

MINUTES OF MARCH 10, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION
AGENDA
MARCH 10, 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- 106 Winters Lane, Tax Parcel 0612F-02-016.012, Submitted by Bluzette M. Carline (property owner) and Marnie Thomas (property manager).
- 2. Short-Term Rental- 405 Gates Avenue, Tax Parcel 0611P-05-006.000, Submitted by Compass Investments, LLC (property owners) and Tanya Darrow, Beachy Bookings, LLC (property manager).
- 3. Short-Term Rental- 242 West Beach Blvd, Tax Parcel 0612F-02-016.010, Submitted by John O. Nelson Jr and Barbara Nelson (property owners) and Kristin Stachura Allen, Property Management Division of Busch Realty Group (property manager).
- 4. Short-Term Rental- 103 North Island View Avenue, Unit B, Tax Parcel 0612E-01-019.000, Submitted by Roberta L. Wilcox (property owner) and Kristina Stachura Allen, Property Management Division of Busch Realty Group (property manager).
- 5. Short-Term Rental- 216 West Avenue, Tax Parcel 0612F-02-092.000, Submitted by Indika Kannangra (property owner) and Kristin Stachura Allen, Property Management Division of Busch Realty Group (property manager).
- 6. Variance- 6535 Simmons Drive, Tax Parcel 0611B-02-006.000, Submitted by Tammie J. Watson.
- 7. Variance- 18590 Ray Road, Tax Parcel 0611J-01-034.002, Submitted by Jerry Paige.

- IV. ANNOUNCEMENTS**
- V. APPROVE MINUTES**

- 1. February 24, 2022

- VI. UNFINISHED BUSINESS**
- VII. NEW BUSINESS**

- 1. Tree Removal- Lot 1, Belle Terre Court, Tax Parcel 0511M-01-004.000, Submitted by Gary M. Cook.
- 2. Tree Removal- 116 East Third Street, Tax Parcel 0612B-03-027.000, Submitted by Roy Earl Price.
- 3. Tree Removal- 11 Canal Place, Tax Parcel 0512G-02-022.011, Submitted by Gulf Contracting, LLC.
- 4. Tree Removal- Lot 5, Oak Haven Subdivision, Tax Parcel 0511K-02-082.005, Submitted by Jeff Savarese.
- 5. Planning Commission Approval- Lot 4, Mason Avenue, Tax Parcel 0612G-02-029.000, Submitted by Edward Guillie and Christie Guillie.

- 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 March 15, 2022.

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

Commissioner Chris Fields read the Opening Statement for the Planning and Development Commission.

**MINUTES OF MARCH 10, 2022
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Be it remembered that seven (7) 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 10th day of March 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: Vice Chairman Shawn Barlow, Commissioners William Suthoff, Justin Shaw, Chris Fields, Jennifer Glenn, and Marcia Kruse (preliminarily absent and arrived late), Building Official Mike Gundlach, Building Official Ryan Ladner and Minutes Clerk Tina M. Dahl.

Absent the Public Hearings were Commission Chairman Frank Olaiivar, Commissioners Sawyer Walters and Michael Levens and City Advisor Bill Hessell.

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

Vice Chairman Shawn Barlow announced item number 5 under New Business, Planning Commission Approval, Lot 4, Mason Avenue, Tax Parcel 0612G-02-029.000, submitted by Edward Guillie and Christie Guillie, has been removed from the agenda due to a scheduling conflict with the applicants.

Commissioner Marcia Kruse arrived at this time.

The first public hearing to consider a Short-Term Rental for property located at 106 Winters Lane, Tax Parcel 0612F-02-016.012, submitted by Bluzette M. Carline (property owner) and Marnie Thomas (property manager), as follows:

MINUTES OF MARCH 10, 2022
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LONG BEACH PLANNING and DEVELOPMENT COMMISSION

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

PROPERTY INFORMATION:
 ADDRESS: 106 Winters Lane, Long Beach, MS 39560 Tax Parcel # 0612F-02-016.012
 (Location of Short-Term Rental)

OWNER'S INFORMATION:
 Property Owner's Name: Bluzette M Carline
 Property Owner's Address: 4300 South Beach Parkway #1209 Jacksonville Beach, FL 32250
 Property Owner's Mailing Address, if different from above:

Property Owner's Phone No: 904-318-0906 City State Zip
 Email Address: C_carline@bellsouth.net

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: Marnie Thomas
 Property Manager's Address: (Must be a local contact)
 102 Winters Lane Long Beach, MS 39560 City State Zip
 Property Manager's Phone No.: 228-382-2475 Email Address: marniejthomas@aim.com

- PLEASE PROVIDE THE FOLLOWING:**
- Mississippi Sales Tax ID # 1440-586dp
 - 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.

Bluzette M Carline  1/20/22
 PRINT NAME SIGNATURE DATE

BELOW IS FOR OFFICE USE ONLY			
Maximum Occupancy:	Maximum Vehicles allowed:	Number of bedrooms:	Number of people home can accommodate:
<u>6</u>	<u>4</u>	<u>3</u>	<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: _____ Date: _____
 Fire Inspector Signature: Jenaty Donda Date: 2/4/2022

COMMENTS: _____

Date Received: <u>2-1-22</u>
Agenda Date: <u>3-10-22</u>
Amount Due/Paid: <u>200.00</u>
Check #: <u>540</u>

MINUTES OF MARCH 10, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION
UNOFFICIAL



Prepared By & Return To: Schwartz, Orgler & Jordan, PLLC
12206 Hwy 49
Gulfport, MS 39503
(228) 832-8550
Our File: 202842
Index As: Lot 13 Long Beach Oaks Replat

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,

UNOFFICIAL
PX3 INVESTMENTS, LLC
A Louisiana Limited Liability Company
19450 La Hwy 16
Port Vincent, LA 70726
225-323-4318

does hereby sell, convey and warrant unto

Blazette Carlise, An Unmarried Person
4300 South Beach Parkway # 1209
Jacksonville Beach, FL 32250
(904) 318-0906

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

Lot Thirteen (13), REPLAT OF LONG BEACH OAKS SUBDIVISION, a subdivision according to the 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 37 at Page 37 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.

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

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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 Grantee herein.

IN WITNESS WHEREOF, PX3 INVESTMENTS, LLC has caused this conveyance to be executed by its duly authorized officer, having first been duly authorized to do so, on this the 29th day of December, 2020.

PX3 INVESTMENTS, LLC

By: Johnnie Page, Sole Managing Member

STATE OF MISSISSIPPI
COUNTY OF HARRISON

THIS DAY PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, Johnnie Page, who acknowledge that he is the Sole Managing Member of PX3 INVESTMENTS, LLC, and as its act and deed, 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, having been first duly authorized to do so.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 29th day of December, 2020.

UNOFFICIAL

NOTARY PUBLIC

My Commission Expires:



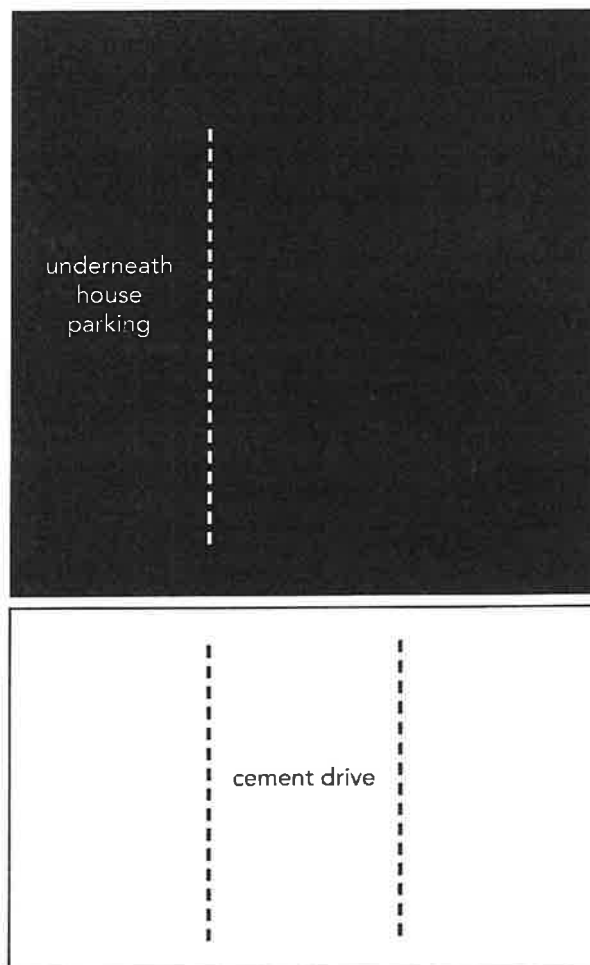
UNOFFICIAL

**MINUTES OF MARCH 10, 2022
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LONG BEACH PLANNING and DEVELOPMENT COMMISSION
PARKING PLAN**

106 Winters Lane
Long Beach, MS 39560

At 106 Winters Lane there is one driveway. The north driveway can accommodate 3 vehicles, with additional parking for one vehicle underneath house.

Our rental agreement allows for 4 vehicles in total. Guest are prohibited to parking on any grass area or in the street causing a nuisance to neighbors, garbage trucks, or through traffic. It is made clear to all guests in rental agreement that illegally parked cars are subject to fines and/or towing at vehicle owners' expense.



WINTERS LANE

TRASH MANAGEMENT PLAN

106 Winters Lane
Long Beach, MS 39560

1. Trash cans are in located in every room of the home.
2. (2) Large outdoor trash cans and (1) recycle bin are located on the ground floor under the house.
3. Instructions for trash management are located inside the welcome book.
4. This includes:
 - Cans are to be put out on SUNDAY NIGHT.
 - Cans are picked up on Monday morning. (only)
 - Trash and recycle cans are to be moved to the front yard next to the street.
 - Make sure openings are facing the street.
 - Management will make sure cans are placed out on Sunday and back on Monday.

**MINUTES OF MARCH 10, 2022
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LONG BEACH PLANNING and DEVELOPMENT COMMISSION
Vacation Rentals by Siren Investments, LLC
POLICIES AND PROCEDURES**

By accepting this reservation, you agree that the conditions and information contained in this rental policy have been read carefully and accepted by you on behalf of all members of your party and agree to abide by such conditions and limitations.

Property: The property is located at 106 Winters, Lane Long Beach, MS 39560

Must Climb Stairs: There is one flight of stairs to the front door, a second set underneath home, and a set inside that goes to the 2 bedrooms upstairs

Smoking: NO SMOKING IS ALLOWED ON THIS PROPERTY. There will be a \$250.00 minimum charge to you if we detect smoke.

Occupancy: The maximum number of guests on site is limited to 6 persons. This number includes guests of guests. Eviction without refund is the penalty. We are very serious about maintaining a wholesome atmosphere. We will rent to small groups and responsible adults only. No rentals will be made to anyone under 25 years of age. A responsible adult over 25 must be on-site the entire time. No children will be allowed to check-in without their parents. Reservations made under false pretense will be subject to forfeiture of entire advance payment. Identification may be required upon check-in to verify age.

1. Siren Investments, LLC reserves the right to enter the rental property at any time to investigate disturbances, occupancy, and/or damage. Any violators will be evicted without refund. Mississippi Code of 1972, section 75-73-13.
2. All accommodations are governed by appropriate Mississippi Laws and Rules and Regulations that are applicable to said premises.

Minimum Stay: This property requires a 2-night minimum stay. Longer minimum stays may be required during holiday periods. If a rental is taken for less than 2 days, the guest will be charged the 2-night minimum.

Rental Party: The rental party shall not consist of any guest other than those disclosed at time of booking.

No Parties: This home is for registered guest only. As a courtesy to our neighbors, please entertain guests at the beach or local restaurants, casinos, and clubs.

Not in the home. If you need suggestions, we will be more than happy to help you with recommendations.

Noise: Guests should not create excessive noise at a level that disturbs neighbors; Code-enforced neighborhood quiet hours are from 10:00 pm to 8:00 am

Rental Deposits and Fees: Security Deposit: \$250.00

The deposit is for security and shall be refunded within 10 days of the Checkout date provided no deductions are made due to:

- Damage to property or furnishings
- Dirt or other mess requiring excessive cleaning
- Any other cost incurred by Homeowner due to Guest's stay

Cleaning fee: \$200.00

Cancellation Policy: Travelers who cancel at least 60 days before check-in will get back 100% of the amount they have paid. If they cancel between 30 and 60 days before check-in, they'll get back 50%. Less than 30 days, there is no refund. You can purchase trip insurance.

Damages: Stuff happens, please let management know ASAP if anything is damaged or broken during your stay. Message management pictures, then continue to enjoy your stay. Significant damage will require immediate reimbursement or replacement. **ASK IF YOU HAVE A QUESTION OR ISSUE.** Please feel free to message management. Guest will be held responsible for any damages to property or furnishings. Guest agrees to the deposit being used for repairs/replacement. Should the repair/replacement exceed the deposit, the guest's card will be charged for the difference.

Plumbing: DO NOT FLUSH anything other than modest amount of toilet paper. No feminine products should be flushed at any time. There is a waste receptacle in the bathroom for this purpose. Clogs caused by the guest will be charged to the guest.

Repairs: Our maintenance/housekeeping staff is here to make sure your vacation location is in the best condition that it can be. If you should discover an issue, please report it to us immediately and we will correct it as quickly as possible; however, no refunds will be given for appliance failure or other circumstances beyond our control. Please do not wait until you are checking out to let us know about problems, as we no longer have the opportunity to rectify the situation.

Guests will be responsible for paying for service calls for any air conditioner or refrigerator that is turned down so low that it freezes up and requires maintenance.

The homeowner and/or authorized employee or repairman may enter the premises during normal business hours for any purpose pertaining to repair, improvement, care, and management of the premises. We will try to notify you in advance of a possible entry.

This constitutes a written agreement between "guest" and "Siren Investments, LLC". Upon violation of the terms of this agreement, Siren Investments, LLC may terminate this agreement and enter said premises. Upon notice of termination, guest shall vacate the premises IMMEDIATELY.

Tax rate subject to change by state law.

Rates are subject to change without notice!

Sign _____

Date _____

**MINUTES OF MARCH 10, 2022
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LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

EVIDENCE OF PROPERTY INSURANCE

DATE (MM/DD/YYYY)
01/19/2022

PROPERTY INSURANCE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE BEST 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.

AGENCY Entrekin Ins Services LLC 10432 Lenoyne Blvd D'Iberville MS 39540 FAX (A/C, No.): (228) 460-0575 E-MAIL ADDRESS: jody@entrekinins.com CODE: AGENCY CUSTOMER ID #: INSURED Bluezette Carlne 4300 S BEACH PARK WAY UNIT 12 JACKSONVILLE FL 32250	PHONE (A/C, No, Ext): (228) 460-0574 COMPANY Underwriters At Lloyds London 181 West Madison Street Chicago IL 60602 LOAN NUMBER 401011715 POLICY NUMBER REIP0008145-00 EFFECTIVE DATE 12/02/2021 EXPIRATION DATE 12/02/2022 CONTINUED UNTIL TERMINATED IF CHECKED <input type="checkbox"/> THIS REPLACES PRIOR EVIDENCE DATED:
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PROPERTY INFORMATION

LOCATION/DESCRIPTION
 106 Winters Lane
 Long Beach
 Harrison
 MS 39560


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 AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

COVERAGE INFORMATION	PERILS INSURED				AMOUNT OF INSURANCE	DEDUCTIBLE
	BASIC	BROAD	<input checked="" type="checkbox"/> SPECIAL			
Dwelling (Cov. A)				\$350,000	2,500	
Loss of Use (Cov. D)				\$24,000	5	
Personal Liability				\$1,000,000/\$2,000,000		
Medical Payments				\$2,500		

REMARKS (Including Special Conditions)
 This is a Commercial Property policy covering for rental property. This will insure for long term as well as short term rental. This includes up to \$1,000,000 in Liability protection with a \$2,000,000 Aggregate.

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 Community Bank of MS ISAOA/ATIMA 138 Lakeland Heights Blvd Flowood MS 39232	ADDITIONAL INSURED <input checked="" type="checkbox"/> MORTGAGEE LENDER'S LOSS PAYABLE <input type="checkbox"/> LOSS PAYEE <input type="checkbox"/> LOAN # 401011715 AUTHORIZED REPRESENTATIVE 
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The Clerk reported that eighteen (18) 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:

MINUTES OF MARCH 10, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION
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**.

Bluzette M. Carline, 4300 South Beach Parkway, #1209, Jacksonville, FL, 32250, 904-318-0906 (owner) and Marnie Thomas, 102 Winters Lane, Long Beach, MS, 39560, 228-382-2475 (property manager), have 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 106 Winters Lane, Long Beach, MS, 39560, Tax Parcel 0612F-02-016.012. Legal description is as follows:

LOT 13 LONG BEACH OAKS SUBD REPLAT

A public hearing to consider the above short-term rental will be held in the City of Long Beach, Mississippi 39560, Thursday, March 10, 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 • 863-1554 • FAX 863-1558

<p>Shelter Rock Two LLC c/o Strata Services 2727 Pytania Suite 19 New Orleans, LA 70130</p> <p>Babin David L and Myrtle G 117 Winters Lane Long Beach, MS 39560</p> <p>Eberhardt Gary W and Kimberlyn S 104 Winters Lane Long Beach, MS 39560</p> <p>Mooney Bobby Wayne and Brooklyn L 60 Wayne Lane Collins, MS 39426</p> <p>Hartmann Philip Sr 606 East 4th Avenue Covington, LA 70433</p> <p>Poe Edna C 119 Somerset Drive Jackson, MS 39206</p>	<p>Dobbs Sandra K 447 Russell Avenue Long Beach, MS 39560</p> <p>Kent Dennis Keith and Lisa Phillips 144 Normandy Drive Folsom, LA 70437</p> <p>Padgett Kathleen A 100 Winters Lane Long Beach, MS 39560</p> <p>PX3 Investments LLC 19450 LA Hwy 16 Port Vincent, LA 70726</p> <p>Blaker Shei ETAL 5061 South Mitchell Road Long Beach, MS 39560</p> <p>Capital Circle Hotel Company c/o Community Bank of Mississippi 325 Maxey Drive Brandon, MS 39042</p>	<p>Parrino Mary Bonura 3612 11th Street Gulfport, MS 39501</p> <p>Decell Charles M 107 Winters Lane Long Beach, MS 39560</p> <p>Reis Family Revocable -Trust- 242 West Beach Blvd Long Beach, MS 39560</p> <p>Little Eagle Farm LLC 76111 Highway 437 Covington, LA 70435</p> <p>Owen Carol R 505 Russell Avenue Long Beach, MS 39560</p> <p>Buckel Kevin J 448 Russell Drive Long Beach, MS 39560</p>
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MINUTES OF MARCH 10, 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 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 February 14, 2022, she did cause to be mailed, Notice of Public Hearing, a copy of which is attached hereto, to eighteen (18) property owners within 200' of 106 Winters Lane, Tax Parcel 0612F-02-016.012, notifying them that a public meeting will be held, March 10, 2022, to consider an application for a Short-Term Rental filed by Bluzette M. Carline (owner) and Marnie Thomas (property manager).

Given under my hand this the 14th of February 2022.

Stacey Dahl
STACEY DAHL, AFFRANT

SWORN TO AND SUBSCRIBED before me on this the 14th day of February 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

LEGAL NOTICE
PUBLIC HEARING

In accordance with Article VIII of the Constitution of the State of Mississippi and the City of Long Beach, Mississippi (2019) an owner, owner or family possessor of land is hereby notified that a public hearing will be held on the following date and location:

DATE: 02/14/2022
TIME: 06:00 PM
LOCATION: 106 WINTERS LANE, LONG BEACH, MS, 38942-2232

PROPERTY: 106 WINTERS LANE, LONG BEACH, MS, 38942-2232 (Parcel ID: 0612F-02-016.012)

APPLICANT: BLUZETTE M. CARLINE (Owner) and MARNIE THOMAS (Property Manager)

PROJECT: SHORT-TERM RENTAL

A public hearing will be held on the above date and location at the City of Long Beach, Mississippi. The hearing will be held at 106 Winters Lane, Long Beach, Mississippi. The hearing will be held on the above date and location at the City of Long Beach, Mississippi. The hearing will be held on the above date and location at the City of Long Beach, Mississippi.

NOTARY: KINI GONSOULIN, Notary Public, Harrison County, Mississippi, Commission Expires Aug. 27, 2025.

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. 277 No. 7 dated 18 day of February, 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 14 day of February, A.D. 2022.

Debbie A. Olin
NOTARY PUBLIC
DEBBIE A. OLIN
Commission Expires
08/27/2025
NOTARY
PUBLIC
HARRISON COUNTY
STATE OF MISSISSIPPI

**MINUTES OF MARCH 10, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

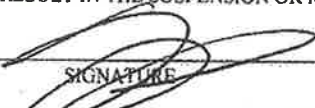
Commission Vice Chairman Shawn Barlow asked for anyone speaking in favor or opposition of the request and no one came forward.

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

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

The second public hearing to consider a Short-Term Rental for property located at 405 Gates Avenue, Tax Parcel 0611P-05-006.000, submitted by Compass Investments, LLC (property owners) and Tanya Darrow, Beachy Bookings, LLC (property manager) , as follows:

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REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

CITY OF LONG BEACH, MISSISSIPPI							
APPLICATION FOR SHORT-TERM RENTAL							
PHYSICAL ADDRESS: 201 JEFF DAVIS AVENUE LONG BEACH, MS 39560	PHONE: (228) 863-1554 FAX: (228) 863-1558	MAILING ADDRESS: POST OFFICE BOX 929 LONG BEACH, MS 39560					
PROPERTY INFORMATION:							
ADDRESS: <u>405 Gates Ave LB. MS.</u>		Tax Parcel # <u>0611P-05-006,000</u>					
(Location of Short-Term Rental) <u>39560</u>							
OWNER'S INFORMATION:							
Property Owner's Name: <u>Compare Investments, LLC</u>							
Property Owner's Address: <u>6 Chimney Cross LB MS. 39560</u>							
Property Owner's Mailing Address, if different from above:							
Property Owner's Phone No: <u>228-424-3860</u>		City State Zip					
Email Address: <u>triplett.tammy@gmail.com</u>							
Is there a homeowner's association for the neighborhood? <u>No</u> . If so, please provide written statement of support of short term rental?							
PROPERTY MANAGER INFORMATION:							
Property Manager's Name: <u>Tanya Parrow-Berley Bookings LLC</u>							
Property Manager's Address: (Must be a local contact)							
<u>4125 Silverwood Dr Ocean Springs MS 39564</u>							
Property Manager's Phone No: <u>228-227-0275</u>		City State Zip					
Email Address: <u>Bookingsinms@gmail.com</u>							
PLEASE PROVIDE THE FOLLOWING:							
<ul style="list-style-type: none"> • Mississippi Sales Tax ID # <u>N/A</u> • Recorded Warranty Deed <input checked="" type="checkbox"/> • Parking Rules & Plan <input checked="" type="checkbox"/> • Trash Management Plan <input checked="" type="checkbox"/> • Copy of Proposed Rental Agreement <input checked="" type="checkbox"/> • Proof of Liability Insurance, which included short term rental coverage <input checked="" type="checkbox"/> 							
ADDITIONAL INFORMATION:							
<ul style="list-style-type: none"> • 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.							
PRINT NAME: <u>Tammy Triplett</u>		SIGNATURE: 	DATE: <u>1/2/2022</u>				
BELOW IS FOR OFFICE USE ONLY							
Maximum Occupancy:	Maximum Vehicles allowed:	Number of bedrooms:	Number of people home can accommodate:				
<u>6</u>	<u>2</u>	<u>3</u>	<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: _____		Date: _____					
Fire Inspector Signature: <u>Janetty Daul</u>		Date: <u>2/7/2022</u>					
COMMENTS: _____							
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>Date Received: <u>2-1-22</u></td> </tr> <tr> <td>Agenda Date: <u>3-10-22</u></td> </tr> <tr> <td>Amount Due/Paid: <u>200.00</u></td> </tr> <tr> <td>Check #: <u>572</u></td> </tr> </table>				Date Received: <u>2-1-22</u>	Agenda Date: <u>3-10-22</u>	Amount Due/Paid: <u>200.00</u>	Check #: <u>572</u>
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Amount Due/Paid: <u>200.00</u>							
Check #: <u>572</u>							

MINUTES OF MARCH 10, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



SCANNED



1st Judicial District
Instrument 2018-345-DJ1 - 21
Filed/Mailed 127 02/20/22 09:40 A.
Total Fees \$ 28.00
2 Pages Recorded

Prepared by:
David B. Pilger
Attorney at Law
1408 Bienville Blvd., Suite 101
Ocean Springs, MS 39564
(228) 215-0011

Grantors:
Darby C. Smith
Jodie Elaine Smith
181 Lakeside Dr.
Lucedale, MS 39452
(228) 233-6348

Return To:
David B. Pilger
Attorney at Law
1408 Bienville Blvd., Suite 101
Ocean Springs, MS 39564
(228) 215-0011

Grantee:
Compass Investments, LLC,
a Mississippi Limited Liability Company
6 Chimney Cross
Long Beach, MS 39580
(228) 424-3860

File No. Z2090-439

INDEXING INSTRUCTIONS: Lots 7, 8, 9, Blk 3, Braselton's S/D, 1st JD, Harrison County, MS

STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT

WARRANTY DEED

FOR AND IN CONSIDERATION OF the price and sum of TEN AND NO/100 DOLLARS (\$10.00); cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, we, Darby C. Smith and Jodie Elaine Smith, do hereby sell, convey and warrant unto Compass Investments, LLC, a Mississippi Limited Liability Company, all of that certain tract, piece or parcel of land situated in Harrison County, Mississippi, together with all improvements, buildings, fixtures, and appurtenances thereto belonging, and being more particularly described as follows, to-wit:

Lots Seven (7), Eight (8), and Nine (9), Block Three (3), Braselton's Subdivision, a subdivision, according to a map or plat thereof which is on file of record in the office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi, in Plat Book 4, at Page 14 (Copy Book 2A, at Page 140), reference to which is hereby made in aid of and as a part of this description.

This being the same property as that conveyed to Darby C. Smith by Warranty Deed recorded in Instrument 2018-345-DJ1, Land Deed Records of Harrison County, Mississippi

Beachy Bookings, LLC. Short Term Rental Agreement

Address: _____

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

OCCUPANCY

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

CONDITION AND USE OF PROPERTY

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

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

DEFAULT

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

ASSIGNMENT OR SUBLEASE

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

RISK OF LOSS AND INDEMNIFICATION

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

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

RELEASE

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

**MINUTES OF MARCH 10, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

ENTRY AND INSPECTION

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

UNAVAILABILITY OF PROPERTY

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

ADDITIONAL TERMS TO THE RENTAL AGREEMENT

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

GENERAL PROVISIONS

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

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

There is no early check in or late check out.

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

NO animals are allowed. Guests will be asked to leave immediately with no refund if animals are brought onto the premises.

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

Must be 21 or older to make a reservation. Parties or large groups need management approval. Port a lets may be required and additional fees are to be paid by renter. Keep the property and all furnishings in good order.

**MINUTES OF MARCH 10, 2022
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PARKING – Parking is limited to 2 vehicle(s). Vehicles are to be parked in designated parking areas only. Any illegally parked cars are subject to towing; applicable fines/towing fees are the sole responsibility of the vehicle owner.

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

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

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

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

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

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

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

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

RATE CHANGES – Rates subject to change without notice.

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

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

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

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

**MINUTES OF MARCH 10, 2022
REGULAR MEETING**

LONG BEACH PLANNING and DEVELOPMENT COMMISSION

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

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

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

Sign _____ Date: _____

Drivers License # _____ State: _____

Number of Guests in Party: _____

Mailing address: _____

Email Address: _____

Rental guest registration (Name of all persons staying):

Cars: Year, Make, Model, License Plate:

Trash: Garbage can to the road on Monday

Move in date: _____

Move out date: _____

Breakdown of charges:

\$ _____ - Rental fee

\$ _____ - Cleaning fee

\$ _____ - Refundable damage deposit.

Total due: \$ _____

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

Guest agrees to leave on the check out date by the check out time or at anytime violations of the rules are reported. _____ Initial

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

MINUTES OF MARCH 10, 2022 REGULAR MEETING LONG BEACH PLANNING and DEVELOPMENT COMMISSION

Palomar Specialty Insurance Company
 PO Box 357965, Gainesville, FL 32635 Phone: 352-224-2820
 D-BILL: TAMMY TRIPLETT NEW POLICY PAGE: 1

CABRILLO COASTAL GENERAL INS AGENCY PO BOX 357965 GAINESVILLE, FL 32635-7965	PRODUCER: 759835 (228) 875-0008 PYRON COASTAL INSURANCE 734 BIENVILLE BLVD OCEAN SPRINGS, MS 39564-2843																																												
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MINUTES OF MARCH 10, 2022 REGULAR MEETING LONG BEACH PLANNING and DEVELOPMENT COMMISSION

Palomar Specialty Insurance Company
 PO Box 357965, Gainesville, FL 32635 Phone: 352-224-2820
 D-BILL: TAMMY TRIPLETT ADDITIONAL INFORMATION PRODUCER: 759835 (228) 875-0008
 PAGE: 3

CABRILLO COASTAL GENERAL INS AGENCY PO BOX 357965 GAINESVILLE, FL 32635-7965		PYRON COASTAL INSURANCE 734 BIENVILLE BLVD OCEAN SPRINGS, MS 39564-2843	
NAMED INSURED TAMMY TRIPLETT P.O. BOX 963 LONG BEACH, MS 39560		LOCATION OF RESIDENCE PREMISES <small>(If different from Insured address)</small> 405 GATES AVE LONG BEACH, MS 39560	
COUNTY: HARRISON			
POLICY NO: MSD0000665		Policy Period: 1/10/2022 to 1/10/2023	
DWELLING DECLARATIONS 12:01 A.M. Standard Time at the Address of the Named Insured as Stated Herein.			
Mortgagee:	Loan Nbr:	2nd Mortgagee:	Loan Nbr:
TENANT OC Units/Families: 1		Construction: 1965/MAS VEN Class: P	Terr: 701 Program: DP3 DWELL
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Date Issued: 01/10/22		Countersigned by:	

Palomar Specialty Insurance Company
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**MINUTES OF MARCH 10, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

The Clerk reported that twenty-eight (28) 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**.

Compass Investments, LLC, 6 Chimney Cross, Long Beach, MS, 39560, 228-424-3860, (owner) and Tanya Darrow, Beachy Bookings, LLC, 4125 Silverwood Drive, Ocean Springs, MS, 39564, 228-229-2275 (property manager), have 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 405 Gates Avenue. Tax Parcel 0611P-05-006.000. Legal description is as follows:

LOTS 7 TO 9 BLK 3 BRAZELTON SUBD

A public hearing to consider the above short-term rental will be held in the City of Long Beach, Mississippi 39560, Thursday, March 10, 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 • 864-1554 • FAX 864-1558

5160 Smith Howard D Jr and Lisa A 403 Gates Avenue Long Beach, MS 39560	5160 West Jerry R and Charlotte A 401 Gates Avenue Long Beach, MS 39560	5160 Guille David K and Besse Anne V 313 Gates Avenue Long Beach, MS 39560
Riddle William J and Christinet 316 Ferguson Avenue Long Beach, MS 39560	Fornaro Scott 2668 Bressi Ranch Carlsbad, CA 92009	Necaise Margaret W 25747 Elmer Ladner Road Pass Christian, MS 39560
325 Ferguson Avenue, LLC 409 Gates Avenue Long Beach, MS 39560	Nguyen Bay V 327 Ferguson Avenue Long Beach, MS 39560	Nguyen Ninh -L/E 329 Ferguson Avenue Long Beach, MS 39560
Marshall Ronald E 331 Ferguson Avenue Long Beach, MS 39560	Levens Margaret Lynn 1006 Park Row Avenue Long Beach, MS 39560	Fennell William L and Laura L 20135 Pineville Road Long Beach, MS 39560
Lott John F Jr 411 Gates Avenue Apt A Long Beach, MS 39560	Rayburn Myra C 416 Gates Avenue Long Beach, MS 39560	Dilli Jerry 327 East 3 rd Street Long Beach, MS 39560
Maloy Bill and Joni D 20092 Pineville Road Long Beach, MS 39560	Mogollan Eugenio and Alma 306 9 th Street Long Beach, MS 39560	Mate Jonathan W and Briann A 407 Gates Avenue Long Beach, MS 39560
409 Gates Avenue, LLC 406 Gates Avenue Long Beach, MS 39560	Olson Jerry II 410 Gates Avenue Long Beach, MS 39560	Beasley Sean Lee and Amy Jo 408 Gates Avenue Long Beach, MS 39560
Smith Gary W 6037 Harvest Lane Long Beach, MS 39560	Necaise Christopher Scott 318 Ferguson Avenue Long Beach, MS 39560	Thomas David M Jr 320 Ferguson Avenue Long Beach, MS 39560
Maloy Billy R Jr and Joni D 20092 Pineville Road Long Beach, MS 39560	McMurry Lois S 324 Ferguson Avenue Long Beach, MS 39560	Habitat For Humanity of MGC 2214 34 th Street Gulfport, MS 39501
Smith Bobby Joe 328 Ferguson Avenue Long Beach, MS 39560		

MINUTES OF MARCH 10, 2022
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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 February 14, 2022, she did cause to be mailed, Notice of Public Hearing, a copy of which is attached hereto, to twenty-eight (28) property owners within 200' of 405 Gates Avenue, Tax Parcel 0611P-05-006.000, notifying them that a public meeting will be held, March 10, 2022, to consider an application for a Short-Term Rental filed by Compass Investments, LLC (owner) and Tanya Darrow, Beachy Bookings, LLC (property manager).

Given under my hand this the 14th of February 2022.

Stacey Dahl
STACEY DAHL, AFFIANT

SWORN TO AND SUBSCRIBED before me on this the 14th day of February 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 and on the following dates of such paper:

Vol. 201 No. 7 dated 18 day of Feb, 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 14 day of Feb, A.D. 2022.

Dessie A. O'Neil
Notary Public

**MINUTES OF MARCH 10, 2022
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Commission Vice Chairman Shawn Barlow asked for anyone speaking in favor or opposition of the request and the following came forward:


- Jerry West, 401 Gates Avenue, states he has been a resident in his home for 55 years and he is in opposition of the short-term rental in his established neighborhood. He has spent more than 5 hours doing research on the negative impacts of short-term rentals in residential areas and how commercializing short-term rentals inflate rental costs. He also believes the owners of the home have invested too much money in the home and are just looking for a way to profit on this home.

Commissioner Fields 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.

The third public hearing to consider a Short-Term Rental for property located at 242 West Beach Blvd, Tax Parcel 0612F-02-016.010, submitted by John O. Nelson Jr and Barbara Nelson (property owners) and Kristin Stachura Allen, Property Management Division of Busch Realty Group (property manager), as follows:

**MINUTES OF MARCH 10, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

CITY OF LONG BEACH, MISSISSIPPI							
APPLICATION FOR SHORT-TERM RENTAL							
PHYSICAL ADDRESS: 201 JEFF DAVIS AVENUE LONG BEACH, MS 39560	PHONE: (228) 863-1554 FAX: (228) 863-1558	MAILING ADDRESS: POST OFFICE BOX 929 LONG BEACH, MS 39560					
PROPERTY INFORMATION:							
ADDRESS: <u>242 W Beach Blvd</u>		Tax Parcel # <u>0612F-02-016.010</u>					
<small>(Location of Short-Term Rental)</small>							
OWNER'S INFORMATION:							
Property Owner's Name: <u>John O. Nelson Jr. & Barbara Nelson</u>							
Property Owner's Address: <u>100 Nelson Farm Rd Lake Providence, LA 71254</u>							
Property Owner's Mailing Address, if different from above:							
City State Zip							
Property Owner's Phone No: <u>318-669-8609</u>		Email Address: <u>jonelsonjr@yahoo.com</u>					
Is there a homeowner's association for the neighborhood? <u>No</u> If so, please provide written statement of support of short term rental?							
PROPERTY MANAGER INFORMATION:							
Property Manager's Name: <u>Kristin Stachura Allen - Property Management Division of Busch Realty Group</u>							
Property Manager's Address: (Must be a local contact)							
<u>1715 25th Ave</u>		<u>Gulfport, MS 39501</u>					
City State, Zip							
Property Manager's Phone No.: <u>228-697-1155</u>		Email Address: <u>vacation@br-gulfcoast.com</u>					
PLEASE PROVIDE THE FOLLOWING:							
<ul style="list-style-type: none"> • Mississippi Sales Tax ID # <u>47-4933398</u> • Recorded Warranty Deed <input checked="" type="checkbox"/> • Parking Rules & Plan <input checked="" type="checkbox"/> • Trash Management Plan <input checked="" type="checkbox"/> • Copy of Proposed Rental Agreement <input checked="" type="checkbox"/> • Proof of Liability Insurance, which included short term rental coverage 							
ADDITIONAL INFORMATION:							
<ul style="list-style-type: none"> • 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.							
<u>Kristin Stachura Allen</u>		<u>2/11/22</u>					
PRINT NAME	SIGNATURE	DATE					
BELOW IS FOR OFFICE USE ONLY							
Maximum Occupancy: <u>8</u>	Maximum Vehicles allowed: <u>4</u>	Number of bedrooms: <u>4</u>	Number of people home can accommodate: <u>8</u>				
I AFFIRM THAT THE APPLICANT IS IN COMPLIANCE WITH ALL APPLICABLE ZONING REQUIREMENTS, BUILDING & FIRE CODES; AND THAT ALL APPLICABLE TAXES, FEES AND OTHER CHARGES HAVE BEEN PAID.							
Building Official Signature: _____		Date: _____					
Fire Inspector Signature: <u>Janette Paulk</u>		Date: <u>3/2/2022</u>					
COMMENTS: _____							
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>Date Received: <u>2-14-22</u></td> </tr> <tr> <td>Agenda Date: <u>3-10-22</u></td> </tr> <tr> <td>Amount Due/Paid: <u>200.00</u></td> </tr> <tr> <td>Check #: <u>1138</u></td> </tr> </table>				Date Received: <u>2-14-22</u>	Agenda Date: <u>3-10-22</u>	Amount Due/Paid: <u>200.00</u>	Check #: <u>1138</u>
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Agenda Date: <u>3-10-22</u>							
Amount Due/Paid: <u>200.00</u>							
Check #: <u>1138</u>							

MINUTES OF MARCH 10, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

SCANNED
REVIEWED

1st Judicial District
Instrument 2021 6071 D -41
Filed/Recorded 02 05/2021 09:52 P
Total Fees \$ 25.00
8 Pages Recorded

Prepared By & Return To: Schwartz, Orzler & Jordan, PLLC
12206 Hwy 49
Gulfport, MS 39503
(228) 832-8550
Our File: 210716
STATE OF MISSISSIPPI

Index As:
Lots 17 & 18, Replat of Long Beach Oaks
S/d, Harrison County, MS.

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,

THE REIS FAMILY REVOCABLE TRUST
DATED 01/17/2008,
916 TERRI DRIVE
BARTLESVILLE, OK 74006
918-332-8297

do hereby sell, convey and warrant unto

JOHN O. NELSON JR., and wife, BARBARA H. NELSON
as tenants by the entirety with full rights of
survivorship and not as tenants in common,
100 NELSON FARM ROAD
LAKE PROVIDENCE, LA. 71254
318-559-4566

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

Lot Seventeen (17) and Lot Eighteen (18), Replat, Long Beach Oaks, 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 37 at Page 37 thereof reference to which is hereby made in aid of and as a part of this description.

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 Grantee herein.

IN WITNESS WHEREOF, THE REIS FAMILY REVOCABLE TRUST
DATED 01/17/2008, has caused this conveyance to be executed by its duly authorized Trustees, they having first been duly authorized to do so, on this the 30th day of April, 2021.

THE REIS FAMILY REVOCABLE TRUST
DATED 01/17/2008

By: Charles B. Reis, Trustee
By: Carmen M. Reis, Trustee

STATE Oklahoma
COUNTY OF Washington

THIS DAY PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, Charles B. Reis and Carmen M. Reis, who acknowledge that they are Trustees of The Reis Family Revocable Trust Dated 01/17/2008, and as its act and deed, they 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, they having been first duly authorized to do so.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 30 day of April, 2021.

Notary Public
NOTARY PUBLIC

My Commission Expires:
5/5/2023

Staci Toth
Notary Public
State of Oklahoma
Commission #15004234
Expires: 05/05/2023

MINUTES OF MARCH 10, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



Sea La Vie

Parking Rules

- Parking in **ONLY** allowed in the driveway and underneath the home.
- **DO NOT** park in the street, outside of the fence, or on the grass. If you park in the street or on the grass, your vehicle is subject to being towed at your expense.

Garbage Pickup

- Garbage pickup is every Monday morning.
- Recycle pickup is every Monday afternoon.
- Place cans outside of the fence, at the end of the driveway, as close to the road as possible, without the cans being in the road, on Sunday night.
- **DO NOT** place cans close to any mailboxes, landscaping, or anything else that would prevent the garbage company from being able to empty the cans.
- Once cans have been emptied, bring them in and place them back up under the house.
- During inclement weather, ensure that cans have been brought in and secured.

Please Note: This property IS in a FLOOD RISK area, which means that during inclement weather, there is a potential risk of flooding. Property Management division of Busch Realty Group, it's Agents, and/or Property Owner, are not liable or responsible for any damages caused by this agreement not being followed, nor or they responsible for any injury to you, your guests, or loss of personal property due to theft, fire, flooding, and/or other natural disaster/cause.

I hereby agree that I, the person making the reservation, will be occupying the property for the entire duration of the reservation. I am responsible for ALL of my guests listed on this reservation and I will assure that ALL guests will follow the terms of this rental agreement.

_____	_____	_____	_____
Responsible Guest	Date	Property Manager	Date

*Busch Realty Group is a licensed Real Estate Brokerage the State of Mississippi. The MS Real Estate Commission requires us to disclose that you that our relationship with you is as a customer, not as a client.
Please sign the attached form. Working with a Real Estate Broker. as a customer.

**MINUTES OF MARCH 10, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**



Water Liability Waiver

hereby agree that I, _____, a guest staying at the property commonly known as "Sea La Vie", located at **242 W Beach Blvd Long Beach, MS 39560**, accept **FULL** responsibility for myself, my family, as well as any and all of my guests occupying the property during my stay. I acknowledge and agree to the following:

1. _____ The property is located in a flood risk area, which means that there is a potential risk of flooding, especially during inclement weather.
2. _____ **ALL CHILDREN**, under the age of 18, are **NOT PERMITTED** in the water area without an adult present. **ALL CHILDREN MUST BE SUPERVISED AT ALL TIMES.**
3. _____ All trash **MUST BE** placed in trash bags or inside the cans. **DO NOT** throw any trash in the hot tub or on the grounds.
4. _____ **NO GLASS** of any kind is permitted in the hot tub or the downstairs area.
5. _____ **NO** toys, pool floats, or items that can get caught in the jets and/or drains are permitted in the Hot Tub.
6. Babies or young children **MUST** wear a swim diaper while in the hot tub. If an accident occurs in the hot tub, you may be subject to an additional fee for cleanup.
7. _____ In the event that myself, my family, or any and all of my guests violate the terms of this agreement, I understand and acknowledge that Busch Realty Group, LLC has the right to immediately terminate my stay, without issuing a refund of any type, and that I can also be assessed a fine of up to \$500, depending on the severity of the violation.
8. _____ In consideration for being permitted to rent and stay at the property, I acknowledge and agree that my stay could involve risks that may result in serious bodily injury and/or death. I understand and acknowledge that other risks or events that are known or unknown, anticipated or unanticipated, may result in serious bodily injury and/or death.

**MINUTES OF MARCH 10, 2022
REGULAR MEETING**

LONG BEACH PLANNING and DEVELOPMENT COMMISSION

- 9. _____ I understand and acknowledge that being in or near the water, presents various risks & hazards, including strong currents, unexpected wave activity, floating debris, and other potential hazards. I assume **ALL** such risks associated with being near and/or in the water on behalf of myself, my family, and any and all of my guests accompanying me.

- 10. _____ By signing this waiver, I assume **ALL RISK** and take **FULL RESPONSIBILITY** on behalf of myself, my family, and any and all of my guests. I waive any claims of personal injury, death, or damage to personal property associated with activities and events during or related to my stay at 105 Chestnut St, Pass Christian, MS 39571.

I HEREBY RELEASE FROM LIABILITY AND WAIVE ANY AND ALL CLAIMS THAT I HAVE OR MAY HAVE IN THE FUTURE AGAINST THE PROPERTY OWNER, BUSCH REALTY GROUP, LCC, IT'S AGENTS, THE PROPERTY MANAGEMENT DIVISION OF BUSCH REALTY GROUP, & IT'S AGENTS.

I ACKNOWLEDGE THAT I HAVE READ THIS DOCUMENT IN IT'S ENTIRETY AND THAT I UNDERSTAND IT'S TERMS AND AGREE TO BE BOUND BY THEM.

Responsible Guest	Date	Property Manager	Date
-------------------	------	------------------	------



**1715 25th Avenue
Gulfport, MS 39501
228.224.3976**

MINUTES OF MARCH 10, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



Sea La Vie

Rental Agreement and Regulations:

Check In: Check in for arriving guest will be 4:00pm.

Check Out: Check out for departing guests will be 10:00am.

Early/Late check in/out *may* be available with enough notice and an additional charge.

- **THE PRIMARY GUEST MUST OCCUPY THE PROPERTY FOR THE ENTIRE DURATION OF THE STAY.**
- Absolutely **NO** smoking inside the property! Please dispose of cigarette butts safely and **DO NOT** leave them on the grounds of the property. **IF YOU OR ANY OF YOUR GUESTS SMOKE INSIDE OF THE PROPERTY, A \$500 FEE WILL BE ASSESSED. PRIMARY GUEST IS RESPONSIBLE FOR ALL COSTS INCURRED WITH DAMAGES AND MITIGATION IF COSTS EXCEED \$500.**
- **NO PARTIES OR EVENTS OF ANY KIND** are to be held at this property. Unauthorized parties or events will be assessed a **\$500 FINE**. All guests are subject to removal from the property, by Property Management, for violating the terms of this agreement. **NO REFUNDS** will be given.
- **MAX NUMBER OF GUEST ALLOWED IS 8. NO** overnight guest other than those listed when your reservation was made. If you have guests other than those listed, the guest will be asked to leave, and you will be **FINED \$100** per guest that is not listed on your registration.
- **ALL GUESTS** are subject to removal from the property, by Property Management, for violating **ANY** terms of this agreement. **NO REFUNDS** will be given.
- **PROPERTY IS EQUIPPED WITH LIVE, EXTERIOR SECURITY CAMERAS.**
- **PETS** are **NOT** permitted and must be registered. Any unauthorized pets will result in a **\$500 FINE**.
- The City of Long Beach asks for **QUIET HOURS** to be between 10:00pm – 8:00am. This means **NO** loud music or high-energy activity outside during these hours.
- **DO NOT** move furniture. No inside furniture is to be moved outside. No outside furniture is to be moved inside.
- **NO** wet towels or clothing items on any of the furniture, beds, hardwood floors or carpet/rugs.
- When away from the property, set the thermostat at 77 degrees in the summer and 68 degrees in the winter.
- Parking is **ONLY** allowed in the driveway or paved areas. **DO NOT** park in the grass or the street.
- **NO** trailers, boats or RV's are allowed without prior approval.
- **DO NOT** leave grill unattended while in use.
- Any loss/damages are to be reported **IMMEDIATELY**. You are responsible for any loss or damage to items, apart from normal wear-and-tear items like light bulbs, etc. Any damages or missing items during your visit will forfeit or be deducted from your deposit.
- Be courteous to the neighbors.

PLEASE NOTE: This property is located in a flood risk area, which means that during inclement weather, there is a potential risk of flooding. Busch Realty Group is not responsible for any loss or damage caused by flooding.

The Property Owner, Busch Realty Group, LLC, The Property Management Division of Busch Realty Group, LLC and their Agents, are not liable for any damages caused by any violations of the terms of this agreement, nor or they responsible for any injury to you, your guests, or loss of personal property due to theft, fire or other natural disaster/cause.

I hereby agree that I, the person making the reservation, will be the responsible guest staying at the property and will assure that all guests will follow the terms of this agreement.

Responsible Guest	Date	Property Manager	Date
-------------------	------	------------------	------

***Busch Realty Group is a licensed Real Estate Brokerage in the State of Mississippi. The MS Real Estate Commission requires us to explain that you are being represented as a customer, and not as a client. Please sign the attached form, Working with a Real Estate Broker, as a customer.**

**MINUTES OF MARCH 10, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**



Sea La Vie

Guest Registration Form

**YOU MUST SEND A COPY OF YOUR VALID, GOVERNMENT ISSUED ID though VRBO, or by text to 228-224-3976.
YOU WILL NOT BE ABLE TO CHECK-IN IF WE DO NOT RECEIVE YOUR ID, IF IT IS EXPIRED,
OR IF THE NAMES DO NOT MATCH WHAT IS LISTED ON YOUR RESERVATION.**

Primary Renters Driver's License Information:

Primary Guest Full Name	
Driver's License Number	
State of Issue	
Driver's License Expiration Date	
Driver's Birthdate	
Driver's Current Address	
City, State, Zip	
Phone Number	

Pet Policy:

Not all of our properties are pet friendly, but a few are. For those properties, we welcome your well-behaved, house broken pet. Please complete the information about your pet below. There is a 2-pet maximum, with a non-refundable \$75.00 pet fee, per pet. *Any evidence of unregistered pets will result in a \$500 fine.* Pets must remain leashed while outside of the property and all pet waste must be cleaned up. Any holes in the yard must be filled in and any damages to the interior or exterior of the property will be the financial responsibility of the pet owner. Due to insurance restrictions, the following breeds are not permitted: Ankita, Cane Corso, Chow, Doberman Pincher, German Shepherd, Great Danes, Mastiffs, Pit Bull, Rottweiler, Siberian Husky, Staffordshire Terrier, Wolf-Hybrids or any breed mixed with any of the listed.

Breed	NO PETS PERMITTED	Age		Weight	
Breed	AT THIS PROPERTY	Age		Weight	

I understand the above pet policy.

Printed Name:

Signature:

Date:

**MINUTES OF MARCH 10, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**



Sea La Vie
Guest Registration Form

YOU MUST PROVIDE THE FIRST AND LAST NAME OF EACH GUEST STAYING OVERNIGHT AT THE PROPERTY STARTING WITH THE GUEST WHO'S NAME THE RESERVATION WAS MADE IN.

THE NUMBER OF GUEST ON YOUR LIST MUST MATCH THE NUMBER OF GUESTS ON YOUR RESERVATION WHEN YOU BOOKED IT. IF YOU NEED TO ADD A GUEST, YOU MUST REQUEST THE CHANGE THROUGH VRBO.

Primary Guest		Age	
Guest 2		Age	
Guest 3		Age	
Guest 4		Age	
Guest 5		Age	
Guest 6		Age	
Guest 7		Age	
Guest 8		Age	

Vehicle Registration:

***4 Vehicle Max**

Make/Model/Year		Color		State & Tag #	
Make/Model/Year		Color		State & Tag #	
Make/Model/Year		Color		State & Tag #	
Make/Model/Year		Color		State & Tag #	

YOU MUST SEND IN A COPY OF YOUR VALID, GOVERNMENT ISSUED, PHOTO ID.

You can send it through VRBO, by email to

vacation@br-gulfcoast.com, or by text to 228-224-3976.

YOU WILL NOT BE ABLE TO CHECK-IN IF WE DO NOT RECEIVE YOUR ID, IF IT IS EXPIRED, OR IF THE NAMES DO NOT MATCH WHAT IS LISTED ON YOUR RESERVATION!!

**MINUTES OF MARCH 10, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION
HOMEOWNER POLICY DECLARATION**



POLICY NUMBER	T3MS_1299650_1C
EFFECTIVE DATE:	5/03/2021
EXPIRATION DATE:	5/03/2022

Orion180 Insurance Services, LLC • 930 S. Harbor City Blvd., Suite 302 • Melbourne, FL 32901 • (866)-590-3550

Applicant Information John Nelson Barbara Nelson 242 W BEACH BLVD LONG BEACH, MS 39560 318-669-8609	Agent Information Lemon Mohler Insurance Agency Lemon Mohler Insurance Agency 806 Washington Ave Ocean Springs, MS 39564 228 832 1139
Property Location:	242 W BEACH BLVD LONG BEACH,MS 39560

Policy Period: 5/03/2021 to 5/03/2022 at 12:01 A.M. EST
Policy Type: MS Trisura Homeowner HO3 Policy
INSURER: Trisura Specialty Insurance Company (A-) A.M. Best Rated

Important Phone Numbers:

Customer Service: 1-866-590-3550
 Claims Reporting: 1-866-590-3550

This insurance policy is issued pursuant to Mississippi law covering surplus lines insurance. The company issuing the policy is not licensed by the State of Mississippi but is authorized to do business in Mississippi as a non-admitted company. The policy is not protected by the Mississippi Insurance Guaranty Association in the event of the insurer's insolvency.

TOTAL ESTIMATED POLICY PREMIUM AND FEES: \$2,314.16	DUE ON 03/10/2022	\$81.21
	INSTALLMENT PAYMENT(S) OF:	\$0.00
	TOTAL NUMBER OF PAYMENTS:	0

COVERAGES

Coverage A – Dwelling (Replacement Cost as described in policy)	\$640,000.00
Coverage B - Other Structures	\$12,800.00
Coverage C - Personal Contents	\$64,000.00
Coverage D - Loss of Use	\$64,000.00
Coverage E - Personal Liability	\$300,000.00
Coverage F - Medical Payments	\$5,000.00

DEDUCTIBLES

All Other Perils Deductible	\$1,000.00
Hurricane/Wind/Hail or Tornado Deductible	1.00%

PREMIUM (Without taxes and fees.)	\$2,007.72
FEES & TAXES (These fees apply to all new and renewal policies and are fully earned and non-refundable.)	
MGA Fee	\$150.00
MS Surplus Lines Taxes + Stamping Fees	\$156.44
Payment Processing Fee	\$0.00

OPTIONAL COVERAGE	
Loss Assessment Coverage	\$1,000

**MINUTES OF MARCH 10, 2022
REGULAR MEETING**

LONG BEACH PLANNING and DEVELOPMENT COMMISSION

Special Computer Coverage	Exclude
Jewelry, Watches & Furs - Increased Limits (Unscheduled)	\$1,500
Silverware, Goldware, Pewterware - Increased Limits (Unscheduled)	\$2,500
Limited Fungi, Mold and Bacteria Coverage	\$5,000/\$10,000
Water Back Up & Sump Discharge or Overflow	\$10,000
Ordinance or Law Coverage	\$64,000
Identity Theft Protection	Exclude
Covg. A- Additional 25% Dwelling Coverage	\$160,000.00
Personal Injury Coverage	Exclude
Covg. C - Personal Property Replacement Cost	Exclude
Equipment Breakdown	Exclude
Swimming Pool Liability Coverage Buy Back	No

DISCOUNTS

Tankless Water Heater (Proof Required)	No
Claim Free	Yes
SC Building Code Discount	No
Building Code Discount	None
Golden Age (Age 60 or older)	Yes
E-Policy	Yes
Window & Door Opening Protection (Proof Required)	No
Secured Community Discount	No
Burglar Alarm, Central Station with Alarm (Proof Required)	None
Fire Alarm, Central Station with Alarm (Proof Required)	None
Military / First Responder Discount (Proof Required)	No
Companion Policy Discount (Proof Required)	No
Tree Free Yard (No trees >10' within 20' of the home)	No
Roof Damage Exclusion	No

RATING INFORMATION

Square Footage	2349
Is this home deeded to and/or owned by a corporation, LLC, partnership, estate,	No
Year Built	2019
Home Type	Single Family
Construction Type Siding	Hardiplank Siding
Foundation Type	Open
Building Code Effectiveness Grading	Ungraded
Basement	No Basement
Occupancy Type	Primary
Protection Class	4
Roof Covering	Metal
Roof Shape	Gable
Roof Replaced	no
What year was the roof installed	

**MINUTES OF MARCH 10, 2022
REGULAR MEETING**

LONG BEACH PLANNING and DEVELOPMENT COMMISSION

Number of Fire Claims in the last 3 years	0
Number of Property Claims in the last 3 years	0
Number of Liability Claims in the last 3 years	0
Is your Water Heater located in the Attic? (Tankless Water Heaters do not apply)	No

FINANCIAL INFORMATION	
First Mortgagee	Second Mortgage
South State Bank Loan Number: 90960803 PO Box 961292 Fort Worth, TX 76161	

POLICY FORMS AND ENDORSEMENTS		
Welcome Letter	OIS 113 01 19 Policy Jacket	OIS 118 01 19 Privacy Notice
OIS 103 03 20 INVOICE -INSURED	OIS MS DEC 10 21	OIS-HO-APP 02 2020 HO Application - Multi HO Programs
OIS 102 01 19 HO3 Table of Contents	HO 00 03 05 11 HO3-Special Form	OIS 138 Special Provisions-Multi-State Non Admitted
OIS 143 02 20 Hurricane Wind Hail or Tornado Percentage Deductible	HO 04 41 10 00 Additional Insured	HO 04 20 05 11 Specified Additional Amt. of Insurance Covg A
HO 04 66 05 11 Cov C Increased Special Limits	HO 04 77 10 00 Ordinance or Law Incr Amt	OIS 135 01 20 Limited Water Backup and Sump Discharge or Overflow Coverage
HO 04 35 05 11 Supplemental Loss Assessment Coverage	HO 04 27 05 11 Limited Fungi, Wet or Dry Rot, or Bacteria Coverage	HO 04 96 10 00 No Section II-Limited Home Day Care Business
HO 06 48 10 15 Residence Premises Definition	OIS 107 01 20 Limited Water Damage	OIS 108 01 19 Cosmetic Hail-Loss Limitation
OIS 119 02 20 Ext Paint & Waterproof Exclusion	OIS 150 03 20 Swimming Pool Liability Exclusion	OIS 142 02 20 ACV Roof Covering
OIS 153 03 20 Animal Liability Exclusion	OIS 127 01 19 Lead Liability Exclusion	OIS MS 141 01 20 MS Outline of Coverage and Comprehensive Policy checklist
OIS MS 140 01 20 MS Policyholder Bill of Rights		

Surplus Lines Broker & Mailing Address
Kenneth M. Gregg
Orion180 Insurance Services, LLC
930 S. Harbor City Blvd, Suite 302
Melbourne, FL 32901



Countersignature or Authorized Representative

The Clerk reported that nineteen (19) 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:

**MINUTES OF MARCH 10, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION
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**.

John O. Nelson, 100 Nelson Farm Road, Lake Providence, LA, 71254, 318-669-8609 (owner) and Kristin Stachura Allen, Property Management Division of Busch Realty Group, 1715 25th Avenue, Gulfport, MS, 39501, 228-697-1155 (property manager), have 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 242 West Beach Blvd, Tax Parcel 0612F-02-016.010. Legal description is as follows:

REIS FAMILY REVOCABLE TRUST 2019-3215 & 2019-3214-D-J1 LOTS 17 & 18 LONG BEACH OAKS SUB REPLAT

A public hearing to consider the above short-term rental will be held in the City of Long Beach, Mississippi 39560, Thursday, March 10, 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 • 863-1554 • FAX 863-1558

<p>AVERY 5160</p> <p>Padgett Kathleen A 100 Winters Lane Long Beach, MS 39560</p>	<p>Easy Peel Address Labels Band along line to remove Pop-up Edge</p> <p>Thomas Walter Neal Jr and Marnie J 16812 Spring Lake Drive West Vanceleve, MS 39565</p>	<p>Go to avery.com/templates Use Avery Templates</p> <p>Eberhardt Gary W and Kimberlyn S 104 Winters Lane Long Beach, MS 39560</p>
<p>Carline Bluzette 4300 South Beach Parkway #1209 Jacksonville, FL 32250</p>	<p>Mooney Bobby Wayne and Brooklyn L 60 Wayne Lane Collins, MS 39426</p>	<p>PX3 Investments, LLC 19450 LA Hwy 16 Port Vincent, LA 70726</p>
<p>Little Eagle Farm LLC 76111 Highway 437 Covington, LA 70435</p>	<p>Poe Edna C 119 Somerset Drive Jackson, MS 39206</p>	<p>Owen Carolyn R 505 Russell Avenue Long Beach, MS 39560</p>
<p>Blaker Shei ETAL 5061 South Mitchell Road Long Beach, MS 39560</p>	<p>Hartmann Philip Sr 606 East 4th Avenue Covington, LA 70433</p>	<p>Parrino Mary Bonura 3612 11th Street Gulfport, MS 39501</p>
<p>Babin David L and Myrtle G 117 Winters Lane Long Beach, MS 39560</p>	<p>Kent Dennis Keith and Lisa Phillips 144 Normandy Drive Folsom, LA 70437</p>	<p>Decell Charles M 107 Winters Lane Long Beach, MS 39560</p>
<p>Shelter Rock Two LLC c/o Strata Services 2727 Pytania Suite 19 New Orleans, LA 70130</p> <p>Capital Circle Hotel Company c/o Community Bank of Mississippi 325 Maxey Drive Brandon, MS 39042</p>	<p>Dobbs Sandra K 447 Russell Avenue Long Beach, MS 39560</p>	<p>Buckel Kevin J 448 Russell Avenue Long Beach, MS 39560</p>

MINUTES OF MARCH 10, 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 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 February 14, 2022, she did cause to be mailed, Notice of Public Hearing, a copy of which is attached hereto, to nineteen (19) property owners within 200' of 242 West Beach Blvd, Tax Parcel 0612F-02-016.010, notifying them that a public meeting will be held, March 10, 2022, to consider an application for a Short-Term Rental filed by John O. Nelson Jr and Barbara Nelson (owner) and Kristin Stachura Allen, Property Management Division of Busch Realty Group (property manager).

Given under my hand this the 14th of February 2022.

[Signature of Stacy Dahl]
STACEY DAHL, AFFIANT

SWORN TO AND SUBSCRIBED before me on this the 14th day of February 2022.

[Signature of Kini Gonsoulin]
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

LEGAL NOTICE
PUBLIC HEARING
In accordance with Article 122 of the Constitution, Long Beach Ordinance 588, 2019, and the City of Long Beach Ordinance 598, notice is hereby given for the purpose of conducting a Short-Term Rental.

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. 211 No. 7 dated 18 day of Feb, 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.

[Signature of Hunter Dawkins]
Publisher

Sworn to and subscribed before me this day of 2022, A.D. 2022.



**MINUTES OF MARCH 10, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

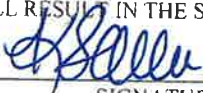

Commission Vice Chairman Shawn Barlow asked for anyone speaking in favor or opposition of the request and no one came forward.

Commissioner Shaw made motion, seconded by Commissioner Glenn and unanimously carried to close the Public Hearing.

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

The fourth public hearing to consider a Short-Term Rental for property located at 103 North Island View Avenue, Unit B, Tax Parcel 0612E-01-019.000, submitted by Roberta L. Wilcox (property owner) and Kristin Stachura Allen, Property Management Division of Busch Realty Group (property manager), as follows:

**MINUTES OF MARCH 10, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

CITY OF LONG BEACH, MISSISSIPPI APPLICATION FOR SHORT-TERM RENTAL							
PHYSICAL ADDRESS: 201 JEFF DAVIS AVENUE LONG BEACH, MS 39560	PHONE: (228) 863-1554 FAX: (228) 863-1558	MAILING ADDRESS: POST OFFICE BOX 929 LONG BEACH, MS 39560					
PROPERTY INFORMATION:							
ADDRESS: <u>103 N Islandview Ave Unit B</u>		Tax Parcel # <u>0612E-01-019.000</u>					
(Location of Short-Term Rental)							
OWNER'S INFORMATION:							
Property Owner's Name: <u>Roberta L. Wilcox</u>							
Property Owner's Address: <u>2267 S Main St. Ann Arbor, MI 48103</u>							
Property Owner's Mailing Address, if different from above:							
_____ City State Zip							
Property Owner's Phone No: <u>734-645-1127</u> Email Address: <u>rlwilcox305@gmail.com</u>							
Is there a homeowner's association for the neighborhood? <u>No</u> If so, please provide written statement of support of short term rental?							
PROPERTY MANAGER INFORMATION:							
Property Manager's Name: <u>Kristin Stachura Allen - Property Management Division of Busch Realty Group</u>							
Property Manager's Address: (Must be a local contact)							
_____ City State, Zip							
Property Manager's Phone No.: <u>228-697-1155</u> Email Address: <u>vacation@br-gulfcoast.com</u>							
PLEASE PROVIDE THE FOLLOWING:							
<ul style="list-style-type: none"> • Mississippi Sales Tax ID # <u>47-4933398</u> • Recorded Warranty Deed <input checked="" type="checkbox"/> • Parking Rules & Plan <input checked="" type="checkbox"/> • Trash Management Plan <input checked="" type="checkbox"/> • Copy of Proposed Rental Agreement <input checked="" type="checkbox"/> • Proof of Liability Insurance, which included short term rental coverage 							
ADDITIONAL INFORMATION:							
<ul style="list-style-type: none"> • 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.							
PRINT NAME: <u>Kristin Stachura Allen</u>	SIGNATURE: 	DATE: <u>2/11/22</u>					
BELOW IS FOR OFFICE USE ONLY							
Maximum Occupancy: <u>4</u>	Maximum Vehicles allowed: <u>2</u>	Number of bedrooms: <u>2</u>	Number of people home can accommodate: <u>4</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: _____		Date: _____					
Fire Inspector Signature: 		Date: <u>3/2/2022</u>					
COMMENTS: _____							
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="padding: 2px;">Date Received: <u>2-14-22</u></td> </tr> <tr> <td style="padding: 2px;">Agenda Date: <u>3-10-22</u></td> </tr> <tr> <td style="padding: 2px;">Amount Due/Paid: <u>20.00</u></td> </tr> <tr> <td style="padding: 2px;">Check #: <u>1937</u></td> </tr> </table>				Date Received: <u>2-14-22</u>	Agenda Date: <u>3-10-22</u>	Amount Due/Paid: <u>20.00</u>	Check #: <u>1937</u>
Date Received: <u>2-14-22</u>							
Agenda Date: <u>3-10-22</u>							
Amount Due/Paid: <u>20.00</u>							
Check #: <u>1937</u>							

MINUTES OF MARCH 10, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

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

Grantors:
David Corey Small
Rhonda Jayne Small
7356 Smith Rd.
Long Beach, MS 39560
(228) 326-2818

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

Grantee:
Roberta L. Wilcox
2267 S Main St.
Ann Arbor, MI 48103
(734) 645-1127

File No. Z210462N

INDEXING INSTRUCTIONS: Lot 34, and part of Lots 33 & 35, Blk C, Belmont S/D, 1st JD, Harrison County, MS

STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT

WARRANTY DEED

FOR AND IN CONSIDERATION OF the price and sum of TEN AND NO/100 DOLLARS (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, we, David Corey Small and Rhonda Jayne Small, do hereby sell, convey and warrant unto Roberta L. Wilcox, all of that certain tract, piece or parcel of land situated in Harrison County, Mississippi, together with all improvements, buildings, fixtures, and appurtenances thereunto belonging, and being more particularly described as follows, to-wit:

The North 20 feet of Lot 33, all of Lot 34 and the South 25 feet of Lot 35, Block C, Belmont Subdivision, a subdivision according to the map or plat thereof on file and of record in the office of the Chancery Clerk in the First Judicial District of Harrison County, Mississippi, in Plat Book 12, at Page 23.

This being the same property as that conveyed to David Corey Small and Rhonda Jayne Small, by instrument recorded in Instrument No. 2021-11388-D-J1, Land Deed Records of Harrison County, Mississippi.

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

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

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

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

WITNESS OUR SIGNATURES, on this the 19th day of November, 2021.

David Corey Small
David Corey Small
Rhonda Jayne Small
Rhonda Jayne Small

ACKNOWLEDGMENT

STATE OF MISSISSIPPI
COUNTY OF HARRISON

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, David Corey Small and Rhonda Jayne Small, who acknowledged before me that they signed, executed and delivered the above and foregoing instrument on the day and year thereof, for the use and purposes therein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, on this the 19th day of November, 2021.

(AFFIX SEAL)



Lori Lee Hammontree
NOTARY PUBLIC

My commission expires:

DEED ACCEPTED BY:
Roberta L. Wilcox
Roberta L. Wilcox

MINUTES OF MARCH 10, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



Beach Bungalow

Parking Rules

- Parking in **ONLY** allowed in the designated parking area.
- **DO NOT** park in the street or on the grass. If you park in the street or on the grass, your vehicle is subject to being towed at your expense.

Garbage Pickup

- Garbage pickup is every Monday morning.
- Recycle pickup is every Monday afternoon.
- Place cans at the end of the driveway, as close to the road as possible, without the cans being in the road, on Sunday night.
- **DO NOT** place cans close to any mailboxes, landscaping, or anything else that would prevent the garbage company from being able to empty the cans.
- Once cans have been emptied, bring them in and place them back up to the side of the house.
- During inclement weather, ensure that cans have been brought in and secured.

I hereby agree that I, the person making the reservation, will be occupying the property for the entire duration of the reservation. I am responsible for ALL of my guests listed on this reservation and I will assure that ALL guests will follow the terms of this rental agreement.

_____	_____	_____	_____
Responsible Guest	Date	Property Manager	Date

*Busch Realty Group is a licensed Real Estate Brokerage the State of Mississippi. The MS Real Estate Commission requires us to disclose that you that our relationship with you is as a customer, not as a client. Please sign the attached form, Working with a Real Estate Broker, as a customer.

MINUTES OF MARCH 10, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



Beach Bungalow

Rental Agreement and House Rules:

Check In: Check in for arriving guest will be **4:00pm**.
Check Out: Check out for departing guests will be **10:00am**.

- Absolutely **NO SMOKING** inside the property! Please dispose of cigarette butts safely and do not leave them on the grounds of the property. **IF YOU OR ANY OF YOUR GUESTS SMOKE INSIDE OF THE PROPERTY, A \$500 FEE WILL BE ASSESSED. PRIMARY GUEST IS RESPONSIBLE FOR ALL COSTS INCURRED WITH DAMAGES AND MITIGATION IF COSTS EXCEED \$500.**
- **NO PARTIES OR EVENTS OF ANY KIND** are to be held at this property. Unauthorized parties or events will be assessed a **\$500 FINE!**
- **MAX NUMBER OF GUESTS ALLOWED IS 4. NO** overnight guest other than those listed on your guest registration when your reservation was made. If you have any overnight guests, other than those listed on your reservation, they will be required to leave, and **you will be fined \$100 per guest** that is not listed on our registration.
- The City of Long Beach noise ordinance states that **QUIET HOURS** are between 10:00pm – 8:00am. This simply means no loud music or high-energy activity outside during these hours.
- **NO PETS** of any kind are permitted. Unauthorized pets will be assessed a **\$500 FINE.**
- **ALL GUESTS** are subject to removal from the property, by Property Management, for violating any terms of this agreement. **NO REFUNDS** will be given.
- Parking is **ONLY** allowed in the designated parking area. **NO PARKING** is allowed on the street or grass.
- **NO** sandy or dirty beach items, shoes, etc. allowed inside the property. Please use the hose downstairs to rinse off all sandy/dirty items. Shake out towels and clothing and remove sandy shoes prior to entry.
- **NO PETS** of any kind are permitted. Unauthorized pets will be assessed a **\$500 FINE.**
- **DO NOT** move furniture for its current placement. No inside furniture is to be moved outside. No outside furniture is to be moved inside.
- **NO** wet towels or clothing items on any of the furniture, beds, flooring, or carpet/rugs.
- **NO** trailers, boats or RV's are permitted without prior approval.
- When checking out, I agree to follow the check-out instructions at the property.
- Any loss/damages are to be reported **IMMEDIATELY.** You are responsible for any loss or damage to items, apart from normal wear-and-tear items such as light bulbs, etc. Any damages or missing items during your visit will forfeit or be deducted from your security deposit.

I hereby agree that I, the person making the reservation, will be occupying the property for the entire duration of the reservation. I am responsible for ALL my guests listed on this reservation and I will assure that ALL guests will follow the terms of this rental agreement.

_____	_____	_____	_____
Responsible Guest	Date	Property Manager	Date

**MINUTES OF MARCH 10, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**



Beach Bungalow

Guest Registration Form

**YOU MUST SEND A COPY OF YOUR VALID, GOVERNMENT ISSUED ID through VRBO, or by text to 228-224-3976.
YOU WILL NOT BE ABLE TO CHECK-IN IF WE DO NOT RECEIVE YOUR ID, IF IT IS EXPIRED,
OR IF THE NAMES DO NOT MATCH WHAT IS LISTED ON YOUR RESERVATION.**

Primary Renters Driver's License Information:

Primary Guest Full Name	
Driver's License Number	
State of Issue	
Driver's License Expiration Date	
Driver's Birthdate	
Driver's Current Address	
City, State, Zip	
Phone Number	

Pet Policy:

Not all of our properties are pet friendly, but a few are. For those properties, we welcome your well-behaved, house broken pet. Please complete the information about your pet below. There is a 2-pet maximum, with a non-refundable \$75.00 pet fee, per pet. *Any evidence of unregistered pets will result in a \$500 fine.* Pets must remain leashed while outside of the property and all pet waste must be cleaned up. Any holes in the yard must be filled in and any damages to the interior or exterior of the property will be the financial responsibility of the pet owner. Due to insurance restrictions, the following breeds are not permitted: Ankita, Cane Corso, Chow, Doberman Pincher, German Shepherd, Great Danes, Mastiffs, Pit Bull, Rottweiler, Siberian Husky, Staffordshire Terrier, Wolf-Hybrids or any breed mixed with any of the listed.

Breed	NO PETS PERMITTED	Age		Weight	
Breed	AT THIS PROPERTY	Age		Weight	

I understand the above pet policy.

Printed Name:

Signature:

Date:

MINUTES OF MARCH 10, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



Beach Bungalow
Guest Registration Form

YOU MUST PROVIDE THE FIRST AND LAST NAME OF EACH GUEST STAYING OVERNIGHT AT THE PROPERTY STARTING WITH THE GUEST WHO'S NAME THE RESERVATION WAS MADE IN.

THE NUMBER OF GUEST ON YOUR LIST MUST MATCH THE NUMBER OF GUESTS ON YOUR RESERVATION WHEN YOU BOOKED IT. IF YOU NEED TO ADD A GUEST, YOU MUST REQUEST THE CHANGE THROUGH VRBO.

Primary Guest		Age	
Guest 2		Age	
Guest 3		Age	
Guest 4		Age	

Vehicle Registration:

*2 Vehicle Max

Make/Model/Year		Color		State & Tag #	
Make/Model/Year		Color		State & Tag #	


YOU MUST SEND IN A COPY OF YOUR VALID, GOVERNMENT ISSUED, PHOTO ID.

You can send it through VRBO, by email to

vacation@br-gulfcoast.com, or by text to 228-224-3976.

YOU WILL NOT BE ABLE TO CHECK-IN IF WE DO NOT RECEIVE YOUR ID, IF IT IS EXPIRED, OR IF THE NAMES DO NOT MATCH WHAT IS LISTED ON YOUR RESERVATION!!

**MINUTES OF MARCH 10, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

	Property Insurance Company of America 301 East Second Street Suite 200 B Pass Christian, MS 39571		Homeowners Policy Declaration New Business Insured Copy	
	Mortgagee Bill	Customer Service: (833) 565-2788	DECLARATION EFFECTIVE: 11/19/2021	
Policy Number	From	To	12:01 AM STANDARD TIME	Agent Code
500474	11/19/2021	11/19/2022		5015
NAMED INSURED AND ADDRESS:			AGENT:	

**ROBERTA WILCOX
103 N ISLAND VIEW AVE
LONG BEACH, MS 39560**


**Pyron - OCEAN SPRINGS
734 Bienville Blvd
Ocean Springs, MS 39564
Phone#: (228) 762-0557**

**INSURED LOCATION:
ROBERTA WILCOX
103 N ISLAND VIEW AVE
LONG BEACH, MS 39560**

PREMIUM SUMMARY			
BASIC COVERAGES PREMIUM	ATTACHED ENDORSEMENTS PREMIUM	POLICY FEES / SURCHARGES	TOTAL POLICY PREMIUM
\$2,221.00	\$65.00	\$150.00	\$2,441.00

<u>PRODUCT</u>	<u>CONST TYPE</u>	<u>YEAR</u>	<u>USE</u>	<u># FAMILY</u>	<u>OWNER OCC</u>	<u>PROT CLASS</u>	<u>TERRITORY</u>	<u>FLOOD ZONE</u>
HO3MS	Masonry Veneer	1965	Owner Seasonal	Two	Owner	3	31	X
Coverages - Section I							Limit/Pct	Premium
Coverage A - Dwelling							\$170,000	\$2,201
Coverage B - Other Structures							\$0	\$0
Coverage C - Personal Property							\$17,000	\$0
Coverage D - Loss of Use							\$17,000	\$0
Coverages - Section II								
Coverage E - Liability							\$300,000	\$20
Coverage F - Medical Payments							\$1,000	\$0
							Basic Coverages Premium	\$2,221
							Attached Endorsements Premium	\$65
							Annual Policy Premium	\$2,291
							Policy Fee	\$100
							Inspection Fee	\$50
							Total Policy Premium	\$2,441
All Other Perils Deductible:						\$2,500		
Wind/Hail Deductible:						\$2,500		
Earthquake Deductible:						N/A		

**MINUTES OF MARCH 10, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

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Policy Number	From	To		Agent Code
500474	11/19/2021	11/19/2022	12:01 AM STANDARD TIME	5015
NAMED INSURED AND ADDRESS:			AGENT:	

ROBERTA WILCOX
103 N ISLAND VIEW AVE
LONG BEACH, MS 39560

Pyron - OCEAN SPRINGS
734 Bienville Blvd
Ocean Springs, MS 39564
Phone#: (228) 762-0557


MORTGAGEE(S) / ADDITIONAL INTEREST(S)

1st Mortgagee: Cardinal Financial Company, Limited Partnership, PO Box 961292, Fort Worth, TX 76161; Loan#: 1401435202

POLICY FORMS AND ENDORSEMENTS

<u>Number</u>	<u>Edition</u>	<u>Description</u>	<u>Limit/Pct</u>	<u>Premium</u>
PICA PHBOR 2021	08 21	Policyholder Bill of Rights		\$0
PICA HO 00 03	08 21	Homeowners 3 - Special Form		\$0
PICA HO 03 23	08 21	Special Provisions - Mississippi		\$0
PICA F EXCL 2021	08 21	Mississippi Flood Exclusion Advisory Notice to Policyholders		\$0
PICA 506 11 20	08 21	Animal Exclusion with Special Limit of Liability	\$5,000	\$0
PICA HO 03 62	08 21	Examination Under Oath		\$0
PICA HO 03 96	08 21	No Section II Liab Cvgs & Limited Section I Property Cvgs for Home Day Care Business		\$0
PICA WB SD 03 21	08 21	Water Back-Up And Sump Discharge or Overflow	\$10,000	\$65
PICA HO 03 90	08 21	Personal Property Replacement Cost Loss Settlement		\$0
PICA CCL 2021	08 21	Outline of Coverage and Policy Checklist		\$0
PICA COB 501 20 (11/2020)	08 21	Wind and Flood Coordination of Benefits		\$0

**MINUTES OF MARCH 10, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

	Property Insurance Company of America 301 East Second Street Suite 200 B Pass Christian, MS 39571		Homeowners Policy Declaration New Business Insured Copy	
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Policy Number	From	To	12:01 AM STANDARD TIME	Agent Code
500474	11/19/2021	11/19/2022		5015
NAMED INSURED AND ADDRESS:			AGENT:	


ROBERTA WILCOX
103 N ISLAND VIEW AVE
LONG BEACH, MS 39560

Pyron - OCEAN SPRINGS
734 Bienville Blvd
Ocean Springs, MS 39564
Phone#: (228) 762-0557

NOTICES

THIS POLICY CONTAINS A SEPARATE DEDUCTIBLE FOR NAMED STORM OR WIND/HAIL LOSSES, WHICH MAY RESULT IN HIGH OUT-OF-POCKET EXPENSES TO YOU.

This policy does not protect you against loss due to flood. Flood insurance is available through the Federal Government. Contact your agent to apply for coverage.



Authorized Signature

November 30, 2021

Date

The Clerk reported that twenty-two (22) 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:

MINUTES OF MARCH 10, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION
 City of Long Beach



LEGAL NOTICE
PUBLIC HEARING

In accordance with Article XIX of the Comprehensive Long Beach Unified Land Ordinance 59K 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**.

Roberta L. Wilcox, 2267 South Main Street, Ann Arbor, MI, 48103, 734-645-1127 (owner) and Kristin Stachura Allen, Property Management Division of Busch Realty Group, 1715 25th Avenue, Gulfport, MS, 39501, 228-697-1155 (property manager), have 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 103 North Island View Avenue, Unit B, Tax Parcel 0612E-01-019,000. Legal description is as follows:

2019-8061 SMALL DAVID COREY AND RHONDA JAYNE SMALL LIVING TRUST 2019-8064 ABOVE TRUSTEES OF TRUST N 20 FT OF LOT 33 & ALL LOTS 34 & 525 FT OF LOT 35 BLK C BELMONT SUBD

A public hearing to consider the above short-term rental will be held in the City of Long Beach, Mississippi 39560, Thursday, March 10, 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 • 863-1554 • FAX 863-1558

<p>AVERY 5160</p> <p>Small David Corey ETAL -Trustees- 7356 Smith Road Long Beach, MS 39560</p>	<p>Easy Peel Address Labels Band along line to expose Pop-up Edge</p> <p>Hilton Linda D 107 North Island View Avenue Long Beach, MS 39560</p>	<p>Go to avery.com/templates Use Avery Template</p> <p>Moreland Richard D and Sharon T 211 Dorchester Court Crossville, TN 38558</p>
<p>Baleyev Oleg V and Kelley G 106 Galloway Street Long Beach, MS 39560</p>	<p>Mauffray Family Revocable Trust 8426 Beatline Road Long Beach, MS 39560</p>	<p>GC Properties LLC 228 Boggs Circle Long Beach, MS 39560</p>
<p>Ward Steven W 25429 Pecan Road Pass Christian, MS 39571</p>	<p>Hart Dennis L ETAL 1403 Adams Street New Orleans, LA 70118</p>	<p>Stacy Ann -L/E- 1571 East Second Street Pass Christian, MS 39571</p>
<p>Scott James R 688 West Railroad Street Long Beach, MS 39560</p>	<p>Copp Paula K and Schuster Suzanna K 101 North Island View Avenue Long Beach, MS 39560</p>	<p>Gibson Maintenance LLC 118 Dennis Lane Long Beach, MS 39560</p>
<p>Pipkin David W 102 North Island View Avenue Long Beach, MS 39560</p>	<p>Pace Donald B -Trustees- 314 Carroll Avenue Long Beach, MS 39560</p>	<p>Jackson David W PO Box 765 Pass Christian, MS 39571</p>
<p>Famularo Dennis and Ellen M 1705 Bonnie Street Metairie, LA 70001</p>	<p>Fayard Michael Wesley and LaTreacha C 201 Cox Avenue Long Beach, MS 39560</p>	<p>Shaw Homes LLC 640 Klondyke Road Long Beach, MS 39560</p>
<p>700 Railroad LLC 700 West Railroad Street Long Beach, MS 39560</p>	<p>Perrett Kathleen 640 Chickasaw Avenue Jackson, MS 39206</p>	<p>Burnaman Lyn B 105 Galloway Street Long Beach, MS 39560</p>
<p>King Christopher M 107 Galloway Street Long Beach, MS 39560</p>		

MINUTES OF MARCH 10, 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 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 February 14, 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 200' of 103 North Island View Avenue, Unit B, Tax Parcel 0612F-01-019.000, notifying them that a public meeting will be held, March 10, 2022, to consider an application for a Short-Term Rental filed by Roberta L. Wilcox (owner) and Kristin Stachura Allen, Property Management Division of Busch Realty Group (property manager).

Given under my hand this the 14th of February 2022.

Stacey Dahl
STACEY DAHL, AFFIANT

SWORN TO AND SUBSCRIBED before me on this the 14th day of February 2022.

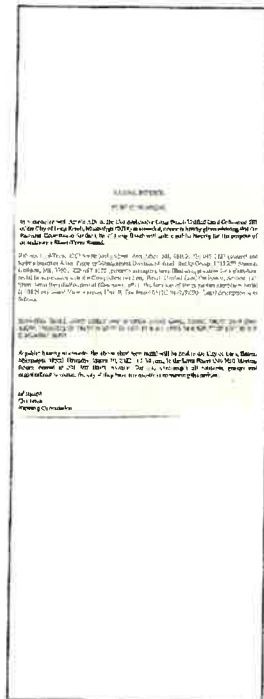
Kini Gonsoulin
NOTARY PUBLIC

-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 herewith attached has been made to the said publication _____ weeks in the following numbers and on the following dates of such paper:

Vol. 22, No. 7 dated 7 day of Feb., 20 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 ___ day of _____, A.D. 20__



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


**MINUTES OF MARCH 10, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

Commissioner Shaw made motion, seconded by Commissioner Glenn and unanimously carried to close the Public Hearing.

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

The fifth public hearing to consider a Short-Term Rental for property located at 216 West Avenue, Tax Parcel 0612F-02-092.000, submitted by Indika Kannangra (property owner) and Kristin Stachura Allen, Property Management Division of Busch Realty Group (property manager), as follows:

**MINUTES OF MARCH 10, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

CITY OF LONG BEACH, MISSISSIPPI APPLICATION FOR SHORT-TERM RENTAL							
PHYSICAL ADDRESS: 201 JEFF DAVIS AVENUE LONG BEACH, MS 39560	PHONE: (228) 863-1554 FAX: (228) 863-1558	MAILING ADDRESS: POST OFFICE BOX 929 LONG BEACH, MS 39560					
PROPERTY INFORMATION:							
ADDRESS: <u>216 West Avenue</u>		Tax Parcel # <u>0612F-02-092.000</u>					
(Location of Short-Term Rental)							
OWNER'S INFORMATION:							
Property Owner's Name: <u>Indika Kannangra</u>							
Property Owner's Address: <u>1091 Hunters Pointe Bentonville, AR 72713</u>							
Property Owner's Mailing Address, if different from above:							
_____ City State Zip							
Property Owner's Phone No: <u>479-270-7721</u> Email Address: <u>indika_wk@yahoo.com</u>							
Is there a homeowner's association for the neighborhood? <u>No</u> If so, please provide written statement of support of short term rental?							
PROPERTY MANAGER INFORMATION:							
Property Manager's Name: <u>Kristin Stachura Allen - Property Management Division of Busch Realty Group</u>							
Property Manager's Address: (Must be a local contact)							
_____ City State Zip							
Property Manager's Phone No.: <u>228-697-1155</u> Email Address: <u>vacation@br-gulfcoast.com</u>							
PLEASE PROVIDE THE FOLLOWING:							
<ul style="list-style-type: none"> • Mississippi Sales Tax ID # <u>47-4933398</u> • Recorded Warranty Deed <input checked="" type="checkbox"/> • Parking Rules & Plan <input checked="" type="checkbox"/> • Trash Management Plan <input checked="" type="checkbox"/> • Copy of Proposed Rental Agreement <input checked="" type="checkbox"/> • Proof of Liability Insurance, which included short term rental coverage 							
ADDITIONAL INFORMATION:							
<ul style="list-style-type: none"> • 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.							
Kristin Stachura Allen		<u>2/11/22</u>					
PRINT NAME	SIGNATURE	DATE					
BELOW IS FOR OFFICE USE ONLY							
Maximum Occupancy: <u>8</u>	Maximum Vehicles allowed: <u>4</u>	Number of bedrooms: <u>3</u>	Number of people home can accommodate: <u>8</u>				
I AFFIRM THAT THE APPLICANT IS IN COMPLIANCE WITH ALL APPLICABLE ZONING REQUIREMENTS, BUILDING & FIRE CODES; AND THAT ALL APPLICABLE TAXES, FEES AND OTHER CHARGES HAVE BEEN PAID.							
Building Official Signature: _____		Date: _____					
Fire Inspector Signature: <u>Jeremy D...</u>		Date: <u>3/2/2022</u>					
COMMENTS: _____							
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="padding: 2px;">Date Received: <u>2-14-22</u></td> </tr> <tr> <td style="padding: 2px;">Agenda Date: <u>3-10-22</u></td> </tr> <tr> <td style="padding: 2px;">Amount Due/Paid: <u>210.00</u></td> </tr> <tr> <td style="padding: 2px;">Check #: <u>2175</u></td> </tr> </table>				Date Received: <u>2-14-22</u>	Agenda Date: <u>3-10-22</u>	Amount Due/Paid: <u>210.00</u>	Check #: <u>2175</u>
Date Received: <u>2-14-22</u>							
Agenda Date: <u>3-10-22</u>							
Amount Due/Paid: <u>210.00</u>							
Check #: <u>2175</u>							

MINUTES OF MARCH 10, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

J1 - GULFPORT DISTRICT
INSTRUMENT 2021-0035375-D-J1
FILED/RECORDED 12/28/2021 2:46:01 PM
TOTAL FEES \$36.00
2 PAGES RECORDED

Prepared by:
Wendy Moore Shelton
Attorney at Law, MS Bar No. 8680
2318 Pass Road, Unit 3
Biloxi, Mississippi 39531
228-207-0484

Return to:
Team Title, LLC
2318 Pass Road, Unit 3
Biloxi, Mississippi 39531
228-207-0484

File #: 21-3856-MS

Indexing Instructions: EXEMPT

STATE OF MISSISSIPPI
COUNTY OF HARRISON
1ST JUDICIAL DISTRICT

WARRANTY 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 which are hereby acknowledged, I,

Harold John Donahue (Grantor)
Handwritten signature
P.O. Box 99
Long Beach, MS 39560
(573) 825-4479

do hereby sell, convey, bargain and warrant to

Indika Wijekoon Kannangara (Grantee)
216 West Avenue
Long Beach, MS 39560
(479) 276-7721

the following described real property situated and located in the First Judicial District of Harrison County, State of Mississippi, more particularly and certainly described as:

Page 1 of 2

Instrument# 20210035375
DEED BOOK - J1 - GULFPORT DISTRICT

A lot or parcel of land described as the South 22 feet of Lot 17 and the North 44 feet of Lot 18, Trautman Woods Subdivision, Long Beach, Harrison County, Mississippi, as per map or plat thereof on file and of record in the office of the Chancery Clerk of Harrison County, Mississippi, First Judicial District, together with all improvements thereon and appurtenances thereunto appertaining.

Being all the property obtained by Grantor under Warranty Deed dated April 20, 2021, and filed for record on April 21, 2021, in the office of the Chancery Clerk of the First Judicial District of Harrison County as Instrument #2021 5374 D-J1.

The conveyance herein is subject to all easements, roadways, servitudes, restrictive covenants and oil, gas and other mineral reservations, exceptions, conveyances and leases of record or obvious on reasonable inspection of the subject property.

If bounded by water, the warranty granted herein shall not extend to any part of the above described property which is tideland or coastal wetland as defined in the Mississippi Coastal Wetlands Protection Act and this conveyance includes any natural accretion and is subject to erosion due to the action of the elements.

The property is no part of the homestead of the Grantor herein.

The parties agree that the Ad Valorem taxes for 2021 tax year are being prorated as of this day and are assumed by the Grantee herein.

WITNESS my signature, this the 20th day of December, 2021.

GRANTOR:
Handwritten signature
Harold John Donahue

STATE OF
COUNTY OF Stone

Personally appeared before me, the undersigned authority in and for the said County and State, on this 20th day of December 2021, within my jurisdiction, the within named Harold John Donahue and acknowledged that he executed the above foregoing instrument on the day and year herein indicated.

Handwritten signature
Notary Public
My Commission expires: 4-13-2025

TAX NOTICES: Grantee is responsible for the property taxes.

Page 2 of 2



MINUTES OF MARCH 10, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



Beach Daze

Parking Rules

- Parking in **ONLY** allowed in the driveway and underneath the home.
- **DO NOT** park in the street, outside of the fence, or on the grass. If you park in the street or on the grass, your vehicle is subject to being towed at your expense.

Garbage Pickup

- Garbage pickup is every Monday morning.
- Recycle pickup is every Monday afternoon.
- Place cans outside of the fence, at the end of the driveway, as close to the road as possible, without the cans being in the road, on Sunday night.
- **DO NOT** place cans close to any mailboxes, landscaping, or anything else that would prevent the garbage company from being able to empty the cans.
- Once cans have been emptied, bring them in and place them back up under the house.
- During inclement weather, ensure that cans have been brought in and secured.

Please Note: This property IS in a FLOOD RISK area, which means that during inclement weather, there is a potential risk of flooding. Property Management division of Busch Realty Group, it's Agents, and/or Property Owner, are not liable or responsible for any damages caused by this agreement not being followed, nor or they responsible for any injury to you, your guests, or loss of personal property due to theft, fire, flooding, and/or other natural disaster/cause.

I hereby agree that I, the person making the reservation, will be occupying the property for the entire duration of the reservation. I am responsible for ALL of my guests listed on this reservation and I will assure that ALL guests will follow the terms of this rental agreement.

Responsible Guest

Date

Property Manager

Date

*Busch Realty Group is a licensed Real Estate Brokerage the State of Mississippi. The MS Real Estate Commission requires us to disclose that you that our relationship with you is as a customer, not as a client.

Please sign the attached form. Working with a Real Estate Broker. as a customer.

MINUTES OF MARCH 10, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



Beach Daze

Rental Agreement and Regulations:

Check In: Check in for arriving guest will be 4:00pm.

Check Out: Check out for departing guests will be 10:00am.

Early/Late check in/out *may* be available with enough notice and an additional charge.

- **THE PRIMARY GUEST MUST OCCUPY THE PROPERTY FOR THE ENTIRE DURATION OF THE STAY.**
- Absolutely **NO** smoking inside the property! Please dispose of cigarette butts safely and **DO NOT** leave them on the grounds of the property. **IF YOU OR ANY OF YOUR GUESTS SMOKE INSIDE OF THE PROPERTY, A \$500 FEE WILL BE ASSESSED. PRIMARY GUEST IS RESPONSIBLE FOR ALL COSTS INCURRED WITH DAMAGES AND MITIGATION IF COSTS EXCEED \$500.**
- **NO PARTIES OR EVENTS OF ANY KIND** are to be held at this property. Unauthorized parties or events will be assessed a **\$500 FINE**. All guests are subject to removal from the property, by Property Management, for violating the terms of this agreement. **NO REFUNDS** will be given.
- **MAX NUMBER OF GUEST ALLOWED IS 8.** **NO** overnight guest other than those listed when your reservation was made. If you have guests other than those listed, the guest will be asked to leave, and you will be **FINED \$100** per guest that is not listed on your registration.
- **ALL GUESTS** are subject to removal from the property, by Property Management, for violating **ANY** terms of this agreement. **NO REFUNDS** will be given.
- **PROPERTY IS EQUIPPED WITH LIVE, EXTERIOR SECURITY CAMERAS.**
- **PETS** are **NOT** permitted and must be registered. Any unauthorized pets will result in a **\$500 FINE**.
- The City of Long Beach asks for **QUIET HOURS** to be between 10:00pm – 8:00am. This means **NO** loud music or high-energy activity outside during these hours.
- **DO NOT** move furniture. No inside furniture is to be moved outside. No outside furniture is to be moved inside.
- **NO** wet towels or clothing items on any of the furniture, beds, hardwood floors or carpet/rugs.
- When away from the property, set the thermostat at 77 degrees in the summer and 68 degrees in the winter.
- Parking is **ONLY** allowed in the driveway or paved areas. **DO NOT** park in the grass or the street.
- **NO** trailers, boats or RV's are allowed without prior approval.
- **DO NOT** leave grill unattended while in use.
- Any loss/damages are to be reported **IMMEDIATELY**. You are responsible for any loss or damage to items, apart from normal wear-and-tear items like light bulbs, etc. Any damages or missing items during your visit will forfeit or be deducted from your deposit.
- Be courteous to the neighbors.

PLEASE NOTE: This property is located in a flood risk area, which means that during inclement weather, there is a potential risk of flooding. Busch Realty Group is not responsible for any loss or damage caused by flooding.

The Property Owner, Busch Realty Group, LLC, The Property Management Division of Busch Realty Group, LLC and their Agents, are not liable for any damages caused by any violations of the terms of this agreement, nor are they responsible for any injury to you, your guests, or loss of personal property due to theft, fire or other natural disaster/cause.

I hereby agree that I, the person making the reservation, will be the responsible guest staying at the property and will assure that all guests will follow the terms of this agreement.

Responsible Guest	Date	Property Manager	Date
-------------------	------	------------------	------

*Busch Realty Group is a licensed Real Estate Brokerage in the State of Mississippi. The MS Real Estate Commission requires us to explain that you are being represented as a customer, and not as a client. Please sign the attached form, Working with a Real Estate Broker, as a customer.

**MINUTES OF MARCH 10, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**



Beach Daze

Guest Registration Form

**YOU MUST SEND A COPY OF YOUR VALID, GOVERNMENT ISSUED ID though VRBO, or by text to 228-224-3976.
YOU WILL NOT BE ABLE TO CHECK-IN IF WE DO NOT RECEIVE YOUR ID, IF IT IS EXPIRED,
OR IF THE NAMES DO NOT MATCH WHAT IS LISTED ON YOUR RESERVATION.**

Primary Renters Driver's License Information:

Primary Guest Full Name	
Driver's License Number	
State of Issue	
Driver's License Expiration Date	
Driver's Birthdate	
Driver's Current Address	
City, State, Zip	
Phone Number	

Pet Policy:

Not all of our properties are pet friendly, but a few are. For those properties, we welcome your well-behaved, house broken pet. Please complete the information about your pet below. There is a 2-pet maximum, with a non-refundable \$75.00 pet fee, per pet. *Any evidence of unregistered pets will result in a \$500 fine.* Pets must remain leashed while outside of the property and all pet waste must be cleaned up. Any holes in the yard must be filled in and any damages to the interior or exterior of the property will be the financial responsibility of the pet owner. Due to insurance restrictions, the following breeds are not permitted: Ankita, Cane Corso, Chow, Doberman Pincher, German Shepherd, Great Danes, Mastiffs, Pit Bull, Rottweiler, Siberian Husky, Staffordshire Terrier, Wolf-Hybrids or any breed mixed with any of the listed.

Breed	NO PETS PERMITTED	Age		Weight	
Breed	AT THIS PROPERTY	Age		Weight	

I understand the above pet policy.

Printed Name:

Signature:

Date:

**MINUTES OF MARCH 10, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**



Beach Daze
Guest Registration Form

YOU MUST PROVIDE THE FIRST AND LAST NAME OF EACH GUEST STAYING OVERNIGHT AT THE PROPERTY STARTING WITH THE GUEST WHO'S NAME THE RESERVATION WAS MADE IN.

THE NUMBER OF GUEST ON YOUR LIST MUST MATCH THE NUMBER OF GUESTS ON YOUR RESERVATION WHEN YOU BOOKED IT. IF YOU NEED TO ADD A GUEST, YOU MUST REQUEST THE CHANGE THROUGH VRBO.

Primary Guest		Age	
Guest 2		Age	
Guest 3		Age	
Guest 4		Age	
Guest 5		Age	
Guest 6		Age	
Guest 7		Age	
Guest 8		Age	

Vehicle Registration:

***4 Vehicle Max**

Make/Model/Year		Color		State & Tag #	
Make/Model/Year		Color		State & Tag #	
Make/Model/Year		Color		State & Tag #	
Make/Model/Year		Color		State & Tag #	

YOU MUST SEND IN A COPY OF YOUR VALID, GOVERNMENT ISSUED, PHOTO ID.

You can send it through VRBO, by email to

vacation@br-gulfcoast.com, or by text to 228-224-3976.

YOU WILL NOT BE ABLE TO CHECK-IN IF WE DO NOT RECEIVE YOUR ID, IF IT IS EXPIRED, OR IF THE NAMES DO NOT MATCH WHAT IS LISTED ON YOUR RESERVATION!!

**MINUTES OF MARCH 10, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**



Coverage Checklist

Indika Kannangara

POLICY HOLDER

1327711

POLICY OR APPLICATION NUMBER

216 West Ave. Long Beach, MS 39560

PROPERTY ADDRESS

HO3

POLICY TYPE

12/20/2021

EFFECTIVE DATE

	Amount	Accept	Decline
Property Coverages			
Replacement Cost – Dwelling		<input checked="" type="radio"/>	<input type="radio"/>
Replacement Cost – Contents		<input checked="" type="radio"/>	<input type="radio"/>
All Peril Deductible	\$ 1,000.00	<input checked="" type="radio"/>	<input type="radio"/>
Wind / Hail Deductible	\$ 2,500.00	<input checked="" type="radio"/>	<input type="radio"/>
Dwelling Coverage	\$ 320,000.00	<input checked="" type="radio"/>	<input type="radio"/>
Other Structure Coverage	\$ 6,400.00	<input checked="" type="radio"/>	<input type="radio"/>
Personal Property Coverage	\$ 128,000.00	<input checked="" type="radio"/>	<input type="radio"/>
Loss of Use	\$ 32,000.00	<input checked="" type="radio"/>	<input type="radio"/>
Medical Payments	\$ 5,000.00	<input checked="" type="radio"/>	<input type="radio"/>
Personal Liability	\$ 300,000.00	<input checked="" type="radio"/>	<input type="radio"/>
Water Backup	\$ 10,000.00	<input checked="" type="radio"/>	<input type="radio"/>
Ordinance or Law	\$ 32,000.00	<input checked="" type="radio"/>	<input type="radio"/>

I acknowledge that I have reviewed the above with the agent and have accepted and/or declined as indicated. I acknowledge this applies for the entire term of your policy, and each subsequent renewal, unless you elect otherwise and pay the appropriate premium.

DocuSigned by:
Indika Kannangara
A503E149151F484

POLICY HOLDER'S SIGNATURE

12/9/2021

DATE

ADDITIONAL PHONE

ADDITIONAL EMAIL

AGENT'S SIGNATURE

PYRONCOASTAL.COM

The Clerk reported that twenty (20) 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:

**MINUTES OF MARCH 10, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION
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**.

Indika Kannangra, 1091 Hunters Pointe Bentonville, AR, 72713, 479-270-7721 (owner) and Kristin Stachura Allen, Property Management Division of Busch Realty Group, 1715 25th Avenue, Gulfport, MS, 39501, 228-697-1155 (property manager), have 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 216 West Avenue, Tax Parcel 0612F-02-092.000. Legal description is as follows:

S 22 FT OF LOT 17 & N 44 FT OF LOT 18 TRAUTMAN WOOD SUBD.

A public hearing to consider the above short-term rental will be held in the City of Long Beach, Mississippi 39560, Thursday, March 10, 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 • 863-1554 • FAX 863-1558

Allez a every ca/gubairts	Etiquettes d'adresse Easy Pea	etiquettes d'adresse
National Estate Company LLC 107 Lone Oak Drive Dickson, TN 37055	Park Place Condo's 301 Raleigh Drive Slidell, LA 70458	Long Beach Land LLC c/o Alfred N Crisler Jr 2619 Middleton Drive Frisco, TX 75033
Gulf Coast Development LLC 22 Honey Locust Court Lafayette Hill, PA 19444	Simmons Gulf View Properties LLC 7351 Woodland Drive Pass Christian, MS 39571	Sullivan John Heath and Lauren R 524 Trautman Avenue Long Beach, MS 39560
Sanders Scott and Ann Lynn 131 Stoneleigh Drive Heath, TX 75032	Thomas Terry David 521 Trautman Avenue Long Beach, MS 39560	Kenyon Homes Holdings Inc 4851 Falcon Drive Frederick, CO 80530
Satchfield Kurt 1832 Poppys Ferry Road Biloxi, MS 39532	Gordman Mark 505 Tuscaloosa Road Columbus, MS 39702	Cox Marie K -Estate- 561 Trautman Avenue Long Beach, MS 39560
Copeland David O 11670 State Route E Rolla, MO 65401	Chapman Patrick A and Elizabeth 464 West Beach Blvd Long Beach, MS 39560	Ray James and Margaret -Trustees- 470 West Beach Blvd Long Beach, MS 39560
Evans Richard B and Dana A 209 West Avenue Long Beach, MS 39560	Dyer Charles T 5270 Menge Avenue Pass Christian, MS 39571	Magnolia Breeze Properties LLC PO Box 492 Long Beach, MS 39560
Ryan Robert E ETAL 11545 Briarstone Place Gulfport, MS 39503	Young Joel Vance 208 West Avenue Long Beach, MS 39560	

MINUTES OF MARCH 10, 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 DAILL, 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 February 14, 2022, she did cause to be mailed, Notice of Public Hearing, a copy of which is attached hereto, to twenty (20) property owners within 200' of 216 West Avenue, Tax Parcel 0612F-02-092.000, notifying them that a public meeting will be held, March 10, 2022, to consider an application for a Short-Term Rental filed by Indika Kannanra (owner) and Kristin Stachura Allen, Property Management Division of Busch Realty Group (property manager).

Given under my hand this the 14th of February 2022.

Stacey Dail
STACEY DAIL, AFFIANT

SWORN TO AND SUBSCRIBED before me on this the 14th day of February 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 and on the following dates of such paper:

Vol. XII No. 7 dated 18 day of February, 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 14th day of February, A.D. 2022.

Debbie A. Orr
Notary Public

LEGAL NOTICE
PUBLIC HEARING

Be published with notice to the Commission, Long Beach, Planning and Development Commission for the City of Long Beach, Mississippi, for the purpose of receiving comments and suggestions from the public regarding the proposed zoning, map changes, variances, appeals, etc., 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.

Public Hearing is held on the 10th day of March, 2022, at 7:00 PM, at the City of Long Beach, Planning and Development Commission, 111 West Avenue, Long Beach, Mississippi. The City of Long Beach, Mississippi, Planning and Development Commission is located at 111 West Avenue, Long Beach, Mississippi. Legal description is as follows:

511.07 OF LOT 17 & 14 & PT OF LOT 18 TRAILMAN WOOD SUBD

A public hearing on zoning the above subject parcel will be held by the City of Long Beach, Mississippi, on Thursday, March 10, 2022, at 7:00 PM, at the City of Long Beach, Planning and Development Commission, 111 West Avenue, Long Beach, Mississippi. The City of Long Beach, Mississippi, Planning and Development Commission is located at 111 West Avenue, Long Beach, Mississippi. Legal description is as follows:

511.07 OF LOT 17 & 14 & PT OF LOT 18 TRAILMAN WOOD SUBD

By Order of the Commission:

Tina M. Dail
Minutes Clerk

**MINUTES OF MARCH 10, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

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

Commissioner Shaw made motion, seconded by Commissioner Kruse and unanimously carried to close the Public Hearing.

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

The sixth public hearing to consider a Variance for property located at 6535 Simmons Drive, Tax Parcel 0611B-02-006.000, submitted by Tammie J. Watson, as follows:

**MINUTES OF MARCH 10, 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	2-14-22
Zoning	R-2
Agenda Date	3-10-22
Check Number	020101 82108103

VARIANCE REQUEST

- I. Tax Parcel Number(s): 0611B-02-006-000
- II. Address of Property Involved: 6535 Simmons Drive
- III. Statement clearly explaining the request being made. (Attach supplemental pages if necessary.)
Requesting exemption from installing sidewalks per Ordinance #587 in order to receive a Certificate of Occupancy

****PLEASE COMPLETE THE FOLLOWING:**

- A. Describe any special condition that justify the granting of this request and that are peculiar to the property and do not apply to other properties in the general area. What are the reasons for the request and why the applicant cannot meet the stated code requirement? There are approximately 30 other homesteads on the street - some old, some fairly new construction - None have any sidewalks. Our hopes are to enhance the new neighborhood while maintaining the level/standards of care already established by our neighbors.
- 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. As a new builder on this street, for continuity and aesthetic purposes to add the sidewalk would not be conducive to the uniformity of the neighborhood. We (owners) were not made aware of the ordinance until the 11th hour of the build so we had not included this financial or legal obligation in our planning processes.
- 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? There would definitely be both a financial and time burden for all parties involved in constructing a sidewalk. As the home owner due to the rising cost of supplies and labor it would put an unexpected and weighty burden on us. We have been building for more than a year now so the burden of waiting possibly several more months would be taxing.
- 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. My family consist of two hardworking tax payers who have been waiting and planning this move in for 18 plus months this application process has even proven to be just another delay in a long list of delays to our move in process including but not limited to the pandemic Hurricane Ida, inspections and weather delays.

Page 1 of 2

Variance Request

MINUTES OF MARCH 10, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

IV. REQUIRED ATTACHMENTS:

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

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

V. OWNERSHIP AND CERTIFICATION:

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

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

Tammie J. Watson

Name of Rightful Owner (PRINT)

Name of Agent (PRINT)

356 Tegarden Rd Apt. D

Owner's Mailing Address

Agent's Mailing Address

Gulfport MS 39507

City State Zip

City State Zip

(337) 739-4021

Phone

Phone

Tammie J. Watson 2/14/2022

Signature of Rightful Owner

Date

Signature of Applicant

Date

MINUTES OF MARCH 10, 2022
REGULAR MEETING

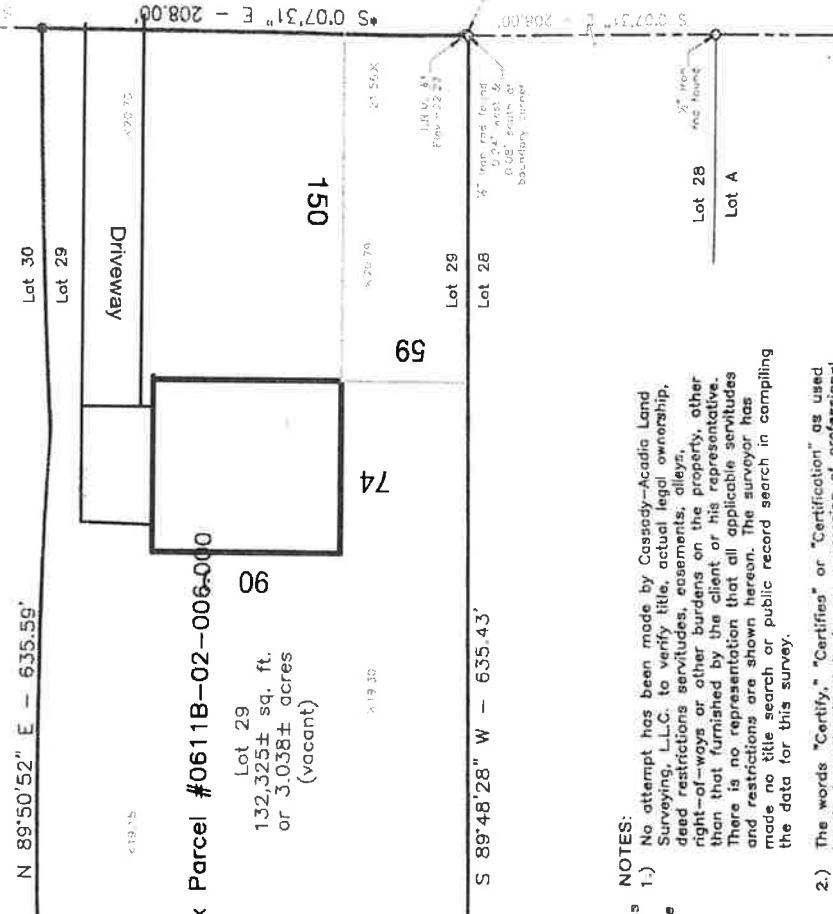
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

PLAT SHOWING SURVEY
OF
#6535 SIMMONS ROAD
LOT 29, ROYAL PINES ESTATES
(PLAT BOOK 32, PAGE 6)
CITY OF LONG BEACH,
FIRST JUDICIAL DISTRICT OF
HARRISON COUNTY, MISSISSIPPI
FOR
CLARENCE & TAMMIE WATSON

T 8 S - R 12 W
SECTION 01
Lot 32
Lot 31

REFERENCE BEARINGS:
The bearings shown hereon are based on the Mississippi State Plane Coordinate System - East Zone - NAD 83 using GPS GCGC-RTN System accessed on August 21, 2020. (*) Represents the Basis of Bearings. Distances shown are U.S. Survey feet.
FEMA FLOOD ZONE AND HAZARDS:
This lot is located in Flood Zone "AE" (22.4) Area of per FEMA Map Community Panel Number 28047C 0243 G for Harrison County, Mississippi dated December 21, 2017. Base Flood Elevation is subject to change and should be verified with the local authority's Flood Plain Administrator before any design or construction.

REFERENCE MAPS:
A) Official subdivision plat of ROYAL PINES ESTATES as recorded in Plat Book 32 at Page 6.
B) Survey of Lot 21, ROYAL PINES ESTATES prepared by J. Michael Cassidy on February 24, 2016.
C) Survey of Lot 30, ROYAL PINES ESTATES prepared by J. Michael Cassidy on March 4, 1985.
D) Survey of Lot 31, ROYAL PINES ESTATES prepared by J. Michael Cassidy on February 21, 1989.
E) Survey of Lot 24, ROYAL PINES ESTATES prepared by J. Michael Cassidy on July 13, 1994.



N 89°50'52" E - 635.59'
N 0°10'11" W - 208.44'
N 89°48'28" W - 635.43'
S 0°07'31" E - 208.00'
S 0°07'31" E - 208.00'
S 0°07'31" E - 208.00'

Tax Parcel #0611B-02-006-000
Lot 29
132,325± sq. ft.
or 3.038± acres
(vacant)

REFERENCE ELEVATIONS:
The elevations shown hereon are based on the North American Vertical Datum of 1988 - NAVD 88" (Geoid 12b) using GPS GCGC-RTN System accessed on August 21, 2020.
SITE T.B.M.'s (Temporary Bench Marks):
#1 - 50d nail set in utility pole near southeast corner of subject property.
Elevation = 22.27 feet N.A.V.D.88



LEGEND

ROUND PROPERTY CORNER (AS NOTED)	○
SET 3/4" IRON ROD (UNLESS NOTED OTHERWISE)	●
EXISTING POWER POLE	⊗
EXISTING SPOT ELEVATION	X 10.51

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

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

Michael P. Blanchard, P.S.
Reg. No. 2834

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

FIELD WORK COMPLETED ON: August 21, 2020
CALC FILE: 2020/20-02-367/20-02-367.dwg FIELD BOOK: 7, PS: 2

**MINUTES OF MARCH 10, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

Prepared by:
Donald R. Jones, #1197
Attorney at Law
P. O. Box 7550
Gulfport, MS 39509
(228) 864-8965
file #196058

Return to:
Donald R. Jones
Attorney at Law
P. O. Box 7550
Gulfport, MS 39509
(228) 864-8965

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, BETTY DAVIDSON, an unmarried person, 10530 Three Rivers Rd., Lot #176, Gulfport, MS 39503, 228-546-1630, does hereby sell, convey and warrant unto CLARENCE WATSON and wife, TAMMIE WATSON, 356 Tegarden Road, Apt. B, Gulfport, MS 39507, 228-234-8529, as joint tenants with full rights of survivorship and not as tenants in common, the following described land and property being located in the First Judicial District of Harrison County, Mississippi, being more particularly described as follows, to-wit:

Lot Twenty-nine (29), ROYAL PINES ESTATES, a subdivision according to the 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 32 at Page 6 thereof, reference to which is hereby made in aid of and as a part of this description.

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 are hereby assumed by the grantee herein.

WITNESSE MY SIGNATURE, on this, the 10th day of April, 2019,

Betty Davidson
BETTY DAVIDSON

STATE OF MISSISSIPPI
COUNTY OF HARRISON

THIS DAY PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, BETTY DAVIDSON, who acknowledged that the above and foregoing instrument was signed and delivered as the free and voluntary act and deed of the Grantor on the day and in the year therein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 10th day of April, 2019.

Donald R. Jones
NOTARY PUBLIC

My Commission Expires:



**MINUTES OF MARCH 10, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

The Clerk reported that eight (8) 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 MEETING

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

Tammie J. Watson, 356 Tegarden Road, Apartment D, Gulfport, MS, 39507, has filed an application for a Variance in accordance with the Long Beach Sidewalk Ordinance. The applicant is requesting a Variance from the placement of a sidewalk on a newly developed lot. The location of the requested Variance is 6535 Simmons Drive, Tax Parcel 06118-02-006.000. The legal description is as follows:

LOT 29 ROYAL PINES ESTATES

A public meeting to consider the above Variance will be held in the City of Long Beach, Mississippi, 39560, Thursday, March 10, 2022, at 5:30 p.m., in the Long Beach City Hall Meeting Room contact at 201 Jeff Davis Avenue. The city encourages all residents, groups and organizations to contact the city if they have any questions concerning the Variance.

/s/ signed
Chairman
Planning Commission

201 Jeff Davis • P.O. Box 929 • Long Beach, MS 39560 • 863-1554 • FAX 863-1558



Ladner Chad
116 Shore Drive
Long Beach, MS 39560



Stubbs James C and Imogene V
PO Box 324
Long Beach, MS 39560



Gatian Ann Thomas and Neal E ETAL
5061 South Mitchell Road
Long Beach, MS 39560

Davenport Betty J
7025 Leggett Road
Long Beach, MS 39560

Collins Alan R and Lisa A
1711 27th Street
Long Beach, MS 39560

Wallace Ronnie G
6552 Simmons Drive
Long Beach, MS 39560

Hooks Derrick
6548 Simmons Drive
Long Beach, MS 39560

Ashe Alvin J Jr and Blanche E
6516 Simmons Drive
Long Beach, MS 39560

MINUTES OF MARCH 10, 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 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 February 14, 2022, she did cause to be mailed, Notice of Public Hearing, a copy of which is attached hereto, to eight (8) property owners within 160' of 6535 Simmons Drive, Tax Parcel 0611B-02-006.000, notifying them that a public meeting will be held, March 10, 2022, to consider an application for a Variance filed by Tammy J. Watson.

Given under my hand this the 14th of February 2022.

Signature of Stacey Dahl, Affiant
STACEY DAHL, AFFIANT

SWORN TO AND SUBSCRIBED before me on this the 14th day of February 2022.

Signature of Notary Public
NOTARY PUBLIC



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

Legal notice text for 'LOT BY ROYAL POND ESTATES' including details about the hearing and the property location.

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 herunto attached has been made to the said publication ___ weeks in the following numbers and on the following dates of such paper:
Vol. 271 No. 7 dated 18 day of February, 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.

Signature of Hunter Dawkins, Publisher

Sworn to and subscribed before me this 20th day of Feb., A.D. 2022.

Signature of Notary Public
Notary Public



**MINUTES OF MARCH 10, 2022
REGULAR MEETING**

LONG BEACH PLANNING and DEVELOPMENT COMMISSION

Commission Vice Chairman Shawn Barlow asked for anyone speaking in favor or opposition of the request 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 Suthoff and unanimously carried recommending to approve the Variance, as submitted.

The seventh public hearing to consider a Variance for property located at 18590 Ray Road, Tax Parcel 0611J-01-034.002, submitted by Jerry Paige, as follows:

MINUTES OF MARCH 10, 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 1-25-22
Zoning R-1
Agenda Date 2-24-22
Check Number 101

VARIANCE REQUEST

I. Tax Parcel Number(s): 0611J-01-034.002

II. Address of Property Involved: 18590 Bay Rd. Long Beach, MS 39560

III. Statement clearly explaining the request being made. (Attach supplemental pages if necessary.)
I request a variance from the code requirements to install a sidewalk on the north side of Bay Road commencing at Klondyke Road and running east 140'. I request not to install this sidewalk.

**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? This property is located on the north side of Bay Rd. which is a very narrow road. This condition requires vehicle traffic traveling west bound on Bay Rd. to veer off the road to allow oncoming traffic from Klondyke Rd to turn onto Bay Rd. A side walk on the north side of Bay Rd. would put pedestrian traffic in harms way.

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 above stated condition has existed for numerous years prior to my purchase of the property.

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? Due to the narrow width of Bay Rd, a sidewalk would only be productive if the street was widened. To install a sidewalk prior to the widening of Bay Rd would be an unwarranted expense. If the zoning board denies this request it would be beneficial to all parties to widen Bay Rd prior to the installation of the sidewalk.

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. It is understood that this is a newly established code requirement, however, no other property in the area has a sidewalk and a sidewalk at this location would be non productive to the neighborhood.

MINUTES OF MARCH 10, 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 a structures, the names and address of all owners of adjacent property (exclusive of the width of intervening stree alleys, or bodies of water). Claims of support or "no objection" from owners of adjoining property should .. 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, casements bounding and intersecting the designated area, the locations of existing and proposed structures with supporting open facilities, and the ground area to be provided and continuously maintained for the proposed structure or structures;
- C. **Recorded Warranty Deed.** A deed which includes a legal description of the specific piece of property involved in the request. If, several parcels are included in a request, individual parcel deeds AND a composite legal description of all parcels involved in the request must be provided.
- D. **Fee.** Attach a check in the amount of \$200.00. This check should be made payable to the **City of Long Beach** to cover administrative cost. You will also be responsible to actual costs, such as advertising and mailing incurred with the processing of your application.

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

V. OWNERSHIP AND CERTIFICATION:

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

Ownership: I the undersigned due 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.

Jerry Paige
Name of Rightful Owner (PRINT)

Name of Agent (PRINT)

205 Royal Drive
Owner's Mailing Address

Agent's Mailing Address

Long Beach, MS 39560
City State Zip

City State Zip

228-863-6072
Phone

Phone

[Signature]
Signature of Rightful Owner

1-24-22
Date

Signature of Applicant

Date

MINUTES OF MARCH 10, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

A RESUBDIVISION OF THREE PARCELS INTO ONE AND LYING IN THE NW 1/4 OF THE NW 1/4 OF SECTION 12, TOWNSHIP 8 SOUTH, RANGE 12 WEST, CITY OF LONG BEACH, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI. SAID PARCELS BEING REFERRED TO AS TAX PARCEL NUMBERS 0611J-01-034.001, 0611J-01-034.002 AND 0611J-01-034.003

SCALE 1" = 75'
REFERENCE: GRID NORTH
BY GPS OBSERVATION
(DATUM=NAD 83)

PROPOSED

NOTE:
PROPERTY IS SERVICED
BY CITY OF LONG BEACH
WATER AND SEWER AT
THIS TIME.



THIS PARCEL
CONVEYED TO
CITY OF LONG
BEACH IN INST
NO. 2006-6725-D-1

1" IRON ROD
WITH
BRONZE
CAP FOUND

KLONDYKE ROAD

1" IRON ROD
WITH BRONZE
CAP FOUND
(R) N 89°49'07" E 159.93'
(M) N 89°52'06" E 127.52'

(M) N 00°09'40" W 488.50'

POINT OF
BEGINNING,
1" IRON ROD
FOUND

0611J-01-033.000
LONG BEACH
RENTALS LLC

MISSISSIPPI POWER COMPANY
10" AIR SERVICE

CANAL NO. 1

FLOORWAY
EDGE OF CANAL ESTABLISHMENT

4.488 ACRES

RAY ROAD

(M) N 88°41'45" W 159.97'
(R) N 88°41'25" W 160.00'

12" IRON
ROD FOUND

12" IRON
ROD FOUND

(M) N 88°44'18" W 105.14'
(R) N 88°41'46" W 105.00'

12" IRON
ROD FOUND

(M) N 88°36'58" W 104.23'
(R) N 88°41'26" W 104.30'

0611J-01-032.000
LONG BEACH
RENTALS LLC

1/2" IRON
ROD FOUND

1/2" IRON
ROD FOUND

1/2" IRON
ROD FOUND

1/2" IRON
ROD FOUND

1/2" IRON
ROD FOUND

1/2" IRON
ROD FOUND

1/2" IRON
ROD FOUND

(R) N 89°05'28" W 101.31'
(R) N 88°53'52" W 100.84'

3/4" IRON
PIPE FOUND

1/2" IRON
ROD FOUND

(R) N 00°13'14" E 87.08'
(R) N 00°00'35" E 87.20'

(R) N 00°19'17" E 370.47'
(M) S 00°19'17" E 370.47'

0611J-01-032.000
WILSON

3/4" IRON
PIPE FOUND

(M) N 00°10'41" E 255.13'
(M) S 00°11'03" E 259.83'

3/4" IRON
ROD FOUND

3/4" IRON
ROD FOUND

3/4" IRON
ROD FOUND

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3/4" IRON
ROD FOUND

3/4" IRON
ROD FOUND

NOTES:

- 1.) FIELD SURVEY PERFORMED WITH A TOPCON VR GPS RECEIVER.
- 2.) STATE PLANE COORDINATES AND BEARINGS SHOWN HEREON ARE DERIVED BY GPS OBSERVATION UTILIZING THE EARL DUDLEY, INC. RTK NETWORK, AND ARE BASED ON SPC (2301 MS E).
- 3.) UNLESS OTHERWISE NOTED THIS SURVEY IS LIMITED TO ABOVE GROUND AND VISIBLE UTILITIES. A MISSISSIPPI ONE CALL SHOULD BE MADE BEFORE ANY DIGGING @ 1-800-227-6477.
- 4.) BUILDING SETBACKS, ELEVATIONS, WETLAND DETERMINATION AND ET CETERA TO BE PRESCRIBED BY APPROPRIATE GOVERNING BODIES.
- 5.) THIS IS A CLASS "B" SURVEY.
- 6.) BEARINGS SHOWN HEREON ARE DERIVED BY: GRID NORTH BY GPS OBSERVATION, ALL LINES RELATIVE TO.

GPS OBSERVATION
NOTE

DATE OF FIELD WORK: 09/9/2020
TOPCON VR RECEIVER WAS
USED FOR GPS OBSERVATION,
UTILIZING THE EARL DUDLEY, INC.
REAL-TIME NETWORK

REFERENCE MATERIALS:

- 1.) HARRISON COUNTY TAX MAPS, CURRENT EDITION
- 2.) PROPERTY LINK OF HARRISON COUNTY, MS (DELTA COMPUTER SYSTEMS, INC. WEBSITE)
- 3.) LONG BEACH ZONING MAP AND ORDINANCE
- 4.) INST. NO. 2007-0205-D-J1
- 5.) INST. NO. 2017-2195-D-J1
- 6.) INST. NO. 2017-2196-D-J1
- 7.) INST. NO. 2017-2196-D-J1
- 8.) INST. NO. 2008-6725-D-J1
- 9.) INST. NO. 2011-2562-D-J1

FLOOD ZONE NOTE:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN THE FIRM ZONES "X", "X500" AND "AE" BASE ELEVATION= 21.5 ACCORDING TO MAP NUMBER 28047C0357G, DATED JUNE 16, 2009. THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND DOES NOT REPRESENT THIS SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING. THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP.

LEGEND:

- IRON ROD FOUND
- IRON PIPE FOUND
- IRON ROD SET
- SPIKE FOUND
- × SPIKE SET
- △ CONCRETE MONUMENT FOUND
- CONCRETE MONUMENT SET
- LICHENED KNOT FOUND
- AS PER SURVEY
- APP --- AS PER RECORD
- APP --- AS PER PLAN
- IRF --- IRON ROD FOUND
- IRS --- IRON ROD SET

CLIENTS: LONG BEACH RENTALS, LLC
DATE OF FIELD SURVEY: 9/9/2020
DRAWN BY: CAC
JOB NUMBER: 15291.dwg



PREPARED BY:

CLIFFORD A. CROSBY, PLS
716 LIVE OAK DRIVE
BILOXI, MS 39532 PHONE: 228-234-1649

SHEET 2 OF 4

**MINUTES OF MARCH 10, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

The Clerk reported that thirteen (13) 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 MEETING

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

Jerry Paige, 205 Royal Drive, Long Beach, MS, 39560, has filed an application for a Variance in accordance with the Long Beach Sidewalk Ordinance. The applicant is requesting a Variance from the placement of a sidewalk on a newly developed lot. The location of the requested Variance is 18590 Ray Road, Tax Parcel 0611J-01-034.002. The legal description is as follows:

D/C- 2008/6744 MARGUERITE S CUEVAS 1.1 AC BEG 160 FT E OF INTER OF N MAR OF RAY RD & E MAR OF KLONDYKE RD ELY ALONG RAY RD 105 FT N 472.9 FT W 105 FT S 470.2 FT TO POB PART OF NW 1/4 OF NW 1/4 OF SEC 12-8-12

A public meeting to consider the above Variance will be held in the City of Long Beach, Mississippi, 39560, Thursday, February 24, 2022, at 5:30 p.m., in the Long Beach City Hall Meeting Room contact at 201 Jeff Davis Avenue. The city encourages all residents, groups and organizations to contact the City if they have any questions concerning the Variance.

/s/ signed
Chairman
Planning Commission

201 Jeff Davis • PO Box 929 • Long Beach, MS 39560 • 866-1554 • FAX 833-1538

- | | | |
|--|--|---|
| <p>Necaise Margaret Ann -L/E-
548 Klondyke Road
Long Beach, MS 39560</p> | <p>Seal Phyllis E
18595 Ray Road
Long Beach, MS 39560</p> | <p>Kuntz Deena N and Wayne
18591 Ray Road
Long Beach, MS 39560</p> |
| <p>Ogilvie David N and Rose E
18583 Ray Road
Long Beach, MS 39560</p> | <p>Davis James E Jr and Cheryl V
18580 Ray Road
Long Beach, MS 39560</p> | <p>Bass Marguerite Stephanie W -Estate-
18588 Ray Road
Long Beach, MS 39560</p> |
| <p>Wilson Shirley M ETAL
18562 Ray Road
Long Beach, MS 39560</p> | <p>Huey Patrick D and Rachelle
PO Box 2581
Gulfport, MS 39505</p> | <p>Coastal Car Wash of the South LLC
PO Box 962
Long Beach, MS 39560</p> |
| <p>Thomas Shelia Ann and Charles
Matthew
5061 South Mitchell Road
Long Beach, MS 39560</p> | <p>Mississippi Power Company
Po Box 4079
Gulfport, MS 39502</p> | <p>Olaivar Frank and Sheryl
228 Boggs Circle
Long Beach, MS 39560</p> |
| <p>Woodfield Ida Faye
533 Klondyke Road
Long Beach, MS 39560</p> | | |

MINUTES OF MARCH 10, 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 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 January 31, 2022, she did cause to be mailed, Notice of Public Hearing, a copy of which is attached hereto, to thirteen (13) property owners within 160' of 18590 Ray Road, Tax Parcel 0611J-01-034.002, notifying them that a public meeting will be held, February 24, 2022, to consider an application for a Variance filed by Jerry Paige (owner).

Given under my hand this the 31st of January 2022.

Stacey Dahl
STACEY DAHL, AFFIANT

SWORN TO AND SUBSCRIBED before me on this the 31st day of January 2022.

Kini Gohsoulin
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 and on the following dates of such paper:

- Vol. ~~2021~~ No. 5 dated 4 day of February, 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 7 day of Feb., A.D. 2022.

Debbie A. O'Leary
NOTARY PUBLIC
NOTARY PUBLIC
HARRISON COUNTY
STATE OF MISSISSIPPI

**MINUTES OF MARCH 10, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

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

Commissioner Shaw made motion, seconded by Commissioner Kruse and unanimously carried to close the Public Hearing.

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

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 10th day of March 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 Vice Chairman Shawn Barlow, Justin Shaw, William Suthoff, Chris Fields, Jennifer Glenn and Marcia Kruse, Building Officials Mike Gundlach, Building Official Ryan Ladner and Minutes Clerk Tina M. Dahl.

Absent the Regular Meeting were Commission Chairman Frank Olaivar, Commissioners Sawyer Walters and Michael Levens and City Advisor Bill Hessel.

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

Commissioner Shaw made motion, seconded by Commissioner Glenn and unanimously carried to approve the Regular Meeting minutes of February 24, 2022, as submitted.

It came for discussion under New Business a Tree Removal for property located at Lot 1, Belle Terre Court, Tax Parcel 0511M-01-004.000, submitted by Gary M. Cook, as follows:

MINUTES OF MARCH 10, 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 3-2-22
Zoning R-4
Agenda Date 3-10-22
Check Number CC

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

SMC 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.

SMC 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 crown.

SMC 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: 3-2-22

PROPERTY INFORMATION

TAX PARCEL # 0511m-01-004-000
Address of Property Involved: Lot 1 Belle Terre Estates
Property owner name: Gary M. Cook Gary M. Cook
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: 1614 Pine Tassel Drive Gautier, MS 39553
Phone No. (228) 497-1087 HM
(228) 219-0546

CONTRACTOR OR APPLICANT INFORMATION

Individual Company Name: Gary M. Cook
Phone No. (228) 497-1087 Fax: _____
Name GARY M. COOK
Address 1614 Pine Tassel Drive

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.:

Root syst. will be under slab (use separate sheet if needed)
limbs will interfere with roofline
there are very large above ground roots that will interfere with landscaping property for drainage. *The builder says it has to go to build

Number of Trees: 1 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.

Gary M. Cook 3-2-22
Signature Date

ADDITIONAL INFORMATION REQUIRED FROM APPLICANT

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

SMC 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.

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

SMC OWNERSHIP: Please provide a recorded warranty deed.

SMC 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.

SMC 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.

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

MINUTES OF MARCH 10, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

Lot 1, Belle Terre Estates, City of Long Beach
Harrison County, Mississippi

RDS
RESIDENTIAL DESIGN SOLUTIONS, LLC
Biloxi, Mississippi
228.327.5166

Gary and Carol Cook
Lot 1, Belle Terre Estates, Long Beach, Harrison County, Mississippi

SITE PLAN
DATE: 8.2.2020
DRAWN BY: NIS
CHECKED BY: NIS
APPROVED BY: GUY

NOTES:
All site requirements are based on the following:
Contractor shall obtain all necessary permits from the appropriate agencies and verify that all requirements are met.
Contractor shall obtain all necessary permits from the appropriate agencies and verify that all requirements are met.
Contractor shall obtain all necessary permits from the appropriate agencies and verify that all requirements are met.



THIS SITE PLAN SHALL BE REVIEWED BY AN ARCHITECT OR ENGINEER LICENSED IN THE STATE OF MISSISSIPPI. THE ARCHITECT OR ENGINEER SHALL VERIFY THAT THE STRUCTURAL DESIGN OR FUNCTION OF THESE PLANS CONFORMS TO ALL APPLICABLE LOCAL, STATE, AND FEDERAL BUILDING CODES.

SITE PLAN
SCALE: 1"=10'-0"

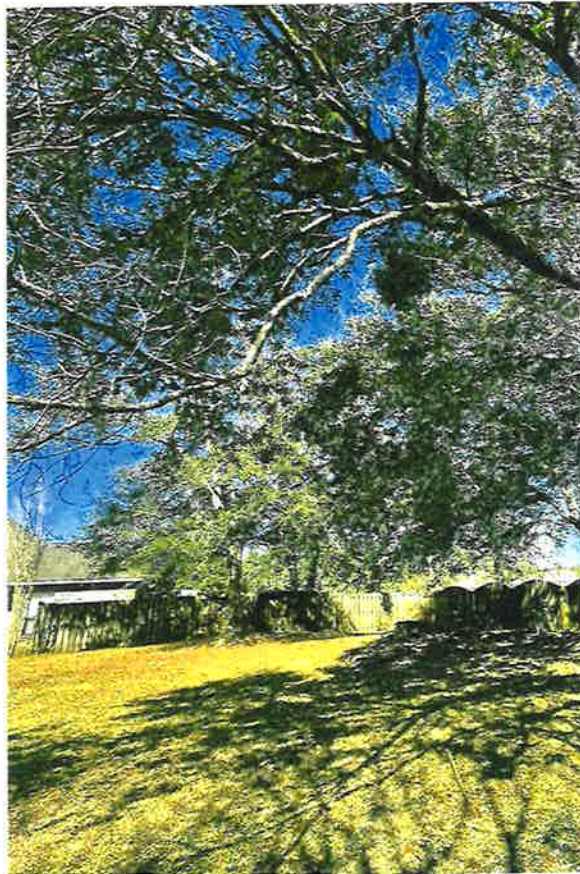
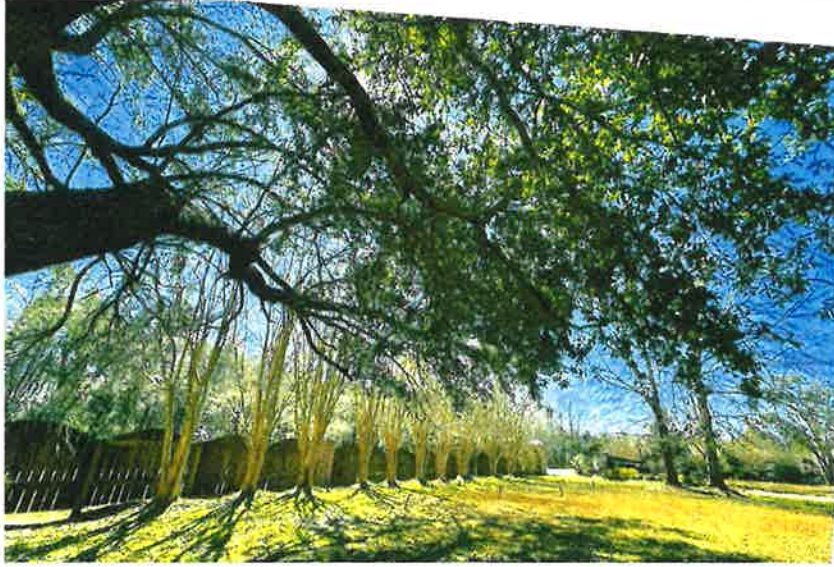
- GENERAL NOTES:
1. THIS IS AN UNLIMITED SET OF CONSTRUCTION DOCUMENTS AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES AND VERIFY THAT ALL REQUIREMENTS ARE MET.
2. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES AND VERIFY THAT ALL REQUIREMENTS ARE MET.
3. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES AND VERIFY THAT ALL REQUIREMENTS ARE MET.

SHEET INDEX:

1	COVER SHEET	2	GENERAL NOTES
3	FOUNDATION	4	FOUNDATION
5	FOUNDATION	6	FOUNDATION
7	FOUNDATION	8	FOUNDATION
9	FOUNDATION	10	FOUNDATION
11	FOUNDATION	12	FOUNDATION
13	FOUNDATION	14	FOUNDATION
15	FOUNDATION	16	FOUNDATION
17	FOUNDATION	18	FOUNDATION
19	FOUNDATION	20	FOUNDATION
21	FOUNDATION	22	FOUNDATION
23	FOUNDATION	24	FOUNDATION
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89	FOUNDATION	90	FOUNDATION
91	FOUNDATION	92	FOUNDATION
93	FOUNDATION	94	FOUNDATION
95	FOUNDATION	96	FOUNDATION
97	FOUNDATION	98	FOUNDATION
99	FOUNDATION	100	FOUNDATION

C1

**MINUTES OF MARCH 10, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**



**MINUTES OF MARCH 10, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**



**MINUTES OF MARCH 10, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**



INDEXING INSTRUCTIONS: Lot 1, Belle Terre Estates Subdivision

Prepared By:
Andy J. Alfonso, III
Attorney at Law
2112 Bienville Blvd., Suite H1
Ocean Springs, MS 39564
(228) 818-5552

Return to:
Andy J. Alfonso, III
Attorney at Law
2112 Bienville Blvd., Suite H1
Ocean Springs, MS 39564
(228) 818-5552

STATE OF MISSISSIPPI
COUNTY OF HARRISON

WARRANTY DEED

FOR AND CONSIDERATION of the sum of TEN AND NO/100 DOLLARS (\$10.00), cash in hand paid and other good, legal and valuable considerations, the receipt of all of which is hereby acknowledged, the undersigned

Charles E. Lowe and Sharon F. Lowe
416 B, 2nd Street, Long Beach, MS 39560
c/o (228) 818-5552

do hereby sell, convey and warrant unto

Gary M. Cook and Carol Y. Cook
1614 Pine Tassel Drive, Clautier, MS 39553
c/o (228) 818-5552

as joint tenants with full right of survivorship and not as tenants in common the land and property situated in the County of Harrison, State of Mississippi, described as follows, to-wit:

Lot 1, Belle Terre Estates Subdivision, as per 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 45, Page 21.

THIS CONVEYANCE is made subject to all applicable building restrictions, restrictive covenants, easements and mineral reservations 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. When said taxes are actually determined, if the proration as of this date is incorrect, the Grantor agrees to pay to the Grantee or his/her assigns any amount which is a deficit on an actual proration and likewise, the Grantee agrees to pay to the Grantor any amount overpaid by the Grantor.

WITNESS THE SIGNATURES of the Grantors, this the 10th day of February, 2020.

Charles E. Lowe
Charles E. Lowe
Sharon F. Lowe
Sharon F. Lowe

STATE OF MISSISSIPPI
COUNTY OF HARRISON

PERSONALLY appeared before me, the undersigned authority in and for the said county and state on this 10th day of February, 2020, within my jurisdiction, the within named Charles E. Lowe and Sharon F. Lowe, who acknowledged that they executed the above and foregoing instrument.

GIVEN under my hand and the official seal of my office.

NOTARY PUBLIC

File #200061



**MINUTES OF MARCH 10, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION
EXHIBIT "A"
LEGAL DESCRIPTION**

Lot 1, Belle Terre Estates Subdivision, as per 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 45, Page 21.

Said parcel of property carries the County Parcel Number .

Said parcel of property is the same recorded in Deed Book , Page Land Deed Records of Harrison County, Mississippi.

MEMORANDUM

Date: March 3, 2022

To: City of Long Beach Planning Commission

From: Long Beach Tree Board

Re: Tree Removal Application – Lot 1 Belle Terre Court

.....

Long Beach Tree Ordinance allows the removal of protected trees to accommodate new construction. However, Section 6(g) requires the Planning Commission to consider whether the proposed improvements could be revised to accommodate existing trees.

The Live Oak must be removed to accommodate the construction and no revisions to the plan are possible. For these and other good reasons provided by Mr. Cook, the Tree Board has no objection.

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 Fields made motion, seconded by Commissioner Kruse and unanimously carried approving the removal of the Live Oak Tree.

Commission Vice Chairman Shawn Barlow recused herself at this time.

It came for discussion under New Business a Tree Removal for property located at 116 East Third Street, Tax Parcel 0612B-03-027.000, submitted by Roy Earl Price, as follows:

MINUTES OF MARCH 10, 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	2/24/22
Zoning	C1H0
Agenda Date	3/10/22
Check Number	5405

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

REP 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.

REP 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.

REP 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: 02/22/2022

PROPERTY INFORMATION

TAX PARCEL # 0612B-03-027.000

Address of Property Involved: 116 E Third Street

Property owner name: Roy Earl Price

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: _____

Phone No. (____) _____

CONTRACTOR OR APPLICANT INFORMATION

Company Name: Barlow Builders, Inc.

Phone No. (228) 832-9779 Fax: _____

Name Mark C. Barlow

Address P.O. Box 3296, Gulfport, MS 39505

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)

I have received notice from my homeowner's insurance company that my magnolia and live oak trees must be trimmed away from my home for renewal. The magnolia has also caused damage to my driveway, is getting closer to my home and encroaching on the property to the west of me as well. I am seeking to remove the magnolia and trim the live oak limbs away from the house.

Number of Trees:

1 Live Oak 1 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.

Roy Price
Signature Date 2/22/22

ADDITIONAL INFORMATION REQUIRED FROM APPLICANT

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

REP 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.

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

REP OWNERSHIP: Please provide a recorded warranty deed.

REP 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.

REP 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.

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

MINUTES OF MARCH 10, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

Mississippi Windstorm Underwriting Association

P O Box 5389
Jackson, MS 39296-5389
(601) 981-2915

2/10/2022

Roy Price
116 E Third St.
Long Beach, MS 39560-6104

Re: WH00032421 116 E Third St., Long Beach, MS 39560-6104

Dear Roy Price

MWUA recently completed an inspection of the dwelling scheduled on this policy. The inspection reflects prior dwelling damage, or unaddressed maintenance issues, that require correction to remain eligible for continued policy coverage.

The condition issues requiring repair or replacement is: **There are Overhanging Limbs along the Roofline of the home 116 E Third St. These limbs are to be trimmed away from the home.**

Proof of completion on the required repairs should be provided to your servicing agent who will forward to MWUA. Optionally, you can respond directly to MWUA but should copy your servicing agent. Written documentation for the completed repairs with color photos are due no later than **March 12, 2022**. Additional time can be requested in writing through your servicing agent, or directly to MWUA. If additional time is requested, it should include the projected plan for correction including the timeline estimated for completion.

If there is no response to this notification by the due date, MWUA will release an advance cancellation notice to agent and insured. Any response received will be reviewed by the MWUA underwriting unit to determine whether the completed repair, or request for additional time, meet requirements for approval. Thanks for your cooperation.

Sincerely,

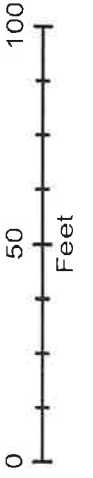
Joyce Murphy
MISSISSIPPI WINDSTORM UNDERWRITING ASSOCIATION

Agent: Lance E Wedgeworth (228) 832-3881

MINUTES OF MARCH 10, 2022
REGULAR MEETING

LONG BEACH PLANNING and DEVELOPMENT COMMISSION

My Map



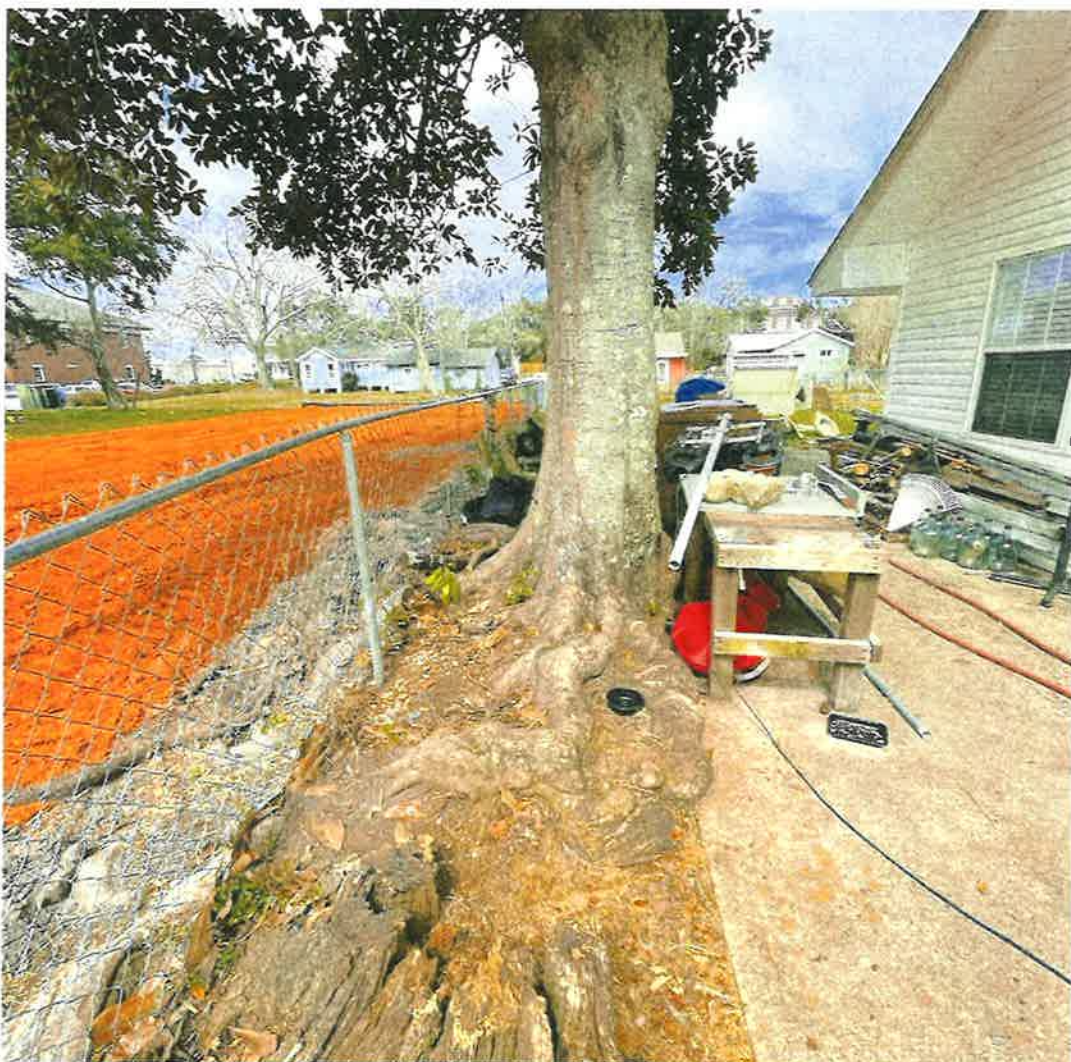
HARRISON COUNTY, MISSISSIPPI

DISCLAIMER: THIS MAP IS FOR PROPERTY TAX ASSESSMENT PURPOSES ONLY. IT WAS CONSTRUCTED FROM PROPERTY INFORMATION RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS AND IS NOT CONCLUSIVE AS TO LOCATION OF PROPERTY OR LEGAL OWNERSHIP.
TAL FLURRY, TAX ASSESSOR.

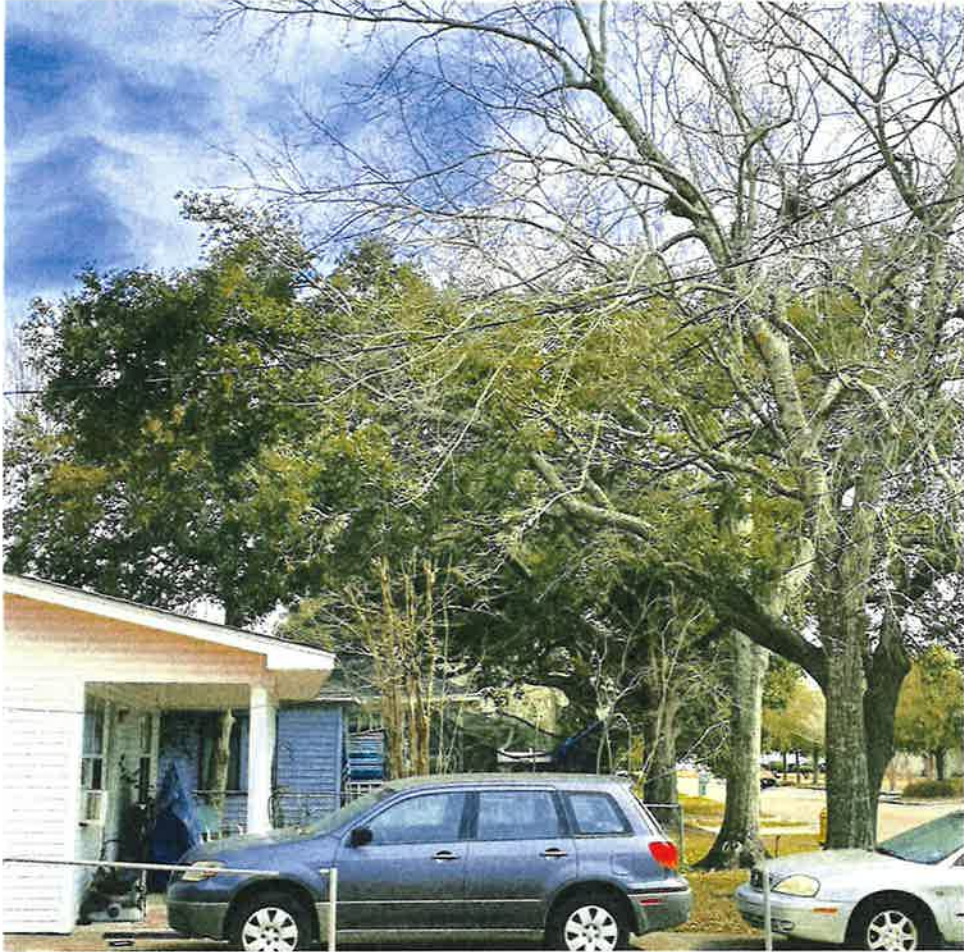
MAP DATE: March 3, 2022



**MINUTES OF MARCH 10, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**



**MINUTES OF MARCH 10, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**



SCANNED



1st Judicial District
Instrument 2015 8962 D - J1
Filed/Recorded 12/ 8/2015 09:35 A
Total Fees \$ 12.00
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, **FAYE SPAYDE**, of 126 E. Third Street, Long Beach, MS 39560, (228) 214-5028, does hereby sell, convey and warrant unto **ROY EARL PRICE**, of 116 E. Third Street, Long Beach, MS 39560, (228) 596-5378, the following described real property situated in Harrison County, First Judicial District, State of Mississippi, described as:

The West half (W1/2) of Lot 9 in Block 8, ORIGINAL LONG BEACH, in accordance with 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.

Together with all improvements situated thereon and all appurtenances in anywise appertaining thereto.

INDEX AS FOLLOWS: W 1/2 of Lot 9 in Block 8, ORIGINAL LONG BEACH

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

**MINUTES OF MARCH 10, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

INDEX AS FOLLOWS: W 1/2 of Lot 9 in Block 8, ORIGINAL LONG BEACH

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.

Page 1

File No.: 15-21584 PRICE

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

Witness the signature of the Grantor this 7th day of December, 2015.

Faye Spayde
FAYE SPAYDE

STATE OF MISSISSIPPI

COUNTY OF HARRISON

Personally came and appeared before me, the undersigned authority in and for the jurisdiction aforesaid, the within named **FAYE SPAYDE**, who acknowledged that she 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 7th day of December, 2015.

C. Heusel
NOTARY PUBLIC

My Commission Expires: 5/16/18

AFFIX SEAL



**MINUTES OF MARCH 10, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION
MEMORANDUM**

Date: March 3, 2022
To: City of Long Beach Planning Commission
From: Long Beach Tree Board
Re: Tree Removal Application – 116 E Third St.

.....

The Magnolia tree is clearly damaging the property and should be removed. Trimming the Live Oak tree does not require a permit.

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 approving the application as submitted.

Commission Vice Chairman Shawn Barlow returned to the meeting at this time.

It came for discussion under New Business a Tree Removal from property located at 11 Canal Place, Tax Parcel 0512G-02-022.011, submitted by Gulf Contracting, LLC, as follows:

MINUTES OF MARCH 10, 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 2-18-22
Zoning R-0
Agenda Date 3-10-22
Check Number Cash

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

JD 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.

JD 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.

JD 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: 2/17/22

PROPERTY INFORMATION

TAX PARCEL # 0512G-02-022.011

Address of Property Involved: 11 Canal Place, LB, MS 39560

Property owner name: GULF CONTRACTING, LLC

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: 6 CANAL PLACE, LONG BEACH, MS 39560

Phone No. (228) 284 - 6276

CONTRACTOR OR APPLICANT INFORMATION

Company Name: GULF CONTRACTING, LLC

Phone No. (228) 284 - 6276 Fax: _____

Name Johnathon Damiens

Address 6 CANAL PLACE, LONG BEACH, MS 39560

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)

Builder who is under contract to purchase the lot has placed their smallest house plan available on the lot in order to save Oak trees. Although builder will try and save tree and only trim tree, builder would like to obtain permit to remove tree if necessary.

Number of Trees:
1 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] 2/17/22
Signature Date

ADDITIONAL INFORMATION REQUIRED FROM APPLICANT

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

JD 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.

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

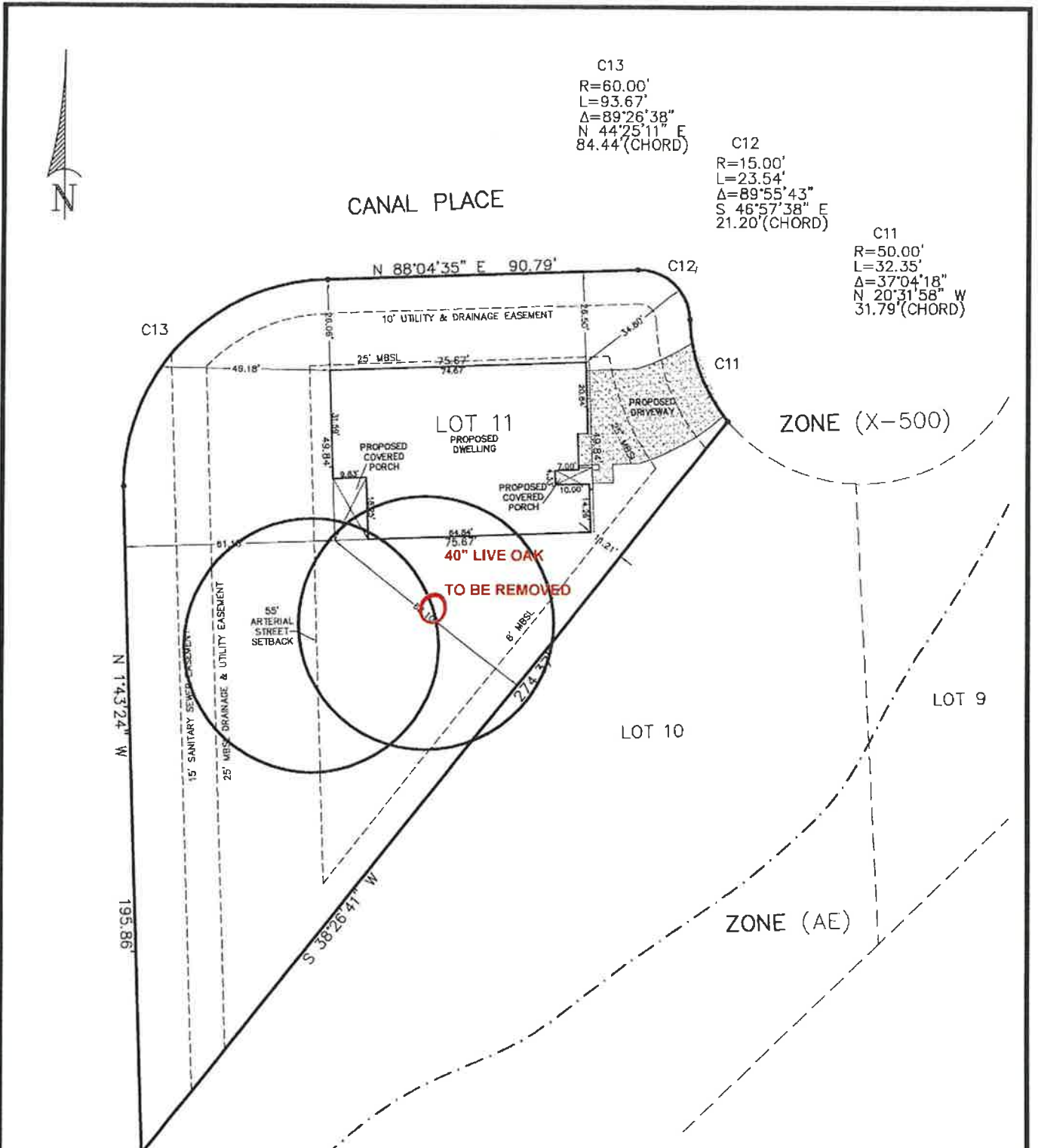
JD OWNERSHIP: Please provide a recorded warranty deed.

JD 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.

JD 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.

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

**MINUTES OF MARCH 10, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**



STATE OF MISSISSIPPI
COUNTY OF HARRISON

I, J. BRETT ORRELL, A REGISTERED LAND SURVEYOR IN THE STATE OF MISSISSIPPI, HEREBY STATE THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF MISSISSIPPI TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF;

LOT 11, CANAL PLACE OF LONG BEACH (PRELIMINARY)

AS RECORDED IN PLAT BOOK () PAGE (), IN THE CHANCERY CLERK OFFICE, HARRISON COUNTY, MISSISSIPPI. I FURTHER STATE THAT THE BUILDINGS NOW ERECTED ON SAID LOT ARE WITHIN THE BOUNDARIES OF SAME; THERE ARE NO ENCROACHMENTS BY ADJOINING PROPERTY, EXCEPT AS SHOWN; THERE ARE NO RIGHTS OF WAY EASEMENTS OR JOINT DRIVEWAYS OVER OR ACROSS SAID LAND VISIBLE ON THE SURFACE, EXCEPT AS SHOWN, THERE ARE NO ELECTRIC OR TELEPHONE WIRES (EXCLUDING WIRES WHICH SERVE THE PREMISES ONLY) OR STRUCTURES OR SUPPORTS THEREOF INCLUDING POLES, ANCHORS AND GUY WIRES ON OR OVER SAID PREMISES, EXCEPT AS SHOWN; THIS DRAWING ALSO DOES NOT REFLECT ANY TITLE OR EASEMENT RESEARCH OTHER THAN WHAT IS VISIBLE ON THE GROUND OR PROVIDED BY THE CLIENTS CONVEYANCE; AND THAT THE SCALE OF DRIVES, WALKS, FENCES AND ETC. ARE IN SOME INSTANCE EXAGGERATED FOR THE PURPOSE OF DETAIL.

ACCORDING TO MY SURVEY, TODAY IS THE 14TH OF FEBRUARY, 2022.

J. BRETT ORRELL, P.L.S., MS. REG. NO. PS-29503

SURVEYOR'S NOTES

1. TYPE OF SURVEY: LOT FIT
2. BEARING AND SETBACK BASED ON RECORD PLAT
3. MBSL = MINIMUM BUILDING SETBACK LINE
4. PROPERTY IS LOCATED IN FLOOD ZONE "X-500" AS SCALED FROM FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP 280470356C DATED JUNE 16TH, 2009.

D. R. HORTON
PLAN NAME: CAMDEN
ELEVATION: D4
GARAGE: RFE



CORPORATE OFFICE
MOBILE COUNTY
6888 JACKSON RD
MOBILE, AL 36619
P: (251) 665 2010

FIELD DIVISIONS
BALDWIN COUNTY
P: (251) 626-0905
FLORIDA
P: (850) 790-0045
MISSISSIPPI
P: (228) 218-8749

11"x17" PRINT
SCALE: 1"=30'
FILE NAME: 2202-755
SURVEY DATE: 2/14/2022
FIELD DATE: XXX
DRAWN BY: JMA
CHECKED BY: JBO

SEAL:

**MINUTES OF MARCH 10, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**



MINUTES OF MARCH 10, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

SCANNED



1st Judicial District
Instrument 2020 36 0 -21
Filed/Recorded 11/02/2020 11:18 A
Total Fees \$ 26.00
2 Pages Enclosed

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

REVIEWED

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, JAMES E. LEVENS, III and wife, LUCY R. LEVENS, of 217 Pine St., Long Beach, MS 39560, (228) 324-2048, do hereby sell, convey and warrant unto GULF CONTRACTING LLC, a Mississippi limited liability company, of 6 Canal Place, Long Beach, MS 39560, (228) 324-0485, the following described real property situated in Harrison County, State of Mississippi, described as:

Lots 1, 4, 5, 7, 8, 9, 10 and 11, CANAL PLACE OF LONG BEACH, located in Harrison County, First Judicial District, Mississippi, as per map or plat thereof on file and of record in Plat Book 49, Page 11, Records of Plats of Harrison County, Mississippi, on file in the office of the Chancery Clerk of said County and State; together will all improvements thereon and all appurtenances in anywise appertaining thereto.

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.

File No.: 19-23710

Page 1

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

Witness the signatures of the Grantors this 3rd day of January, 2020.

JAMES E. LEVENS, III

LUCY R. LEVENS

STATE OF MISSISSIPPI
COUNTY OF HARRISON

Personally came and appeared before me, the undersigned authority in and for the jurisdiction aforesaid, the within named JAMES E. LEVENS, III and wife, LUCY R. LEVENS, 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 3rd day of January, 2020.

NOTARY PUBLIC

My Commission Expires: 10/8/22

AFFIX SEAL



File No.: 19-23710

Page 2

**MINUTES OF MARCH 10, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION
MEMORANDUM**

Date: February 24, 2022

To: City of Long Beach Planning Commission

From: Long Beach Tree Board

Re: Tree Removal Application – 6 Canal Place

.....

Long Beach Tree Ordinance allows the removal of protected trees to accommodate new construction. However, Section 6(g) requires the Planning Commission to consider whether the proposed improvements could be revised to accommodate existing trees.

The Tree Board believes the plan proposed by the developer is reasonable, however, the removal should be contingent upon the project being otherwise approved and the applicable permits being issued.

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

It came for discussion under New Business a Tree Removal for property located at Lot 5, Oak Haven Subdivision, Tax Parcel 0511K-02-082.005, submitted by Jeff Savarese, as follows:

MINUTES OF MARCH 10, 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	2/24/22
Zoning	R-1
Agenda Date	3/10/22
Check Number	bach

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

 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.

 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 crown.

 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: 2-24-22

PROPERTY INFORMATION

TAX PARCEL # 0511K-02-082.005
Address of Property Involved: Lot 5 Oak Haven Sub.
Property owner name: Teff Savarese
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: 723 Birchwood Dr - L.B.
Phone No. (228) 617-3641

CONTRACTOR OR APPLICANT INFORMATION

Company Name: N/A
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.:
New house construction (use separate sheet if needed)

Number of Trees:
1 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 2-24-22

ADDITIONAL INFORMATION REQUIRED FROM APPLICANT

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

 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.

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

 OWNERSHIP: Please provide a recorded warranty deed.

 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.

 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.

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

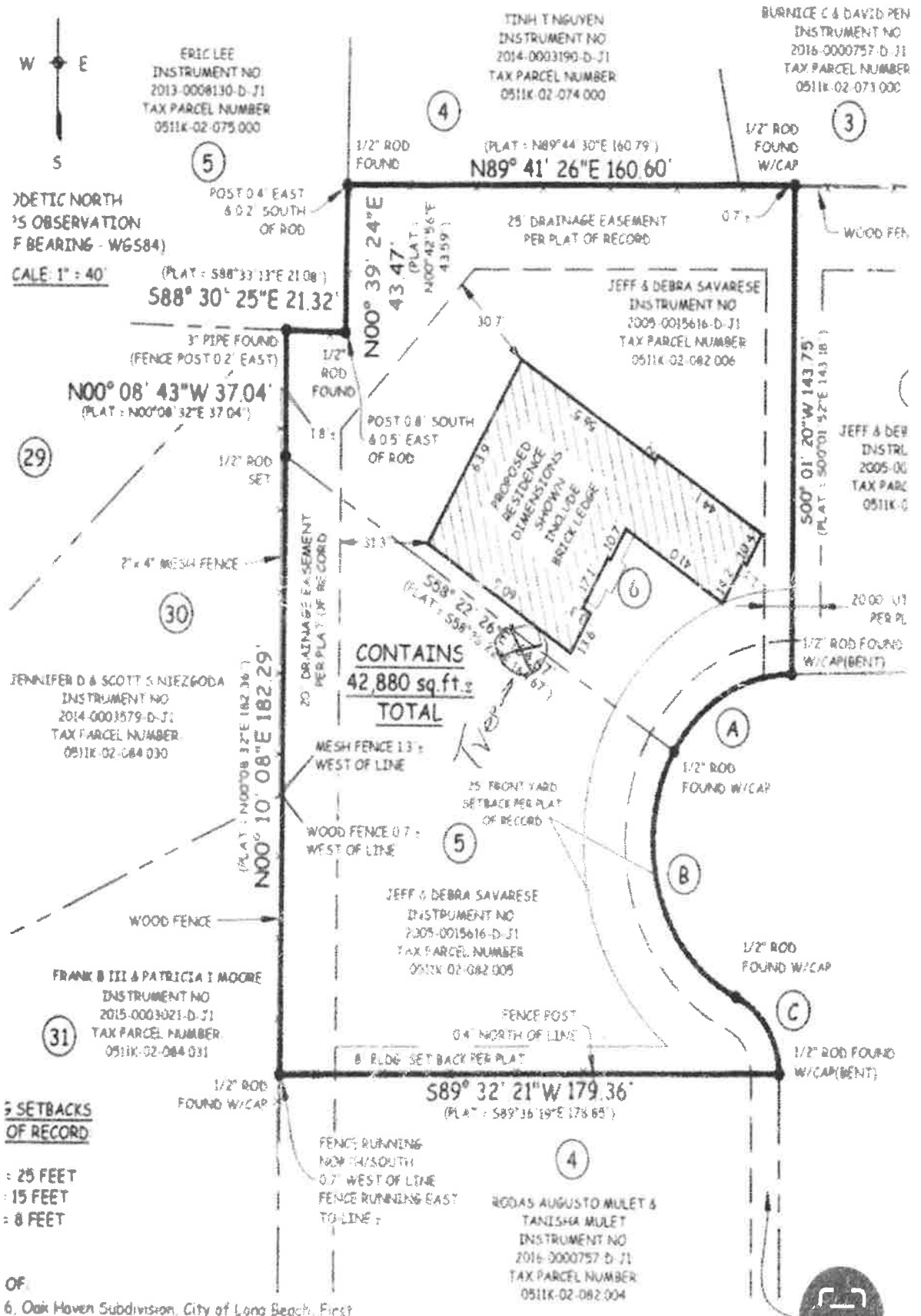
MINUTES OF MARCH 10, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

IMG_4391.jpg

https://mail.google.com/mail/u/0/?tab=4...

1 of 1

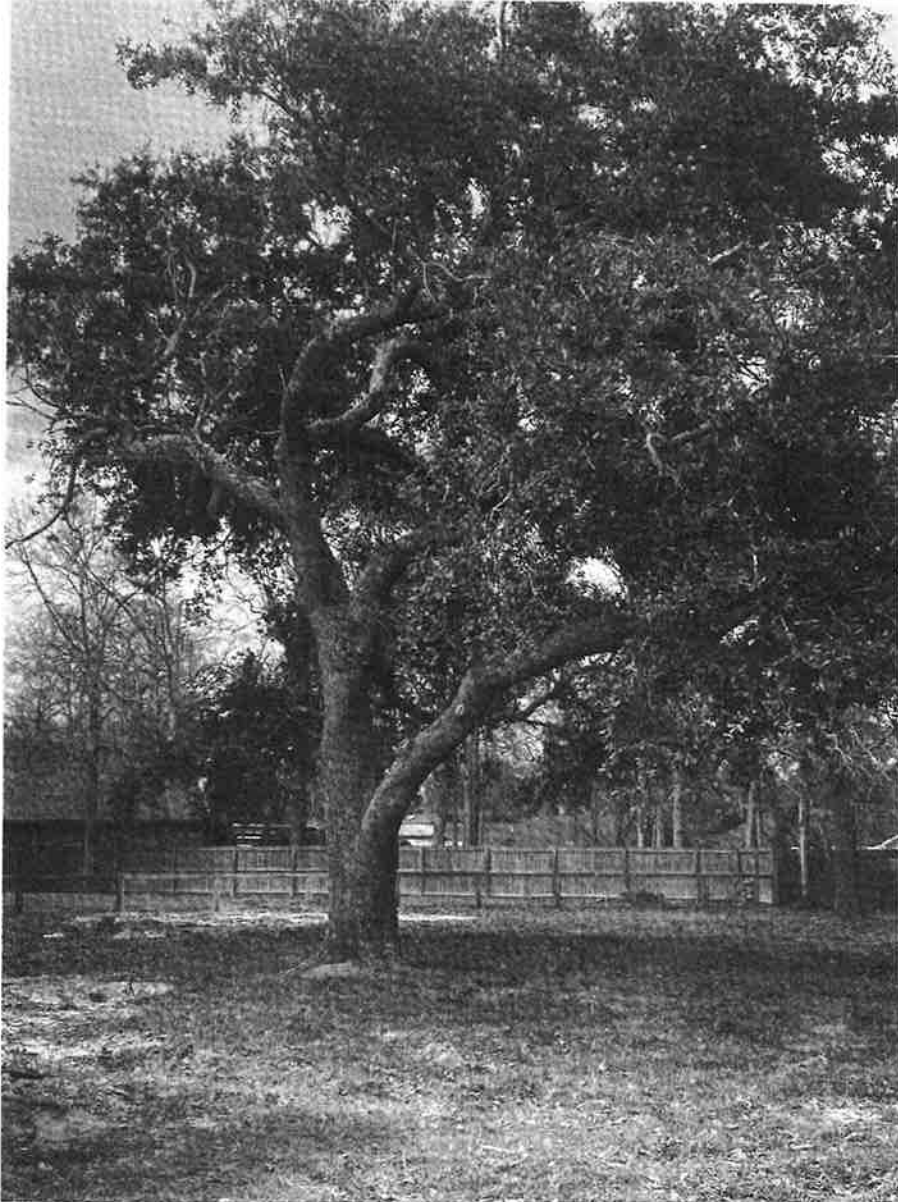
PECAN PARK SUBDIVISION - PART 7



1 of 1

2/15/2022, 3:07 PM

MINUTES OF MARCH 10, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



1st Judicial District
Instrument: 2024 10220 D 431
Filed/Recorded: 12-10-2024 8:15A
Total Fees: 12.00
2 Pages Recorded

Prepared by/return to:
Henry Tate Company, LLC
Thad Henry, Esq.
Post Office Box 1118
Gulfport, Mississippi 39502
Phone: 228-873-9099

Index to
Township 8 South, Range 12 West
Section 9, SE 1/4 of NE 1/4 (part)

STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT

WARRANTY DEED

For and in consideration 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,

RONALD J. JEFFERSON and NORMA JEFFERSON
(of 1500 28th Street, Gulfport, MS 39501 Phone: 228/863-5313),
as GRANTORS,

hereby grant, bargain, sell, convey and warrant unto

JEFF SAVARESE and DEBRA SAVARESE,
as joint tenant with full rights of survivorship and not as tenants in common
(of 723 Briarwood Drive, Long Beach, MS 39560 Phone: 228-868-1988),
as GRANTEES,

all of that certain tract or parcel of land and real property, together with all improvements erected thereon, lying and being situated within the First Judicial District of the County of Harrison, and the State of Mississippi, more particularly described as follows, to-wit:

TOWNSHIP 8 SOUTH, RANGE 12 WEST

SECTION 9: A parcel of land containing 3.20 acres, more or less, situated in the Southeast Quarter of the Northeast Quarter of Section 9, Township 8 South, Range 12 West, City of Long Beach, First Judicial District, Harrison County, Mississippi, being more particularly described as follows, to-wit:

Commencing at the Southeast corner of the Southeast Quarter of the Northeast Quarter of Section 9, Township 8 South, Range 12 West, Harrison County, Mississippi; thence South 89 degrees 56 minutes 15 seconds West 20.00 feet; thence North 00 degrees 05 minutes 37 seconds West along the West margin of Beatline Road 482.00 feet; thence South 89 degrees 56 minutes 15 seconds West 155.89 feet to the Point of Beginning; thence continue South 89 degrees 56 minutes 15 seconds West 406.11 feet; thence North 00 degrees 07 minutes 48 seconds West 323.90 feet to the South line of Pecan Park VII Subdivision; thence continue along said South line South 88 degrees 21 minutes 32 seconds East 21.10 feet; thence continue North 00 degrees 54 minutes 28 seconds East 43.55 feet; thence continue North 89 degrees 56 minutes 12 seconds East 383.53 feet to the West line of the Property, now or formerly of JAS, Inc.; thence South 00 degrees 12 minutes 37 seconds East

Initials: ry ng

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Ronald J. Jefferson and Norma Jefferson Warrants Deed to Jeff Savarese and Debra Savarese Page 2

along said West line 210.33 feet; thence continue along said West line South 09 degrees 16 minutes 47 seconds East 156.49 feet to the Point of Beginning.

AND ALSO:

An easement for ingress and egress and road purposes on, over and across that certain strip of land which is marked "Road RAV" on the survey of John W. Smith, Surveyor, dated September 15, 1970, a copy of which is attached to that certain Warranty Deed of September 29, 1970, as recorded among the land records in the First Judicial District office of the Chancery Clerk of Harrison County, Mississippi in Deed Book 654, at Page 7 thereof, full and complete reference thereto being made for all purposes. The said easement is bounded on the West side of Beatline Road and proceeds in a West and Northwesterly direction therefrom and ends at a cul-de-sac which has a radius of 50 feet.

Tax Parcel Number: 0511X-02-082.000 (tax parcel number for information purposes only)

It is the intention of Grantors to convey, and said Grantors do hereby convey and warrant unto the above named Grantees, all lands and improvements owned by Grantors (or either of them) situated within the East Half of the Southeast Quarter of the Northeast Quarter of Section 9, Township 8 South, Range 12 West, in the First Judicial District of Harrison County, Mississippi, whether or not fully and completely specifically described above.

This conveyance is made subject to any and all regulations, ordinances, reservations, restrictions, easements, exceptions, covenants and conditions of record, including any oil, gas or other mineral reservations affecting the above described land.

All ad valorem taxes assessed to said property for the year 2004 and thereafter are assumed and shall be paid by the Grantees herein, their successors and assigns.

WITNESS OUR SIGNATURES on the date of our acknowledgment below, and effective as of the 7th day of December, 2004.

Ronald J. Jefferson
RONALD J. JEFFERSON

Norma Jefferson
NORMA JEFFERSON

STATE OF MISSISSIPPI
COUNTY OF HARRISON

Personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid, the within named RONALD J. JEFFERSON and NORMA JEFFERSON, each of whom acknowledged that they signed, executed and delivered the above and foregoing Warranty Deed as of the day and in the year therein mentioned.

GIVEN under my hand and official seal, this the 7th day of December, 2004.

(SEAL)



Thad Henley
Notary Public
My Commission Expires:

Notary Public State of Mississippi At Large
My Commission Expires March 11, 2007
Guided Thru Heaton, Spinks & Gatzert, Inc.

MEMORANDUM

Date: March 7, 2022

To: City of Long Beach Planning Commission

From: Long Beach Tree Board

Re: Tree Removal Application – Lot 5 Oak Haven Subdivision

Long Beach Tree Ordinance allows the removal of protected trees to accommodate new construction. However, Section 6(g) requires the Planning Commission to consider whether the proposed improvements could be revised to accommodate existing trees.

The subdivision as planned cannot accommodate the Live Oak 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,

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Commissioner Fields made motion, seconded by Commissioner Kruse and unanimously carried recommending to approve the application as submitted.

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

APPROVED:

Vice Chairman Shawn Barlow

DATE: _____

ATTEST: _____

Tina M. Dahl, Minutes Clerk