



Commissioner Brewer  
Commissioner Lawson  
Commissioner Parrish  
Commissioner Peters  
Commissioner Raymond  
Commissioner Sutherland  
Commissioner White

## AGENDA PLANNING AND ZONING COMMISSION

Tuesday, February 24, 2026

6:00 PM CST

Council Chambers, City Hall  
and via teleconference, if necessary

### Call to Order

### Statement of Purpose

1. May our decisions today be made with wisdom, careful deliberation and in the best interest of the City of Diamondhead. May we display patience and kindness in our dealings with each other and all who are in attendance and may any decisions made today promote the health, safety and welfare of the citizens of Diamondhead and the enhancement of the City as a whole.

### Pledge of Allegiance

### Roll Call

### Confirmation or Adjustments to Agenda

Commission voted 5-0 to  
recommend approval

### Approval of Minutes

2. Approval of December 9, 2025 minutes.

### Architectural Review

### New Business

3. MHHGA, LLC, represented by Michael Casano, has filed an application requesting a re-plat of the Harbor House Townhomes, Phase I and Phase II. The property is located on Airport Drive and is in the RDH5 – High-Density Single-Family Dwelling District
4. The City of Diamondhead will hold a public hearing on a proposed Text Amendment to the Sign Ordinance Article 8, Table 8.3a - Open House or Real Estate Signs. The proposed text amendment is to remove Special Condition "Permitted only on weekends from Friday 5 pm until 30 minutes after sunset on Sunday" . The Case File Number is 202500501.
5. The City of Diamondhead will hold a public hearing on a proposed Text Amendment to Article 4 - Uses and Use Conditions, Table 4.1 Use Matrix, Modular Home. The proposed text amendment is to allow modular homes in the R-10, R-6, RDH5, and RM-5 zoning districts. The Case File Number is 202600065.
6. Discussion of updating the City's official zoning map to ensure alignment with the Envision 2040 Comprehensive Plan, as directed by the City Council.

### Unfinished Business

### Open Public Comments to Non-Agenda Items

### Commissioners' Comments

### Communication / Announcements



5000 Diamondhead Circle · Diamondhead, MS 39525

Phone: 228.222.4626 Fax: 228-222-4390

[www.diamondhead.ms.gov](http://www.diamondhead.ms.gov)

## STAFF REPORT – HARBOR HOUSE TOWNHOMES REPLAT

TO: Planning & Zoning Commission

FROM: Beau King, Building Official

DATE: February 2, 2026

SUBJECT: Replat request before the Planning & Zoning Commission – Harbor House Townhomes

NATURE OF REQUEST: MHHGA, LLC, represented by Michael Casano, has filed an application requesting a re-plat of the Harbor House Townhomes, Phase I and Phase II. The property is located on Airport Drive and is in the RDH5 – High-Density Single-Family Dwelling District.

DATE OF PUBLIC HEARING: February 24, 2026, at 6:00 PM.

RECOMMENDATION: To **approve** the re-subdivision as petitioned. The applicant as met all applicable requirements.

## Beau King

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**From:** mcasano1@aol.com  
**Sent:** Thursday, January 22, 2026 11:46 AM  
**To:** Beau King  
**Subject:** Harbor House

**[EXTERNAL EMAIL]** DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Beau,

If you need this for publication - the original plat was Phases 1 & 2. The new plat will be all one Phase (unless 2 buildings are severed out).

So, it's units 1-22 in Phase 1 and units 23-37 in Phase 2.

Let me know if you need anything else.

Thanks, Michael

Michael J. Casano, Esq.  
The Casano Law Firm, PA  
4403 West Aloha Drive  
Diamondhead, Mississippi 39525  
Tel - (228) 255-0035  
Fax- (228) 255-0078



# Michael Watson

SECRETARY OF STATE

This is not an official certificate of good standing.

### Name History

Name	Name Type
MHHGA LLC	Legal

### Business Information

<b>Business Type:</b>	Limited Liability Company
<b>Business ID:</b>	1478596
<b>Status:</b>	Good Standing
<b>Effective Date:</b>	02/28/2025
<b>State of Incorporation:</b>	Mississippi
<b>Principal Office Address:</b>	NO PRINCIPAL OFFICE ADDRESS FOUND

### Registered Agent

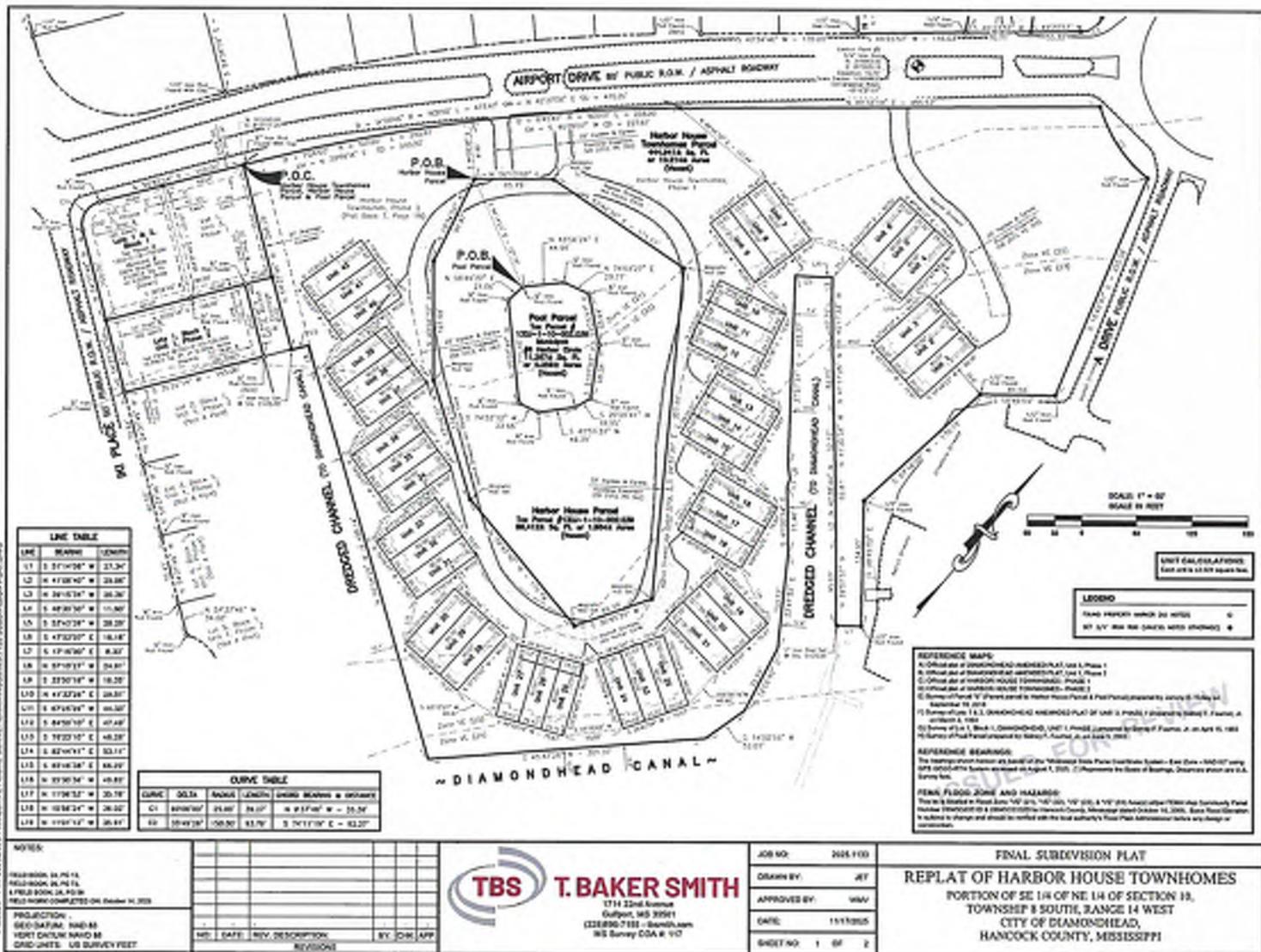
**Name**  
 Michael Casano  
 4403 W ALOHA DR  
 Diamondhead, MS 39525

### Officers & Directors

Name	Title
Michael Casano 4403 W ALOHA DR DIAMONDHEAD, MS 39525	Member

*MCASANO1@AOL.COM*





**LINE TABLE**

LINE	BEARING	LENGTH
L1	S 27°14'00" W	23.24'
L2	N 47°08'47" W	23.84'
L3	N 26°16'34" W	26.26'
L4	S 48°30'37" W	11.50'
L5	S 15°47'34" W	28.29'
L6	S 47°22'57" E	18.14'
L7	S 17°18'07" E	8.37'
L8	N 57°03'17" W	24.81'
L9	S 22°07'18" W	18.25'
L10	N 47°22'54" E	28.87'
L11	S 47°16'34" W	46.32'
L12	S 48°50'10" E	47.49'
L13	S 19°22'10" E	48.28'
L14	S 82°46'14" E	52.11'
L15	S 81°18'34" E	68.29'
L16	N 57°30'34" W	49.87'
L17	N 17°34'37" W	20.78'
L18	N 10°34'24" W	26.22'
L19	N 17°41'17" W	26.41'

**CURVE TABLE**

CURVE	DATA	BEARING	LENGTH	CHORD BEARING	CHORD LENGTH
C1	49°08'47"	24.80'	26.07'	N 4°17'40" W	21.25'
C2	10°48'34"	100.50'	83.79'	S 7°11'10" E	82.20'

SCALE: 1" = 20'  
SCALE IN FEET

UNIT CALCULATIONS  
Total Area: 12.57 Acres

**LEGEND**

ROAD PROPERTY WHICH IS NOTED:

BY CITY WILL NOT BE DRAWD WITH PROPERTY:

**REFERENCE MAPS:**

- Official plat of DIAMONDHEAD SUBDIVISION PLAT, Unit 1, Phase 1
- Official plat of DIAMONDHEAD SUBDIVISION PLAT, Unit 2, Phase 1
- Official plat of HARBOR HOUSE TOWNHOMES, Phase 1
- Official plat of HARBOR HOUSE TOWNHOMES, Phase 2
- Official plat of Harbor House Parcel & Parcel (Preliminary Plat) dated 04/16/14

**REFERENCE BEARINGS:**

The bearings shown herein are based on the Mississippi State Plane Coordinate System - East Zone - NAD 83 using GRS 82/02 of the datum established on August 1, 2002. (C) Represents the Dates of Bearings. Distances shown are in feet.

**FLOOD ZONE AND HAZARD:**

There is a Flood Zone 1A (Special Flood Hazard Area) shown on the Flood Insurance Rate Map (FIRM) for Hancock County, Mississippi, dated October 16, 2006. Some flood damage is shown to change and should be verified with the local authority's Flood Plain Administrator before any design or construction.

**NOTES:**

PRELIMINARY PLAT IS  
FIELD BOOK PLAT IS  
FIELD BOOK IS  
FIELD WORK COMPLETED ON October 14, 2023

PROJECTION:  
GEO-DATUM: NAD 83  
HORIZONTAL CURVE: 11.3167  
VERT CURVE: US SURVEY FEET

NO. DATE REV. DESCRIPTION BY CHK. APP. REVISIONS

**TBS T. BAKER SMITH**

1714 22nd Street  
Gulfport, MS 39501  
(336) 930-7100 • [tbsmith.com](http://tbsmith.com)  
MS Survey COA # 117

JOB NO: 244.100

DRAWN BY: JET

APPROVED BY: WAW

DATE: 11/15/23

SHEET NO: 1 OF 2

**FINAL SUBDIVISION PLAT**

**REPLAT OF HARBOR HOUSE TOWNHOMES**

PORTION OF SE 1/4 OF NE 1/4 OF SECTION 18,  
TOWNSHIP 8 SOUTH, RANGE 14 WEST  
CITY OF DIAMONDHEAD,  
HANCOCK COUNTY, MISSISSIPPI

PROPOSED PLAT







5000 Diamondhead Circle  
Diamondhead, MS 39525-3260  
Phone: 228.222.4626 Fax: 228-222-4390  
[www.diamondhead.ms.gov](http://www.diamondhead.ms.gov)

TO: Property Owner

FROM: Beau King, Building Official

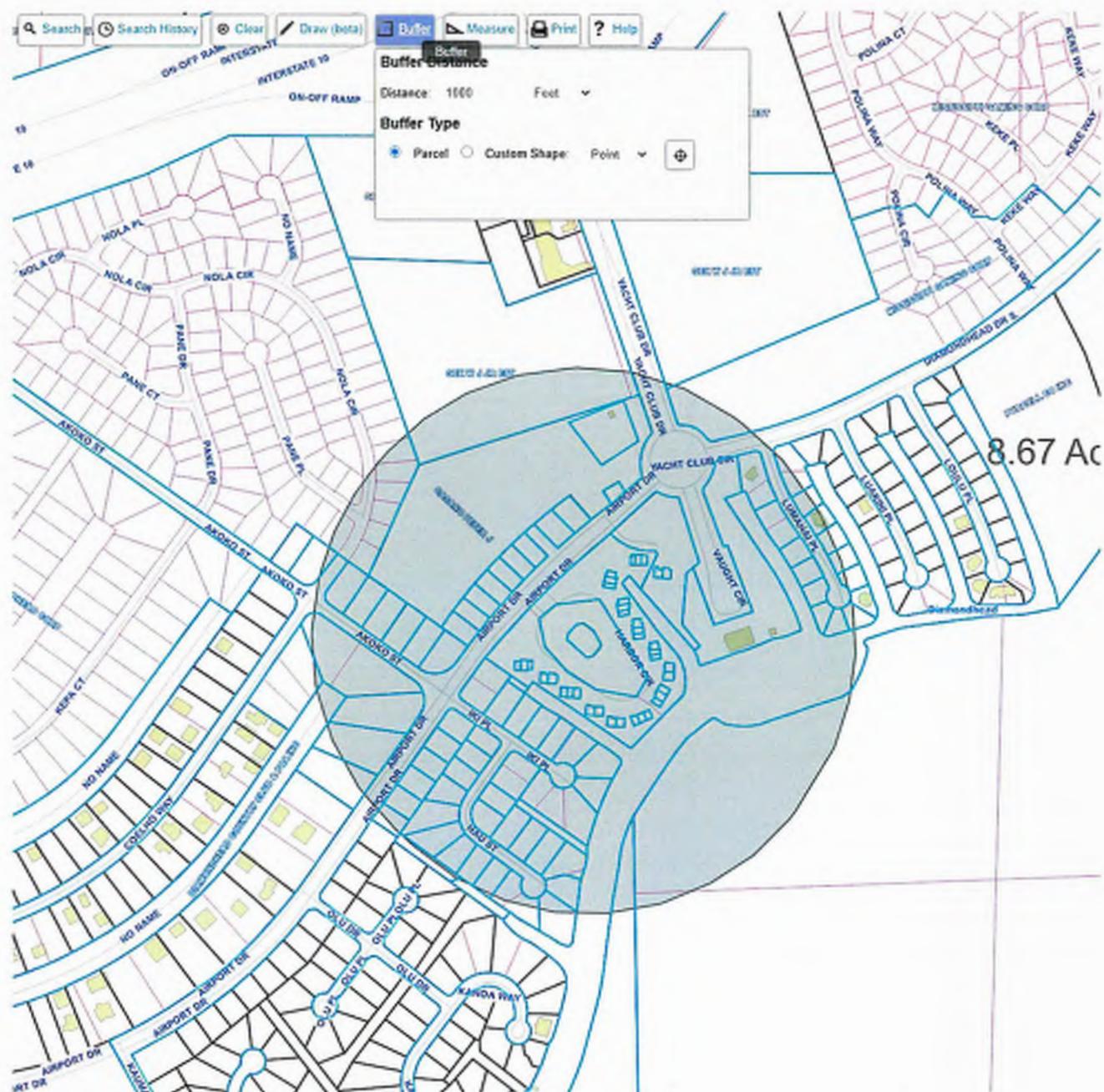
DATE: February 2, 2026

SUBJECT: Replat request before the Planning & Zoning Commission

MHHGA, LLC, represented by Michael Casano, has filed an application requesting a re-plat of the Harbor House Townhomes, Phase I and Phase II. The property is located on Airport Drive and is in the RDH5 – High-Density Single-Family Dwelling District.

The Planning and Zoning Commission will consider this application at its next regularly scheduled meeting on **Tuesday, February 24, 2026, at 6:00 p.m.** The public hearing will be held at Diamondhead City Hall in the Council Chambers at 5000 Diamondhead Circle in Diamondhead, MS 39525. Interested members of the public are invited to attend. This meeting will also be live streamed for your convenience.

If you have any questions or comments or would like to review the application, you may contact Beau King, Building Official, at [bking@diamondhead.ms.gov](mailto:bking@diamondhead.ms.gov) or 228-222-4023.



OWNER_NAME	LRMADD	CITY_ST_ZIP_OWNR
MHHGA, LLC ✓	1044 MALAHINI PL	DIAMONDHEAD, MS 39525
SECRETARY OF STATE ✓	401 MISSISSIPPI ST	JACKSON, MS 39201
MILTON DEMPSEY C JR ETAL ✓	9426 KAWANAHAKOA PL	DIAMONDHEAD, MS 39525
THOMAS FREDERIC ETAL ✓	73267 ARTESIAN DRIVE	COVINGTON, LA 70435
QUINTANA ANAYANCI ETAL ✓	5566 MAUNA LOA DR	DIAMONDHEAD, MS 39525
WETHERINGTON DON ETAL ✓	1322 ENOS ST	DIAMONDHEAD, MS 39525
MISSISSIPPI GAMING CORP ✓	1013 PRINCESS ST	ALEXANDRIA, VA 22314
SHARP JOSEPH A ETAL ✓	3725 LOUISE DRIVE	LAUDERDALE, MS 39335
TRUJILLO PROPERTIES, LLC ✓	1111 MEDICAL CENTER BLVD	MARRERO, LA 70072
BAIRD MICHAEL JAY ETAL ✓	39211 KEAGHEY RD	PONCHATOULA, LA 70454
UKIAH LLC ✓	286 KING RD	HATTIESBURG, MS 39402
SANDERSON PAUL J ETAL ✓	3417 METAIRIE HEIGHTS AVE	METAIRIE, LA 70002
SULLIVAN RENTAL LLC ✓	5133 LINCOLN RD EXT	HATTIESBURG, MS 39402
EL POMO LLC ✓	1551 LEDA COURT	NEW ORLEANS, LA 70119
HARBOR HOUSE POA ✓	12596 W BAYAUD AVE STE 100	LAKEWOOD, CO 80401
PAMELA'S PROPERTIES LLC ✓	425 SUGAR TRAIL ST	HOUMA, LA 70364
PERNICIARO THOMAS ETAL ✓	7531 CROOKED STICK DR	DIAMONDHEAD, MS 39525
DIAMONDHEAD COUNTRY CLUB ✓	7600 COUNTRY CLUB DR	DIAMONDHEAD, MS. 39525
CASANO PETER J ✓	7511 TURNBERRY DR	DIAMONDHEAD, MS 39525
MAPLES DAVID JR ETAL ✓	2375 COELHO WAY	DIAMONDHEAD, MS 39525
CAUSIN RANDY J ETAL ✓	P O BOX 3308	HARVEY, LA 70059
BROST FRANK GEORGE IV ETAL ✓	2422 HAU ST	DIAMONDHEAD, MS 39525
CAMPBELL DANIEL M ETAL ✓	3428 LUMAHAI PL	DIAMONDHEAD, MS 39525
TABBERT WILLIAM S ETAL ✓	2949 STERNS RD	ERIE, MI 48133
SULLIVAN GLEN D ✓	5133 LINCOLN ROAD EXT	HATTIESBURG, MS 39042
EYSTER KELLY MURPHY ETAL ✓	2012 CHRISTIE LN S	COVINGTON, LA 70433
TCB II LLC ✓	3410 LUMAHAI PL	DIAMONDHEAD, MS 39525
HASSELVANDER LLC ✓	17 EAST RESERVOIR ROAD	COLOMBIA, MS 39429
BRAUN JOY ✓	32 GIBBS LANE	CARRIERE, MS 39426
SANSONE JOHN ✓	N-1 ST JOHN COURT	NEW ORLEANS, LA 70119
TRUJILLO PROPERTIES, LLC ✓	1111 MEDICAL CENTER BLVD	MARRERO, LA 70072
DELEON ARTURO ETAL ✓	7928 BAROCCO DRIVE	HARAHAN, LA 70123
VAUGHN RENTAL PROPERTIES LLC ✓	110 HOLLY TRAIL	BRANDON, MS 39047
HARBOR HOUSE POA ✓	4402 E ALOHA DR #4	DIAMONDHEAD, MS 39525
SEITZ UWE H ✓	2460 IKI PL	DIAMONDHEAD, MS 39525
DIAMONDS NEAR THE BAY LLC ✓	81292 S HUCKLEBERRY LANE	BUSH, LA 70431
DIAMONDHEAD CORP ✓	4402 E ALOHA DR	DIAMONDHEAD, MS 39525
VAZ ANTHONY V ETUX ✓	2145 DEAN NURSERY RD	LUCEDALE, MS 39452
CARMAN TIMOTHY J ✓	344 DIAMONDHEAD DR S	DIAMONDHEAD, MS 39525
SECRETARY OF STATE ✓	401 MISSISSIPPI ST	JACKSON, MS 39201
SILVER SLIPPER CASINO VENTURE ✓	P O BOX 3270	BAY ST LOUIS, MS 39521
MARONGE TODD ETAL ✓	64369 HWY 1054	ROSELAND, LA 70456
GOODING JAMES G ETUX ✓	19 DEVIL'S ELBOW	DIAMONDHEAD, MS 39525

WALTERS STEVE ETAL ✓	2511 CREWS LAKE HILLS LOOP S	LAKELAND, FL 33813
UKIAH LLC ✓	286 KING RD	HATTIESBURG, MS 39402
EL POMO LLC ✓	1551 LEDA COURT	NEW ORLEANS, LA 70119
SULLIVAN RENTAL LLC ✓	5133 LINCOLN RD EXT	HATTIESBURG, MS 39402
BROST FRANK GEORGE IV ETAL ✓	2422 HAU ST	DIAMONDHEAD, MS 39525
TABBERT WILLIAM S ETAL ✓	2949 STERNS RD	ERIE, MI 48133
GEX W J JR EST ✓	P O BOX 6328	DIAMONDHEAD, MS 39525
TRUJILLO PROPERTIES, LLC ✓	1111 MEDICAL CENTER BLVD	MARRERO, LA 70072
WATTS SEAN ETAL ✓	1418 PAANI COURT	DIAMONDHEAD, MS 39525
PAMELA'S PROPERTIES LLC ✓	425 SUGAR TRAIL ST	HOUMA, LA 70364
MS SELECT RIDGE LLC ✓	P O BOX 1177	KILN, MS 39556
DIAMONDHEAD COUNTRY CLUB ✓	7610 COUNTRY CLUB CIR	DIAMONDHEAD, MS 39525
DIAMONDHEAD WATER & SEWER ✓	4425 PARK TEN DR	DIAMONDHEAD, MS. 39525
GASPARD KEVIN J ETUX ✓	516 GARDEN LANE	WAVELAND, MS 39576
HODGES GARY ✓	1551 LEDA COURT	NEW ORLEANS, LA 70119
LENHOFF MICHEL ASHLIE ✓	2462 IKI PL	DIAMONDHEAD, MS 39525
CUTY NANCY S ✓	802 KING NEPTUNE LANE	CAPE CANAVERAL, FL 32920
BRAUN JOY ETAL ✓	32 GIBBS LANE	CARRIERE, MS 39426
MHHGA, LLC ✓	1044 MALAHINI PL	DIAMNONDHEAD, MS 39525

February 3, 2026 at 2:28 PM  
Airport Dr  
Diamondhead MS 39525



## Beau King

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**From:** Beau King  
**Sent:** Tuesday, January 27, 2026 11:52 AM  
**To:** Andrea Galvin  
**Cc:** Jeannie Klein; Jasmin Seferovic  
**Subject:** Public Notice - Sea Coast Echo - Harbor House Townhomes Replat  
**Attachments:** Notice of Public Hearing - Harbor House Replat.docx

Andrea,

Please have this notice published in the Sea Coast Echo at the next printing date.

Thanks,

Beau King, CBO  
Building Official  
City of Diamondhead  
5000 Diamondhead Circle  
Diamondhead, MS 39525  
Office: 228-222-4626 Ext. 1807  
Direct: 228-222-4023



**NOTICE OF PUBLIC HEARING  
PLANNING AND ZONING COMMISSION  
DIAMONDHEAD, MS**

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