

**MINUTES OF AUGUST 11, 2022  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

**AGENDA  
AUGUST 11, 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. Short-Term Rental- 222 West 4<sup>th</sup> Street, Tax Parcel 0612G-02-031.000, Submitted by Randi Jones (owner) and Scott Stauffer (property manager).
2. Short-Term Rental- 126 Pirate Avenue, Tax Parcel 0512J-01-051.000, Submitted by Shannon and Monik Clarke (owners) and Healy Realty Group, Lynn Healy (property manager).
3. Variance- 228 Boggs Circle, Tax Parcel 0612E-02-142.001, Submitted by Frank and Sheryl Olaiivar.

**IV. ANNOUNCEMENTS**

**V. APPROVE MINUTES**

1. July 28, 2022

**VI. UNFINISHED BUSINESS**

**VII. NEW BUSINESS**

1. Tree Removal- 502 North Seal Avenue, Tax Parcel 0611N-01-043.000, Submitted by Terry and Janet White.
2. Tree Removal- 109 East Azalea Drive, Tax Parcel 0712D-03-022.000, Submitted by Kenneth and Beverly Hudson.
3. Final Plat Approval- Castine Pointe, Phase 6, Tax Parcel 0612C-01-002.000, Submitted by Jared Riecke (owner) and Steve Drown (agent).
4. Election of Officers- Planning and Development Commission Chairman.
5. Election of Officers- Planning and Development Commission Vice Chairman.

**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 August 16, 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.**

Commission Vice Chairman Shawn Barlow read the Opening Statement for the Planning and Development Commission.

**MINUTES OF AUGUST 11, 2022  
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LONG BEACH 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 11<sup>th</sup> day of August 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, Vice Chairman Shawn Barlow, Commissioners William Suthoff, Justin Shaw, Michael Levens, Chris Fields, and Marcia Kruse, Building Official Mike Gundlach, Building Inspector Ryan Ladner and Minutes Clerk Tina M. Dahl.

Absent the public hearings were Commissioners Sawyer Walters, 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.

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The first public hearing to consider a Short-Term Rental for property located at 222 West 4<sup>th</sup> Street, Tax Parcel 0612G-02-031.000, submitted by Randi Jones (owner) and Scott Stauffer (property manager), as follows:

**MINUTES OF AUGUST 11, 2022  
REGULAR MEETING**

**LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

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

<b>PHYSICAL ADDRESS:</b> 201 JEFF DAVIS AVENUE LONG BEACH, MS 39560	<b>PHONE:</b> (228) 863-1554 <b>FAX:</b> (228) 863-1558	<b>MAILING ADDRESS:</b> POST OFFICE BOX 929 LONG BEACH, MS 39560
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**PROPERTY INFORMATION:**  
ADDRESS: 222 W 4<sup>th</sup> St Long Beach MS 39560 Tax Parcel: 06126-02-031.000  
(Location of Short-Term Rental)

**OWNER'S INFORMATION:**  
Property Owner's Name: Randi Jones  
Property Owner's Address: 245 N. Lincoln Ave, Apt 511 Loveland CO 80537  
Property Owner's Mailing Address, if different from above:

Property Owner's Phone No: 303-522-5051 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Email Address: randi.jones10@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: Scott Stauffer  
Property Manager's Address: (Must be a local contact)  
144 Sea Oaks Blvd. Long Beach MS 39560  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Property Manager's Phone No.: 970-567-3320 Email Address: beachbumscotty61@gmail.com

- PLEASE PROVIDE THE FOLLOWING:**
- Mississippi Sales Tax ID # 23251284
  - 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.

Randi Jones PRINT NAME      [Signature] SIGNATURE      6-20-22 DATE

BELOW IS FOR OFFICE USE ONLY			
Maximum Occupancy: <u>6</u>	Maximum Vehicles allowed: <u>3</u>	Number of bedrooms: <u>3</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: 8/8/22  
Fire Inspector Signature: \_\_\_\_\_ Date: \_\_\_\_\_

COMMENTS: \_\_\_\_\_

Date Received: <u>7-1-22</u>
Agenda Date: <u>8-11-22</u>
Amount Due/Paid: <u>200.00</u>
Check #: <u>8082</u>

MINUTES OF AUGUST 11, 2022  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



RECORDED



11 - GULFPORT DISTRICT  
Instrument 2022-0001845-D-11  
Filed/Recorded 03/25/2022 10:19:01 AM  
Total Fees 26.00  
2 Pages Recorded

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, MICHAEL G. LOTT and wife, PAMELA E. LOTT, of Post Office Box 692, Long Beach, MS 39560, 228-861-8500, do hereby sell, convey and warrant unto RANDI JONES, of 245 N. Lincoln Avenue, Apt. 511, Loveland, CO 80537-5823, 303-522-5051, the following described real property situated in Harrison County, First Judicial District, State of Mississippi, described as:

A parcel of land located in Long Beach Section Block 16, Harrison County, First Judicial District, Mississippi, and being more particularly described as follows:

Commencing at the intersection of the South margin of West Fourth Street with the present West margin of Mason Avenue and thence run South 68 degrees 58 minutes 54 seconds West along the South margin of West Fourth Street distance of 91.0 feet to the Point of Beginning; thence from said Point of Beginning, run South 27 degrees 50 minutes 36 seconds East a distance of 149.47 feet to a point; thence run South 69 degrees 00 minutes 23 seconds West a distance of 106.76 feet to a point; thence run North 27 degrees 53 minutes 01 seconds West a distance of 149.44 feet to a point situated on the South margin of West Fourth Street; thence run North 68 degrees 58 minutes 54 seconds East along said South margin a distance of 106.86 feet to the Point of Beginning. Said parcel being bounded on the North by West Fourth Street, on the East by property now or formerly of Vidacovich and Lancaster, on the South by property now or formerly of Lancaster and Anderson and on the West by property now or formerly of Belding and others.

INDEX AS FOLLOWS: Metes and bounds, being parcel located in Long Beach, being .364 acres, bounded N by W. Fourth Street, E by Vidacovich and Lancaster, S by formerly of Lancaster and Anderson, W by Belding and others; and being in Long Beach Section Block 16.

Doc No. 25,254, 2/9/22

Page 1

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.

Witness the signatures of the Grantors this 24th day of January, 2022.

*Michael G. Lott*  
MICHAEL G. LOTT  
*Pamela E. Lott*  
PAMELA E. LOTT

STATE OF MISSISSIPPI  
COUNTY OF HARRISON

Personally came and appeared before me, the undersigned authority in and for the jurisdiction aforesaid, the within named MICHAEL G. LOTT and wife, PAMELA E. LOTT, 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 24th day of January, 2022.

*Stephanie R. Y. J.*  
NOTARY PUBLIC  
My Commission Expires 10/08/2022



Doc No. 25,254, 2/9/22

Page 2

**MINUTES OF AUGUST 11, 2022**  
**REGULAR MEETING**  
**LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

Address: 222 W, 4<sup>th</sup> Street, Long Beach MS 39560

Tax Parcel # 0612B-03-041.000

The following items need to be included with the application for a STR license:

- Mississippi State Sales Tax ID #
- Completed STR License Application Form
- Recorded Warranty Deed
- Parking Rules & Plan
- Trash Management Plan
- Copy of Proposed Rental Agreement
- Proof of Liability Insurance, which includes STR coverage

Application Fee is \$200 in check payable to City of Long Beach. Annual renewal is \$100

After the STR license is approved, get a City Sales Tax license (called a Privilege Tax License) \$20 fee

**Parking Rules & Plan**

Parking rules for renters and guests at 122 E. 5<sup>th</sup> Street, Long Beach, Mississippi 39560

No on-street parking will be allowed. All personal vehicles must be parked in the designated areas on the property including the 20'x20' carport and 30'x130' driveway.

**Trash Management Plan**

Garbage and Recyclable Material containers will be stored in the fenced corral at the side of the yard. The containers will be placed for collection at the north end of the driveway no more than 24 hours prior to 8:00 am on the day scheduled for collection. ("Collection Day"). Collection Day is on Monday, as of June 2022. The containers will be returned to the fenced corral no later than 24 hours after 8:00 am of the collection day.

**Proposed Rental Agreement (attached)**

VACATION RENTAL AGREEMENT for 222 W, 4<sup>th</sup> Street, Long Beach MS 39560

This Vacation Rental Agreement (the "Agreement") is for good and valuable consideration, the sufficiency of which is acknowledged, the parties hereby agree as follows:

1. **Property:** The property is located at 222 W, 4<sup>th</sup> Street, Long Beach MS 39560, USA. The property is furnished and includes linens, towels, kitchen appliances, and some pantry items.
2. **Rental Party:** The rental party shall consist of up to 4 persons only. The Leaseholder and three guests.
3. **Maximum Occupancy:** the maximum number of guests is limited to 5 persons if they are all part of the same family (parents and children). An additional charge of \$100.00 per person per night for guests in addition to 5 will be assessed.
4. **Term of the Lease:** The lease begins at 4:00 pm (The "Check-in Date") and ends at 10:00 am on (The "Check-out Date").
5. **Rental Rules:** Guest agrees to abide by the RENTAL RULES (attached) 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 time while at the property.
6. **Access:** Guest shall allow Homeowner and/or Property Manager access to the property for the purposes of repair and inspection. Homeowner shall exercise this right of access in a reasonable manner.
7. **Damage Deposit** is for security and shall be refunded to Guest provided no deductions are made for damage to the property or the furnishings; messes requiring excessive cleaning; or any other cost incurred by Homeowner due to Guest's stay.
8. **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.


**222 W, 4<sup>th</sup> Street RENTAL RULES:**

1. **SMOKING IS NOT ALLOWED ANYWHERE ON THE PREMISES, INSIDE OR OUTSIDE.**
2. People other than those in the RENTAL PARTY (Four (4) People Only), set forth in the RENTAL AGREEMENT may NOT stay overnight on the property. Any other person on the property is the sole responsibility of the GUEST.

## MINUTES OF AUGUST 11, 2022 REGULAR MEETING LONG BEACH PLANNING and DEVELOPMENT COMMISSION

3. THIS PROPERTY IS PRIVATELY OWNED; THE OWNERS ARE NOT RESPONSIBLE FOR ANY ACCIDENTS, INJURIES OR ILLNESS THAT OCCURS WHILE ON THE PREMISES OR IT'S FACILITIES. THE OWNERS ARE NOT RESPONSIBLE FOR LOSS OF PERSONAL BELONGINGS OF THE GUESTS. BY ACCEPTING THIS RESERVATION, IT IS AGREED THAT ALL GUESTS ARE EXPRESSLY ASSUMING THE RISK OF ANY HARM OR DAMAGES ARISING FROM THEIR USE OF THE PROPERTY OR FROM OTHERS WHOM THEY INVITE TO THE PROPERTY.
4. Keep the house and furnishings in good order. DO NOT REMOVE ANY PROPERTY FROM THE HOUSE.
5. Only use appliances for their intended use.
6. PETS ARE NOT ALLOWED unless preapproved in writing with an additional charge paid.
7. PARTIES ARE NOT ALLOWED. Guests will not host gatherings larger than 10 people and will comply with all city codes including limits on noise. Breaking a city code could result in guest being asked to leave and forfeiting all monies paid.
8. DO NOT MOVE THE FURNITURE!!!
9. PARKING: Parking is limited to the carport and the long, triple wide driveway. Parking on the city street is prohibited. All illegally parked vehicles are subject to towing; applicable fees are the sole responsibility of the GUEST.
10. HOUSEKEEPING: There is no daily housekeeping service. The house is professionally cleaned before your stay and after your stay to insure that you enjoy a clean "home away from home". We appreciate your help in keeping the house tidy, so that we can more quickly prepare for other guests

REV: 06-01-22


**EVIDENCE OF PROPERTY INSURANCE**
DATE (MM/DD/YYYY)  
1/10/2022

THIS EVIDENCE OF PROPERTY INSURANCE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE ADDITIONAL INTEREST NAMED BELOW. THIS EVIDENCE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS EVIDENCE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE ADDITIONAL INTEREST.

<b>AGENCY</b> Silver Bridge Insurance Brokers 14110 Airport Road Suite B Gulfport MS 39503 TEL: 337-767-1111 FAX: 337-767-1111 E-MAIL: info@silverbridge.com LIC#: 00000318 SUBJECT: Bandi Jones 722 W Fourth Street Long Beach MS 39560-6003	<b>COMPANY</b> Trisura Specialty Insurance Company 210 Park Avenue, Suite 1400 Oklahoma City OK 73102-6636 LOG# NUMBER: 0593275227 POLICY NUMBER: 8706253613 EFFECTIVE DATE: 1/24/2022 EXPIRATION DATE: 1/24/2023 UNPAID PREMIUM: \$0.00 UNPAID PREMIUM: \$0.00 THIS REPLACES FROM EVIDENCE DATED:
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**PROPERTY INFORMATION**

This certificate is specific to the dwelling located at:  
 722 W Fourth Street  
 Long Beach, MS 39560-6003

THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS EVIDENCE OF PROPERTY INSURANCE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE IS GRANTED BY THE POLICIES REFERRED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

COVERAGE / PERILS / FORMS	AMOUNT OF INSURANCE	DEDUCTIBLE
Homeowner:		
Coverage A - Dwelling	\$250,000	\$1,000
Coverage B - Other Structures	\$12,500	\$1,000
Coverage C - Personal Contents	\$50,000	\$1,000
Building	\$210,000	\$1,250
Contents	\$50,000	\$1,250

**REMARKS (Including Special Conditions)**

The homeowners policy includes wind coverage at a 2% deductible.  
 Flood is covered through NFIP through The Hartford.  
 Certificate holder included as mortgagee and loss payee.

**CANCELLATION**

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

**ADDITIONAL INTEREST**

NAME AND ADDRESS: Wells Fargo Bank, NA #936 Its successors &/or Assigns P.O. Box 100515 Florence, SC 29502-0515	<input checked="" type="checkbox"/> MORTGAGEE <input checked="" type="checkbox"/> LOSS PAYEE EGAN# 0593275227 AUTHORIZED REPRESENTATIVE
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ACORD 27 (2006/12) INS27 2017-10 © 1993-2009 ACORD CORPORATION. All rights reserved. The ACORD name and logo are registered marks of ACORD.

The Clerk reported that fifteen (15) notices of public hearing were sent by regular mail to property owners within two hundred feet (200') of the subject property. Notices were also posted on the bulletin boards at City Hall, the Building Official's Office and

**MINUTES OF AUGUST 11, 2022  
REGULAR MEETING**

**LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

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 Short-Term Rental.

Randi Jones, 245 North Lincoln Avenue, Apt 511, Loveland, CO, 80537, 303-522-5051 (owners) and Scott Stauffer, 144 Sea Oaks Blvd, Long Beach, MS, 39560, 970-567-3320 (property manager), has filed an application for a short-term rental in accordance with the Comprehensive Long Beach Unified Land Ordinance, Section 131: Short-Term Rentals-Residential (Ordinance 622). The location of the requested short-term rental is 222 West 4<sup>th</sup> Street, Tax Parcel 0612G-02-031.000. Legal description is as follows:

BEG 91 FT WLY OF INTER OF S MAR OF WEST 4TH ST & N MAR OF MASON AVE SELY 149.5 FT SWLY 106.8 FT NWLY 149.4 FT NELY ON WEST 4TH ST 106.9 FT TO POB PART OF LOT 55 H-S-H SEC 13-8-12

A public hearing to consider the above short-term rental will be held in the City of Long Beach, Mississippi, 39560, Thursday, August 11, 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 Commission

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

**Vidacovich Marcelle R**  
8225 YCMA Plaza Drive Apt 116  
Baton Rouge, LA 70810

**First Baptist Church Long Beach**  
506 Jeff Davis Avenue  
Long Beach, MS 39560

**Rogers Danny R and Dorothy M**  
404 Mason Avenue  
Long Beach, MS 39560

**Blakeney Linda Joyce and Larry Wesley**  
222 Oak Street  
Long Beach, MS 39560

**Ladner Bryan Thomas and Laura Gayle**  
904 Marjorie Street  
Long Beach, MS 39560

**Powell Llewellyn and Patricia A**  
2379 College Road  
Southaven, MS 38672

**Shelter Rock Two LLC**  
c/o Strata Services  
2727 Prytania Suite 19  
New Orleans, LA 70130

**West 4<sup>th</sup> Street LLC**  
c/o Strata Services  
2727 Prytania Suite 19  
New Orleans, LA 70130

**Mai T Nguyen LLC**  
18028 Allen Road  
Long Beach, MS 39560

**Williams Fred W and Cynthia D**  
127 West 3<sup>rd</sup> Street  
Long Beach, MS 39560

**McGill Tammy**  
128 West 4<sup>th</sup> Street  
Long Beach, MS 39560

**Gooch Shannon M and David**  
126 West 4<sup>th</sup> Street  
Long Beach, MS 39560

**Owen Scott G and Darlene R**  
124 West 4<sup>th</sup> Street  
Long Beach, MS 39560

**Arnold Paul A Sr**  
120 West 4<sup>th</sup> Street  
Long Beach, MS 39560

**Wilson Larry L and Kathleen**  
5 Deborah Court  
Long Beach, MS 39560

MINUTES OF AUGUST 11, 2022  
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LONG BEACH PLANNING and DEVELOPMENT COMMISSION

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 DAIL, 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.

7. That in such capacity, she is responsible for mailing Notices of Public Hearing for the purpose of notifying property owners within two hundred feet (200') 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 July 18, 2022, she did cause to be mailed, Notice of Public Hearing, a copy of which is attached hereto, to file(s) (25) unimproved property owners within 200' of 222 West 4th Street, Tax Parcel 0612G 02 051.000, notifying them that a public meeting will be held, August 11, 2022, to consider an application for a Variance submitted by Kandi Jones (owner) and Scott Stauffer (property manager).

Given under my hand this the 18th day of July 2022.

Stacy Dail  
STACY DAIL, AFFIANT

SWORN TO AND SUBSCRIBED before me on this the 18th day of July 2022.

Kini Gonsoulin  
NOTARY PUBLIC

My Commission Expires



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, HILBERT 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 hereto attached has been made in the said publication \_\_\_\_\_ weeks in the following numbers and on the following dates of such paper:  
01. No. 25 dated 12 day of July, 2022  
02. No. \_\_\_\_\_ dated \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
03. No. \_\_\_\_\_ dated \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
04. No. \_\_\_\_\_ dated \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
05. No. \_\_\_\_\_ dated \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
06. No. \_\_\_\_\_ dated \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
07. No. \_\_\_\_\_ dated \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
08. No. \_\_\_\_\_ dated \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
I have further stated 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.  
Sworn to and subscribed before me this 18th day of July, A.D. 2022.  
Notary Public

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

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

After considerable discussion, Commissioner Fields made motion seconded by Commissioner Shaw and unanimously carried recommending to approve the Short-



**MINUTES OF AUGUST 11, 2022  
REGULAR MEETING**

**LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

Term Rental in accordance with Ordinance 622, subject to the applicant providing proof of liability insurance, as submitted.

\*\*\*\*\*

The second public hearing to consider a Short-Term Rental for property located at 126 Pirate Avenue, Tax Parcel 0512J-01-051.000, submitted by Shannon and Monik Clarke (owners) and Healy Realty Group, Lynn Healy (property manager), as follows:

MINUTES OF AUGUST 11, 2022  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

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

**PROPERTY INFORMATION:**  
 ADDRESS: 126 Pirate Ave. Long Beach Tax Parcel 0512J-01-051.000  
 (Location of Short-Term Rental)

**OWNER'S INFORMATION:**  
 Property Owner's Name: Shannon + Monik Clarke  
 Property Owner's Address: 1429 Arikaree Loveland Co 80538  
 Property Owner's Mailing Address, if different from above:

Property Owner's Phone No: 976-692-1770 City State Zip  
 Email Address: FCISC@Live.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: Healy Realty Group (Lynn Healy)  
 Property Manager's Address: (Must be a local contact)  
1323 28th Ave. Gulfport, MS 39501 City State Zip  
 Property Manager's Phone No: 228-860-2284 Email Address: lynn.sellsms@gmail.com

- PLEASE PROVIDE THE FOLLOWING:**
- Mississippi Sales Tax ID # 1395-9413
  - 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.  
Lynn Healy / Healy Realty Group Lynn Healy 7/15/22  
 PRINT NAME SIGNATURE DATE

BELOW IS FOR OFFICE USE ONLY			
Maximum Occupancy: <u>6</u>	Maximum Vehicles allowed: <u>2</u>	Number of bedrooms: <u>3</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: Ryan Kaylor Date: 8/8/22  
 Fire Inspector Signature: \_\_\_\_\_ Date: \_\_\_\_\_

COMMENTS: \_\_\_\_\_

Date Received: <u>7-15-22</u>
Agenda Date: <u>8-11-22</u>
Amount Due/Paid: <u>200.00</u>
Check #: <u>001384</u>

**273**

**MINUTES OF AUGUST 11, 2022  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**



11 - GULFPORT DISTRICT  
Instrument 2021-0035012-0-11  
Filed/Recorded 12/22/2021 3:01:01 PM  
Total Fees 26.00  
2 Pages Recorded

Prepared By & Return To:  
Schwartz, Orgler & Jordan, PLLC  
12206 Hwy 49  
Gulfport, MS 39503  
(228) 832-8550  
Our File: 212536

Index As:

STATE OF MISSISSIPPI  
COUNTY OF HARRISON

**WARRANTY DEED**

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, the undersigned,

**OTIS AVERY, LLC,  
a Mississippi limited liability company  
3010 SEA OATS DRIVE  
LONG BEACH, MS 39560  
228-669-9809**

does hereby sell, convey and warrant unto

**SHANNON K. CLARKE and MONIK R. CLARKE  
as tenants by the entirety with full rights  
of survivorship and not as tenants in common  
126 PIRATE AVENUE  
LONG BEACH, MS 39560  
970-692-1770**

the following described land and property being located in Harrison County, Mississippi, being more particularly described as follows, to-wit:

Lot Sixty One (61), PITCHER POINT 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, in Plat Book 25 at Page 27, thereof, reference to which is hereby made in aid of and as a part of this description.

THE ABOVE described property is no part the homestead of the Grantor herein.

DEED BOOK - J1 - GULFPORT DISTRICT

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

TAXES for the current year have been pro-rated as of this date and are hereby assumed by the Grantees herein.

IN WITNESS WHEREOF, OTIS AVERY, LLC, a Mississippi limited liability company has caused this conveyance to be executed by its duly authorized officer, he having first been duly authorized to do so, on this the 20th day of December, 2021.


**OTIS AVERY, LLC  
a Mississippi limited liability company**

  
By: **DOMINIC AVERY, MEMBER**

STATE OF MISSISSIPPI  
COUNTY OF HARRISON

THIS DAY PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned, authority in and for the jurisdiction aforesaid, DOMINIC AVERY, who acknowledge that he is MEMBER of OTIS AVERY, LLC, a Mississippi limited liability company and as its act and deed, he signed, sealed and delivered the above and foregoing instrument of writing on the day and in the year therein mentioned, for and on behalf of said entity, he having been first duly authorized to do so.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 20th day of December, 2021.

  
NOTARY PUBLIC

My Commission Expires:



**MINUTES OF AUGUST 11, 2022  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION  
Parking Rules at 126 Pirate Ave**

Rental Can Accommodate up to 4 vehicles . There is a concrete driveway big enough for 4 vehicles. The garage is a 2 car garage for parking as well. For Easy Convenience we prefer only 3 vehicles however we understand there are circumstances that will sometimes arise that more space will be needed and therefore will allow up to 4 vehicles with parking behind one of the other vehicles. NO on Street parking will be allowed. Per city requirements.

---

**Tenant**

---

**Date**

**ATTENTION VACATIONERS TRASH PICKUP IS ON Monday!**

Local city ordinance does not allow you to place trash out by the curb more than 24 hours before pick up.

Carts should be placed outside by 6am on your day of service. The cart should be placed curbside with the handle facing your home. It should be placed at least two feet from vehicles, shrubbery, fire hydrants, mailboxes, etc. Do not block sidewalks or driveways or place carts in the street. Please use the 96-gallon can for garbage and the 18-gallon bin for recycling. Bins are located on the south side of the home in a fenced area. Bagged garbage or recycling outside the carts will not be picked up.

Trash (limbs, clippings, bulky items like furniture, etc) should be placed by the curbside. All leaves and grass should be bagged.

**What items can be recycled and how should they be disposed of?**

**CAN:** Aluminum cans, plastic products (rated #1 to #3 – bottles, jugs, etc.), clean pizza boxes, garden plastics, flattened cardboard boxes, empty containers, glass and paper products such as newspapers, magazines, phone books, etc.

**CANNOT:** Plastic bags, foam, Styrofoam containers, wire hangers, windows, mirrors, ceramic or Pyrex dishes, organic or food waste, electronics, paint, pesticides, cleaners, waxed cardboard, needles or syringes, scrap metal or hazardous waste

- \* Rinse all aluminum, glass and plastic recyclables before placing them in your cart.
- \* It is not necessary to remove labels from metal, glass, plastic jugs, cans and/or jars.
- \* Recyclables should be put loosely in your HCUA provided cart. Do not bag them.

\_(Contract.Signature) (Contract.Date)

Tenant Date

**275**

**MINUTES OF AUGUST 11, 2022  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

DocuSign Envelope ID: D71BF5D1-5EE0-4364-8394-B4905BD923F8



1025 25th Ave Suite B  
Gulfport, MS 39501  
228-690-2656

**OWNER / PROPERTY MANAGEMENT AGREEMENT (Vacation Rental)**

**Owner/Lessor Information:** Name(s) Shannon Clarke  
Mailing address (Where would you like your statement/checks sent?)  
1429 Arikaree Loveland CO 80538  
Daytime phone 979-692-1770 Evening phone \_\_\_\_\_  
E-mail address: FCISC@Live.com  
SSN# or IEN# (for year-end tax statement purpose only) 524-37-1536  
Secondary emergency contact (name, cell phone and email) Monik Clarke 970-581-0949  
MonikClarke@gmail.com  
Lessor's homeowners insurance policy insuring PREMISES as a rental property  
Policy name Heritage Property Policy # MSH003748 Policy phone # 970-692-1770  
(We highly recommend adding Healy Realty Group to your insurance policy as the property manager in charge.)

**Vacation Rental Information:**

Style of Home: (house, condo, cabin, etc) HOUSE Levels in Home: 1  
Approx. Sq. Footage 1,773 How many bedrooms? # 3 How many beds? # 3  
Quantity and style of beds: Bedroom #1 King Bedroom #2 Queen  
Bdrm #3 Queen Bdrm #4 \_\_\_\_\_ Bdrm #5 \_\_\_\_\_ Bdrm #6 \_\_\_\_\_  
Additional beds (include pull-out sofa, roll-away beds, etc.) \_\_\_\_\_  
Maximum # of occupants (# of people the home sleeps): # 6

Page 1 / 14 Lessor Initials

DocuSign Envelope ID: D71BF5D1-5EE0-4364-8394-B4905BD923F8

How many full bathrooms? # 2 How many half bathrooms? # 0  
Sound system/stereo? NO Air conditioning? YES Fireplace? NO Cable TV? NO  
Wireless internet? YES Internet network: \_\_\_\_\_ password: \_\_\_\_\_  
Fenced yard? NO Deck/patio with furniture? NO BBQ? NO  
Parking? Driveway & 2 car garage OFF-STREET PARKING OTHER \_\_\_\_\_

What can you tell us about your home and location that will make your listing more marketable? (List any special amenities or nearby attractions. Example: hot tub, gourmet kitchen, soaking tub, surround sound system, park nearby, biking or walking trails, etc.)

**Near the Beach**

Trash company City Of Long Beach Day of pick up Monday  
Water company City of Long Beach  
Electric company Mississippi Power  
Home Owners Association NO  
Entry codes / Alarm information \_\_\_\_\_  
Internet / cable company AT&T  
Other \_\_\_\_\_

Page 2 / 14 Lessor Initials

MINUTES OF AUGUST 11, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

DocuSign Envelope ID: D71BF5D1-5EE0-4364-R394-B4905BD923F8

LEGAL CONTRACT AGREEMENT

BY THIS AGREEMENT made and entered into on June 29, 2022, between HEALY REALTY GROUP, LLC, herein referred to as COMPANY, and Shannon Clarke (print full name), herein referred to as OWNER/LESSOR(S), WITNESSETH in consideration of the mutual promises and covenants herein contained, the LESSOR and COMPANY agree as follows:

ARTICLE I. EXCLUSIVITY AND LISTING PRICES

1. OWNER/LESSOR hereby agrees to employ HEALY REALTY GROUP, LLC as his/her exclusive agent for the rental and management of the property, until June 29, 2023, after which time this Agreement may be terminated by either party upon 30 days written notice to the other party.

2. LESSOR represents to the COMPANY as follows: (a) The LESSOR is the sole owner and holder of marketable record title to the following described property, hereinafter referred to as the PREMISES and known and described as:

Street address: 126 Pirate Ave
City, State, Zip: Long Beach, MS 39560
Name for property listing: A Pirates Dream

3. LISTING PRICE AND PARAMETERS:

Desired rental prices (high season): \$175 /\$225 /night, \$ 1325 /week, \$ 5300 /month
Minimum booking length: (high season) 5 /night(s)
Acceptable minimum prices (low season): \$ 150 /night
LESSOR to allow approved pets: NO DOGS and/or CATS
LESSOR to allow smoking on PREMISES: NO SMOKING

Page 3 / 14 Lessor Initials [Signature]

DocuSign Envelope ID: D71BF5D1-5EE0-4364-R394-B4905BD923F8

ARTICLE II. HEALY REALTY GROUP SERVICES

1. LESSOR hereby appoints Healy Realty Group to do the following: (a) institute and prosecute actions in the courts to recover rents and other sums due and when expedient, to settle, compromise and release such actions or suits; (b) institute and prosecute actions in the courts to recover other sums and damages as may be due to owner; (c) hire, discharge and supervise all labour and employees required for the operation and maintenance of the PREMISES; (d) make or cause to be made such repairs and/or alterations, and/or to have services performed to the PREMISES as may be advisable or necessary, and to purchase such supplies as may be advisable or necessary; (e) under such circumstances as the COMPANY shall deem to be an emergency, the COMPANY shall make every effort to contact LESSOR first, but if necessary, COMPANY is authorised at the expense of the LESSOR, to make or cause to be made such repairs and/or alterations to the PREMISES as may be advisable or necessary. If any repairs or replacements to the PREMISES are required, HEALY REALTY GROUP, LLC will contact LESSOR in advance ONLY if the amount is greater than \$150.00. Otherwise the cost for such repairs/replacements will appear deducted on the monthly statement, including receipts.

LESSOR initials [Signature]

2. Debit/Credit Card on File—Authorization of Use. LESSOR may agree to keep a debit/credit card on file with HEALY REALTY GROUP and authorizes its use for emergency use only.

[ ] No, HEALY REALTY GROUP may not use a debit/credit card; however, they may contact my insurance company.

[ ] Yes, HEALY REALTY GROUP has authority to use the following info if I cannot be reached in an emergency.

VISA | MASTERCARD Card number: \_\_\_\_\_

Name on card: \_\_\_\_\_

Card billing address: \_\_\_\_\_

Exp date: \_\_\_\_\_ 3-digit security code: \_\_\_\_\_

Authorization signature: \_\_\_\_\_

Page 4 / 14 Lessor Initials [Signature]

**MINUTES OF AUGUST 11, 2022  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

DocuSign Envelope ID: D71BF5D1-5EE0-4364-8394-B4905BD923F8

3. COMPANY shall have the following responsibilities at the COMPANY'S expense: (a) to extend every effort to keep the PREMISES rented at the present rental rate, or at the highest rental rate, which the PREMISES will produce in the rental market; (b) to advertise the availability of the PREMISES for rent; (c) prepare, sign, renew and/or cancel leases; (d) to collect rents due or to become due and to give receipts;

(e)As part of HEALY REALTY GROUP'S service we will collect and pay the required lodging taxes, including local, county and state. The party that receives the rent is responsible for timely collecting and remitting of said taxes.

**Because of this all reservations MUST GO THROUGH HEALY REALTY GROUP and all monies MUST BE COLLECTED BY HEALY REALTY GROUP SO THAT TAXES CAN BE COLLECTED AND PAID CORRECTLY. AS a result owners may not book their condo and collect rent money directly. (f)HEALY REALTY GROUP will collect a "DAMAGE WAIVER" from all renters. The Damage Waiver covers accidental damage up to \$1500. Should any damage or loss occur that exceeds \$1500.00 or that it is not covered by the Damage Waiver Insurance, the Owner will seek to recover said funds from either appropriate insurance policies, or by legal action against the party who caused the damage. (g)to render a monthly statement to LESSOR providing the following information: leasing fees and/or commissions deducted, and all amounts collected/dispursed, All rental monies will be paid to the OWNER No later than the 15th of each month following the month of the collection. Monthly statements will include all rents collected, the total amount of the commission and other OWNER expenses,**

1099 Miscellaneous Income Forms will be sent out to each Owner prior to January 31, of the next year. IT IS THE OWNER'S RESPONSIBILITY: TO MAINTAIN STATEMENTS & 1099's ONCE THEY ARE MAILED. There will be an additional fee assessed to owners that require duplicate paperwork.

LESSOR initials 

A/C Filters will be changed and bleach added if applicable (once a month during the hot months and every other month during the cold months) at a charge of \$10,00 (Approximately 10 times per year)

\*\*\*\*\* I choose to have HEALY REALTY GROUP change my filter LESSOR initials 

\*\*\*\*\* I choose not to have HEALY REALTY GROUP change my filter LESSOR initials ( )

Page 5 / 14 Lessor Initials 

DocuSign Envelope ID: D71BF5D1-5EE0-4364-8394-B4905BD923F8

**ARTICLE III. LIABILITY**

The LESSOR shall indemnify and hold COMPANY harmless from all damages suits in connection with the management of the PREMISES and from liability from injury suffered by any employee or other person whomsoever, and to carry, at LESSOR'S expense, necessary public liability insurance in such an amount as to be adequate to protect the interests of the parties hereto, which policies shall be so written as to protect the COMPANY in the same manner and to the same extent they protect the LESSOR, and will name the COMPANY as co-insured. The COMPANY also shall not be liable for any error of judgement or for any mistake of fact or law, or for anything which it may do or refrain from doing hereinafter, except in cases of willful misconduct or gross negligence.

LESSOR understands that HEALY REALTY GROUP shall not be liable for loss of funds or personal property resulting from theft, bank failure and bank closing or other causes beyond Agents control.

LESSOR initials 

LESSOR understands that HEALY REALTY GROUP,LLC is not responsible for any lost, stolen, or damaged items.

LESSOR initials 


LESSOR understands that rental properties will undergo a basic wear/tear to carpet, walls, etc.

LESSOR initials 

**ARTICLE IV. COMPANY'S FEES**

1. The LESSOR agrees to pay the COMPANY a commission of 20% of the gross rents ( After the Channel Fee is Taking from the gross Rents . Example: \$210.00 Vrbo Fee is 5% Which is \$199,50 gross rent - 20% \$39,90 Healy Realty Group / \$160,00 Owner )collected in each calendar month (which shall be deducted from rents collected) on any lease Agreement that is for a term of less than 60 (sixty) days. Owner reservations will be charged a cleaning fee. If the guest is an owner referral HEALY REALTY GROUP'S compensation will be 15%. **ALL RESERVATIONS MUST GO THROUGH HEALY REALTY GROUP**

The Rental Agreement will require a "Cleaning Fee" from the renters that will cover the cost of cleaning your property between rentals. If the Owner or their guests occupies the property prior to a renter, and the property requires cleaning, the fee for that cleaning will be deducted from the Owner's proceeds.

Page 6 / 14 Lessor Initials 

MINUTES OF AUGUST 11, 2022  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

DocuSign Envelope ID: D71BF5D1-5EE0-4364-8394-B4905BD923F8

ARTICLE V. OWNER'S RESPONSIBILITIES

1. The LESSOR agrees to pay the COMPANY a commission of 20% of the rents collected in each calendar month (which shall be deducted from rents collected) on any lease Agreement that is for a term of less than 60 (sixty) days.

2. The PREMISES is \_\_\_\_ / is not \_\_\_\_ subject to a mortgage. If under mortgage, LESSOR certifies that all payments and other terms of the mortgage are current and LESSOR is not in default under any of the provisions of the mortgage. If LESSOR should fail to make any payment under the mortgage when due, or otherwise be in default under the terms of the mortgage in the future, LESSOR will notify COMPANY within 10 (ten) days of said failure to make payment or default.

3. LESSOR agrees to give COMPANY 2 (two) keys to the primary door(s) of PREMISES.

4. LESSOR hereby agrees to allow HEALY REALTY GROUP to do the following in order to effectively market the property: (a) place a HEALY REALTY GROUP sign on property lot; (b) list property on website HEALY REALTY GROUP Website; (c) attach a lockbox to the home that is clearly visible to guests.

5. LESSOR Agrees not to accept ANY Direct bookings and Payments from ANY Guest . All Reservations must go through HEALY REALTY GROUP . ( To prevent double-bookings and in consideration of all HEALY REALTY GROUP's intensive marketing efforts and expenses) ALL RESERVATIONS MUST GO THROUGH HEALY REALTY GROUP

It is understood that all rental reservations procured by HEALY REALTY GROUP are the property and are controlled by HEALY REALTY GROUP ,which in its sole discretion,retains the absolute right to reassign reservations as they deem necessary.

The owner authorizes HEALY REALTY GROUP to accept reservations up to one year in advance, except for excluded dates as submitted by Owner in writing to HEALY REALTY GROUP . The Owner's reservation shall be subject to existing reservations previously confirmed to renters.

Page 7 / 14 Lessor Initials



DocuSign Envelope ID: D71BF5D1-5EE0-4364-8394-B4905BD923F8

6. LESSOR hereby agrees to do the following: (a) reimburse the COMPANY promptly for any monies the COMPANY might elect to advance for the account of the LESSOR. Nothing contained herein, however, shall be construed to obligate the COMPANY to make any such advances; (b) pay \$150 to COMPANY together with court costs if a separate suit for recovery of other sums and damages due becomes necessary.

7. LESSOR understands that all rental reservations procured by HEALY REALTY GROUP are the property of and are controlled by HEALY REALTY GROUP, which, in its sole discretion, retains the absolute right to assign or reassign reservations as they deem necessary.

8. LESSOR hereby agrees to inform HEALY REALTY GROUP immediately in writing if a purchase and sale agreement is entered into, and LESSOR agrees to require a minimum of 60 days from the time of acceptance of an offer to the close of the contract. LESSOR agrees to honour all bookings that are previously secured through the closing date of the contract.

9. LESSOR agrees to supply home with BASIC GOODS LIST and SOFT GOODS LIST, as follows on page 9-11.

10. COMPANY will restock SOFT GOODS LIST as needed at fair cost to the LESSOR plus a \$25 restocking fee. All such charges will appear deducted on the monthly statement including copies of any receipts.

10. For Vacation Rentals, cleaning fees will be paid by the Guests. However, LESSOR will have a Mandatory property deep cleaned before the high rental season begins (June 1st). The cost is a minimum 3 times the regular cleaning fee plus the cost to professionally clean Comforters, Rug, and Carpets.

LESSOR Initials



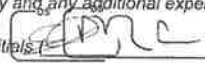
Page 8 / 14 Lessor Initials

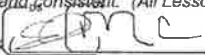




**MINUTES OF AUGUST 11, 2022  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

DocuSign Envelope ID: D71BF5D1-5EE0-4364-8394-B4905BD923F8

11. LESSOR will agree to contact HEALY REALTY GROUP in advance in order to reserve (block out) any available dates for private use of the PREMISES. LESSOR will agree that once a property has been reserved by a guest, the PREMISES is not available to LESSOR. LESSOR also agrees that if this contract article is broken, the LESSOR will pay a fine to HEALY REALTY GROUP in the amount of one night's stay at the property and any additional expenses needed to compensate guests for a similar rental and/or travel expenses. LESSOR initials 

12 LESSOR will agree to clean property to a "Rent Ready Condition" after personal use, or will agree to call HEALY REALTY GROUP immediately to have it cleaned for a service charge. Property will be inspected after personal use and if not up to rental standards a cleaning fee will be charged. This is in order for Healy Realty Group to keep all standards high and consistent. (All Lessors will be charged an inspection fee after personal use) LESSOR initials 

Page 9 /14 LESSOR initials 

DocuSign Envelope ID: D71BF5D1-5EE0-4364-8394-B4905BD923F8


**SOFT GOODS LIST**

REQUIRED for each Vacation Rental. Our guests are accustomed to a higher standard of service, which is why the items below are required of all HEALY REALTY GROUP vacation homes. Happy guests will rent your home again. These items may be restocked by HEALY REALTY GROUP for a \$25 restocking fee charged per guest per stay. (See agreement below)

- Paper towels (one per rental)
- Dish soap
- Dishwasher soap
- Sponge/dish cloth (one per rental)
- Tissue/Kleenex (one per bathroom)
- Toilet paper
- Optional goods: air freshener etc.
- Laundry detergent
- Disinfectant spray
- Salt and pepper and other spices
- Coffee filters
- Trash bags kitchen & bathroom
- Liquid hand soap (one per bathroom)
- shampoo/conditioner/body soap

**SOFT GOODS AGREEMENT:** HEALY REALTY GROUP ensures the above items to each of your guests. If any of the above items need to be restocked for a rental, HEALY REALTY GROUP will automatically restock supplies at the \$25.00 Per stay fee paid by the guest.

OWNER SIGNATURE

DocuSigned by:  
  
7/13/2022

DocuSigned by:  
  
7/13/2022

Page 10 /14 LESSOR initials 

**MINUTES OF AUGUST 11, 2022  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

DocuSign Envelope ID: D71BF5D1-5EE0-4364-8394-B4905BD923F8

**BASIC GOODS LIST (REQUIRED in property by OWNER for a HEALY REALTY GROUP Vacation Rental)**

**Emergency**

First-aid emergency kit  flash light, fire extinguisher (highly recommended)

**Entertainment**

Internet (if location allows)  Optional: cable (highly recommended)  
 Books for kids/adults  Games/puzzles/toys

**Bedrooms**

Two sets of matching sheets (in good condition) per bed, and any additional sleeping areas (pull-out bed, futon).

Mattress cover/pad  Ten hangers per closet  A/C or fans  
 vacuum (if carpet)  Two extra pillows and extra blanket per bedroom.  
 Pillow protective covers (one per sleeping pillow)  
 Optional: Alarm clock, reading lamp, iron/ironing board, robes, crib, changing table

**Bathrooms**

Two towels per guest  Two washcloths per guest  Hairdryer  Two hand towels per guest  
 One bathmat per bathroom  One small garbage can per bathroom  qtip/makeup pad jar

**Kitchen**

Two dish towels  Wine/beer opener  Can opener  
 Two hot pads  Spatula  Two cooking spoons  
 Two large saucepans with lids  One large frying pan with lid  
 Two mixing bowls (1 large, 1 medium)  Broom and dustpan  
 Dinner plates # (same as max occupants)  Salad plates # (same as max occupants)  
 Bowls # (same as max occupants)  Cutlery sets # (same as max occupants)  
 Water glasses # (same as max occupants)  Wine glasses # (same as max occupants)  
 Cookie sheet  Colander  
 Two serving spoons  Chef knives

Page 11/14 Lessor Initials 

DocuSign Envelope ID: D71BF5D1-5EE0-4364-8394-B4905BD923F8

Coffee mugs  Coffee maker  
 Toaster  Cutting board  
 Dishwasher or dish rack  Ice cube trays (if no ice maker)  
 Measuring cups  Measuring spoons  Optional items: whisk, roasting pan, scissors, casserole dish, steak knives, salad bowl, ice cream scoop, blender, Tupperware, crock pot, vegetable peeler, high chair, booster, dog dish, children dishes and utensils etc.

**Outdoor Space**

Barbeque  Tongs  Cleaning brush  patio/outdoor furniture  outdoor play area  
 poopper scooper if you allows pets

**Beach Items : Optional (These could help rent your home for those fly in)**

2 Beach Chairs,  Beach Wagon,  Beach umbrella,  Ice Chest,  Sand toys,  beach towels

Page 12/14 LESSOR Initials 

**MINUTES OF AUGUST 11, 2022  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

DocuSign Envelope ID: D71BF5D1-5EE0-4364-8394-B4905BD923F8

**PREPARING YOUR HOME FOR VACATION RENTALS**

Although your home is likely already furnished and decorated, you'll have to find a balance between personal convenience and guest comfort if you begin renting it to travellers.

First, walk through your home and remove any irreplaceable or valuable items. You can create a lockable closet in your home for storing personal items and extra supplies. The rest of your home should be free of personal effects and clutter. In addition to removing and locking away personal items, it's also important to add the items that travellers expect to find in a HEALY REALTY GROUP vacation rental home. (See the required list of BASIC GOODS and SOFT GOODS above.)

**The Kitchen**

Many travellers choose to stay in a vacation rental over a hotel because of the kitchen. A home or condo with a full kitchen gives families yet another place to gather and allows them to save money by not having to eat every meal at a restaurant. However, in order to boast a "fully-stocked" or "fully-equipped" kitchen at your vacation home, you need to at least provide the essentials listed on our BASIC GOODS LIST.

**The Bedrooms**

All vacation homes should have quality and ample bedding. This means at least two sets of high-quality sheets for each bed, pillows with pillow protectors, extra blankets, and mattress pads. Also consider supplying an alarm clock and reading lamp on a bedside table in each bedroom.

**The Living Area**

Your living area should have comfortable seating for at least the number of people that you sleep. You should also provide a TV large enough for guests to watch from across the room (27" or larger) with at least basic cable, and a DVD player or at the very least a VCR. A couple decks of cards and a board game or two for rainy days is a nice idea.

**The Bathrooms**

Renters expect the bathrooms to be spotless. They also demand quality towels. Provide at least 2 bath towels, 2 hand towels, and 2 washcloths per guest. Also, provide a bathmat and a small garbage basket.

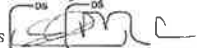
Page 13/14 Lessor Initials



DocuSign Envelope ID: D71BF5D1-5EE0-4364-8394-B4905BD923F8

**Overall Home**

Your home should be deeply cleaned before your guests' arrival. Please call HEALY REALTY GROUP if you would like us to pre-clean your home. We will need at least a 72-hour notice. Also, create a list of tips/instructions specific to your home including an Internet password.


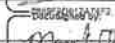
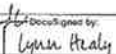
**Please initial here showing that you agree with these preparations and will ensure they are completed before your first rental.** LESSOR Initials 

**ARTICLE VI.**

All rights, remedies and liabilities herein given to or imposed upon any of the parties hereto shall extend to and bind their heirs, executors, administrators, successors and assigns. IN WITNESS WHEREOF, the parties have caused this Agreement to be executed the day and year first above written.

Please SIGN AND DATE to acknowledge an understanding of and an agreement to this contract.  
7/13/2022

Date:

LESSOR (Owner)  \_\_\_\_\_  
LESSOR (Owner)  \_\_\_\_\_ 7/13/2022  
BROKER HEALY REALTY GROUP  \_\_\_\_\_ 7/13/2022

Additional terms, conditions or special requirements:


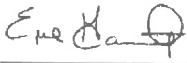
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Please complete contract with required signatures and initials, initial the bottom of each page

Page 14 /14 Lessor Initials



**MINUTES OF AUGUST 11, 2022  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

Heritage Property & Casualty Insurance Company 2900 McCormick Dr., Suite 300 Clearwater, FL 33759 1-855-536-2744			
Agent Name: Allen Insurance Agency LLC Address: 98 - A Jeff Davis Ave Long Beach, MS 39560 Agent Phone: (778)822-1234 Agency Code: HMS0078			
If you have any questions regarding this policy which your agent is unable to answer, please contact us at 1-855-536-2744			
<b>Homeowners Declarations Page</b>			
Policy Number:	MSH003748	Additional Named Insured:	
Named Insured:	Shannon Clarke	Insured Location:	126 Pirate Avenue Long Beach, MS 39560 Harrison
Mailing Address:	126 Pirate Avenue Long Beach, MS 39560		
Phone Number:	(979)502-1770		
Effective Dates:	From: 12/20/2021 12:01 am	To: 12/20/2022 12:01 am	
Activity:	New Business	Effective date of this transaction:	12/20/2021 12:01 am
Coverage at the residence premises is provided only where a limit of liability is shown or a premium is stated.			
Coverages and Premiums:	Coverage Section	Limits	Total
	Coverage - A - Dwelling	\$288,000	\$4,810.00
	Coverage - B - Other Structures	\$5,780	Included
	Coverage - C - Personal Property	\$72,000	(\$535.00)
	Coverage - D - Loss of Use	\$28,800	(\$64.00)
	Coverage - E - Personal Liability	\$300,000	\$35.00
	Coverage - F - Medical Payments To Others	\$1,000	\$5.00
	Policy Fee		\$50.00
	Inspection Fee		\$25.00
	All Other Perils Premium:	\$436.00	
	All Other Wind Premium:	\$2,817.00	
		Total Policy Premium:	\$3,253
SEE COVERAGE SECTION ON LAST PAGE FOR DETAILED DESCRIPTION OF PREMIUM ADJUSTMENTS			
Deductible:	All Other Perils \$1,000	Windstorm or Hail: 3% =	\$2,880
Special Message:	THIS POLICY DOES NOT INCLUDE COVERAGE FOR FLOOD LOSSES. THIS POLICY CONTAINS A SEPARATE DEDUCTIBLE FOR WIND/HAIL LOSSES WHICH MAY RESULT IN HIGH OUT-OF-POCKET EXPENSES TO YOU.		
	 Ernie Garatelx Authorized Signature	12/08/2021	

Printed: 12/08/2021

Page 1

HPCHO DEC1 10 19

any person who knowingly presents a false or fraudulent claim for payment of a loss or benefit or who knowingly presents false information in an application for insurance is guilty of a crime and may be subject to restitution, fines, or confinement in prison, or a combination thereof.

**MINUTES OF AUGUST 11, 2022  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

Pay Plan:	Number of Payments: 1	Bill to: MORTGAGEE
Rating Information:	Program: HO-3 Territory: 201	Construction Type: Frame Year Constructed: 1974
Scheduled Property Itemized Coverages Details:	Description: Coverage Type	Coverage Description
<b>Coverage Section</b>	<b>Limits</b>	<b>Total</b>
Leak Assessment Coverage	\$1,000	Included
Ordinance or Law Coverage	10%	Included
Limited Water Back-Up And Sump Discharge Or Overflow (Deductible - \$1,000)	\$5,000	\$23.00
Limited Fungus, Wet Or Dry Rot, Or Bacteria Coverage	\$5,000	Included
Windstorm Exterior Paint Or Waterproofing Exclusion		Included
Deductible:		
Hip Roof Discount		(\$141.00)
Age of Home		(\$622.00)
Marital Status		\$53.00
New Purchase Discount		(\$18.00)
Protective Devices		(\$41.00)
Renovate Points		(\$17.00)
		(\$312.00)
<b>Policy Interest</b>		
Name:	Address:	Interest type:
Gulf South Mortgage LLC	12292 Ashley Drive Gulfport, MS 39503	Mortgage
ISADA/ATMA		Bill to: Yes
		Ref#: 1021090901
<b>Forms and Endorsements:</b>		
HPC WV 10 19	HPC HOJ 10 19	HO 00 03 05 11
HPC MS SP 10 19	HO 04 96 10 00	HPC PRI 10 19
HPC MS LF 10 19	HPC MS 04 16 10 19	HPC MS WHD 10 19
HPC MS WEX 10 19	HPC MS 23 70 10 19	HPC MS IN 10 19
HPC MS WBU 10 19	HPC MS DOC 10 19	HPC PEDX 03 20
In the event of a claim, please call toll free 1-855-425-7120. We are available 24 hours a day, 7 days a week.		
This replaces all previously issued policy declarations, if any. In case of property loss, only that part of loss over stated deductibles applies. This declaration page together with all policy provisions and any other applicable endorsements completes your policy.		

Printed: 12/08/2021

Page 3

HPCHO DEC1 10 19

The Clerk reported that twenty-seven (27) notices of public hearing were sent by regular mail to property owners within two hundred feet (200') 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:

**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 **Short-Term Rental**.

Shannon and Monik Clarke, 1429 Arikarce, Loveland, CO, 80538, 976-692-1770 (owners) and Lynn Healy, Healy Realty Group, 1323 28<sup>th</sup> Avenue, Gulfport, MS, 39501, 228-860-2084 (property manager), has filed an application for a short-term rental in accordance with the Comprehensive Long Beach Unified Land Ordinance, Section 131: Short-Term Rentals-Residential (Ordinance 622). The location of the requested short-term rental is 126 Pirate Avenue, Tax Parcel 0512J-01-051.000. Legal description is as follows:

LOT 61 PITCHER POINT SUBD

A public hearing to consider the above short-term rental will be held in the City of Long Beach, Mississippi, 39560, Thursday, August 11, 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 Commission

**MINUTES OF AUGUST 11, 2022  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

AVERY	5160	Easy Print Address Labels Email: longbeach@ms.gov Phone: 901-388-2222	Go to avery.com/longbeach
Oerting Franklin S and Lyn B 128 Pirate Avenue Long Beach, MS 39560		Defazio Nancy L 130 Pirate Avenue Long Beach, MS 39560	Bull John F and Lisa R 132 Pirate Avenue Long Beach, MS 39560
Rogers Larry W and Koolsbergen Will 124 Pirate Avenue Long Beach, MS 39560		Dauterive Alton H Sr and Alton H Jr 122 Pirate Avenue Long Beach, MS 39560	Nguyen Dung Duc 13342 Balcrest Drive Houston, TX 77070
Perkins Arlene 127 Destiny Oaks Drive Long Beach, MS 39560		McCray Janis Kay Potter Po Box 12656 Alexandria, LA 71315	Nguyen dung H and Hang T 131 Destiny Oaks Drive Long Beach, MS 39560
Youmans David A and Lynda S - Trustees- 133 Destiny Oaks Drive Long Beach, MS 39560		Taylor Paul G and Susan D 135 Destiny Oaks Drive Long Beach, MS 39560	Bailey Terry D and Patricia A 717 Oleander Lane Biloxi, MS 39532
Clover Bart W and Durenda L 3 Mossy Oaks Drive Long Beach, MS 39560		Lavers William and Juli-Anna 136 Destiny Oaks Drive Long Beach, MS 39560	Pecoul Linda -Trustee- 134 Destiny Oaks Drive Long Beach, MS 39560
Martin Margaret 132 Destiny Oaks Drive Long Beach, MS 39560		Harb Adeeb E and Brenda 130 Destiny Oaks Drive Long Beach, MS 39560	Hood David E and Flora W 131 Pirate Avenue Long Beach, MS 39560
Olson George F Jr and Alice Diane 129 Pirate Avenue Long Beach, MS 39560		Tran Anthony 1949 Stoney Brook Drive Houston, TX 77063	Pace Gary and Judy 125 Pirate Avenue Long Beach, MS 39560
Higgs Connie M and Stephen A 209 Oak Park Drive Pass Christian, MS 39571		Lipe Michael D Jr and Jennifer F 4251 Morningside Circle Great Falls, MT 59405	Rhue James E II and Elizabeth Erin 120 Pitcher Point Avenue Long Beach, MS 39560
Glass Claude B II PO Box 317 Long Beach, MS 39560		Goldfarb Jacob J and Carolyn A 124 Pitcher Point Avenue Long Beach, MS 39560	McKenzie Janet Colleen 128 Pitcher Point Avenue Long Beach, MS 39560

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 two hundred (200') 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 July 18, 2022, she did cause to be mailed, Notice of Public Hearing, a copy of which is attached hereto, to twenty-seven (27) property owners within 200' of 126 Pirate Avenue, Tax Parcel (512)-01-051,000, notifying them that a public meeting will be held August 11, 2022, to consider an application for a Variance submitted by David W. Powell.

Given under my hand this the 13<sup>th</sup> of July 2022.

  
STACEY DAHL, AFFIANT

SWORN TO AND SUBSCRIBED before me on this the 18<sup>th</sup> day of July 2022.

  
KIRI CONSOLINI  
NOTARY PUBLIC

My Commission Expires



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

MINUTES OF AUGUST 11, 2022  
REGULAR MEETING

LONG BEACH PLANNING and DEVELOPMENT COMMISSION

County, Legal Notice of Public Hearing, as evidenced by the Publisher's Proof of Publication as follows:

Proof of Publication

**LEGAL NOTICE**  
**PUBLIC HEARING**

Notice is hereby given that the Commission on August 11, 2022, at 10:00 a.m. in the City of Long Beach, Mississippi, will hold a public hearing on the proposed Ordinance 622, as submitted, to amend the City of Long Beach Code of Ordinances to allow for short-term rentals in the City of Long Beach, Mississippi, as follows:

**LOT 6, PITCHER POINT SUBD**

A public hearing to consider the Ordinance 622, as submitted, to amend the City of Long Beach Code of Ordinances to allow for short-term rentals in the City of Long Beach, Mississippi, on August 11, 2022, at 10:00 a.m. in the City of Long Beach, Mississippi, at 201 1st Street, Avenue. The city manager, all residents, groups and organizations are invited to attend and to give their views and suggestions concerning the Ordinance.

**Notary Public**  
**Planning Commission**

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. XXI No. 25 dated 22 day of July, 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\_\_\_  
 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 25 day of July, A.D. 2022.

*George L. Bowser*  
Notary Public



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

- Gary Pace, 125 Pirate Avenue, spoke in opposition of the short-term rental stating that he purchased his home in 2013 and enjoys the quiet neighborhood. He is not interested in having a party house across the street from him.
- Ms. Oerting, 128 Pirate Avenue, spoke in opposition of the short-term rental stating that there are two other short-term rentals in her neighborhood and they are disruptive.
- Alice Olson, 129 Pirate Avenue, spoke in opposition stating she purchased her property due to it being a residential area. She wants to keep the integrity of the community and begs the commissioners to vote against the short-term rental.

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

After considerable discussion, Commissioner Fields made motion, seconded by Commissioner Kruse and unanimously carried recommending to approve the Short-Term Rental in accordance with Ordinance 622, as submitted.

**MINUTES OF AUGUST 11, 2022  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

\*\*\*\*\*

Commission Chairman Frank Olaivar recused himself from the meeting at this time.

\*\*\*\*\*

The third public hearing to consider a Variance for property located at 228 Boggs Circle, Tax Parcel 0612E-05-142.001, submitted by Frank and Sheryl Olaivar, as follows:



MINUTES OF AUGUST 11, 2022  
REGULAR MEETING

287

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 7-1-22  
Zoning R-1  
Agenda Date 8-11-22  
Check Number 1064

VARIANCE REQUEST

- I. Tax Parcel Number(s): 0612 E - 02 - 142 . 001
- II. Address of Property Involved: 228 Boggs Cir Long Beach, Ms 39560
- III. Statement clearly explaining the request being made. (Attach supplemental pages if necessary.)  
Request a 6' Sideyard Set Back Variance to Build a  
CARPORT

**\*\*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? The Angle of the existing house  
and the space Available is limited
- 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. The house was  
built in 1996 Not Anticipating the need for  
Requested CARPORT.
- 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?  
The Angle of the house on the corner  
has makes it difficult to build on.
- 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. Similar VARIANCE Request  
for CARPORTS have been approved.

MINUTES OF AUGUST 11, 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, 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 2<sup>nd</sup> or 4<sup>th</sup> Thursday of each month. Receipt of fee(s) does not constitute receipt of 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.

FRANK & Sheryl OLAVAN  
Name of Rightful Owner (PRINT)

\_\_\_\_\_  
Name of Agent (PRINT)

228 Boss cin  
Owner's Mailing Address

\_\_\_\_\_  
Agent's Mailing Address

Long Beach, Ms 39560  
City State Zip

\_\_\_\_\_  
City State Zip

228 669 2029  
Phone

\_\_\_\_\_  
Phone

[Signature]  
Signature of Rightful Owner

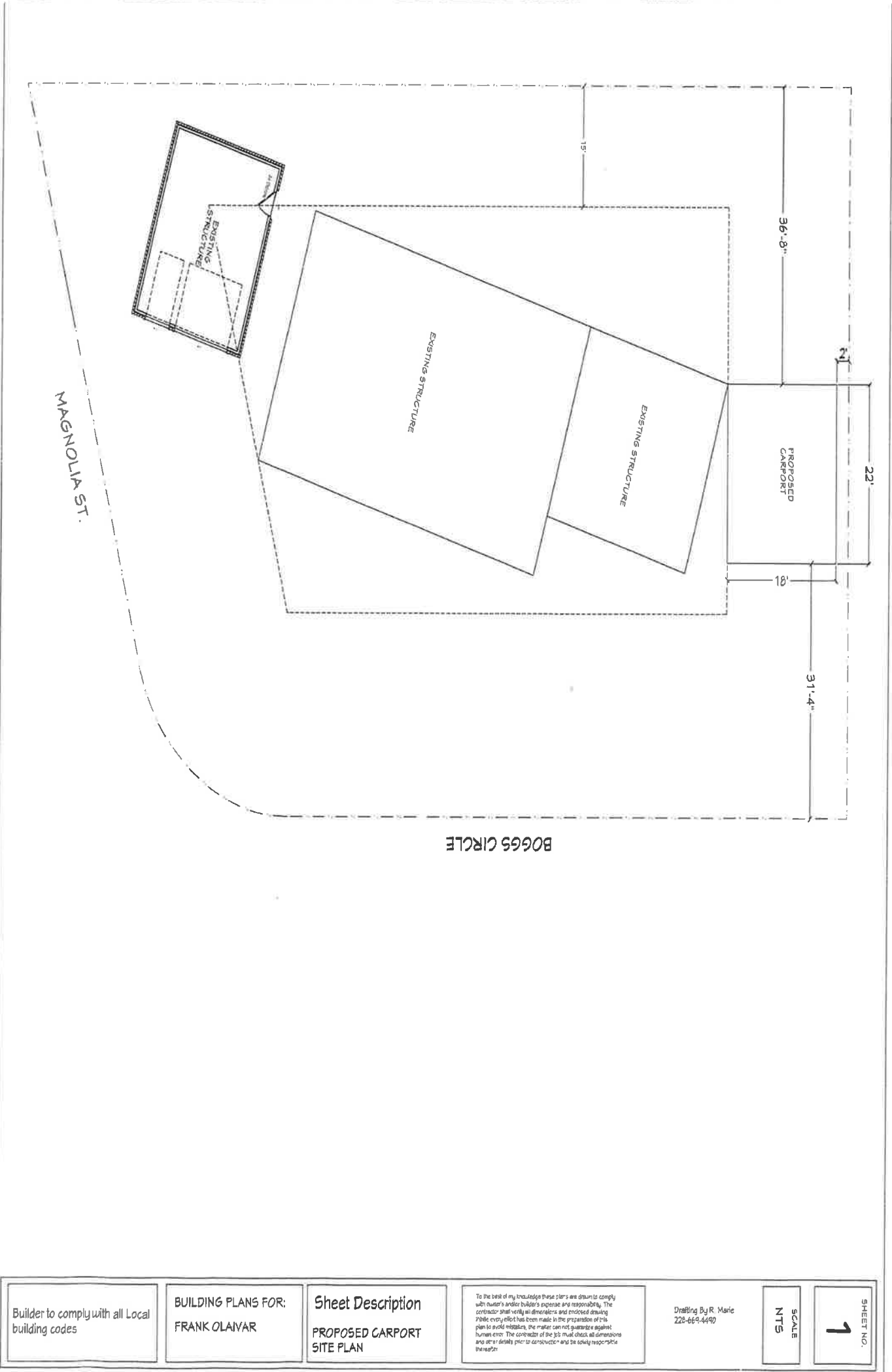
6/28/22  
Date

\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
Date

**MINUTES OF AUGUST 11, 2022  
REGULAR MEETING**

**LONG BEACH PLANNING and DEVELOPMENT COMMISSION**



<p>Builder to comply with all Local building codes</p>	<p><b>BUILDING PLANS FOR:</b> FRANK OLAIVAR</p>	<p><b>Sheet Description</b> PROPOSED CARPORT SITE PLAN</p>	<p><small>To the best of my knowledge these plans are drawn to comply with owner's and/or builder's expense and responsibility. The contractor shall verify all dimensions and enclosed drawing shows every effort has been made in the preparation of this plan to avoid mistakes, the maker can not guarantee against human error. The contractor of the job must check all dimensions and other details prior to construction and be solely responsible therefor.</small></p>	<p>Drafting By R. Marie 228-669-4490</p>	<p>SCALE NTS</p>	<p>SHEET NO. <b>1</b></p>
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# MINUTES OF AUGUST 11, 2022 REGULAR MEETING LONG BEACH PLANNING and DEVELOPMENT COMMISSION

BOOK 1626 PAGE 397

STATE OF MISSISSIPPI  
COUNTY OF HARRISON



1st Judicial District  
Instrument Number 2002-3200-D  
Filed 5/5/2003 4:28 PM  
Total Fees 8.00  
Book 1626 Page 397 Recorded 5/6/03

QUITCLAIM DEED



FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, we, TUREA M. OLAIVAR, FRANK G. OLAIVAR (also known as Gary F. Olaivar) and wife, SHERYL EGAN OLAIVAR, do hereby sell, convey, and quitclaim unto GARY F. OLAIVAR and wife, SHERYL EGAN OLAIVAR, as joint tenants with full rights of survivorship and not as tenants in common, all of our right, title and interest in and to the following described property situated in the First Judicial District of Harrison County, Mississippi, and being more particularly described as follows, to-wit:

Lot 1, DRIFTWOOD SUBDIVISION, Unit 1, a subdivision of Harrison County, First Judicial District, Mississippi, as per the official map or plat thereof on file and of record in the office of the Chancery Clerk of Harrison County, First Judicial District, Mississippi.

Ad valorem taxes for the year 2003 are prorated as of the date of delivery of this deed.

The above described property constitutes no part of the homestead of the grantor, Turea M. Olaivar, nor is it contiguous thereto.

WITNESS our signatures, this the 5th day of April, 2003.

TUREA M. OLAIVAR

BOOK 1626 PAGE 399

**Grantors:**

Turea M. Olaivar  
1505 East Central #105-A  
Arlington Heights, IL 60005  
Tel: 847/337-5842

Frank G. Olaivar (also known as Gary F. Olaivar)  
and wife, Sheryl Egan Olaivar  
228 Boggs Circle  
Long Beach, MS 39560  
Tel: 228/865-0380

**Grantees:**  
Gary F. Olaivar and Sheryl Egan Olaivar  
228 Boggs Circle  
Long Beach, MS 39560  
Tel: 228/865-0380

Prepared by and after recording return to:  
Frank R. McCreary, III  
P.O. Box 987  
Long Beach, MS 39560  
228/868-6697

**Harrison County Mississippi** Powered by Delta Computer Systems, Inc.

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## Property Link

HARRISON COUNTY, MS

Current Date 6/30/2022

Tax Year 2021  
Records Last Updated 6/29/2022

PROPERTY DETAIL			
<b>OWNER</b>	OLAIVAR GARY F & SHERYL EGAN 228 BOGGS CIR		ACRES : **NA** LAND VALUE : 35000 IMPROVEMENTS : 173254 TOTAL VALUE: 208254 ASSESSRD : 20825
	LONG BEACH MS 39560		
<b>PARCEL ADDRESS</b>	0612F-02-142-001 228 BOGGS CIR		
TAX INFORMATION			
YEAR 2021	TAX DUE	PAID	BALANCE
COUNTY	608.45	608.45	0.00
CITY	1020.01	1020.01	0.00
SCHOOL	1357.11	1357.11	0.00
<b>TOTAL</b>	<b>2985.57</b>	<b>2985.57</b>	<b>0.00</b>

Mail Payments to:  
Sharon Nash Barnett, Tax Collector  
P.O. Box 1270  
Gulfport, MS 39502

Postmark will be used to determine penalty

LAST PAYMENT DATE 1/25/2022

EXEMPT CODE		MISCELLANEOUS INFORMATION	
<b>HOMESTEAD CODE</b>	REG	<b>LEGAL</b>	DR: 1626/0197-05-05/2003-QC LOT 1 DRIFTWOOD SUBD UNIT #1 DRIFTWOOD SUBD UNIT 1
<b>TAX DISTRICT</b>	31		
<b>PPIN</b>	095967		
<b>SECTION</b>	14		
<b>TOWNSHIP</b>	08		
<b>RANGE</b>	12		

Deed Book/Page References			
Book	Page	Date	Type
1626/0397		5/5/2003	QC
1333/0435		4/30/1996	
1199/0168			

TAX PAID HISTORY			
Year	Owner	Total Tax Paid (Y/N)	LAST PAYMENT DATE
2020	OLAIVAR GARY F & SHERYL EGAN	2805.07 Y	6/2021
2019	OLAIVAR GARY F & SHERYL EGAN	2805.07 Y	2/24/2020
2018	OLAIVAR GARY F & SHERYL EGAN	2535.44 Y	2/1/2019

**MINUTES OF AUGUST 11, 2022  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

The Clerk reported that twenty-two (22) 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:

City of Long Beach



LEGAL NOTICE  
PUBLIC HEARING

In accordance with Article XIX of the Comprehensive Long Beach Unified Land Ordinance 580 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.

Frank and Sheryl Clavari, 228 Boggs Circle, Long Beach, MS, 39560, have filed an application for a Variance in accordance with the Comprehensive Long Beach Unified Land Ordinance. The applicants are requesting a 6' side yard variance to build a carport. The city side yard requirements are 8' from side property lines. The location of the request is 228 Boggs Circle, Long Beach, Mississippi, 39560, Tax Parcel Number 0612F-02-142,001. The legal description is as follows:

LOT 1 DRIFTWOOD SUBD UNIT #1

A Public Hearing to consider the above variance will be held in the City of Long Beach, Mississippi, 39560, August 11, 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 • PO Box 929 • Long Beach, MS 39560 • (228) 867-1356 • FAX (228) 560-8824  
www.cityoflongbeach.ms.gov

<b>AVERY 5160</b> Piazza Lillian P 226 Boggs Circle Long Beach, MS 39560	<b>Easy-Get Address Labels</b> Remain on the line to expose Pop-Up Edge Snook James D 224 Boggs Circle Long Beach, MS 39560	<b>GO TO avery.com/ten</b> Use Avery Templates Bass Phillip M II and Ashley N 123 South Lang Avenue Long Beach, MS 39560
Nolan Charles E and Gayle K 135 South Lang Avenue Long Beach, MS 39560	Desper Leon T 137 South Lang Avenue Long Beach, MS 39560	Newland Randy and Rebecca 205 South Lang Avenue Long Beach, MS 39560
Morrison William and Jeanette PO Box 2783 Bay St, Louis, MS 39521	Coastal Rental LLC PO Box 2783 Bay St Louis, MS 39521	Boggs Thomas Jr ETAL 5315 Bradley Blvd Bethesda, MD 20814
Shoemaker Eleanor Ann Boggs PO Box 167 Felton, PA 17322	Bolden David P 918 Magnolia Street Long Beach, MS 39560	Bratton Daniel G and Gloria 225 Boggs Circle Long Beach, MS 39560
Akers Lloyd A 223 Boggs Circle Long Beach, MS 39560	Deano Edger J Jr and Elise 2000 24 <sup>th</sup> Avenue Gulfport, MS 39501	Tuepker John Lee and Claire Jo 103 Driftwood Drive Long Beach, MS 39560
Chestnut Billie Jean 105 Driftwood Drive Long Beach, MS 39560	Berthelot Janice -L/E- 132 South Lang Avenue Long Beach, MS 39560	Searles Mary Lynn -EST- PO Box 1045 Gulfport, MS 39502
Frizzell Patrick W -Estate- 136 South Lang Avenue Long Beach, MS 39560	Howell Richard L and Anna C 2111 Lindhridge Drive Gulfport, MS 39507	J&L Duffy Properties, LLC 8002 Fountain Avenue West Hollywood, CA 90046
Shute Diana 212 South Lang Avenue Long Beach, MS 39560		

MINUTES OF AUGUST 11, 2022  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

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 July 16, 2022, she did cause to be mailed, Notice of Public Hearing, a copy of which is attached hereto, to twenty-two (22) property owners within 160' of 228 Boggs Circle, Tax Parcel 06125-02-142001, notifying them that a public meeting will be held, August 11, 2022, to consider an application for a Variance submitted by Frank and Sheryl O'arwar.

Given under my hand this the 18<sup>th</sup> of July 2022.

*Stacy Dahl*  
STACY DAHL, AFFIANT

SWORN TO AND SUBSCRIBED before me on this the 18<sup>th</sup> day of July 2022.

*Kini Gonsoulin*  
NOTARY PUBLIC

-My Commission Expires-



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 on the following dates of such paper:

No. 20 dated 22 day of July, 2022  
 No. \_\_\_\_\_ dated \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
 No. \_\_\_\_\_ dated \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
 No. \_\_\_\_\_ dated \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
 No. \_\_\_\_\_ dated \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
 No. \_\_\_\_\_ dated \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
 No. \_\_\_\_\_ dated \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

I, \_\_\_\_\_, do hereby certify 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 26 day of July, A.D. 2022

*[Signature]*  
Notary Public

Vice Chairman Shawn Barlow asked for anyone speaking in favor or opposition and no one came forward.

**MINUTES OF AUGUST 11, 2022  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

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

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

\*\*\*\*\*

Commission Chairman Frank Olaivar returned to the meeting at this time.

\*\*\*\*\*

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 11th day of August 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: Commission Chairman Frank Olaivar, Vice Chairman Shawn Barlow, William Suthoff, Justin Shaw, 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 Commissioners Sawyer Walters, Jennifer Glenn and City Advisor Bill Hessell.

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

\*\*\*\*\*

Commissioner Shaw made motion, seconded by Commissioner Suthoff and unanimously carried to approve the Regular Meeting minutes of July 28, 2022, as submitted.

\*\*\*\*\*

It came for discussion under New Business a Tree Removal for property located at 502 North Seal Avenue, Tax Parcel 0611N-01-043.000, submitted by Terry and Janet White, as follows:

MINUTES OF AUGUST 11, 2022  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



CITY OF LONG BEACH, MISSISSIPPI  
201 Jeff Davis Avenue  
P.O. Box 929  
Long Beach, MS 39560  
(228) 863-1554  
(228) 863-1558 fax

APPLICATION FOR TREE PERMIT

OFFICE USE ONLY  
Date Received 7-21-22  
Zoning R-1  
Agenda Date 8-11-22  
Check Number CASH

(Initial on the line that you've read each)

TW Routine trimming does not require a permit. The reason for pruning may include, but are not limited to, reducing risk, maintaining or improving tree health and structure, improving aesthetics, or satisfying a specific need. The City of Long Beach does recommend you obtain a licensed Arborist for your and the tree protection.

TW Any single-family Residential, Multi-Family Residential, Commercial or Industrial Zoned areas need a permit to remove a Live Oak or Magnolia tree with its root system, growing upon the earth usually with one trunk or at least eighteen (18) inches in circumference or larger, measured four and one-half (4 1/2) feet above the surface of the ground, or a multi-stemmed trunk system with a definitely formed crowned.

TW Any person desiring a permit for removal of any Live Oak or Magnolia tree, shall submit this application and a filing fee of \$25.00 per parcel of land to which such application pertains.

TODAY'S DATE: 7-21-22

PROPERTY INFORMATION

TAX PARCEL # 0611N-01-043.000

Address of Property Involved: 502 North Seal Ave

Property owner name: Terry & Janet White

Are you the legal owner of the above property? Yes  No  If No, written consent from the owner is needed. Please provide a statement that no person, not listed on this application, has any interest in the title in or to the property.

Property owner address: 502 North Seal Ave

Phone No. (228) 323-1934

CONTRACTOR OR APPLICANT INFORMATION

Company Name: \_\_\_\_\_

Phone No. \_\_\_\_\_ Fax: \_\_\_\_\_

Name Terry White

Address 502 North Seal Ave

PERMIT INFORMATION

Permit for: Removal  Trimming \_\_\_\_\_ Pruning \_\_\_\_\_

What is the reason the tree needs to be removed? Be specific ex. Construction, street or roadway, recreational area, patio, parking lot, diseased tree not worthy of preservation, etc.:

It is rotten in center (use separate sheet if needed)

Number of Trees:

\_\_\_\_\_ Live Oak \_\_\_\_\_ Southern Magnolia

I hereby certify that I have read this application and that all information contained herein is true and correct; that I agree to comply with all applicable codes, ordinances and state laws regulation construction; that I am the owner or authorized to act as the owner's agent for the herein described work.

Signature [Signature] Date 7-7-22

ADDITIONAL INFORMATION REQUIRED FROM APPLICANT

(Initial on the line that you've read each)

TW TREE SITE PLAN: Please provide a map or diagram of the parcel of land, specifically designating the area or areas of proposed tree removal and the proposed use of such area. Please include the following: 1) location of all protected and large shade trees on the property, their size and species 2) Designate which are disease/or damaged, 3) designate which are endangering any roadway, pavement, or utility line, 4) any proposed grade changes that might adversely affect or endanger any trees on the site and specify how to maintain them 5) designate the trees to be removed and the trees to be maintained, and 5) location of existing and/or proposed structures.

TW PHOTOGRAPH: You must attach a photograph of the tree to be removed, the photo must show any damage the tree is causing.

TW OWNERSHIP: Please provide a recorded warranty deed.

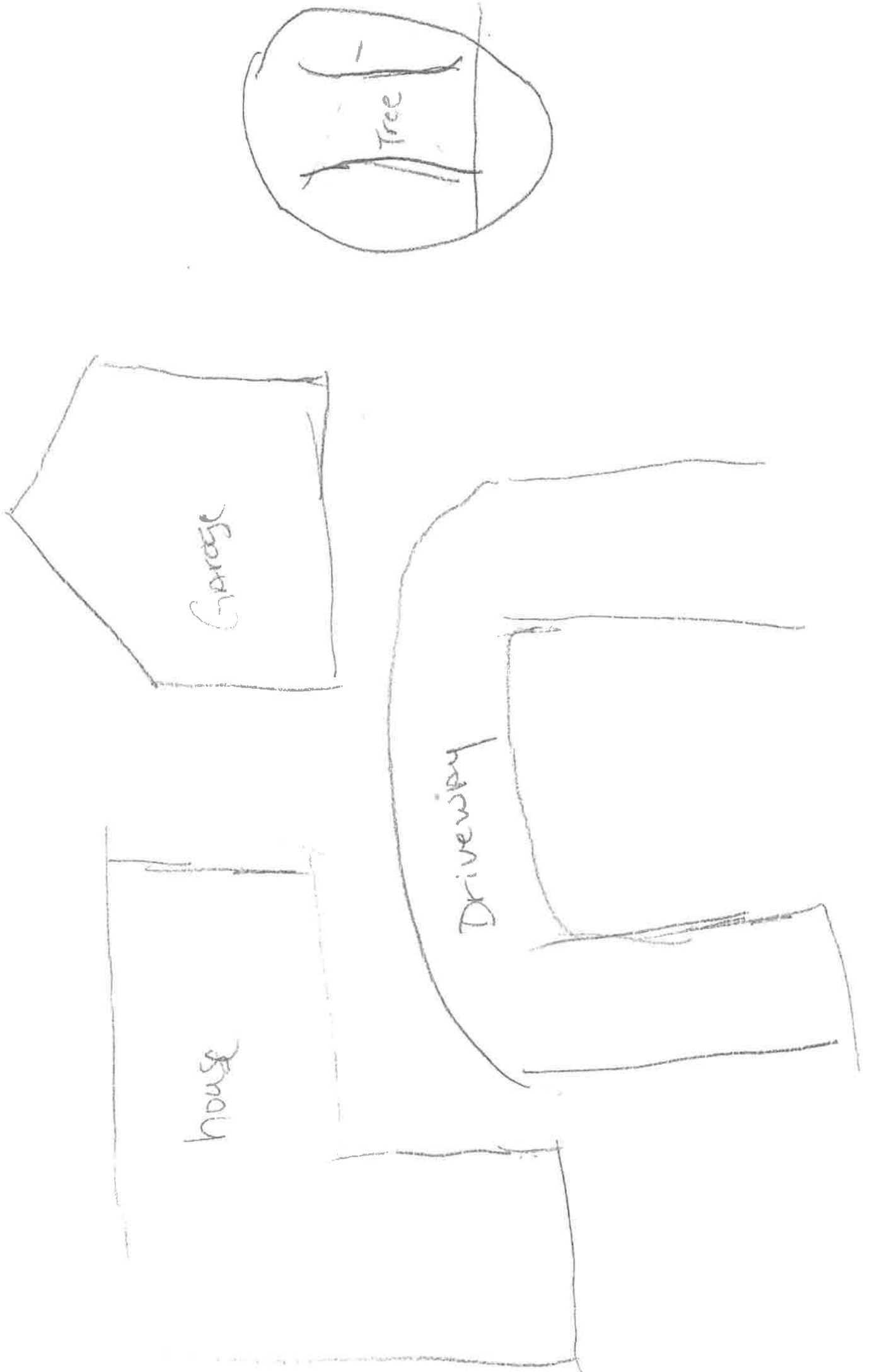
TW PERMIT FEES: Upon issuance of a Tree Removal Permit, the permit fee will be as follows: For removal of a tree or trees where such removal of such tree or trees is necessitated by material damage caused by such tree or trees to permanent improvement or improvements on the parcel where such tree or trees are situated a fee of \$1,00 per tree permitted to be removed. For removal of all other trees, a fee of \$45.00 per tree permitted to be removed. As per City of Long Beach Tree Ordinance (#364) any person removing any Live Oak or Magnolia tree within the City of Long Beach, Mississippi, without a valid tree removal permit, shall be guilty of a misdemeanor; and upon conviction thereof shall be sentenced to pay a fine not less than \$500.00 nor more than \$1000.00. The removal of each tree without having first secured a valid tree removal permit shall constitute a separate offense and shall be punishable as such.

TW REPLANTING: As a condition of granting the tree removal permit, the City, acting by and through its Mayor and Board of Aldermen, may require the applicant to relocate or replace trees, but may not require the replacement of trees in a number greater than the number of Live Oak or Magnolia trees removed; trees to be of Four (4) inches caliper deciduous trees or five (5) feet in height of evergreen or Live Oak or Magnolia trees.

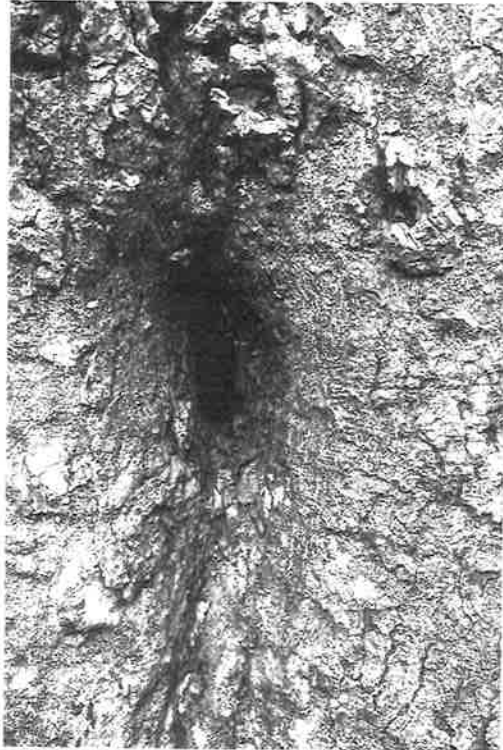
TW MEETING: You must attend the Planning Commission meeting, not attending may cause your permit for tree removal to be denied or withheld.



MINUTES OF AUGUST 11, 2022  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



**MINUTES OF AUGUST 11, 2022  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**







**MINUTES OF AUGUST 11, 2022  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

FORM 1400-MS-51

THIS DOCUMENT is subject to any and all recorded restrictive covenants, easements and encumbrances applicable to all parcels, properties, and interests in any and all other recorded restrictions, mortgages and leases of all, and interests by deed, contract, and otherwise for the current year have been prorated as of this date and are hereby assumed by the grantee herein.

WITNESS OUR SIGNATURES, on this 11th day of August 2022.

  
 Cheryl Jones  
  
 Michael E. Smith

STATE OF MISSISSIPPI  
COUNTY OF HARRIS


THAT I, JERRY TERRY WHITE, AM AN AMERICAN BORN AND NATURALIZED CITIZEN OF THE STATE OF MISSISSIPPI AND THE CITY OF LONG BEACH, MISSISSIPPI, AND I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED IN THE ABOVE INSTRUMENT AND THAT I AM THE GRANTEE OF THE PROPERTY DESCRIBED IN THE ABOVE INSTRUMENT AND THAT I AM THE GRANTEE OF THE PROPERTY DESCRIBED IN THE ABOVE INSTRUMENT AND THAT I AM THE GRANTEE OF THE PROPERTY DESCRIBED IN THE ABOVE INSTRUMENT.

WITNESS MY HAND AND SEAL OF OFFICE, this 11th day of August, 2022.

  
 Michael E. Smith  
 Notary Public  
 State of Mississippi

  
 Notary Seal  
 State of Mississippi  
 Notary Public  
 Commission Expires 08/11/2024

**CITY OF LONG BEACH CITATION**

Date:	6/2/2022	Time:		Case #:			
NAME:	WHITE JERRY JAMES						
	Last	First	Middle				
Age:	DOB:	Race:	Sex:	HGT:	WGT:	Hair:	Eyes:
37	11/18/82		M	5-8		B	B
Address:	502 N SEAL AVE						
City:	State:	Phone:					
LONG BEACH	MS	228-697-6345					
DL#:	St.	SSN#:					
602420709							
Vehicle:	Tag:	State:					
Employment:			Phone:				
Location of Offense:	502 SEAL AVE						
City Ord. #350 (Open Container) To Wit:							
City Ord. #463 (Noise Ordinance) To Wit:							
City Ord. #464 (Poss. of Tobacco) To Wit:							
City Ord. #315 (Curfew) To Wit:							
City Ord. #455 To Wit:	TREE PRESERVATION AND PROTECTION ORDINANCE						
Other violation (Code Section _____) To Wit:							
Against the peace and dignity of the State of Mississippi: Judicial District <u>1</u>							
Affiant/Officer's Signature:  Unit/Badge# _____							
Sworn to before me this _____ day of _____ (Year) _____							
Clerk _____							
You are hereby notified to appear before or contact the Long Beach Municipal Court clerk on or before the <u>8</u> day of <u>JULY</u> (Year) <u>2022</u>							
at <u>1:30</u> AM/PM at <u>LONG BEACH MUNICIPAL COURT</u>							
P.O. Box 929, Long Beach, MS 39560 Phone 228-865-7840.							

**MINUTES OF AUGUST 11, 2022  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION  
LONG BEACH MUNICIPAL COURT**

201 JEFF DAVIS AVENUE  
LONG BEACH, MS 39560  
228-865-7840

**NOTICE TO APPEAR**

NAME: Janet White  
ADDRESS: 502 N Seal Ave  
CITY, STATE, ZIP: Long Beach Ms PHONE: 228-323-1934

You are hereby commanded to appear before the Municipal Court Judge in the Long Beach Municipal Court on Wednesday, the 10<sup>th</sup> day of August, 20 22 at 4:00pm for your trial / arraignment / review.

FAILURE TO APPEAR ON THE ABOVE DATE WILL RESULT IN A CHARGE OF CONTEMPT OF COURT WHICH CARRIES A \$1000.00 FINE AND A SENTENCE OF SIX MONTHS IN JAIL.

[Signature]  
DEFENDANT  
10-10-22  
DATE

[Signature]  
COURT CLERK

**MEMORANDUM**

Date: August 8, 2022  
To: City of Long Beach Planning Commission  
From: Long Beach Tree Board  
Re: Tree Removal - 502 N. Seal Ave

The City of Long Beach issued a citation to the homeowners for preparing to remove a protected Magnolia tree without a permit, which is prohibited by Long Beach Ordinance 655. Subsequently, the homeowners submitted an application along with the evidence supporting the application. The homeowner, Mr. White, advised that he and his wife had no knowledge of the Long Beach Tree Ordinance.

According to Mr. White, the top of the tree was blown out by Hurricane Zeta in 2020 and has never fully recovered. Additionally, the tree is likely hollow and rotting throughout. The homeowners are concerned that the Magnolia tree will cause damage to their garage and the neighbor's property when another tropical system passes through the area. The Tree Board believes the homeowners' concerns are reasonable and does not object to the removal of the tree.

After considerable discussion, and upon a City of Long Beach Tree Board Member's recommendation in accordance with the City of Long Beach Tree Ordinance,

**MINUTES OF AUGUST 11, 2022  
REGULAR MEETING**

**LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

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

\*\*\*\*\*

It came for discussion under New Business a Tree Removal for the property located at 109 East Azalea Drive, Tax Parcel 0712D-03-022.000, submitted by Kenneth and Beverly Hudson, as follows:

**MINUTES OF AUGUST 11, 2022  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

**301**



CITY OF LONG BEACH, MISSISSIPPI  
201 Jeff Davis Avenue  
P.O. Box 929  
Long Beach, MS 39560  
(228) 863-1554  
(228) 863-1558 fax  
**APPLICATION FOR TREE PERMIT**

OFFICE USE ONLY  
Date Received 8-3-22  
Zoning R-1  
Agenda Date 8-11-22  
Check Number 434

(Initial on the line that you've read each)

BH Routine trimming does not require a permit. The reason for pruning may include, but are not limited to, reducing risk, maintaining or improving tree health and structure, improving aesthetics, or satisfying a specific need. The City of Long Beach does recommend you obtain a licensed Arborist for your and the tree protection.

BH Any single-family Residential, Multi-Family Residential, Commercial or Industrial Zoned areas need a permit to remove a Live Oak or Magnolia tree with its root system, growing upon the earth usually with one trunk or at least eighteen (18) inches in circumference or larger, measured four and one-half (4 1/2) feet above the surface of the ground, or a multi-stemmed trunk system with a definitely formed crowned.

BH Any person desiring a permit for removal of any Live Oak or Magnolia tree, shall submit this application and a filing fee of \$25.00 per parcel of land to which such application pertains.

TODAY'S DATE: 8-3-22

**PROPERTY INFORMATION**

TAX PARCEL # 07120-03-022.000

Address of Property Involved: 109 E Azalea Dr

Property owner name: Kenneth & Beverly Hudson

Are you the legal owner of the above property? Yes  No  If No, written consent from the owner is needed. Please provide a statement that no person, not listed on this application, has any interest in the title in or to the property.

Property owner address: 109 E. Azalea Drive

Phone No. (228) 297-3442

**CONTRACTOR OR APPLICANT INFORMATION**

Company Name: \_\_\_\_\_

Phone No. \_\_\_\_\_ Fax: \_\_\_\_\_

Name \_\_\_\_\_

Address \_\_\_\_\_

**PERMIT INFORMATION**

Permit for: Removal  Trimming \_\_\_\_\_ Pruning \_\_\_\_\_

What is the reason the tree needs to be removed? Be specific ex. Construction, street or roadway, recreational area, patio, parking lot, diseased tree not worthy of preservation, etc.: \_\_\_\_\_  
(use separate sheet if needed)

diseased

Number of Trees:

2 Live Oak \_\_\_\_\_ Southern Magnolia

I hereby certify that I have read this application and that all information contained herein is true and correct; that I agree to comply with all applicable codes, ordinances and state laws regulation construction; that I am the owner or authorized to act as the owner's agent for the herein described work.

Beverly Hudson 8-2-22  
Signature Date

**ADDITIONAL INFORMATION REQUIRED FROM APPLICANT**

(Initial on the line that you've read each)

BH TREE SITE PLAN: Please provide a map or diagram of the parcel of land, specifically designating the area or areas of proposed tree removal and the proposed use of such area. Please include the following: 1) location of all protected and large shade trees on the property, their size and species 2) Designate which are disease/or damaged, 3) designate which are endangering any roadway, pavement, or utility line, 4) any proposed grade changes that might adversely affect or endanger any trees on the site and specify how to maintain them 5) designate the trees to be removed and the trees to be maintained, and 5) location of existing and/or proposed structures.

BH PHOTOGRAPH: You must attach a photograph of the tree to be removed, the photo must show any damage the tree is causing.

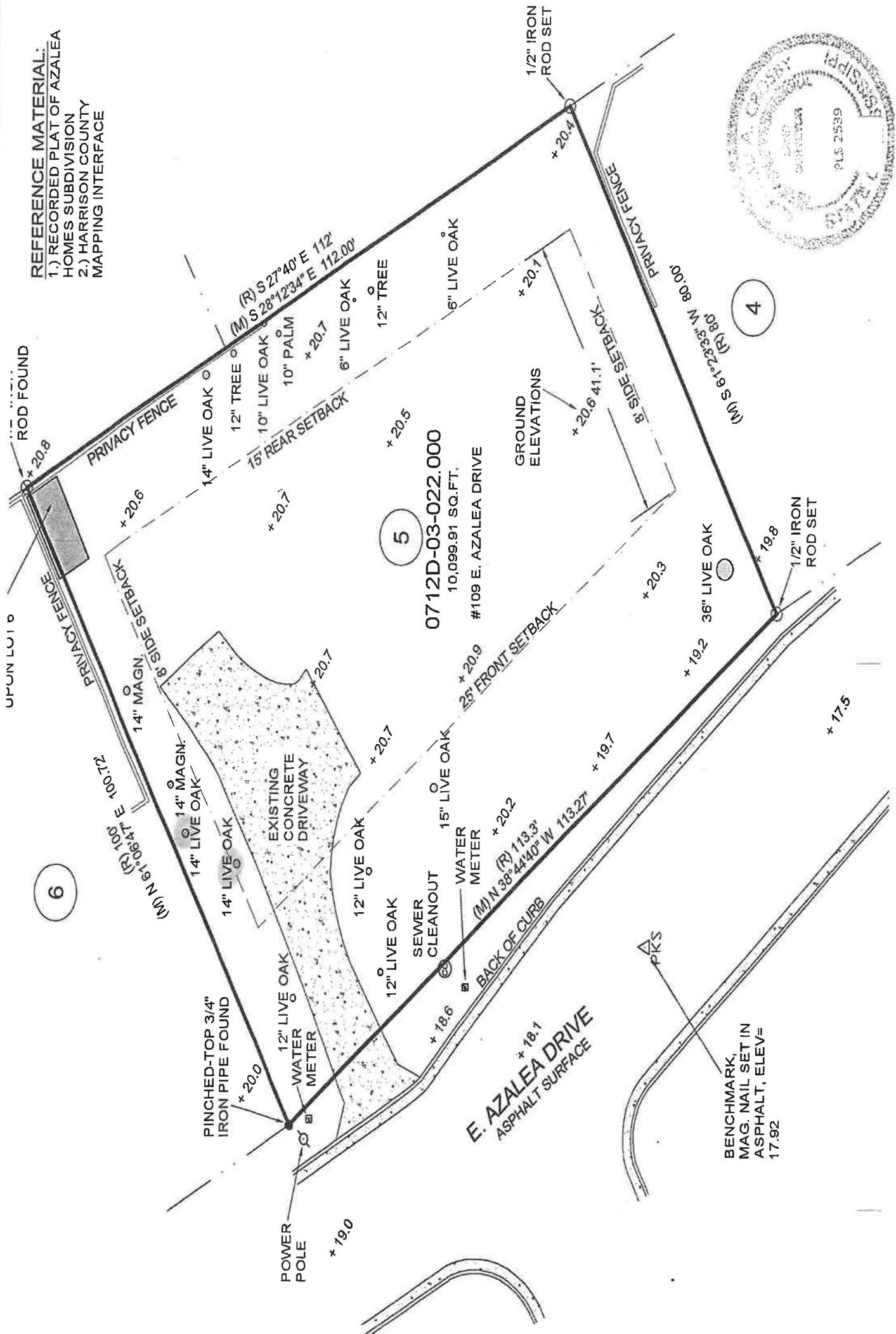
BH OWNERSHIP: Please provide a recorded warranty deed.

BH PERMIT FEES: Upon issuance of a Tree Removal Permit, the permit fee will be as follows: For removal of a tree or trees where such removal of such tree or trees is necessitated by material damage caused by such tree or trees to permanent improvement or improvements on the parcel where such tree or trees are situated a fee of \$1.00 per tree permitted to be removed. For removal of all other trees, a fee of \$45.00 per tree permitted to be removed. As per City of Long Beach Tree Ordinance (#364) any person removing any Live Oak or Magnolia tree within the City of Long Beach, Mississippi, without a valid tree removal permit, shall be guilty of a misdemeanor; and upon conviction thereof shall be sentenced to pay a fine not less than \$500.00 nor more than \$1000.00. The removal of each tree without having first secured a valid tree removal permit shall constitute a separate offense and shall be punishable as such.

BH REPLANTING: As a condition of granting the tree removal permit, the City, acting by and through its Mayor and Board of Aldermen, may require the applicant to relocate or replace trees, but may not require the replacement of trees in a number greater than the number of Live Oak or Magnolia trees removed; trees to be of Four (4) inches caliper deciduous trees or five (5) feet in height of evergreen or Live Oak or Magnolia trees.

BH MEETING: You must attend the Planning Commission meeting, not attending may cause your permit for tree removal to be denied or withheld.

MINUTES OF AUGUST 11, 2022  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



REFERENCE MATERIAL:  
 1.) RECORDED PLAT OF AZALEA HOMES SUBDIVISION  
 2.) HARRISON COUNTY MAPPING INTERFACE



6

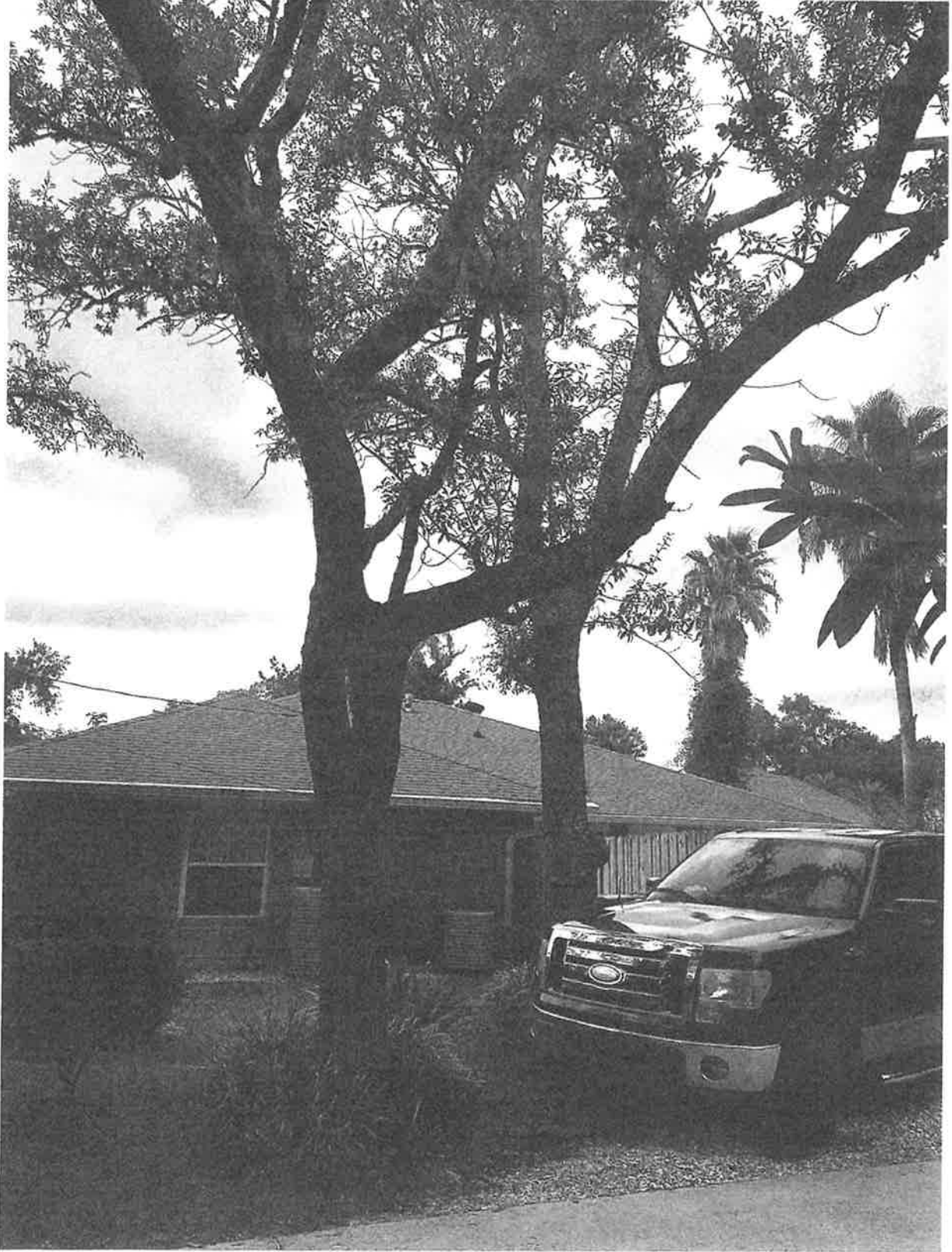
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4



**REGULAR MEETING**

**LONG BEACH PLANNING and DEVELOPMENT COMMISSION**



**MINUTES OF AUGUST 11, 2022  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

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, we, JACK E. CHRISTOPHER, CHARLES H. CHRISTOPHER, II and CAROLYN JANE TOWNSEND, being the devisees under the estate of Martha Jane Harrison, deceased, whose estate is probated as Cause #06-490-5, in the Chancery Court of Lauderdale County, Mississippi, and pursuant to a Judgment closing said estate, dated June 1, 2007, and placing the Grantors herein in possession, of 2405 8<sup>th</sup> Street, Meridian, MS 39302, (601) 917-0207, do hereby sell, convey and warrant unto KENNY HUDSON, of 128 English Village Drive, Long Beach, MS 39560, (228) 870-1025, the following described real property situated in Harrison County, First Judicial District, State of Mississippi, described as:

**Lot 5 of AZALEA HOMES SUBDIVISION, as shown by map or plat thereof on file and of record in the office of the Chancery Clerk of Harrison County, First Judicial District, Mississippi, together with all appurtenances in anywise appertaining thereto.**

File No: 14-21025 HUDSON

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 14 day of August, 2014.

SEE FOLLOWING PAGE FOR SIGNATURES

  
JACK E. CHRISTOPHER

CHARLES H. CHRISTOPHER, II

CAROLYN JANE TOWNSEND

JACK E. CHRISTOPHER  
  
CHARLES H. CHRISTOPHER, II

CAROLYN JANE TOWNSEND

JACK E. CHRISTOPHER

CHARLES H. CHRISTOPHER, II

  
CAROLYN JANE TOWNSEND

**MINUTES OF AUGUST 11, 2022  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

STATE OF Mississippi  
COUNTY OF Lauderdale

Personally came and appeared before me, the undersigned authority in and for the jurisdiction aforesaid, the within named JACK E. CHRISTOPHER, who acknowledged that he 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 14 day of August, 2014.

  
NOTARY PUBLIC

My Commission Expires: 4/29/2018



AFFIX SEAL

**MEMORANDUM**

Date: August 8, 2022  
To: City of Long Beach Planning Commission  
From: Long Beach Tree Board  
Re: Tree Removal - 109 E. Azalea

Two Live Oak Trees are growing along the north property line adjacent to the homeowners' driveway. The trees are damaged and/or diseased as evidenced by their withered leaves and sparse growth. The house was built approximately 6 years ago and it is likely that the root system was damaged by construction and the weight of the building materials. Additionally, both trees were badly affected by Hurricane Zeta in 2020 and have never fully recovered. The homeowner and his neighbor to the north are concerned that the trees could break apart or be blown over when another tropical system passes through the area.

There are numerous trees on the property to support the local canopy. Under the circumstance the Tree Board does not object to the removal of the trees.

After considerable discussion, and upon a City of Long Beach Tree Board Member's recommendation in accordance with the City of Long Beach Tree Ordinance, Commissioner Shaw made motion, seconded by Commissioner Suthoff and unanimously carried to approve the application as submitted.

\*\*\*\*\*

It came for discussion under New Business, a Final Plat Approval for Castine Pointe, Phase 6, Tax Parcel 0611C-01-002.000, submitted by Jared Riecke (owner) and Steven Drown (agent), as follows:

MINUTES OF AUGUST 11, 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 6-30-22  
Zoning R-1  
Agenda Date 7-28-22  
Check Number 2629

- I. TYPE OF CASE: FINAL PLAT APPROVAL
- II. ADVALOREM TAX PARCEL NUMBER(S) 0611C-01-002
- III. GENERAL LOCATION OF PROPERTY INVOLVED: Klan Duke Road and Addison Blvd. Long Beach, MS
- IV. ADDRESS OF PROPERTY INVOLVED: Castwa Phase 6
- V. GENERAL DESCRIPTION OF REQUEST: Subdivision of FINAL PLAT APPROVAL into Lots

VI. The developer shall have all subdivision requirements completed and schedule the final engineering inspection so that it will be accomplished at least fifteen (15) working days prior to the regular monthly meeting of the planning commission. All administrative and construction requirements identified by the final inspection will be complete and all submittals made to the city at least seven (7) working days prior to the regular monthly meeting of the planning commission.

VII. REQUIRED ATTACHMENTS:

- A. Two (2) working days prior to the scheduled final engineering inspection, the following must be submitted to the city:
  - a. One (1) blue-line copy of the construction drawing to include all items as they were constructed
  - b. One (1) blue-line print of the proposed plat to be recorded
  - c. Developer's performance or surety bond
  - d. The final plat shall be at a scale that is legible and functional on sheets of eighteen (18) by twenty-four (24) inches in size. **\*\*Please refer to the City of Long Beach Subdivision Regulations for additional information to be included on the plat.**
  - e. After satisfactorily passing the final engineering inspection, the developer shall provide the final construction contractor record as-built drawings to the city at least three (3) working days prior to the regular monthly meeting of the planning commission at which final plat will be considered. The copies of the final contractor as-built drawing shall be as follows:
    - i. One (1) mylar diazo film; or
    - ii. One (1) computer disc which contains all of the graphical information of these drawings as well as the final plat itself in a format compatible with the city engineer's computer system.

B. Cash or Check payable to the City of Long Beach in the amount as follows:

2-3	Lots	\$100.00
4-10	Lots	\$150.00
11-50	Lots	\$300.00
50-100	Lots	\$400.00
100 +	Lots	\$500.00

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.**

VIII. 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 2<sup>nd</sup> or 4<sup>th</sup> 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.

JARED Riecke  
Name of Rightful Owner (PRINT)  
17940 Painters Row  
Owner's Mailing Address  
Coultonton, LA 70435  
City State Zip  
985 893 8873  
Phone  
Jay@RieckeAndAssoc.com  
Email address  
JR 6-25-22  
Signature of Rightful Owner Date

Steve Drown  
Name of Agent (PRINT)  
P.O. Box 10109 Gpt. MS  
Agent's Mailing Address  
Gulfport MS 39505  
City State Zip  
228 313 1063  
Phone  
SteveDrown1@aol.com  
Email address  
SD 6-25-2022  
Signature of Applicant Date







**309**

**MINUTES OF AUGUST 11, 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

August 11, 2022

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

**RE: Castine Pointe Ph. 6 – Final Plat Approval**

Ladies and Gentlemen:

We understand that the developer of the referenced subdivision is seeking final approval of the Final Plat for this subdivision. This subdivision is a portion of what was originally called Castine Pointe Ph. 2 but which was "replatted" by the developer through the City's preliminary plat/subdivision process. This new proposed phase of the Castine Pointe development adds the final 39 lots of the original Phase 2 subdivision.

In large part, the subdivision appears ready for acceptance, but we do have the following concerns with regard to the plat itself:

1. Plat – In the certification section of the plat, in the "Long Beach Planning Commission" and the "Surveyor's Certificate" sections, the subdivision is mislabeled as "CASTINE POINTE SUBDIVISION, PHASE IV". This should be corrected to "PHASE VI".
2. Plat - We have requested that the developer include a note on the plat which reads: "MAINTENANCE OF ALL COMMON AREAS, SUCH AS DETENTION PONDS, PUBLIC MAIL AREAS, ETC., SHALL BE THE RESPONSIBILITY OF THE SUBDIVISION HOMEOWNER'S ASSOCIATION. FAILURE TO MAINTAIN SUCH AREAS MAY RESULT IN ACTION BY THE CITY TO PROTECT THE PUBLIC'S HEALTH, SAFETY, AND WELFARE. COSTS OF SUCH ACTION MAY BE RECOVERED FROM THE HOMEOWNER'S ASSOCIATION OR INDIVIDUAL SUBDIVISION HOMEOWNERS IN EQUAL SHARE AS NECESSARY."

In compliance with the City's subdivision ordinance, we have prepared and attached an estimate for a completion bond in the amount of \$38,975 for the incomplete items in the field.

We have also received a statement from the developer regarding the actual cost of the public improvements constructed as part of this subdivision phase, which we accept. Based upon this value, the correct amount for the two-year warranty bond for this development would be 10% x ~\$797,219 = \$79,722.

We have also spoken with the Fire Chief regarding the connection of this subdivision's water system with the City system on Klondyke Rd. The developer is making significant progress on finalizing that connection, which is needed for public safety. Based on their progress and

**MINUTES OF AUGUST 11, 2022  
REGULAR MEETING**

**LONG BEACH PLANNING and DEVELOPMENT COMMISSION**  
August 11, 2022

continuing efforts, we see no reason that the final plat should be denied, with the understanding that the water main connection will continue and be completed soon.

In summary, we recommend acceptance of the final plat and easement for the reference subdivision with the corrections noted above, pending the developer's provision of an acceptable completion bond and warranty bond in the amounts approved by the City.

Sincerely,



David Ball, P.E.

DB:539  
Attachment



**MINUTES OF AUGUST 11, 2022**  
**REGULAR MEETING**  
**LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

LONG BEACH - CASTINE POINTE PH. 6  
2-YEAR COMPLETION BOND ESTIMATE - 8/11/2022

DESCRIPTION	QUANTITY	UNIT COST	EXTENSION
ENSURE TRACER WIRE CONNECTIVITY.	1 LS	\$ 500.00	\$ 500.00
ENSURE ALL SINKHOLES AROUND WATER AND SEWER SERVICES ARE FILLED AND COMPACTED.	1 LS	\$ 500.00	\$ 500.00
REMOVE EROSION CONTROL BMPs IN ACCORDANCE WITH THE SWPPP WHEN VEGETATION IS ESTABLISHED.	1 LS	\$ 500.00	\$ 500.00
INSTALL SOIL OVERBURDEN OR OTHER APPROVED METHOD TO PREVENT FLOTATION OF NEW 18" HDPE ON HARVEST LN.	1 LS	\$ 250.00	\$ 250.00
ESTABLISH GRASS IN NEWLY CONSTRUCTED DITCH ON HARVEST LN.	400 SY	\$ 3.50	\$ 1,400.00
RESOLVE ISSUE IN REGARD TO LOOPING WATER MAIN TO KLONDYKE RD.	1 LS		\$ -
CUT FORCE MAIN ROUTE FROM CANAL TO 28TH ST.	1 LS	\$ 500.00	\$ 500.00
DONUTS AROUND WATER VALVES SHALL BE EXPOSED, RAISED, AND LEVELED.	3 EA	\$ 100.00	\$ 300.00
TRACER WIRE NEEDS TO BE EXPOSED IN ALL <del>MANHOLES, SEWER SERVICES, AND WATER SERVICES</del> TO ENSURE CONNECTIVITY THROUGHOUT SYSTEM.	1 LS	\$ 1,000.00	\$ 1,000.00
STREET NAME SIGNAGE SHALL BE INSTALLED IN ACCORDANCE WITH THE MUTCD (@ KLONDYKE)	1 LS	\$ 400.00	\$ 400.00
ESTABLISH GRASS ON ALL EASEMENTS AND RIGHTS-OF-WAY.	5200 LS	\$ 3.50	\$ 18,200.00
SINKING CURB NEAR SS2 AT LOT 226 NEEDS TO BE ADDRESSED AND CORRECTED.	20 LF	\$ 50.00	\$ 1,000.00
GROUT COLD JOINTS AND AROUND PIPES IN ALL CURB INLETS AND MANHOLES.	1 LS	\$ 2,880.00	\$ 2,880.00
EXPOSE AND RAISE VALVES FOR FIRE HYDRANTS PER SPECS AND PLANS.	1 LS	\$ 1,000.00	\$ 1,000.00
REMOVE CONCRETE IN CURB IN THE SOUTHWEST CUL-DE-SAC ON CRAWFORD.	1 LS	\$ 250.00	\$ 250.00
REPAIR CRACKS IN CURB AT LOTS 127, 221, 224 AND THE VERTICAL CURB IN THE ISLAND AT KLONDYKE RD.	1 LS	\$ 250.00	\$ 250.00
LIFT STATION WARNING LIGHT NEEDS TO BE INSTALLED PER SPECS AND PLANS.	1 LS	\$ 750.00	\$ 750.00
SINKING CURB AT LOT 215 IS HOLDING WATER AND NEEDS TO BE CORRECTED TO DRAIN PROPERLY.	30 LF	\$ 50.00	\$ 1,500.00
TOTAL CONSTRUCTION COST			\$ 31,180.00
ADMINISTRATIVE COSTS (25%)			\$ 7,795.00
REQUIRED COMPLETION BOND VALUE			\$ 38,975.00

**MINUTES OF AUGUST 11, 2022  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

After considerable discussion and upon recommendation of the City Engineer's letter, Commissioner Shaw made motion, seconded by Commissioner Levens and unanimously carried recommending to approve the application as submitted.

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It came for consideration, in accordance with Ordinance 598, Section 21: Planning Commissioners and Officers, election of Chairman, whereupon Commissioner Fields made motion, seconded by Commissioner Kruse and unanimously carried to re-elect Commissioner Frank Olaivar to serve as Chairman.

\*\*\*\*\*

It came for consideration, in accordance with Ordinance 598, Section 21: Planning Commissioners and Officers, election of Vice-Chairman, whereupon Commissioner Fields made motion, seconded by Commissioner Kruse and unanimously carried to re-elect Commissioner Shawn Barlow to serve as Vice-Chairman.

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There being no further business to come before the Planning and Development at this time, Commission Vice Chairman Barlow made motion, seconded by Commissioner Shaw 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

**MINUTES OF AUGUST 11, 2022  
WORK SESSION  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**



**PUBLIC INFORMATION  
LONG BEACH, MISSISSIPPI**

**PLANNING AND DEVELOPMENT COMMISSION  
WORK SESSION:**

**THURSDAY, AUGUST 11, 2022, IMMEDIATELY FOLLOWING REGULAR  
SCHEDULED MEETING AT 5:30  
201 JEFF DAVIS AVENUE  
LONG BEACH, MISSISSIPPI, 39560**

**- ORDINANCE 231, SUBDIVISION REGULATIONS, INGRESS/EGRESS  
MAJOR SUBDIVISIONS**

\*\*\*\*\*

Be it remembered that a Work Session before the Long Beach Planning and Development Commission, Long Beach, Mississippi, was begun at 5:30 o'clock p.m., Thursday, the 11<sup>th</sup> day of August 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 Work Session.

There were present and in attendance on said Commission and at the Work Session the following named persons: Chairman Frank Olaivar, Vice Chairman Shawn Barlow, Commissioners William Suthoff, Justin Shaw, Michael Levens, Chris Fields, and Marcia Kruse, Building Official Mike Gundlach, Building Inspector Ryan Ladner, City Engineer David Ball, Public Works Director Joe Culpepper and Minutes Clerk Tina M. Dahl.

Absent the Work Session were Commissioners Sawyer Walters, Jennifer Glenn and City Advisor Bill Hessell.

\*\*\*\*\*

No action taken.

\*\*\*\*\*

APPROVED:

\_\_\_\_\_  
Chairman Frank Olaivar

DATE: \_\_\_\_\_

ATTEST: \_\_\_\_\_  
Tina M. Dahl, Minutes Clerk