

CURRIE JOHNSON

CURRIE JOHNSON & MYERS, P.A.

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August 13, 2025

Via Email Only: yuri@megalopolisms.com

Mr. Yuri Petrini
929 Division Street
Biloxi, MS 39530

RE: 1606 Beach Boulevard
Biloxi, MS 39530

Dear Mr. Petrini,

The City has retained Simpkins and Costelli Inc., as consulting engineer, to review the "as-built" drawings submitted for the deck structure located at 1606 Beach Boulevard. They have opined the "as-builts" are substantially different and do not match the plans initially submitted in order to receive a building permit for the deck structure.

After review, comparison with the photographs and with construction elements clearly visible, a number of discrepancies have been identified that raise concerns regarding the structural integrity of the deck along with life, safety and health issues that may arise. These concerns include, but are not limited to, the following:

- Piles not centered under column
- Piles not embedded in pile cap (top at same elevation as base of col.)
- Pile cap thickness less than 24" thick; No reinforcement info
- No base plate info on drawings
- Base plate not centered under columns
- Anchor bolts not on drawings
- No CMU/reinforcement on drawings; No CNXN to conc. slab shown
- Visual deflection of beams
- A concrete slab was poured beneath the deck without an inspection, concealing the footings and preventing further ability to inspect for compliance.

The City has a responsibility to ensure that your home and deck are not only safe for you, your family, and visitors, but that the deck structure does not pose a threat to adjacent properties in the event of a storm or other major event. Further, the City has to ensure that the structures are safe and compliant for owners who may acquire the property in the future.

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You have repeatedly demanded a Certificate of Occupancy for the new single-family home located on the same property. However, the building code does not allow the City to issue a Certificate of Occupancy or a Temporary Certificate of Occupancy if there are life safety concerns present. A Certificate of Occupancy or Temporary Certificate of Occupancy for the house only is not an option per code since the only stair access to the house is constructed as a part of the deck in question.

We suggest that the City's consulting engineer meet with Terry Moran to see if these discrepancies can be reconciled. If this is agreeable, please provide some available dates and times.

This will further serve as a reminder that a permit has not been issued for the swimming pool, and a Stop Work Order and a Cease-and-Desist Order remain in effect until these issues can be resolved.

Finally, you have continued to direct threats at Mr. Creel and other City employees. Such inappropriate and potentially actionable conduct should cease immediately.

Thank you for your attention to this matter.

Sincerely,

CURRIE JOHNSON & MYERS, P.A.

J. HENRY ROS

JHR/tw