved the violation or have concerns regarding this matter. Thank you in advance.

**Together, let's keep Diamondhead beautiful!**

Sincerely,



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Jasmin "Jazz" Seferovic  
Code Enforcement Officer  
[codeenforcement@diamondhead.ms.gov](mailto:codeenforcement@diamondhead.ms.gov)  
228-222-4626 ext. 1798

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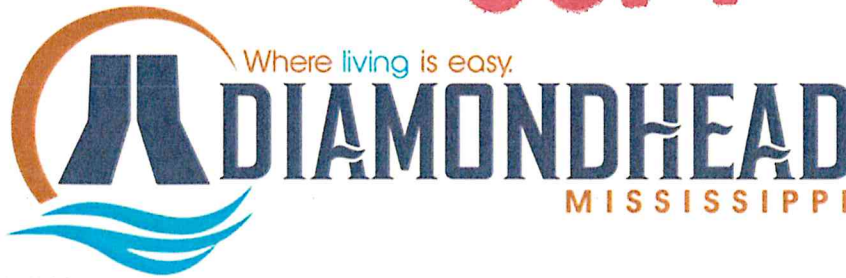
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067G-1-25-181.000

Parcel Number: 067G-1-25-181.000  
Owner Name: KOSCINSKI WILLIAM  
Owner Address: 112 PARK LANE DRIVE  
Owner City, State ZIP: LONG BEACH, MS 39560  
Physical Address: 10751 LIMU WAY  
Improvement Type: RES  
Year Built: 2020  
Base Area: 1512  
Adjusted Area: 1530  
Actual Total Value: 69149  
Taxable Total Value: 0  
Estimated Tax: 1301.69  
Homestead Exemption: No  
Deed Book: 2020  
Deed Page: 8806  
Legal Description 1: 12 BLK 8 UN 4 PH 1 DIAMONDHEAD  
Legal Description 2:  
Legal Description 3:  
Legal Description 4:

Close

Export

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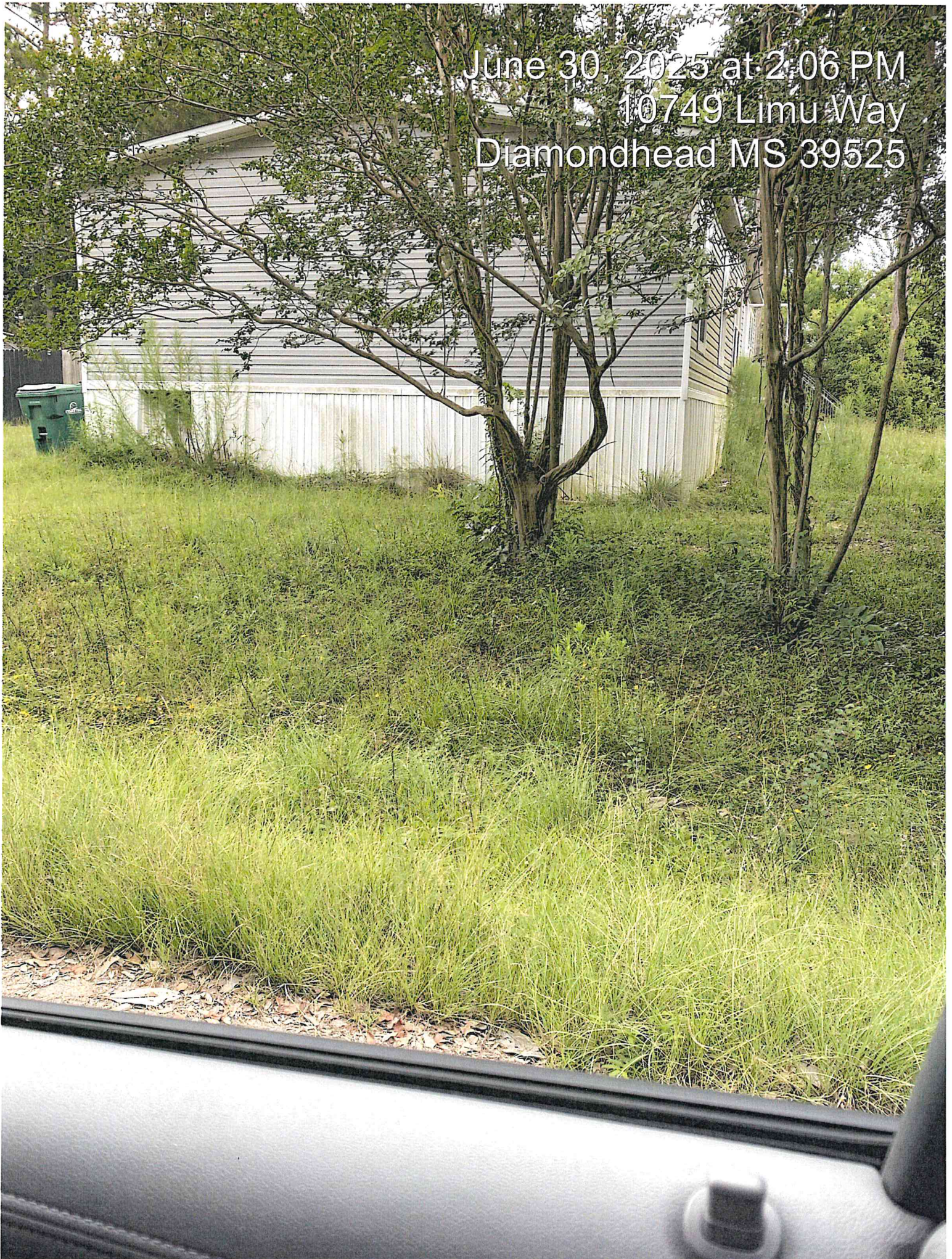


June 30, 2025 at 2:05 PM  
9745 Limu Way  
Diamondhead MS 39525





June 30, 2025 at 2:06 PM  
10749 Limu Way  
Diamondhead MS 39525





June 30, 2025 at 2:06 PM  
10749 Limu Way  
Diamondhead MS 39525





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