

**MINUTES OF OCTOBER 13, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

**AGENDA
OCTOBER 13, 2022
REGULAR MEETING OF THE PLANNING and DEVELOPMENT COMMISSION
CITY OF LONG BEACH, MISSISSIPPI
5:30 O'CLOCK P.M.
LONG BEACH CITY HALL
MEETING ROOM
201 JEFF DAVIS AVENUE**

I. CALL TO ORDER

II. ROLL CALL AND ESTABLISH QUORUM

III. PUBLIC HEARINGS

- 1. Variance- 99 Twin Cedar Avenue, Tax Parcel 0512H-04-023.000, Submitted by James A. LaBorde.
- 2. Variance- 406 Klondyke Road, Tax Parcel 0611N-02-001.000, Submitted by Carl A. LaRosa.
- 3. Variance- 132 Markham Drive, Tax Parcel 0512J-01-008.000, Submitted by Johnnie Page, PX3 Investments, LLC.

IV. ANNOUNCEMENTS

V. APPROVE MINUTES

- 1. September 22, 2022

VI. UNFINISHED BUSINESS

VII. NEW BUSINESS

- 1. Planning Commission Approval- Short-Term Rental- 225 Winter Garden, Unit D4, Tax Parcel 0612N-02-068.014, Submitted by Elizabeth Lopez.
- 2. Planning Commission Approval- Short-Term Rental- 108 Cone Street, Tax Parcel 0612B-01-029.000, Submitted by Rebecca Kirwin Clark and Scott Robert Sidney Clark.
- 3. Planning Commission Approval- Short-Term Rental- 116 East Avenue, Tax Parcel 0612F-01-084.000, Submitted by Edward Pretzel.
- 4. Certificate of Resubdivision- 406 Klondyke Road, Tax Parcel 0612N-02-001.000, Carl A. LaRosa.
- 5. Certificate of Resubdivision- 132 Markham Drive, Tax Parcel 0512J-01-008.000, Submitted by Johnnie Page, PX3 Investments, LLC.

VIII. DEVELOPMENT & RESEARCH

IX. ADJOURN

*****NOTES*****

****All decisions made at this meeting are subject to a ten (10) day appeal for a Public Hearing and/or the Mayor and Board of Aldermen approval on October 18, 2022.**

****The agenda for the Planning Commission meeting closes at 12:00 O'clock (noon), and/or in accordance with applicable ordinances, the Thursday prior to the meeting day.**

Commissioner Levens read the Opening Statement for the Planning and Development Commission.

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Be it remembered that three (3) public hearings were heard before the Long Beach Planning and Development Commission, Long Beach, Mississippi, and begun at 5:30 o'clock p.m., Thursday, the 13th day of October 2022, in said City, and the same being the time, date and place fixed for holding said public hearings.

There were present and in attendance on said Commission and at the Public Hearings the following named persons: Chairman Frank Olaivar, Commissioners Billy Suthoff, Michael Levens, Chris Fields, and Marcia Kruse, Building Official Mike Gundlach, Building Inspector Ryan Ladner and Minutes Clerk Tina M. Dahl.

Absent the public hearing were Vice Chairman Shawn Barlow, Commissioners Sawyer Walters, Justin Shaw, Jennifer Glenn and City Advisor Bill Hessel.

There being a quorum present and sufficient to transact the business of the public hearings, the following proceedings were had and done.

The first public hearing to consider a Variance for property located at 99 Twin Cedar Avenue, Tax Parcel 0512H-04-023.000, submitted by James A. Laborde, as follows:

MINUTES OF OCTOBER 13, 2022
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LONG BEACH PLANNING and DEVELOPMENT COMMISSION



CITY OF LONG BEACH
201 Jeff Davis Avenue/ PO BOX 929
Long Beach, MS 39560
(228) 863-1554 office
(228) 863-1558 fax

Office use only
Date Received 9-15-22
Zoning R-1
Agenda Date 10-13-22
Check Number 1172

VARIANCE REQUEST

I. Tax Parcel Number(s): 0512H-04-023.000

II. Address of Property Involved: 99- Twin Cedar Avenue

III. Statement clearly explaining the request being made. (Attach supplemental pages if necessary.)
Request is being made To NOT be required To Have sidewalk Placed on This Property

****PLEASE COMPLETE THE FOLLOWING:**

A. Describe any special condition that justify the granting of this request and that are peculiar to the property and do not apply to other properties in the general area. What are the reasons for the request and why the applicant cannot meet the stated code requirement? PHOTO #1 shows That A Power Pole guy wire, A Sewer Tap, And A Gas Tap are located in The PATH OF A sidewalk

B. Describe how the special condition discussed above is not the result of actions taken by the applicant. Show that the applicant did not cause the need for this request. All of The Items Described were NOT under my control For Placement

C. Show that an unnecessary hardship exists due to the character of the property and that this hardship makes the request necessary. State what hardship is caused if the applicant is required to meet code requirements? What is the result of this hardship? What would result if the Zoning Board denied this request?

D. Show that denial of this request will deprive the applicant of rights commonly enjoyed by other properties in the general area and that the granting of this variance request will make possible the reasonable use of land while not conferring any special privilege. Outline how the subject of the variance is common in the area and if the applicant were to be denied this variance a right would be taken away which is granted to other properties. State how the variance makes reasonable use of the existing land and why the same action cannot be done in a way that does not require a variance. Show that granting of this variance does not give the applicant any special privileges that the properties in the area would find desirable. PHOTO'S 2 + 3 SHOW THAT NO OTHER Property on This Street Has A sidewalk

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LONG BEACH PLANNING and DEVELOPMENT COMMISSION

IV. REQUIRED ATTACHMENTS:

- A. **Interest and Ownership.** The applicant's name, address and interest of every person, firm or corporation represented by the applicant in the application, the name of the owner or owners and their respective addresses of the entire land area proposed to be changed in classification or to be included within the structures then existing thereon, and sufficient evidence to establish that the applicant has the right of possession to the land area and structures, the names and address of all owners of adjacent property (exclusive of the width of intervening streets, alleys, or bodies of water). Claims of support or "no objection" from owners of adjoining property should be substantiated in writing or by the appearance of such owner(s) at the hearing. Such support is usually considered material but not conclusive.
- B. **Survey and Site Plan.** a site plan showing the land area which would be affected, easements bounding and intersecting the designated area, the locations of existing and proposed structures with supporting open facilities, and the ground area to be provided and continuously maintained for the proposed structure or structures;
- C. **Recorded Warranty Deed.** A deed which includes a legal description of the specific piece of property involved in the request. If, several parcels are included in a request, individual parcel deeds AND a composite legal description of all parcels involved in the request must be provided.
- D. **Fee.** Attach a check in the amount of \$200.00. This check should be made payable to the **City of Long Beach** to cover administrative cost. You will also be responsible to actual costs, such as advertising and mailing incurred with the processing of your application.

NOTE APPLICATION WILL NOT BE ACCEPTED WITHOUT THE ABOVE LISTED DOCUMENTS.

V. OWNERSHIP AND CERTIFICATION:

READ BEFORE EXECUTING, Attendance by the applicant(s) at the public hearing is mandatory; however, the applicant may designate a representative to attend the public hearing on his/her behalf, provided said representative has been properly designated to speak on the applicant's behalf either by written permission or oral designation by the applicant at the Public Hearing. If a continuance is to be granted, the applicant must request same in writing a minimum of seven (7) days in advance of the scheduled public hearing. The applicant acknowledges that, in signing this application, all conditions and requirements inherent in the process have been fully explained and understood, including the timetable for processing the application, the completed application with all necessary documents and payments must be returned to the Planning office not later than 21 days before the 2nd or 4th Thursday of each month. Receipt of fee(s) does not constitute receipt of a completed application.

Ownership: I the undersigned do hereby agree to all the rules and regulations as set forth in the Long Beach Zoning Ordinance and also agree to pay all fees and charges as stated.

James A LaBorde

Name of Rightful Owner (PRINT)

Name of Agent (PRINT)

112 Twin Cedar Avenue

Owner's Mailing Address

Agent's Mailing Address

Long Beach MS 39560

City State Zip

City State Zip

228-234-2634

Phone

Phone

James A LaBorde 9-13-22

Signature of Rightful Owner Date

Signature of Applicant Date

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LONG BEACH PLANNING and DEVELOPMENT COMMISSION

SCANNED



Prepared by:
Julien K. Byrne III
Attorney at Law
311 East Second St.
Pass Christian, MS 39571
(228) 452-9408
Mississippi Bar Number: 7654

Return to:
Julien K. Byrne III
Attorney at Law
311 East Second St.
Pass Christian, MS 39571
(228) 452-9408

STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) cash in hand paid and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, **ROBERT WAWREK and wife, SUSAN WAWREK**, of 6493 Van Buren Road, Warners, NY 13164, (404) 580-2522, do hereby sell, convey and warrant unto **JAMES A. LaBORDE**, of 112 Twin Cedar Avenue, Long Beach, MS 39560, (228) 234-2634, the following described real property situated in Harrison County, First Judicial District, State of Mississippi, described as:

Lots 5 and 6, TWIN CEDARS SUBDIVISION, located in the City of Long Beach, Mississippi, in the First Judicial District of Harrison County, Mississippi, as per the Survey of E. Patrick Cassidy, dated October 18, 1967.

Together with any and all title, right and interest in the Grantors in and to that part of a vacated unopened street adjacent to said lots, as per Court order of record in Deed Book 1536, page 114 et seq., in aforesaid office.

INDEX AS FOLLOWS: Lots 5 and 6, and pt of vacated street, TWIN CEDARS SUBDIVISION, Harrison Co., MS

File No.: 21-29028 LaBORDE

Page 1

The above described property is conveyed subject to restrictions, reservations and easements of record.

It is agreed and understood that the taxes for the current year have been prorated as of this date on an estimated basis, and when said taxes are actually determined, if the proration as of this date is incorrect, the parties herein agree to pay on a basis of an actual proration. All subsequent year taxes are specifically assumed by the Grantee.

The above described property forms no part of the homestead of the Grantors herein.

Witness the signatures of the Grantors this 31st day of August, 2021.

Robert Wawrek
ROBERT WAWREK
Susan Wawrek
SUSAN WAWREK

STATE OF New York
COUNTY OF Onondaga

Personally came and appeared before me, the undersigned authority in and for the jurisdiction aforesaid, the within named **ROBERT WAWREK and SUSAN WAWREK**, who acknowledged that they executed the above and foregoing instrument on the day and in the year therein written.

Given under my hand and official seal of office this 31st day of August, 2021.

ALBERT S. DEMY
Notary Public in the State of New York
Qualified in Onondaga Co. No. 34-6889455
My Commission Expires on December 31, 2023

Albert S. Demy
NOTARY PUBLIC
My Commission Expires: 12/31/2022

AFFIX SEAL

File No.: 21-25029 LaBORDE

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**MINUTES OF OCTOBER 13, 2022
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The Clerk reported that twenty (20) notices of public hearing were sent by regular mail to property owners within one hundred sixty feet (160') of the subject property. Notices were also posted on the bulletin boards at City Hall, the Building Official's Office and the Water Department, 201 Jeff Davis Avenue and at the Long Beach Public Library, 209 Jeff Davis Avenue; said notice was ordered as part of these proceedings:

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City of Long Beach



LEGAL NOTICE
PUBLIC MEETING

In accordance with Section 4 of the City of Long Beach Sidewalk Ordinance 587 as amended by Ordinance 615, 616 and 647, notice is hereby given advising that the Planning and Development Commission for the City of Long Beach will hold a Public Meeting for the purpose of considering a Variance

James A LaBorde, 112 Twin Cedar Avenue, Long Beach, MS, 39560, has filed an application for a Variance in accordance with the Long Beach Sidewalk Ordinance. The applicant is requesting a Variance from the placement of a sidewalk on a newly developed lot. The location of the requested Variance is 99 Twin Cedar Avenue, Tax Parcel 0512H-04-023.000. The legal description is as follows:

LOT 5 & 6 TWIN CEDARS SUBD; ALSO THAT PART OF E 1/2 OF WEST TWIN CEDAR AVE NOW VACATED AS PER BK 1536/114 LYING W OF SAID LOT OF SEC 15 8-12

A public meeting to consider the above Variance will be held in the City of Long Beach, Mississippi, 39560, Thursday, October 13, 2022, at 5:30 p.m., in the Long Beach City Hall Meeting Room located at 201 Jeff Davis Avenue. The city encourages all residents, groups and organizations to contact the city if they have any questions concerning the Variance.

/s/ signed
Chairman
Planning Commission

201 Jeff Davis • P.O. Box 929 • Long Beach, MS 39560 • (228) 863-1556 • FAX (228) 865-0822
www.cityoflongbeachms.com

AFFIDAVIT

STATE OF MISSISSIPPI
COUNTY OF HARRISON
CITY OF LONG BEACH

BEFORE ME, the undersigned legal authority authorized to administer oaths in and for the jurisdiction aforesaid, on this day personally appeared before me, TINA M DAHL, known to me to be the Minutes Clerk of the City of Long Beach, Mississippi, Planning and Development Commission, who being by me first duly sworn, deposes and says on oath as follows, to-wit:

1. That she is the duly appointed and acting Minutes Clerk of the City of Long Beach, Mississippi, Planning and Development Commission.
2. That in such capacity, she is responsible for mailing Notices of Public Hearing for the purpose of notifying property owners within one hundred sixty feet (160') of the subject property, when applications for zoning map changes, variances, appeals, etc., are filed, all as stipulated in The Zoning Ordinance Number 598 of the City of Long Beach; and other matters pertaining to such public hearings and the business of the Planning and Development Commission in and for the City of Long Beach;
3. That on September 20, 2022, she did cause to be mailed, Notice of Public Hearing, a copy of which is attached hereto, to twenty (20) property owners within 160' of 99 Twin Cedar Avenue, Tax Parcel 0512H-04-023.000, notifying them that a public meeting will be held, October 13, 2022, to consider an application for a Variance submitted by James A. LaBorce.

Given under my hand this the 20th of September 2022.

STACEY DAHL, AFFIANT

SWORN TO AND SUBSCRIBED before me on this the 20th day of September 2022.

NOTARY PUBLIC

-My Commission Expires



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Burkett Colt Charles and Claire V 103 Twin Cedar Avenue Long Beach, MS 39560	Spanish Moss Holdings LLC 4640 Beach Blvd C-4 Gulfport, MS 39501	Kidd Shannon R 106 Saint Augustine Drive Long Beach, MS 39560
Reese Theresa D and Larry M Carroll 202 Saint Augustine Drive Long Beach, MS 39560	Dear Kristen R and Horace E II 204 Saint Augustine Drive Long Beach, MS 39560	Sartin Thomas R Jr and Bouchard M 206 Saint Augustine Drive Long Beach, MS 39560
Smith Kevin B and Judith M 6 Southern Oaks Lane Long Beach, MS 39560	Saucier Willis R and Barbara A 210 Saint Augustine Drive Long Beach, MS 39560	Barlow Jennifer L 212 Saint Augustine Drive Long Beach, MS 39560
Ladner Amanda D 107 Twin Cedar Avenue Long Beach, MS 39560	Lester Michael and Guy Ray C 32670 Hwy 441 Holden, LA 70744	Murray Martha Katherine 102 Twin Cedar Avenue Long Beach, MS 39560
Dickinson Jennifer and Gilliard Glenn 104 Twin Cedar Avenue Long Beach, MS 39560	Long Jane Ann 106 Twin Cedar Avenue Long Beach, MS 39560	Grimes John W III 108 Twin Cedar Avenue Long Beach, MS 39560
Buchanan Michael V and Jennifer M 906 West Railroad Street Long Beach, MS 39560	Hobbs Tyler A 111 North Seashore Avenue Long Beach, MS 39560	Holland Marty L ETAL 117 North Seashore Avenue Long Beach, MS 39560
Pierce Helen C -L/E- 115 North Seashore Avenue Long Beach, MS 39560	Holland Magdalena 119 North Seashore Avenue Long Beach, MS 39560	

The Clerk reported that she did cause to be published in the Gazebo Gazette, a newspaper with general circulation in the City of Long Beach, and published in Harrison County, Legal Notice of Public Hearing, as evidenced by the Publisher's Proof of Publication as follows:

Proof of Publication

STATE OF MISSISSIPPI
COUNTY OF HARRISON

PERSONALLY appeared before me the undersigned notary in and for said County and State, HUNTER DAWKINS, publisher of THE GAZEBO GAZETTE, a newspaper printed and published in Harrison County, who being duly sworn, deposes and says the publication of this notice hereunto attached has been made to the said publication _____ weeks in the following numbers and on the following dates of such paper:


Vol. XIII No. 38 dated 23 day of September, 2022
 Vol. XIII No. 38 dated 23 day of September, 2022
 Vol. XIII No. 38 dated 23 day of September, 2022
 Vol. ___ No. ___ dated ___ day of ___, 20__
 Vol. ___ No. ___ dated ___ day of ___, 20__
 Vol. ___ No. ___ dated ___ day of ___, 20__
 Vol. ___ No. ___ dated ___ day of ___, 20__
 Vol. ___ No. ___ dated ___ day of ___, 20__

Affiant further states on oath that said newspaper has been established and published continuously in said county for period of more than twelve months prior to the first publication of said notice.

Hunter Dawkins
Publisher

Sworn to and subscribed before me this ___ day of ___ A.D. 20__.

Debbie A. Orie
Notary Public



**MINUTES OF OCTOBER 13, 2022
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LONG BEACH PLANNING and DEVELOPMENT COMMISSION

Commission Chairman Olaivar asked for anyone speaking in favor or opposition and no one came forward.

Commissioner Suthoff made motion, seconded by Commissioner Kruse and unanimously carried to close the public hearing.

After considerable discussion, Commissioner Fields made motion, seconded by Commissioner Suthoff and unanimously carried recommending the approval of the Variance as submitted.

The second public hearing to consider a Variance for property located at 406 Klondyke Road, Tax Parcel 0611N-02-001.000, submitted by Carl A. LaRosa, as follows:

MINUTES OF OCTOBER 13, 2022
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LONG BEACH PLANNING and DEVELOPMENT COMMISSION



CITY OF LONG BEACH
201 Jeff Davis Avenue/ PO BOX 929
Long Beach, MS 39560
(228) 863-1554 office
(228) 863-1558 fax

Office use only
Date Received 11-10-22
Zoning R-1
Agenda Date 10-13-22
Check Number 2176

VARIANCE REQUEST

- I. Tax Parcel Number(s): 0611N-02-001.000
- II. Address of Property Involved: 406 Klondyke Road
- III. Statement clearly explaining the request being made. (Attach supplemental pages if necessary.)
See attached

****PLEASE COMPLETE THE FOLLOWING:**

- A. Describe any special condition that justify the granting of this request and that are peculiar to the property and do not apply to other properties in the general area. What are the reasons for the request and why the applicant cannot meet the stated code requirement? See attached
- B. Describe how the special condition discussed above is not the result of actions taken by the applicant. Show that the applicant did not cause the need for this request. See attached
- C. Show that an unnecessary hardship exists due to the character of the property and that this hardship makes the request necessary. State what hardship is caused if the applicant is required to meet code requirements? What is the result of this hardship? What would result if the Zoning Board denied this request? See attached
- D. Show that denial of this request will deprive the applicant of rights commonly enjoyed by other properties in the general area and that the granting of this variance request will make possible the reasonable use of land while not conferring any special privilege. Outline how the subject of the variance is common in the area and if the applicant were to be denied this variance a right would be taken away which is granted to other properties. State how the variance makes reasonable use of the existing land and why the same action cannot be done in a way that does not require a variance. Show that granting of this variance does not give the applicant any special privileges that the properties in the area would find desirable. See attached

MINUTES OF OCTOBER 13, 2022
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LONG BEACH PLANNING and DEVELOPMENT COMMISSION

IV. REQUIRED ATTACHMENTS:

- A. **Interest and Ownership.** The applicant's name, address and interest of every person, firm or corporation represented by the applicant in the application, the name of the owner or owners and their respective addresses of the entire land area proposed to be changed in classification or to be included within the structures then existing thereon, and sufficient evidence to establish that the applicant has the right of possession to the land area and structures, the names and address of all owners of adjacent property (exclusive of the width of intervening streets, alleys, or bodies of water). Claims of support or "no objection" from owners of adjoining property should be substantiated in writing or by the appearance of such owner(s) at the hearing. Such support is usually considered material but not conclusive.
- B. **Survey and Site Plan.** a site plan showing the land area which would be affected, easements bounding and intersecting the designated area, the locations of existing and proposed structures with supporting open facilities, and the ground area to be provided and continuously maintained for the proposed structure or structures;
- C. **Recorded Warranty Deed.** A deed which includes a legal description of the specific piece of property involved in the request. If, several parcels are included in a request, individual parcel deeds AND a composite legal description of all parcels involved in the request must be provided.
- D. **Fee.** Attach a check in the amount of \$200.00. This check should be made payable to the **City of Long Beach** to cover administrative cost. You will also be responsible to actual costs, such as advertising and mailing incurred with the processing of your application.

*****NOTE*** APPLICATION WILL NOT BE ACCEPTED WITHOUT THE ABOVE LISTED DOCUMENTS.**

V. OWNERSHIP AND CERTIFICATION:

READ BEFORE EXECUTING, Attendance by the applicant(s) at the public hearing is mandatory; however, the applicant may designate a representative to attend the public hearing on his/her behalf, provided said representative has been properly designated to speak on the applicant's behalf either by written permission or oral designation by the applicant at the Public Hearing. If a continuance is to be granted, the applicant must request same in writing a minimum of seven (7) days in advance of the scheduled public hearing. The applicant acknowledges that, in signing this application, all conditions and requirements inherent in the process have been fully explained and understood, including the timetable for processing the application, the completed application with all necessary documents and payments must be returned to the Planning office not later than 21 days before the 2nd or 4th Thursday of each month. Receipt of fee(s) does not constitute receipt of a completed application.

Ownership: I the undersigned do hereby agree to all the rules and regulations as set forth in the Long Beach Zoning Ordinance and also agree to pay all fees and charges as stated.

Carl A. LaRosa
Name of Rightful Owner (PRINT)

Name of Agent (PRINT)

109 Youngswood loop
Owner's Mailing Address

Agent's Mailing Address

Pass Christian, MS 39571
City State Zip

City State Zip

228-669-4018
Phone

Phone

Carl A. LaRosa
Signature of Rightful Owner

Signature of Applicant

Date
9-16-22

Date

LONG BEACH PLANNING and DEVELOPMENT COMMISSION

- III. The request is being made to allow the re-subdivision of parcel 0611N-02-001.00 into two parcels to further develop the new parcel.
- A. The request is to allow an existing fence and adjoined deck to remain within eight feet of the property line on the re-subdivision of the parcel. The fence and deck have been in place for over 25 years.
 - B. The applicant built the fence and deck within code at the time of construction. As stated above the fence and deck have been in place over 25 years. The code changed in 2013 well after the fence and deck were built.
 - C. The deck is enclosed within the fence and cannot be see by neighbors or from traffic on Klondyke Rd. LaRosa Rd. or Willow Lane. To remove the fence and deck would cause the homeowner to lose their privacy in their own backyard. If denied we will not remove the fence and deck due to the cost of removal and the cost to replace with something to prevent the property from looking blighted.
 - D. Denying this request and requiring the removal would deny the homeowner privacy in his/her backyard from traffic on LaRosa and Klondyke Road a privilege afforded to other homeowners in the area. This request does not give any special privilege to the applicant.

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BOOK 1155 PAGE 309
BOOK 577 PAGE 341

R.T.P.

IN THE CHANCERY COURT OF HARRISON COUNTY, MISSISSIPPI
FIRST JUDICIAL DISTRICT

FILED
MAR 13 1990
G. H. CREEL, Chancery Clerk
D. C.
ENTER
NO. P-2677
MOVANT

IN THE MATTER OF THE ESTATE OF
FRANK ANTHONY LAROSA
CARL A. LAROSA

FINAL JUDGMENT

THIS cause came on to be heard on sworn Inventory, First and Final Account and Petition to Close Estate filed herein by Carl A. LaRosa, Administrator of the Estate of Frank Anthony LaRosa, Deceased, and the Court having jurisdiction of the parties and the subject matter contained herein, and being fully advised of the premises finds:

I.

That Frank Anthony LaRosa, deceased, departed this life intestate on April 29, 1989, in the First Judicial District of Harrison County, Mississippi, and at the time of his death, owned both real and personal property located within the First Judicial District of Harrison County, Mississippi. That the said Frank Anthony LaRosa, deceased, died leaving as his sole and surviving heirs at law, Carl A. LaRosa, a son and your Administrator herein, and Deborah Ann Etzold, a daughter.

II.

That Carl A. LaRosa, natural son of the decedent, did file herein his Motion for appointment as Administrator, and that this honorable Court did enter its Order on October 17, 1989, appointing the said Carl A. LaRosa as Administrator and directing that letters of administration issue to him upon his filing bond in the sum of \$25,000.00 and taking the oath of office as prescribed by law. That the said Carl A. LaRosa did file his bond and oath on October 17, 1989, and Letters of Administration did issue to him on October 17, 1989.

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III.

That Notice to creditors was duly and legally published in "The Sun Herald", a newspaper of general circulation in Harrison County, Mississippi, on the 25th day of October, 1989, and on the 1st and 8th days of November, 1989, commanding and notifying all creditors to file or probate their claim within ninety (90) days as provided by law. That more than 90 days have passed since the date of first publication and that no claims have been filed against the Estate of Frank Anthony LaRosa, deceased, and that any claim that may be outstanding is herewith barred.

IV.

That the Administrator has filed herein a complete accounting of all monies received by him and all disbursements made or to be made by him, and no objections to said accounting have been filed. That said accounting should be approved and allowed as filed, said accounting reflecting a cash balance on hand in the estate checking account of the said Administrator in the sum of \$11,970.64, plus accrued interest since February 14, 1990. That subsequent to the filing of the said First and Final Account, the Administrator has disbursed the following funds on behalf of said estate, and has filed with this Court checks in support of said disbursements, to-wit:

RECEIPTS

10/18/89	Public Employees Retirement System	\$15,218.00
10/18/89	U. S. Treasury	208.39
10/18/89	Aetna Life Insurance and Annuity Company	26.00
11/14/89	Accrued Interest	44.45
12/14/89	Accrued Interest	58.19
01/12/90	Accrued Interest	60.43
02/14/90	Accrued Interest	60.74
TOTAL RECEIPTS		\$16,675.20

DISBURSEMENTS

10/18/89	Memorial Hospital at Gulfport	393.56
10/18/89	Reimann Funeral Home	4,067.00
10/18/89	Carl A. LaRosa (Reimbursement of filing fee)	90.00

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10/18/89 Glen V. Murphy (Reimbursement of bond fee)	145.00
TOTAL DISBURSEMENTS	<u>54,705.56</u>
TOTAL CASH BALANCE ON HAND (Less accrued interest from 2/15/90)	<u>\$11,970.64</u>

V.

That all things necessary and incidental to the administration of said estate have now been completed, and said estate should be closed at this time.

VI.

That the only property can be located after diligent search and inquiry that Frank Anthony LaRosa died seized, was a home located at 406 Klondyke Road, Long Beach, Mississippi; and the sum of \$11,970.64 in the Estate Account. That a final tax return has been prepared and that Frank Anthony LaRosa, deceased, is entitled to a refund in the amount of \$482.00.

VII.

The Court finds that Glen V. Murphy, attorney for the Estate of Frank Anthony LaRosa, Deceased, is entitled to a reasonable fee for his services as attorney, and the Court finds that a reasonable fee for such services is \$ 975.00, and the Administrator should be authorized to pay unto said Glen V. Murphy such sum.

VIII.

That the Court further finds that none of the property real or personal, is liable to any creditors or any claim of indebtedness whatsoever except for those bills which have already been paid out of the Estate Account, and that no other claims were filed against the Estate, and that the home of the deceased along with all monies in the Estate account are exempt; that neither the State of Mississippi or the U. S. Government is entitled to estate or inheritance taxes from said estate and that the only outstanding claims that existed at the time of the death

3.

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of Frank Anthony LaRosa have been paid and that no other claims have been filed against the assets of the estate.

IX.

That a Motion to Establish Heirs was included in the original Motion to Open Estate and Appoint Administrator. That notice to the unknown heirs of Frank Anthony LaRosa was published in the "Sun Herald", a newspaper of general circulation in Harrison County, Mississippi, on the 25th day of October, 1989 and the 1st and 8th days of November, 1989, and that more than 30 days have elapsed since the date of first publication and that no answers have been filed. That Carl A. LaRosa and his sister, Deborah Ann Etzold, who has executed a Joinder in the First and Final Accounting, Establishment of Heirship and Motion to Close Estate, are adjudicated the sole and only heirs of Frank Anthony LaRosa, deceased, and that Carl A. LaRosa and Deborah Ann Etzold are placed in possession of all real and personal property to which Frank Anthony LaRosa, deceased, died seized.

X.

That the said Deborah Ann Etzold did file her Joinder to the First and Final Accounting, Petition to Close Estate, Inventory and Entry of Appearance, and that further in said Joinder did set over and assign all of her rights, title and interest to all of the real and personal property to which Frank Anthony LaRosa, deceased, died seized and to make disbursement to any and all monies she was entitled to Carl A. LaRosa.

XI.

That after all disbursements, payment of attorney's fees and any balance due on Court costs herein, that Carl A. LaRosa, Administrator, pursuant to the assignment and transfer of all the interest of Deborah Ann Etzold in and to all personal and real property which Frank Anthony LaRosa, deceased, died seized, is hereby authorized to disburse the cash balance remaining in his account as Administrator to Carl A. LaRosa, and that the said

4.

MINUTES OF OCTOBER 13, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

BOOK 1155 PAGE 313

BOOK 577 PAGE 345

Carl A. LaRosa is hereby adjudicated to be the sole owner and placed in possession of that certain parcel of real property located and situated in the First Judicial District of Harrison County, Mississippi, being more particularly described as follows, to-wit:

Lots 1 to 3 inclusive, Block 6, MODEL HOMES SUBDIVISION, a subdivision according to the official map or plat thereof on file and of record in the office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi.

That upon the filing of receipts for payment of attorney fees, payment of any bond fees and all costs of court, the Administrator and his bondsmen should be forever released and discharged.

XII.

That this Court has jurisdiction of the parties and subject matter herein and that all necessary parties are before the Court.

IT IS, THEREFORE, ORDERED AND ADJUDGED that the Inventory and First and Final Account filed herein by Carl A. LaRosa, Administrator of the Estate of Frank Anthony LaRosa, Deceased, be, and the same is hereby approved. It is further,

ORDERED AND ADJUDGED that Glen V. Murphy, Attorney for the estate be, and he is hereby allowed a fee in the sum of \$ 975.00 for services rendered as attorney for the estate, and said Administrator be, and he is hereby authorized to disburse said sum to Glen V. Murphy. It is further,

ORDERED AND ADJUDGED that the Administrator be, and he is hereby authorized to pay any bond fees and accounting fees due. It is further,

ORDERED AND ADJUDGED that Carl A. LaRosa and Deborah Ann Etzold are hereby adjudicated the sole and only heirs of Frank Anthony LaRosa, and that they are hereby placed in possession of all real and personal property to which Frank Anthony LaRosa, deceased, died seized. It is further,

5.

BOOK 1155 PAGE 314

BOOK 577 PAGE 346

ORDERED AND ADJUDGED that Deborah Ann Etzold did file her Joinder to the First and Final Accounting, Petition to Close Estate, Inventory and Entry of Appearance, and that in said Joinder did set over and assign all of her rights, title and interest to all of the real and personal property to which Frank Anthony LaRosa, deceased, died seized and to make disbursement to any and all monies she was entitled to Carl A. LaRosa. It is further,

ORDERED AND ADJUDGED that upon the payment of attorney's fees, payment of bond fees and accounting fees, and the balance due on any Court costs herein, that Carl A. LaRosa, Administrator be, and he is hereby authorized and directed to disburse the balance remaining in his account as Administrator to Carl A. LaRosa, and that the said Carl A. LaRosa, be and he is hereby adjudicated the sole owner and placed in possession of that certain parcel of real property located and situated in the First Judicial District of Harrison County, Mississippi, being more particularly described as follows, to-wit:

Lots 1 to 3 inclusive, Block 6, MODEL HOMES SUBDIVISION, a subdivision according to the official map or plat thereof on file and of record in the office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi.

It is further,

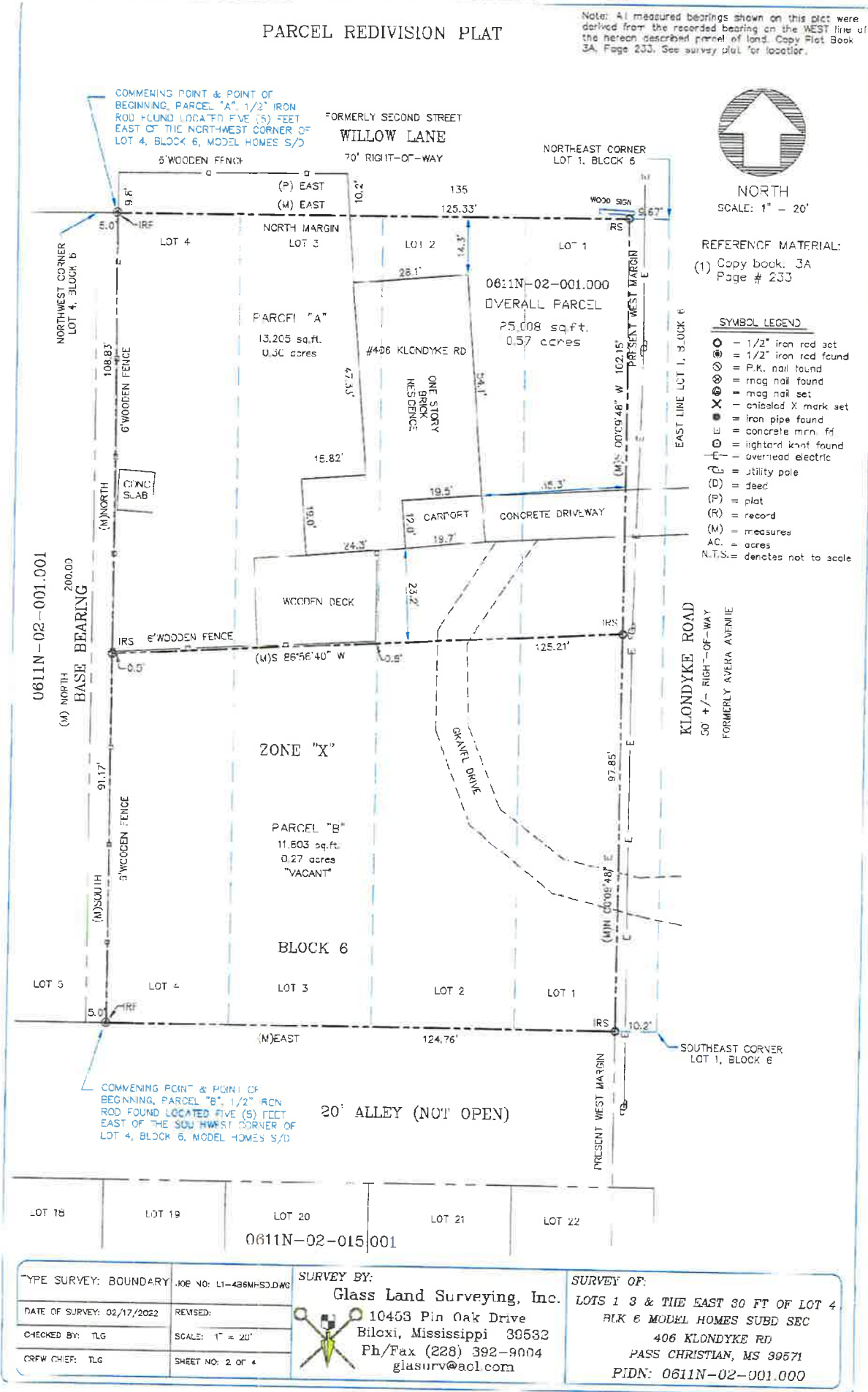
ORDERED AND ADJUDGED that upon the filing of receipts for attorney's fees, payment of bond fees and accounting fees and court costs, the Administrator and his bondsman shall be forever released and discharged, and this estate shall be finally closed.

SO ORDERED AND ADJUDGED this the 13 day of March 1990.

Wm. L. Stewart
CHANCELLOR

MINUTES OF OCTOBER 13, 2022
REGULAR MEETING

LONG BEACH PLANNING and DEVELOPMENT COMMISSION



The Clerk reported that fourteen (14) notices of public hearing were sent by regular mail to property owners within one hundred sixty feet (160') of the subject property. Notices were also posted on the bulletin boards at City Hall, the Building Official's Office and the Water Department, 201 Jeff Davis Avenue and at the Long

MINUTES OF OCTOBER 13, 2022
REGULAR MEETING

LONG BEACH PLANNING and DEVELOPMENT COMMISSION
Beach Public Library, 209 Jeff Davis Avenue; said notice was ordered as part of these proceedings:

City of Long Beach



LEGAL NOTICE
PUBLIC HEARING

In accordance with Article XIX of the Comprehensive Long Beach Unified Land Ordinance 598 of the City of Long Beach, Mississippi (2013) as amended, notice is hereby given advising that the Planning Commission for the City of Long Beach will hold a Public Hearing for the purpose of considering a Variance.

Carl A. Larosa, 109 Youngwood Loop, Pass Christian, MS, 39571, has filed an application for a Variance in accordance with the Comprehensive Long Beach Unified Land Ordinance. The applicant is requesting to leave an already existing deck on the side property line. The City's requirements are 8 ft side yard setback. The location of the request is 406 Klondyke Road, Tax Parcel 0611N 02 001.000. The legal description is as follows:

LOTS 1-3 & THE EAST 30 FT OF LOT 4 BLK 5 MOBILE HOME SUBD SEC 11-8-12

A Public Hearing to consider the above variance will be held in the City of Long Beach, Mississippi, 39500, October 13, 2022, at 5:30 p.m., in the Long Beach City Hall Meeting Room located at 201 Jeff Davis Avenue. The City encourages all residents, groups and organizations to contact the city if they have any questions concerning the petition.

/s/ signed
Chairman
Planning and Development Commission

201 Jeff Davis • P.O. Box 929 • Long Beach, MS 39560 • (228) 863-1536 • FAX (228) 865-6822
www.cityoflongbeach.ms.gov

AFFIDAVIT

STATE OF MISSISSIPPI
COUNTY OF HARRISON
CITY OF LONG BEACH

BEFORE ME, the undersigned legal authority authorized to administer oaths in and for the jurisdiction aforesaid, on this day personally appeared before me, TINA M DAHL, known to me to be the Minutes Clerk of the City of Long Beach, Mississippi, Planning and Development Commission, who being by me first duly sworn, deposes and says on oath as follows, to-wit:

1. That she is the duly appointed and acting Minutes Clerk of the City of Long Beach, Mississippi, Planning and Development Commission.
2. That in such capacity, she is responsible for mailing Notices of Public Hearing for the purpose of notifying property owners within one hundred sixty feet (160') of the subject property, when applications for zoning map changes, variances, appeals, etc., are filed, all as stipulated in The Zoning Ordinance Number 598 of the City of Long Beach, and other matters pertaining to such public hearings and the business of the Planning and Development Commission in and for the City of Long Beach;
3. That on September 20, 2022, she did cause to be mailed, Notice of Public Hearing, a copy of which is attached hereto, to fourteen (14) property owners within 160' of 406 Klondyke Road, Tax Parcel 0611N 02 001.000, notifying them that a public meeting will be held, October 13, 2022, to consider an application for a Variance submitted by Carl A. Larosa.

Given under my hand this the 20th of September 2022.

STACEY DAHL, AFFIRANT

SWORN TO AND SUBSCRIBED before me on this the 20th day of September 2022.

NOTARY PUBLIC

My Commission Expires:



MINUTES OF OCTOBER 13, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

Trisotto Lydia B -L/E- PO Box 236 Long Beach, MS 39560	Moody Christy R 206 Larosa Road Long Beach, MS 39560	Johnson Michael S and Lillian C 109 Willow Lane Long Beach, MS 39560
Parr David A and Doris L 113 Willow Lane Long Beach, MS 39560	Reed Frank V and Suzanne Gross 5 Chiniche Lane Long Beach, MS 39560	Brou Jonathan and Heather A 116 Willow Lane Long Beach, MS 39560
Bennett Michael 3 Chiniche Lane Long Beach, MS 39560	Kuhagen Arthur D and Connie 408 Klondyke Road Long Beach, MS 39560	TTLBL LLC 4747 Executive Drive Suite 510 San Diego, CA 92121
Darden Jimmie G and Ana M 105 York Dr ve Long Beach, MS 39560	J&D Properties of SO Miss LLC 5 Ronnie Dessert Road Carriere, MS 39426	Hopkins Charles R 301 Larosa Road Long Beach, MS 39560
Hurlbert Kenneth A Jr and Regina 305 Larosa Road Long Beach, MS 39560	Guy Barney Ray Jr 1296 South Beech Street Picayune, MS 39466	

The Clerk reported that she did cause to be published in the Gazebo Gazette, a newspaper with general circulation in the City of Long Beach, and published in Harrison County, Legal Notice of Public Hearing, as evidenced by the Publisher's Proof of Publication as follows:

Proof of Publication

STATE OF MISSISSIPPI
COUNTY OF HARRISON

PERSONALLY appeared before me the undersigned notary in and for said County and State, HUNTER DAWKINS, publisher of THE GAZEBO GAZETTE, a newspaper printed and published in Harrison County, who being duly sworn, deposes and says the publication of this notice herewith attached has been made in the said publication _____ weeks in the following numbers and on the following dates of such paper:


Vol. VI No. 28 dated 22 day of September, 2022
 Vol. VI No. 29 dated 29 day of September, 2022
 Vol. VI No. 30 dated 03 day of October, 2022
 Vol. _____ No. _____ dated _____ day of _____, 20____
 Vol. _____ No. _____ dated _____ day of _____, 20____
 Vol. _____ No. _____ dated _____ day of _____, 20____
 Vol. _____ No. _____ dated _____ day of _____, 20____
 Vol. _____ No. _____ dated _____ day of _____, 20____

Affiant further states on oath that said newspaper has been established and published continuously in said county for period of more than twelve months prior to the first publication of said notice.

Hunter Dawkins
Publisher

Subscribed and subscribed before me this 13 day of _____, A.D. 2022

[Signature]
Notary Public



Commission Chairman Olaivar asked for anyone speaking in favor or opposition and the following came forward:

- Arthur Kuhagen, 408 Klondyke Road, spoke in opposition due to the property already having nonconforming areas. He stated that there is an advertisement

**MINUTES OF OCTOBER 13, 2022
REGULAR MEETING**

LONG BEACH PLANNING and DEVELOPMENT COMMISSION

sign for Jerry's Lawnmower on the property that blocks the view of traffic and the applicant's fence is not on the property line and is on city easement.

Commissioner Suthoff made motion, seconded by Commissioner Levens and unanimously carried to close the public hearing.

After considerable discussion, Commissioner Levens made motion, seconded by Commissioner Suthoff and unanimously carried recommending to deny the Variance as submitted.

The third public hearing to consider a Variance for property located at 132 Markham Drive, Tax Parcel 0512J-01-008.000, submitted by Johnnie Page, PX3 Investments, LLC, as follows:

MINUTES OF OCTOBER 13, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



CITY OF LONG BEACH
201 Jeff Davis Avenue/ PO BOX 929
Long Beach, MS 39560
(228) 863-1554 office
(228) 863-1558 fax

Office use only
Date Received 12-22
Zoning R-1
Agenda Date 10-13-22
Check Number 1386

VARIANCE REQUEST

- I. Tax Parcel Number(s): 0512J-01-008.000
- II. Address of Property Involved: 132 Markham Drive, Long Beach, MS, 39560
- III. Statement clearly explaining the request being made. (Attach supplemental pages if necessary.)
make the 100ft lot into 2 50ft lots, like the existing lots to the north of property.

****PLEASE COMPLETE THE FOLLOWING:**

- A. Describe any special condition that justify the granting of this request and that are peculiar to the property and do not apply to other properties in the general area. What are the reasons for the request and why the applicant cannot meet the stated code requirement? There are soft lots adjoining the property already, would like this 100ft lot to be 2 soft lots.
- B. Describe how the special condition discussed above is not the result of actions taken by the applicant. Show th the applicant did not cause the need for this request. The lot was already 100 ft unlike the 50 ft lots in the area.
- C. Show that an unnecessary hardship exists due to the character of the property and that this hardship makes the request necessary. State what hardship is caused if the applicant is required to meet code requirements? What is the result of this hardship? What would result if the Zoning Board denied this request? Smaller lots are more des. table on the lot.
- D. Show that denial of this request will deprive the applicant of rights commonly enjoyed by other properties in the general area and that the granting of this variance request will make possible the reasonable use of land while not conferring any special privilege. Outline how the subject of the variance is common in the area and if the applicant were to be denied this variance a right would be taken away which is granted to other properties. State how the variance makes reasonable use of the existing land and why the same action cannot be done in a way that does not require a variance. Show that granting of this variance does not give the applicant any special privileges that the properties in the area would find desirable. There are already other 50ft lots on the street adjacent to this lot.

MINUTES OF OCTOBER 13, 2022
REGULAR MEETING

LONG BEACH PLANNING and DEVELOPMENT COMMISSION

IV. REQUIRED ATTACHMENTS:

- A. **Interest and Ownership.** The applicant's name, address and interest of every person, firm or corporation represented by the applicant in the application, the name of the owner or owners and their respective addresses of the entire land area proposed to be changed in classification or to be included within the structures then existing thereon, and sufficient evidence to establish that the applicant has the right of possession to the land area and structures, the names and address of all owners of adjacent property (exclusive of the width of intervening streets, alleys, or bodies of water). Claims of support or "no objection" from owners of adjoining property should be substantiated in writing or by the appearance of such owner(s) at the hearing. Such support is usually considered material but not conclusive.
- B. **Survey and Site Plan.** a site plan showing the land area which would be affected, easements bounding and intersecting the designated area, the locations of existing and proposed structures with supporting open facilities, and the ground area to be provided and continuously maintained for the proposed structure or structures;
- C. **Recorded Warranty Deed.** A deed which includes a legal description of the specific piece of property involved in the request. If, several parcels are included in a request, individual parcel deeds AND a composite legal description of all parcels involved in the request must be provided.
- D. **Fee.** Attach a check in the amount of \$200.00. This check should be made payable to the **City of Long Beach** to cover administrative cost. You will also be responsible to actual costs, such as advertising and mailing incurred with the processing of your application.

*****NOTE*** APPLICATION WILL NOT BE ACCEPTED WITHOUT THE ABOVE LISTED DOCUMENTS.**

V. OWNERSHIP AND CERTIFICATION:

READ BEFORE EXECUTING. Attendance by the applicant(s) at the public hearing is mandatory; however, the applicant may designate a representative to attend the public hearing on his/her behalf, provided said representative has been properly designated to speak on the applicant's behalf either by written permission or oral designation by the applicant at the Public Hearing. If a continuance is to be granted, the applicant must request same in writing a minimum of seven (7) days in advance of the scheduled public hearing. The applicant acknowledges that, in signing this application, all conditions and requirements inherent in the process have been fully explained and understood, including the timetable for processing the application, the completed application with all necessary documents and payments must be returned to the Planning office not later than 21 days before the 2nd or 4th Thursday of each month. Receipt of fee(s) does not constitute receipt of a completed application.

Ownership: I the undersigned do hereby agree to all the rules and regulations as set forth in the Long Beach Zoning Ordinance and also agree to pay all fees and charges as stated.

Thania Page R3 Investments LLC
Name of Rightful Owner (PRINT)

Name of Agent (PRINT)

246 W. Beach Blvd
Owner's Mailing Address

Agent's Mailing Address

Long Beach MS, 39560
City State Zip

City State Zip

225-317-2303
Phone

Phone

[Signature] 9-2-22
Signature of Rightful Owner Date

Signature of Applicant Date

**MINUTES OF OCTOBER 13, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

Prepared By and Return To:
Schwartz, Ogler & Jordan, PLLC
12206 Hwy 49
Gulfport, MS 39503
(228) 832-8530

Indexing Instructions: Lots 3-6, Blk 5
Thomas S/D (pt. Lots 33-35 White &
Calvert)

File# 221426

STATE OF MISSISSIPPI
COUNTY OF HARRISON

WARRANTY DEED

THAT FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars (\$10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged,

Jedidiah Kanengiser and wife Lauran Kanengiser
7721 Joe Fountain Rd
Ocean Springs, MS 39564
(601) 497-6823

do hereby grant, bargain, sell, convey and warrant, unto

PX3 INVESTMENTS, LLC,
A Louisiana Limited Liability Company
19450 Highway 16
Livingston, LA 70754
(228) 806-5048

the following described property, together with the improvements, hereditaments and appurtenances thereon situated and located in the County of Harrison, State of Mississippi, and more particularly described as follows, to-wit:

SEE ATTACHED EXHIBIT "A"

THIS CONVEYANCE is subject to any and all recorded restrictive covenants, rights-of-way and easements applicable to subject property, and any prior recorded reservations, conveyances and leases of oil, gas and minerals by previous owners of subject property.

Estimated county ad valorem taxes have been prorated between the parties as a part of the consideration for this conveyance. In the event the estimates upon which such proration is based prove to be inaccurate for any reason, the Grantee agrees to refund any excess, and the Grantor agrees to pay any deficiency, upon receipt of a copy of the tax statement for the current year and a

computation of the true amount due, based on a 365 day year.

THIS CONVEYANCE is also subject to Zoning and/or other land use regulations promulgated by federal, state or local governments affecting the use or occupancy of the subject property.

WITNESS THE SIGNATURE of the Grantors on this the 15th day of July, 2022,

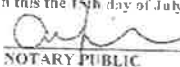

Jedidiah Kanengiser


Lauran Kanengiser

STATE OF MISSISSIPPI
COUNTY OF HARRISON

THIS DAY personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid, Jedidiah Kanengiser and Lauran Kanengiser, who acknowledged that they signed, executed and delivered the above and foregoing instrument as a voluntary act and deed on the day and year therein mentioned.

GIVEN under my hand and official seal on this the 15th day of July, 2022.


NOTARY PUBLIC

(S.F.A.L.)

My Commission Expires:

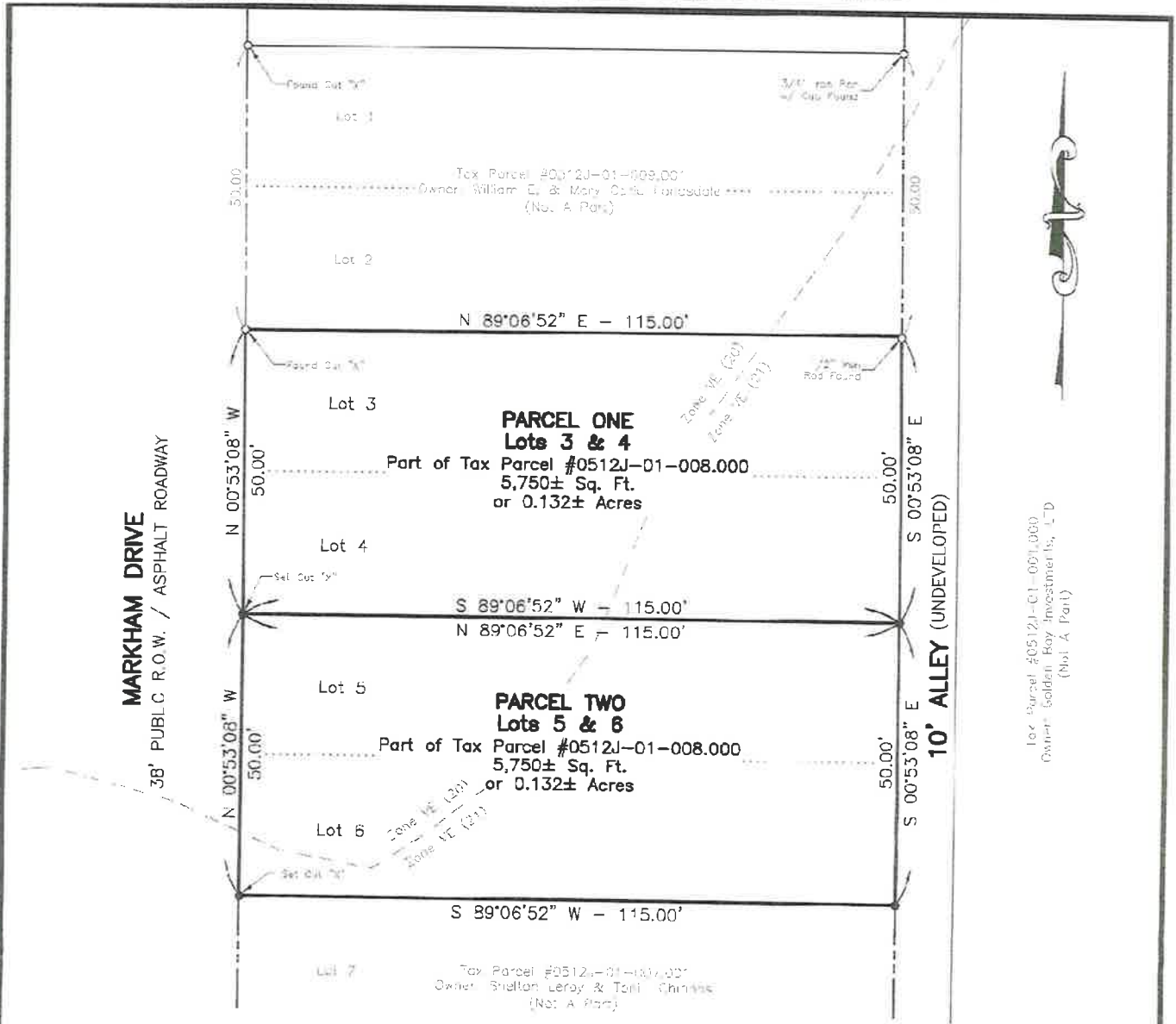


Exhibit "A"
Legal Description

The real property conveyed by this deed is more particularly described as follows:
Lots 3, 4, 5, and 6, Block 5 Thomas Subdivision of Lots 33, 34, and 35 of the White and Calvert Survey, 6 subdivision according to the Official map or plat thereof on file and of record in the office of the Chancery Clerk for the First Judicial District of Harrison County, Mississippi, in Plat Book 3 at Page 3 (and Copy Book 3 at Page 193).

**MINUTES OF OCTOBER 13, 2022
REGULAR MEETING**

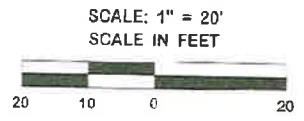
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



- NOTES:**
- No attempt has been made by Cassidy-Acadia Land Surveying, L.L.C. to verify title, actual legal ownership, deed restrictions, servitudes, easements, alleys, right-of-ways or other burdens on the property, other than that furnished by the client or its representative. There is no representation that all applicable servitudes and restrictions are shown hereon. The surveyor has made no title search or public record search in compiling the data for this survey.
 - The words "Certify," "Certifies" or "Certification" as used herein is understood to be an expression of professional opinion by the surveyor, based upon his best knowledge, information, and belief, as such, it does not constitute a guarantee nor a warranty, expressed or implied.
 - Reference Maps:
 - Official plat of THOMAS SUBDIVISION as recorded in Plat Book 6, Page 3 of the Harrison County Chancery Clerk's Office.
 - Map of Lots 1 & 2, Block 5, THOMAS SUBDIVISION by Wayne M. Vice, Jr., PLS, dated June 15, 2022.
 - The bearings shown hereon are based on the "Mississippi State Plane Coordinate System - East Zone - NAD 83" using GPS GCGC-RTN System accessed on July 19, 2022. (*) Represents the Basis of Bearings. Distances shown are U.S. Survey feet.
 - This lot is located in Flood Zones "VE(20)" & "VE(21)" Area of/per FEMA Map Community Panel Number 28047C03586 for Harrison County, Mississippi dated December 21, 2017. Base Flood Elevation is subject to change and should be verified with the local authority's Flood Plain Administrator before any design or construction.

CERTIFICATION:
This is to certify to FX3 INVESTMENTS, LLC that this survey was done by me or under my direct supervision and control, that the survey was done on the ground and was done in accordance with the most recent Minimum Standards of Practice for Land Surveyors as set forth by the State of Mississippi, Board of Measures for Professional Engineers and Surveyors and that the accuracy specifications and positional tolerances are in accordance with Class "C" surveys indicated in the above standards. I also certify there are no visible encroachments across any property lines except as shown.

Wayne M. Vice, Jr.
Wayne M. Vice, Jr., PS,
This survey plat is not valid without the raised or colored seal and signature of the Registered Land Surveyor.



LEGEND

FOUND PROPERTY OWNER (AS NOTED)	○
SET 3/4" IRON ROD (UNLESS NOTED OTHERWISE)	●

**PLAT SHOWING RESUBDIVISION
OF
LOTS 3-6, BLOCK 5,
THOMAS SUBDIVISION
(PLAT BOOK 6, PAGE 3)
TAX PARCEL #0512J-01-008.000
INTO
PARCEL ONE & PARCEL TWO
CITY OF LONG BEACH,
FIRST JUDICIAL DISTRICT OF
HARRISON COUNTY, MISSISSIPPI**

SHEET 2 OF 4

CASSADY-ACADIA
LAND SURVEYING, L.L.C. Since 1967
Louisiana • Mississippi • Texas • Alabama
1714 22nd Avenue, Gulfport, Mississippi 39501
Phone • (228) 896-7155 Fax • (228) 896-8405
Email • Surveys@Cassady-Acadia.com

FIELD WORK COMPLETED ON: Aug 11, 23, 2022

The Clerk reported that fifteen (15) notices of public hearing were sent by regular mail to property owners within one hundred sixty feet (160') of the subject property.

MINUTES OF OCTOBER 13, 2022
REGULAR MEETING

LONG BEACH PLANNING and DEVELOPMENT COMMISSION

Notices were also posted on the bulletin boards at City Hall, the Building Official's Office and the Water Department, 201 Jeff Davis Avenue and at the Long Beach Public Library, 209 Jeff Davis Avenue; said notice was ordered as part of these proceedings:

City of Long Beach



LEGAL NOTICE
PUBLIC HEARING

In accordance with Article XIX of the Comprehensive Long Beach Unified Land Ordinance 598 of the City of Long Beach, Mississippi (2013) as amended, notice is hereby given advising that the Planning Commission for the City of Long Beach will hold a Public Hearing for the purpose of considering a Variance.

Johnnie Page, FX3 Investments, LLC, 246 West Beach Blvd, Long Beach, MS, 39560, has filed an application for a Variance in accordance with the Comprehensive Long Beach Unified Land Ordinance. The applicant is requesting to "make a 100 ft lot into (2) 50 ft lots, like the existing lots to the north of property". The City's requirement for a legal size lot width is 75 ft. The location of the request is 132 Markham Drive, Tax Parcel 0512J-01-008,000. The legal description is as follows:

LOTS 3 TO 6 & 8 & 9 THOMAS SUBD PART OF LOTS 33 TO 35 WHITE & CALVERT SURVEY S OF L & N RR SEC 22 8 12

A Public Hearing to consider the above variance will be held in the City of Long Beach, Mississippi, 39560, October 13, 2022, at 5:30 p.m., in the Long Beach City Hall Meeting Room located at 201 Jeff Davis Avenue. The city encourages all residents, groups and organizations to contact the city if they have any questions concerning the petition.

/s/ signed
Chairman
Planning and Development Commission

201 Jeff Davis • EO Box 929 • Long Beach, MS 39560 • (768) 854-1556 • FAX (228) 865-0522
www.cityoflongbeach.ms

AFFIDAVIT

STATE OF MISSISSIPPI
COUNTY OF HARRISON
CITY OF LONG BEACH

BEFORE ME the undersigned legal authority authorized to administer oaths in and for the jurisdiction aforesaid, on this day personally appeared before me, STACEY DAHL, known to me to be the Municipal Clerk of the City of Long Beach, Mississippi, Planning and Development Commission, who being by me first duly sworn, depose and says on oath as follows, to-wit:

1. That she is the duly appointed and acting Minutes Clerk of the City of Long Beach, Mississippi, Planning and Development Commission.
2. That in such capacity, she is responsible for mailing Notices of Public Hearing for the purpose of notifying property owners within one hundred sixty feet (160') of the subject property, when applications for zoning map changes, variances, appeals, etc., are filed, all as stipulated in The Zoning Ordinance Number 598 of the City of Long Beach; and other matters pertaining to such public hearings and the business of the Planning and Development Commission in and for the City of Long Beach.
3. That on September 20, 2022, she did cause to be mailed, Notice of Public Hearing, a copy of which is attached hereto, to fifteen (15) property owners within 160' of 132 Markham Drive, Tax Parcel 0512J-01-008,000, certifying them that a public meeting will be held, October 13, 2022, to consider an application for a Variance submitted by Johnnie Page, FX3 Investments, LLC.

Given under my hand this 20th of September 2022.

Stacey Dahl
STACEY DAHL, APPLICANT

SWORN TO AND SUBSCRIBED before me on this the 20th day of September 2022.

Kini Gossoulin
NOTARY PUBLIC



MINUTES OF OCTOBER 13, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

AVERY 5160	Easy Peel Address Labels Send along line to expose Pop-up ridge	Use Avery Label Template Use Avery Template 516
Golden Bay Investment LTD 2305 A McKee Road San Jose, CA 95116	Chirinos Toni and Shelton Leroy 11254 West Pine Street Sandpoint, ID 83864	Groh George L and Nannette Autin 800 Lakeshore Pkwy New Orleans, LA 70124
HMR Group Inc 2521 17 th Avenue Gulfport, MS 39501	LE NGA 8717 South Pittsburg Avenue Tulsa, OK 74137	Morse Jeffery K 12 East 52 nd Street Gulfport, MS 39507
Misenheimer William J 221 West Broadway Street Monticello, IN 47960	Jaymes Eric and Rosalind 918 Lake Circle NW Magee, MS 39111	Terrapin Holdings Inc PO Box 1386 Long Beach, MS 39560
Mumaw Michele and Crane Carolyn 3755 Lancewood Place Long Beach, MS 39560	Sock Frederick E and Karen K 19780 Savannah Street Biloxi, MS 39532	Fore Christopher PO Box 2401 Gulfport, MS 39505
Holt Property LLC 304 Charmant Place Ridgeland, MS 39157	Lippstone Matthew B and MacNeill B 14 Via Aragon San Antonio, TX 78257	

The Clerk reported that she did cause to be published in the Gazebo Gazette, a newspaper with general circulation in the City of Long Beach, and published in Harrison County, Legal Notice of Public Hearing, as evidenced by the Publisher's Proof of Publication as follows:

Proof of Publication

STATE OF MISSISSIPPI
COUNTY OF HARRISON

PERSONALLY appeared before me the undersigned notary in and for said County and State, HUNTER DAWKINS, publisher of THE GAZEBO GAZETTE, a newspaper printed and published in Harrison County, who being duly sworn, depose and says the publication of this notice hereunto attached has been made to the said publication _____ weeks in the following numbers and on the following dates of such papers:


Vol. 28 No. 28 dated 12 day of September, 2022
 Vol. 28 No. 29 dated 15 day of September, 2022
 Vol. 28 No. 30 dated 23 day of September, 2022
 Vol. _____ No. _____ dated _____ day of _____, 20____
 Vol. _____ No. _____ dated _____ day of _____, 20____
 Vol. _____ No. _____ dated _____ day of _____, 20____
 Vol. _____ No. _____ dated _____ day of _____, 20____
 Vol. _____ No. _____ dated _____ day of _____, 20____

Affiant further states on oath that said newspaper has been established and published continuously in said county for period of more than twelve months prior to the first publication of said notice.

Publisher

Sworn to and subscribed before me this _____ day of _____, A.D. 20____.

Notary Public



Commission Chairman Olaivar asked for anyone speaking in favor or opposition and no one came forward.

Commissioner Suthoff made motion, seconded by Commissioner Kruse and unanimously carried to close the public hearing.

**MINUTES OF OCTOBER 13, 2022
REGULAR MEETING**

LONG BEACH PLANNING and DEVELOPMENT COMMISSION

After considerable discussion, Commissioner Fields made motion, seconded by Commissioner Kruse and unanimously carried recommending to deny the variance based on the engineer’s letter as submitted with Certificate of Resubdivision package presented later in this meeting.

Be it remembered that a Regular Meeting before the Long Beach Planning and Development Commission, Long Beach, Mississippi, was begun at 5:30 o’clock p.m., Thursday, the 13th day of October 2022, in the Long Beach City Hall Meeting Room, 201 Jeff Davis Avenue, in said City, and the same being the time, date and place fixed for holding said Regular Meeting.

There were present and in attendance on said Commission and at the meeting the following named persons: Chairman Frank Olaivar, Billy Suthoff, Michael Levens, Chris Fields, and Marcia Kruse, Building Official Mike Gundlach, Building Inspector Ryan Ladner and Minutes Clerk Tina M. Dahl.

Absent the regular meeting were Vice Chairman Shawn Barlow, Commissioners Sawyer Walters, Justin Shaw, Jennifer Glenn and City Advisor Bill Hessel.

There being a quorum present and sufficient to transact the business of this regular meeting, the following proceedings were had and done.

Commissioner Fields made motion, seconded by Commissioner Suthoff and unanimously carried to approve the Regular Meeting minutes of September 22, 2022, as submitted.

It came for discussion under New Business Planning Commission Approval, Short-Term Rental for property located at 225 Winter Garden, Unit D4, Tax Parcel 0612N-02-068.014, Submitted by Elizabeth Lopez, as follows:

MINUTES OF OCTOBER 13, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

CITY OF LONG BEACH, MISSISSIPPI
APPLICATION FOR SHORT-TERM RENTAL

PHYSICAL ADDRESS: 201 JEFF DAVIS AVENUE LONG BEACH, MS 39560	PHONE: (228) 863-1554 FAX: (228) 863-1558	MAILING ADDRESS: POST OFFICE BOX 929 LONG BEACH, MS 39560
---	--	--

PROPERTY INFORMATION:
ADDRESS 225 Winter Garden, unit D4 Tax Parcel # 0611A-02-068 014
(Location of Short-Term Rental)

OWNER'S INFORMATION:
Property Owner's Name: Elizabeth Lopez
Property Owner's Address: 12083 Grand Oaks Drive Gulfport, MS 39503
Property Owner's Mailing Address, if different from above:
Same as above

Property Owner's Phone No: 601-606-7116 City: _____ State: _____ Zip: _____
Email Address: lizzie-lopez@outlook.com

Is there a homeowner's association for the neighborhood? If so, please provide written statement of support of short term rental?

PROPERTY MANAGER INFORMATION:
Property Manager's Name: Tanya Darrow / Beachy Bro Kings LLC
Property Manager's Address: (Must be a local contact)
412 E Pass Rd Gulfport, MS 39507 City: _____ State: _____ Zip: _____
Property Manager's Phone No: 228-229-2275 Email Address: Tanya@beachyrealtor.com

PLEASE PROVIDE THE FOLLOWING:

- Mississippi Sales Tax ID # 88-1365070
- Recorded Warranty Deed
- Parking Rules & Plan
- Trash Management Plan
- Copy of Proposed Rental Agreement
- Proof of Liability Insurance, which included short term rental coverage

ADDITIONAL INFORMATION:

- OWNERSHIP: Please provide a recorded warranty deed
- FEES: \$200, nonrefundable application fee, plus mailing cost. \$100, yearly renewable fee. Checks should be made payable to the City of Long Beach.
- LICENSE: A Privilege Tax License must be applied and paid for after approval (\$20/yearly fee).
- INCOMPLETE APPLICATIONS will not be processed.

AFFIDAVIT

I HEREBY CERTIFY THAT I HAVE READ THIS APPLICATION AND THAT ALL INFORMATION CONTAINED HEREIN TRUE AND CORRECT; I ACKNOWLEDGE RECEIPT OF AND AGREE TO COMPLY WITH THE RULES & REGULATIONS OF SHORT TERM RENTALS (Ord 622), ALL APPLICABLE CODES, ORDINANCES AND STATE LAWS. VIOLATION OF ANY CODES OR REGULATIONS SHALL RESULT IN THE SUSPENSION OR REVOCATION OF THE PERMIT.

Elizabeth Lopez [Signature] 9/26/22
PRINT NAME SIGNATURE DATE

BELOW IS FOR OFFICE USE ONLY			
Maximum Occupancy: <u>8</u>	Maximum Vehicles allowed: <u>2</u>	Number of bedrooms: <u>3</u>	Number of people home can accommodate: <u>8</u>

I AFFIRM THAT THE APPLICANT IS IN COMPLIANCE WITH ALL APPLICABLE ZONING REQUIREMENTS, BUILDING & FIRE CODES; AND THAT ALL APPLICABLE TAXES, FEES AND OTHER CHARGES HAVE BEEN PAID.

Building Official Signature: [Signature] Date: 10/13/22
Fire Inspector Signature: _____ Date: _____

COMMENTS: _____

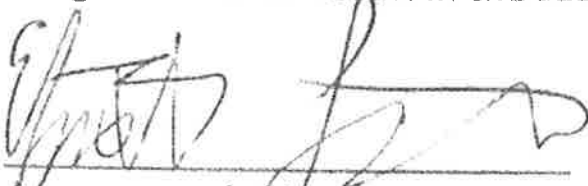
Date Received: <u>9-27-22</u>
Agenda Date: <u>10-13-22</u>
Amount Due/Paid: <u>250.00</u>
Check #: <u>1037</u>

MINUTES OF OCTOBER 13, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



1 Elizabeth Lopez, owner of the property located at
225 ~~W~~ Winter Garden Drive Unit D4, Tax Parcel _____

affirm that I am in compliance with building codes, deed restrictions and/or covenants, and have paid all applicable taxes, fees and other charges. I acknowledge that a violation of the ordinances of the City of Long Beach shall result in the suspension or revocation of the permit.


signature

9/26/22
date

Prepared by:
David B. Pilger
Attorney at Law
1406 Bienville Blvd., Suite 101
Ocean Springs, MS 39564
(228) 215-0011

Grantors
Joseph Vincent Gaudi
Karen J. Gaudi
299 Klondyke Road, Suite A
Long Beach, MS 39560
(734) 637-4627

Return To:
David B. Pilger
Attorney at Law
1406 Bienville Blvd., Suite 101
Ocean Springs, MS 39564
(228) 215-0011

Grantee:
Elizabeth Nicaud Lopez
225 Winter Garden Drive, Unit D4
Long Beach, MS 39560
(601) 606-7115

File No. B223299N

INDEXING INSTRUCTIONS: Unit 4, Building D, Winter Garden Estates Condominiums, 1st JD, Harrison County, MS

STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT

WARRANTY DEED

FOR AND IN CONSIDERATION OF the price and sum of TEN AND NO/100 DOLLARS (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, we, Joseph Vincent Gaudi and Karen J. Gaudi, do hereby sell, convey and warrant unto Elizabeth Nicaud Lopez, all of that certain tract, piece or parcel of land situated in the First Judicial District of Harrison County, Mississippi, together with all improvements, buildings, fixtures, and appurtenances thereto belonging, and being more particularly described as follows, to-wit:

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"

This being part of the same property as that conveyed to Karen J. Gaudi and Joseph Vincent Gaudi, by instrument recorded as Instrument 2014 1840 D-J1, Land Deed Records of the First Judicial District of Harrison County, Mississippi

MINUTES OF OCTOBER 13, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

If this property is bounded by water, this conveyance includes only natural accretion, and is subject to any erosion due to the action of the elements. Such riparian and littoral rights as exist are conveyed hereon but without warranty as to their actual extent. If any portion of the property is below the mean high tide watermark, or is coastal land as defined in the Mississippi Coastal Wetlands Protection Act it is conveyed by subaquatic only.

Grantor(s) acknowledge that all of gas and other minerals owned, if any, in Grantor(s) Real Estate herein was requested or performed by payee.

This conveyance is subject to any and all covenants, rights of way, easements, restrictions and regulations of record in the office of the County Clerk in the First Judicial District of Harrison County, Mississippi.

It is agreed and understood that the taxes for the current year have been provided as of this date on an estimated basis, and when said taxes are actually determined, if the portion as of this date is overpaid the Parties hereto agree to make all necessary adjustments on the basis of an actual calculation.

WITNESS OUR SIGNATURES, on this the 12th day of September, 2022

Joseph Vincent Gauss
Karen J. Gauss

ACKNOWLEDGMENT

STATE OF MISSISSIPPI
COUNTY OF HARRISON

PERSONALLY APPEARED BEFORE ME, the undersigned authority, in and for the jurisdiction aforesaid, Joseph Vincent Gauss and Karen J. Gauss, who acknowledged before me that they signed, executed and delivered the above and foregoing instrument on the day and year thereof, for the use and purposes therein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, on this 12th day of September, 2022

(AFFIX SEAL)



Shantana Parker
NOTARY PUBLIC

My commission expires

DEED ACCEPTED BY:

Elizabeth Alford Lopez

Beachy Bookings, LLC. Short Term Rental Agreement

Address: _____

This Rental Agreement and Contract (the "Agreement") is a legally binding agreement made and entered into as of the Reservation Date written below by and between the undersigned person(s) or company (the "Guest") and the undersigned owner, manager or agent ("Rental Agent"), pursuant to which the Guest has agreed to rent the residence described below (the "Property"), for the duration of the Rental Term for the Total Rental Fee and other good and valuable consideration as described herein.

OCCUPANCY

Guest agrees that no more than six persons shall be permitted on the Property at any time during the Rental Term, all of whom shall comply with the conditions and restrictions imposed upon Guest under this Agreement.

CONDITION AND USE OF PROPERTY

The Property is provided in "as is" condition. Rental Agent shall use its best efforts to ensure the operation of all amenities in the Property, such as internet access, satellite or cable TV access or hot tubs, fireplaces as applicable. Rental Agent shall not be held responsible for such item's failure to work but will make every effort to correct any issues as reported as quickly as possible. Guest acknowledges that use of amenities such as hot tubs, pools, spas, fireplaces, decks, and the like may be potentially dangerous and involve potential risks if improperly used, particularly with regard to children and such use is at the Guest's own risk.

Guest shall use the Property for residential purposes only and in a careful manner to prevent any damage or loss to the Property and always keep the Property in clean and sanitary condition. Guest and any additional permitted guests shall refrain from loud noise and shall not disturb, annoy, endanger, or inconvenience neighbors, nor shall Guest use the Property for any immoral, offensive, or unlawful purposes, nor violate any law, association rules or ordinance, nor commit waste or nuisance on or about the Property.

DEFAULT

If Guest should fail to comply with the conditions and obligations of this Agreement, Guest shall surrender the Property, remove all Guest's property and belongings, and leave the Property in good order and free of damage. No refund of any portion of the Total Rental Fee shall be made and if any legal action is necessary, the prevailing party shall be entitled to reimbursement from the other party for all costs incurred.

ASSIGNMENT OR SUBLEASE

Guest shall not assign or sublease the Property or permit the use of any portion of the Property by other persons who are not family members or guests of the Guest and included within the number of and as permitted occupants under this Agreement.

RISK OF LOSS AND INDEMNIFICATION

Guest agrees that all private property, furnishings, personal affects, and other items brought into the Property by Guest, or their permitted guests and visitors shall be at the sole risk of Guest about any theft, damage, destruction or other loss and Rental Agent shall not be responsible or liable for any reason whatsoever.

Guest hereby covenants and agrees to indemnify and hold harmless Rental Agent and their agents, owners, successors, employees and contractors from and against any costs, damages, liabilities, claims, legal fees and other actions for any damages, costs, attorneys fees incurred by Guest, permitted guests, visitors or agents, representatives or successors of Guest due to any claims relating to destruction of property or injury to persons or loss of life sustained by Guest or family and visitors of Guest in or about the Property and Guest expressly agrees to save and hold Rental Agent harmless in all such cases.

RELEASE

Guest hereby waives and releases any claims against Rental Agent, the Property owner and their successors, assigns, employees, or representatives, officially or otherwise, for any injuries or death that may be sustained by Guest on or near or adjacent to the Property, including any common facilities, activities, or amenities. Guest agrees to use any such facilities or amenities entirely at the Guest's own initiative, risk, and responsibility.

**MINUTES OF OCTOBER 13, 2022
REGULAR MEETING**

LONG BEACH PLANNING and DEVELOPMENT COMMISSION

ENTRY AND INSPECTION

Rental Agent reserves the right to enter the Property at reasonable times and with reasonable advance notice for the purposes of inspecting the Property or showing the Property to prospective purchasers, renters, or other authorized persons. If Rental Agent has a reasonable belief that there is imminent danger to any person or property, Rental Agent may enter the Property without advance notice.

UNAVAILABILITY OF PROPERTY

In the event the Property is not available for use during the Rental Term due to reasons, events, or circumstances beyond the control of Rental Agent, Rental Agent will apply due diligence and good faith efforts to locate a replacement property that equals or exceeds the Property with respect to occupancy capacity, location and value that meets the reasonable satisfaction of the Guest. If such replacement property cannot be found and made available, Rental Agent shall immediately return all payments made by the Guest, whereupon this Agreement shall be terminated, and Guest and Rental Agent shall have no further obligations or liabilities in any manner pertaining to this Agreement.

ADDITIONAL TERMS TO THE RENTAL AGREEMENT

In addition to the standard terms included herein, Guest acknowledges and agrees that the following additional terms and conditions apply to the Guest's rental of the Property:

GENERAL PROVISIONS

This Agreement contains the entire agreement between the parties regarding the rental of the Property, and any changes, amendments or modifications hereof shall be void unless the same are in writing and signed by both the Guest and the Rental Agent. This Agreement shall be governed by the laws of the State Mississippi. The words "Rental Agent" and "Guest" shall include their respective heirs, successors, representatives. The waiver or failure to enforce any breach or provision of this Agreement shall not be considered a waiver of that or any other provision in any subsequent breach thereof. If any provision herein is held invalid, the remainder of the Agreement shall not be affected. Any notice required to be given under this Agreement shall be in writing and sent to the contact information included herein. This Agreement may be signed in one or more counterparts, each of which is an original, but taken together constitute one in the same instrument.

CHECK-IN TIME is AFTER 4 P.M. CST AND CHECKOUT is AT 10 A.M. CST.

There is no early check in or late check out.

SMOKING: Allowed outside only. If there is evidence of smoking in the house, then there will be an additional cleaning fee of \$100.00 added to the credit card on file.

We do not allow pets. The security deposit will be kept if there is evidence of an animal on the property.

OCCUPANCY: No persons other than those in the Guest party set forth below may stay overnight on the property. Maximum occupancy is six people including children. No more than six people can occupy the home over night. No guests allowed.

Must be twenty-one or older to make a reservation. Parties or large groups need management approval. Port a et us may be required, and additional fees are to be paid by renter. Keep the property and all furnishings in good order.

REGULAR MEETING

LONG BEACH PLANNING and DEVELOPMENT COMMISSION

* **PARKING** – Parking is limited to two vehicle(s). Vehicles are to be parked in designated parking areas only. Any illegally parked cars are subject to towing; applicable fines/towing fees are the sole responsibility of the vehicle owner.

No firearms or fireworks allowed. You will be asked to leave immediately without a refund if you violate this rule. Please do not play loud music or musical instruments. No abusive noise will be tolerated.

A reservation deposit of \$250 is required upon booking. The deposit automatically converts to a security/damage deposit upon arrival. The deposit is NOT applied toward rent; however, it is fully refundable within (14) days of departure, provided the following provisions are met.

- No damage is done to unit or its contents, beyond normal wear and tear.
- No charges are incurred due to contraband, collection of rents or services rendered during the stay.
- All debris, rubbish and discards are placed in provided garbage tote, and soiled dishes are cleaned.
- All used towels are placed in a bathtub
- All keys are left on the kitchen table and unit is left unlocked.
- All charges accrued during the stay are paid prior to departure.
- No linens are lost or damaged.
- No early check-in or late checkout.
- No contamination of property with cigarette smoke or any other contaminate
- The vacationer is not evicted by the owner (or representative of the owner) or the local law enforcement.
- All furnishings inside and outside are in their proper place

If damages exceed the damage deposit, then the amount of damages will be due in full immediately.

Reservation Balance: 50% is due within five (10) days of booking. Remainder is due fourteen (14) days before your arrival date. (Unless other arrangements have been made)

INCLUSIVE FEES – Rates include a one-time linen & towel setup. You must bring sheets for the sofa bed if you need to use it.

Cancellation Policy: Management and Guest agreement is required to cancel a reservation. Guest can reschedule the reservation later.

NO DAILY HOUSEKEEPING SERVICE – While linens and bath towels are included in the unit, daily house cleaner service is not included in the rental rate. We suggest you bring beach towels. We do not permit towels or linens to be taken from the units. Upon exiting the home, please take out the trash, wash the dishes and put dirty towels in the tub. Keep the property and all furnishings in good order. There is a washer /dryer in each house for guest use. Please put the garbage cans out as specified by the signs on the posts. A onetime cleaning fee is added to your rental amount. *

RATE CHANGES – Rates subject to change without notice.

FALSIFIED RESERVATIONS – Any reservation obtained under false pretense will be subject to forfeiture of advance payment, deposit and/or rental money, and the party will not be permitted to check in.

WATER AND Sewer. DO NOT FLUSH anything other than toilet paper. No feminine products, diapers, baby wipes, condoms, etc. should be flushed at any time. If it is found that anything other than toilet paper has been flushed and clogged the sewer system, you could be charged damages of two hundred dollars or more (\$200+).

Please check that you have removed all your personal belongings upon checkout. Anything left behind can be mailed for a \$25.00 service fee plus postage. Any unclaimed items will be donated after 14 days

This home is privately owned; the owners are not responsible for any accidents, injuries or illness that occurs while on the premises or its facilities. The Homeowners are not responsible for the loss of personal belongings or valuables of the guest. By accepting this reservation, it is agreed that all guests are expressly assuming the risk

MINUTES OF OCTOBER 13, 2022
REGULAR MEETING

LONG BEACH PLANNING and DEVELOPMENT COMMISSION

of any harm arising from their use of the premises or others whom they invite to use the premise. Fire Extinguishers are located under the sink in each of the houses. Please use them responsibly and only for what they are intended. Do not remove them from the home.

Any requests for changes to this contract must be in writing by the guest and have a manager's signature of approval.

By signing below, I agree to all terms and conditions of this agreement.

Sign _____ Date: _____

Driver's License # _____ State: _____

Number of Guests in Party: _____

Mailing address: _____

Email Address: _____

Rental guest registration (Name of all persons staying):

Cars: Year, Make, Model, License Plate:

Trash: Garbage can to the road on Monday

Rental Dates:

Breakdown of charges:

Rental fee -

Cleaning fee -

Refundable damage deposit -

Total due: \$

A credit card must be kept on file and a copy of ids and vehicle information. Any changes must be approved with management. _____: Initial here to acknowledge all information listed above.

Guest agrees to leave on the checkout date by the checkout time or at any time violations of the rules are reported. _____ Initial

Rental Agent: Tanya Darrow Cell
phone – 228-229-2275
booknowinms@gmail.com

**MINUTES OF OCTOBER 13, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

DECLARATIONS		Coverage afforded by this policy is provided by State Farm Fire and Casualty Company PO BOX 86049 Atlanta GA 30356-9901 A Stock Company with Home Office in Bloomington, Illinois
We will provide the insurance described in this policy in return for the premium and compliance with all applicable provisions of this policy		
24-B0-E384-9	Policy Number	
Named Insured and Mailing Address Lopez, Elizabeth Hector 12083 Grand Oaks Dr Gulfport MS 39503-5683		
This Policy Period begins and ends at 12:01 a.m. Standard Time at the residence premises 09/15/2022 Effective Date 09/15/2023 12 months - Policy Period Expiration of Policy Period		Automatic Renewal - If the Policy Period is shown as 12 months, this policy will be renewed automatically subject to the premiums, rates and forms in effect each succeeding policy period. If this policy is terminated, we will give you and the Mortgage Lender holder written notice in compliance with the policy provisions or as required by law.
Limit of Liability - Section 1 \$35,000 Building Property (Minimum 30% of Personal Property) \$20,000 Personal Property \$10,000 Condominium Loss Assessments		Deductibles - Section I \$1,000 ALL LOSSES: In case of loss under this policy, the deductible will be applied per occurrence and will be deducted from the amount of the loss. Earthquake Policy Premium \$963
Limit of Liability - Section 2 \$1,000,000 Personal Liability \$1,000 Medical Payments to Others		
Policy Type Condominium Unitowners A1 - Replacement Cost - Semi Construction		
Location of Premises 225 Winter Garden Dr Apt 04 Long Beach MS 39560 6503		
Forms, Options, & Endorsements HS-2124 Condominium Unitowners Policy Back-Up of Sewer Or Drain		Amendatory Endorsement
Mortgagee & Addl. Interests Mortgagee TRUSTMARK NATIONAL BANK (SAC)/AT/MA PO Box 2790 Kennesaw, GA 30156-9114 Loan Number: 4295185		Agent Name & Address Matt Harbors 1505 E Pass Rd Gulfport, MS 39507-3525 (228) 388-3888

Prepared 09/26/2022
558-9164

Agent's Code 3281
APPLICANT COPY

10/13/2022 12:04:12 PM (09/26/2022)

After considerable discussion, Commissioner Fields made motion seconded by Commissioner Levens and unanimously carried recommending to approve the application as submitted.

It came for discussion under New Business Planning Commission Approval, Short-Term Rental for property located at 108 Cone Street, Tax Parcel 0612B-01-029.000, submitted by Rebecca Kirwin Clark and Scott Robert Sidney Clark, as follows:

MINUTES OF OCTOBER 13, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

CITY OF LONG BEACH, MISSISSIPPI		
APPLICATION FOR SHORT-TERM RENTAL		
PHYSICAL ADDRESS: 201 JEFF DAVIS AVENUE LONG BEACH, MS 39560	PHONE: (228) 863-1554 FAX: (228) 863-1558	MAILING ADDRESS: POST OFFICE BOX 929 LONG BEACH, MS 39560

PROPERTY INFORMATION:
ADDRESS: 108 Cone St. Long Beach, MS 39560 **Tax Parcel #** 0612B-01-029.000
 (Location of Short-Term Rental)

OWNER'S INFORMATION:
Property Owner's Name: Rebecca Kirwin Clark and Scott Robert Sidney Clark
Property Owner's Address: 8734 Wildrye Cir. Parker, CO 80134
Property Owner's Mailing Address, if different from above:

Property Owner's Phone No: 303-217-0012 **City** _____ **State** _____ **Zip** _____
Email Address: 74rkclark@gmail.com

Is there a homeowner's association for the neighborhood? _____ If so, please provide written statement of support of short term rental?

PROPERTY MANAGER INFORMATION:
Property Manager's Name: Beachy Bookings LLC / Tanya Dames
Property Manager's Address: (Must be a local contact)
 416 E Pass Rd Gulfport MS 39507
City _____ **State** _____ **Zip** _____

Property Manager's Phone No.: 208-209-0075 **Email Address:** beachybookingsllc@gmail.com

- PLEASE PROVIDE THE FOLLOWING:**
- Mississippi Sales Tax ID # NA
 - Recorded Warranty Deed
 - Parking Rules & Plan
 - Trash Management Plan
 - Copy of Proposed Rental Agreement
 - Proof of Liability Insurance, which includes short term rental coverage

- ADDITIONAL INFORMATION:**
- Completed written statement of compliance.
 - **FEES: \$250**, nonrefundable application fee. \$500, yearly renewable fee. Checks should be made payable to the City of Long Beach.
 - **LICENSE:** A Privilege Tax License must be applied and paid for after approval.
 - **INCOMPLETE APPLICATIONS** will not be processed.

AFFIDAVIT
 I HEREBY CERTIFY THAT I HAVE READ THIS APPLICATION AND THAT ALL INFORMATION CONTAINED HEREIN TRUE AND CORRECT; I ACKNOWLEDGE RECEIPT OF AND AGREE TO COMPLY WITH THE RULES & REGULATIONS OF SHORT-TERM RENTALS (Ordinance 660), ALL APPLICABLE CODES, ORDINANCES AND STATE LAWS. VIOLATION OF ANY CODES OR REGULATIONS SHALL RESULT IN THE SUSPENSION OR REVOCATION OF THE PERMIT.

Rebecca Kirwin Clark **Rebecca Kirwin Clark** **09/26/2022**
 PRINT NAME SIGNATURE DATE

BELOW IS FOR OFFICE USE ONLY			
Maximum Occupancy: <u>6</u>	Maximum Vehicles allowed: <u>4</u>	Number of bedrooms: <u>2</u>	Number of people home can accommodate: <u>6</u>

I AFFIRM THAT THE APPLICANT IS IN COMPLIANCE WITH ALL APPLICABLE ZONING REQUIREMENTS, BUILDING & FIRE CODES; AND THAT ALL APPLICABLE TAXES, FEES AND OTHER CHARGES HAVE BEEN PAID.

Building Official Signature: [Signature] **Date:** 10/13/22
Fire Inspector Signature: _____ **Date:** _____

COMMENTS: _____

Date Received: 9-27-22
Agenda Date: 10-13-22
Amount Due/Paid: 250.00
Payment Method: #1037

MINUTES OF OCTOBER 13, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



I Rebecca Kirwin Clark, owner of the property located at 108 Cone St. Long Beach, MS, Tax Parcel 0612B-01-029.000, affirm that I am in compliance with building codes, deed restrictions and/or covenants, and have paid all applicable taxes, fees and other charges. I acknowledge that a violation of the ordinances of the City of Long Beach shall result in the suspension or revocation of the permit.

Rebecca K
signature

9/26/2022
date

IN JUDICIAL DISTRICT
INSTRUMENT 2022-001742-0-1
FILED/RECORDED 11/02/22 3:02:01 PM
TOTAL FEES \$28.00
3 PAGES RECORDED

PREPARED BY:
Law Offices of
LAURA F. PAULK, PLLC
16127 Orange Grove Road
Gulfport, MS 39503
228-831-1818
LFP File No.: 2207843
MS Bar No.: 10733

Return To:
Law Offices of
LAURA F. PAULK, PLLC
16127 Orange Grove Road
Gulfport, MS 39503
228-831-1818
LFP File No.: 2207843

STATE OF MISSISSIPPI
COUNTY OF HARRISON

WARRANTY DEED

For and in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid this date, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged,

Travis Miller and wife, Lea Miller, Grantors
108 Cone Street
Long Beach, MS 39560
601-544-2052

do hereby sell, convey and warrant unto

Scott Robert Sidney Clark and wife, Rebecca Kirwin Clark, Grantees
8734 Wildrye Cir
Parker, CO 80134
303-217-0012,

as joint tenants with full rights of survivorship and not as tenants in common, the following described land and property being located in Harrison County, Mississippi, more particularly described as follows:

(See Exhibit A attached)

INDEXING INSTRUCTIONS: Lot 5, Gould's Subdivision, Harrison Co., MS

It is agreed and understood that the taxes for the current year have been prorated as of this date on an estimated basis and are assumed by the Grantees. When said taxes are actually determined, if the proration as of this date is incorrect, the Parties hereto agree to pay on the basis of an actual proration.

This conveyance is made expressly subject to any and all restrictive covenants, rights-of-way, easements, and mineral reservations and any other rights now of

2207843

**MINUTES OF OCTOBER 13, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

record which effect the above described property.

WITNESS MY SIGNATURE, this the 7th day of July, 2022.

Travis Miller
Travis Miller
Lea Miller
Lea Miller

STATE OF MISSISSIPPI
COUNTY OF HARRISON

Personally appeared before me, the undersigned Notary Public in and for the above named jurisdiction, the within named, Travis Miller and Lea Miller, who severally acknowledged that they signed and delivered the foregoing instrument on the day and year therein stated.

Given under my hand and seal, this the 7th day of July, 2022

Candace M. Dye
NOTARY PUBLIC

My Commission Expires:



2207933

EXHIBIT A

LEGAL DESCRIPTION

Lot Five (5), GOULDS SUBDIVISION, City of Long Beach, a subdivision according to the official map or plat thereof on file and of record in the Office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi, in Plat Book 17 at Page 12 thereof, reference to which is hereby made in aid of and as a part of this description.

Said property being one in the same as that property being conveyed from Thomas G. Walters, Jr. to Irene Combe by virtue of a Warranty Deed dated September 26, 1990, being filed for record on October 2, 1990, in Deed Book 1170 at Page 163 in the office of the Chancery Clerk of Harrison County, Mississippi.

Lot Five (5), GOULDS SUBDIVISION, City of Long Beach, a subdivision according to the official map or plat thereof on file and of record in the Office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi, in Plat Book 17 at Page 12 thereof, reference to which is hereby made in aid of and as a part of this description. Also incorrectly referred to at times as Lot Five (5), GOULD SUBDIVISION, City of Long Beach, a subdivision according to the official map or plat thereof on file and of record in the Office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi, in Plat Book 17 at Page 12 thereof, reference to which is hereby made in aid of and as a part of this description

LM
Tw177

2207941

REGULAR MEETING

LONG BEACH PLANNING and DEVELOPMENT COMMISSION

Beachy Bookings, LLC. Short Term Rental Agreement

Address: _____

This Rental Agreement and Contract (the "Agreement") is a legally binding agreement made and entered into as of the Reservation Date written below by and between the undersigned person(s) or company (the "Guest") and the undersigned owner, manager or agent ("Rental Agent"), pursuant to which the Guest has agreed to rent the residence described below (the "Property"), for the duration of the Rental Term for the Total Rental Fee and other good and valuable consideration as described herein.

OCCUPANCY

Guest agrees that no more than six persons shall be permitted on the Property at any time during the Rental Term, all of whom shall comply with the conditions and restrictions imposed upon Guest under this Agreement.

CONDITION AND USE OF PROPERTY

The Property is provided in "as is" condition. Rental Agent shall use its best efforts to ensure the operation of all amenities in the Property, such as internet access, satellite or cable TV access or hot tubs, fireplaces as applicable. Rental Agent shall not be held responsible for such item's failure to work but will make every effort to correct any issues as reported as quickly as possible. Guest acknowledges that use of amenities such as hot tubs, pools, spas, fireplaces, decks, and the like may be potentially dangerous and involve potential risks if improperly used, particularly with regard to children and such use is at the Guest's own risk.

Guest shall use the Property for residential purposes only and in a careful manner to prevent any damage or loss to the Property and always keep the Property in clean and sanitary condition. Guest and any additional permitted guests shall refrain from loud noise and shall not disturb, annoy, endanger, or inconvenience neighbors, nor shall Guest use the Property for any immoral, offensive, or unlawful purposes, nor violate any law, association rules or ordinance, nor commit waste or nuisance on or about the Property.

DEFAULT

If Guest should fail to comply with the conditions and obligations of this Agreement, Guest shall surrender the Property, remove all Guest's property and belongings, and leave the Property in good order and free of damage. No refund of any portion of the Total Rental Fee shall be made and if any legal action is necessary, the prevailing party shall be entitled to reimbursement from the other party for all costs incurred.

ASSIGNMENT OR SUBLEASE

Guest shall not assign or sublease the Property or permit the use of any portion of the Property by other persons who are not family members or guests of the Guest and included within the number of and as permitted occupants under this Agreement.

RISK OF LOSS AND INDEMNIFICATION

Guest agrees that all private property, furnishings, personal affects, and other items brought into the Property by Guest, or their permitted guests and visitors shall be at the sole risk of Guest about any theft, damage, destruction or other loss and Rental Agent shall not be responsible or liable for any reason whatsoever.

Guest hereby covenants and agrees to indemnify and hold harmless Rental Agent and their agents, owners, successors, employees and contractors from and against any costs, damages, liabilities, claims, legal fees and other actions for any damages, costs, attorneys fees incurred by Guest, permitted guests, visitors or agents, representatives or successors of Guest due to any claims relating to destruction of property or injury to persons or loss of life sustained by Guest or family and visitors of Guest in or about the Property and Guest expressly agrees to save and hold Rental Agent harmless in all such cases.

RELEASE

Guest hereby waives and releases any claims against Rental Agent, the Property owner and their successors, assigns, employees, or representatives, officially or otherwise, for any injuries or death that may be sustained by Guest on or near or adjacent to the Property, including any common facilities, activities, or amenities. Guest agrees to use any such facilities or amenities entirely at the Guest's own initiative, risk, and responsibility.

**MINUTES OF OCTOBER 13, 2022
REGULAR MEETING**

LONG BEACH PLANNING and DEVELOPMENT COMMISSION

ENTRY AND INSPECTION

Rental Agent reserves the right to enter the Property at reasonable times and with reasonable advance notice for the purposes of inspecting the Property or showing the Property to prospective purchasers, renters, or other authorized persons. If Rental Agent has a reasonable belief that there is imminent danger to any person or property, Rental Agent may enter the Property without advance notice.

UNAVAILABILITY OF PROPERTY

In the event the Property is not available for use during the Rental Term due to reasons, events, or circumstances beyond the control of Rental Agent, Rental Agent will apply due diligence and good faith efforts to locate a replacement property that equals or exceeds the Property with respect to occupancy capacity, location and value that meets the reasonable satisfaction of the Guest. If such replacement property cannot be found and made available, Rental Agent shall immediately return all payments made by the Guest, whereupon this Agreement shall be terminated, and Guest and Rental Agent shall have no further obligations or liabilities in any manner pertaining to this Agreement.

ADDITIONAL TERMS TO THE RENTAL AGREEMENT

In addition to the standard terms included herein, Guest acknowledges and agrees that the following additional terms and conditions apply to the Guest's rental of the Property:

GENERAL PROVISIONS

This Agreement contains the entire agreement between the parties regarding the rental of the Property, and any changes, amendments or modifications hereof shall be void unless the same are in writing and signed by both the Guest and the Rental Agent. This Agreement shall be governed by the laws of the State Mississippi. The words "Rental Agent" and "Guest" shall include their respective heirs, successors, representatives. The waiver or failure to enforce any breach or provision of this Agreement shall not be considered a waiver of that or any other provision in any subsequent breach thereof. If any provision herein is held invalid, the remainder of the Agreement shall not be affected. Any notice required to be given under this Agreement shall be in writing and sent to the contact information included herein. This Agreement may be signed in one or more counterparts, each of which is an original, but taken together constitute one in the same instrument.

CHECK-IN TIME is AFTER 4 P.M. CST AND CHECKOUT is AT 10 A.M. CST.

There is no early check in or late check out.

SMOKING: Allowed outside only. If there is evidence of smoking in the house, then there will be an additional cleaning fee of \$100.00 added to the credit card on file.

We do not allow pets. The security deposit will be kept if there is evidence of an animal on the property.

OCCUPANCY: No persons other than those in the Guest party set forth below may stay overnight on the property. Maximum occupancy is six people including children. No more than six people can occupy the home over night. No guests allowed.

Must be twenty-one or older to make a reservation. Parties or large groups need management approval. Port a let us may be required, and additional fees are to be paid by renter. Keep the property and all furnishings in good order.

**MINUTES OF OCTOBER 13, 2022
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LONG BEACH PLANNING and DEVELOPMENT COMMISSION

PARKING – Parking is limited to two vehicle(s). Vehicles are to be parked in designated parking areas only. Any illegally parked cars are subject to towing; applicable fines/towing fees are the sole responsibility of the vehicle owner.

No firearms or fireworks allowed. You will be asked to leave immediately without a refund if you violate this rule. Please do not play loud music or musical instruments. No abusive noise will be tolerated.

A reservation deposit of \$250 is required upon booking. The deposit automatically converts to a security/damage deposit upon arrival. The deposit is NOT applied toward rent; however, it is fully refundable within (14) days of departure, provided the following provisions are met.

- No damage is done to unit or its contents, beyond normal wear and tear.
- No charges are incurred due to contraband, collection of rents or services rendered during the stay.
- All debris, rubbish and discards are placed in provided garbage tote, and soiled dishes are cleaned.
- All used towels are placed in a bathtub
- All keys are left on the kitchen table and unit is left unlocked.
- All charges accrued during the stay are paid prior to departure.
- No linens are lost or damaged.
- No early check-in or late checkout.
- No contamination of property with cigarette smoke or any other contaminate
- The vacationer is not evicted by the owner (or representative of the owner) or the local law enforcement.
- All furnishings inside and outside are in their proper place

If damages exceed the damage deposit, then the amount of damages will be due in full immediately.

Reservation Balance: 50% is due within five (10) days of booking. Remainder is due fourteen (14) days before your arrival date. (Unless other arrangements have been made)

INCLUSIVE FEES – Rates include a one-time linen & towel setup. You must bring sheets for the sofa bed if you need to use it.

Cancellation Policy: Management and Guest agreement is required to cancel a reservation. Guest can reschedule the reservation later.

NO DAILY HOUSEKEEPING SERVICE – While linens and bath towels are included in the unit, daily house cleaner service is not included in the rental rate. We suggest you bring beach towels. We do not permit towels or linens to be taken from the units. Upon exiting the home, please take out the trash, wash the dishes and put dirty towels in the tub. Keep the property and all furnishings in good order. There is a washer /dryer in each house for guest use. Please put the garbage cans out as specified by the signs on the posts. A onetime cleaning fee is added to your rental amount.

RATE CHANGES – Rates subject to change without notice.

FALSIFIED RESERVATIONS – Any reservation obtained under false pretense will be subject to forfeiture of advance payment, deposit and/or rental money, and the party will not be permitted to check in.

WATER AND Sewer. DO NOT FLUSH anything other than toilet paper. No feminine products, diapers, baby wipes, condoms, etc. should be flushed at any time. If it is found that anything other than toilet paper has been flushed and clogged the sewer system, you could be charged damages of two hundred dollars or more (\$200+).

Please check that you have removed all your personal belongings upon checkout. Anything left behind can be mailed for a \$25.00 service fee plus postage. Any unclaimed items will be donated after 14 days

This home is privately owned; the owners are not responsible for any accidents, injuries or illness that occurs while on the premises or its facilities. The Homeowners are not responsible for the loss of personal belongings or valuables of the guest. By accepting this reservation, it is agreed that all guests are expressly assuming the risk

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of any harm arising from their use of the premises or others whom they invite to use the premise. Fire Extinguishers are located under the sink in each of the houses. Please use them responsibly and only for what they are intended. Do not remove them from the home.

Any requests for changes to this contract must be in writing by the guest and have a manager's signature of approval.

By signing below, I agree to all terms and conditions of this agreement.

Sign _____ Date: _____

Driver's License # _____ State: _____

Number of Guests in Party: _____

Mailing address: _____

Email Address: _____

Rental guest registration (Name of all persons staying):

Cars: Year, Make, Model, License Plate:

Trash: Garbage can to the road on Monday

Rental Dates:

Breakdown of charges:

Rental fee -

Cleaning fee -

Refundable damage deposit -

Total due: \$

A credit card must be kept on file and a copy of ids and vehicle information. Any changes must be approved with management. _____: Initial here to acknowledge all information listed above.

Guest agrees to leave on the checkout date by the checkout time or at any time violations of the rules are reported. _____ Initial

Rental Agent: Tanya Darrow Cell
phone – 228-229-2275
booknowinms@gmail.com

REGULAR MEETING

LONG BEACH PLANNING and DEVELOPMENT COMMISSION

CERTIFICATE OF INSURANCE COMMON POLICY DECLARATIONS State of Mississippi		
Previous Number NEW	Certificate Number 22SSIU501621	
This Declaration is attached to and forms part of certificate provisions. Insurance effected with Certain Underwriters at Lloyds of London 1339		AUTHORITY REF. NO. Per Insurer Participation Schedule
INSURED NAME & MAILING ADDRESS: Scott Clark and Rebecca Clark 8734 Wildrye Circle Parker, CO 80134	BROKER: SSIU, LLC PO Box 639 Daphne, AL 36526	PRODUCING AGENT: GlobalGreen Insurance Agency Margaret Reynolds MS LIC #: 104730
POLICY PERIOD FROM: 09/16/2022 TO 09/16/2023 POLICY TERM: 12:01 A.M. Standard Time at the Residence Premises		
LOCATION ADDRESS(s): 108 Cone Street Long Beach, MS 39560		POLICY TYPE: DP-3 OCCUPANCY: Rental(Short-Te
COVERAGES	LOSS SETTLEMENT TYPE	LIMIT OF LIABILITY
SECTION I - AS PER FORM A) DWELLING B) OTHER STRUCTURES C) PERSONAL PROPERTY D) LOSS OF USE / RENTS	RCV RCV RCV RCV	\$160,000 \$15,000 \$40,000 \$16,000
SECTION II - AS PER FORM E) PERSONAL LIABILITY F) MEDICAL EXPENSE		\$300,000 \$5,000
		Total Premium: \$2,423.04 POLICY FEE - STANDARD \$125.00 INSPECTION FEE \$150.00 MWUA TAX \$80.94 Surplus Lines Tax \$107.92 MS Stamping \$6.75 TOTAL: \$2,893.65
DEDUCTIBLES (Section I Only):	ALL OTHER PERILS: \$2,500 WIND & HAIL: 5% OF COVERAGE A = \$8,000 FLOOD: EXCL.	
FORMS AND ENDORSEMENTS: This policy is made and accepted subject to the above statement together with the provisions, stipulations and agreements contained in the following form(s) and endorsement(s): See Schedule of Forms and Endorsements		
NOTE: This insurance policy is issued pursuant to Mississippi Law covering surplus lines insurance. The company issuing the policy is not licensed by the State of Mississippi but is authorized to do business in Mississippi as a non-admitted company. The policy is not protected by the Mississippi Insurance Guaranty Association in the event of the insurer's insolvency. LICENSE #: 10310158 NAME: Joseph Taylor Norton		
MORTGAGEE(s):		
This policy shall not be valid unless countersigned by our authorized agent: COUNTERSIGNED		

**MINUTES OF OCTOBER 13, 2022
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LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

After considerable discussion, Commissioner Levens made motion seconded by Commissioner Suthoff and unanimously carried recommending to approve the application as submitted.

It came for discussion under New Business Planning Commission Approval, Short-Term Rental for property located at 116 East Avenue, Tax Parcel 0612F-01-084.000, submitted by Edward Pretzel, as follows:

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LONG BEACH PLANNING and DEVELOPMENT COMMISSION

**CITY OF LONG BEACH, MISSISSIPPI
APPLICATION FOR SHORT-TERM RENTAL**

PHYSICAL ADDRESS: 201 JEFF DAVIS AVENUE LONG BEACH, MS 39560	PHONE: (228) 863-1554 FAX: (228) 863-1558	MAILING ADDRESS: POST OFFICE BOX 929 LONG BEACH, MS 39560
---	--	--

PROPERTY INFORMATION: ADDRESS: 116 East Avenue Long Beach MS Tax Parcel # 0612F-01-084.0
(Location of Short-Term Rental)

OWNER'S INFORMATION:
Property Owner's Name: Edward Pretzel
Property Owner's Address: 6270 Bullard Rd. Fenton MI 48430
Property Owner's Mailing Address, if different from above:

Property Owner's Phone No: 734834 3636 City MI State MI Zip 48430
Email Address: edwardpretzel@gmail.com

Is there a homeowner's association for the neighborhood? NO If so, please provide written statement of support of short term rental?

PROPERTY MANAGER INFORMATION:
Property Manager's Name: Liz Wackenhut
Property Manager's Address: (Must be a local contact)
3924 Acadian Village Dr Ocean Springs MS 39564
City MS State MS Zip 39564
Property Manager's Phone No: (251) 377-0884 Email Address: lizwackenhut at kw.com

- PLEASE PROVIDE THE FOLLOWING:**
- Mississippi Sales Tax ID # 1455-2729
 - Recorded Warranty Deed
 - Parking Rules & Plan
 - Trash Management Plan
 - Copy of Proposed Rental Agreement
 - Proof of Liability Insurance, which included short term rental coverage

- ADDITIONAL INFORMATION:**
- OWNERSHIP: Please provide a recorded warranty deed
 - FEES: \$200, nonrefundable application fee, plus mailing cost. \$100, yearly renewable fee. Checks should be made payable to the City of Long Beach.
 - LICENSE: A Privilege Tax License must be applied and paid for after approval (\$20/yearly fee).
 - INCOMPLETE APPLICATIONS will not be processed.

AFFIDAVIT

I HEREBY CERTIFY THAT I HAVE READ THIS APPLICATION AND THAT ALL INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT; I ACKNOWLEDGE RECEIPT OF AND AGREE TO COMPLY WITH THE RULES & REGULATIONS OF SHORT TERM RENTALS (Ord 622), ALL APPLICABLE CODES, ORDINANCES AND STATE LAWS. VIOLATION OF ANY CODES OR REGULATIONS SHALL RESULT IN THE SUSPENSION OR REVOCATION OF THE PERMIT.

Edward Pretzel Edward Pretzel July 8, 2022
PRINT NAME SIGNATURE DATE

BELOW IS FOR OFFICE USE ONLY			
Maximum Occupancy:	Maximum Vehicles allowed:	Number of bedrooms:	Number of people home can accommodate:
<u>8</u>	<u>3</u>	<u>2</u>	<u>8</u>

I AFFIRM THAT THE APPLICANT IS IN COMPLIANCE WITH ALL APPLICABLE ZONING REQUIREMENTS, BUILDING & FIRE CODES; AND THAT ALL APPLICABLE TAXES, FEES AND OTHER CHARGES HAVE BEEN PAID.

Building Official Signature: [Signature] Date: 10/13/22
Fire Inspector Signature: _____ Date: _____

COMMENTS: _____

Date Received: <u>10-5-22</u>
Agenda Date: <u>10-13-22</u>
Amount Due/Paid: <u>250.00</u>
Check #: <u>0121</u>

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Edward Pretzel, owner of the property located at
116 EAST AVE. Tax Parcel 0612F-01-084.002
affirm that I am in compliance with building codes, deed restrictions
and/or covenants, and have paid all applicable taxes, fees and other
charges. I acknowledge that a violation of the ordinances of the City of
Long Beach shall result in the suspension or revocation of the permit.

[Handwritten Signature]
signature

Sept 29, 2022
date



SCANNED



1st JUDICIAL DISTRICT
Instrument 2022-0017238-D-11
Filed/Recorded 01/10/2022 11:12:01 AM
Total Fees 26.00
2 Pages Recorded

Prepared by:
David E. Pilger
Attorney at Law
1406 Bienville Blvd., Suite 101
Ocean Springs, MS 39564
(228) 215-0011

Grantor:
Debra L. Slesener
210 Second Avenue, Apt. 302
Long Beach, MS 39560
(228) 274-5100

Return to:
David E. Pilger
Attorney at Law
1406 Bienville Blvd., Suite 101
Ocean Springs, MS 39564
(228) 215-0011

Grantee:
Edward Pretzel
Jennifer Pretzel
8270 Bullard Road
Fenton, MI 48430
(734) 634-3336

File No. F220247S

INDEXING INSTRUCTIONS: Lots 52-53 & Part of Lots 51 & 54, Blk 1, Trautman S/D, 1st JD, Harrison County, MS

STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT

WARRANTY DEED

FOR AND IN CONSIDERATION OF the price and sum of TEN AND NO/100 DOLLARS (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, I, Debra L. Slesener, do hereby sell, convey and warrant unto Edward Pretzel and Jennifer Pretzel, as joint tenants with right of survivorship and not as tenants in common, all of that certain tract, piece or parcel of land situated in the First Judicial District Harrison County, Mississippi, together with all improvements, buildings, fixtures, and appurtenances thereto belonging, and being more particularly described as follows, to-wit:

North 20 feet of Lot 51, All of Lots 52 and 53 and the South 10 feet of Lot 54, Block 1, Trautman Subdivision, a subdivision according to the map or plat thereof on file and of record in the office of the Chancery Clerk in the First Judicial District of Harrison County, Mississippi, in Plat Book 4, at Page 39.

This being the same property as that conveyed to Debra L. Slesener, by instrument recorded in Instrument No. 2018-3757-D-11, 1 and Deed Records in the First Judicial District of Harrison County, Mississippi.

If this property is bounded by water, this conveyance includes any natural accretion, and is subject to any erosion due to the action of the elements. Easement riparian and littoral rights as exist are conveyed herewith, but without warranty as to their nature or extent. If any portion of the property is below the mean high tide watermark, or is coastal wetlands as defined in the Mississippi Coastal Wetlands Protection Act it is conveyed by quiet claim only.

Grantor(s) warrants any and all oil, gas, and other minerals owned, if any, to Grantee(s). No mineral search was requested or performed by preparer.

This conveyance is subject to any and all covenants, rights of way, easements, restrictions and reservations of record in the office of the Chancery Clerk in the First Judicial District of Harrison County, Mississippi.

It is agreed and understood that the taxes for the current year have been pro-rated as of this date on an estimated basis, and when said taxes are actually determined, if the pro-ration as of this date is incorrect, the Parties hereto agree to make all necessary adjustments on the basis of an actual pro-ration.

This conveyance is not part of the Grantor's homestead.

WITNESS MY SIGNATURE, on this the 30th day of June, 2022

[Handwritten Signature]
Debra L. Slesener

ACKNOWLEDGMENT

STATE OF MISSISSIPPI
COUNTY OF HARRISON

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, Debra L. Slesener, who acknowledged before me that she signed, executed and delivered the above and foregoing instrument on the day and year thereof, for the use and purposes therein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, on this the 30th day of June, 2022.

(AFFIX SEAL)

[Handwritten Signature]
NOTARY PUBLIC

My commission expires:



LONG BEACH PLANNING and DEVELOPMENT COMMISSION

Parking Rules

- 1) A total of 3 cars are allowed for parking.
- 2) Up to 3 cars can fit into the driveway.
- 3) No cars are allowed on the grass or anywhere on the
- 4) No cars are allowed on the street overnight.
- 5) Do not park in front of any of the neighbors properties



Trash & Recyclables Management Plan

TRASH Management

- 1) All Trash must be placed in the trash bin on the south side of the
- 2) The renter is responsible to place the trash in the trash bin outside the south side of the home.
- 3) The renter is responsible to put in a new garbage bag in the trash bin in the kitchen
- 4) The renter is not responsible to place the trash bin at the end of the driveway as our local assistant manager will perform this task.
- 5) The local assistant manager will ensure the trash bin is placed at the end of the driveway the night before or the morning of trash day pickup.

Recyclables Management

- 1) The renter is responsible to place all recyclables in the recycling bin outside on the south side of the home.

MINUTES OF OCTOBER 13, 2022
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LONG BEACH PLANNING and DEVELOPMENT COMMISSION

Booking Confirmation

Dear Guest(s), Thanks for booking our vacation rental. We hope you enjoy your stay!



Guests

Adults Children Pets



Check-in



Check-out



Address

116 East Ave

State

Mississippi

City

Long Beach

Zip code

39560

Phone number

734-834-3636



Payment info

Nights

Price per night

Cleaning fee

Additional fee(s)

Taxes & fees

Deposit



Next steps

Please sign and return the attached rental agreement as soon as possible. Once we receive your payment in full, we will provide further instructions.

Thank you, we hope you have a fantastic stay!

Total due

Template made by LODGIFY

Disclaimer

LONG BEACH PLANNING and DEVELOPMENT COMMISSION

Vacation Rental Agreement

This Vacation Rental Agreement is made by and between _____ (Homeowner) and _____ (Guest) as of the date last set forth on the signature page of this Agreement. For good and valuable consideration, the sufficiency of which is acknowledged, the parties hereby agree as follows:

1. Property

The vacation rental property is located at:

(e.g. appliances, amenities and other provided items such as towels, linens, sports equipment, etc.)

2. Maximum occupancy

The maximum number of guests is limited to _____ persons, including _____ children. An additional charge of \$ _____ per person per night for guests in addition to _____ will be assessed.

3. Term of the lease

The vacation rental lease begins at _____ on _____ ("Check-in Date") and ends at _____ on _____ (the "Check-out Date").

Failure to adhere to the check-out time may result in an additional late fee set at \$ _____ unless discussed in advance of the stay.

4. Minimum stay

This property requires a _____ night minimum stay. Longer minimum stays may be required during holiday periods. If a rental is taken for less than _____ days, the guest will be charged the _____ night rate.

5. Rental rules

Guest agrees to abide by the Rental Rules (attached to this agreement) at all times while at the property, and shall cause all members of the rental party and anyone else Guest permits on the property to abide by the following rules at all times while residing at the property.

Template made by  LOGIFY

Disclaimer

MINUTES OF OCTOBER 13, 2022
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LONG BEACH PLANNING and DEVELOPMENT COMMISSION

6. Access

Guest shall allow Homeowner access to the property for purposes of repair, inspection or emergency. Homeowner shall exercise this right of access in a reasonable manner by giving at least hours notice (unless in case of emergency).

7. Rental rate and fees

A. Deposit: A deposit of \$ is due at least days prior to the Check-in Date.

OPTION A.

The deposit is for security purposes and will be refunded within days of the Check-out Date, provided no deductions are made due to:

- i. damage caused to the property or furnishings;
- ii. dirt or other mess requiring excessive cleaning; or
- iii. any other cost incurred by Homeowner due to Guest's stay

OPTION B.

The deposit is non-refundable and applied toward the rental fees.

If the premises appear dirty or damaged upon Check-in, Guest shall inform Homeowner immediately.

B. Rental Rate: Payment in full of the following fees shall be due within days of the Check-in Date:

- Nights
- Price per night
- Cleaning fee
- Additional fee(s)
- Taxes & fees
- Deposit

Total due

Template made by LODCIFY

Disclaimer

This is a sample vacation rental agreement only. You should always seek the advice of an attorney before finalizing any legal binding document. Please see...

LONG BEACH PLANNING and DEVELOPMENT COMMISSION

8. Cancellation policy

If Guest wishes to cancel the reservation, the deposit will be refunded as follows:

- | | |
|---------------|---------------------------------|
| % if canceled | days prior to the Check-in Date |
| % if canceled | days prior to the Check-in Date |

The Homeowner may also be entitled to cancel the Guest stay if house rules are broken during rental period.

9. Insurance

We encourage all renters to purchase traveler insurance in case of unforeseen circumstances, accidents or other issues that may prohibit Guest from traveling or fulfilling rental terms.

10. Payment

Acceptable payment methods are: **credit card/PayPal/bank transfer**

All payments, unless otherwise specified, will be processed on my vacation rental website at the URL:

Manual PayPal requests will be made from the account with email address:

For other manual payments, please contact us directly to administer these.

Email address:

Phone number:

By my signature below, I hereby give permission to charge my credit card/PayPal account for the amounts above. I agree that all rental monies are non-refundable per cancellation policy above. I have read my rights to purchase travel insurance.

Template made by  **LODGIFY**

Disclaimer

This is a sample vacation rental agreement only. You should always seek the advice of an attorney before finalizing any legally binding document. Please ensure

**MINUTES OF OCTOBER 13, 2022
REGULAR MEETING**

LONG BEACH PLANNING and DEVELOPMENT COMMISSION

The parties agree to the terms of this Vacation Rental Agreement, as evidenced by the signatures set forth below.



Homeowner

(Electronic or manual signature)

Name:

Date:

Phone Number:

(during the stay)



Guest

(Electronic or manual signature)

Name:

Date:

Phone Number:

(during the stay)

Template made by  **LODGIFY**

Disclaimer

This is a sample vacation rental agreement only. You should always seek the advice of an attorney before finalizing any legally binding document. Please ensure

**MINUTES OF OCTOBER 13, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION
NEW BUSINESS INSURANCE BINDER**



Johnson & Johnson
The Experience of the Past with a Vision for the Future

NAMED INSURED & MAILING ADDRESS ED PRETZEL 6270 BULLARD RD FENTON, MI 48430	AGENCY NAME & ADDRESS 894567 - SONGE INSURANCE AGENCY 1628 Bienville Blvd Ocean Springs, MS 39564 PHONE: (228) 233-3170	BINDER #: 2753025 VERSION #: 1 FILE #: 2406525 DATE BOUND: 07/06/2022 HOMEOWNERS MINIMUM EARNED PREMIUM: 25% POLICY TERM: 12 MONTHS
AGENT: DILLON FORSYTHE dforsythe@songeagency.com		NO FLAT CANCELLATIONS
REQUESTED POLICY PERIOD: 07/01/2022 to 07/01/2023 12:01 a.m. Standard Time at the Described Location(s)		

A-RATED NON-ADMITTED PROGRAM CO #: 0	
LINE OF BUSINESS	PREMIUM
DWELLING FIRE	\$2,879.00
POLICY FEE	\$150.00
MWUA FEE	\$90.87
STAMPING FEE	\$7.57
STATE TAX	\$121.16
TOTAL PREMIUM	\$3,248.60
<i>This insurance policy is issued pursuant to Mississippi law covering surplus lines insurance. The company issuing the policy is not licensed by the State of Mississippi but is authorized to do business in Mississippi as a nonadmitted company. The policy is not protected by the Mississippi Insurance Guaranty Association in the event of the insurer's insolvency.</i>	

THE TERMS AND CONDITIONS OF THIS BINDER MAY NOT COMPLY WITH THE SPECIFICATIONS SUBMITTED FOR CONSIDERATION.
PLEASE READ THIS BINDER CAREFULLY AND COMPARE IT AGAINST YOUR QUOTE AND SUBMISSION DOCUMENTS.

POLICY ISSUANCE INSTRUCTIONS	UNDERWRITER NOTES
<p>Coverage is bound and subject to no flat cancellations. A complete policy will be issued once all required information is received.</p> <p>The following items are due on 07/11/2022. The requested effective date may be changed if this information is not received by the date</p> <ul style="list-style-type: none"> • Full Payment is due within 10 business days of the requested effective date • Please note an inspection will be performed after issuance and must be satisfactory to maintain coverage • Dwelling values are estimates only. Agents are responsible for verifying replacement cost values. 	<p>This Binder has been issued subject to the following items. Any changes in these items may change the terms and conditions of this Binder.</p> <ul style="list-style-type: none"> • Risk subject to no tree limb overhang; trees and limbs must be trimmed away from home. <p>Thank you for your business!</p>

This binder may be cancelled by the company by notice to the insured in accordance with the policy conditions. This binder is cancelled when replaced by a policy. If this binder is not replaced by a policy, the company is entitled to charge a premium for the binder according to the rules and rates in use by the company. The quoted premium is subject to verification and adjustment, when necessary, by the company. This company binds the kind(s) of insurance stipulated on this binder. This insurance is subject to the terms, conditions, and limitation of the policy(ies) in current use by the company.

**MINUTES OF OCTOBER 13, 2022
REGULAR MEETING**

LONG BEACH PLANNING and DEVELOPMENT COMMISSION

NEW BUSINESS INSURANCE BINDER
 APPLICANT: ED PRETZEL
 BINDER # 2753025 VERSION # 1
 FILE #: 2406525
 DATE BOUND: 07/06/2022



Johnson & Johnson
 The Experience of the Past with a Vision for the Future

LOCATION #1 - 116 EAST AVE LONG BEACH MS 39560 - HARRISON COUNTY		
COVERAGE	LIMIT	PREMIUM
DWELLING FIRE		
COVERAGE A - DWELLING (RCV)	\$160,000	\$2,294.00
COVERAGE C - PERSONAL PROPERTY (ACV)	\$5,000	\$72.00
COVERAGE D - FAIR RENTAL VALUE	\$18,000	\$258.00
PREMISES LIABILITY	\$100,000	\$75.00
MEDICAL PAYMENTS TO OTHERS	\$1,000	\$5.00
ORDINANCE OR LAW - 10%		INCL
MOLD	\$5,000	\$75.00
VANDALISM OR MALICIOUS MISCHIEF	\$183,000	\$100.00
DEDUCTIBLES		
AOP DEDUCTIBLE: \$2,500		
NAMED STORM DEDUCTIBLE: 5%		
		TOTAL BASE PREMIUM: \$2,879.00
RATING FACTORS & UNDERWRITING INFORMATION:		
POLICY FORM: DP3	NUMBER OF STORIES: 1	
OCCUPANCY: TENANT	SQUARE FOOTAGE: 1,075	
DISTANCE TO COAST: 0.4000 MILES	FOR SALE: NO	
TERRITORY: A	ON HISTORICAL REGISTRY:	
PROTECTION CLASS: 5	IN GATED COMMUNITY: NO	
CONSTRUCTION TYPE: JOISTED MASONRY	RENTAL TERM: LESS WEEK	
YEAR OF CONSTRUCTION: 1965	ROOF CONSTRUCTION: SHINGLE RATED FOR HIGH WIND SPEEDS	
YEAR OF WIRING UPDATES: 2007	ROOF GEOMETRY: GABLE ROOF	
YEAR OF PLUMBING UPDATES: 2007	ROOF SHEATHING: OTHER/UNKNOWN	
YEAR OF HEATING UPDATES: 2010	ROOF ANCHOR: CLIPS	
YEAR OF ROOFING UPDATES: 2021	OPENING PROTECTION: ALL GLAZED OPENINGS	
ROOF AGE: 1 YEARS		
# OF NON-WIND LOSSES: NONE	PRIOR INSURANCE: NEW PURCHASE	
# OF WIND LOSSES: NONE	PRIMARY FLOOD EXISTS: UNKNOWN	
PROTECTIVE DEVICE(S): LOCAL BURGLAR ALARM, LOCAL FIRE ALARM, SMOKE DETECTORS		

This binder may be cancelled by the company by notice to the insured in accordance with the policy conditions. This binder is cancelled when replaced by a policy. If this binder is not replaced by a policy, the company is entitled to charge a premium for the binder according to the rules and rates in use by the company. The quoted premium is subject to verification and adjustment, when necessary, by the company. This company binds the kind(s) of insurance stipulated on this binder. This insurance is subject to the terms, conditions, and limitation of the policy(ies) in current use by the company.

REGULAR MEETING

LONG BEACH PLANNING and DEVELOPMENT COMMISSION

After considerable discussion, Commissioner Kruse made motion seconded by Commissioner Suthoff and unanimously carried recommending to approve the application as submitted.

It came for discussion under New Business a Certificate of Resubdivision for property located at 406 Klondyke Road, Tax Parcel 0612N-02-001.000, submitted by Carl A. LaRosa, as follows:



CITY OF LONG BEACH
PLANNING DEPARTMENT
201 JEFF DAVIS AVENUE
PO BOX 929
LONG BEACH, MS 39560
(228) 863-1554
(228) 863-1558 FAX

Office use only
Date Received 9-14-22
Zoning R-1
Agenda Date 10-13-22
Check Number 2280

APPLICATION FOR CERTIFICATE OF RESUBDIVISION

- I. TYPE OF CASE: CERTIFICATE OF RESUBDIVISION
- II. ADVALOREM TAX PARCEL NUMBER(S): Oelln - 02 - 001.000
- III. GENERAL LOCATION OF PROPERTY INVOLVED: Corner of Klondyke Rd. and Willow Lane
- IV. ADDRESS OF PROPERTY INVOLVED: 406 Klondyke Rd Long Beach
- V. GENERAL DESCRIPTION OF REQUEST: Resubdivision of Parcel Oelln - 02 - 001.000
Into Parcel A + B (see attached)

VI. REQUIRED ATTACHMENTS:

- A. Resubdivision Survey and Certificate (see attached example) on no less than 11" X 17" paper.
- B. Cash or check payable to the City of Long Beach in the amount of \$375.00
- C. Proof of ownership (copy of recorded warranty deed) if applicable proof of authority to act as agent for owner.

*****NOTE*** APPLICATION WILL NOT BE ACCEPTED WITHOUT THE ABOVE LISTED DOCUMENTS.**

VII. OWNERSHIP AND CERTIFICATION:

READ BEFORE EXECUTING, the applicant acknowledges that, in signing this application, all conditions and requirements inherent in the process have been fully explained and understood, including the timetable for processing the application, the completed application with all necessary documents and payments must be returned to the Planning office not later than fifteen (15) days before the 2nd or 4th Thursday of each month. Receipt of fee(s) does not constitute receipt of a completed application.

Ownership: I the undersigned do hereby agree to all the rules and regulations as set forth in the Long Beach Zoning Ordinance and agree to pay all fees and charges as stated.

Carl A. LaRosa
Name of Rightful Owner (PRINT)

109 Youngswood Loop
Owner's Mailing Address

Pass Christian, MS 39571
City State Zip

228-669-4018
Phone

Signature of Rightful Owner

Date

owner
Name of Agent (PRINT)

Agent's Mailing Address

City State Zip

Phone

Signature of Applicant

Date

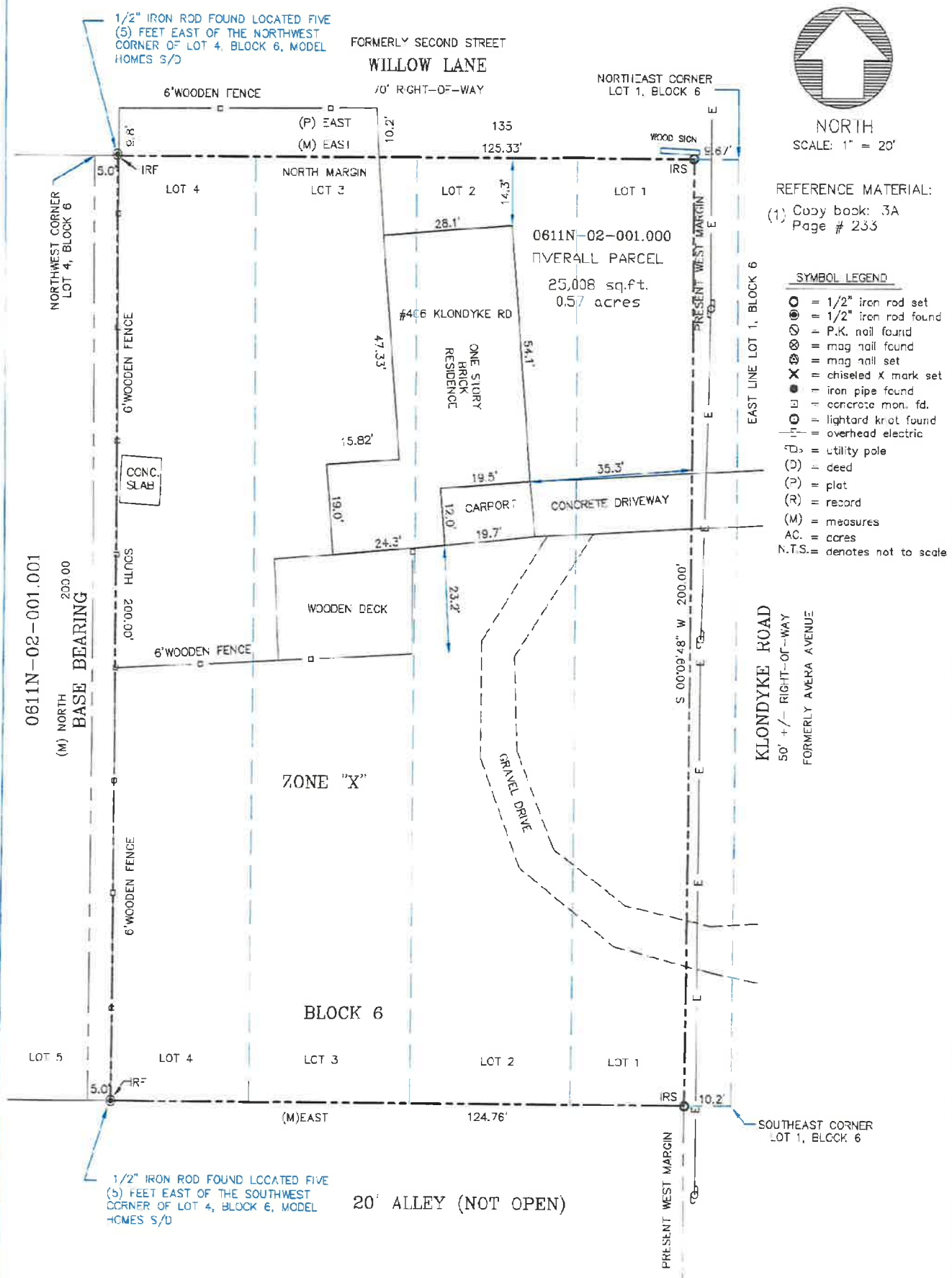
**MINUTES OF OCTOBER 13, 2022
REGULAR MEETING**

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LONG BEACH PLANNING and DEVELOPMENT COMMISSION

PARCEL RE DIVISION PLAT


Note: All measured bearings shown on this plat were derived from the recorded bearing on the WEST line of the herein described parcel of land. Copy Plat Book 3A, Page 233. See survey plat for location.



REFERENCE MATERIAL:
(1) Copy book: 3A
Page # 233

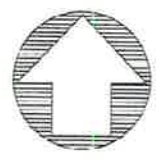
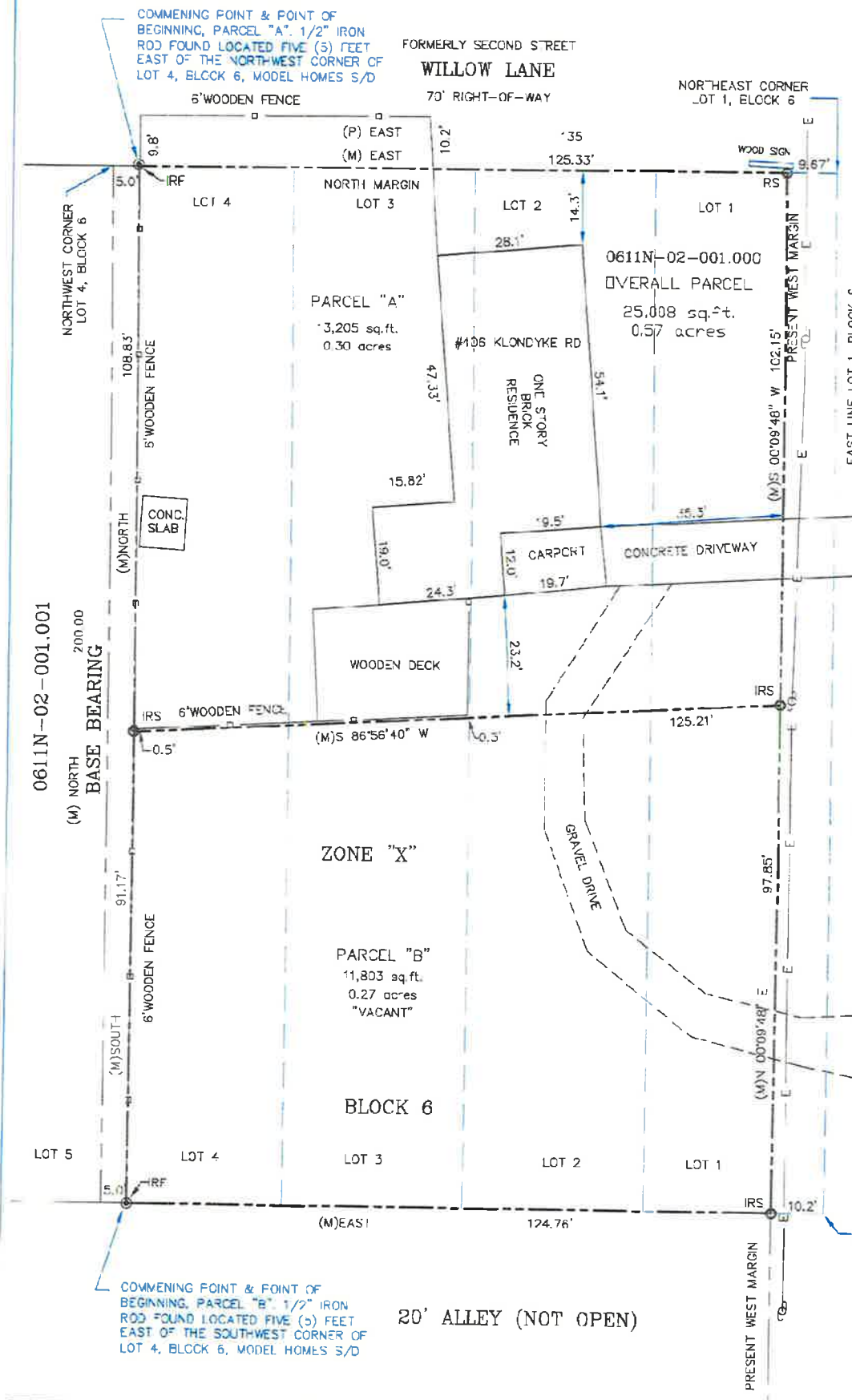
- SYMBOL LEGEND**
- = 1/2" iron rod set
 - ⊙ = 1/2" iron rod found
 - ⊕ = P.K. nail found
 - ⊗ = mag nail found
 - ⊘ = mag nail set
 - ⊗ = chiseled X mark set
 - ⊙ = iron pipe found
 - ⊕ = concrete mon. fd.
 - ⊗ = lightard knot found
 - ⊕ = overhead electric
 - ⊙ = utility pole
 - ⊕ = deed
 - ⊗ = plat
 - ⊘ = record
 - (M) = measures
 - AC = acres
 - N.T.S. = denotes not to scale

LOT 18	LOT 19	LOT 20	LOT 21	LOT 22
0611N-02-015.001				

TYPE SURVEY: BOUNDARY	JOB NO: L1-196NHSD.DWG	<p>SURVEY BY: Glass Land Surveying, Inc. 10453 Pin Oak Drive Biloxi, Mississippi 39532 Ph/Fax (228) 392-9004 glasurv@aol.com</p> 	<p>SURVEY OF: LOTS 1-3 & THE EAST 30 FT OF LOT 4 BLK 6 MODEL HOMES SUBD SEC 406 KLONDYKE RD PASS CHRISTIAN, MS 39571 PIDN: 0611N-02-001.000</p>
DATE OF SURVEY: 02/17/2022	REVISED:		
CHECKED BY: TLG	SCALE: 1" = 20'		
CREW CHIEF: TLG	SHEET NO: 1 OF 4		

PARCEL REDIVISION PLAT

Note: All measured bearings shown on this plat were derived from the recorded bearing on the WEST line of the herein described parcel of 'c'd. Copy Plat Book 3A, Page 233. See survey plat for location.



NORTH
SCALE: 1" = 20'

REFERENCE MATERIAL:
(1) Copy book: 3A
Page # 233

- SYMBOL LEGEND**
- = 1/2" Iron rod set
 - ⊙ = 1/2" iron rod found
 - ⊗ = P.K. nail found
 - ⊕ = mag nail found
 - ⊗ = mag nail set
 - ⊗ = chiseled X mark set
 - = iron pipe found
 - = concrete mon. fd.
 - ⊙ = lighted knot found
 - = overhead electric
 - ⊕ = utility pole
 - (D) = deed
 - (P) = plat
 - (R) = record
 - (M) = measures
 - AC. = acres
 - N.T.S. = denotes not to scale

0611N-02-001.001
(M) NORTH
BASE BEARING
200.00

KLONDYKE ROAD
50' +/- RIGHT-OF-WAY
FORMERLY AVERRA AVENUE

LOT 5 LOT 4 LOT 3 LOT 2 LOT 1

LOT 18 LOT 19 LOT 20 LOT 21 LOT 22

0611N-02-015.001

TYPE SURVEY: BOUNDARY	JOB NO: L1-486MFS0.DWG	SURVEY BY: Glass Land Surveying, Inc. 10453 Pin Oak Drive Biloxi, Mississippi 39532 Ph/Fax (228) 392-9004 glasurv@aol.com	SURVEY OF: LOTS 1-3 & THE EAST 90 FT OF LOT 4 BLK 6 MODEL HOMES SUBD SEC 406 KLONDYKE RD PASS CHRISTIAN, MS 39571 PIDN: 0611N-02-001.000
DATE OF SURVEY: 02/17/2022	REVISED:		
CHECKED BY: TLG	SCALE: 1" = 20'		
CREW CHIEF: TLG	SHEET NO: 2 OF 4		

**MINUTES OF OCTOBER 13, 2022
REGULAR MEETING**

555

LONG BEACH PLANNING and DEVELOPMENT COMMISSION

CERTIFICATE OF RESUBDIVISION

In accordance with Article II, Section 3 of the Code of Ordinance (Subdivision Regulations) of the City of Long Beach as amended, it is hereby certified that the Long Beach City Planning Commission Chairman and Long Beach Mayor and Board of Aldermen have reviewed and approved this Final Plat. The following property has been subdivided from Harrison County ad valorem tax parcel # 0611N-02-001.000 into TWO (2) new parcels. The subject property is generally described as being located South of and adjacent to WILLOW LANE, West of KLONDYKE ROAD and North of a 20' Alley not open to through traffic and East of a parcel of land known as Tax Parcel Number 0611N-02-001.001

LEGAL DESCRIPTION OF LAND PRIOR TO THIS RESUBDIVISION:

LEGAL DESCRIPTION PER DFFD (DEED BOOK 1155, PG 309)

TAX PARCEL NUMBER PRIOR TO PARCEL REDIVISION; PIDN: 0611N-02-001.000

REAL PROPERTY LOCATED AND SITUATED IN THE FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

LOTS 1 THROUGH 3, INCLUSIVE, BLOCK 5, MODEL HOMES SUBDIVISION, A SUBDIVISION ACCORDING TO THE OFFICIAL MAP OR PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE CHANCERY CLERK OF THE FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI.

RECORDED IN COPY BOOK 3A AT PAGE 233, REFERENCE TO WHICH IS HEREBY MADE IN AID OF AND AS A PART OF THIS LEGAL DESCRIPTION PER DEED (INST. NO. 2007-365-D-J1)

TAX PARCEL NUMBER PRIOR TO PARCEL REDIVISION; PIDN: 0611N-02-001.000

THE FOLLOWING DESCRIBED PROPERTY SITUATED AND LOCATED IN THE FIRST JUDICIAL DISTRICT OF THE COUNTY OF HARRISON, STATE OF MISSISSIPPI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

THE EAST 30 FEET OF LOT 4, INCLUSIVE, BLOCK 6, MODEL HOMES SUBDIVISION, IN HARRISON COUNTY MISSISSIPPI, AS SHOWN ON THE OFFICIAL MAP OR PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE CHANCERY CLERK OF HARRISON COUNTY, MISSISSIPPI.

ALSO SITUATED IN THE FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI, RECORDED IN COPY BOOK 3A AT PAGE 233, REFERENCE TO WHICH IS HEREBY MADE IN AID OF AND AS A PART OF THIS DESCRIPTION.

LEGAL DESCRIPTION OF THE TWO (2) PARCELS CREATED BY THIS RESUBDIVISION:

LEGAL DESCRIPTION of: PARCEL "A" cs per survey

A PARCEL OF OF LAND SITUATED AND BEING LOCATED IN LOTS 1 THROUGH 3, INCLUSIVE AND ALSO THE EAST 30 FEET OF LOT 4, BLOCK 6, MODEL HOMES SUBDIVISION, A SUBDIVISION ACCORDING TO THE OFFICAL MAP OR PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE CHANCERY CLERK OF THE FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI, RECORDED IN COPY BOOK 3A AT PAGE 233, REFERENCE TO WHICH IS HEREBY MADE IN AID OF AND AS A PART OF THIS DESCRIPTION. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR THE POINT OF BEGINNING, COMMENCE AT A 1/2" IRON ROD LOCATE FIVE (5) FEET EAST OF THE NORTHWEST CORNER OF LOT 4, BLOCK 6 OF SAID MODEL HOMES SUBDIVISION; THENCE EAST 125.33 FEET ALONG THE NORTH MARGIN OF WILLOW LANE, FORMERLY KNOWN AS SECOND STREET TO THE PRESENT WEST MARGIN OF KLONDYKE ROAD; THENCE S00°09'48"W 102.15 FEET ALONG SAID WEST MARGIN; THENCE S86°56'40"W 125.21 FEET; THENCE NORTH 108.83 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 13,205 AND OR 0.30 ACRES

LEGAL DESCRIPTION of: PARCEL "B" as per survey

A PARCEL OF OF LAND SITUATED AND BEING LOCATED IN LOTS 1 THROUGH 3, INCLUSIVE AND ALSO THE EAST 30 FEET OF LOT 4, BLOCK 6, MODEL HOMES SUBDIVISION, A SUBDIVISION ACCORDING TO THE OFFICAL MAP OR PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE CHANCERY CLERK OF THE FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI, RECORDED IN COPY BOOK 3A AT PAGE 233, REFERENCE TO WHICH IS HEREBY MADE IN AID OF AND AS A PART OF THIS DESCRIPTION. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR THE POINT OF BEGINNING, COMMENCE AT A 1/2" IRON ROD LOCATE FIVE (5) FEET EAST OF THE SOUTHWEST CORNER OF LOT 4, BLOCK 6 OF SAID MODEL HOMES SUBDIVISION; THENCE EAST 124.76 FEET TO THE PRESENT WEST MARGIN OF KLONDYKE ROAD; THENCE N00°09'48"E 97.85 FEET ALONG SAID WEST MARGIN; THENCE S86°56'40"W 125.21 FEET; THENCE SOUTH 91.17 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 11803 AND OR 0.27 ACRES


SURVEYOR'S NOTES:

Note: By Graphic Plotting only, this property is in Zone "X" of the Flood Insurance Rate Map 28047C0357G, Community Panel No. 285257-0357-C, effective date June 16, 2009. Check with Building Official for community determined base flood elevation. Exact designation can only be determined by an Elevation Certificate. The above statement is for information only and this surveyor assumes no liability for the correctness of the cited map(s). In addition the above statement does not represent this surveyor's opinion of the probability of flooding.

Note: Building setbacks, elevations, wetlands determination and et cetera to be prescribed by appropriate governing bodies.

Note: This survey "CLASS B" was made in accordance with the current "Standards of Practice for Surveying" in the State of Mississippi.

Note: This survey has been prepared by information provided by the client and without the benefit of a current title report. This survey may not show all easements and other restrictions of record. Surveyor will be made available to add such features to this survey if a current title report or abstract of title is provided to him by proper authority. This survey does not warrant present ownership.

TYPE SURVEY: REDIVISION	JOB NO: L1-4B6W450.DWG	 <p>SURVEY BY: Glass Land Surveying, Inc. 10453 Pin Oak Drive Biloxi, Mississippi 39532 Ph/Fax (228) 392-9004 glasurv@aol.com</p>	SURVEY OF:
DATE OF SURVEY: 02/17/2022	REVISED:		LOTS 1-3 & THE EAST 30 FT OF LOT 4
CHECKED BY: TLG	SCALE: 1" = 20'		BLK 6 MODEL HOMES SUBD SEC
CREW CHIEF: TLG	SHEET NO: 3 OF 4		406 KLONDYKE RD PASS CHRISTIAN, MS 39571 PIDN: 0611N-02-001.000

MINUTES OF OCTOBER 13, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

CERTIFICATE OF OWNER

I hereby certify that I am the owner of the property described hereon, which property is within the subdivision regulation jurisdiction of the City of Long Beach, and that I freely adopt this plan of subdivision.

Carl A. LaRosa
Owners Name
(Owners Signature)

CARL A. LAROSA
Owners Name
(Print Owner's Name)

9-7-22
DATE:

ACKNOWLEDGE

Before me, the undersigned, authorized in and for the State of MISSISSIPPI, County of HARRISON, personally appeared the aforementioned Carl A. LaRosa, who acknowledged that they accepted this plat and executed the foregoing certificate and dedication for the purpose therein set forth.

Carolyn Kulp
NOTARY PUBLIC

My Commission Expires: June 15, 2024



CERTIFICATE OF SURVEY AND ACCURACY

I hereby certify that this map drawn by me or drawn under my supervision actual survey made by me or actual survey made under my supervision and a deed description recorded in Book 1155 Page 309 and Instrument 2021-365-D-J1, accordance with all applicable codes ordinances, Witness my original signature, registration number and seal this the 2nd, day of February, 2022.

Timothy L. Glass
TIMOTHY L. GLASS, P.L.S.
MS. REG. NO. 02584

ACKNOWLEDGE

Before me, the undersigned, authorized in and for the State of MISSISSIPPI, County of HARRISON, personally appeared the aforementioned Timothy L. Glass, who acknowledged that they accepted this plat and executed the foregoing certificate and dedication for the purpose therein set forth.

Robin C. Moran
NOTARY PUBLIC

My Commission Expires: August 16, 2025



CERTIFICATE OF APPROVAL

I hereby certify that minor subdivision shown on this plat does not involve the creation of new public streets, or any change in existing public streets, the extension of public water or sewer system, or the installation of drainage improvements through one or more lots. That the subdivision shown is in all respects in compliance with the City ordinance of Long Beach and that therefore this plat has been approved by the administrator subject to its being recorded in the Harrison County Courthouse within (60) days of the date below.

ADMINISTRATOR _____ Date _____

PLANNING COMMISSION

Submitted to and approved by the City of Long Beach Planning Commission at the regular meeting of

said Commission, held on the _____ day of _____, 2022

Planning Commission, Chairman _____ Date _____


APPROVAL

Submitted to and approved by the City of Long Beach, Board of Aldermen, at the regular meeting of

said Board of Aldermen held on the _____ day of _____, 2022.

ATTESI: _____ ADCPT: _____

CITY CLERK _____ MAYOR _____

TYPE SURVEY: BOUNDARY	JOB NO: 21-486M-SD.DWG	 <p>SURVEY BY: Glass Land Surveying, Inc. 10453 Pin Oak Drive Biloxi, Mississippi 39532 Ph/Fax (228) 392-9004 glasurv@aol.com</p>	<p>SURVEY OF: LOTS 1-3 & THE EAST 30 FT OF LOT 4 BLK 6 MODEL HOMES SUBD SEC 406 KLONDYKE RD PASS CHRISTIAN, MS 39571 PIDN: 0611N-02-001.000</p>
DATE OF SURVEY: 02/17/2022	REVISED:		
CHECKED BY: TLG	SCALE: 1" = 20'		
CREW CHIEF: TLG	SHEET NO: 4 OF 4		

**MINUTES OF OCTOBER 13, 2022
REGULAR MEETING**

557

LONG BEACH PLANNING and DEVELOPMENT COMMISSION

Special Tap Fee: 406 Klondyke Rd.

Date: 09-15-22

SEWER AND WATER TAP

MATERIALS:

QTY.		ITEM	PRICE	TOTAL
1	EA	6" wye	\$34.23	\$34.23
2	EA	8" FERNCO	\$11.77	\$23.54
2	EA	6" CAPS	\$8.52	\$17.04
14	FT	6" SDR 26	\$6.81	\$95.34
1	EA	6"x1" Tap Saddle	\$32.63	\$32.63
1	EA	1" Corp Stop	\$42.21	\$42.21
1	EA	1" Curb Stop	\$50.79	\$50.79
35	FT	Roll Tube	\$0.56	\$19.60
1	EA	Meter Box	\$37.00	\$37.00
				<hr/>
TOTAL MATERIAL COST				\$352.38

EQUIPMENT:

QTY.		ITEM	PRICE	TOTAL
8	HRS	161-TRACK HOE	\$22.00	\$176.00
8	HRS	DUMP TRUCK/ Trailer	\$45.00	\$360.00
8	HRS	CREW TRUCK	\$10.00	\$80.00
				<hr/>
TOTAL EQUIPMENT COST				\$616.00

LABOR:

			TOTAL
		LABOR	\$911.95
			<hr/>
TOTAL LABOR COST			\$911.95

FUEL:

		TOTAL
	TOTAL MATERIAL COST	\$352.38
	TOTAL EQUIPMENT COST	\$616.00
	TOTAL LABOR COST	\$911.95
		<hr/>
	TOTAL	\$1,880.33
	12% FUEL COST	\$225.64

PLEASE REMIT MATERIAL AND EQUIPMENT COST TO:

\$968.38

City of Long Beach
P.O. Box 591
Long Beach, MS 39560

PLEASE REMIT LABOR & FUEL COST TO:

\$1,137.59

H2O Innovation
P.O. Box 591
Long Beach, MS 39560

TOTAL WATER TAP FEE COST **\$2,105.97**

*This area may require a sewer grinder system.

558
MINUTES OF OCTOBER 13, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

161 Lameuse St., Suite 203
Biloxi, MS 39530
228-967-7137



**OVERSTREET
& ASSOCIATES**
CONSULTING ENGINEERS

630 Delmas Ave., Suite B
Pascagoula, MS 39567
228-967-7137

September 14, 2022

City of Long Beach
P.O. Box 929
Long Beach, MS 39560

RE: Certificate of Subdivision - Tax Parcel No. 0611N-02-001.000

Ladies and Gentlemen:

We have received a Certificate of Subdivision for the referenced property, which is generally described as being located South of and adjacent to Willow Ln. and West of Klondyke Rd., Long Beach, MS. Proposed Parcel "A" will be 0.3 acres in size, with just over 102 feet of frontage on Klondyke Rd. Proposed Parcel "B" will be 0.27 acres with nearly 98 feet of frontage on Klondyke Rd.

The Certificate itself has all appropriate certifications and information. However, Proposed Parcel "A" will create a lot that doesn't provide accessory building setbacks meeting the ordinance requirements. Otherwise, the subdivision appears to be in order. If granted, City approval of the subdivision should be subject to the payment of any required tapping fees or special connection fees as determined by the City's Public Works department.

Sincerely,

Billy Swort

BS:539

MINUTES OF OCTOBER 13, 2022

REGULAR MEETING

LONG BEACH PLANNING and DEVELOPMENT COMMISSION

After considerable discussion, Commissioner Fields made motion, seconded by Commissioner Kruse and unanimously carried recommending to table the application until further notice.

It came for discussion under New Business a Certificate of Resubdivision for property located at 132 Markham Drive, Tax Parcel 0512J-01-008.000, submitted by Johnnie Page, PX3 Investements, LLC, as follows:

**MINUTES OF OCTOBER 13, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**



CITY OF LONG BEACH
PLANNING DEPARTMENT
201 JEFF DAVIS AVENUE
PO BOX 929
LONG BEACH, MS 39560
(228) 863-1554
(228) 863-1558 FAX

Office use only
Date Received 10-2-22
Zoning R-1
Agenda Date 10-13-22
Check Number 1380

APPLICATION FOR CERTIFICATE OF RESUBDIVISION

- I. TYPE OF CASE: CERTIFICATE OF RESUBDIVISION
- II. ADVALOREM TAX PARCEL NUMBER(S): 05125-01-008.000
- III. GENERAL LOCATION OF PROPERTY INVOLVED: 132 Markham Drive
Long Beach, MS, 39560
- IV. ADDRESS OF PROPERTY INVOLVED: 132 Markham Drive, Long Beach, MS, 39560
- V. GENERAL DESCRIPTION OF REQUEST: Resubdivision of 132 Markham Drive
Into 2 Lots

VI. REQUIRED ATTACHMENTS:

- A. Resubdivision Survey and Certificate (see attached example) on no less than 11" X 17" paper.
- E. Cash or check payable to the City of Long Beach in the amount of \$375.00
- C. Proof of ownership (copy of recorded warranty deed) if applicable proof of authority to act as agent for owner.

*****NOTE*** APPLICATION WILL NOT BE ACCEPTED WITHOUT THE ABOVE LISTED DOCUMENTS.**

VII. OWNERSHIP AND CERTIFICATION:

READ BEFORE EXECUTING. the applicant acknowledges that, in signing this application, all conditions and requirements inherent in the process have been fully explained and understood, including the timetable for processing the application, the completed application with all necessary documents and payments must be returned to the Planning office not later than fifteen (15) days before the 2nd or 4th Thursday of each month. Receipt of fee(s) does not constitute receipt of a completed application.

Ownership: I the undersigned do hereby agree to all the rules and regulations as set forth in the Long Beach Zoning Ordinance and agree to pay all fees and charges as stated.

Px3 Investments LLC
Name of Rightful Owner (PRINT)

246 W Beach Blvd
Owner's Mailing Address

Long Beach MS 39560
City State Zip

225-317-2383
Phone

[Signature] 8-19-22
Signature of Rightful Owner Date

Name of Agent (PRINT)

Agent's Mailing Address

City State Zip

Phone

Signature of Applicant Date

561

**MINUTES OF OCTOBER 13, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

Prepared By and Return To:
Schwartz, Orgler & Jordan, PLLC
12706 Hwy 49
Gulfport, MS 39503
(228) 832-8550

Indexing Instructions: Lots 3-6, Blk 5
Thomas S/D (pt. Lots 33-35 White &
Calvert)

File# 221426

STATE OF MISSISSIPPI
COUNTY OF HARRISON

WARRANTY DEED

THAT FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged,

Jedidiah Kanengiser and wife Lauran Kanengiser
7721 Joe Fountain Rd
Ocean Springs, MS 39564
(601) 497-6823

do hereby grant, bargain, sell, convey and warrant, unto

PX3 INVESTMENTS, L.L.C.,
A Louisiana Limited Liability Company
19450 Highway 16
Livingston, LA 70754
(228) 806-5048

the following described property, together with the improvements, hereditaments and appurtenances thereunto situated and located in the County of Harrison, State of Mississippi, and more particularly described as follows, to-wit:

SEE ATTACHED EXHIBIT " A "

THIS CONVEYANCE is subject to any and all recorded restrictive covenants, rights-of-way and easements applicable to subject property, and any prior recorded reservations, conveyances and leases of oil, gas and minerals by previous owners of subject property.

Estimated county ad valorem taxes have been prorated between the parties as a part of the consideration for this conveyance. In the event the estimates upon which such proration is based prove to be inaccurate for any reason, the Grantee agrees to refund any excess, and the Grantor agrees to pay any deficiency, upon receipt of a copy of the tax statement for the current year and a

computation of the true amount due, based on a 365 day year.

THIS CONVEYANCE is also subject to Zoning and/or other land use regulations promulgated by federal, state or local governments affecting the use or occupancy of the subject property.

WITNESS THE SIGNATURE of the Grantors on this the 15th day of July, 2022.



Jedidiah Kanengiser



Lauran Kanengiser

STATE OF MISSISSIPPI
COUNTY OF HARRISON

THIS DAY personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid, Jedidiah Kanengiser and Lauran Kanengiser, who acknowledged that they signed, executed and delivered the above and foregoing instrument as a voluntary act and deed on the day and year therein mentioned.

GIVEN under my hand and official seal on this the 15th day of July, 2022.



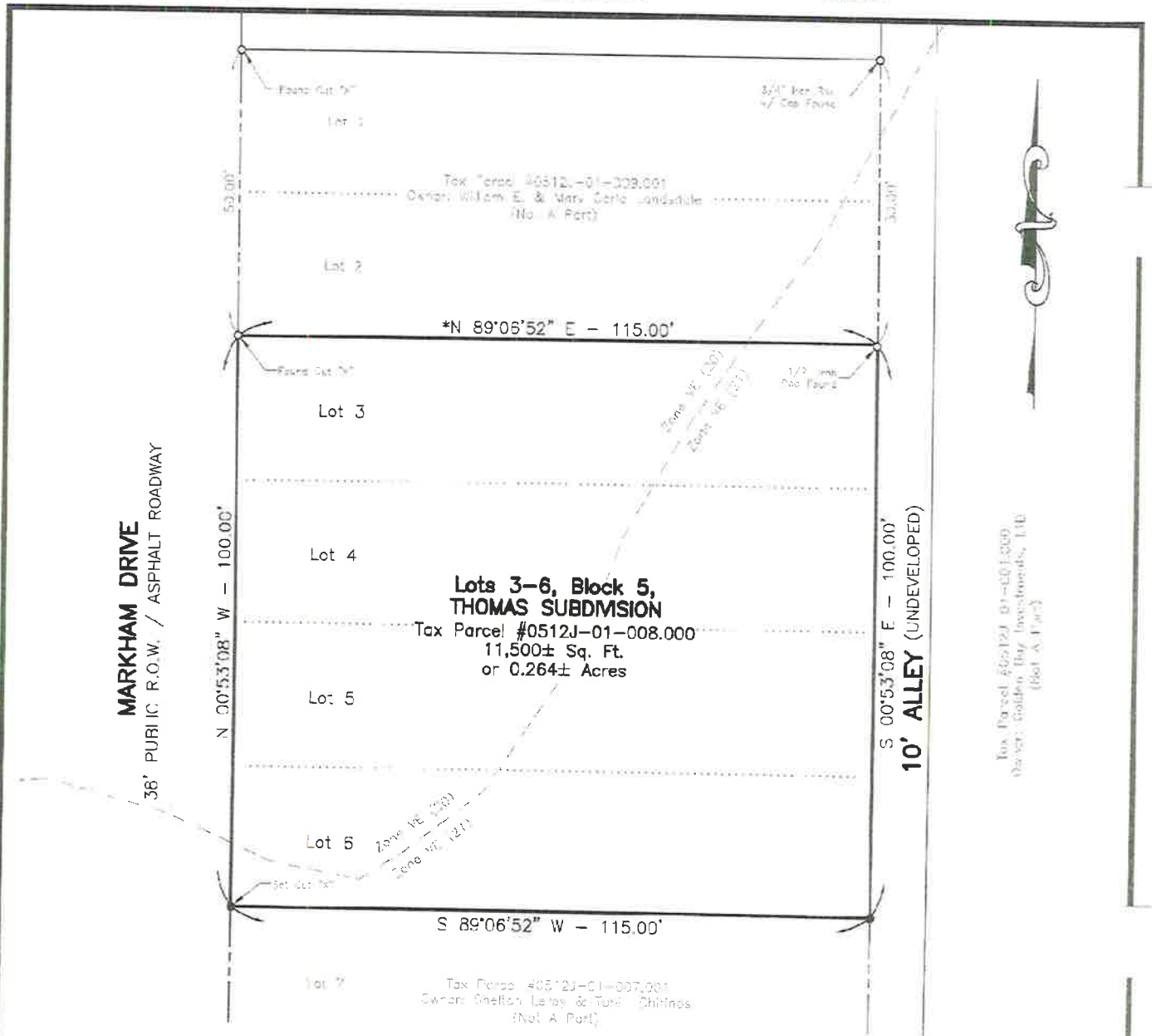
NOTARY PUBLIC

(SEAL)

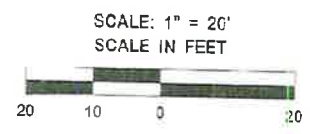
My Commission Expires:



**MINUTES OF OCTOBER 13, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**



- NOTES:**
- 1.) No attempt has been made by Cassidy-Acadia Land Surveying, L.L.C. to verify title, actual legal ownership, deed restrictions, servitudes, easements, alleys, right-of-ways or other burdens on the property, other than that furnished by the client or his representative. There is no representation that all applicable servitudes and restrictions are shown hereon. The surveyor has made no title search or public record search in compiling the data for this survey.
 - 2.) The words "Certify," "Certifies" or "Certification" as used herein is understood to be an expression of professional opinion by the surveyor, based upon his best knowledge, information, and belief, as such, it does not constitute a guarantee nor a warranty, expressed or implied.
 - 3.) Reference Maps:
 - A.) Official plat of THOMAS SUBDIVISION as recorded in Plat Book 6, Page 3 of the Harrison County Chancery Clerk's Office.
 - B.) Map of Lots 1 & 2, Block 5, THOMAS SUBDIVISION by Wayne M. Vice, Jr., PLS, dated June 15, 2022.
 - 4.) The bearings shown hereon are based on the "Mississippi State Plane Coordinate System - East Zone - NAD 83" using GPS GCGC-RTN System accessed on July 19, 2022. (*) Represents the Basis of Bearings. Distances shown are U.S. Survey feet.
 - 5.) This lot is located in Flood Zones "VE(20)" & "VE(21)" Area of/per FEMA Map Community Panel Number 28047C0359G for Harrison County, Mississippi dated December 2nd, 2017. Base Flood Elevation is subject to change and should be verified with the local authority's Flood Plain Administrator before any design or construction.



LEGEND

FOUND PROPERTY OWNER (AS NOTED)	○
SET 3/4" IRON ROD (UNLESS NOTED OTHERWISE)	●

**PLAT SHOWING RESUBDIVISION
OF
LOTS 3-6, BLOCK 5,
THOMAS SUBDIVISION
(PLAT BOOK 6, PAGE 3)
TAX PARCEL #0512J-01-008.000
INTO
PARCEL ONE & PARCEL TWO
CITY OF LONG BEACH,
FIRST JUDICIAL DISTRICT OF
HARRISON COUNTY, MISSISSIPPI**

SHEET 1 OF 4

CERTIFICATION:
This is to certify to EX3 INVESTMENTS, LLC that this survey was done by me or under my direct supervision and control, that the survey was done on the ground and was done in accordance with the most recent Minimum Standards of Practice for Land Surveyors as set forth by the State of Mississippi, Board of Licensure for Professional Engineers and Surveyors and that the accuracy specifications and positional tolerances are in accordance with Class "C" surveys indicated in the above standards. I also certify there are no visible encroachments across any property lines except as shown.

Wayne M. Vice, Jr.
Wayne M. Vice, Jr., PLS, Reg. No. 32711

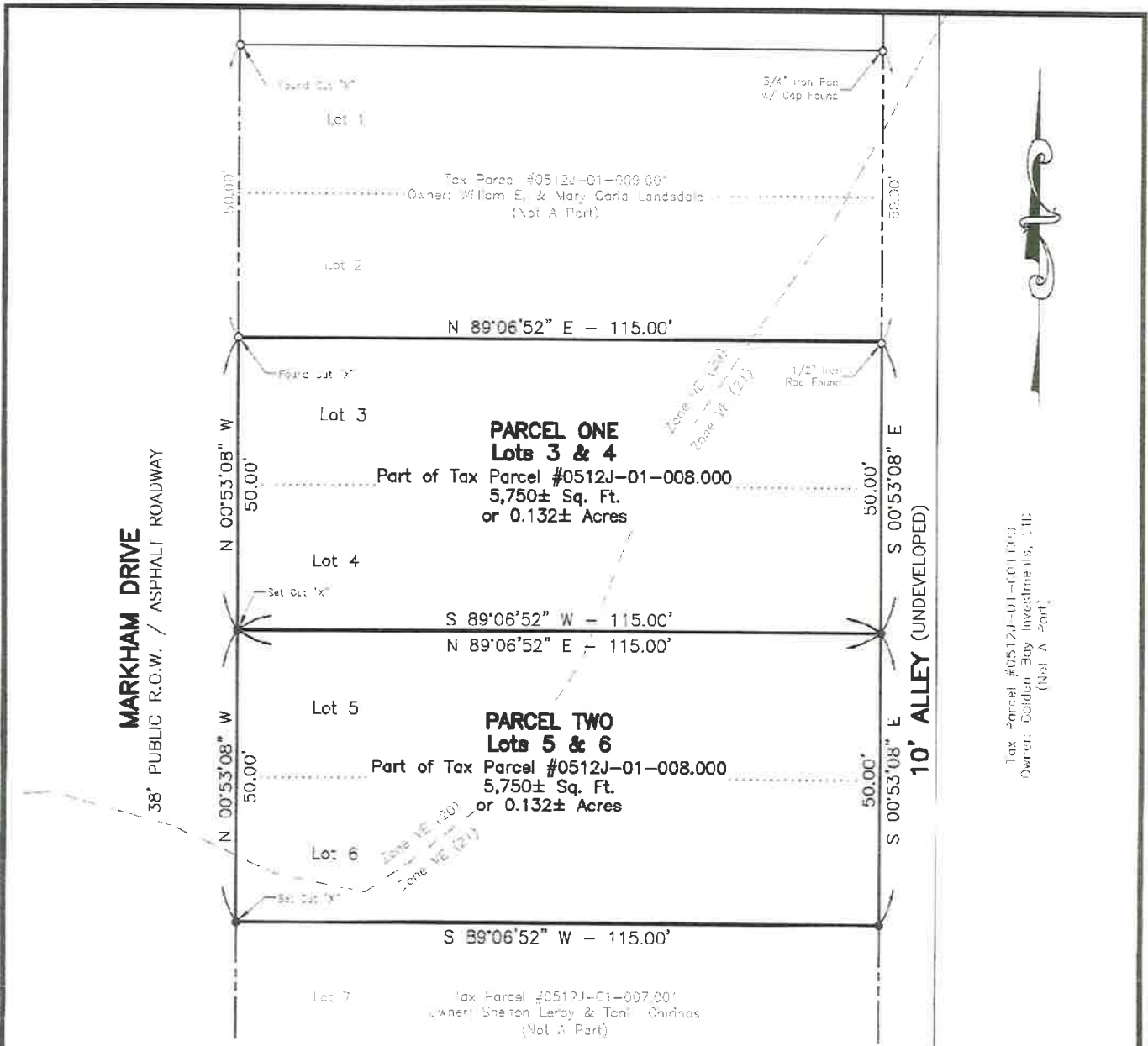
SURVEYOR
08/15/2022
83-3311

This survey plat is not valid without the raised or colored seal and signature of the Registered Land Surveyor.

CASSADY-ACADIA
LAND SURVEYING, L.L.C.
Louisiana • Mississippi • Texas • Alabama
1714 22nd Avenue, Gulfport, Mississippi 39501
Phone • (228)896-7155 Fax • (228)896-8405
Email • Surveys@Cassady-Acadia.com

FIELD WORK COMPLETED ON August 23, 2022

LONG BEACH PLANNING and DEVELOPMENT COMMISSION

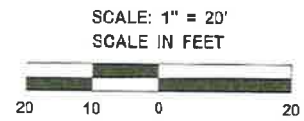


- NOTES:**
- No attempt has been made by Cassidy-Acadia Land Surveying, LLC. to verify title, actual legal ownership, deed restrictions, servitudes, easements, alleys, right-of-ways or other burdens on the property, other than that furnished by the client or his representative. There is no representation that all applicable servitudes and restrictions are shown hereon. The surveyor has made no title search or public record search in compiling the data for this survey.
 - The words "Certify," "Certifies" or "Certification" as used herein is understood to be an expression of professional opinion by the surveyor, based upon his best knowledge, information, and belief, as such, it does not constitute a guarantee nor a warranty, expressed or implied.
 - Reference Maps:
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 - The bearings shown hereon are based on the "Mississippi State Plane Coordinate System - East Zone - NAD 83" using GPS GCGC-RTN System accessed on July 19, 2022. (*) Represents the Basis of Bearings. Distances shown are U.S. Survey feet.
 - This lot is located in Flood Zones "VE(20)" & "VE(21)" Area of/per FEMA Map Community Panel Number 2804700358G for Harrison County, Mississippi dated December 21, 2017. Base Flood Elevation is subject to change and should be verified with the local authority's Flood Plain Administrator before any design or construction.

CERTIFICATION:
 This is to certify to PX3 INVESTMENTS, LLC that this survey was done by me or under my direct supervision and control, that the survey was done on the ground and was done in accordance with the most recent Minimum Standards of Practice for Land Surveyors as set forth by the State of Mississippi, Board of Measure for Professional Engineers and Surveyors and that the accuracy specifications, professional tolerances are in accordance with Class "C" surveys indicated in the above standards. I also certify there are no visible encroachments across any property lines except as shown.

Wayne M. Vice, Jr.
 Wayne M. Vice, Jr., PLS

This survey plat is not valid without the raised or colored seal and signature of the Registered Land Surveyor.



LEGEND

FOUND PROPERTY CORNER (AS NOTED)	○
SET 3/4" IRON ROD (UNLESS NOTED OTHERWISE)	●

PLAT SHOWING RESUBDIVISION
 OF
LOTS 3-6, BLOCK 5,
THOMAS SUBDIVISION
 (PLAT BOOK 6, PAGE 3)
 TAX PARCEL #0512J-01-008.000
 INTO
PARCEL ONE & PARCEL TWO
 CITY OF LONG BEACH,
 FIRST JUDICIAL DISTRICT OF
 HARRISON COUNTY, MISSISSIPPI

SHEET 2 OF 4

CASSADY-ACADIA
 LAND SURVEYING, LLC
 Louisiana • Mississippi • Texas • Alabama
 1714 22nd Avenue, Gulfport, Mississippi 39501
 Phone • (228)896-7155 Fax • (228)896-8405
 Email • Surveys@Cassady-Acadia.com

FIELD WORK COMPLETED ON: August 23, 2022

MINUTES OF OCTOBER 13, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

CERTIFICATE OF RESUBDIVISION

In accordance with Article II, Section 3 of the Code of Ordinance (Subdivision Regulations) of the City of Long Beach as amended, it is hereby certified that the Long Beach Planning Commission Chairman and Long Beach Mayor and Board of Aldermen have reviewed and approved the attached Final Plat. The following property has been subdivided from Harrison County ad valorem tax parcel number 0512J-01-008.000 into two new parcels (Parcel One & Parcel Two). The subject properties are generally described as being located East of Markum Drive & North of Beach Boulevard West.

LEGAL DESCRIPTION OF LAND PRIOR TO THIS RESUBDIVISION:
PARCEL NO. 0512J-01-008.000

Lots 3-6, Block 5, THOMAS SUBDIVISION (Plat Book 6, Page 3), City of Long Beach, First Judicial District of Harrison County, Mississippi.

LEGAL DESCRIPTIONS OF THE (2) NEW PARCELS READ AS FOLLOWS:

LEGAL DESCRIPTION OF PARCEL ONE:

Lots 3 & 4, Block 5, THOMAS SUBDIVISION (Plat Book 6, Page 3), City of Long Beach, First Judicial District of Harrison County, Mississippi.

LEGAL DESCRIPTION OF PARCEL TWO:

Lots 5 & 6, Block 5, THOMAS SUBDIVISION (Plat Book 6, Page 3), City of Long Beach, First Judicial District of Harrison County, Mississippi.

PLAT SHOWING RESUBDIVISION
OF
LOTS 3-6, BLOCK 5,
THOMAS SUBDIVISION
(PLAT BOOK 6, PAGE 3)
TAX PARCEL #0512J-01-008.000
INTO
PARCEL ONE & PARCEL TWO
CITY OF LONG BEACH,
FIRST JUDICIAL DISTRICT OF
HARRISON COUNTY, MISSISSIPPI

SHEET 3 OF 4



CASSADY-ACADIA
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**MINUTES OF OCTOBER 13, 2022
REGULAR MEETING**

03
03

LONG BEACH PLANNING and DEVELOPMENT COMMISSION

CERTIFICATE OF APPROVAL:

I hereby certify that the Minor Subdivision shown on this plat does not involve the creation of new public streets, or any change in existing public streets, the extension of public water or sewer system or the installation of drainage improvements through one or more lots to serve one or more lots. That the subdivision shown is in all respects in compliance with the City ordinances of Long Beach and that therefore this plat has been approved by the administrator subject to its being recorded in the Harrison County Courthouse within sixty (60) days of the date below.

Administrator _____ Date: _____

PLANNING COMMISSION:

Submitted to and approved by the City of Long Beach Planning Commission at the regularly scheduled meeting on the _____ day of _____, 2022.

Planning Commission Chairman _____

APPROVAL:

Submitted to and accepted by the City of Long Beach, Board of Aldermen, at the regular meeting of said Board of Aldermen held on the _____ day of _____, 2022.

ATTEST:

ADOPT:

City Clerk _____ Mayor _____

Prepared by:
City of Long Beach
Planning Commission
201 Jeff Davis Avenue
Long Beach, MS 39560
228-863-1554

SHEET 4 OF 4



CASSADY-ACADIA
LAND SURVEYING, LLC
Louisiana • Mississippi • Texas
1714 22nd Avenue, Gulfport, Mississippi 39501
Phone • (228)806-7155 Fax • (228)806-8405
Email • Survey@Cassady-Acadia.com

FIELD WORK COMPLETED ON: August 23, 2022

CERTIFICATE OF OWNERSHIP:

I hereby certify that, Johnnie Page is the owner of the property described hereon, which property is within the subdivision regulation jurisdiction of the City of Long Beach, and that I freely adopt this plan of subdivision.

PK3 Investments, LLC
Johnnie Page, Owner

Date: 7-2-22

Subscribed and sworn to before me, in my presence this 2nd day of August, 2022, a Notary Public in and for the County of Harrison State of MISSISSIPPI



Teresa L. Billingslea
NOTARY PUBLIC
My Commission Expires: April 20, 2024

CERTIFICATE OF SURVEY AND ACCURACY:

I hereby certify that this map drawn by me or by a person under my supervision has a correct survey made by me or actual survey made under my supervision and was prepared in accordance with all applicable codes and ordinances. Witness my original signature, registration number and seal this the 30th day of AUGUST, 2022.

Wayne M. York, Jr., PS
Reg. No. 52111



Subscribed and sworn to before me, in my presence this 30th day of August, 2022, a Notary Public in and for the County of Harrison, State of Mississippi.

Stannar Cove
NOTARY PUBLIC
My Commission Expires: 3/13/2028



PLAT SHOWING RESUBDIVISION

OF
**LOTS 3-6, BLOCK 5,
THOMAS SUBDIVISION**
(PLAT BOOK 6, PAGE 3)

TAX PARCEL #0512J-01-008.000
INTO

PARCEL ONE & PARCEL TWO
CITY OF LONG BEACH,
FIRST JUDICIAL DISTRICT OF
HARRISON COUNTY, MISSISSIPPI

**MINUTES OF OCTOBER 13, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

Special Tap Fee: 132 Markham Dr.

Date: 09-15-22

SEWER AND WATER TAP

MATERIALS:

QTY.		ITEM	PRICE	TOTAL
2	EA	6" wye	\$34.23	\$68.46
2	EA	6" FERNCO	\$11.77	\$23.54
2	EA	6" CAPS	\$8.52	\$17.04
14	FT	6" SDR 26	\$6.81	\$95.34
1	EA	1"x1"x3/4" wye	\$32.25	\$32.25
2	EA	1" Corp Stop	\$42.21	\$84.42
1	EA	1" Curb Stop	\$50.79	\$50.79
35	FT	Roll Tube	\$0.56	\$19.60
2	EA	Meter Box	\$37.00	\$74.00
TOTAL MATERIAL COST				\$465.44

EQUIPMENT:

QTY.		ITEM	PRICE	TOTAL
8	HRS	161-TRACK HOE	\$22.00	\$176.00
8	HRS	DUMP TRUCK/ Trailer	\$45.00	\$360.00
8	HRS	CREW TRUCK	\$10.00	\$80.00
TOTAL EQUIPMENT COST				\$616.00

LABOR:

	LABOR	TOTAL
		\$911.95
TOTAL LABOR COST		\$911.95

FUEL:

	TOTAL
TOTAL MATERIAL COST	\$465.44
TOTAL EQUIPMENT COST	\$616.00
TOTAL LABOR COST	\$911.95
TOTAL	\$1,993.39
12% FUEL COST	\$239.21

PLEASE REMIT MATERIAL AND EQUIPMENT COST TO: \$1,081.44

City of Long Beach
P.O. Box 591
Long Beach, MS 39560

PLEASE REMIT LABOR & FUEL COST TO: \$1,151.16

H2O Innovation
P.O. Box 591
Long Beach, MS 39560

TOTAL WATER TAP FEE COST \$2,232.60

*This area may require a sewer grinder system.

MINUTES OF OCTOBER 13, 2022

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REGULAR MEETING

LONG BEACH PLANNING and DEVELOPMENT COMMISSION

161 Lameuse St., Suite 203
Biloxi, MS 39530
228-967-7137



**OVERSTREET
& ASSOCIATES
CONSULTING ENGINEERS**

630 Delmas Ave., Suite B
Pascagoula, MS 39567
228-967-7137

October 12, 2022

City of Long Beach
P.O. Box 929
Long Beach, MS 39560

RE: Certificate of Subdivision - Tax Parcel No. 0512J-01-008.000

Ladies and Gentlemen:

We have received a Certificate of Subdivision for the referenced property, which is generally described as being located east of Markham Dr. & north of West Beach Blvd. Proposed Parcel "ONE" will be nearly 5,750 sq. ft. in size, with 50 feet of frontage on Markham Dr. Parcel "TWO" will be approx. 5,750 sq. ft. with 50 feet of frontage.

The Certificate itself has all appropriate certifications and information. However, we do see a few issues. The proposed parcels are only 50 feet wide, which doesn't meet the ordinance requirements of 75 feet. Also, the proposed parcels are both nearly 5,750 sq. ft. in size, which doesn't meet the ordinance requirements of 7,500 sq. ft. As always, we have done our best to describe any deficiencies depicted on the proposed subdivisions. The decision to accept or reject this subdivision ultimately resides with the City. We are aware that the developer has already applied for a variance, so perhaps the noted concerns are acceptable to the City under that variance process.

If acceptable, City approval of the subdivision should be subject to the payment of any required tapping fees or special connection fees as determined by the City's Public Works department.

Sincerely,

Billy Swort

BS:539

MINUTES OF OCTOBER 13, 2022
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REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

After considerable discussion, Commissioner Fields made motion, seconded by Commissioner Levens and unanimously carried recommending to table the application until further notice.

There being no further business to come before the Planning and Development at this time, Commissioner Suthoff made motion, seconded by Commissioner Kruse and unanimously carried to adjourn the meeting until the next regular scheduled meeting in due course.

APPROVED:

Chairman Frank Olaivar

DATE: _____

ATTEST: _____

Tina M. Dahl, Minutes Clerk