

**MINUTES OF JULY 14, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

**AGENDA
JULY 14, 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. Chart of Uses- Ordinance 598, Section 105, Boat and RV Storage.
2. Variance- 6311 Fred Allen Road, Tax Parcel 0511B-01-017.007, submitted by Richard Armstrong (owner) and Bara Marteinsson (agent).
3. Variance- 11 Canal Place, Tax Parcel 0512G-02-022.011, submitted by DR Horton, Inc (owner) and Phillip Lafferty (agent).
4. Short-Term Rental- 124 Ocean Wave Avenue, Tax Parcel 0711M-03-008.000, submitted by Sherrie Lincon (owner) and Kristina Stachura Allen, Property Management Division of Busch Realty Group (property manager).
5. Short-Term Rental- 101 Douglas Avenue, Tax Parcel 0612A-03-033.000, submitted by James and Susan Rauser (owners) and Kristina Stachura Allen, Property Management Division of Busch Realty Group (property manager).
6. Short-Term Rental- 307 Alexander Road, Tax Parcel 0612M-01-049.000, submitted by Nicholas Phalin (owner) and Tanya Darrow, Beachy Bookings (property manager).
7. Short-Term Rental- 1123 East Old Pass Road, Tax Parcel 0611P-01-007.000, submitted by Lisa Boatner Swan (owner and property manager).
8. Short-Term Rental- 2015 West 2nd Street, Tax Parcel 0512J-03-061.000, submitted by Clark Shull (owner and property manager).
9. Short-Term Rental- 2003 West 2nd Street, Tax Parcel 0512J-03-056.000, submitted by William K. Foreman, Simple IRA, Horizon Trust FBO (owner) and Shea Hoda (property manager).
10. Short-Term Rental- 102 Oak View Avenue, Tax Parcel 0612F-01-069.000, submitted by Kristopher Williams (owner and property manager).

IV. ANNOUNCEMENTS**V. APPROVE MINUTES**

1. June 23, 2022

VI. UNFINISHED BUSINESS

1. Certificate of Resubdivision- 5535 Gates Avenue, Tax Parcel 0611J-01-011.001, submitted by Kathleen G. Fayard.

VII. NEW BUSINESS

1. Tree Removal- 11 Canal Place, Tax Parcel 0512G-02-022.011, submitted by DR Horton, Inc.
2. Tree Removal- 119 West 4th Street, Tax Parcel 0612G-02-029.000, submitted by Andrew Harwell.
3. Tree Removal- 123 Clower Avenue- Tax Parcel 0611L-01-016.000, submitted by Melissa Dopp.

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 July 19, 2022.

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

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

**MINUTES OF JULY 14, 2022
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LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

Be it remembered that ten (10) 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 14th day of July 2022, in said City, and the same being the time, date and place fixed for holding said public hearings.

There were present and in attendance on said Commission and at the Public Hearings the following named persons: Chairman Frank Olaivar, Vice Chairman Shawn Barlow, Commissioners William Suthoff, Michael Levens, Chris Fields, Jennifer Glenn and Marcia Kruse, City Advisor Bill Hessell, Building Official Mike Gundlach, Building Inspector Ryan Ladner and Minutes Clerk Tina M. Dahl.

Absent the public hearings were Commissioners Sawyer Walters and Justin Shaw.

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

The first public hearing to consider Changes, Chart of Uses, Ordinance 598, Section 105, Boat and RV Storage, as follows:

MINUTES OF JULY 14, 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 **zoning text change**.

Long Beach Planning Commission has filed an application for a change in the zoning text in accordance with the Comprehensive Long Beach Unified Land Ordinance. The City proposes to amend the following Sections as shown below.

Amend Section 105: Chart of Uses

Add to: Storage

Boat and RV storage	C2	C3
	x	x

The purpose of this proposed change is to promote uniformed development and encourage public safety, thereby enhancing the quality of life for all Long Beach residents. A public hearing to consider the above zoning text change will be held in the City of Long Beach, Mississippi 39560, Thursday, July 14, 2022, at 5:30 p.m., in the Long Beach City Hall located on Jeff Davis Avenue. The City encourages all residents, groups and organizations to contact the City if they have any questions concerning the petition.

/s/ signed

Chairman

Planning Commission

**MINUTES OF JULY 14, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

The Clerk reported that notices were 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.

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. XXI No. 65 dated 24 day of June, 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 21 day of July, A.D. 2022

EL Brinson
Notary Public



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

Commission Vice Chairman Shawn Barlow 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 changes, as submitted.

The second public hearing to consider a Variance for property located at 6311 Fred Allen Road, Tax Parcel 0511B-01-017.007, submitted by Richard Armstrong (owner) and Bara Marteinsson (agent), as follows:

MINUTES OF JULY 14, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



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

Office use only
Date Received 6-7-22
Zoning R-1
Agenda Date 7-14-22
Check Number CC

VARIANCE REQUEST

- I. Tax Parcel Number(s): 0511 B - 01-017.007
- II. Address of Property Involved: 6311 Fred Allen Rd
- III. Statement clearly explaining the request being made. (Attach supplemental pages if necessary.)
Request NOT TO Place A 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? There is no side walk on road would look out of place
- 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. N/A
- 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?
Road is very narrow. People would be driving over side walk with on coming traffic!
I have added a base so people can move to side of road for on coming traffic
- 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. No other side walks on road
MAKING a wide Area to get vehicles off ROAD AS OTHERS PASS.

MINUTES OF JULY 14, 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 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.

Richard Armstrong
Name of Rightful Owner (PRINT)

7230 Turner Rd
Owner's Mailing Address

Long Beach MS 39560
City State Zip

228-860-7727
Phone

[Signature] 6-8-22
Signature of Rightful Owner Date

BARA Mårtensson
Name of Agent (PRINT)

1712 Sun Set Pascagola MS
Agent's Mailing Address 39567

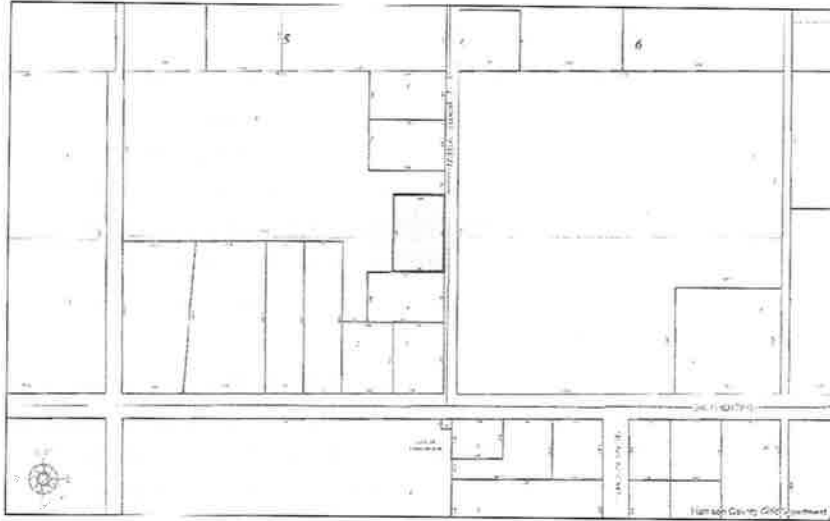
City State Zip

228-218-5364
Phone

[Signature] 6-6-22
Signature of Applicant Date

MINUTES OF JULY 14, 2022 REGULAR MEETING LONG BEACH PLANNING and DEVELOPMENT COMMISSION

6311 Fred Allen Road, 0511B-01-017.007



HARRISON COUNTY, MISSISSIPPI

DISCLAIMER: THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY. THE COUNTY CLERK'S OFFICE DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. FOR A COMPLETE LIST OF RECORDS, VISIT OUR WEBSITE AT WWW.HARRISONCOUNTYMS.GOV OR CALL 601-888-3333.

0 190 380
Foot



Prepared by:
The Fazio Law Firm, P.A.
4511 West 45th Street
Tulahoma, MS 38756
(601) 255-9033

Reviewed by:
The Fazio Law Firm, P.A.
4511 West 45th Street
Tulahoma, MS 38756
(601) 255-9033

(Space Above This Line for Recording Date)

State of Mississippi

County of Harrison

QUITCLAIM DEED

For and in consideration of the sum of Ten Dollars (\$ 0.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, the undersigned,

Aric Armstrong, Grantor(s)
9535 Patti Place
Diamondhead, MS 39522
Phone: 601-401-8416

does hereby quitclaim unto

Richard Armstrong and Barb Marteinsson, Grantor(s)
7230 Turner Road
Long Beach, MS 39560
Phone: 228-869-7727

As joint tenants with the right of survivorship and not as tenants in common the following described land and property situated in Harrison County, Mississippi, describe as:

South 1/2 of Lot 5 and the North 1/2 of Lot 3, Tract of Fred Allen Subdivision, Phase I, as per the official map or plat thereof on file and of record in the office of the County Clerk of Harrison County, First Judicial District, Mississippi.

together with all and singular the rights, privileges, improvements and appurtenances to the same belonging or in any wise appertaining.

Witness my hand

and seal

WITNESS my signature, this the 3rd day of Feb, 2020.

Aric Armstrong
Aric Armstrong

State of MS

County of Long Beach

Personally came and appeared before me, the undersigned authority in and for the aforesaid County and State on this the 2nd day of Feb, 2020, Aric Armstrong, who acknowledged that he signed and delivered the foregoing instrument of writing on the day and year therein mentioned.

Richard Armstrong
Richard Armstrong
My Commission Expires: _____



Title not examined

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The Clerk reported that eight (8) notices of public hearing were sent by regular mail to property owners within one hundred sixty feet (160') of the subject property. Notices were also posted on the bulletin boards at City Hall, the Building Official's Office and the Water Department, 201 Jeff Davis Avenue and at the Long Beach Public Library, 209 Jeff Davis Avenue; said notice was ordered as part of these proceedings:

City of Long Beach



LEGAL NOTICE
PUBLIC 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.

Richard Armstrong, 7085 Turner Road, Long Beach, MS, 39560 (owner) and Bara Marteinson, 7230 Turner Road, Long Beach, MS, 39560 (agent) have 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 6311 Fred Allen Road. The legal description is as follows:

LOT 3 REPLAT OF FRED ALLEN SUBD PH 1 SEC 3-8-12

A public meeting to consider the above Variance will be held in the City of Long Beach, Mississippi, 39560, Thursday, July 14, 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 • (228) 863-1556 • FAX (228) 865-0822
www.cityoflongbeachms.com



Ladner Robert Sr and Irma -Trustees-
20222 Daugherty Road
Long Beach, MS 39560



Conason James
48098 Jefferson Avenue
Gulfport, MS 39507



Real Estate Development LLC
1244 Kensington Drive
Biloxi, MS 39531

Edwards Pamela
20250 Daugherty Road
Long Beach, MS 39560

Sharpe Harry T Jr and Alma M
6309 Fred Allen Road
Long Beach, MS 39560

Purfect Properties, LLC
250 South Lang Avenue
Long Beach, MS 39560

Daniels Ronald L and Sharlene S
20267 Cliff Allen Road
Long Beach, MS 39560

Hatherill Sue Ellen
PO Box 5032
Biloxi, MS 39534

MINUTES OF JULY 14, 2022
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LONG BEACH PLANNING and DEVELOPMENT COMMISSION

AFFIDAVIT

STATE OF MISSISSIPPI
COUNTY OF HARRISON
CITY OF LONG BEACH

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

- 1. That she is the duly appointed and acting Minutes Clerk of the City of Long Beach, Mississippi, Planning and Development Commission.
2. That in such capacity, she is responsible for mailing Notices of Public Hearing for the purpose of notifying property owners within one hundred sixty feet (160') of the subject property, when applications for zoning map changes, variances, appeals, etc., are filed, all as stipulated in The Zoning Ordinance Number 598 of the City of Long Beach; and other matters pertaining to such public hearings; and the business of the Planning and Development Commission in and for the City of Long Beach;
3. That on June 20, 2022, she did cause to be mailed, Notice of Public Hearing, a copy of which is attached hereto, to eight (8) property owners within 150' of 6311 Fred Allen Road, Tax Parcel 03118-01-017.007, notifying them that a public meeting will be held, July 14, 2022, to consider an application for a Variance filed by Richard Armstrong (owner) and Barn Martensen (agent).

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

Stacy Dahl
STACY DAHL, AFFIANT

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

Kini Gonsdulin
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
PERSONAL 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 in the said publication weeks in the following numbers and on the following dates of such papers:
Vol. 79, No. 15, dated 24 day of June, 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.
Sworn to and subscribed before me this 21 day of July, A.D. 2022.
Notary Public.

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

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

MINUTES OF JULY 14, 2022
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LONG BEACH PLANNING and DEVELOPMENT COMMISSION

After considerable discussion, Commissioner Suthoff made motion, seconded by Commission Vice Chairman Barlow and unanimously carried recommending to approve the variance, as submitted.

The third public hearing to consider a Variance for property located at 11 Canal Place, Tax Parcel 0512G-02-022.011, submitted by DR Horton, Inc (owner), and Phillip Lafferty (agent), as follows:

**MINUTES OF JULY 14, 2022
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LONG BEACH PLANNING and DEVELOPMENT COMMISSION**



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

Office use only
Date Received 6-16-22
Zoning R-0
Agenda Date 7-14-22
Check Number CC

VARIANCE REQUEST

- I. Tax Parcel Number(s): 05126-02-022.011
- II. Address of Property Involved: 11 Canal Place
- III. Statement clearly explaining the request being made. (Attach supplemental pages if necessary.)
Requesting an 8' sideyard variance abutting the street from 25' to 17' in order to rotate house away from neighbor.

****PLEASE COMPLETE THE FOLLOWING:**

- A. Describe any special condition that justify the granting of this request and that are peculiar to the property and do not apply to other properties in the general area. What are the reasons for the request and why the applicant cannot meet the stated code requirement? The house as it fits within the set backs result in the front of the house partially facing the house at 10 Canal Place. With a variance, the house can be rotated to face the street entirely.
- B. Describe how the special condition discussed above is not the result of actions taken by the applicant. Show that the applicant did not cause the need for this request. The house does fit within the set backs. This request is to satisfy complaints from other property owners in the community
- C. Show that an unnecessary hardship exists due to the character of the property and that this hardship makes the request necessary. State what hardship is caused if the applicant is required to meet code requirements? What is the result of this hardship? What would result if the Zoning Board denied this request?
The hardship is that more than half of the front of the house is facing the front porch of 10 Canal Place
- 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. If the variance is denied the house will face the neighbors property. This variance is applied for at their request.

**MINUTES OF JULY 14, 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.

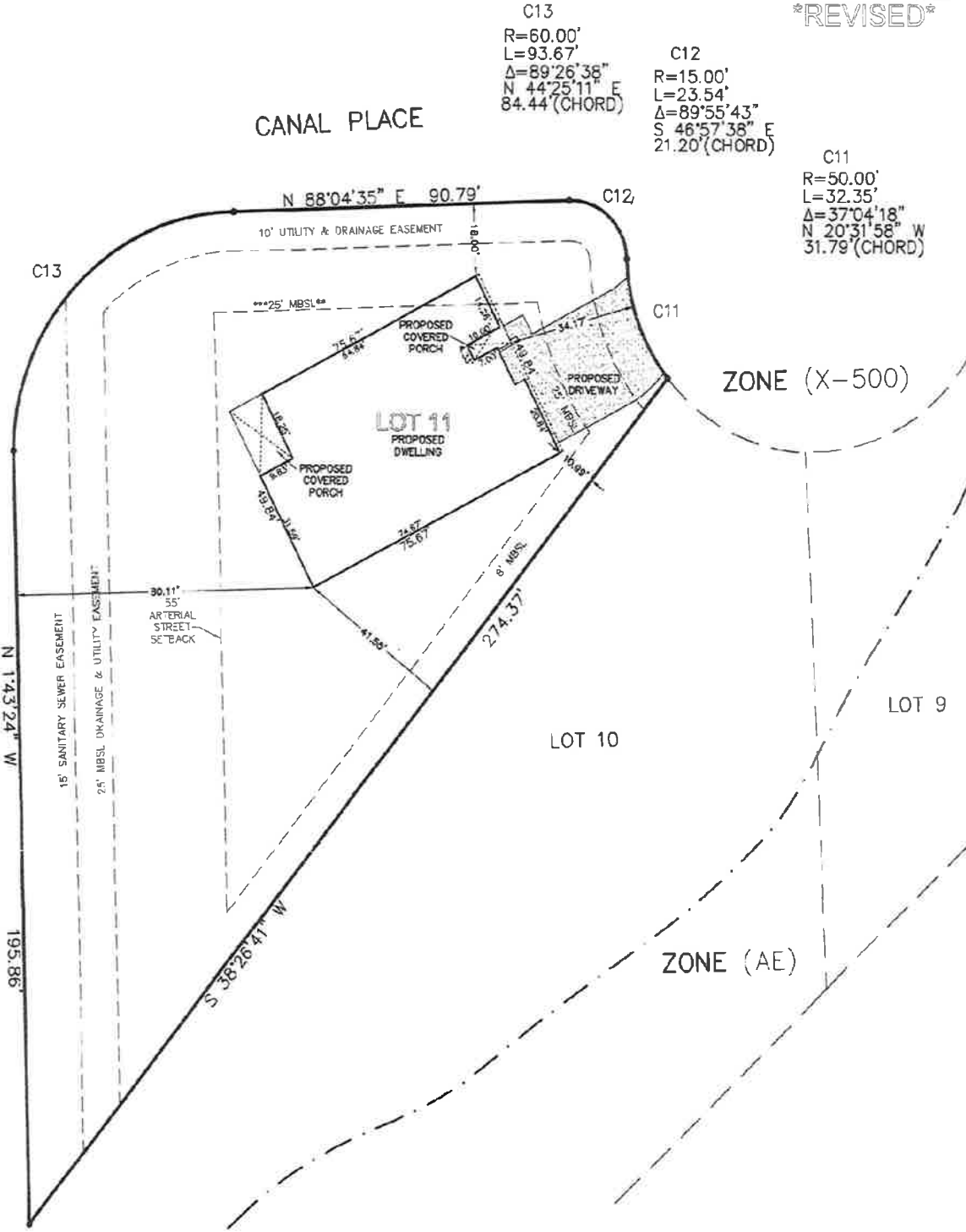
<p><u>D R Horton, Inc</u> Name of Rightful Owner (PRINT)</p> <p><u>1641-B Papps Ferry Road</u> Owner's Mailing Address</p> <p><u>Biloxi</u> <u>MS</u> <u>39565</u> City State Zip</p> <p><u>228 215-1943</u> Phone</p> <p><u><i>Phillip Lafferty</i></u> <u>6-15-2022</u> Signature of Rightful Owner Date</p> <p><u>Operations Mgr</u></p>	<p><u>Phillip Lafferty</u> Name of Agent (PRINT)</p> <p><u>1641-B Papps Ferry Road</u> Agent's Mailing Address</p> <p><u>Biloxi</u> <u>MS</u> <u>39565</u> City State Zip</p> <p><u>251-654-3363</u> Phone</p> <p><u><i>Phillip Lafferty</i></u> <u>6-15-2022</u> Signature of Applicant Date</p>
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**MINUTES OF JULY 14, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

BUILDER TO SEEK VARIANCE

PLOT PLAN

NOT A SURVEY
REVISED



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

AS RECORDED IN PLAT BOOK 49, PAGES 11-12, IN THE CHANCERY CLERK OFFICE, HARRISON COUNTY, MISSISSIPPI. I FURTHER STATE THAT THE BUILDINGS NOW ERRECTED 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 15TH OF JUNE, 2022.

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

SURVEYOR'S NOTES

1. TYPE OF SURVEY: REVISED PLOT PLAN
2. BEARING AND SETBACK BASED ON RECORD PLAT
3. MBSL = MINUM BUILDING SETBACK LINE
4. PROPERTY IS LOCATED IN FLOOD ZONE "X-500" AS SCALED FROM FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP 250470356C DATED JUNE 16TH, 2009.

D R HORTON
PLAN NAME: CAMDEN
ELEVATION: D4
GARAGE: IFE



CORPORATE OFFICE
MOBILE COUNTY
5588 JACKSON RD
MOBILE, AL 36616
P: (251) 686-2010

FIELD DIVISIONS
BALDWIN COUNTY
P: (251) 626-0905
FLORIDA
P: (850) 790-0045
MISSISSIPPI
P: (228) 216-6749

11" x 17" PRINT	S-42
SCALE: 1" = 30'	
FILE NAME: 2206-0843	
SURVEY DATE: 05/15/2022	
FIELD DATE: N/A	
DRAWN BY: A.D.L.	
CHECKED BY: JBO	

SEAL:

MINUTES OF JULY 14, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



1st JUDICIAL DISTRICT
INSTRUMENT 2022-0012085-D-11
FILED/RECORDED 5/20/2022 3:39:01 AM
TOTAL FEES \$25.00
4 PAGES RECORDED

THIS INSTRUMENT WAS PREPARED BY:

Sabrina B. Ruffin, MSB#103659
Hand Arendall Harrison Sale LLC
104 St. Francis Street, Ste. 300
Mobile, Alabama 36602
(251) 432-5511

WHEN RECORDED RETURN TO:

DHI Title of Alabama, Inc.
1641-B Popp's Ferry Road
Biloxi, Mississippi 39532
(228) 207-1940

GRANTOR'S ADDRESS AND TELEPHONE

NUMBER:
Gulf Contracting, LLC
6 Canal Place
Long Beach, Mississippi 39560
(228) 860-8161

GRANTEE'S ADDRESS AND TELEPHONE

NUMBER:
D.R. Horton, Inc. - Birmingham
1641-B Popp's Ferry Road
Biloxi, Mississippi 39532
Attn: Christy Hunt
Phone: (228) 263-4716

Indexing Instructions: Lots 1, 4, 5, 7, 8, 9 and 11, Canal Place of Long Beach Subdivision, by plats or survey of record Plat Book 49, Pages 11-12 in the records of the Chancery Court of Harrison County, Mississippi.

STATE OF MISSISSIPPI
COUNTY OF HARRISON

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS (\$10.00) cash in hand paid, and other good, legal and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, GULF CONTRACTING, LLC, a Mississippi limited liability company ("Grantor"), hereby GRANTS, BARGAINS, SELLS, CONVEYS AND WARRANTS unto D.R. HORTON, INC. - BIRMINGHAM, an Alabama corporation ("Grantee"), subject to all matters, exceptions and reservations described on Exhibit B attached hereto, that certain real property situated in County of Harrison, State of Mississippi, more particularly described on Exhibit A attached hereto (the "Property").

And, except as to the matters set forth on Exhibit B, Grantor does, for Grantor and for the successors and assigns of Grantor, hereby covenant with and to Grantee that Grantor is seized of an indefeasible estate in fee simple in said Property, is in quiet and peaceable possession thereof, that said Property is free and clear of all encumbrances, and that Grantor does hereby WARRANT AND WILL FOREVER DEFEND the title to the said Property and the quiet and peaceable possession thereof, unto the Grantee, and to the successors and assigns of Grantee, against the lawful claims of all persons.

central warrant deed canal place 7/27/2022

DEED BOOK - 1st JUDICIAL DISTRICT

WITNESS THE SIGNATURE OF THE GRANTOR made effective May 14th, 2022, although actually executed on the date set forth in the acknowledgement below.

GULF CONTRACTING, LLC, a Mississippi limited liability company

By: [Signature]
Name: Johnathon Damiens
As Its: Managing Member

By: [Signature]
Name: Olga Cassagne
As Its: Managing Member

STATE OF MISSISSIPPI
COUNTY OF HANCOCK

Personally appeared before me, the undersigned authority in and for the said county and state, on this 14th day of May, 2022, within my jurisdiction, the within named Johnathon Damiens, who acknowledged that he is the managing member of Gulf Contracting, LLC, a Mississippi limited liability company, and that for and on behalf of the said entity, and as its act and deed s/he executed the above and foregoing instrument, after first having been duly authorized by said entity so to do.



[Signature]
(NOTARY PUBLIC)

My commission expires: 02/28/2023

STATE OF MISSISSIPPI
COUNTY OF HANCOCK

Personally appeared before me, the undersigned authority in and for the said county and state, on this 14th day of May, 2022, within my jurisdiction, the within named Kyle Cassagne, who acknowledged that he is the managing member of Gulf Contracting, LLC, a Mississippi limited liability company, and that for and on behalf of the said entity, and as its act and deed s/he executed the above and foregoing instrument, after first having been duly authorized by said entity so to do.



[Signature]
(NOTARY PUBLIC)

My commission expires: 02/28/2023

**MINUTES OF JULY 14, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

DEED BOOK - 1st JUDICIAL DISTRICT

EXHIBIT B

EXCEPTIONS TO TITLE

1. Any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including, but not limited to, oil, gas, sand, and gravel in, on, or under the Property.
2. Taxes and assessments for the year 2022 and subsequent years and not yet due and payable.
3. Building setback line(s), easement(s) and other matters as set forth on plat of subdivision as recorded in Plat Book 49, Page 11.
4. Covenants, conditions, and restrictions as set forth in Instrument Nos. 20075623D-J1 and 2022000793D-J1 as recorded in the Chancery Court of Harrison County, Mississippi, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons.
5. Easement to Coast Electric Power Association, filed in Instrument No. 2007 5077D-J1.

The Clerk reported that nine (9) notices of public hearing were sent by regular mail to property owners within one hundred sixty feet (160') of the subject property. Notices were also posted on the bulletin boards at City Hall, the Building Official's Office and the Water Department, 201 Jeff Davis Avenue and at the Long Beach Public Library, 209 Jeff Davis Avenue; said notice was ordered as part of these proceedings:

City of Long Beach



**LEGAL NOTICE
PUBLIC HEARING**

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

DR Horton, Inc, 1641-B Popps Ferry Road, Biloxi, MS, 39565, (owners) and Phillip Lafferty, 1641-B Popps Ferry Road, Biloxi, MS, 39565, (agent), have filed an application for a Variance in accordance with the Comprehensive Long Beach Unified Land Ordinance. **The applicants are requesting an 8' side yard variance abutting the side street from the 25' to 17' to rotate house away from neighbor. The city adopted the Canal Place of Long Beach Final Plat on February 26, 2007, which states that side yard abutting street setbacks are 25'.** The location of the request is 11 Canal Place, Long Beach, Mississippi, 39560, Tax Parcel Number 0512G-02-022.011. The legal description is as follows:

LOT 11 CANAL PLACE OF LONG BEACH SEC 15-8-12

A Public Hearing to consider the above variance will be held in the City of Long Beach, Mississippi, 39560, July 14, 2022, at 5:30 p.m., in the Long Beach City Hall Meeting Room located at 201 Jeff Davis Avenue. The city encourages all residents, groups and organizations to contact the city if they have any questions concerning the petition.

/s/ signed
Chairman
Planning and Development Commission

MINUTES OF JULY 14, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

Table with 3 columns of contact information for attendees. Column 1: Avery 5160, Brown Richard B and Erin N, Nesom Danielle E and Tiffany Kennedy, Fischman Sally Lynn. Column 2: Easy Peel Address Labels, Gulf Contracting, LLC, Lackey Sally R ETAL, Beatline Road Mini Storage LLC. Column 3: Go to avery.com/templates, Barringer, Jonathan D and Troung Thu, Thomas Robert B Jr and Michelle ETAL, Miss State Board of Mental Health.

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 N. HAZEL, 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 lawfully appointed and acting Minutes Clerk of the City of Long Beach, Mississippi Planning and Development Commission.
2. That in such capacity, she is responsible for mailing Notices of Public Hearing for the purpose of notifying property owners within one hundred sixty feet (160') of the subject property, when applications for zoning map changes, variances, appeals, etc., are filed, all as stipulated in The Zoning Ordinance Number 598 of the City of Long Beach, and other matters pertaining to such public hearings and the business of the Planning and Development Commission in and for the City of Long Beach.
3. That on June 20, 2022, she did cause to be mailed Notice of Public Hearing, a copy of which is attached hereto, to nine (9) property owners within 160' of 11 Canal Place, Tax Parcel 8812C-00422-011, notifying them that a public meeting will be held, July 14, 2022, to consider an application for a Variance filed by DR Horton, Inc (owners) and Phillip Lafferty (agent).

Given under my hand this the 20th of June 2022.
Stacey Dahl, AFFIANT
SWORN TO AND SUBSCRIBED before me on this the 20th day of June 2022.
Kimi Gonsoulin, 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
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. 101 No. 12 dated 21 day of June, 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
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 21 day of July, A.D. 2022.
Notary Public

MINUTES OF JULY 14, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

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

Richie Brown, 10 Canal Place, spoke requesting that the architectural committee be involved in the development of this lot.

Doug White, 2 Canal Place, asked if the planning commission makes recommendations or final decisions.

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

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

The fourth public hearing to consider a Short-Term Rental for property located at 124 Ocean Wave Avenue, Tax Parcel 0711M-03-008.000, submitted by Sherrie Lincon (owner) and Kristin Stachura Allen, Property Management Division of Busch Realty Group (property manager), as follows:

MINUTES OF JULY 14, 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: 124 Ocean Wave Ave Tax Parcel # 0711M-03-008.000
(Location of Short-Term Rental)

OWNER'S INFORMATION:

Property Owner's Name: Sherrie Lincon

Property Owner's Address: 2531 N Hidden Canyon Dr Florence, AZ 85132

Property Owner's Mailing Address, if different from above:

City State Zip

Property Owner's Phone No: 480-258-2091 Email Address: sherriesoria@gmail.com

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

PROPERTY MANAGER INFORMATION:

Property Manager's Name: Kristin Stachura Allen - Property Management Division of Busch Realty Group

Property Manager's Address: (Must be a local contact)

1715 25th Ave Gulfport, MS 39501
City State Zip

Property Manager's Phone No.: 228-697-1155 Email Address: vacation@br-gulfcoast.com

PLEASE PROVIDE THE FOLLOWING:

- Mississippi Sales Tax ID # 47-4933398
- 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.

Kristin Stachura Allen
PRINT NAME

Kristin Stachura Allen
SIGNATURE

5/31/22
DATE

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: Robert [Signature] Date: 7/13/22

Fire Inspector Signature: Timothy [Signature] Date: 6-22-2022

COMMENTS:

Date Received: <u>6-6-22</u>
Agenda Date: <u>7-14-22</u>
Amount Due/Paid: <u>200.00</u>
Check #: <u>2660</u>

MINUTES OF JULY 14, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

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

Grantor:
Deldre L. Johnson
3618 Johnson Street
High Point, NC 27265
(228) 229-2321

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

Grantees:
Sherrie Licon
Javier Licon
124 Ocean Wave Avenue
Long Beach, MS 39560
(480) 258-2091

File No. F220182S

INDEXING INSTRUCTIONS: Part of Widow N. Ladner Claim or Grant in Township 8 South, Range 12 West, in Harrison County, Mississippi and partly in lots 1 and 2 of the Gottschalk Survey of the Claud Ladner Claim or Grant in Section 7 and 18, Township 8 South, Range 11 West, Harrison County, MS

STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT

WARRANTY DEED

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

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"

This being the same property as that conveyed to Deldre L. Johnson, by instrument recorded in Instrument No. 2015-1942-D-J1, Land Deed Records in the First Judicial District of Harrison County, Mississippi.

If this property is bounded by water, this conveyance includes any natural accretion, and is subject to any erosion due to the action of the elements. 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) quitclaims 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.

This conveyance is no part of the grantors homestead.

WITNESS MY SIGNATURE, on this the 17 day of May, 2022.

[Signature of Deldre L. Johnson]
Deldre L. Johnson

ACKNOWLEDGMENT

STATE OF NORTH CAROLINA
COUNTY OF GUILFORD

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

GIVEN UNDER MY HAND AND OFFICIAL SEAL, on this the 17 day of May, 2022.

(AFFIX SEAL)

[Signature of Notary Public]
NOTARY PUBLIC

My commission expires: 03/29/2026



Exhibit "A"

Legal Description

Beginning at a point on the center line of the L&N Railroad, which point is on an extension of the West margin of Ocean Wave Avenue and running thence South a distance of 218 feet to a point on the West margin of Ocean Wave Avenue, hereinafter described as the Point of Beginning; run thence West on an angle of 90 degrees 13' a distance of 160 feet; run thence South a distance of 65 feet to a stake; run thence a distance of 150 feet to the West margin of Ocean Wave Avenue a distance of 65 feet to a Point of Beginning. Said property being situated in the Widow N. Ladner Claim or Grant in Township 8 South, Range 12 West in Harrison County, Mississippi, and partly in Lots 1 and 2 of the Gottschalk Survey of the Claud Ladner Claim or Grant in Sections 7 and 18, Township 8 South, Range 11 West in Harrison County, Mississippi.

MINUTES OF JULY 14, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



Ocean Wave Cottage

Parking Rules

- Parking in **ONLY** allowed in the driveway and under the carport.
- **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 under the house.
- During inclement weather, please ensure that cans and any loose items are secured.

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 JULY 14, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



Ocean Wave Cottage

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 driveway. **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.
- **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.

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 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 JULY 14, 2022 REGULAR MEETING LONG BEACH PLANNING and DEVELOPMENT COMMISSION



Bishop Insurance Agency, LLC
14507 Lemoyne Blvd
Biloxi, MS 39532-9326

New Declaration
Dwelling Fire Policy
Issue Date: 05/17/2022

Named Insured

SHERRIE KNOP LICON
2531 N HIDDEN CANYON DR
FLORENCE, AZ 85132

Total Policy Premium
\$595.71

Policy Number	Policy Period	Coverage is provided by the following State Auto Company
1001448488	05/17/22 - 05/17/23	Meridian Security

Policy Period begins and ends at 12:01 a.m. standard time at the residence premises.

Insured Location:

124 OCEAN WAVE AVE
LONG BEACH, MS 39560



Questions?

Visit us at StateAuto.com
or call (800) 288-4425
customer service.

Contact your independent agent at (228) 354-0877.

Your Coverages

Property Coverages	Limit	Premium
A. Dwelling	\$154,000	\$447.32
C. Personal Property	\$20,000	\$60.85
D & E. Fair Rental and Additional Living Expense	\$15,000	\$67.74
Liability Coverages	Limit	Premium
L. Liability	\$300,000	Included
M. Medical Payments	\$3,000	Included

Coverage at the above described location is provided only where a limit of liability or a premium is stated.

Coverage included by F. Other Coverages, at no additional cost:

Coverages	Limit
Other Structures as shown in Coverage B.	10% of Coverage A limit, as additional insurance
Debris Removal	Included in the limit that applies to damaged property
Improvements, Alterations and Additions	10% of Coverage C limit, as additional insurance
Worldwide Coverage	10% of Coverage C limit. Use of this coverage reduces Coverage C limit.
Fair Rental and Additional Living Expense	20% of Coverage A limit, as additional insurance
Reasonable Repairs	See form DP0002/DP0003 for details.
Property Removed	Included in the limit that applies to property being removed, lasting 30 days.
Trees, Shrubs and Other Plants	Up to \$500 per tree/shrub/plant up to 5% Coverage A limit, as additional insurance
Fire Department Service Charge	\$500 per occurrence, as additional insurance
Collapse	Included in A Dwelling and C. Personal Property limits.
Glass or Safety Glazing Material	Included in A Dwelling and C. Personal Property limits.

DECOV-DF (10/20)

Page 3 of 4

Agency 0018399



Bishop Insurance Agency, LLC
14507 Lemoyne Blvd
Biloxi, MS 39532-9326

New Declaration
Dwelling Fire Policy
Issue Date: 05/17/2022

Named Insured

SHERRIE KNOP LICON
2531 N HIDDEN CANYON DR
FLORENCE, AZ 85132

Total Policy Premium
\$595.71

Policy Number	Policy Period	Coverage is provided by the following State Auto Company
1001448488	05/17/22 - 05/17/23	Meridian Security

Policy Period begins and ends at 12:01 a.m. standard time at the residence premises.

Insured Location:

124 OCEAN WAVE AVE
LONG BEACH, MS 39560



Questions?

Visit us at StateAuto.com
or call (800) 288-4425
customer service.

Contact your independent agent at (228) 354-0877.

Coverage included by F. Other Coverages, at no additional cost:

Coverages	Limit
Ordinance or Law	Up to 10% of Coverage A limit of liability, as additional insurance

Additional Coverages

Coverages	Limit	Premium
Water Backup and Sump Overflow (-\$1,000 Deductible)	\$5,000	\$20.00
Total Premium:		\$595.71

Your Deductibles

Deductibles	Amount
All-Peril	\$2,500

Your Policy Information

Policy Type: 1003	Program: 36101010.3	Feet from hydrant: 5(0)
Construction type: Swimming	Protection class: 1	Miles from fire station: 1
Year built: 1970	Territory: 316423	Residence Type: Single Family Dwelling

DECOV-DF (10/20)

Page 3 of 4

Agency 0018399

MINUTES OF JULY 14, 2022 REGULAR MEETING LONG BEACH PLANNING and DEVELOPMENT COMMISSION



Bishop Insurance Agency, LLC
14507 Lemoine Blvd
Biloxi, MS 39532-9326

New Declaration
Dwelling Fire Policy
Issue Date: 05/17/2022

Total Policy Premium

\$595.71

Named Insured

SHERRIE KNOP LICON
2531 N HIDDEN CANYON DR
FLORENCE, AZ 85132

Policy Number	Policy Period	Coverage is provided by the following State Auto Company
1001448488	05/17/22 - 05/17/23	Meridian Security

Policy Period begins and ends at 12:01 a.m. standard time at the residence premises.

Insured Location:

124 OCEAN WAVE AVE
LONG BEACH, MS 39560



Questions?

Visit us at StateAuto.com
or call (800) 288-4425
customer service.

Contact your independent
agent at (228) 354-0877.

Your Forms and Endorsements

- DF0495 (07/14) Limited Water Back-Up And Sump Discharge Or Overflow Coverage
- DF179 (07/14) Lead and Pollution Exclusion Endorsement
- DF2073 (09/07) Amendment of Cancellation Provision
- DF2999 (01/21) Actual Cash Value and Depreciation Definitions Endorsement
- DF3006 (11/21) Duties After Loss Amendatory Endorsement
- DL2401 (07/14) Personal Liability
- DL2402 (07/14) Personal Liability Additional Policy Conditions
- DL2411 (07/14) Premises Liability (Non-Owner Occupied Dwelling)
- DL2471 (12/02) Limited Fungi, Wet or Dry Rot, or Bacteria Coverage
- DL2489 (10/22) Cap on Losses From Certified Acts of Terrorism, Disclosure Pursuant To Terrorism Risk Insurance Act
- DP0003 (07/14) Dwelling Property 3- Special Form
- DP0123 (07/15) Special Provisions - Mississippi
- DP0422 (07/14) Limited Fungi Wet or Dry Rot or Bacteria Coverage
- DP0437 (12/02) Windstorm or Hail Exclusion
- DP0470 (12/02) Premises Alarm or Fire Protection System

DECOV-DF (10/20)

Page 3 of 4

Agency 0018399



Bishop Insurance Agency, LLC
14507 Lemoine Blvd
Biloxi, MS 39532-9326

New Declaration
Dwelling Fire Policy
Issue Date: 05/17/2022

Total Policy Premium

\$595.71

Named Insured

SHERRIE KNOP LICON
2531 N HIDDEN CANYON DR
FLORENCE, AZ 85132

Policy Number	Policy Period	Coverage is provided by the following State Auto Company
1001448488	05/17/22 - 05/17/23	Meridian Security

Policy Period begins and ends at 12:01 a.m. standard time at the residence premises.

Insured Location:

124 OCEAN WAVE AVE
LONG BEACH, MS 39560



Questions?

Visit us at StateAuto.com
or call (800) 288-4425
customer service.

Contact your independent
agent at (228) 354-0877.

Your Forms and Endorsements

- DP0538 (07/21) Cap on Losses From Certified Acts of Terrorism, Disclosure Pursuant To Terrorism Risk Insurance Act
- F136 (01/16) Dwelling Policy Cover Page
- F136A (01/16) Your Dwelling Quick Reference

Schedule Information

Windstorm or Hail Exclusion
Wind - Hail Excluded

This declarations page with policy forms and endorsements completes the Policy. This Policy will continue in force for the period indicated upon valid payment of the premium, when due.

DECOV-DF (10/20)

Page 4 of 4

Agency 0018399

MINUTES OF JULY 14, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

The Clerk reported that twenty-nine (29) 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.

Sherrie Linean, 7531 North Hidden Canyon Drive, Florence, AZ, 85132, 480-258-2091 (owner) and Kristin Stachura Allen, Property Management Division of Busch Realty Group, 1715 25th Avenue, Gulfport, MS, 39501, 228-697-1158 (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 124 South Ocean Wave Avenue. Tax Parcel 0711M-03-008,000. Legal description is as follows:

BEG ON W SIDE OF OCEAN WAVE AVE 218 FT S OF CENTER OF L & N RR R/W W 150 FT S 65 FT E 150 FT TO OCEAN WAVE AVE N 65 FT TO BEG PART OF LOTS 1 & 2 GOTTSCHALK SURVEY

A public hearing to consider the above short-term rental will be held in the City of Long Beach, Mississippi 39560, Thursday, July 14, 2022, at 9:30 pm., 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.

For signed
Chairman
Planning Commission

201 Jeff Davis • P.O. Box 929 • Long Beach, MS 39560 • (228) 563-1556 • FAX (228) 865-0827
www.cityoflongbeachms.com

Table with 3 columns and 10 rows of contact information for various individuals and organizations, including names, addresses, and phone numbers.

MINUTES OF JULY 14, 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, HANA 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 feet (200') of the subject property, when applications for zoning map changes, variances, appeals, etc., are filed, all as stipulated in The Zoning Ordinance Number 598 of the City of Long Beach, and other matters pertaining to such public hearings and the business of the Planning and Development Commission in and for the City of Long Beach.
3. That on June 20, 2022, she did cause to be mailed, Notice of Public Hearing, a copy of which is attached hereto, to twenty-nine (29) property owners within 200' of 124 South Ocean Wave Avenue, Tax Parcel 0711M-03-008,000, notifying them that a public meeting will be held, July 14, 2022, to consider an application for a Short-Term Rental filed by Sherrie Lincoln (owner) and Kristin Stachura Allen, Property Management Division of Busch Realty Group (property manager).

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

[Signature: HANA M DAHL]
HANA M DAHL, AFFIANT

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

[Signature: KINI GONGSOULIN]
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 herunto attached has been made to the said publication _____ weeks in the following numbers and on the following dates of such paper:

- Vol. VII No. 25 dated 24 day of June, 20 22
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: Hunter Dawkins]
Publisher

Sworn to and subscribed before me this 21 day of June, A.D. 2022

[Signature: Elbowe]
Notary Public

**MINUTES OF JULY 14, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

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

Cathy Campbell, 132 South Ocean Wave Avenue, stated she is concerned about the stabilization of her neighborhood. She states that there are flooding issues on the street and is concerned that short term renters will not be aware enough to report issues on the street. She rents her home out 18 months at time and believes short term rentals are bringing her property value down.

Commission Vice Chairman Barlow made motion, seconded by Commissioner Glenn and unanimously carried to close the public hearing.

After considerable discussion, Commissioner Suthoff made motion, seconded by Commissioner Levens 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 101 Douglas Avenue, Tax Parcel 0612A-03-033.000, submitted by James and Susan Rausers (owners) and Kristin Stachura Allen, Property Management Division of Busch Realty Group (property manager), as follows:

MINUTES OF JULY 14, 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: 101 Douglas Ave Tax Parcel # 0612A-03-033.000
(Location of Short-Term Rental)

OWNER'S INFORMATION:
Property Owner's Name: James & Susan Rauser
Property Owner's Address: 11750 S Trails End Cedar, MI 49621
Property Owner's Mailing Address, if different from above:

City State Zip
Property Owner's Phone No: 231-499-9732 Email Address: james.rauser.vacwh2@statefarm.com

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

PROPERTY MANAGER INFORMATION:
Property Manager's Name: Kristin Stachura Allen - Property Management Division of Busch Realty Group
Property Manager's Address: (Must be a local contact)
1715 25th Ave Gulfport, MS 39501
City State Zip

Property Manager's Phone No.: 228-697-1155 Email Address: vacation@br-gulfcoast.com

- PLEASE PROVIDE THE FOLLOWING:
- Mississippi Sales Tax ID # 47-4933398
 - 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.

Kristin Stachura Allen PRINT NAME SIGNATURE DATE 7/17/22

BELOW IS FOR OFFICE USE ONLY

Maximum Occupancy: 8	Maximum Vehicles allowed: 8	Number of bedrooms: 4	Number of people home can accommodate: 8
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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: Robert Lynn Losh Date: 7/13/22
Fire Inspector Signature: Jimmy Paul Date: 7/15/22

COMMENTS:

Date Received: 7-17-22
Agenda Date: 7-14-22
Amount Due/Paid: 200.00
Check #: 2705

MINUTES OF JULY 14, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

Prepared by:
The Casano Law Firm, P.A.
4403 West Aloha Drive
Diamondhead, MS 39525
228-255-0035
File No: 22-0335

Return To:
The Casano Law Firm, P.A.
4403 West Aloha Drive
Diamondhead, MS 39525
228-255-0035

Index As: Lots 10 and 11, Block 19, Original Long Beach, JJD, Harrison County, MS

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 considerations, the receipt and sufficiency of which are hereby acknowledged, we

Dempsey D. Wedgeworth and Debbie L. Wedgeworth, Grantors
156 Fountains Blvd.
Brandon, MS 39047
Phone: 228-207-2005

Do hereby sell, convey, bargain and warrant to

Susan M. Rauser, Grantee
101 Douglas Avenue
Long Beach, MS 39560
Phone: 989-614-0544

As joint tenants with right of survivorship and not as tenants in common, the following described real property situated and located in Harrison County, Mississippi, more particularly and certainly described as follows:

Commencing at the intersection of the East Margin of Douglas Avenue and South Margin of 5th Street for the Point of Beginning; thence run East parallel with the South line of 5th Street 156 feet; thence South parallel with the East line of Douglas Avenue 130 feet; thence West parallel with the South line of 5th Street 156 feet; thence North 130 feet to the Point of Beginning, all being in the Widow Laidler Claim, Long Beach, Mississippi.

The above described property being a part of Lots 10 and 11, Block 19, ORIGINAL LONG BEACH, Harrison County, Mississippi.

Together with all and singular the rights, privileges, improvements and appurtenances to the same belonging or in any wise appertaining.

This conveyance is made subject to any and all reservations, restrictions, easements, exceptions, covenants and conditions of record, including any mineral, oil or gas reservations and any covenants or restrictions of record.

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

The Grantors hereby certify that the property herein above conveyed forms no part of the homestead of said Grantors.

It is agreed and understood that the taxes for the current year have been provided as of this date on an estimated basis, and that when said taxes are actually determined, if the provision as of this date is incorrect, the parties herein agree to pay on a basis of an actual provision. All subsequent years taxes are specifically assumed by Grantees herein. That certain Covenant Agreement recorded in the office of the Chancery Clerk which sets forth specific covenants and agreements which constitute perpetual covenants and restrictions running with and encumbering the above described property, including but not limited to the covenant as to flood insurance which states that any commercial or residential structure located on any part of the above-described property shall, at all times, be insured under a policy of flood insurance in the amount of 100% of the fully insurable value as determined by a property insurer.

WITNESS OUR SIGNATURES, this the ___ day of May, 2022.

X *Dempsey D. Wedgeworth*
Dempsey D. Wedgeworth

X *Debbie L. Wedgeworth*
Debbie L. Wedgeworth

STATE OF MISSISSIPPI
COUNTY OF Rankin

Personally came and appeared before me, the undersigned authority in and for the aforesaid County and State on this the ___ day of May, 2022, Dempsey D. Wedgeworth and Debbie L. Wedgeworth, who acknowledged that they signed and delivered the foregoing instrument of writing on the day and year therein mentioned.

X *Notary Public*
Notary Public
My Commission Expires:



WITNESS OUR SIGNATURES, this the 03 day of May, 2022.

THE GRANTEES HEREIN EXECUTE THIS DOCUMENT ACKNOWLEDGING THEY HAVE BEEN FULLY ADVISED OF THE EXCEPTIONS TO THE WARRANTY SET FORTH HEREIN.

X *Susan M. Rauser*
Susan M. Rauser

STATE OF MISSISSIPPI
COUNTY OF HANCOCK

Personally came and appeared before me, the undersigned authority in and for the aforesaid County and State on this the 03 day of May, 2022, Susan M. Rauser, who acknowledged that they signed and delivered the foregoing instrument of writing on the day and year therein mentioned.

X *Notary Public*
Notary Public
My Commission Expires:

MINUTES OF JULY 14, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



Long Beach Villa

Parking Rules

- Parking in **ONLY** allowed in the driveway.
- **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 to their original location.
- During inclement weather, ensure that cans are 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 JULY 14, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**



Long Beach Villa

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 8. 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 driveway. **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.
- **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.
- 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.

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 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 JULY 14, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**



Long Beach Villa
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 JULY 14, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**



Long Beach Villa
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:

***3 Vehicle Max**

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 JULY 14, 2022 REGULAR MEETING LONG BEACH PLANNING and DEVELOPMENT COMMISSION

ACORD		CERTIFICATE OF PROPERTY INSURANCE		DATE (MM/DD/YYYY) 06/13/2022														
THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.																		
PRODUCER Pyron Group Inc 2300 14th Street Gulfport, MS 38501	CONTACT Cortney Holly NAME: _____ PHONE (A/C, No, Ext): (228) 853-6729 FAX (A/C, No): (228) 858-9387 E-MAIL: cortney@pyroncoastal.com ADDRESS: _____ PRODUCER LICENSE NO: 00047912																	
INSURED Susan and James Rauser 874 E 8th St Traverse City, MI 49686	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 80%;">INSURER(S) AFFORDED COVERAGE</th> <th style="width: 20%;">NAIC #</th> </tr> <tr> <td>INSURER A: State Auto Insurance Companies</td> <td></td> </tr> <tr> <td>INSURER B: Property Insurance Company of America</td> <td>17087</td> </tr> <tr> <td>INSURER C:</td> <td></td> </tr> <tr> <td>INSURER D:</td> <td></td> </tr> <tr> <td>INSURER E:</td> <td></td> </tr> <tr> <td>INSURER F:</td> <td></td> </tr> </table>				INSURER(S) AFFORDED COVERAGE	NAIC #	INSURER A: State Auto Insurance Companies		INSURER B: Property Insurance Company of America	17087	INSURER C:		INSURER D:		INSURER E:		INSURER F:	
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INSURER B: Property Insurance Company of America	17087																	
INSURER C:																		
INSURER D:																		
INSURER E:																		
INSURER F:																		
COVERAGES CERTIFICATE NUMBER: CP2281303879 REVISION NUMBER:																		
LOCATION OF PREMISES / DESCRIPTION OF PROPERTY (Attach ACORD 101, Additional Remarks Schedule, if more space is required) Loc# 0001: 101 Douglas Ave, Long Beach, MS 39580																		
THIS IS TO CERTIFY THAT 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 CERTIFICATE 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.																		
MSR LTR	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YYYY)	POLICY EXPIRATION DATE (MM/DD/YYYY)	COVERED PROPERTY	LIMITS												
A	<input checked="" type="checkbox"/> PROPERTY				<input checked="" type="checkbox"/> BUILDING	\$ 395,700												
	CAUSES OF LOSS	DEDUCTIBLES			PERSONAL PROPERTY	\$												
	BASIC	BUILDINGS			BUSINESS INCOME	\$												
	BROAD	CONTENTS			EXTRA EXPENSE	\$												
	<input checked="" type="checkbox"/> SPECIAL				RENTAL VALUE	\$												
	EARTHQUAKE		1001443764	05/20/2022	05/20/2023	BLANKET BUILDING	\$											
	WIND					BLANKET PERS PROP	\$											
	FLOOD					BLANKET BLDG & PP	\$											
						Loss of use	\$											
						Ltd Fungl Cov	\$											
B	<input type="checkbox"/> INLAND MARINE	TYPE OF POLICY				\$												
	CAUSES OF LOSS	POLICY NUMBER	05/20/2022	05/20/2023	<input checked="" type="checkbox"/> BUILDING	\$ 400,000												
	<input checked="" type="checkbox"/> WIND					\$												
	CRIME					\$												
	TYPE OF POLICY					\$												
	BOILER & MACHINERY / EQUIPMENT BREAKDOWN					\$												
SPECIAL CONDITIONS / OTHER COVERAGES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)																		
CERTIFICATE HOLDER				CANCELLATION														
Rocket Mortgage, LLC ISAOA PO Box 202070 Florence, SC 29502 Loan# 3502054701				SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE 														

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State Farm Fire and Casualty Company
 PO Box 85043
 Atlanta GA 30366-9901

A-04- 1116-FBB2 L F

RAUSER, SUSAN MARGARET & JAMES
 11750 S TRAILS END
 CEDAR MT 49621-8918

SFPP No:1154753504

Forms and Endorsements

Personal Liability Umbrella FP-7950.2
 Fuel Oil Exclusion FE-5837
 Notice in Event of Liab Claim FE-5499

RENEWAL CERTIFICATE

POLICY NUMBER 22-B0-M132-5
 Personal Liability Umbrella Policy
 APR 09 2022 to APR 09 2023

BILLED THROUGH SFPP

COVERAGES AND LIMITS
 L Personal Liability \$2,000,000
 Self-Insured Retention 500

UNDERLYING EXPOSURES

Our records show the following underlying information. This information was used in determining the rate of the policy.

AUTOMOBILE EXPOSURES
 Automobile(s) 6
 Rec Motor Vehicle(s) 3
 Automobile Operator(s) 2

OTHER LIABILITY EXPOSURES

Personal Residential
 Watercraft

Annual Premium \$286.00

*Notify your agent immediately if the above listed Coverages and/or Underlying Exposures are incorrect. Your Coverages and/or bill can be affected if this information is not correct.

The Class 50 Discount has reduced the premium on your policy by \$26.00

Required Underlying Insurance on reverse side

138-3076 (08/10-11/2012) (01/18/2022)

Thank you for letting us serve you. Agent SUSAN RAUSER Moving? See your State Farm agent.
 Telephone (231) 421-9596 or (231) 421-9597 See reverse for important information. Prepared FEB 16 2022

**MINUTES OF JULY 14, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

CONTINUED FROM FRONT

Required Underlying Insurance
(Terms in Bold in this section are defined in the policy)
Minimum Underlying Limits

<u>Type of Policy</u>	<u>Combined Limits (Bodily Injury and Property Damage)</u>	or	<u>Split Limits</u>
Automobile Liability	\$ 500,000		Bodily Injury- \$ 250,000 Per Person \$ 500,000 Per Accident Property Damage- \$ 100,000 Per Accident
Recreational Motor Vehicle Liability Including Passenger Bodily Injury	\$ 500,000		Bodily Injury- \$ 250,000 Per Person \$ 500,000 Per Accident Property Damage- \$ 100,000 Per Accident
Personal Residential Liability	\$ 100,000		
Watercraft Liability	\$ 100,000		

The Clerk reported that twenty-six (26) 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**.

James and Susan Rausser, 11750 South Trails Lind, Cedar, MI, 49621, 231-499-9732 and Kristin Stachura Allen, Property Management Division of Busch Realty Group, 1715 35th 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 101 Douglas Avenue, Tax Parcel 0612A-03-033.000. Legal description is as follows:

BEG AT SE COR OF DOUGLAS AVE & 5TH ST E ALONG S R/W 5TH ST 156 FT S 130 FT WLY 156 FT N 130 FT TO BEG PART OF LOTS 10 & 11 BLK 19 ORIGINAL LONG BEACH

A public hearing to consider the above short-term rental will be held in the City of Long Beach, Mississippi 39560, Thursday, July 14, 2022, at 5:30 p.m., in the Long Beach City Hall Meeting Room located at 201 Jeff Davis Avenue. The city encourages all residents, groups and organizations to contact the city if they have any questions concerning the petition.

/s/ signed
Chairman
Planning Commission

MINUTES OF JULY 14, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

Table with 3 columns of property owner information including names, addresses, and cities. Includes names like Wedgeworth Dempsey D and Debbie L, Smith Terry and Donna, Piper Diane D, etc.

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 feet (200') of the subject property, when applications for zoning map changes, variances, appeals, etc., are filed, all as stipulated in The Zoning Ordinance Number 598 of the City of Long Beach; and other matters pertaining to such public hearings and the business of the Planning and Development Commission in and for the City of Long Beach;
3. That on June 20, 2022, she did cause to be mailed, Notice of Public Hearing, a copy of which is attached hereto, to twenty-six (26) property owners within 200' of 101 Douglas Avenue, Tax Parcel 0612A-03-033,000, notifying them that a public meeting will be held, July 14, 2022, to consider an application for a Short-Term Rental filed by James and Susan Rauser (owners) and Kristin Stachura Allen, Property Management Division of Busch Realty Group (property manager).

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

Signature of Stacey Dahl
STACEY DAHL, AFFIANT

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

Signature of Notary Public
NOTARY PUBLIC

-My Commission Expires-



MINUTES OF JULY 14, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

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. XXI No. 25 dated 24 day of June, 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____


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 21 day of JULY, A.D. 2022.

Al Bowers
Notary Public



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

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

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

The sixth public hearing to consider a Short-Term Rental for property located at 307 Alexander Road, Tax Parcel 0612M-01-049.000, submitted by Nicholas Phalin (owner) and Tanya Darrow, Beachy Bookings (property manager), as follows:

MINUTES OF JULY 14, 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: 307 Alexander Road Tax Parcel # 0611M-01-049.000
 (Location of Short-Term Rental)

OWNER'S INFORMATION:
 Property Owner's Name: Nicholas Phalin
 Property Owner's Address: 11324 W Wisconsin Avenue Wauwatosa WI 53226

Property Owner's Mailing Address, if different from above:

 City State Zip
 Property Owner's Phone No: 414-366-9052 Email Address: Nich.Phal@gmail.com

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

PROPERTY MANAGER INFORMATION:
 Property Manager's Name: Tanya Darrow, Beachy Bookings

Property Manager's Address: (Must be a local contact)
416 E Pass Road Gulfport MS 39507

 City State Zip
 Property Manager's Phone No.: 228-229-2275 Email Address: BeachyBookingsLLC@gmail.com

- PLEASE PROVIDE THE FOLLOWING:**
- Mississippi Sales Tax ID # 392-94-0806
 - 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.

Nicholas Phalin Nich Phalin 6/16/22
 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>7</u>	<u>2</u>	<u>3</u>	<u>7</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: Robert Lynn Lovelace Date: 7/13/22
 Fire Inspector Signature: Samuel D. Darr Date: 7/13/22

COMMENTS: _____

Date Received: <u>6-15-22</u>
Agenda Date: <u>7-14-22</u>
Amount Due/Paid: <u>200.00</u>
Check #: <u>1117</u>

MINUTES OF JULY 14, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

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

Grantor:
I-10 Properties, LLC
a Mississippi Limited Liability Company
P.O. Box 7734
D'Iberville, MS 39540
(228) 806-4283

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

Grantee:
Nicholas K. Phalin
307 Alexander Rd.
Long Beach, MS 39560
(414) 366-9052

File No. O223557N

INDEXING INSTRUCTIONS: Lot 7, Lynwood S/D, 1st JD, Harrison County, MS

STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT

WARRANTY DEED

FOR AND IN CONSIDERATION OF the price and sum of TEN AND NO/100 DOLLARS (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, I-10 Properties, LLC, a Mississippi Limited Liability Company, does hereby sell, convey and warrant unto Nicholas K. Phalin, 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:

Lot 7, Lynwood 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 22, at Page 5.

This being the same property as that conveyed to I-10 Properties, LLC, a Mississippi Limited Liability Company, by instrument recorded in Instrument No. 2022-1595-D-11, 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) outclaims 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 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 hereto agree to make all necessary adjustments on the basis of an actual proration.

WITNESS MY SIGNATURE, on this the 27th day of May, 2022.

I-10 Properties, LLC
a Mississippi Limited Liability Company

By: Jason Boykin, Managing Member

ACKNOWLEDGEMENT

STATE OF MISSISSIPPI
COUNTY OF JACKSON

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, the within named Jason Boykin, the duly appointed Managing Member of I-10 Properties, LLC, a Mississippi Limited Liability Company, who acknowledged before me that he signed, executed and delivered the above and foregoing instrument on the day and year thereof, for the use and purposes herein mentioned, for and on behalf of the aforesaid company, after first having been duly authorized to do so.



Hannah Fulton
NOTARY PUBLIC

My commission expires: 1/18/23

DEED ACCEPTED BY:

Nicholas K. Phalin

CORPORATE RESOLUTION

In a duly called meeting of all the Members of the below named Company, it was unanimously approved by all the Members that Jason Boykin or Shannon Boykin, Managing Members, has complete authority to execute any and all documents including, but not limited to, Deeds, Settlement Statements and contracts pertaining to the purchase of real property. This also pertains to the sale of all real property owned on behalf of the below named company. This resolution expires in 5 years from the date approved.

So, approved and acknowledged this, the 17th day of July, 2020.

I-10 Properties, LLC,
A Mississippi Limited Liability Company

By: Jason Boykin, Managing Member

By: Shannon Boykin, Managing Member

CORPORATE ACKNOWLEDGMENT

STATE OF MISSISSIPPI
COUNTY OF JACKSON

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, Jason Boykin and Shannon Boykin the duly appointed Managing Members of I-10 Properties, LLC, a Mississippi Limited Liability Company, who acknowledged before me that they signed, executed and delivered the above and foregoing instrument on the day and year thereof mentioned, for and on behalf of said Company as its own act and deed, after first having been duly authorized to do so.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, on this the 17th day of July, 2020.

(AFFIX SEAL)

My Commission Expires:



Leann Vasquez
NOTARY PUBLIC

99

MINUTES OF JULY 14, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION
307 Alexander Road

Parking Rules and Plan

Guests will be allowed no more than four vehicles in the driveway of our property. Between the carport and three lanes near the house, this will prevent congestion near the road.

The below image shows the four parking spots we will make available for guests.



Trash Management Plan

Our guests will be responsible for putting trash and recycling bins on the curb in compliance with the local trash collection schedule of Mondays. They will return bins near the house after collection.

MINUTES OF JULY 14, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION
Beachy Bookings, LLC. Short Term Rental Agreement

Address: _____

This Rental Agreement and Contract (the "Agreement") is a legally binding agreement made and entered into on _____ 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 4 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 JULY 14, 2022
REGULAR MEETING**

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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.

Pets MUST be approved and pay an extra fee.

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 JULY 14, 2022
REGULAR MEETING**

LONG BEACH PLANNING and DEVELOPMENT COMMISSION

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

- No damage is done to unit or its contents, beyond normal wear and tear.
- No charges are incurred due to contraband, collection of rents or services rendered during the stay.
- All debris, rubbish and discards are placed in provided garbage tote, and soiled dishes are cleaned.
- All used towels are placed in a 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 of any harm arising from their use of the premises or others whom they invite to use the premise. Fire

**MINUTES OF JULY 14, 2022
REGULAR MEETING**

LONG BEACH PLANNING and DEVELOPMENT COMMISSION

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 - \$

Pet 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 JULY 14, 2022
REGULAR MEETING

LONG BEACH PLANNING and DEVELOPMENT COMMISSION

cuSign Envelope ID: 143B5838-C8CC-4A65-9A26-2DFE3D3F4331



Coverage Checklist

Nicholas Phalin

POLICY HOLDER

X-Wind

POLICY OR APPLICATION NUMBER

307 Alexander Rd Long Beach MS 39560

PROPERTY ADDRESS

Dwelling Fire

POLICY TYPE

5/27/2022

EFFECTIVE DATE

	Amount	Accept	Decline
Property Coverages			
Replacement Cost - Dwelling		<input type="radio"/>	<input checked="" type="radio"/>
Replacement Cost - Contents		<input type="radio"/>	<input checked="" type="radio"/>
All Peril Deductible	\$ 2,500.00	<input checked="" type="radio"/>	<input type="radio"/>
Wind / Hail Deductible		<input type="radio"/>	<input checked="" type="radio"/>
Dwelling Coverage	\$ 283,930.00	<input checked="" type="radio"/>	<input type="radio"/>
Other Structure Coverage		<input type="radio"/>	<input checked="" type="radio"/>
Personal Property Coverage	\$ 26,300.00	<input checked="" type="radio"/>	<input type="radio"/>
Loss of Use	\$ 52,600.00	<input checked="" type="radio"/>	<input type="radio"/>
Medical Payments	\$ 500,000.00	<input checked="" type="radio"/>	<input type="radio"/>
Personal Liability	\$ 500.00	<input checked="" type="radio"/>	<input type="radio"/>
Water Backup	\$ 10,000.00	<input checked="" type="radio"/>	<input type="radio"/>
Ordinance or Law	\$ 28,393.00	<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:
Nicholas K Phalin
POLICY HOLDER'S SIGNATURE

5/12/2022

DATE

ADDITIONAL PHONE

ADDITIONAL EMAIL

DocuSigned by:
Ian Cross
AGENT'S SIGNATURE

PYRONCOASTAL.COM

**MINUTES OF JULY 14, 2022
REGULAR MEETING**

LONG BEACH PLANNING and DEVELOPMENT COMMISSION

DocuSign Envelope ID: 143B5838-C8CC-4A65-9A26-2DFE3D3F4331

NEW BUSINESS INSURANCE QUOTE



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

NAMED INSURED & MAILING ADDRESS	AGENCY NAME & ADDRESS	QUOTE #: 2723464 VERSION #: 1
NICHOLAS PHALIN 11324 W WISCONSIN AVE WAUWATOSA, WI 53226	890378 - PYRON GROUP, INC - PASCAGOULA 1703 Old Mobile Ave Pascagoula, MS 39567	FILE #: 2378325 DATE QUOTED: 05/11/2022 HOMEOWNERS MINIMUM EARNED PREMIUM: 25% POLICY TERM: 12 MONTHS
AGENT: IAN CROSS ian@pyroncoastal.com	PHONE: (228) 762-0557	NO FLAT CANCELLATIONS

SCOTTSDALE INSURANCE COMPANY CO #: 188	
LINE OF BUSINESS	PREMIUM
DWELLING FIRE	\$2,122.00
POLICY FEE	\$150.00
MWUA FEE	\$68.16
STAMPING FEE	\$5.68
STATE TAX	\$90.88
TOTAL PREMIUM	\$2,436.72
<i>This insurance policy is issued pursuant to Mississippi law covering surplus lines insurance. The company issuing the policy is not licensed by the State of Mississippi but is authorized to do business in Mississippi as a nonadmitted company. The policy is not protected by the Mississippi Insurance Guaranty Association in the event of the insurer's insolvency.</i>	

The terms and conditions of this quotation may not comply with the specifications submitted for consideration. Please read this quote carefully and compare it against your specifications.

CONDITIONS	BINDING INSTRUCTIONS
<p>RECEIPT OF APPLICATION PACKET INCLUDING:</p> <ul style="list-style-type: none"> • Dwelling Fire Application • Wind and/or Hail Exclusion Form • Satisfactory updates on plumbing, electrical, and heating within the past 40 years, and roofing within past 20 years • Please note an inspection will be performed after issuance and must be satisfactory to maintain coverage • Risk subject to no tree limb overhang; trees and limbs must be trimmed away from home. • Risk subject to no tree limb overhang; trees and limbs must be trimmed away from home. • Risk subject to no tree limb overhang; trees and limbs must be trimmed away from home. • Risk subject to no tree limb overhang; trees and limbs must be trimmed away from home. • Risk subject to no tree limb overhang; trees and limbs must be trimmed away from home. • Risk subject to no tree limb overhang; trees and limbs must be trimmed away from home. • Risk subject to no tree limb overhang; trees and limbs must be trimmed away from home. 	<p>Enter your Quote # online at www.jjins.com in Homeowner Program and choose the 'COMPLETE APPLICATION' or 'BIND' option:</p> <ul style="list-style-type: none"> • Quotes are only valid for 30 days. After 30 days the quote will need to be updated to ensure accurate rates. • If you select to utilize the electronic signature and electronic payment, your submission will electronically transmit to J&J for issuance. • If you do not select the electronic signature and electronic payment, your Bind request will be electronically submitted to J&J and issuance will be delayed pending receipt of the application packet. • If you choose not to bind your account online, you may send the application packet to: JOHNSON & JOHNSON, PO BOX 899, CHARLESTON, SC 29402.

This is not an Insurance policy, nor an insurance binder. This quote is an indication of an insurance premium based on the information provided.

**MINUTES OF JULY 14, 2022
REGULAR MEETING**

LONG BEACH PLANNING and DEVELOPMENT COMMISSION

DocuSign Envelope ID: 143B5838-C8CC-4A65-9A26-2DFE3D3F4331

NEW BUSINESS INSURANCE QUOTE
APPLICANT: NICHOLAS PHALIN
QUOTE # 2723464 VERSION # 1
FILE #: 2378325
DATE QUOTED: 05/11/2022



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• Risk subject to no tree limb overhang; trees and limbs must be trimmed away from home.

DocuSign Envelope ID: 143B5838-C8CC-4A65-9A26-2DFE3D3F4331

NEW BUSINESS INSURANCE QUOTE
APPLICANT: NICHOLAS PHALIN
QUOTE # 2723464 VERSION # 1
FILE #: 2378325
DATE QUOTED: 05/11/2022



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LOCATION #1 - 307 ALEXANDER RD LONG BEACH MS 39560 - HARRISON COUNTY		
COVERAGE	LIMIT	PREMIUM
DWELLING FIRE		
COVERAGE A - DWELLING (ACV)	\$283,930	\$1,033.00
COVERAGE C - PERSONAL PROPERTY (ACV)	\$26,300	\$96.00
COVERAGE D - FAIR RENTAL VALUE	\$52,600	\$191.00
PREMISES LIABILITY	\$500,000	\$198.00
MEDICAL PAYMENTS TO OTHERS	\$500	\$27.00
ORDINANCE OR LAW - 10%		INCL
MOLD	\$5,000	\$50.00
WATER BACKUP	\$10,000	\$150.00
VANDALISM OR MALICIOUS MISCHIEF		\$377.00
DEDUCTIBLES		
AOP DEDUCTIBLE: \$2,500		
WIND/HAIL COVERAGE: EXCLUDED		
		TOTAL BASE PREMIUM: \$2,1
RATING FACTORS & UNDERWRITING INFORMATION:		
POLICY FORM: DP3	NUMBER OF STORIES: 1	
OCCUPANCY: TENANT	SQUARE FOOTAGE: 2,200	
DISTANCE TO COAST: 1.1000 MILES	FOR SALE: NO	
TERRITORY: 3	ON HISTORICAL REGISTRY: NO	
PROTECTION CLASS: 5	IN GATED COMMUNITY: NO	
CONSTRUCTION TYPE: FRAME	RENTAL TERM: LESS WEEK	
YEAR OF CONSTRUCTION: 1969	ROOF CONSTRUCTION: SHINGLE RATED FOR 55 MPH WINDS	
YEAR OF WIRING UPDATES: 1969	ROOF GEOMETRY: GABLE ROOF	
YEAR OF PLUMBING UPDATES: 1969	ROOF SHEATHING: OTHER/UNKNOWN	
YEAR OF HEATING UPDATES: 1969	ROOF ANCHOR: OTHER/UNKNOWN	
YEAR OF ROOFING UPDATES: 2022	OPENING PROTECTION: OTHER/UNKNOWN	
ROOF AGE: 0 YEARS		
# OF NON-WIND LOSSES: NONE	PRIOR INSURANCE: NEW PURCHASE	
# OF WIND LOSSES: NONE	PRIMARY FLOOD EXISTS: UNKNOWN	
PROTECTIVE DEVICE(S): SMOKE DETECTORS		

**MINUTES OF JULY 14, 2022
REGULAR MEETING**

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LONG BEACH PLANNING and DEVELOPMENT COMMISSION

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DWELLING FIRE APPLICATION

DATE (DD/MM/YYYY)
5/12/2022

AGENCY Phone (A/C, No, Ext): FAX (A/C, No):		APPLICANT'S NAME AND MAILING ADDRESS (Include county & NAIC CODE FACILITY COD	
PYRON GROUP, INC - PASCAGOULA 1703 Old Mobile Ave Pascagoula, MS 39567		NICHOLAS PHALIN 11324 W WISCONSIN AVE WAUWATOSA, WI 53226	
CODE: SUBCODE:		EFFECTIVE DA	EXPIRATION DA
AGENCY CUSTOMER 890378		05/31/2022	05/31/2023
		BUSINESS PHON	HOME PHONE #
			(414) 366-9052
			DAY
			EVE
			DAY
			EVE

APPLICANT INFORMATION

PREVIOUS ADDRESS (if less than 3 yrs)	YRS AT PREV ADDR	LOCATION OF PROPERTY IF DIFF FROM ABOVE (Inc cou)
		307 ALEXANDER RD LONG BEACH, MS 39560 - (HARRISON)
APPLICANT'S OCCUPATION (State nature of business if self-employe)	APPLICANT'S EMPLOYER NAME AND ADDRESS	YEARS IN CURR OCC
CO-APPLICANT'S OCCUPATION (State nature of business if self-employe)	CO-APPLICANT'S EMPLOYER NAME AND ADDRESS	YEARS IN CURR OCC
HOW LONG HAVE YOU KNOWN THE APPLICANT		DATE AGENT LAST INSPECTED PROPERTY:

COVERAGES/LIMITS OF LIABILITY		FIRE	<input checked="" type="checkbox"/>	FIRE & E	<input checked="" type="checkbox"/>	FIRE, EC & VM	<input type="checkbox"/>	BROAD	<input type="checkbox"/>	SPECIAL	<input type="checkbox"/>	PREMIUM
HO FORM	DWELLING	OTHER STRUCTURE	PERSONAL PROPERTY	RENTAL VALUE	PERSONAL LIABILITY	MEDICAL PAYMENTS	EST TOTAL PREMIUM					
DP3	\$ 283,930	\$	\$ 26,300	\$ 52,600	\$ 500,000	\$ 500	\$ 2,436.72					
DED (Type & Amount)	<input checked="" type="checkbox"/>	ALL PERIL	\$2,500	<input checked="" type="checkbox"/>	WIND/HAIL	EXCLUDED	THEFT	<input checked="" type="checkbox"/>	NAMED HURRICANE			

* Not Applicable in N

ENDORSEMENTS - SEE REMARKS SECTION

EFT AUTHORIZATION CODE: AMOUNT: 0.00
DATE:

PAYMENT PLAN ACORD 610 Attached (NOT APPLICABLE IN NC)

ACCOUNT		MAIL POLICY TO:
BILLING	IF DIRECT BILL:	IF APPLICANT BILL:
<input checked="" type="checkbox"/> DIRECT BILL	<input type="checkbox"/> BILL APPLICANT	<input checked="" type="checkbox"/> FULL PAY
<input type="checkbox"/> AGENCY BILL	<input type="checkbox"/> BILL MORTGAGEE	AGENT APPLICANT

RATING/UNDERWRITING

<input checked="" type="checkbox"/> FRAME	MFG HOME	YR BUILT	# ROOMS	MARKET VALUE	STRUCTURE TYPE	USAGE TYPE	FARM	# FAMILIES	RES	PURCHASE DATE/PRICE
<input type="checkbox"/> MASONRY	VINAL SIDING	1969			<input checked="" type="checkbox"/> DWELLING	PRIMARY	COC	1		5/31/2022
<input type="checkbox"/> MASONRY VENEER	ALUMINUM SIDING	SQ FT	# APTS	REPLACEMENT COST	APART	SECONDAR	COMP. DAT			
<input type="checkbox"/> FIRE RES		2,200			CONDO	SEASONAL				
NUMBER OF FIRE UNITS IN	TERR CODE	PREM GROUP	PROTECT CLASS	DISTANCE TO HYDRAN	FIRE STATION	PROTECTION DEVICE	HEAT TYPE	NONE	WIRING	<input checked="" type="checkbox"/>
DIVS	FIRE DIV		5	100 FT	1 MI	SYSTE SMOKE TEMP BURGLAR	PRIMARY CENTRAL		PLUMBING	<input checked="" type="checkbox"/>
FIRE / EC RATE	FIRE DISTRICT / CODE NUMBER					DIRECT	SECONDARY		HEATING	<input checked="" type="checkbox"/>
						LOCAL	HOUSEKEEPING CONDITION		ROOFING	<input checked="" type="checkbox"/>
DATE HEATING SYSTEM LAST SERVICED	NUM OF AMPS (ELEC SYST)	CIRCUIT BREAKERS	FUSES	KNOB & TUBE OR ALUMINUM WIRING	PLUMBING SYSTEM CONDITION	PLUMBING SYSTEM ANY KNOWN LEAKS	FOUNDATION	CLOSED		
		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> OPEN <input type="checkbox"/> NONE			
DWELLING LOCATION	OCCUPANCY	DEADBOLT	OIL STORAGE TANK LOCATION	SWIMMING POOL	APPROVED FENCE DIVING BOARD SLIDE	WINDSTORM LOSS MITIGATION FEATURES				
<input type="checkbox"/> WITHIN CITY LIMITS	OWNER	<input type="checkbox"/> UNOCC	INDOORS	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO						
<input type="checkbox"/> WITHIN FIRE DIST	<input checked="" type="checkbox"/> TENANT	<input type="checkbox"/> VACANT	OUTDOORS							
<input type="checkbox"/> WITHIN PROT SUBURB			ABOVE GROUND O MASONRY FLOOR							
			ABOVE GROUND N ON MASONRY FLOOR							
BLDG CODE GRADE	INSPECTED?	TAX CODE	RATING	OCCUPIED DAILY?	# WKS RENTED	WIND CLASS	SEMI RESISTIVE	ROOF MATERIAL GABLE ROOF	CONDITION OF ROOF	
	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		CLASS SPEC	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		RESISTIVE	OTHER			
IF REPLACEMENT COST APPLIES, ACORD 42 ATTACHE										
BASEMENT SQ FT	GARAGE SQ FT	BREEZEWAY SQ FT	RATING CREDITS	MANNED SECURITY	SPRINKLER	FIREPLACES (Enter Number)				
			NON-SMOKER LIGHTNING PROTECTION	OFF PREMISES	PARTIAL	CHIMNEYS				
				THEFT EXCL	FULL	HEARTHES				

PRIOR COVERAGE	PRIOR CARRIER	PRIOR POLICY NUMBER	EXPIRATION DATE

**MINUTES OF JULY 14, 2022
REGULAR MEETING**

LONG BEACH PLANNING and DEVELOPMENT COMMISSION

cuSign Envelope ID: 143B5838-C8CC-4A65-9A26-2DFE3D3F4331

GENERAL INFORMATION

EXPLAIN ALL "YES" RESPONSES		YES	NO	EXPLAIN ALL "YES" RESPONSES IN REMARKS (Except questions 15, 1		YES	NO
1. ANY FARMING OR OTHER BUSINESS CONDUCTED ON PREMISES? (Including day/child care) If "Yes", list gross receipts: \$			<input checked="" type="checkbox"/>	14. DURING THE LAST FIVE (5) YEARS (TEN (10) YEARS IN RHODE ISLAND), HAS ANY APPLICANT BEEN INDICTED FOR OR CONVICTED OF ANY DEGREE OF THE CRIME OF FRAUD, BRIBERY, ARSON, OR ANY OTHER ARSON-RELATED CRIME IN CONNECTION WITH THIS OR ANY OTHER PROPERTY? (In RI, failure to disclose the existence of an arson conviction is a misdemeanor punishable by a sentence of up to one (1) year of imprisonment.)			<input checked="" type="checkbox"/>
2. ANY RESIDENCE EMPLOYEES? (Number and type of full and part time employees)			<input checked="" type="checkbox"/>				
3. ANY FLOODING, BRUSH, FOREST FIRE HAZARD, LANDSLIDE, ETC?			<input checked="" type="checkbox"/>				
4. ANY OTHER RESIDENCE OWNED, OCCUPIED OR RENTED?			<input checked="" type="checkbox"/>	RENTERS AND CONDOS ONLY:	15. IS THERE A MANAGER ON THE PREMISES?		<input checked="" type="checkbox"/>
					16. IS THERE A SECURITY ATTENDANT?		<input checked="" type="checkbox"/>
					17. IS THE BUILDING ENTRANCE LOCKED?		<input checked="" type="checkbox"/>
5. ANY OTHER INSURANCE WITH THIS COMPANY? (List Policy Numbers)			<input checked="" type="checkbox"/>	18. ANY UNCORRECTED FIRE OR BUILDING CODE VIOLATIONS?			<input checked="" type="checkbox"/>
6. HAS INSURANCE BEEN TRANSFERRED WITHIN AGENCY?			<input checked="" type="checkbox"/>	19. IS THE BUILDING UNDERGOING RENOVATION OR RECONSTRUCTION? (Give estimated completion date and dollar value)			<input checked="" type="checkbox"/>
7. ANY COVERAGES DECLINED, CANCELLED OR NON-RENEWED DURING THE LAST 3 YEARS? (Not applicable in MO)			<input checked="" type="checkbox"/>	20. IS HOUSE FOR SALE?			<input checked="" type="checkbox"/>
8. HAS THE APPLICANT HAD A FORECLOSURE, REPOSSESSION, BANKRUPTCY, JUDGEMENT OR LIEN DURING THE PAST FIVE YEARS?			<input checked="" type="checkbox"/>	21. IS PROPERTY WITHIN 300 FT OF A COMMERCIAL OR NON-RESIDENTIAL PROPERTY?			<input checked="" type="checkbox"/>
9. ARE THERE ANY ANIMALS OR EXOTIC PETS KEPT ON PREMISES? (Note breed and birta history)			<input checked="" type="checkbox"/>	22. IS THERE A TRAMPOLINE ON THE PREMISES?			<input checked="" type="checkbox"/>
10. DISTANCE TO TIDAL WATER: <u>1.1000</u> <input checked="" type="checkbox"/> Miles <input type="checkbox"/> Feet				23. WAS THE STRUCTURE ORIGINALLY BUILT FOR OTHER THAN A PRIVATE RESIDENCE AND THEN CONVERTED?			<input checked="" type="checkbox"/>
11. IS PROPERTY SITUATED ON MORE THAN FIVE ACRES? (If yes, describe land use)			<input checked="" type="checkbox"/>	24. ANY LEAD PAINT HAZARD?			<input checked="" type="checkbox"/>
12. DOES APPLICANT OWN ANY RECREATIONAL VEHICLES (SNOWMOBILES, DUNE BUGGYS, MINI BIKES, ATVS, ETC)? (List year, type, make, model)			<input checked="" type="checkbox"/>	25. IF A FUEL OIL TANK IS ON PREMISES, HAS OTHER INSURANCE BEEN OBTAINED FOR THE TANK? (Give First Party and limit, and Third Party and limit)			<input checked="" type="checkbox"/>
13. IS BUILDING RETROFITTED FOR EARTHQUAKE? (If applicable)			<input checked="" type="checkbox"/>	26. IF BUILDING IS UNDER CONSTRUCTION, IS THE APPLICANT THE GENERAL CONTRACTOR?			

MINUTES OF JULY 14, 2022
REGULAR MEETING

LONG BEACH PLANNING and DEVELOPMENT COMMISSION

DocuSign Envelope ID: 143B5838-C8CC-4A65-9A26-2DFE3D3F4331

LOSS HISTORY ANY LOSSES, WHETHER OR NOT PAID BY INSURANCE, DURING THE LAST ____ YEARS, AT THIS OR AT ANY OTHER LOCATION YES NO IF YES, INDICATE BELOW APPLICANT'S INITIALS:

DATE	TYPE	DESCRIPTION OF LOSS	AMOUNT
------	------	---------------------	--------

ADDITIONAL INTEREST

NT #	MORTGGE	NAME AND ADDRESS	LOAN NUMBER
	<input checked="" type="checkbox"/>	GULF SOUTH MORTGAGE LLC 12292 ASHLEY DR GULFPORT, MS 39503	1022032302

REMARKS (Attach Additional Sheets if More Space is Required)

Prior Insurance: NEW PURCHASE

MOLD \$5,000	ORDINANCE OR LAW - 10%
PREMISES LIABILITY \$500,000	VANDALISM OR MALICIOUS MISCHIEF 0
WATER BACKUP \$10,000	SHAPE OF ROOF GABLE ROOF
NUMBER OF STORIES 1	OPENING PROTECTION OTHER/UNKNOWN
OPENING PROTECTION TYPE UNKNOWN	ROOF ANCHOR OTHER/UNKNOWN

ATTACHMENTS	PHOTOGRAPH	RECREATIONAL VEHICLE APP
STATE SUPPLEMENT(S) (If applic	SOLID FUEL SUPPLEMENT	WATERCRAFT APPLICATION
INLAND MARINE APPLICATION	PROTECTION DEVICE CERT	LEAD FREE PAINT CERTIFICAT
REPLACEMENT COST ESTIMATE	PERS EXCESS/UMBRELLA A	HOME BASED BUSINESS SUPP

BINDER/SIGNATURE

INSURANCE BINDE		IF THE "BINDER" BOX TO THE LEFT IS COMPLETED, THE FOLLOWING CONDITIONS APPLY: THIS COMPANY BINDS THE KIND(S) OF INSURANCE STIPULATED ON THIS APPLICATION. THIS INSURANCE IS SUBJECT TO THE TERMS, CONDITIONS AND LIMITATIONS OF THE POLICY(IES) IN CURRENT USE BY THE COMPANY. THIS BINDER MAY BE CANCELLED BY THE INSURED BY SURRENDER OF THIS BINDER OR BY WRITTEN NOTICE TO THE COMPANY STATING WHEN CANCELLATION WILL BE EFFECTIVE. THIS BINDER MAY BE CANCELLED BY THE COMPANY BY NOTICE TO THE INSURED IN ACCORDANCE WITH THE POLICY CONDITIONS. THIS BINDER IS CANCELLED WHEN REPLACED BY A POLICY. IF THIS BINDER IS NOT REPLACED BY A POLICY, THE COMPANY IS ENTITLED TO CHARGE A PREMIUM FOR THE BINDER ACCORDING TO THE RULES AND RATES IN USE BY THE COMPANY. THE QUOTED PREMIUM IS SUBJECT TO VERIFICATION AND ADJUSTMENT, WHEN NECESSARY, BY THE
EFFECTIVE DATE	EXPIRATION DATE	
TIME	12:01 AM NOON	
COVERAGE IS NOT BOUND		
APPLICABLE IN COLORADO: THE INSURER HAS THIRTY (30) BUSINESS DAYS, COMMENCING FROM THE EFFECTIVE DATE OF COVERAGE, TO EVALUATE THE ISSUANCE OF THE INSURANCE POLICY.		
PERSONAL INFORMATION ABOUT YOU, INCLUDING INFORMATION FROM A CREDIT OR OTHER INVESTGATIVE REPORT, MAY BE COLLECTED FROM PERSONS OTHER THAN YOU IN CONNECTION WITH THIS APPLICATION FOR INSURANCE AND SUBSEQUENT AMENDMENTS AND RENEWALS. SUCH INFORMATION AS WELL AS OTHER PERSONAL AND PRIVILEGED INFORMATION COLLECTED BY US OR OUR AGENTS MAY IN CERTAIN CIRCUMSTANCES BE DISCLOSED TO THIRD PARTIES WITHOUT YOUR AUTHORIZATION. CREDIT SCORING INFORMATION MAY BE USED TO HELP DETERMIN EITHER YOUR ELIGIBILITY FOR INSURANCE OR THE PREMIUM YOU WILL BE CHANGED. WE MAY USE A THIRD PARTY IN CONNECTION WITH THE DEVELOPMENT OF YOUR SCORE. YOU HAVE THE RIGHT TO REVIEW YOUR PERSONAL INFORMATION IN OUR FILES AND CAN REQUEST CORRECTIONS OF ANY INACCURACIES. A MORE DETAILED DESCRIPTION OF YOUR RIGHTS AND OUR PRACTICES REGARDING SUCH INFORMATION IS AVAILABLE UPON REQUEST. CONTACT YOUR AGENT OR		
<input type="checkbox"/> Copy of the Notice of Information Practices (Privacy) has been given to the applicant. (Not applicable in all states; consult your agent or broker for your state's requirements.)		
ANY PERSON KNOWINGLY AND WITH INTENT TO DEFRAUD ANY INSURANCE COMPANY OR ANOTHER PERSON FILES AN APPLICATION FOR INSURANCE OR STATEMENT OF CLAIM CONTAINING ANY MATERIALLY FALSE INFORMATION, OR CONCEALS FOR THE PURPOSE OF MISLEADING INFORMATION CONCERNING ANY FACT MATERIAL THERETO, COMMITS A FRAUDULENT INSURANCE ACT, WHICH IS A CRIME AND SUBJECTS THE PERSON TO CRIMINAL AND [NY: SUBSTANTIAL] CIVIL PENALTIES. (Not applicable in CO, HI, MA, OH, OK, OR or VT; in DC, LA, ME TN, VA and WA insurance benefits may be denied.)		
APPLICANT'S STATEMENT I HAVE READ THE ABOVE APPLICATION AND ANY ATTACHMENTS. I DECLARE THAT THE INFORMATION IN THEM IS TRUE, COMPLETE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS INFORMATION IS BEING OFFERED TO THE COMPANY AS AN INDUCEMENT TO ISSUE THE POLICY FOR WHICH I AM APPLYING.		
APPLICANT'S SIGNATURE <i>Nicholas K. Plestin</i>	DATE 5/12/2022	PRODUCER'S SIGNATURE <i>Ian Cross</i>
A3BAD70897384C0...		2202010728C1463...
		NATIONAL PRODUCE NUMBER 3702919

The Clerk reported that twenty-nine (29) notices of public hearing were sent by regular mail to property owners within two hundred feet (200') of the subject property.

**MINUTES OF JULY 14, 2022
REGULAR MEETING**

LONG BEACH PLANNING and DEVELOPMENT COMMISSION

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

City of Long Beach



LEGAL NOTICE

PUBLIC HEARING

In accordance with Article XIX of the Comprehensive Long Beach Unified Land Ordinance 598 of the City of Long Beach, Mississippi (2013) as amended, notice is hereby given advising that the Planning Commission for the City of Long Beach will hold a public hearing for the purpose of considering a **Short-Term Rental**.

Nicolas Phalin, 11124 West Wisconsin Avenue, Wauwatosa, WI, 53226, 414-366-0052 (owner) and Tanyz Darrow, Beachy Bookings, 316 East Pass Road, Gulfport, MS, 39507, 228-229-2275, has filed an application for a short-term rental in accordance with the Comprehensive Long Beach Unified Land Ordinance, Section 131: Short-Term Rentals-Residential (Ordinance 625). The location of the requested short-term rental is 307 Alexander Road. Tax Parcel: 0611M-01-049.000. Legal description is as follows:

LOT 7 LYNWOOD SUBD

A public hearing to consider the above short-term rental will be held in the City of Long Beach, Mississippi 39560, Thursday, July 14, 2022, at 5:30 p.m., in the Long Beach City Hall Meeting Room located at 201 Jeff Davis Avenue. The city encourages all residents, groups and organizations to contact the city if they have any questions concerning the petition.

/s/ signed
Chairman
Planning Commission

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

AVERY 5160	File # Fee Address Locals Beach 39560 Long Beach MS 39560	Go to avery.com/templates Long Beach Template 5160
Gardner Joseph 15 Woodville Place Hattiesburg, MS 39402	Holyfield Vivian -L/E- 303 Alexander Road Long Beach, MS 39560	Cartier William L 100 Jarman Drive Long Beach, MS 39560
Freeman Elliott M and Claudia R 200 Lynwood Circle Long Beach, MS 39560	Kisslinger Laurie J and Mark A 220 Lynwood Circle Long Beach, MS 39560	Boyd David L 230 Lynwood Circle Long Beach, MS 39560
Molsbee Karen L -L/E- 240 Lynwood Circle Long Beach, MS 39560	Ruspoli Thomas R 250 Lynwood Circle Long Beach, MS 39560	Johnston Peggy J and Steven C 278 Lynwood Circle Long Beach, MS 39560
Burge IV B PO Box 611 Long Beach, MS 39560	Baker James T and Betty 313 Alexander Road Long Beach, MS 39560	McCummins Shannon D and Robert J Jr 311 Alexander Road Long Beach, MS 39560
Wittman Timothy Michael 309 Alexander Road Long Beach, MS 39560	Gilmore Kathleen E 400 Alexander Lane Long Beach, MS 39560	Montano Jessica Dawn and Christopher 102 York Drive Long Beach, MS 39560
Wittman Daniel 101 York Drive Long Beach, MS 39560	Reyer Diane Thomas 103 York Drive Long Beach, MS 39560	Williams Patricia L 19031 Redbud Drive Long Beach, MS 39560
Ladner Dennis L and Mary S -Trustee- 19029 Redbud Drive Long Beach, MS 39560	Miller -Trust- c/o Sally Miller 19001 Redbud Drive Long Beach, MS 39560	Jeffrey Heather 19003 Redbud Drive Long Beach, MS 39560
Rosler Curtis D and Courtney L 300 Alexander Road Long Beach, MS 39560	Allen Amanda M 205 Lynwood Circle Long Beach, MS 39560	Watts Helen -Trustee- 215 Lynwood Circle Long Beach, MS 39560
Mustang Properties INC 501 North Seal Avenue Long Beach, MS 39560	Hansen Stanley M Sr and Clara L 235 Lynwood Circle Long Beach, MS 39560	Byrd Theodore R and Joan B 255 Lynwood Circle Long Beach, MS 39560
Sundman Mark E and Jeannie Herning 265 Lynwood Circle Long Beach, MS 39560	Castanedo Carolyn J 275 Lynwood Circle Long Beach, MS 39560	

MINUTES OF JULY 14, 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 Commissioner, 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 feet (200') of the subject property, when applications for zoning map changes, variances, appeals, etc., are filed, all as stipulated in The Zoning Ordinance Number 598 of the City of Long Beach and other matters pertaining to such public hearings and the business of the Planning and Development Commission in and for the City of Long Beach;

3. That on June 20, 2022, she did cause to be mailed, Notice of Public Hearing, a copy of which is attached hereto, to twenty-nine (29) property owners within 200' of 307 Alexander Road, Tax Parcel 0611M-01-049.000, notifying them that a public meeting will be held, July 14, 2022, to consider an application for a Short-Term Rental filed by Nicholas Phalin (owner) and Tanya Darrow, Beachy Bookings (property manager).

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

Stacey Dahl
STACEY DAHL, AFFIANT

SWORN TO AND SUBSCRIBED before me on this the 20th day of June 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
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 hereto attached has been made to the said publication weeks in the following numbers and on the following dates of such paper:
Vol. No. 15 dated 24 day of June, 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
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.
Sworn to and subscribed before me this 21 day of June, A.D. 2022
Notary Public

**MINUTES OF JULY 14, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

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

Mary Sue Ladner, 19029 Red Bud Drive, stated that she lives across the street and is concerned with the amount of people that will be staying in the home and how long they will be staying. She is concerned that car loads of people will be staying and asked if there will be illegal immigrants and illegal aliens staying. She is concerned about going to bed at night and being afraid that people are out roaming around.

Pat Williams, 19031 Red Bud Drive, stated she is concerned that there are two livable buildings on the property. She states there is a mother-in-law suite and that the previous owners lived in the shed.

Paula Westbrook, 305 Alexander Road, spoke with concerns that alcohol and drugs may be consumed on the property.

Kate Gilmore, 400 Alexander Road, asked for rules of renewing applications for short-term rentals.

Tanya Darrow, property manager, stated that no one will be staying in the extra unit.

Commission Vice Chairman Barlow made motion, seconded by Commissioner Suthoff and unanimously carried to close the public hearing.

After considerable discussion, Commissioner Fields made motion, seconded by Commissioner Levens and unanimously carried recommending to approve the Short-Term Rental in accordance with Ordinance 622 and contingent upon the main house with 3 bedrooms will only be rented, as submitted.

The seventh public hearing to consider a Short-Term Rental for property located at 1123 East Old Pass Road, Tax Parcel 0611P-01-007.000, submitted by Lisa Boatner (owner and property manager), as follows:

MINUTES OF JULY 14, 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: 1123 East Old Pass Rd Tax Parcel # 0011P-01-007.000
(Location of Short-Term Rental)

OWNER'S INFORMATION:

Property Owner's Name: Lisa Boatner Swan

Property Owner's Address: 5115 GATES AVE - Long Beach, MS

Property Owner's Mailing Address, if different from above:

Property Owner's Phone No. (228) 222-7575 City State Zip
Email Address: swanlisa9@gmail

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: Myself

Property Manager's Address: (Must be a local contact)
5115 GATES AVE LONG BEACH, MS 39560
City State Zip

Property Manager's Phone No.: Email Address:

PLEASE PROVIDE THE FOLLOWING:

- Mississippi Sales Tax ID # AIRBNB
- 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.

Lisa Boatner Swan Lisa Boatner Swan 6/7/22
PRINT NAME SIGNATURE DATE

BELOW IS FOR OFFICE USE ONLY

Maximum Occupancy: <u>6</u>	Maximum Vehicles allowed: <u>3</u>	Number of bedrooms: <u>2</u>	Number of people home can accommodate: <u>6</u>
--------------------------------	---------------------------------------	---------------------------------	--

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

Building Official Signature: Robert Lee Paul Date: 7/13/22

Fire Inspector Signature: Jeremy Paul Date: 7/13/22

COMMENTS:

Date Received: <u>6-8-22</u>
Agenda Date: <u>7-14-22</u>
Amount Due/Paid: <u>200.00</u>
Check #: <u>123</u>

MINUTES OF JULY 14, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

PREPARED BY:
Michael J. Yentzen
Eplanade Land & Title Co., LLC
1914 24th Avenue
Gulfport, MS 39501
(228) 594-8860
MS Bar # 100866

RETURN TO:
Michael J. Yentzen
Eplanade Land & Title Co., LLC
1914 24th Avenue
Gulfport, MS 39501
(228) 594-8860

STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100THS DOLLARS (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all which is hereby acknowledged, I

David W. Blackstock
1453 E. Beach Blvd.,
Unit 212
Pass Christian, MS 39571
228.209.0914

do hereby sell, convey, and warrant unto

Lisa K. Swan
1123 E. Old Pass Road
Long Beach, MS 39560
512.614.1022

the following described land and property, lying and being situated in Harrison County, Mississippi, First Judicial District, more particularly and certainly described as follows:
(See Exhibit A attached)(Page 3)

Indexing instructions: A PARCEL OF LAND LOCATED IN THE WIDOW N. LADNER CLAIM, IN SECTION 12, TOWNSHIP 8 SOUTH, RANGE 12 WEST, LONG BEACH, SECTION BLOCK FOUR (4), HARRISON COUNTY, MISSISSIPPI, FIRST JUDICIAL DISTRICT.

This conveyance is subject to all covenants, restrictions, easements, rights of way and other matters of record. Ad Valorem taxes for the current year are prorated and assumed by the Grantee. 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 Grantor agrees to pay said Grantee or her assigns any deficit on actual proration.

WITNESS the signature of the Grantor on this the 30th day of November, 2020.

David W. Blackstock
DAVID W. BLACKSTOCK - GRANTOR

STATE OF MISSISSIPPI
COUNTY OF HARRISON

PERSONALLY appeared before me, the undersigned authority in and for the said county and state, on this 30th day of November, 2020, within my jurisdiction, the within DAVID W. BLACKSTOCK, who acknowledged that he signed, executed and delivered the above and foregoing instrument.

GIVEN under my hand and official seal of office.

My Commission Expires:

MAY 16, 2022

Michael J. Yentzen
NOTARY PUBLIC



(See Exhibit A attached)(Page 3)

Indexing instructions: A PARCEL OF LAND LOCATED IN THE WIDOW N. LADNER CLAIM, IN SECTION 12, TOWNSHIP 8 SOUTH, RANGE 12 WEST, LONG BEACH, SECTION BLOCK FOUR (4), HARRISON COUNTY, MISSISSIPPI, FIRST JUDICIAL DISTRICT.

This conveyance is subject to all covenants, restrictions, easements, rights of way and oth

EXHIBIT "A"

Legal Description: A PARCEL OF LAND LOCATED IN THE WIDOW N. LADNER CLAIM, IN SECTION 12, TOWNSHIP 8 SOUTH, RANGE 12 WEST, LONG BEACH, SECTION BLOCK FOUR (4), HARRISON COUNTY, MISSISSIPPI, FIRST JUDICIAL DISTRICT, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE INTERSECTION OF THE WEST MARGIN OF EDMUND CIRCLE WITH THE SOUTH MARGIN OF OLD PASS ROAD AND RUN THENCE SOUTH 59 DEGREES 39 MINUTES 17 SECONDS WEST, ALONG SAID SOUTH MARGIN 84 FEET TO THE POINT OF BEGINNING AND RUN THENCE SOUTH 28 DEGREES EAST 102.35 FEET TO A POINT, RUN THENCE SOUTH 59 DEGREES 39 MINUTES 17 SECONDS WEST 78 FEET TO A POINT, RUN THENCE NORTH 28 DEGREES WEST 102.35 FEET TO A POINT ON THE SOUTH MARGIN OF OLD PASS ROAD, RUN THENCE NORTH 59 DEGREES 39 MINUTES 17 SECONDS EAST ALONG SAID SOUTH MARGIN 78 FEET TO THE POINT OF BEGINNING. (TAX PARCEL #0611P-01-007,000)

House Rules



NO PARTIES!

Please enjoy your stay but keep in mind that parties are prohibited in all Air BnB properties.



QUIET TIME

In respect for my neighbors and per city ordinance, quiet time is between 10pm and 7am.



PETS

Pets are welcome to "ThePorch" upon approval. I have a fully fenced courtyard in the back. When they are outside in the front yard, they must be on a leash. I have provided leash, poop bags, pee pads, and food & water bowls. You must pick up and dispose of their poop.



KAMADO GRILL

Please do not use regular charcoal in the Kamado. Use Hardwood briquettes. Be sure to clean after use and keep covered and on the porch. Tools are in the closet in the Blue bedroom. Be very careful with the electric starter as it can cause very serious harm to people and property. ADULT USE ONLY.



POPCORN MACHINE & PROJECTOR

Enjoy Movie Theatre popcorn while watching movies under the stars. ADULT USE ONLY. These machines are very expensive and not intended for children.

House Rules con't.



TRASH

All trash must be placed in trash cans provided throughout the house. When inside cans are full, please place tied bags in outdoor trash can. Your Host will move these outdoor cans to the road on Monday morning at 8am..



PARKING

arking is permitted in the driveway only. No parking in the grass or road.



NO SMOKING INSIDE THE COTTAGE

Smoking is allowed outside in back courtyard only. Please use the ash tray provided and safely dispose of butts.

MINUTES OF JULY 14, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION
VACATION RENTAL AGREEMENT

This Vacation Rental Agreement (the Agreement) is made by and between Lisa Swan

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

1. Property: The vacation rental property is located at: 1123 East Old Pass Rd. Long Beach MS. 39560

2. Rental Party: The rental party shall consist of Guest and the following persons:

3. Maximum Occupancy: The maximum number of guests is limited to persons (including children). An additional charge of \$ per person per night for guests in addition to will be assessed.

4. Term of the Lease: The vacation rental lease begins at 12 p.m. on (Check-in Date) and ends at 1 p.m. on (the Check-out Date).

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

6. Cancellation Policy: If Guest wishes to cancel the reservation, the deposit will be refunded as follows:

50% if canceled days prior to the Check-in Date

7. Payment: All rental fees, cleaning fees and taxes are made through AirBNB.

BOOKING CONFIRMATION

Dear Guest,

Thanks for booking "THE PORCH" for your next vacation. We hope you have a great time!

The Property

Street Address: 1123 East Old Pass Rd.
City: Long Beach
State: MS
ZIP: 39560 Phone: (228) 222-7575

Rental Rate and Fees

Nights
Price per night \$ 150
Cleaning Fee \$ 150
Any Additional Fees (e.g. Pets, Concierge, ...) \$
Sales tax \$

Your Confirmation

Check-in MM/DD/YYYY
Check-out After 1 PM MM/DD/YYYY
Check-out Before 1PM
TOTAL DUE \$

Number of Adults:
Number of Kids:
Number of Pets:

**MINUTES OF JULY 14, 2022
REGULAR MEETING**

LONG BEACH PLANNING and DEVELOPMENT COMMISSION



Pyron Group Inc.
1647 Lakeland Dr
Jackson, MS 39216-4804

New Declaration

Dwelling Fire Policy

Issue Date: 06/01/2022

Total Policy Premium

\$1,199.10

Named Insured

Lisa Swan
1123 E OLD PASS RD
LONG BEACH, MS 39560

Policy Number

1001461430

Policy Period

06/01/22 - 06/01/23

Coverage is provided by the following State Auto Company

Meridian Security

Policy Period begins and ends at 12:01 a.m. standard time at the residence premises.

Insured Location:

1123 E OLD PASS RD
LONG BEACH, MS 39560



Questions?

Visit us at StateAuto.com
or call (800) 288-4425
customer service.

Contact your independent
agent at (601) 362-9004.

Your Coverages

Property Coverages	Limit	Premium
A. Dwelling	\$184,200	\$846.61
B. Other Structures	\$15,000	\$67.30
C. Personal Property	\$25,000	\$114.87
D & E. Fair Rental and Additional Living Expense	\$20,000	\$90.32
Liability Coverages	Limit	Premium
L. Liability	\$300,000	Included
M. Medical Payments	\$5,000	Included

Coverage at the above described location is provided only where a limit of liability or a premium is stated.

Coverage included by F. Other Coverages, at no additional cost:

Coverages	Limit
Other Structures as shown in Coverage B.	10% of Coverage A limit, as additional insurance
Debris Removal	Included in the limit that applies to damaged property
Improvements, Alterations and Additions	10% of Coverage C limit, as additional insurance
Worldwide Coverage	10% of Coverage C limit. Use of this coverage reduces Coverage C limit.
Fair Rental and Additional Living Expense	20% of Coverage A limit, as additional insurance
Reasonable Repairs	See form DP0002/DP0003 for details.
Property Removed	Included in the limit that applies to property being removed., lasting 30 days.
Trees, Shrubs and Other Plants	Up to \$500 per tree/shrub/plant up to 5% Coverage A limit, as additional insurance
Fire Department Service Charge	\$500 per occurrence, as additional insurance
Collapse	Included in A Dwelling and C. Personal Property limits.

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 JULY 14, 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.

Lisa Boatner Swan, 5115 Gates Avenue, Long Beach, MS, 228-222-7575 (owner and property manager), has filed an application for a short-term rental in accordance with the Comprehensive Long Beach Unified Land Ordinance, Section 131: Short-Term Rentals-Residential (Ordinance 622). The location of the requested short-term rental is 1123 East Old Pass Road, Tax Parcel 66) 1P-01-007.000. Legal description is as follows:

BEG 84 FT W OF INTER OF W MAR OF EDMUND CIR & S MAR OF OLD PASS RD S 26 DG F 102.4 FT S 59 DG W 78 FT N 28 DG W 102.4 FT TO RD NELY ALONG RD 78 FT TO FOB PART OF NE 1/4 OF SE 1/4 OF SEC 12-6-12

A public hearing to consider the above short-term rental will be held in the City of Long Beach, Mississippi 39560, Thursday, July 14, 2022, at 5:30 p.m., in the Long Beach City Hall Meeting Room located at 201 Jeff Davis Avenue. The city encourages all residents, groups and organizations to contact the city if they have any questions concerning the petition.

/s/ signed
Chairman
Planning Commission

201 Jeff Davis • P.O. Box 929 • Long Beach, MS 39560 • (228) 863-1356 • FAX (228) 863-0622
www.cityoflongbeachms.com

Table with 3 columns and 7 rows listing attendees: Johnson Robert L Jr and Cheryl B, Thompson Sidney and O'Nece, Van Court Richard A Jr, Sharp Richard K, Holder Haley G and Rishel Brent A, Shull Clark, Smith Megan D, Burton Richard C and Teresa Carole, Cantor Todd, Behlar James Raoui and Pauline S, Romig Elizabeth Ann, Tisdale Robert S, Dubuisson Garnie Avie, Graham Carl Land Deborah D, Goretzki Anthony Joseph Jr and Sara I, Hall Charles W and Martha R, Pouriraji Mohammad J and Rose M, Sharp Kirk V and Donna S, Cockrell James M, Van Narden Dustin Fritz and Erica.

AFFIDAVIT

STATE OF MISSISSIPPI
COUNTY OF HARRIS
CITY OF LONG BEACH

I, DEBORAH ANN ROMIG, do hereby certify that I am the duly appointed and acting Minutes Clerk of the City of Long Beach, Mississippi, Planning and Development Commission.

That she is the duly appointed and acting Minutes Clerk of the City of Long Beach, Mississippi, Planning and Development Commission.

That in such capacity, she is responsible for meeting the needs of the public for the purpose of such things as to receive, prepare, and file with the Commission, all applications, petitions, requests, 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.

That on June 20, 2022, she did cause to be printed, posted, or filed a copy of which is attached hereto, to every 201 property owner within 500' of 1123 East Old Pass Road, Tax Parcel 66) 1P-01-007.000, notifying them that a public hearing will be held on July 14, 2022, to consider an application for a Short-Term Rental filed by Lisa Boatner Swan (owner and property manager).

Witness my hand this 20th day of June 2022.

Stacy Dahl Affiant

SPYKONTSKY AND SLIBS, KARI H restore this notary seal on this notary seal of June 2022.

Notary Public



MINUTES OF JULY 14, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

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:



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

Commissioner Suthoff 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 eighth public hearing to consider a Short-Term Rental for property located at 2015 West 2nd Street, Tax Parcel 0512J-03-061.000, submitted by Clark Shull (owner and property manager), as follows:

MINUTES OF JULY 14, 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>2015 W. 2nd Street</u>		Tax Parcel # <u>0512J-03-061,000</u>									
<small>(Location of Short-Term Rental)</small>											
OWNER'S INFORMATION:											
Property Owner's Name: <u>Clark Shall</u>											
Property Owner's Address: <u>132 Edward Ave. Pass Christian, MS 39571</u>											
Property Owner's Mailing Address, if different from above:											
<small>City State Zip</small>											
Property Owner's Phone No: <u>228 547-8715</u> Email Address: <u>ClarkShall@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>Clark Shall</u>											
Property Manager's Address: (Must be a local contact)											
<u>132 Edward Ave. Pass Christian MS 39571</u>											
<small>City State Zip</small>											
Property Manager's Phone No.: <u>228 547-8715</u> Email Address: <u>ClarkShall@gmail.com</u>											
PLEASE PROVIDE THE FOLLOWING:											
<ul style="list-style-type: none"> • Mississippi Sales Tax ID # <u>Marketed thru VRBO Acct # 2845316</u> • 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:											
<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>Clark Shall</u>	<u>Clark Shall</u>	<u>6/7/22</u>									
<small>PRINT NAME</small>	<small>SIGNATURE</small>	<small>DATE</small>									
BELOW IS FOR OFFICE USE ONLY											
Maximum Occupancy:	Maximum Vehicles allowed:	Number of bedrooms:	Number of people home can accommodate:								
<u>10</u>	<u>6</u>	<u>4</u>	<u>10</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: <u>Robert Lynn Loh</u>		Date: <u>7/13/22</u>									
Fire Inspector Signature: <u>Sammy Paul</u>		Date: <u>7/13/22</u>									
COMMENTS:											
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">Date Received: <u>6-7-22</u></td> <td style="width: 50%;"></td> </tr> <tr> <td>Agenda Date: <u>7-14-22</u></td> <td></td> </tr> <tr> <td>Amount Due/Paid: <u>200.00</u></td> <td></td> </tr> <tr> <td>Check #: <u>1008</u></td> <td></td> </tr> </table>				Date Received: <u>6-7-22</u>		Agenda Date: <u>7-14-22</u>		Amount Due/Paid: <u>200.00</u>		Check #: <u>1008</u>	
Date Received: <u>6-7-22</u>											
Agenda Date: <u>7-14-22</u>											
Amount Due/Paid: <u>200.00</u>											
Check #: <u>1008</u>											

MINUTES OF JULY 14, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

EX 166230530



INDEXING INSTRUCTIONS: Part of Lot 54 White Oak Forest Survey, N by L & N Railroad, S by Second Street, E & W Unknown
Parcel No: 05121-01-051 000

INSTRUMENT PREPARED BY:
Theresa Calvert
P. O. Box 283
Gulfport, MS 39502
(228) 864-6211

STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT

WARRANTY DEED

For and in consideration of the sum of FIFTY DOLLARS (\$50.00), cash in hand paid, and other valuable consideration not necessary to be mentioned herein, the receipt of all of which is hereby acknowledged, THERESA S. CALVERT, does hereby sell, convey and warrant unto CLARK M. SMITH, the following described property located in the First Judicial District of Harrison County, Mississippi to-wit:

Commencing at a point on the North margin of Second Street on the Section line between Sections 21 and 22, Township 8 North, Range 12 West, and thence running Easterly along the North margin of Second Street to a point which is 95 feet East of said Section line, which is the point of beginning of the property hereby conveyed. From said point of beginning, thence run North a distance of 251 feet, more or less, to the South margin of the L & N Railroad right of way which runs in likewise 90 feet East of said Section line; thence run Easterly along the South margin of the L & N Railroad right of way a distance of 105 feet, more or less, to a point 192 feet East of the said Section line; thence run South and parallel with said Section line a distance of 151 feet, more or less, to the South margin of Second Street (which point is 622 feet East of said Section line); thence run Southwesterly along the South margin of Second Street a distance of 108 feet, more or less, to the point of beginning.

Being a part of L & N of the White Oak Forest Survey being between Second Street and the L & N Railroad right of way. Deeds to same property conveyed to Anna B. Smith by deed from the Gulf Coast Baptist Association date December 17, 1988.

Property taxes for the year 2024 will be paid by the Grantee herein.

WITNESS my signature this 1st day of March, 2024.

Theresa S. Calvert
Theresa S. Calvert

GRANTOR:
Theresa S. Calvert
P. O. Box 16026
Gulfport, MS 39505
(228) 864-0922

GRANTEE:
Clark M. Smith
100 Ellis Street
Pace Christian, MS 39501
(228) 417-7392

STATE OF MISSISSIPPI

COUNTY OF HARRISON

Personally appeared before me, the undersigned authority, in and for the State of Mississippi, THERESA S. CALVERT, who acknowledged that she signed and conveyed the foregoing instrument of writing on the day and year therein mentioned.

44 VERN and/or head and seal of office through the day of March, 2024.

51, Constitution Expires

By Commission Expires: DEC 28, 2024

James M. Brink
NOTARY PUBLIC



**MINUTES OF JULY 14, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

TRASH MANAGEMENT

Garbage can + Recycling
placed by road on Monday Mornings
Afterwards, brought back to house in Evenings

Cal Shes

Oak Haven Rental Agreement

2015 West 2nd Street Long Beach, Mississippi 39560

Your reservation information is provided below:

Name:

Number of Guests:

Nights:

Arrival Date:

Departure Date:

Rates:

Cleaning Fee: \$200

MS Sales & Use Tax (7%):

Total Rental Amount -

50% Deposit Due Upon Booking:

NOTE: Balance of Due 30-Days Prior to Arrival Date

Payment Methods: Credit Card Payment (3% processing fee charged), Venmo or check accepted. Please let us know when returning Rental Agreement which method you wish to utilize for payment and arrangements will be made.

**MINUTES OF JULY 14, 2022
REGULAR MEETING**

LONG BEACH PLANNING and DEVELOPMENT COMMISSION

Please note the following Terms and Conditions:

The Cottage By The Gulf is a Family Rental Property ONLY – NO HOUSE PARTIES ALLOWED

Check-in/Check-Out Times -

Check-in time is 3:00 p.m. CST and Check-out time is 10:00 a.m. CST. Early check-in or late check-out will not be allowed in order for the unit to be cleaned upon arrival/departure of other guests.

General Conditions:

Renters agree to maintain the property in as good of condition as found upon arrival/departure and agree to replace or pay for any loss, breakage, or damage to the satisfaction of the owner.

Renters agree to vacate said premises upon the termination of the agreement at the hour and date agreed upon.

Before departing please do the following:

- Place all dirty towels in the bathtubs. Beds should be left unmade. Sheets do not need to be stripped from the bed.
- Clean all dirty dishes and put them in the proper place in the cabinets.
- Remove all perishables from the refrigerator.
- Collect all garbage and place in the outside trash container. Please ensure that garbage is placed in garbage bags.
- Close all blinds and drapes.
- Set the thermostat to 80° when A/C is on, 60° when Heat is on.
- Turn off all lights and appliances.
- Close and lock the premises.

Booking Policy:

A 50% deposit is due when property is booked with the 50% balance due 30 days before check-in. Any bookings 30 days or less prior to check-in will be required to pay in full. There is a five-night minimal stay requirement.

Cancellation Policy:

Cancellations will be accepted up to 60-days prior to check-in with 100% of the deposit refunded. There will be no refund for any cancellations after 60-days prior to check-in. Any bookings later than 60-days prior to check-in will be non-refundable. We highly recommend that you purchase **Travel Insurance** at www.travelguard.com.

**MINUTES OF JULY 14, 2022
REGULAR MEETING**

LONG BEACH PLANNING and DEVELOPMENT COMMISSION

Rental Rules:

Minimum age to rent this property is **25** years old.

Complaints about noise or behavior are automatic grounds for eviction by local law enforcement, resulting in loss of rental payments.

No more than six (6) people occupancy

Page 2 of 3

This is a **NON-SMOKING** rental and smoking is not permitted under any conditions. Any violation of the smoking policy will result in deposit forfeiture and an additional cleaning fee.

The use of illegal drugs by you or your guests is not permitted in the rental or on the property under any conditions.

Pets are not permitted in rental unit under any conditions.

It is understood and agreed that the owners of said premises will not be liable for any damages or injury to the tenant or other occupants and their property from whatever cause arising from the occupancy.

I have read and agree with all rental conditions and rules in this agreement. I understand that there is a no cancellation policy after 60-days prior to check-in and all rental monies paid are non-refundable and have read my rights to purchase travel insurance.

Please provide a copy of driver's license or legal ID with the rental agreement.

Print Name

Phone

Address

City/State/Zip

Signature

Date

**MINUTES OF JULY 14, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

DWELLING FIRE QUOTE



SCOTTSDALE INSURANCE COMPANY®

05-31-22

Issue Date

Home Office:
One Nationwide Plaza o Columbus, Ohio 43215
Administrative Office:
18700 North Hayden Road o Scottsdale, Arizona 85255
1-800-423-7675
A STOCK COMPANY

5257715-01

Quote Number

This quote is valid for 30 days from issued date and is subject to verification and approval of Underwriting Information.

Named Insured and Mailing Address:

CLARK SHULL
132 EDWARDS
PASS CHRISTIAN MS 39571

Coverage can only be bound by:

CRC INSURANCE SERVICES INC
1020 HIGHLAND COLONY PARKWAY
SUITE 402
RIDGELAND MS 39157

To bind coverage, please call or fax request.

Proposed Term :

From: 05-31-2022

To: 05-31-2023

This Insurance applies to the Described Location, Coverage for which a Limit of Liability or Premium is shown and Perils Insured Against for which a premium is stated. The Described Location: 1 of 1 DP 00 03 ACV / ACV
2015 W SECOND ST, LONG BEACH, MS 39560

Property Coverages:

	Limits of Liability		Fire	Extended Coverages		Special Form
A—Dwelling	\$	168,000	\$	515	\$ 221	Included
B—Other Structures	\$	N/A	\$	N/A	\$ N/A	N/A
C—Personal Property	\$	10,000	\$	31	\$ 13	Included
D—Fair Rental Value	\$	40,500	\$	124	\$ 53	Included
E—Additional Living Expense (up to 25% per month)	\$	N/A	\$	N/A	\$ N/A	N/A

Additional Perils Insured Against:

	Limits of Liability	Premiums
V & MM	\$ Refer to Property Coverage	\$ 228
	\$	\$
	\$	\$
	\$	\$
	\$	\$

Liability Coverages:

	Limits of Liability	Premiums
L- Premises Liability	\$ 300,000	\$ 270
	\$	\$
	\$	\$
	\$	\$
	\$	\$
M - Medical Payments to Others	\$ 1,000	\$ 27

Location Total \$ 1,482

In Case of loss under this policy we cover only that part of the loss over the deductible stated for this location(s).

All Other Perils: \$2500 WIND/HAIL DED: EXCLUDED

Vandalism & Malicious Mischief: \$2500

Form(s) and endorsement(s) made part of this policy for this location(s): See Schedule of Forms and Endorsements - Form UTS-SP-2L

Mortgagee(s), Additional Insured(s) and Lienholder(s) made a part of this policy for this location(s):

NONE

Rating Information: Territory Code: 003

Year of Const: 1989 No. of Families: 1

Square Feet: 1190

Occupancy: Vacation Rental

Construction: Brick/Veneer

Protection Class: 05

Fire District/Town:

Miles to Station: 2

Feet from Hydrant: 1000

Quoted Policy Totals:

Quoted Sub-Total for all Locations: \$ 1,482.00

Billed to: AGENT

Total Taxes and Fees: \$ 295.13

\$ 1,777.13

No Flat Cancellation

Minimum Earned Premium: \$ 371.00

**MINUTES OF JULY 14, 2022
REGULAR MEETING**

LONG BEACH PLANNING and DEVELOPMENT COMMISSION

(This checklist does not take the place of any company checklist. However, it is a required document for the MGA pol

Insured:	<u>Clark Shull</u>
Submission #:	<u>10575502</u>
Policy #:	<u>DFS3941588</u>
UW/Broker:	<u>Claire Willis</u>
Marketing Rep:	<u>Stacey VanLandingham</u>
TA/CSR:	<u>Kishia Bennett</u>
Agent:	<u>Hewes Agency, LLC</u>
Market:	<u>Scottsdale Insurance Company</u>
Eff. Date:	<u>5/27/2022</u>
Exp. Date:	<u>5/27/2023</u>
Brokerage Account (Y/N)	<u>N</u>
Notes:	<u> </u>

PROCEDURE / DOCUMENTS (To be completed by UW Team) **Confirmed**

- Aim or Limited Quote released to Agent
- Written Request to Bind from Agent
- If Brokerage account, Request to Bind sent to Company
- AIM Binder or Limited Binder and Invoice sent to Agent
- If Brokerage account and you are using Llimited Quote/ Binder, TIV and or Agg Limits entered in Aim
- If Brokerage account, Datacapture Information entered in Aim
- AIM Gross/Net Commission matches
- Inspection
- Signed Applications have been reviewed and initialed by team
- Signed Accepted or Rejected Terrorism Statement
- Loss Runs
- MVR'S
- Current Financial Information
- Rating Worksheet in Policy File
- Notes:

POLICY ISSUANCE (To be completed by UW Team) **Confirmed**

- Policy Issuance Instructions (AIM Memo) completed
- All supporting documents in policy file
- IR Task or AIM Suspense for policy or policy sent to SST

POLICY REVIEW (To be completed by person issuing policy) **Confirmed**
(Confirm all items below have been satisfied)

- Policy received from company or typed in house
- Risk company matches binder
- Form type matches binder (Occurrency/Claims-Made)
- Policy number matches binder
- Named insured and address are correct
- Effective and expiration dates are correct
- Policy limits match binder
- Deductible/SIR matches binder
- Location addresses are correct
- Policy premium matches binder
- All terms/specifics on binder are included in policy
- Forms/Endorsements attached match those represented on binder
- Countersignature completed in states where applicable
- Confirm required taxes, fees, and/or wording are shown on dec page and/or state required tax forms attached
- Policy sent to agent

TAX FILING (To be completed by UW Team)

CRC to file **Confirmed**

The Clerk reported that twelve (12) 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

MINUTES OF JULY 14, 2022
REGULAR MEETING

LONG BEACH PLANNING and DEVELOPMENT COMMISSION
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 509 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.

Clark Shull, 137 Edward Avenue, Pass Christian, MS, 39571, (owner and property owner), have filed an application for a short term rental in accordance with the Comprehensive Long Beach Unified Land Ordinance, Section 131, Short-Term Rentals Regulatory Ordinance 622. The location of the requested short-term rental is 2015 West 2nd Street, Tax Parcel 05121.05 061.000. Legal description is as follows:

BEG AT NW COR S/E S 389 FT. TO S R/W/RP NELY ALONG RR 101 FT TO POB S 355 FT. TO N R/W SECOND S1 NELY ALONG S/C/COND ST 101 FT H 355 FT TO S R/W RR SWLY ALONG RR 101 FT TO POB IN NW 1/4 OF NW 1/4 SEC 22-B-17

A public hearing to consider the above short-term rental will be held in the City of Long Beach, Mississippi, 39560, Thursday, July 14, 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.

So signed
Chairman
Planning Commission

201 Jeff Davis • P.O. Box 929 • Long Beach, MS 39560 • (228) 865-1556 • FAX (228) 865-0922
www.cityoflongbeachms.com

AVERY 5160
NCH Construction LLC
PO Box 5082
Spring Hill, FL 34611

City of Long Beach Address Labels
Send labels to us via the Setup Box
Welch Brian C and Ruth G
1600 East 2nd Street
Pass Christian, MS 39571

Go to avery.com/template
Use Avery Template 5
Trowbridge George G III and Jerrie
1598 East 2nd Street
Pass Christian, MS 39571

Walley Gordon M
162 Holiday Drive
Pass Christian, MS 39571

Garza Joni Fithen
160 Holiday Drive
Pass Christian, MS 39571

Ruthland Apartments LLC
1610 16th Avenue South
Nashville, TN 37212

Reid Brian Edward
405 East 2nd Street
Pass Christian, MS 39571

Hopkins Glen Keith
2011 West 2nd Street
Long Beach, MS 39560

Brown Bryer Bly and Carol Janine
2009 West 2nd Street
Long Beach, MS 39560

Commsiskey Eleanor J
59 Oak Alley Lane
Long Beach, MS 39560

Oaks of Long Beach LLC
c/o Emerson Loga
381 Santa Rosa
Unit C609
Ft Walton, FL 32548

Oaks of Long Beach Homeowners Association
91 Oak Alley Lane
Long Beach, MS 39560

AFFIDAVIT

STATE OF MISSISSIPPI
COUNTY OF HARRISON
CITY OF LONG BEACH

BEFORE ME, the undersigned legal authority authorized to administer oaths in and for the jurisdiction aforesaid, on this day personally appeared before me, **TINAM DASH**, 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 her 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 feet (200') of the subject property, when applications for zoning map changes, variances, appeals, etc. are filed, all as stipulated in the Zoning Ordinance Number 508 of the City of Long Beach and other matters pertaining to such, for the hearings and the business of the Planning and Development Commission and for the City of Long Beach.
3. That on June 21, 2022, she did cause to be mailed, Notice of Public Hearing, a copy of which is attached hereto, to twelve (12) property owners within 200' of 2015 West 2nd Street, Tax Parcel 05121.05 061.000, notifying them that a public meeting will be held, July 14, 2022, to consider an application for a Short-Term Rental filed by Clark Shull, (owner and property manager).

Given under my hand this the 20th day of June 2022.

Stacy Dahl
STACY DAHL, AFFIANT

SWORN TO AND SUBSCRIBED before me on this, the 20th day of June 2022

-My Commission Expires-

Stacy Dahl
NOTARY PUBLIC



MINUTES OF JULY 14, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

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

<p>LEGAL NOTICE PUBLIC HEARING</p> <p>In accordance with Article 333 of the Constitution of the State of Mississippi, the Board of Commissioners of Harrison County, Mississippi, hereby gives notice that the following public hearing will be held on the 21st day of July, 2022, at 10:00 AM, at the County Courthouse, Harrison County, Mississippi, to consider and act upon the following Ordinance:</p> <p>Ordinance No. 622, to amend the zoning ordinance to allow for a Short-Term Rental in the R-1 Single-Family Residential District.</p> <p>The hearing will be held at the County Courthouse, Harrison County, Mississippi, on the 21st day of July, 2022, at 10:00 AM. Any person wishing to speak at the hearing should contact the County Clerk, Harrison County, Mississippi, at 601-785-1234, at least 48 hours before the hearing.</p> <p>ATTEST: I, _____, County Clerk, Harrison County, Mississippi, do hereby certify that the foregoing is a true and correct copy of the Ordinance as presented to the Board of Commissioners.</p> <p>DATE: JULY 14, 2022 COUNTY CLERK, HARRISON COUNTY, MISSISSIPPI</p>	<p>STATE OF MISSISSIPPI COUNTY OF HARRISON</p> <p>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 in the said publication _____ weeks in the following numbers and on the following dates of such paper:</p> <p>Vol. No. 15 dated 21 day of July, 2022</p> <p>Vol. No. _____ dated _____ day of _____, 20____</p> <p>Vol. No. _____ dated _____ day of _____, 20____</p> <p>Vol. No. _____ dated _____ day of _____, 20____</p> <p>Vol. No. _____ dated _____ day of _____, 20____</p> <p>Vol. No. _____ dated _____ day of _____, 20____</p> <p>Vol. No. _____ dated _____ day of _____, 20____</p> <p>Vol. No. _____ dated _____ day of _____, 20____</p> <p>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.</p> <p>Sworn to and subscribed before me this 21 day of July, A.D. 2022.</p> <p style="text-align: right;">_____ Notary Public</p>
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Commission Chairman Frank Olaivar asked for anyone speaking in favor or opposition and no one came forward.

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

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

The ninth public hearing to consider a Short-Term Rental for property located at 2003 West 2nd Street, Tax Parcel 0512J-03-056.000, submitted by William K. Foreman, Simple IRA, Horizon Trust FBO (owner) and Shea Hoda (property manager), as follows:

MINUTES OF JULY 14, 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: 2003 W. 2nd Street (Location of Short-Term Rental) Tax Parcel # 0512J-03-056.092

OWNER'S INFORMATION: Horizon Trust FBO
Property Owner's Name: William Foreman, Simple IRA
Property Owner's Address: 15093 Alphonse Forbes Rd, Prude, Lt 7070 alphonse 70770
Property Owner's Mailing Address, if different from above: Horizon Trust P.O. Box 27068, Newark, NJ 07101

Property Owner's Phone No: 228-573-2236 Email Address: smfore1@yahoo.com

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

PROPERTY MANAGER INFORMATION:
Property Manager's Name: Shea Hoda
Property Manager's Address: (Must be a local contact) 7332 Giani Road Pass Christian ms 39571

Property Manager's Phone No: 228-344-5307 Email Address: vacaymaid@gmail.com

- PLEASE PROVIDE THE FOLLOWING:
- Mississippi Sales Tax ID # 434-57-7406
 - 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.

William K Foreman SIGNATURE DATE 6/13/22

BELOW IS FOR OFFICE USE ONLY

Maximum Occupancy: 8	Maximum Vehicles allowed: 3	Number of bedrooms: 3	Number of people home can accommodate: 8
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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: Robert Lynn Lash Date: 7/13/22
Fire Inspector Signature: Jennifer Dool Date: 7/13/22

COMMENTS:

Date Received: 6-17-22
Agenda Date: 7-14-22
Amount Due/Paid: 200.00
Check #: 5147

**MINUTES OF JULY 14, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

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

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

INDEX AS FOLLOWS: West 80' of Lots 47-52, WHITE HARBOR HEIGHTS ADDITION
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, SUSAN E. MORROW, individually, and SUSAN ELIZABETH MORROW, as Trustee of THE SEM TRUST, dated 2-26-21, of 10600 Wildwood Drive, Richland, MI 49083, 504-231-2445, do hereby sell, convey and warrant unto HORIZON TRUST, a New Mexico corporation, FBO: WILLIAM K. FOREMAN SIMPLE IRA, of 6301 Indian School Road, #810, Albuquerque, NM 87110, 888-205-6036, the following described real property situated in Harrison County, First Judicial District, State of Mississippi, described as:

The following described property situated in Harrison County, First Judicial District, Mississippi, to wit:

The West 80 feet of Lots 47, 48, 49, 50, 51 and 52, WHITE HARBOR HEIGHTS ADDITION, in the City of Long Beach, Harrison County, First Judicial District, Mississippi, according to the official plat thereof recorded in the office of the Chancery Clerk of Harrison County, Mississippi, in Plat Book 12 at Page 25 thereof reference which is hereby made in aid of and as part of this description.

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

File No.: 22-25451

Page 1

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

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

Witness the signature of the Grantor this 11th day of May, 2022.

THE SEM TRUST
Susan Elizabeth Morrow
Susan Elizabeth Morrow, Trustee
Trustee

STATE OF MISSISSIPPI
COUNTY OF HARRISON

Personally came and appeared before me, the undersigned authority in and for the jurisdiction aforesaid, Susan Elizabeth Morrow, who acknowledged that she is Trustee of THE SEM TRUST, and as its act and deed, she executed the above and foregoing instrument of writing on the day and in the year therein written, she having been first duly authorized to do so.

Given under my hand and official seal of office this 11th day of May, 2022.



Denise Pope
NOTARY PUBLIC

My Commission Expires: 02/28/2024

AFFIX SEAL

**2003 W 2nd Street, Long Beach, Ms
Parking and Trash Management Plan**

PARKING:

The home has a single car carport and a driveway to fit at least one more vehicle. There is also space along the right side of the driveway for a car to park on the grass next to the driveway. Parking on the street will be prohibited. There is adequate space for 3 vehicles.

TRASH:

Trash is picked up on Monday morning and will be part of the renter instructions to place trash and recycling by the road. The cleaning service and/or lawn care will return the cans to the carport.

MINUTES OF JULY 14, 2022
REGULAR MEETING

LONG BEACH PLANNING and DEVELOPMENT COMMISSION
State of Mississippi

Miss Lou Cottage Short Term Lease Agreement
2003 W 2nd Street, Long Beach, Ms 39560

This Vacation Rental Short Term lease (this "Agreement") is made by and between Miss Lou Cottage, LLC ("Owner") and _____ ("Guest") as of the date last written on the signature page of this agreement. "Property" is 2003 W. Second Street, Long Beach, MS, 39560.

PROPERTY: This property is a single three bedroom, two bath home located at 2003 West 2nd Street, Long Beach, MS, 36590. This home is fully furnished and includes a starter supply of paper goods, trash bags, laundry supplies, and all linens.

RENTAL PARTY: The maximum number of persons allowed to stay in the property is limited to 8 and any person aged 18 or older are bound by the terms of this agreement. List all persons 18 and up staying on the property on the following lines.

_____	_____
_____	_____
_____	_____
_____	_____

RENTAL PERIOD & CHECK IN/OUT: The term of this lease will be from _____ to _____. The property will be ready for occupancy beginning at 4:00 PM on arrival date and vacated by 11:00 AM on departure date.

ACCESS CODE: Guests will be provided an access code within 3 days of arrival. The code will allow access to the home ONLY for the rental period agreed upon.

RESERVATION DEPOSIT AND PAYMENT: Guest agrees to pay the rent and fees described below. A deposit in the amount of \$200 is due immediately upon signing of the agreement. Reservations are not final until deposit is received and agreement is signed and returned to owner.

Rental rate of _____ X _____ nights	_____
Cleaning fee	_____
State and local taxes. (____)	_____
 TOTAL	_____
Less deposit	_____
Balance due 7 days prior to arrival. (_____)	_____

SECURITY DEPOSIT: Owner reserves the right, at its discretion, to charge a security deposit at the time of reservation in the amount of \$300. The deposit is refunded after Guest's departure and inspection of the property by owner, less any deductions for damage to property or furnishings, missing items, or excessive cleaning expenses. Please leave the dirty dishes in dishwasher and turned on, all used beds unmade, and all dirty towels/linens on floor in bathrooms.

I, _____, agree to the rules and policies outlined above.

**MINUTES OF JULY 14, 2022
REGULAR MEETING**

LONG BEACH PLANNING and DEVELOPMENT COMMISSION

CANCELLATION: If cancellation is 30 days prior to arrival date, deposit is fully refunded. Cancellation less than 30 days prior but before 7 days to arrival date, deposit is 50% refunded. Within 7 days of arrival, deposit is non-refundable. Cancellation within 48 hours of arrival will forfeit deposit and first night's fee.

PARKING: Parking is limited to 3 spaces. Two cars allowed on the driveway and one in the grass directly to the right of the driveway. Parking on the street is strictly prohibited.

MECHANICAL FAILURES: Owner attempts to properly maintain the home. While all electrical and mechanical equipment within the property are in good working order, owner cannot guarantee against mechanical failure of electrical service, stopped plumbing, water supply, heating, air conditioning, audio visual equipment, internet access, or appliances. Guest agrees to report any inoperative equipment or other maintenance problem to owner immediately. Owner will make every reasonable effort to have repairs done quickly and efficiently. Owner is not responsible for any inconvenience that may occur and no refunds or rent reductions will be made due to failure of such items.

ACTS OF GOD: If there is a storm or severe weather and a mandatory evacuation order is issued by the state or local authorities, guests will be entitled to a prorated refund for each night the guests are unable to occupy the property during the evacuation period. Any advance rents collected or deposited for a reservation that is scheduled to arrive during the "Hurricane Warning" period will be refunded.

LIMITATION ON LIABILITY AND INDEMNIFICATION: Owner is not responsible for any accidents, injuries, or illnesses that occur to any guests while on the property nor is owner responsible for any lost or stolen belongings or valuables. UNDER NO CIRCUMSTANCES AND UNDER NO LEGAL THEORY, TORT, CONTRACT, STRICT LIABILITY, OR OTHERWISE, SHALL OWNER BE LIABLE TO GUEST OR ANY OTHER PERSON FOR ANY DAMAGES OF ANY NATURE WHATSOEVER INCLUDING ARISING OUT OF OR RELATING TO THIS AGREEMENT OR GUEST'S RENTAL OF THE PROPERTY OR USE OF THE PROPERTY. IN NO EVENT WILL OWNER BE LIABLE FOR ANY DAMAGES IN CONNECTION WITH THIS AGREEMENT, EVEN IF OWNER SHALL HAVE BEEN INFORMED OF THE POSSIBILITY OF SUCH DAMAGE.

Guest acknowledges that the use of the property by all in the rental party and guests is entirely at their own risk. Guest will hold harmless owner from any and all expenses, costs, damages, suits, actions, or liabilities whatsoever arising from or related to any and all loss of or damage to person property, injury or death resulting from the use of the property.

I, _____ (print name), agree to the dates, terms, and conditions of this Rental Agreement.

(Signed Name)

(Date)

MINUTES OF JULY 14, 2022 REGULAR MEETING LONG BEACH PLANNING and DEVELOPMENT COMMISSION

POLICY DECLARATIONS

American Modern Property and Casualty Insurance Company
Dwelling Special
New Business



<p>Premium Summary</p> <p>Dwelling #1: \$3,968.00 2003 W SECOND ST LONG BEACH MS 39560-5501 Policy Coverages \$0.00 Additional Costs \$0.00 Total Policy Premium \$3,968.00</p> <p>Note: a minimum earned premium of \$100.00 applies to this policy.</p> <p>Policy Discounts</p> <p>Claims Free Discount Paperless Discount Paid in Full Discount</p> <p>Dwelling Discounts</p> <p>The following discounts apply to one or more dwellings on this policy. 2003 W SECOND ST, LONG BEACH MS 39560-5501 Local Smoke and/or Burglar Alarm Deadbolts, Smoke Alarm and Fire Extinguisher</p>	<p>Policy Summary</p> <p>Policy Number: 102-880-470 Policy Period: 06/28/2022 to 06/28/2023 12:01 A.M. Standard Time</p> <p>Named Insured(s): HORIZON TRUST FBO: WILLIAM K FOREMAN SIMPLE IRA 15693 ALPHONSUS FORBES RD PRIDE LA 70770-9804</p> <p>Contracted Agency: APPALACHIAN UNDERWRITERS INC - #001979 PO BOX 800 OAK RIDGE TN 37830</p> <p>Your Agent: UNITED RISK AGENCY - #P57549 1310 27TH AVE STE 205 GULFPORT MS 39501</p>
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Additional Named Insureds and Designees

<p>Name: SUSAN FOREMAN Relationship to Primary Named Insured: Primary Named Insured</p>	<p>Address: 15693 ALPHONSUS FORBES RD, PRIDE LA 70770-9804 Description of Interest: ADDITIONAL NAMED INSURED</p>
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Dwelling #1: 2003 W SECOND ST, LONG BEACH MS 39560-5501

Occupancy: Rental	Residence Type: 1 Family Residence	Construction Type: Frame	Year Built: 1960	Protection Class Code: 5	Territory: 1
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Coverage	Limit / Description	Premium
Dwelling		\$3507.00
Limit	258,203	
Loss Settlement	Replacement Cost	
All Other Peril Deductible	5,000	
Wind and Hail Deductible	5,000	
Other Structures	25,820	Included
Loss Settlement	Replacement Cost	
Personal Property	25,820	\$267.00
Loss Settlement	Actual Cash Value	
Additional Living Expense/Fair Rental Value	25,820	Included

Dwelling Special Policy Declaration

American Modern Property and Casualty Insurance Company
Policy Period: 06/28/2022 - 06/28/2023
Policy Number: 102-880-470 Policy Type: Dwelling Special



Water Damage	25,820	Included
Mold and Remediation - Property	5,000	Included
Water Backup and Sump Overflow	5,000	\$50.00
Deductible	250	
Inspection Fee		\$26.00
Premises Liability	500,000	\$118.00
Medical Payments	500 Per person/25,000 Per occurrence	Included
Property Manager Premises Liability Extension		Included
Vandalism or Malicious Mischief		Included
Deductible	500	
Fire Department Service Charge	500	Included
Mold Exclusion - Premises Liability		Included

Important Information
This dwelling does not have coverage for the peril of flood.
This dwelling does not have coverage for the peril of earthquake.

Premium \$3,968.00

Your Policy Documents

Your policy consists of this Policy Declaration and the documents in the following list. Please keep these together.
Policy Level Forms (Forms that apply to all Dwellings)

- IL-CW-G-0001(01-15) - Signature Endorsement
- DS-MS-A-0001(03-19) - Special Provisions - Mississippi
- IL-CW-G-0010(07-17) - Additional Policy Protection
- DW-CW-G-0001(01-15) - Condemnation Endorsement
- DS-CW-P-0001(03-18) - Dwelling Property - Special Form
- DW-CW-X-0004(05-17) - Criminal Acts Exclusion
- Forms that apply to Dwelling #1: 2003 W SECOND ST, LONG BEACH MS 39560-5501**
- DY-CW-X-0003(01-15) - Premises Liability Swimming Pool Slide and Diving Board Exclusion
- DS-CW-C-0007(03-16) - Water Backup And Sump Overflow
- DY-CW-X-0002(01-15) - Premises Liability Fungi, Wet or Dry Rot, or Bacteria Exclusion
- DW-CW-G-0002(01-15) - Cap on Losses From Certified Acts of Terrorism
- DY-CW-C-0005(01-16) - Property Manager - Premises Liability
- DS-CW-G-0001(01-15) - Construction Cost Index
- DW-CW-X-0005(01-17) - Roof Surfacing Cosmetic Damage Exclusion - Windstorm or Hail
- DY-CW-G-0001(01-15) - Premises Liability Cap on Losses from Certified Acts of Terrorism
- DW-CW-C-0004(01-15) - Reduction in Coverage when Vacant or Unoccupied
- DY-CW-X-0001(01-16) - Premises Liability Lead Paint Liability Exclusion
- DS-CW-C-0003(06-17) - Water Damage Coverage

MINUTES OF JULY 14, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

Dwelling Special Policy Declaration
American Modern Property and Casualty Insurance Company
Policy Period: 06/28/2022 - 06/28/2023
Policy Number: 102-880-470 Policy Type: Dwelling Special



IP-CW-C-0004(01-15) - Reinstatement of Limit
DY-CW-C-0001(01-16) - Premises Liability Endorsement
DW-CW-N-0002(10-20) - Important Notice - Terrorism Insurance Coverage
DS-CW-C-0010(01-15) - Additional Living Expense or Fair Rental Value

Policy Maintenance Information

Manage your policy online 24/7 with Online Services. Go to www.amig.com to sign up now. Or, download the Online Services mobile app for convenient on-the-go access.

PLEASE REVIEW THE INFORMATION CONTAINED IN THIS POLICY.
IF ANY INFORMATION IS INCORRECT, PLEASE CONTACT:

American Modern Property and Casualty Insurance Company
(800) 543-2644

Report a Claim: 1-800-375-2075

American Modern Insurance Group

Mailing address
PO Box 5323
Cincinnati, OH 45201-5323

Main Administrative Office
7000 Midland Blvd.
Amelia, OH 45102-2607

The Clerk reported that twenty-three (23) 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 VIIA of the City Charter, the City of Long Beach, Mississippi, will hold a public hearing for the purpose of considering a rezoning of the property located at 201 Jeff Davis Avenue, Long Beach, Mississippi.

Notice is hereby given that the City of Long Beach, Mississippi, will hold a public hearing for the purpose of considering a rezoning of the property located at 201 Jeff Davis Avenue, Long Beach, Mississippi, to a Residential Single-Family (RS-1) zoning district from its current zoning district of Residential Single-Family (RS-1).

The property is located at 201 Jeff Davis Avenue, Long Beach, Mississippi.

A public hearing to consider the above rezoning will be held by the City of Long Beach, Mississippi, on July 14, 2022, at 8:00 a.m. at the Long Beach City Building located at 201 Jeff Davis Avenue. The City encourages all residents to attend and express their views on the rezoning.

Approved:
Chairman
Planning Commission

201 Jeff Davis • P.O. Box 924 • Long Beach, MS 39560 • (228) 661-1991 • FAX: (228) 661-1922
www.cityoflongbeach.ms

Table with 3 columns and 10 rows listing property owners and their addresses for public hearing. Includes names like Chapman Patrick A and Elizabeth, Brock Kenneth R, Walker Franky and Sallie E, Marasco Brenda L, Crumby Barbara M, Powell Ralph and Diana Trust, Miller Steven L and Whitmer Thaten, Nguyen Hien, McCollister Suzanne A and David M, Oaks of Long Beach Homeowners Association, Niolet Thelma P and Rene J ETAL, Bowers Randall D, Wilson Emily M, Andrews Jeffrey A and Theresa K, Miller John E Sr and Marilyn, Prince Jack R and Lesa A, Bouldin Betty L, Torres Carlo N and Lauren, Ahlgren Richard L Jr and Dusty L, Reid Marsha S, Gossett Brian M and Owen Richard L, Manno Kenneth J and Turner Jan M, and Puebla Don and Rebekah.

MINUTES OF JULY 14, 2022
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LONG BEACH PLANNING and DEVELOPMENT COMMISSION

AFFIDAVIT

STATE OF MISSISSIPPI
COUNTY OF HARRISON
CITY OF LONG BEACH

BEFORE ME, the undersigned legal authority authorized to administer oaths in and for the jurisdiction aforesaid, on this day personally appeared before me, FINA 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 feet (200') of the subject property, when applications for zoning map changes, variances, appeals, etc., are filed, all as stipulated in The Zoning Ordinance Number 598 of the City of Long Beach; and other matters pertaining to such public hearings and the business of the Planning and Development Commission in and for the City of Long Beach;
3. That on June 20, 2022, she did cause to be mailed, Notice of Public Hearing, a copy of which is attached hereto, to twenty-three (23) property owners within 200' of 2033 West 2nd Street, Tax Parcel C512J-03-056 (00), notifying them that a public meeting will be held, July 14, 2022, to consider an application for a Short-Term Rental filed by William Foreman (owner and property manager).

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

Stacey Dahl
STACEY DAHL, AFFIAN

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

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

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. 21 No. 1 dated 01 day of June, 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.

Publisher

Sworn to and subscribed before me this 21 day of June, A.D. 2022.

Notary Public

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

**MINUTES OF JULY 14, 2022
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LONG BEACH PLANNING and DEVELOPMENT COMMISSION

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

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

The tenth public hearing to consider a Short-Term Rental for property located at 102 Oak View Avenue, Tax Parcel 0612F-01-069.000, submitted by Kristopher Williams (owner and property manager), as follows:

MINUTES OF JULY 14, 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: 102 Oak View Ave, Long Beach, MS 39560 Tax Parcel # 0012F-01-069.000
 (Location of Short-Term Rental)

OWNER'S INFORMATION:
 Property Owner's Name: Kristopher Williams
 Property Owner's Address: 101 East Ave, Long Beach, MS 39560
 Property Owner's Mailing Address, if different from above:

City State Zip
 Property Owner's Phone No: 228-238-5747 Email Address: KRIS4436@YAHOO.COM

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

PROPERTY MANAGER INFORMATION:
 Property Manager's Name: Kris Williams
 Property Manager's Address: (Must be a local contact)

101 East Ave, Long Beach, MS 39560
 City State Zip
 Property Manager's Phone No.: 228-238-5747 Email Address: KRIS4436@YAHOO.COM

- PLEASE PROVIDE THE FOLLOWING:**
- Mississippi Sales Tax ID # 587-55-7436
 - 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.

Kristopher Williams [Signature] 6/17/22
 PRINT NAME SIGNATURE DATE

BELOW IS FOR OFFICE USE ONLY			
Maximum Occupancy: <u>8</u>	Maximum Vehicles allowed: <u>5</u>	Number of bedrooms: <u>4</u>	Number of people home can accommodate: <u>10</u>

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

Building Official Signature: [Signature] Date: 7/13/22
 Fire Inspector Signature: [Signature] Date: 7/13/22

COMMENTS: _____

Date Received: <u>6-20-22</u>
Agenda Date: <u>7-14-22</u>
Amount Due/Paid: <u>200.00</u>
Check #: <u>1231</u>

MINUTES OF JULY 14, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



Prepared by:
Jason K. Dwyer III
Attorney at Law
311 East Second St.
P.O. Box 19971
Jackson, MS 39219
Mississippi Bar Number: 7654

Return to:
Julian K. Byrne II
Attorney at Law
311 East Second St.
P.O. Box 19971
Jackson, MS 39219
(601) 457-9401

INDEX AS FOLLOWS: Long Beach notes and bounds parcel measuring 75' by 140', bounded E by Oak View Ave., Long Beach Section Block 18

STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) cash in hand paid and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, ROBERT F. LEE, JR., a single person, of 20029 Lovers Lane, Apt. C1, Long Beach, MS 39560 (228) 731-8421, does hereby sell, convey and warrant unto KRISTOPHER R. H. WILLIAMS, of 102 Oak View Avenue, Long Beach, MS 39520 (228) 238-5747, the following described real property situated in Harrison County, First Judicial District, State of Mississippi, described as

A parcel of land in Lot 24 of the Henderson-Sherman Hughes Partition of the B. Peltier Claim 22 in Section 14, Township 8 South, Range 11 West of said county and state, said parcel of land being designated as Lot A on the map or survey made by James A. Martin for F.A. Johnson dated March 18, 1955, and recorded in Deed Book 318, Pages 478-4, deed of records of Harrison County, Mississippi. Said parcel of land being more particularly described as beginning at a point on the West margin of Oak View Avenue in said city, county and state, 87.1 feet north of the intersection of said West margin of Oak View Avenue with the North margin of Magnolia Street, as measured along said West margin of Oak View Avenue and from said Point of Beginning running thence West 140 feet to a point, running thence Northerly and parallel with said West margin of Oak View Avenue 74.8 feet, running thence Easterly and parallel with said North Margin of Magnolia Street 140 feet to the West margin of said Oak View Avenue, running thence Southerly along said West margin of Oak View Avenue 75 feet, more or less, to the Place of Beginning.

Page 1

Being a part of the same property described in a deed from Fred P. Lang, et ux, to Frederick A. Johnson, et ux, recorded in Deed Book 318, on Page 22 of the Deed of records of Harrison County, Mississippi, First Judicial District.

Beating Tax Map # 00127-01-059.006.

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 provided as of this date on an estimated basis, and when said taxes are actually determined, if the provision as of this date is incorrect, the party herein agrees to pay on a pro-rata basis. All subsequent year taxes are specifically assumed by the Grantee.

Witness the signature of the Grantor this 14th day of May, 2022.

Robert F. Lee, Jr.
ROBERT F. LEE, JR.

STATE OF MISSISSIPPI
COUNTY OF HARRISON

Personally came and appeared before me, the undersigned authority in and for the jurisdiction aforesaid, the within named ROBERT F. LEE, JR., who acknowledged that he executed the above and foregoing instrument on the day and in the year therein written.

Given under my hand and official seal of office this 14th day of May, 2022.

Stephen R. G...
NOTARY PUBLIC
My Commission Expires: 06/01/2022



Page 2

Trash Management Plan

102 Oak View Ave
Long Beach, MS 39520

I, Kristopher Williams, will be responsible for placing and removing the trash and recycle cans on the scheduled pickup days for 102 Oak View Ave, Long Beach, MS 39520. I am the owner of this property and will be responsible for any concerns regarding this matter. I can be reached at 228-238-5747.

Kristopher Williams 6/17/22
Kristopher Williams

MINUTES OF JULY 14, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION
MISSISSIPPI RESIDENTIAL LEASE AGREEMENT

THIS LEASE AGREEMENT hereinafter known as the "Lease" is entered into this ____ day of _____, 20____, by and between _____ with mailing address at _____ hereinafter known as the "Landlord" and _____, _____, _____ hereinafter known as the "Tenant(s)."

WHEREAS, the Landlord desires to lease the Property defined herein under the terms and conditions as set forth herein; and

WHEREAS, the Tenant(s) desires to lease the Property defined herein from the Landlord under the terms and conditions set forth herein.

NOW THEREFORE, for and in consideration of the covenants and obligations contained herein and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereby agree as follows:

PROPERTY. The Landlord owns property and improvements located at 102 Oak View Ave Long Beach, MS 39560 (hereinafter referred to as the "Property").

LEASE TERM. This Lease shall commence on ____ day of _____, 20____, and end on ____ day of _____, 20____ (hereinafter referred to as the "Term"), unless otherwise terminated in accordance with the provisions of the Lease. Upon the end of the Term, Tenant shall vacate the Property and deliver the same to the Landlord unless:

- the Lease is formally extended by the Landlord and the Tenant in a writing signed by both parties; or
- the Landlord willingly accepts Rent from the tenant for a period beyond the original Term. Where the landlord accepts Rent for a period beyond the original Term, without a formal extension agreed to in writing by both parties, a month-to-month tenancy will be created.

RENT. The Tenant shall pay to Landlord the sum of \$1500 per month (hereinafter referred to as "Rent") for the duration of the Term of the Lease. The Rent shall be payable on or before every 1st day of the month (hereinafter referred to as the "Due Date"), notwithstanding that the said date falls on a weekend or holiday.

- A. **Late Rent.** If Rent is not paid within 30 days of the Due Date, the Rent shall be considered past due and a late fee of \$~~200~~ 15 or ____ % of the Rent past due shall be applied for every day Rent is late or occurrence Rent is late.
- B. **Returned Checks.** In the event that a check intended as payment for Rent is dishonoured for whatever reason, the same shall be considered as Late Rent with the late fee being payable on the same.
- C. **Application of payments.** Whenever there are different sums owed by the Tenant to the Landlord, any payment shall be applied first to those obligations other than rent including but not limited to association/community dues, Late

**MINUTES OF JULY 14, 2022
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Fee, repairs chargeable to the Tenant, and other charges notwithstanding any notations or specifications made by the Tenant on the application of any payment paid to the landlord.

- D. **Rent Increases.** The Rent payable shall not be increased or otherwise modified during the Term of this Lease. Any increase in Rent shall only take effect after the expiration of the Term provided in this Lease. Any increase in Rent to take effect upon renewal or extension of the Term of this Lease must be preceded by a 30 - day notice of the same from the Landlord to the Tenant.

SECURITY DEPOSIT. The Tenant shall handover to the landlord the amount of \$ 1500 as Security Deposit upon the execution of this Lease (the "Security Deposit"). The receipt of such Security Deposit is hereby acknowledged by the Landlord who undertakes to hold the same in compliance applicable laws, rules and regulations.

- A. **Deductions.** Upon the termination of the Lease, the Landlord may deduct the following from the Security Deposit:

- Unpaid rent;
- Late fees;
- Unpaid utilities
- Cost of repairs beyond ordinary wear and tear;
- Cleaning fee in the amount of \$ 100;
- Early Termination Fee
- Brokerage fees
- Others: _____

- B. **Return.** The Security Deposit or the balance thereof shall be returned by the Landlord to the Tenant within 15 days after the termination of the Lease or in accordance with the applicable law on Security Deposit, whichever is sooner. In the event that the Landlord shall make any allowable deduction, the Landlord shall provide the tenant with an itemized list of all deductions made specifying the amounts and the respective expenses to which the Security Deposit or parts of it was applied.

- C. **Tenant's Forwarding Address:** Upon vacating the Property any and all notices, communication and any other delivery may be made to the Tenant's forwarding address at:

USE OF PROPERTY. The Property as defined herein shall be for the sole and exclusive use and occupation by the Tenant(s) and same's exclusive family namely:

1. _____;
2. _____;
3. _____;
4. _____;
5. _____.

Any Guest(s) of the Tenant(s) shall not be allowed to stay beyond 7 days without the consent of the Landlord. The Property shall be used solely and exclusively as a residence and single-family dwelling. The Property or any part of it shall not be used for any business, profession, vocation or trade of any kind. The Tenant(s) undertake to abide by any and all applicable laws, statutes and rules covering the Property.

**MINUTES OF JULY 14, 2022
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CONDITION. The Tenant stipulates that The Property has been examined and that the Property is in good repair and is tenantable.

ASSIGNMENT. Under this Lease:

Subletting Not Allowed. The Tenant acknowledges that this Lease is not transferrable and that the Tenant may not assign the Lease, any part of the Lease or any of the rights or obligations herein. The tenant shall not sublet, sublease or otherwise grant any other party any license or right in relation to the Property or this Lease. Any license, assignment sublease or agreement in violation of this clause shall be null and void with not legal force whatsoever.

Subletting Allowed. Tenant shall have the right to sublet and grant a license to other individuals to use the Property or any part thereof with / without the prior written consent of the Landlord. In the event the Tenant shall sublet the Property, notice shall be given to the Landlord within ____ days of the SubTenant(s) name and address. In the event the SubTenant(s) violates any portion of this Lease, all liability shall be held against the Tenant.

RIGHT OF ENTRY. The Landlord shall have the right to enter the Property during normal working hours by providing at least 4____ hours notice in order for inspection, make necessary repairs, alterations or improvements, to supply services as agreed or for any reasonable purpose. The Landlord may exhibit the Property to prospective purchasers, mortgagees, or lessees upon reasonable notice.

ALTERATIONS AND IMPROVEMENTS. No alterations to or improvements on the Property shall be made by the Tenant without prior express consent of the Landlord to the same in writing.

- A. **Unauthorized Alterations or Improvements.** In the event that the Tenant shall undertake alterations or improvements relating to the Property in violation of this section the same shall be considered a material breach of this Lease putting the Tenant in default. The Landlord may, upon the Landlord's discretion, require the Tenant to undo the alterations or improvements and restore the Property to the its condition prior to any unauthorized alteration or improvement at the sole expense of the Tenant.
- B. **Ownership of Alterations and Improvements.** In all cases of alterations, improvements, changes, accessories and the like that cannot be removed from the Property without destroying or otherwise deteriorating the Property or any surface thereof shall, upon creation, become the Landlord's property without need for any further transfer, delivery or assignment thereof.

NON-DELIVERY OF POSSESSION. The Landlord shall deliver to the Tenant possession of the Property on or before the commencement of the Term of this Lease. Delay in the delivery of possession of the Property for any cause other than the fault or negligence of the Landlord shall cause the abatement of the Rent until the date until such time the possession is delivered. In any event, the possession of the Property must be delivered no later than ____ days after the commencement of the Term of this Lease and the Tenant agrees to accept the same until such date despite the delay. Failure of the landlord to deliver possession of the Property within

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this period, shall automatically terminate the Lease. Upon such Termination, the Landlord shall return to the Tenant the Security Deposit, any advance rent and other sums not otherwise consumed on account of the Tenant never having occupied the Property such as, but not limited to cleaning fees if already collected. Thereafter the Parties shall have no further obligation to each other.

HAZARDOUS MATERIALS. Tenant shall not keep on the Property any item of a dangerous, flammable or explosive nature that might unreasonably increase the danger of fire or explosion on the Property or that might be considered hazardous or extra hazardous by any responsible insurance company.

UTILITIES. The Landlord shall provide the following utilities and services to the Tenant(s): N/A. Any other utilities or services not mentioned will be the responsibility of the Tenant(s).

MAINTENANCE, REPAIR, AND RULES. The maintenance of the Property, minor repairs and servicing shall be the responsibility and sole expense of the Tenant, including but not limited to HVAC/air-conditioning units, plumbing fixtures (e.g. showers, bath tubs, toilets or sinks). For the entirety of the term of this Lease, the Tenant shall keep the property clean and in good repair. The Tenant shall:

- A. Comply with any and all rules or regulations covering the Property including but not limited to local ordinances, health or safety codes, those set forth in the Master Lease, and Condominium or Homeowner's associations, where applicable.
- B. Dispose of any and all waste properly.
- C. Not obstruct any structure intended for ingress, egress, passage or otherwise providing some type of access to, from or through the property.
- D. Keep all windows, balconies, railings and other fixtures or structures visible from outside of the property free from laundry at all times.
- E. Obtain consent of the Landlord prior to replacing or installing new deadbolts, locks, hooks, doorknobs and the like
- F. Refrain from all activities the will cause unreasonable loud noises or otherwise unduly disturb neighbors and/or other residents.

PETS. Under this Lease:

Pets Allowed. The Tenant shall be allowed to have ____ pet(s) on the Property consisting of Dogs Cats Fish Other _____ not weighing more than ____ pounds. The Landlord shall administer a fee of \$_____ per pet on the Property. Landlord shall be held harmless in the event any of the Tenant's pets cause harm, injury, death, or sickness to another individual or animal. Tenant is responsible and liable for any damage or required cleaning to the Property caused by any authorized or unauthorized animal and for all costs Landlord may incur in removing or causing any animal to be removed.

Pets Not Allowed. There shall be no animals permitted on the Property or in any common areas UNLESS said pet is legally allowed under the law in regard to

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assistance with a disability. Pets shall include, but not be limited to, any mammal, reptile, bird, fish, rodents, or insects on the Property.

QUIET ENJOYMENT. The Landlord warrants that the Tenant shall have quiet and peaceful enjoyment of the Property and hold the same free from molestation or interference from the Landlord or any other person or entity whose claim to the Property comes from the Landlord, subject to the terms and conditions of this Lease and compliance by the Tenant with the same.

INDEMNIFICATION. The Landlord shall not be liable for any injury to the Tenant(s) or any other persons or property entering the Property occurring within the Property during the Term of the Lease. Neither shall the Landlord be liable for any damage to the structure within which the Property is located or any part thereof. The Tenant hereby agrees to hold the Landlord harmless from and indemnify the Landlord for any and all claims or damage not arising solely from the Landlord's acts, omission, fault or negligence.

DEFAULT. In the event that the Landlord breaches any of the terms and conditions of this Lease or any applicable laws, rules or codes, the Tenant may avail of any of the remedies available under the law. In the event that the Tenant breaches or fails to comply with any of the terms and conditions of this Lease or any applicable laws, rules or codes the Landlord shall afford the Tenant ___ days to remedy or rectify the same. This period shall commence on the day the Tenant receives Notice of such breach or non-compliance with the request to rectify the same. If the Tenant fails to comply or rectify the breach or if the breach cannot reasonably be rectified or remedied, the Tenant shall be in default. Upon the Tenant's default, the Landlord may terminate the Lease by sending the notice of default and consequent termination of the lease to the Tenant and thereafter recover possession of the Property.

ABANDONMENT. In the event that the Tenant(s) abandons the Property the Landlord may declare the Lease terminated, recover possession of the Property, enter the premises, remove the Tenant's belongings and lease the same to another without incurring any liability to the Tenant for doing the same. In the event of the abandonment of the Property, the Landlord may recover from the Tenant unpaid rent until the Property is leased to another person or otherwise occupied by the Landlord or another under the Landlord's right.

ATTORNEYS' FEES. In the event that Landlord should require the services of an attorney, file a suit or resort to other procedures in order to compel the Tenant's compliance with the Tenant's obligations, the terms of this Lease or other applicable laws, rules or codes, the Tenant agrees to reimburse all expenses incurred by the Landlord in doing the same.

COMPLIANCE WITH LAW. The Tenant undertakes to comply with any and all Federal or state laws, municipal or county ordinances, rules, regulations, codes and all other issuances from authorized government authorities respecting the Property and the Tenant's occupation and use thereof.

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LONG BEACH PLANNING and DEVELOPMENT COMMISSION

SEVERABILITY. Should and provision of this Lease be found, for whatever reason, invalid or unenforceable, such nullity or unenforceability shall be limited to those provisions. All other provisions herein not affected by such nullity or dependent on such invalid or unenforceable provisions shall remain valid and binding and shall be enforceable to the full extent allowed by law.

BINDING EFFECT. The terms, obligations, conditions and covenants of this Lease shall be binding on Tenant, the Landlord, their heirs, legal representatives and successors in interest and shall inure to the benefit of the same.

MODIFICATION. The parties hereby agree that this document contains the entire agreement between the parties and this Lease shall not be modified, changed, altered, or amended in any way except through a written amendment signed by all of the parties hereto.

NOTICE. All notices in relation to this Lease shall be delivered to the following addresses:

To the Tenant at the address:

_____;

and

To Landlord at the address:
101 East Ave, Long Beach, MS 39560

_____.

PARKING. The Landlord:

- Shall provide ___ parking space(s) to the Tenant(s) for a fee of \$___ to be paid at the execution of this Lease on a monthly basis in addition to the rent. The parking space(s) are described as: _____.
- Shall not provide parking.

EARLY TERMINATION. The Tenant(s):

- Shall have the right to terminate this Lease at any time by providing at least ___ days' written notice to the Landlord along with an early termination fee of \$___. During the notice period for termination, the Tenant(s) will remain responsible for the payment of rent.
- Shall not have the right to terminate this Lease before the end of the Term.

SMOKING POLICY. Smoking on the Property is:

- Permitted in the following areas: Outside at least 15' from house.
- Prohibited on the Property.

DISPUTES. If a dispute arises during or after the term of this Lease between the Landlord and Tenant(s), they shall agree to hold negotiations amongst themselves, in "good faith", before any litigation.

**MINUTES OF JULY 14, 2022
REGULAR MEETING**

LONG BEACH PLANNING and DEVELOPMENT COMMISSION

RETALIATION. The Landlord is prohibited from making any type of retaliatory acts against the Tenant(s) including but not limited to restricting access to the Property, decreasing or cancelling services or utilities, failure to repair appliances or fixtures, or any other type of activity that could be considered unjustified.

EQUAL HOUSING. If the Tenant(s) possesses any impairment, mental or physical, the Landlord agrees to provide reasonable modifications to the Property in order to accommodate such impairments except in the case of modifications that would be too difficult or too expensive for the Landlord to provide. The Tenant(s) are encouraged disclose to the Landlord any impairment(s) that may be aided by reasonable modifications to allow the parties to identify the most beneficial modifications to the Property.

PROPERTY DEEMED UNINHABITABLE. If the Property is deemed uninhabitable due to damage beyond reasonable repair the Tenant(s) will be able to terminate this Lease by written notice to the Landlord. If said damage was due to the negligence of the Tenant(s), the Tenant(s) shall be liable to the Landlord for all repairs and for the loss of income due to restoring the property back to a livable condition in addition to any other losses that can be proved by the Landlord.

LEAD-BASED PAINT DISCLOSURE. If the Property or any part of it was constructed prior to 1978, the Landlord shall provide a disclosure of information on lead-based paint and/or lead-based paint hazards, the receipt of the same in the form entitled "LEAD-BASED PAINT DISCLOSURE" hereby acknowledged by the Tenant.

ENTIRE AGREEMENT. This Lease and, if any, attached documents are the complete agreement between the Landlord and Tenant concerning the Property. There are no oral agreements, understandings, promises, or representations between the Landlord and Tenant affecting this Lease. All prior negotiations and understandings, if any, between the parties hereto with respect to the Property shall be of no force or effect and shall not be used to interpret this Lease. No modification or alteration to the terms or conditions of this Lease shall be binding unless expressly agreed to by the Landlord and the Tenant in a written instrument signed by both parties.

IN WITNESS WHEREOF, the Landlord and Tenant have executed this Lease in multiple originals as of the undersigned date(s).

Landlord's Signature  Date 6/17/22
Print Name Kristopher Williams

Tenant's Signature _____ Date _____
Print Name _____

Tenant's Signature _____ Date _____
Print Name _____

MINUTES OF JULY 14, 2022
REGULAR MEETING

LONG BEACH PLANNING and DEVELOPMENT COMMISSION

Tenant's Signature _____ Date _____
Print Name _____

Tenant's Signature _____ Date _____
Print Name _____

REQUIRED LEASE DISCLOSURES &
ADDENDUMS IN MISSISSIPPI

The following disclosures or addendums are either required for some or all residential lease agreements in Mississippi.

1. Lead Based Paint Disclosure - for rental units built prior to 1978.

DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND/OR LEAD-BASED
PAINT HAZARDS LEAD WARNING STATEMENT

Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, lessors must disclose the presence of known lead-based paint and/or lead-based paint hazards in the dwelling. Lessees must also receive a federally approved pamphlet on lead poisoning prevention.

Lessor's Disclosure

a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):

i) _____ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

ii) fw Lessor has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

b) Records and reports available to the lessor (check (i) or (ii) below):

i) _____ Lessor has provided the lessee with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

ii) fw Lessor has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Lessee's Acknowledgment (initial)

c) _____ Lessee has received copies of all information listed above.

d) _____ Lessee has received the pamphlet Protect Your Family from Lead in Your Home.

Agent's Acknowledgment (initial)

e) _____ Agent has informed the lessor of the lessor's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

[Signature] 6/17/22
Lessor Date

Lessee Date

Agent Date

Lessor Date

Lessee Date

Agent Date

MINUTES OF JULY 14, 2022 REGULAR MEETING LONG BEACH PLANNING and DEVELOPMENT COMMISSION

POLICY DECLARATIONS
American Modern Property and Casualty Insurance Company
Dwelling Special
New Business



<p>Premium Summary</p> <p>Dwelling #1: \$3,863.00 102 OAK VIEW AVE LONG BEACH MS 39560-5951 Policy Coverages \$0.00 Additional Costs \$0.00 Total Policy Premium \$3,863.00</p> <p>Note: a minimum earned premium of \$100.00 applies to this policy.</p> <p>Policy Discounts Claims Free Discount</p> <p>Dwelling Discounts The following discounts apply to one or more dwellings on this policy. 102 OAK VIEW AVE, LONG BEACH MS 39560-5951 Deadbolts, Smoke Alarm and Fire Extinguisher</p>	<p>Policy Summary</p> <p>Policy Number: 102-857-159 Policy Period: 06/17/2022 to 06/17/2023 12:01 A.M. Standard Time</p> <p>Named Insured(s): KRISTOPHER WILLIAMS 101 EAST AVE LONG BEACH MS 39560-5911</p> <p>Contracted Agency: JOHNSON & JOHNSON INC - #079001 PO BOX 899 CHARLESTON SC 29402</p> <p>Your Agent: LMS INC - #803714 806 WASHINGTON AVENUE CA # 0143626 OCEAN SPRINGS MS 39564</p>
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Dwelling #1: 102 OAK VIEW AVE, LONG BEACH MS 39560-5951

Occupancy: Rental	Residence Type: 1 Family Residence	Construction Type: Frame	Year Built: 1956	Protection Class Code: 5	Territory: 1
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Additional Interests

Description of Interest: Lienholder	Name: THE FIRST BANK, ISAOA/ATIMA	Address: PO BOX 15549, HATTIESBURG MS 39404-5549
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Loan/Contract Number: TBD

Coverage Detail

Coverage	Limit / Description	Premium
Dwelling		\$3521.00
Limit	250,000	
Loss Settlement	Replacement Cost	
All Other Peril Deductible	1,000	
Wind and Hail Deductible	5,000	
Other Structures	25,000	Included
Loss Settlement	Replacement Cost	
Personal Property	15,000	\$198.00
Loss Settlement	Replacement Cost	
Additional Living Expense/Fair Rental Value	25,000	Included
Water Damage	25,000	Included

Dwelling Special Policy Declaration
American Modern Property and Casualty Insurance Company
Policy Period: 06/17/2022 - 06/17/2023
Policy Number: 102-857-159 Policy Type: Dwelling Special



Mold and Remediation - Property	5,000	Included
Inspection Fee		\$26.00
Premises Liability	500,000	\$118.00
Medical Payments	500 Per person/25,000 Per occurrence	Included
Property Manager Premises Liability Extension		Included
Vandalism or Malicious Mischief		Included
Deductible	500	
Fire Department Service Charge	500	Included
Mold Exclusion - Premises Liability		Included

Important Information

This dwelling does not have coverage for the peril of flood.

This dwelling does not have coverage for the peril of earthquake.

Short Term Rental applies to this dwelling (lease terms of 3 months or less).

Premium \$3,863.00

Your Policy Documents
Your policy consists of this Policy Declaration and the documents in the following list. Please keep these together.

- Policy Level Forms (Forms that apply to all Dwelling)**
- DW-CW-G-0001(01-15) - Condemnation Endorsement
 - IL-CW-G-0010(07-17) - Additional Policy Protection
 - DS-MS-A-0001(03-19) - Special Provisions - Mississippi
 - DW-CW-X-0004(05-17) - Criminal Acts Exclusion
 - DS-CW-P-0001(03-18) - Dwelling Property - Special Form
 - IL-CW-G-0001(01-15) - Signature Endorsement
- Forms that apply to Dwelling #1: 102 OAK VIEW AVE, LONG BEACH MS 39560-5951**
- IP-CW-C-0004(01-15) - Reinstatement of Limit
 - DY-CW-X-0001(01-16) - Premises Liability Lead Paint Liability Exclusion
 - DS-CW-C-0010(01-15) - Additional Living Expense or Fair Rental Value
 - DW-CW-N-0002(10-20) - Important Notice - Terrorism Insurance Coverage
 - DY-CW-X-0003(01-15) - Premises Liability Swimming Pool Slide and Diving Board Exclusion
 - DS-CW-C-0003(06-17) - Water Damage Coverage
 - DY-CW-C-0005(01-16) - Property Manager - Premises Liability
 - DW-CW-X-0005(01-17) - Roof Surfacing Cosmetic Damage Exclusion - Windstorm or Hail
 - DS-CW-G-0001(01-15) - Construction Cost Index
 - DY-CW-X-0002(01-15) - Premises Liability Fungi, Wet or Dry Rot, or Bacteria Exclusion
 - DS-CW-C-0006(01-15) - Personal Property Replacement Cost
 - DW-CW-G-0002(01-15) - Cap on Losses From Certified Acts of Terrorism
 - DS-CW-C-0002(01-16) - Permitted Vacancy or Seasonal Usage Clause

**MINUTES OF JULY 14, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

Dwelling Special Policy Declaration

American Modern Property and Casualty Insurance Company
Policy Period: 06/17/2022 - 06/17/2023
Policy Number: 102-857-159 Policy Type: Dwelling Special



DY-CW-C-0001(01-16) - Premises Liability Endorsement
DY-CW-G-0001(01-15) - Premises Liability Cap on Losses from Certified Acts of Terrorism

Policy Maintenance Information

Manage your policy online 24/7 with Online Services. Go to www.amig.com to sign up now. Or, download the Online Services mobile app for convenient on-the-go access.

**PLEASE REVIEW THE INFORMATION CONTAINED IN THIS POLICY.
IF ANY INFORMATION IS INCORRECT, PLEASE CONTACT:**

LMS INC
(228) 875-7777

Report a Claim: 1-800-375-2075

American Modern Insurance Group

Mailing address
PO Box 5323
Cincinnati, OH 45201-5323

Main Administrative Office
7000 Midland Blvd.
Amelia, OH 45102-2607

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:

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**.

Kristopher Williams, 101 East Avenue, Long Beach, MS, 39560, 228-238-5747 (owner and property manager), has filed an application for a short-term rental in accordance with the Comprehensive Long Beach Unified Land Ordinance, Section 131: Short-Term Rentals-Residential (Ordinance 622). The location of the requested short-term rental is 102 Oak View Avenue, Tax Parcel 0612F-01-069,000. Legal description is as follows:

BEG ON N LINE OF MAGNOLIA ST & W LINE OF OAK VIEW AVE & RUN N 871 FT TO BEG W 140 FT N 74.8 E 140 FT S 75 FT TO BEG BEING LOT A OF SUR OF JOHANSEN PROP DEED BK 395 PG 496 LOT 54 H-S-H SURVEY SEC 14-8-12

A public hearing to consider the above short-term rental will be held in the City of Long Beach, Mississippi, 39560, Thursday, July 14, 2022, at 5:30 p.m., in the Long Beach City Hall Meeting Room located at 201 Jeff Davis Avenue. The city encourages all residents, groups and organizations to contact the city if they have any questions concerning the petition.

/s/ signed
Chairman
Planning Commission

MINUTES OF JULY 14, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

AVERY 5160 Irwin Matthew S and Kimberly N 104 Oakview Avenue Long Beach, MS 39560	Easy Print Address Labels Send along this to express postage free Mathis William G and Zoe S 108 Oakview Avenue Long Beach, MS 39560	Go to avery.com/labels Use Avery Template Russo Ray J and Rebecca G 110 Oakview Avenue Long Beach, MS 39560
Janik Thomas M and Marie R 212 Fairview Street Watertown, WI 53094	Yawn Rebecca 107 East Avenue Long Beach, MS 39560	Randolph Burton Properties LLC PO Box 1404 Long Beach, MS 39560
Mellen SP Sr -Trust- PO Box 1077 Gulfport, MS 39502	Williams Kristopher RH and Brittani 101 East Avenue Long Beach, MS 39560	Johnson Ernis L and Ann H 27176 West Dubuisson Road Pass Christian, MS 39571
Labat Lori Ann 908 Catherine Street Long Beach, MS 39560	Batey Brenda A and Ernest King Jr. 106 East Avenue Long Beach, MS 39560	Frantz Thomas E 103 Oak View Avenue Long Beach, MS 39560
Case Joel A 107 Oak View Avenue Long Beach, MS 39560	Smith Kevin Cole and Summer Marisol 109 Oak View Avenue Long Beach, MS 39560	Winchester Phillip A 111 Oakview Avenue Long Beach, MS 39560
Kennedy Robert Eugene Jr. 100 Dearman Avenue Long Beach, MS 39560	McGee Carlyne Touchstone 106 Dearman Avenue Long Beach, MS 39560	Mueller Jonell and Jon K 110 Dearman Avenue Long Beach, MS 39560
Hershberger Kenneth Ray 113 York Drive Long Beach, MS 39560	Ladner Elizabeth Stransberry -L/E- 118 Dearman Avenue Long Beach, MS 39560	

AFFIDAVIT

STATE OF MISSISSIPPI
COUNTY OF HARRISON
CITY OF LONG BEACH

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

1. That she is the duly appointed and acting Minutes Clerk of the City of Long Beach, Mississippi, Planning and Development Commission.
2. That in such capacity, she is responsible for mailing Notices of Public Hearing for the purpose of notifying property owners within two hundred feet (200') of the subject property, when applications for zoning map changes, variances, appeals, etc., are filed, 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 and for the City of Long Beach.
3. That on June 20, 2022, she did cause to be mailed, Notice of Public Hearing, a copy of which is attached hereto, to twenty (20) property owners within 200' of 102 Oak View Avenue, Tax Parcel: 0612F-01-069.000, notifying them that a public meeting will be held, July 14, 2022, to consider an application for a Short-Term Rental filed by Kristopher Williams (owner and property manager).

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

Stacey Dahl
STACEY DAHL, AFFIANI

SWORN TO AND SUBSCRIBED before me on this the 20th day of June 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:

MINUTES OF JULY 14, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION
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 GAZETTE GAZETTE, a newspaper printed and published in Harrison County, who being duly sworn, depose and says the publication of this notice hereunto attached has been made to the said publication _____ weeks in the following numbers and on the following dates of such paper:

Vol. 21 No. 25 dated 24 day of June, 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__
 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.

Sworn to and subscribed before me this 21 day of July, A.D. 2022

[Signature]
Notary Public



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

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

After considerable discussion, Commission Vice Chairman Barlow made motion, seconded by Commissioner Suthoff and unanimously carried recommending to approve the Short-Term Rental in accordance with Ordinance 622, 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 14th day of July 2022, in the Long Beach City Hall Meeting Room, 201 Jeff Davis Avenue, in said City, and the same being the time, date and place fixed for holding said Regular Meeting.

There were present and in attendance on said Commission and at the meeting the following named persons: Commission Chairman Frank Olaivar, Vice Chairman Shawn Barlow, William Suthoff, Michael Levens, Chris Fields, Jennifer Glenn and Marcia Kruse, City Advisor Bill Hessell, Building Officials Mike Gundlach, Building Inspector Ryan Ladner and Minutes Clerk Tina M. Dahl.

Absent the regular meeting were Commissioners Sawyer Walters and Justin Shaw.

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

**MINUTES OF JULY 14, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

Commissioner Suthoff made motion, seconded by Commissioner Kruse and unanimously carried to approve the Regular Meeting minutes of June 23, 2022, as submitted.

It came for discussion under Unfinished Business, Certificate of Resubdivision for property located at 5535 Gates Avenue, Tax Parcel 0611J-01-011.001, submitted by Kathleen G. Fayard.

MINUTES OF JULY 14, 2022
REGULAR MEETING

LONG BEACH PLANNING and DEVELOPMENT COMMISSION



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

Office use only
Date Received 3-23-22
Zoning R-1
Agenda Date 3-28-22
Check Number 0158

APPLICATION FOR CERTIFICATE OF RESUBDIVISION

- I. TYPE OF CASE: CERTIFICATE OF RESUBDIVISION
- II. ADVALOREM TAX PARCEL NUMBER(S): 0611J-01-011.001
- III. GENERAL LOCATION OF PROPERTY INVOLVED: END OF DAURO ROAD, CITY OF LONG BEACH, MS
- IV. ADDRESS OF PROPERTY INVOLVED: 5535 Gates Avenue, Long Beach, MS
THE WEST 374.5 FT OF LOTS 9-12 SECTION B
- V. GENERAL DESCRIPTION OF REQUEST: Resubdivision of COX'S SUBDIVISON
Into TWO LOTS 374.5 FT X 264 FT
- VI. REQUIRED ATTACHMENTS:
 - A. Resubdivision Survey and Certificate (see attached example) on no less than 11" X 17" paper.
 - B. Cash or Check payable to the City of Long Beach in the amount of \$250.00
 - C. Proof of ownership (copy of recorded warranty deed), if applicable proof of authority to act as agent for owner.

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

VII. OWNERSHIP AND CERTIFICATION:

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

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

Kathleen G. Fayard
Name of Rightful Owner (PRINT)

Name of Agent (PRINT)

5535 Gates Ave
Owner's Mailing Address

Agent's Mailing Address

Long Beach MS 39560
City State Zip

City State Zip

228 669-7990
Phone

Phone

Kathleen G Fayard 3/21/22
Signature of Rightful Owner Date

Signature of Applicant Date

MINUTES OF JULY 14, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

Prepared By and Return To:
Schwartz, Ogler & Jordan, P.L.L.C.
12206 Hwy 49
Gulfport, MS 39503
(228) 832-8550

File#220147

Indexing Instructions:
Part of Lots 9-12, all of Lots 13-15 and
all of Lots 25-27, all in Blk 3, Cox's
S/D, Section B, in Part of Section 13,
T8S, R12W, Harrison County, 1st JD,
MS

STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT

WARRANTY DEED

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

PIERCE FAMILY PROPERTIES, LLC
A MS Limited Liability Company
23499 STABLEWOOD CIRCLE
PASS CHRISTIAN, MS 39571
(228) 760-0591

STELLA PATRICIA PIERCE WOLF TRUST
Under Article Nine of THE MARTA C. PIERCE REVOCABLE
TRUST AGREEMENT Dated June 12, 2007,
as Amended and Restated March 28, 2019
23499 STABLEWOOD CIRCLE
PASS CHRISTIAN, MS 39571
(228) 760-0591

LISA VICTORIA PIERCE GUYTON TRUST
Under Article Nine of THE MARTA C. PIERCE REVOCABLE
TRUST AGREEMENT Dated June 12, 2007,
as Amended and Restated March 28, 2019
642 MASSEY ESTATES COVE
MEMPHIS, TN 38120
(901) 216-7330

VANESSA LUISA PIERCE RODRIGUEZ TRUST
Under Article Nine of THE MARTA C. PIERCE REVOCABLE
TRUST AGREEMENT Dated June 12, 2007,
as Amended and Restated March 28, 2019
5535 S. GALVEZ STREET
NEW ORLEANS, LA 70125
(228) 863-6727

SANDRA ELENA PIERCE BODDIE TRUST
Under Article Nine of THE MARTA C. PIERCE REVOCABLE
TRUST AGREEMENT Dated June 12, 2007,
as Amended and Restated March 28, 2019
4443 GARLAND AVENUE
PASS CHRISTIAN, MS 39571
(228) 863-6727

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

THE KATHLEEN G. FAYARD REVOCABLE TRUST
5535 GATE AVENUE
LONG BEACH, MS 39560
(228) 863-7790

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

ATTACHED HERETO AS EXHIBIT "A"

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

Estimated county ad valorem taxes have been prorated between the parties as a part of the consideration for this conveyance. In the event the estimates upon which such proration is based prove to be inaccurate for any reason, the Grantee agrees to refund any excess, and the Grantor agrees to pay any deficiency, upon receipt of a copy of the tax statement for the current year and a computation of the true amount due, based on a 365 day year.

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

WITNESS THE SIGNATURE of the Grantors on this the 3 day of March, 2022.

PIERCE FAMILY PROPERTIES, LLC

Lisa Victoria Pierce Guyton
LISA VICTORIA PIERCE GUYTON, Member

STATE OF Mississippi
COUNTY OF SNYDER

PERSONALLY appeared before me, the undersigned authority of law in and for this jurisdiction, the within named LISA VICTORIA PIERCE GUYTON, Member of PIERCE FAMILY PROPERTIES, LLC, A Mississippi Limited Liability Company, who acknowledged that she signed and delivered the above and foregoing instrument of writing on the day and year therein mentioned, for and on behalf of said company, having been duly authorized so to do.

GIVEN under my hand and official seal on this the 3 day of March, 2022.



Patricia Morgan
NOTARY PUBLIC

(S.E.A.T.)

My Commission Expires:

April 19, 2024

**MINUTES OF JULY 14, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

WITNESS THE SIGNATURE of the Grantors on this the 3rd day of March, 2022.

PIERCE FAMILY PROPERTIES, LLC

Stella Patricia Pierce Wolf
STELLA PATRICIA PIERCE WOLF, Member

STATE OF MISSISSIPPI
COUNTY OF HARRISON

PERSONALLY appeared before me, the undersigned authority of law in and for this jurisdiction, the within named **STELLA PATRICIA PIERCE WOLF, Member of PIERCE FAMILY PROPERTIES, LLC, A Mississippi Limited Liability Company**, who acknowledged that she signed and delivered the above and foregoing instrument of writing on the day and year therein mentioned, for and on behalf of said company, having been duly authorized so to do.

GIVEN under my hand and official seal on this the 3rd day of March, 2022.

Celeste Paige
NOTARY PUBLIC

(SEAL)

My Commission Expires:



WITNESS THE SIGNATURE of the Grantors on this the 3rd day of March, 2022.

PIERCE FAMILY PROPERTIES, LLC

Sandra Elena Pierce Boddie
SANDRA ELENA PIERCE BODDIE, Member

STATE OF MISSISSIPPI
COUNTY OF HARRISON

PERSONALLY appeared before me, the undersigned authority of law in and for this jurisdiction, the within named **SANDRA ELENA PIERCE BODDIE, Member of PIERCE FAMILY PROPERTIES, LLC, A Mississippi Limited Liability Company**, who acknowledged that she signed and delivered the above and foregoing instrument of writing on the day and year therein mentioned, for and on behalf of said company, having been duly authorized so to do.

GIVEN under my hand and official seal on this the 3rd day of March, 2022.

Celeste Paige
NOTARY PUBLIC

(SEAL)

My Commission Expires:



WITNESS THE SIGNATURE of the Grantors on this the 3rd day of March, 2022.

PIERCE FAMILY PROPERTIES, LLC

Vanessa Luisa Pierce Rodriguez
VANESSA LUISA PIERCE RODRIGUEZ, Member

STATE OF LOUISIANA
COUNTY OF ORLEANS

PERSONALLY appeared before me, the undersigned authority of law in and for this jurisdiction, the within named **VANESSA LUISA PIERCE RODRIGUEZ, Member of PIERCE FAMILY PROPERTIES, LLC, A Mississippi Limited Liability Company**, who acknowledged that she signed and delivered the above and foregoing instrument of writing on the day and year therein mentioned, for and on behalf of said company, having been duly authorized so to do.

GIVEN under my hand and official seal on this the 3rd day of March, 2022.



Randy J. Boudreau
NOTARY PUBLIC *Randy J. Boudreau*
7/14/25

My Commission Expires: 7/14/25

MINUTES OF JULY 14, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

WITNESS THE SIGNATURE of the Grantors on this the 3rd day of March, 2022.

STELLA PATRICIA PIERCE WOLF TRUST Under Article Nine of the MARTA C. PIERCE REVOCABLE TRUST AGREEMENT Dated June 12, 2007, as Amended and Restated March 28, 2019

By: [Signature]
Name: STELLA PATRICIA PIERCE WOLF
Title: Trustee

STATE OF MISSISSIPPI
COUNTY OF HARRISON

PERSONALLY appeared before me, the undersigned authority of law in and for this jurisdiction, the within named STELLA PATRICIA PIERCE WOLF, who acknowledged that she is the Trustee of STELLA PATRICIA PIERCE WOLF TRUST Under Article Nine of the MARTA C. PIERCE REVOCABLE TRUST AGREEMENT Dated June 12, 2007, as Amended and Restated March 28, 2019, and that for and on behalf of the Trust, and as its act and deed she signed and delivered the foregoing instrument of writing on the day and year therein mentioned, in her full representative capacity, having been first duly authorized so to do.

GIVEN under my hand and official seal on this the 3rd day of March, 2022

Celeste Paige
NOTARY PUBLIC

(SEAL)

My Commission Expires:



WITNESS THE SIGNATURE of the Grantors on this the 3 day of March, 2022.

LISA VICTORIA PIERCE GUYTON TRUST Under Article Nine of the MARTA C. PIERCE REVOCABLE TRUST AGREEMENT Dated June 12, 2007, as Amended and Restated March 28, 2019

By: [Signature]
Name: LISA VICTORIA PIERCE GUYTON
Title: Trustee

STATE OF Tennessee
COUNTY OF Shelby

PERSONALLY appeared before me, the undersigned authority of law in and for this jurisdiction, the within named LISA VICTORIA PIERCE GUYTON, who acknowledged that she is the Trustee of LISA VICTORIA PIERCE GUYTON TRUST Under Article Nine of the MARTA C. PIERCE REVOCABLE TRUST AGREEMENT Dated June 12, 2007, as Amended and Restated March 28, 2019, and that for and on behalf of the Trust, and as its act and deed she signed and delivered the foregoing instrument of writing on the day and year therein mentioned, in her full representative capacity, having been first duly authorized so to do.

GIVEN under my hand and official seal on this the 3 day of March, 2022.

Patsy L. Thompson
NOTARY PUBLIC

(SEAL)

My Commission Expires:

April 15, 2024



WITNESS THE SIGNATURE of the Grantors on this the 3rd day of March, 2022.

VANESSA LUISA PIERCE RODRIGUEZ TRUST Under Article Nine of the MARTA C. PIERCE REVOCABLE TRUST AGREEMENT Dated June 12, 2007, as Amended and Restated March 28, 2019

By: [Signature]
Name: VANESSA LUISA PIERCE RODRIGUEZ
Title: Trustee

STATE OF Louisiana
COUNTY OF Orleans

PERSONALLY appeared before me, the undersigned authority of law in and for this jurisdiction, the within named VANESSA LUISA PIERCE RODRIGUEZ, who acknowledged that she is the Trustee of VANESSA LUISA PIERCE RODRIGUEZ TRUST Under Article Nine of the MARTA C. PIERCE REVOCABLE TRUST AGREEMENT Dated June 12, 2007, as Amended and Restated March 28, 2019, and that for and on behalf of the Trust, and as its act and deed she signed and delivered the foregoing instrument of writing on the day and year therein mentioned, in her full representative capacity, having been first duly authorized so to do.

GIVEN under my hand and official seal on this the 3rd day of March, 2022.

R. J. Barlow
NOTARY PUBLIC



My Commission Expires: February 15, 2025

MINUTES OF JULY 14, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

WITNESS THE SIGNATURE of the Grantors on this the 3rd day of March, 2022

SANDRA ELENA PIERCE BODDIE TRUST Under Article Nine of the MARTA C. PIERCE REVOCABLE TRUST AGREEMENT Dated June 12, 2007, as Amended and Restated March 28, 2019

By: [Signature]
Name: SANDRA ELENA PIERCE BODDIE
Title: Trustee

STATE OF MISSISSIPPI
COUNTY OF HARRISON

PERSONALLY appeared before me, the undersigned authority of law in and for this jurisdiction, the within named SANDRA ELENA PIERCE BODDIE, who acknowledged that she is the Trustee of SANDRA ELENA PIERCE BODDIE TRUST Under Article Nine of the MARTA C. PIERCE REVOCABLE TRUST AGREEMENT Dated June 12, 2007, as Amended and Restated March 28, 2019, and that (for and on behalf of the Trust, and as its act and deed she signed and delivered the foregoing instrument of writing on the day and year therein mentioned, in her full representative capacity, having been first duly authorized so to do.

GIVEN under my hand and official seal on this the 3rd day of March, 2022.

[Signature]
NOTARY PUBLIC

(SEAL)

My Commission Expires:



EXHIBIT "A"
LEGAL DESCRIPTION

Parcel #1

Lots 25 to 27, inclusive, Block Three (3), COX'S SUBDIVISION, Section 13, Township 8 South, Range 12 West, as shown by the official map or plat of said subdivision on file and of record in the Records of Plats in Harrison County, Mississippi, in Plat Book 10 at Page 10, in Harrison County, Mississippi, together with all improvements situated thereon and all appurtenances thereto belonging or in anywise appertaining.

Parcel #2

The West 374.6 feet of Lots 9 to 12, inclusive, Block Three (3) of COX'S SUBDIVISION, Section 13, Township 8 South, Range 12 West, as shown by the official map or plat of said subdivision on file and of record in the Records of Plats in Harrison County, Mississippi, in Plat Book 10 at Page 10, in Harrison County, Mississippi, together with all improvements situated thereon and all appurtenances thereto belonging or in anywise appertaining.

Parcel #3

Lots 13 to 15, inclusive, Block Three (3), COX'S SUBDIVISION, Section 13, Township 8 South, Range 12 West, as shown by the official map or plat of said subdivision on file and of record in the Records of Plats in Harrison County, Mississippi, in Plat Book 10 at Page 10, in Harrison County, Mississippi, together with all improvements situated thereon and all appurtenances thereto belonging or in anywise appertaining.

Prepared By and Return to:
Schwartz, Orgler & Jordan, PLLC
12206 Hwy 49
Gulfport, MS 39503
(228) 852-8550

DECLARATION OF ACCEPTANCE

Property Address: 5535 Gates Avenue
Long Beach, MS 39560

All warranties and statements, expressed or implied, as to property condition, financing terms, and all representations of all parties, including seller, purchaser, and cooperating brokers, contained in the Contract for Sale and Purchase of Real Estate and signed by Pierce Family Properties, L.L.C., et al (Seller) and The Kathleen G. Foyard Revocable Trust (Purchaser), on the property located 5535 Gates Avenue, Long Beach, MS 39560, have been complied with to our satisfaction.

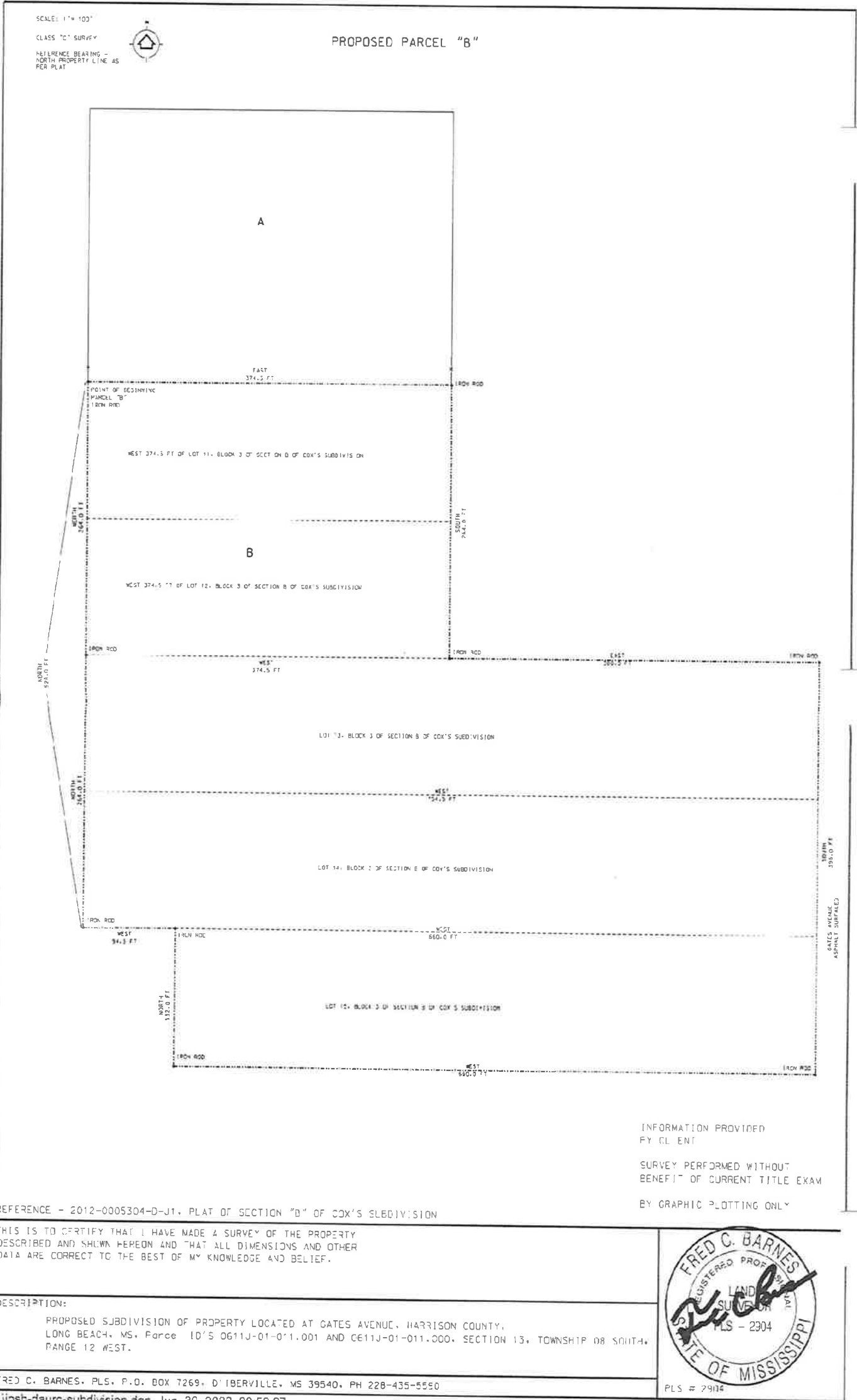
We, the undersigned, do hereby declare that without any reservations we hereby accept the property as to the condition of the house, other improvements, fixtures, and equipment, decoration, suitability and readiness for use as our home, as well as financing terms, and all other representations of purchasers and sellers and cooperating brokers, and any other statements or representations contained in the contract or any addendum attached hereto.

We do further declare that the consideration paid therefor is fair and reasonable and acceptable to us, and that we understand that market conditions change, and that property values therefor change, and that we release Sellers, Seller's Agents and any Broker in this transaction from any responsibility resulting from changes in market conditions.

We understand that with the acceptance of the Deed, the Seller will have no further responsibility or liability for any repairs to the property, and hold harmless the cooperating brokers for any representations, both expressed and implied, in the aforementioned contract or in any other form, not thus merged in the Deed.

[Signatures and names for PURCHASER and SELLER]
DATE: March 4, 2022

MINUTES OF JULY 14, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



SCALE: 1" = 100'
CLASS "C" SURVEY
REFERENCE BEARING -
NORTH PROPERTY LINE AS
PER PLAT

PROPOSED PARCEL "B"

INFORMATION PROVIDED
BY CLIENT

SURVEY PERFORMED WITHOUT
BENEFIT OF CURRENT TITLE EXAM

BY GRAPHIC PLOTTING ONLY

REFERENCE - 2012-0005304-D-J1, PLAT OF SECTION "D" OF COX'S SUBDIVISION

THIS IS TO CERTIFY THAT I HAVE MADE A SURVEY OF THE PROPERTY DESCRIBED AND SHOWN HEREON AND THAT ALL DIMENSIONS AND OTHER DATA ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DESCRIPTION:
PROPOSED SUBDIVISION OF PROPERTY LOCATED AT GATES AVENUE, HARRISON COUNTY,
LONG BEACH, MS. PARCELS 1D'S 0611J-01-011.001 AND 0611J-01-011.000, SECTION 13, TOWNSHIP 08 SOUTH,
RANGE 12 WEST.



FRED C. BARNES, P.L.S., P.O. BOX 7269, D'IBERVILLE, MS 39540, PH 228-435-5550

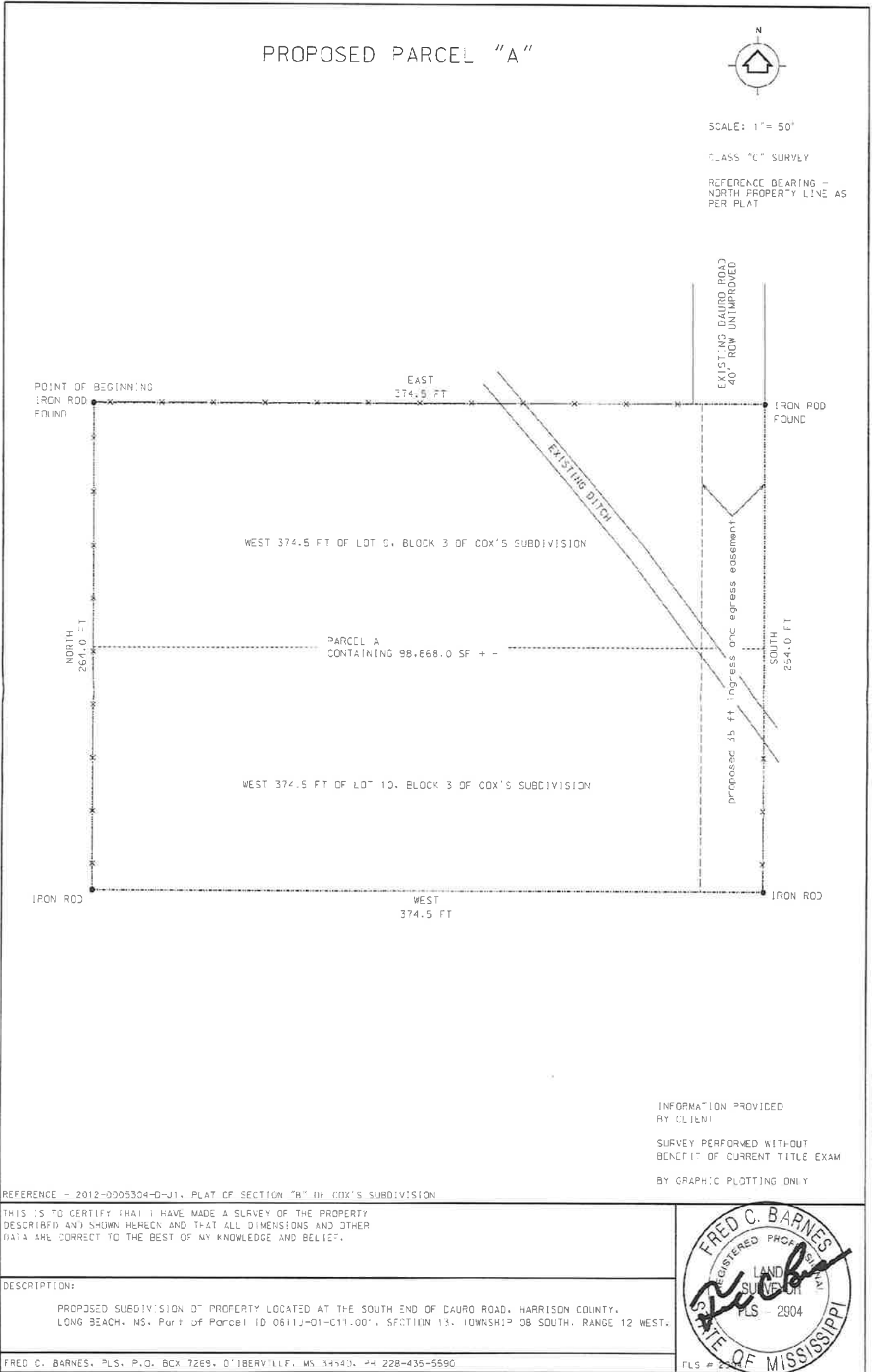
PLS # 2904

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**MINUTES OF JULY 14, 2022
REGULAR MEETING**

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LONG BEACH PLANNING and DEVELOPMENT COMMISSION



MINUTES OF JULY 14, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

SCALE: 1"=100'
CLASS: "C" SURVEY
REFERENCE BEARING - NORTH PROPERTY LINE AS PER PLAT

POINT OF BEGINNING FOR ROAD FOUND
EAST 774.5 FT
EXISTING DAJRC ROAD 10' FROM UNIMPROVED ROAD
IRON RD
WEST 132.0 FT
FULTON
A
WEST 374.5 FT OF LOT 9, BLOCK 3 OF SECTION B OF COX'S SUBDIVISION
IRON RD
WEST 132.0 FT
POINT OF BEGINNING PARCEL "B" IRON RD
Parcel ID - 0611J-01-011.001
WEST 374.5 FT OF LOT 10, BLOCK 3 OF SECTION B OF COX'S SUBDIVISION
IRON RD
WEST 132.0 FT
WEST 374.5 FT OF LOT 11, BLOCK 3 OF SECTION B OF COX'S SUBDIVISION
IRON RD
WEST 132.0 FT
WEST 374.5 FT OF LOT 12, BLOCK 3 OF SECTION B OF COX'S SUBDIVISION
IRON RD
WEST 374.5 FT
2
WEST 132.0 FT
IRON RD
LOT 13, BLOCK 3 OF SECTION B OF COX'S SUBDIVISION
FAYARD
B
Parcel ID - 0611J-01-011.000
WEST 754.5 FT
LOT 14, BLOCK 2 OF SECTION B OF COX'S SUBDIVISION
IRON RD
WEST 94.3 FT
IRON RD
NORTH 132.0 FT
IRON RD
WEST 560.2 FT
LOT 15, BLOCK 3 OF SECTION B OF COX'S SUBDIVISION
IRON RD
WEST 560.2 FT
IRON RD
IRON RD
GATES AVENUE (SBLO 7)
ASPHALT SURFACED
132.0 FT
IRON RD

INFORMATION PROVIDED BY CLIENT
SURVEY PERFORMED WITHOUT BENEFIT OF CURRENT TITLE EXAM
BY GRAPHIC PLOTING ONLY

REFERENCE - 2012 0005304-D-01. PLAT OF SECTION "B" OF COX'S SUBDIVISION

THIS IS TO CERTIFY THAT I HAVE MADE A SURVEY OF THE PROPERTY DESCRIBED AND SHOWN HEREON AND THAT ALL DIMENSIONS AND OTHER DATA ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DESCRIPTION:
PARCELS OF PROPERTY LOCATED AT THE SOUTH END OF DAJRC ROAD, HARRISON COUNTY, LONG BEACH, MS. Parcel ID'S C611J-01-011.001 AND D611J-01-011.000. SECTION 13, TOWNSHIP 08 SOUTH, RANGE 12 WEST.

FRED C. BARNES, P.S., P.L.O., BOX 7269, D'IBERVILLE, MS 39540, PH 228-435-5500
PLS - 2904

\\josh-dauro-subdivision.dgn Jun 30, 2022 09:53:16

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**MINUTES OF JULY 14, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

CERTIFICATE OF RESUBDIVISION

In accordance with Article II, Section 3 of the Code of Ordinance (Subdivision Regulations) of the City of Long Beach as amended, it is hereby certified that the Long Beach Planning Commission Chairman and Long Beach Mayor and Board of Aldermen have reviewed and approved the attached Final Plat. The following property has been subdivided from Harrison County avatoram tax parcel # 0611J-01-011.001 into two new parcels. The subject property is generally described as being located at the south end of Dauro Road in the City of Long Beach, Harrison County, Mississippi.

Legal Description of Parent Property:

A parcel of land situated and being located in Section B of Cox's Subdivision, City of Long Beach, Harrison County, Mississippi, Section 13, Township 08 South, Range 12 West, more particularly described as:

Beginning at iron rod found at the Northwest corner of Lot 9, in Section B of Cox's Subdivision in the City of Long Beach, Harrison County, Mississippi, Section 13, Township 08 South, Range 12 West, thence run East a distance of 374.5 feet to an iron rod; thence run South a distance of 528.0 feet to an iron rod; thence run West a distance of 374.5 feet to an iron rod; thence run North a distance of 528.0 feet to the Point of Beginning, Containing 197,736 square feet + -.

Legal Description of Parcel "A":

A parcel of land situated and being located in Section B of Cox's Subdivision, City of Long Beach, Harrison County, Mississippi, Section 13, Township 08 South, Range 12 West, more particularly described as:

Beginning at iron rod found at the Northwest corner of Lot 9, in Section B of Cox's Subdivision in the City of Long Beach, Harrison County, Mississippi, Section 13, Township 08 South, Range 12 West, thence run East a distance of 374.5 feet to an iron rod; thence run South a distance of 264.0 feet to an iron rod; thence run West a distance of 374.5 feet to an iron rod; thence run North a distance of 264.0 feet to the Point of Beginning, Containing 93,868.0 square feet + -.

Legal Description of Parcel "B":

A parcel of land situated and being located in Section B of Cox's Subdivision, City of Long Beach, Harrison County, Mississippi, Section 13, Township 08 South, Range 12 West, more particularly described as:

Beginning at iron rod found at the Northwest corner of Lot 11, in Section B of Cox's Subdivision in the City of Long Beach, Harrison County, Mississippi, Section 13, Township 08 South, Range 12 West, thence run East a distance of 374.5 feet to an iron rod; thence run South a distance of 264.0 feet to an iron rod; thence run East a distance of 390.0 feet to an iron rod; thence run South a distance of 396.0 feet to an iron rod; thence run West a distance of 860.0 feet to an iron rod; thence run North a distance of 132.0 feet to an iron rod; thence run West a distance of 94.5 feet to an iron rod; thence run North a distance of 528.0 feet to an iron rod and the Point of Beginning; Containing 385,176.0 square feet + -.

INFORMATION PROVIDED
BY CLIENT

SURVEY PERFORMED WITHOUT
BENEFIT OF CURRENT TITLE EXAM
BY GEORGE RUDOLPH

THIS IS TO CERTIFY THAT I HAVE MADE A SURVEY OF THE PROPERTY DESCRIBED AND SHOWN HEREON AND THAT ALL DIMENSIONS AND OTHER DATA ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DESCRIPTION:

PROPOSED SUBDIVISION OF PROPERTY LOCATED AT THE SOUTH END OF DAURO ROAD, HARRISON COUNTY, LONG BEACH, MS. Parcel ID 0611J-01-011.001, SECTION 13, TOWNSHIP 08 SOUTH, RANGE 12 WEST.

FRED C. BARNES, PLS., P.O. BOX 7269, D'BERVILLE, MS 39540, PH 228-435-5590



MINUTES OF JULY 14, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

CERTIFICATE OF OWNERSHIP

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

Kathleen D'Foyard
OWNER

3/21/22
DATE

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

Amber Allen
NOTARY PUBLIC

My Commission Expires: Aug 22, 2022



CERTIFICATE OF SURVEY AND ACCURACY

I hereby certify that this map drawn by me from actual survey made by me and a deed description recorded in Book _____ Page _____ in accordance with all applicable codes and ordinances. Witness my original signature, registration number and seal this the 22nd day of March, 2022.

Paul C. Barnes PLS 2504
Registered Land Surveyor and Registration Number

Subscribed and sworn to before me, in my presence this 22nd day of March 2022, a Notary Public in and for the County of Harrison, State of Mississippi.

Amber Allen
NOTARY PUBLIC

My Commission Expires: Aug 22, 2022



CERTIFICATE OF APPROVAL

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

ADMINISTRATOR DATE

PLANNING COMMISSION

Approved by the City of Long Beach Planning Commission at the regular meeting of said Commission held on the _____ day of _____ 2022.

Planning Commission Chairman DATE

ACCEPTANCE

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

ADOPT: _____ ATTEST: _____
MAYOR CITY CLERK

THIS IS TO CERTIFY THAT I HAVE MADE A SURVEY OF THE PROPERTY DESCRIBED AND SHOWN HEREON AND THAT ALL DIMENSIONS AND OTHER DATA ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DESCRIPTION:
PROPOSED SUBDIVISION OF PROPERTY LOCATED AT THE SOUTH END OF DAURO ROAD, HARRISON COUNTY, LONG BEACH, MS, Parcel ID 0611J-0005304-0-J1, SECTION 13, TOWNSHIP 06 SOUTH, RANGE 12 WEST.

**MINUTES OF JULY 14, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

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



**OVERSTREET
& ASSOCIATES
CONSULTING ENGINEERS**

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

July 14, 2022

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

RE: Certificate of Re-Subdivision – Tax Parcel No. 0611J-01-011.000 0611J-01-011.001

Ladies and Gentlemen:

We have received the referenced Certificate of Re-Subdivision and have reviewed it for compliance with the City's ordinances. The submitted subdivision proposes to divide two existing parcels which are situated in Section B of Cox's Subdivision, into two new parcels. Proposed Parcel "A" will be nearly 2.27 acres in size, with approx. 40 feet of street frontage on Dauro Rd., Proposed Parcel "B" will be nearly 8.84 acres in size with 396 feet of street frontage on Gates Av.

Each proposed parcel appears to meet the minimum lot sizes and the certifications all appear correct. However, in the legal description for Parcel B the south line is described as 860 feet, but the survey shows it to be 660 feet. Also, the Parcel ID appears to be incorrect in the description on the certificate/signature page.

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

Sincerely,

Billy Swort.

BS:539

**MINUTES OF JULY 14, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

After considerable discussion, Commission Vice Chairman Barlow made motion, seconded by Commissioner Suthoff and unanimously carried to approve the resubdivision in accordance with the Subdivision Regulations, Article II. MINOR AND MAJOR SUBDIVISION GENERAL REGULATIONS, contingent upon correction of the square footage and tax parcel number, as submitted.

It came for discussion under New Business a Tree Removal for property located at 11 Canal Place, Tax Parcel 0512G-02-022.011, submitted by DR Horton, Inc., as follows:

**MINUTES OF JULY 14, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

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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	6-21-22
Zoning	R-0
Agenda Date	7-14-22
Check Number	CC

(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: 6-21-22

PROPERTY INFORMATION

TAX PARCEL # 05126-02-022-011
Address of Property Involved: 11 Canal place
Property owner name: DR Horton
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: 11641 B popps ferry
Phone No. 228-217-1943 RP B110X1

CONTRACTOR OR APPLICANT INFORMATION

Company Name: _____
Phone No. _____ Fax: _____
Name same
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.:

more than 50% of house has to face the road.

Number of Trees:

Live Oak _____ Southern Magnolia

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

Signature

Date

[Signature] 6/21/22

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.

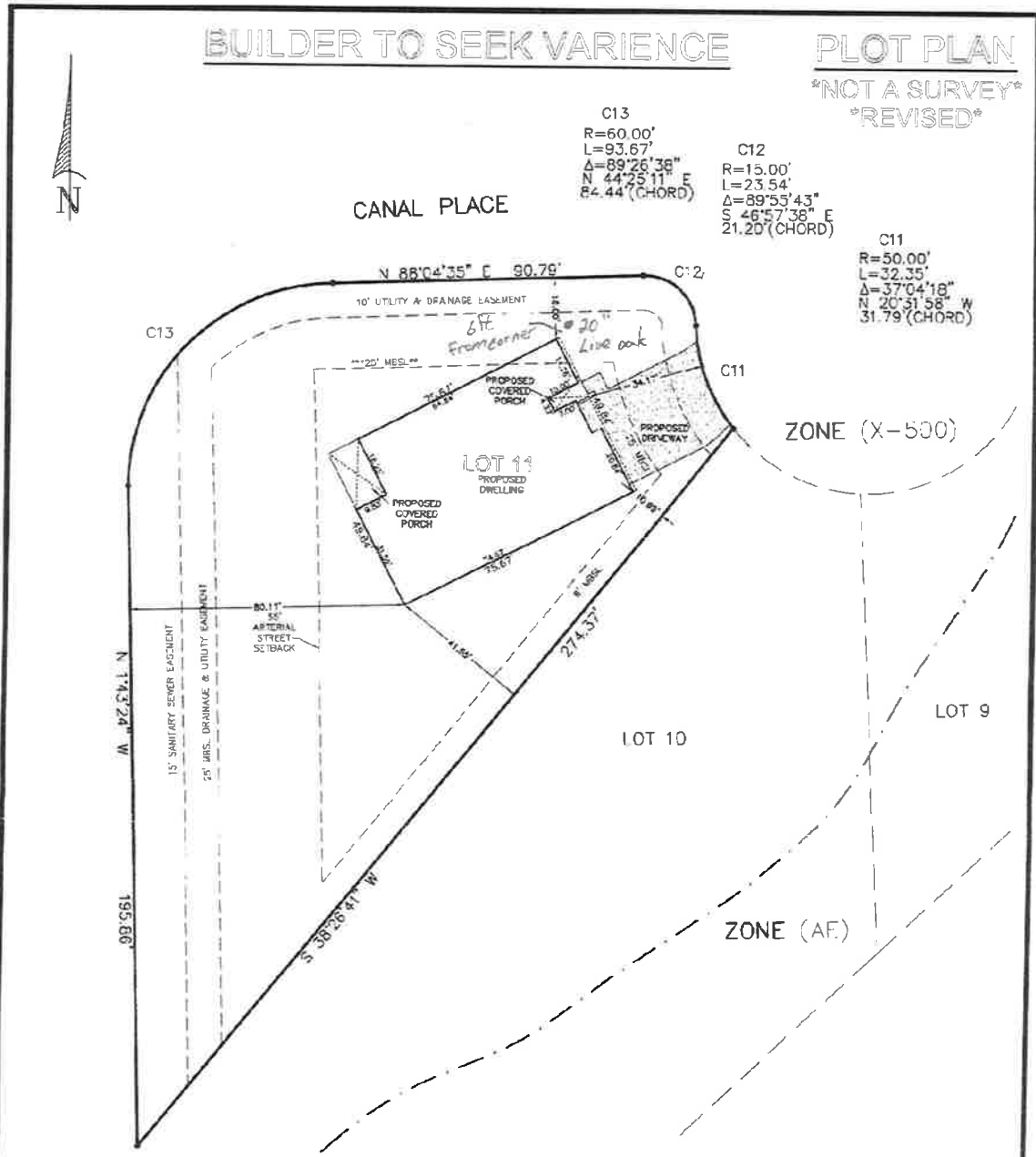
MINUTES OF JULY 14, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

OFFICE USE ONLY
CITY OF LONG BEACH TREE BOARD RECOMMENDATIONS/COMMENTS BELOW:

Comments for Sub. states 50% of
Home has to face road. To accomodate
EXISTING home in neighborhood. to
Be more pleasing

Homeowner at 10 Canal Place has requested that
house be ~~rotated~~ rotated away from the front of
thier house. In order for that to work this tree
must be removed.

PRINTED NAME & SIGNATURE OF TREE BOARD MEMBER(S): _____ DATE: _____



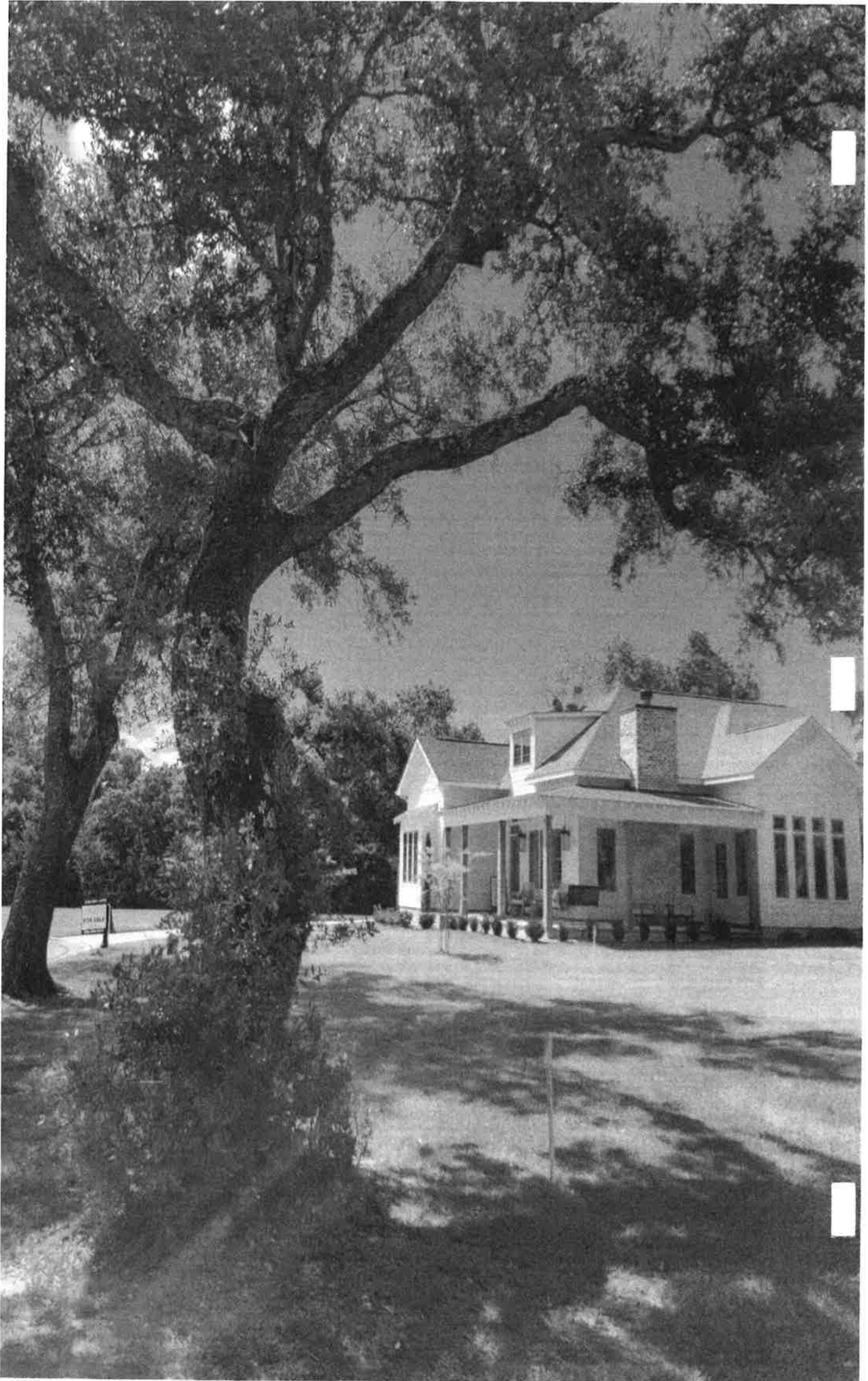


**MINUTES OF JULY 14, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**





**MINUTES OF JULY 14, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**



LONG BEACH PLANNING and DEVELOPMENT COMMISSION



MINUTES OF JULY 14, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

Noted for the record:

Good afternoon Mayor Bass! You and I met about 20 years ago when I came to Long Beach from Georgia to manage the original OPTECH Public Works operation in Long Beach. I lived across the street from then Mayor Robert Bass. The three of us traveled up to the MS State Fire offices and discussed the difference between ISO rating systems used in Georgia and the fact that MS does it's own rating while driving up. You were the Fire Chief at the time.

After about a year and a half OPTECH contracted with the City of Gulfport and our President Mr. Bob Monette, moved me to Gulfport but I still lived in Long Beach. After the company was sold, I returned to Georgia as a City Manager. Recently, I have moved back to Long Beach to 2 Canal Pl. Long Beach was so appealing that after all these years I wanted to move back and now I have relocated back from Georgia.

Our small subdivision has 11 total lots and only four have been developed. It is our understanding that Horton has bought the remaining lots. One is directly across the street from our house and the lot has several very large Live Oak trees. They are proposing to build on that lot and I am very concerned about the loss of those lovely trees. The lot is hardly buildable as it sits at the very corner of the development adjacent to Beatline Road. It is also very close to the lot where Mr. and Mrs. Richie Brown live and they are even more concerned than we are that if a house is built there the loss of those trees would be a tremendous eyesore for the entire development.

While the outcome of this situation is not yet settled due to the work of the Brown's voicing their concerns to the City Planning folks, the building officials and others, I wanted to let you know that we are also against seeing any development on that lot. I have expressed interest in purchasing the lot next door to me but have had no response from my interest. Mrs. Brown told me this morning that they have also expressed interest in buying the lot in question and have been told that while Horton bought the lots for \$45,000 apiece, they would want \$100,000 for the lot in question. Just a bit too unreasonable in my mind. Mr. Johnathan Damien once had all the lots but entered into an agreement with Horton last Oct to sell the remaining lots. However, Horton didn't close on the deal until May of this year.

Inclosing, I want to say hello to you (please tell Robert I said hello as well) and register my opposition to the proposed construction on the corner lot which will damage and likely kill virtually all the Live Oak trees on the lot with the root damage that will surely occur as the building goes up. I have Mr. Donald Frazier copied on this note as our Councilman at large and my insurance agent.

Thanks for your time!

Doug White
2 Canal Pl

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Noted for the record:

Cahal Place
Long Beach

ARBORIST REPORT

06/15/22

There are three trees that I measured the diameter at 4.5' above ground to give me the critical root radius of the tree, and the resultant circle is termed the "critical root area". Protecting this area is critical for the tree health.

#1 Live oak 37" diameter, 45' critical root radius. This tree is south of the future foundation.

#2 live oak 34" diameter, 42.5' critical root radius. This tree is closest to the electrical box by your drive way.

#3 live oak 26" diameter, 32.5 critical root radius. This tree is West of #2. If you can follow this guide survival of the trees is close to 100 percent. As that protected are percentage decreases the survivability of the trees health decrease. Trees recommended for saving are those that have 70 percent of tree protection zone.

Feeder roots of a tree are in the top 6" of the soil and can grow out to 3 times farther than the drip line of the tree.

Cutting roots for utilities, bringing in fill, digging retaining walls, etc. can compromise the root system and the stability of the trees. All these factors disrupt the water flow, oxygen uptake and the nutrient uptake that the trees have been use to. All this disruption will take time for the trees to start showing stress in the trees.

Compaction of the soil from vehicle traffic, building supplies, etc. will stress, the root system out. And once the house is planted on the trees root system those roots will die.

All these are factors in the continuation of the trees health.

Joe Loftus

Lofco Inc. dba. Loftus Tree Service

228-363-2563

ISA Certified Arborist SO-5823A

ISA Tree Risk Assessment Qualified

Professional Arborist Association of Mississippi

Alabama Urban Forestry Association

AUFA-Urban Forestry Level 1

LONG BEACH PLANNING and DEVELOPMENT COMMISSION

INTRODUCTION

Trees provide great benefits where we live, work, and play. Our close proximity with trees may create conflict especially in land preparation for construction. Building foundations, sidewalks, sewer lines, and roads can cause numerous changes in the environment. Post-construction landscaping such as installing underground sprinklers, laying sod grass, and planting flowers and shrubs can further change the environment. Many of these changes can be devastating to trees.

Trenching, soil compaction, soil clearing, and grading are common construction activities. Stress from these activities can slowly kill healthy shade trees during 1 to 10 years in what is termed a "mortality spiral" (Figure 1). The downward spiral begins when one stress weakens a tree and sets the tree up to be injured by another stress that normally would not cause damage. Thus drought and insect/disease defoliation can be deadly when combined with construction. As stresses accumulate, a tree becomes weaker and weaker and continues down the mortality spiral. The tree's owner usually becomes aware that tree damage occurred once health is poor and decline clearly visible. Once a declining tree displays many dead branches and twigs, most restorative treatments are ineffective. Emergency care by a tree preservation specialist at this point is expensive with no guarantee of success. Few trees showing decline escape the mortality spiral and survive. The mortality spiral's end is death, usually a fatal combination of structural failure, health degradation, and pest infestation.

Figure 1: Trees typically die from construction related stress slowly over 1-10 years in a "mortality spiral". Once health decline is visible, a tree is already close to the spiral end, which is death (Matney & Clark 2006)



Keeping construction activities and trees separated is the cheapest and easiest way to prevent damage and stress on trees. The good news is that most trees will survive construction if they can be kept separated from activity. To be successful, all phases of construction need to include the protection of trees. The appendix (p.11) outlines the steps needed to help protect trees during

planning and mapping, preconditioning, and supervision of construction. Diligence is required because a moment of carelessness can kill a tree. If any tree damage does occur, immediately apply treatments to speed recovery. In addition to protection, provide the highest quality of care to trees before, during and after construction to reduce stress and increase survival.

Tree evaluations before construction help save money by determining which trees to preserve and which to remove. Just as it is financially foolish to kill trees that can be saved, it is foolish to spend money trying to save trees that should be removed. Trees marked for preservation should have a good chance to survive construction

activities, adapt well to the new environment, and look good in the new landscape. Sometimes it is impossible to completely separate a tree from construction activity. For these trees, estimates of additional costs for adjusting construction along with estimates of tree damage and likelihood of survival are needed. The decision to preserve or remove a tree can then rely on comparing costs with the likelihood of survival. Only trees that are expected to survive at a reasonable price should be saved. Trees to be removed include those with an excessive price tag estimate or damage assessment.

TREES AND ROOTS

Trees are the biggest organisms on earth and actually are twice as large as they appear. We can only see branches, leaves, and the stem, which are the aboveground parts of a tree. Construction activities usually cause less damage to these parts because damage is visible and it is easy to determine which contractor is accountable. Most construction related damage is inflicted belowground on the root system. Root damage usually goes unseen and without knowledge of its occurrence from either the contractors or owner.

The root system is easily damaged because it is much larger and closer to the soil surface than many would suspect. To illustrate the true size of the root system, a tree can be represented by a wine glass setting on a large dinner plate (Figure 2). The cup or basin of a wine glass looks like the branches and leaves. The glass stem represents the tree stem. The glass base is similar in size to the root plate that contains structural roots that hold up a tree. This root plate occurs even when a taproot is formed to give a tree additional support. The large dinner plate that the wine glass rests upon represents the transport and feeder root system (Figure 2).

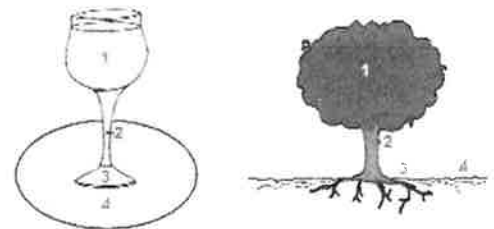


Figure 2: A tree looks like a wine glass sitting on a dinner plate. A wine glass represents (1) leaves and branches (2) tree stem, (3) the root plate (with structural roots), a dinner plate (4) represents the transport and feeder root system

The transport and feeder roots collect water and nutrients and are the production center for amino acids and proteins in the tree. Transport and feeder roots stay near the surface, for about 85 percent of all roots are in the top 18 inches of soil. The soil surface has the highest density of roots because there is ample oxygen and microbial action along with the best opportunity to catch water from occasional rainfall. Root hairs and associated mycorrhizae fill soil cracks and crevices and become inseparable from the soil. Transport and feeder roots commonly grow outward one to two times the height of a tree up to three times further than the drip line. Thus, roots cover two to

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three times more land area than the aboveground parts. Roots are susceptible to construction damage because they occupy a large area and are concentrated at the soil surface. Roots are the most difficult part of a tree to protect and their damage is the most likely cause of death.

ROOTS AND SOIL

Tree health depends on a healthy soil that supports small feeder roots and their associated mycorrhizae. Figure 3 depicts the ideal soil for tree root expansion. The target or goal for ultimate tree health is 5 percent organic matter, 50 percent mineral particles and 45 percent pore space. Pore space should be half filled with water and the other half with air. Most soils around homes are less than ideal, for rarely do these soils have enough pore space, organic matter, and nutrients.

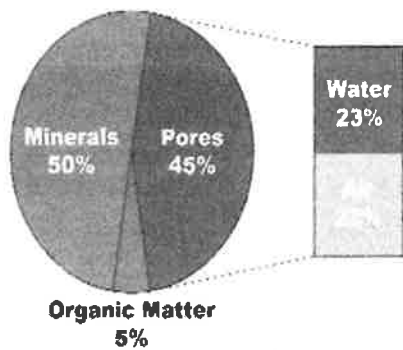


Figure 3. The ideal soil for tree root growth should have 45 percent pore space, 5 percent organic matter and only 50 percent minerals. Half of the pore space should be filled with water and the other half with air (Neely & Watson 1998).

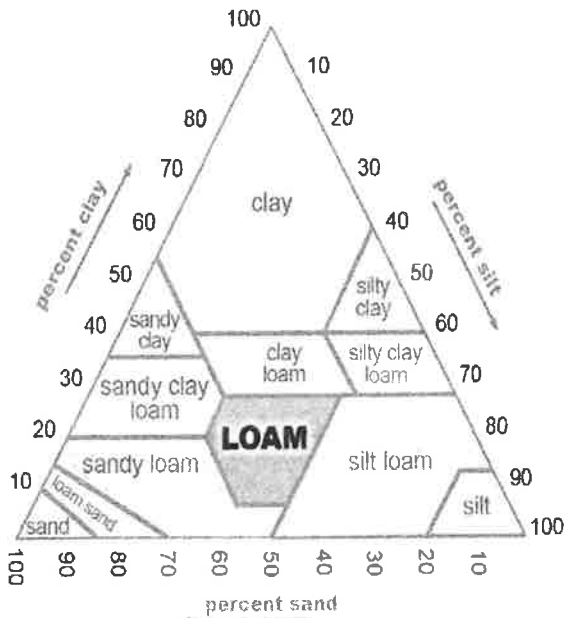


Figure 4. The best soil texture for root growth is a loam with 20 percent clay, 40 percent sand, and 40 percent silt (Fazio 2000).

Figure 4 shows how sand, silt, and clay particles determine soil mineral texture. The ideal soil texture is a loam, composed of approximately 40 percent sand, 40 percent silt, and 20 percent clay. The natural formation of pedons or small soil blocks is also important. Pedons give soils structure and hold open small cracks and pore spaces. Pores and cracks between pedons provide air and water movement to support microorganisms and roots. Organic matter provides the energy to create and support pedon development. Organic matter also attracts a large variety of creatures including earthworms, crickets, mites, and moles that move through the soil creating large pore spaces. Not protecting soil from vibrations and pressure during construction leads to crushed pedons and squeezed pore spaces. Soil compaction crushes and kills roots and associated mycorrhizae because feeder roots exist in those pore spaces.

Roots are adaptable and will survive and grow where adequate water is available, temperatures are warm, and oxygen is present. However, there is a limit to what roots can tolerate. Soils can stop all root growth if they are compacted, leaving only a 12 percent pore space and a bulk density of 1.4 to 1.8 grams per cubic centimeter (Table 1). Bulk density increases with compaction since it is the ratio of soil dry weight to volume. Root elongation also stops once penetration resistance reaches three million pascals. Low water and oxygen levels can kill roots. If construction activity causes any of these soil characteristics to fall outside tolerable limits, roots will suffer and tree health will decline.

Table 1. Important soil characteristics and tolerable limits for tree roots. Limits can vary with species and overall tree health (Neely & Watson 1998).

Soil Characteristics Important to Roots	Tolerable Limit	
	Minimum	Maximum
Air Pore Space	12 percent	----
Bulk Density Clay	----	1.4 g/cc
Sand	----	1.8 g/cc
Penetration Resistance ¹	0.01kPa	3,000 kPa
Oxygen in Soil Air for: (root survival)	2.5 percent	21 percent
(root growth)	5 percent	21 percent
(root initiation)	12 percent	21 percent
(efficient element adsorption)	15 percent	21 percent
Water Content	12 percent	40 percent
Temperature for Root Growth	40° F	94° F
pH (wet soil)	3.5	8.2

¹Resistance level kPa = 1,000 pounds of force; 1,000 kPa = 1 MPa or 1 million pascals of force = 10 bars = 145 psi or pounds per square inch.

Penetration resistance of the surface soil is a good characteristic to monitor for soil compaction on a construction site. Resistance measurements are closely related to bulk density. Soil penetrometers are easy to use and inexpensive – ranging from \$70 to \$215. They measure the pressure that is needed to overcome resistance and press a probe into moist mineral soil. Measuring penetration resistance in the top two inches of soil is important. This is the first place compaction occurs.

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Any increase in resistance causes root elongation to decrease rapidly (Figure 5). Even minor soil compaction that increases penetration resistance to 100 kPa will reduce root elongation 90 percent. Thus, it doesn't take much vehicular traffic or other construction activities to ruin a soil for tree roots.

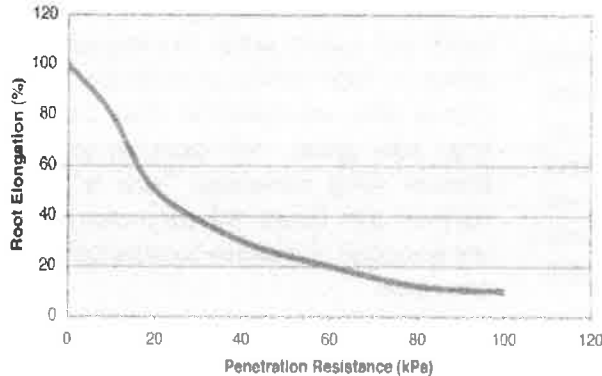


Figure 5 As penetration resistance increases there is a corresponding decrease in root elongation. One hundred percent elongation or ideal resistance is 0.01 kPa. All root elongation stops at 3,000 kPa. One kPa or kilopascal = 0.01 bars = 0.145 psi (Neely & Wilson 1998).

Soil in a construction area should be viewed as a single use resource – to be used for either structure support or for tree roots, not both. Soil compaction under structures is an essential part of construction. Vibration and pressure are purposely applied to compact soils and increase their strength to meet weight-bearing standards. Structures like buildings and sidewalks need firm soil foundations. Roots and other organic matter are also removed to improve strength. Pore space is compressed to resist water infiltration and stabilize the soil. Therefore, loss of tree roots and rooting space under structures is to be expected. Plan ahead to locate structures far away from protected trees so each can have its own soil resource.

WHICH TREES TO SAVE?

The decision on which trees to preserve and which to remove should be based on a tree evaluation. An initial walk-through can identify valuable trees that the owner or builder has an interest in saving. Tree condition, size, and species are important factors determining which candidate trees to save. Exact location and elevation are also needed to pinpoint tree locations on construction plans (Figure 6). In general, trees located more than 20 feet away from buildings, and not directly in driveways and sidewalks, are possible candidates for saving. Some large sensitive trees may require more distance. Trees located less than 20 feet from a new building are always recommended for removal. There is not enough room for both normal construction activity and root protection. Therefore, either remove these trees or alter the building design.

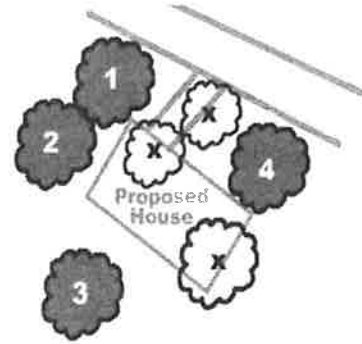


Figure 6 Illustration showing proposed house location and tree locations. Trees to be preserved are numbered and tagged. Trees to be removed are marked with an x.

Tree condition is a judgment on how far a tree has moved down the mortality spiral. It combines an evaluation of both tree health and tree structure. Condition can be graded good, fair, or poor (Figure 7). Good condition trees are both healthy and structurally safe. They are the most suitable for saving. No branch dieback is observed and leaf density looks normal as does leaf color and size. There is only minor stem and root collar damage. Rot is not obvious and no decay fungi are present. Fair condition trees are judged to be halfway down the mortality spiral. They are only marginally suitable for saving. Dieback may be seen in one to two large upper limbs and foliage may look sparse, smaller, and off-color. Stem and root collar damage can cover up to 20 percent of circumference. Rot may be present and some decay fungi may be found. Poor condition trees are judged to be near death. They show dieback in three or more major upper branches, exhibit sparse small yellow leaves, and reveal that up to 40 percent of the stem/root collar circumference is damaged and rotten. A number of other characteristics can place trees in the poor condition category (Figure 8). Trees in poor condition are not suitable for saving.

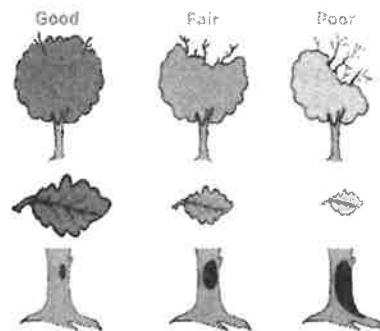


Figure 7. A pictorial guide to good, fair, and poor tree condition.

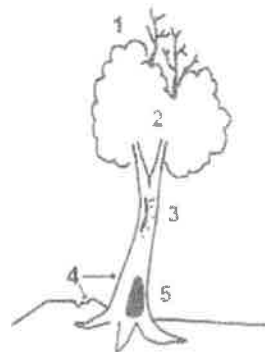


Figure 8 Characteristics of poor condition trees. 1- dead top and/or dieback in the larger top branches. 2- narrow branch angles and/or co-dominant stems. 3- history of damage from lightning, insects, and/or equipment. 4- lean and/or soil heaving. 5-cracks, cavities, rotten wood, fungal conks, termites, carpenter ants, and cankers (Elmendorf, Gerhold & Kuhis 1998).

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Ownership goals and finances can also help determine which trees to save and which to remove. In many cases, large and highly valued trees are the most difficult and costly to save because as tree size increases, so does the size of the root system to protect. Costs can escalate when trying to adjust construction to save large trees. Owners must be willing to pay the extra expense in time and money. Small trees, on the other hand, may be low in value but are much easier and cheaper to protect and save.

Finally, certain species of trees such as oaks are more desirable for saving than others. Preferred species have structurally stronger branches, stem, and roots. They should also have a longer than average life span and display few pest problems. A preferred species should also be resistant to construction damage. Resistance means a higher survival rate under the same level of damage, whereas susceptible species will die easier so they need to be treated more carefully (Table 2).

PROTECTION GUIDELINES

How should trees be protected from injury?

Ideally, a tree protection zone should be established using protective fencing. There should be zero tolerance for any construction activity within this zone. The combination of erecting a protective fence around trees and posting "Keep Out" signs are initially effective in excluding construction activity (Figure 9). As construction progresses, and plans change, workers will try to move and or remove these fences. Maintain and protect the tree protection zone by assigning a worker on site to this duty. A penalty clause in contracts can also remind subcontractors and workers to respect tree protection fences.



Figure 9. Illustration of a protective fence that separates a tree from construction activity.

Before construction begins, improve the soil conditions within the tree protection zone. The goal is to "bait" new roots into the protected zone and away from unprotected soil. The best treatment is mulching the protection zone to a depth of 4 to 6 inches. Pine, cypress, and hardwood chips (wood and bark) are common mulches used to add organic matter to the soil. Avoid piling mulch against tree stems. Before mulching, apply a slow release fertilizer (N-P-K amounts based on soil testing). Water the soil during droughts to maintain tree vigor. An application of paclobutrazol at the base of trees before construction also has been effective at encouraging trees to produce new roots and repair root damage.

How large is the recommended tree protection zone?

It is recommended that a protective fence be erected 1.25 feet away in radial distance from a tree for every inch in stem diameter. Diameter is measured 4.5 feet above ground. This radial distance is termed the "critical root radius" and the resultant circle is termed "critical root area"

Table 2. Ranking of common tree species in resistance to construction damage. Survival rates are high for resistant species and low for susceptible species with the same level of damage (Matheny & Clark 1998).

SPECIES RESISTANCE TO CONSTRUCTION DAMAGE		
Resistant	Moderate	Susceptible
Ash - Green	Ash - White	Basswood
Bald cypress	Dogwood - Flowering	Beech
Birch - River	Hickory - Pignut, Shagbark, Mockernut	Chinkapin- Allegheny
Elm - most species	Hophornbeam - Eastern	Maple - Silver
Gum- Black, Tupelo	Hornbeam - American	Sourwood
Hickory - Water, Pecan	Magnolia - most species	Sugarberry (Hackberry)
Holly - American, Dahoon, Gallberry, Yaupon	Maple - Florida	Walnut - Black
Maple - Red, Boxelder	Pine - Shortleaf	Yellow-Poplar
White Oaks - White, Swamp Chestnut, Overcup, Bur	Sweetgum	
Red Oaks - Water, Willow, Shumard, Nuttall, Northern Pin,	Sycamore - American	
Pines - Loblolly, Longleaf, Slash		
Willow		

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(Table 3). Protecting this critical root area is particularly important to tree health. Loss of roots located outside the circle is not expected to cause serious problems. More protection will be needed for trees that are old, in fair to poor health, or for species that are damage sensitive (Table 2). For these trees, place a protective fence outside the dripline or 1.5 feet in radial distance per inch diameter, whichever greater. When protecting a group of trees, determine the critical root radius for each individual tree. Place a protective fence outside the critical root radius of all trees in the group (Figure 10).

Table 3. Critical root radius and critical root area based on stem diameter (Coker 1986)

Tree Stem Diameter (in)	Critical Root Radius (ft)	Critical Root Area (ft ²)	Tree Stem Diameter (in)	Critical Root Radius (ft)	Critical Root Area (ft ²)
2	2.5	19	22	27.5	2,375
4	5	78	24	30	2,827
6	7.5	176	26	32.5	3,318
8	10	314	28	35	3,848
10	12.5	490	30	37.5	4,417
12	15	706	32	40	5,026
14	17.5	962	34	42.5	5,674
16	20	1,256	36	45	6,361
18	22.5	1,590	38	47.5	7,088
20	25	1,963	40	50	7,853

Stem diameter is measured 4.5 above ground. Critical Root Radius or r (ft) = 1.25 * diameter (in). Critical root area = π * r².

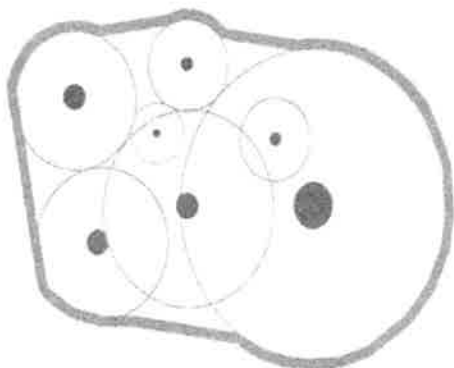


Figure 10. Overhead view of a tree protection zone (green fence) for a group of trees. Dots represent tree stems and light circles are each tree's critical root area.

Can a tree be saved if only part of the critical root area is protected?

Tree survival is close to 100 percent when the entire critical root area can be protected. As the percentage of protected area decreases, the less likely a tree will live. To calculate this protected percentage, first measure the area within the proposed tree protection zone. Next, determine the recommended minimum critical root area using Table 3 as a guide. Compare the protected area to the minimum critical root area using the formula:

$$\text{Protected Critical Root Area (percent)} = \left[\frac{\text{Tree Protection Zone (ft}^2\text{)}}{\text{Critical Root Area (ft}^2\text{)}} \right] * 100$$

Trees recommended for saving are those that can have a tree protection zone covering 70 percent or more of the critical root area. The likelihood of survival is high unless a tree is unhealthy or it is a species susceptible to damage. To improve survival, place a 1-foot thick layer of mulch over critical root areas outside the protective fence. Thick mulch will reduce soil surface compaction from traffic. A tree would be recommended for removal if the tree protection zone is only 40 percent or less of the critical root area. Trees with so much of their critical roots unprotected are not expected to survive. It is a judgment call for trees with only 50 to 60 percent of their critical root systems protected. These trees have approximately a 50/50 chance of survival (Example 1). The owner will have to accept a high risk of loss or adjust construction activity to save these marginal trees.

Example 1. Is a 15 x 15 foot tree protection zone adequate for a 10-inch diameter tree?

Calculations:

Critical root area for a 10-inch tree = 490 ft² (from Table 3)
Protected zone 15 x 15-foot square = 225 ft²

$$\text{Protected Critical Root Area (\%)} = \left[\frac{225 \text{ ft}^2}{490 \text{ ft}^2} \right] * 100 = 46 \text{ percent}$$

Answer: No! Survival rate is estimated to be below 50 percent. You need to make the protection zone larger to increase survivability. An adequate zone would measure 20 x 20 feet, protecting 80 percent of the critical roots. If the protected zone cannot be enlarged, remove the tree.

How close can trenches get to trees?

Any linear excavation for utility lines, foundations, roads, and sidewalks is considered trenching. Foremost, no trenching should ever be allowed to damage the structural root plate (Figure 2). Trenching through the root plate will leave a tree unable to hold itself up. This could spell disaster. The minimum distance needed between trenching and trees to protect root plates increases with tree diameter (Figure 11). Root plate size reaches a maximum 10-foot radius when stem diameter is 2 feet. Again, always trench outside the root plate. If utilities have to be placed in the root plate area, drilling under the tree and hand excavation are better alternatives to trenching

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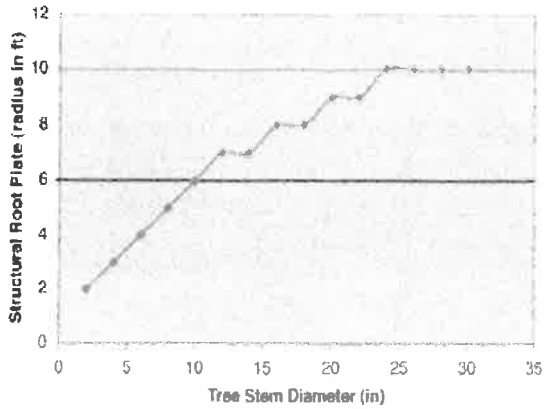


Figure 11. Size of the structural root plate in relation to tree stem diameter. Trenching should stay outside this radial distance to protect the root plate (Coder 1996).

The percentage of root loss from a single trench can be estimated by first determining the shortest distance from the tree to the trench. Express this distance as a percent of the critical root radius using the formula:

$$\text{Distance from trench to tree (percent of Critical root radius)} = \left[\frac{\text{Distance from trench to tree (ft)}}{\text{Critical root radius (ft)}} \right] * 100.$$

Use Figure 12 to estimate root loss. No more than 40 percent root loss should be expected, otherwise drill under the roots, move the trench, or remove the tree. Trenching on one side to 60 percent of the critical root radius will result in a 30 percent critical root area loss and the tree is expected to survive the trenching damage (Example 2).

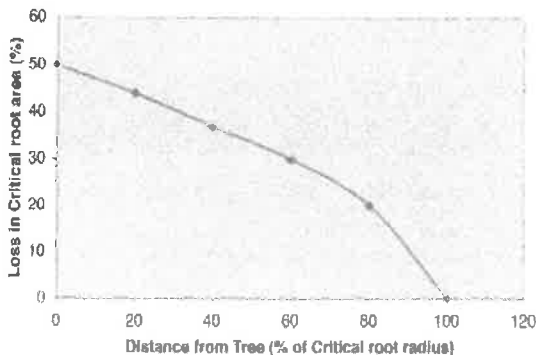


Figure 12. Estimated loss in critical root area caused by trenching at various distances from the tree. Distance from trench to tree is expressed as a percentage of the critical root radius (Coder 1996).

If two trenches are routed on the same side of a tree, calculate root loss based on the closest trench. If trenches are routed on different sides of a tree then add the root losses of each. During excavation cut roots sharply and avoid pulling roots out. If soil and roots in trenches are left

exposed, keep the area moist by covering with wet burlap or black plastic.

Example 2. Will a 20-inch diameter tree survive a trench that is dug 15 feet away?

Root Plate: The root plate for a 20-inch diameter tree has a 9-foot radius (Figure 11). A trench dug 15 feet away is outside the root plate.

Critical Roots:

Critical root radius = 20-inch diameter tree * 1.25 = 25 feet

15 feet

Distance from trench to tree (percent) = 25 feet * 100 = 60 percent. A

distance of 15 feet is 60 percent of the critical root radius of 25 feet.

Using Figure 13, trenching at 60 percent of the critical root radius will cause the loss of 30 percent of the critical root area.

Answer: Yes, the 20-inch diameter tree will likely survive. No damage to the root plate is expected and more than 70 percent of the critical root area is still intact.

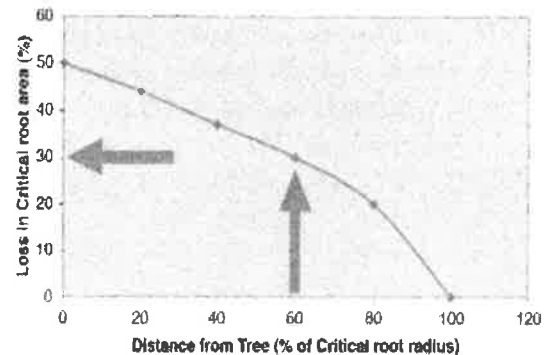


Figure 13. Trenching at a distance of 60 percent of the critical root radius will cause the loss of 30 percent of the critical root area.

Will soil grades change kill a tree?

The two types of grade changes are fill and cut. Fill raises the level of the soil and buries the original soil. Damage to root systems occurs primarily by cutting off the oxygen supply. Fills sometimes can also disrupt normal water flow and cause excessive soil moisture. The maximum depth of fill that can be tolerated by tree roots depends on the texture of the fill material (Figure 14). Since sand is porous, up to 8 inches of sand can be added without much damage, where only 1 inch of clay can cut off the oxygen supply. Special fill mixtures have been somewhat successful up to 4 feet deep. Never let fill touch the stem. Avoid compaction of fill or the original surface when adding in fill material.

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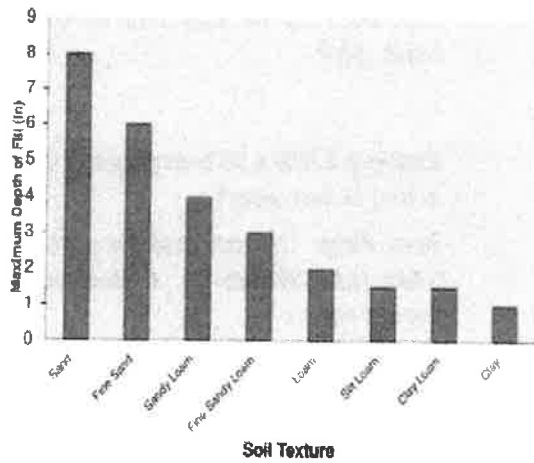


Figure 14. Texture of fill material and maximum depth of fill that can be placed over the critical root area before root damage occurs (Coker 1996)

Cuts lower the soil level and remove the topsoil layer along with feeder roots. The amount of damage cuts have on a root system depends on the texture of the original soil. The coarser the soil texture, the deeper the roots tend to be, and the deeper a cut can be made before serious damage is done (Figure 15). No cuts should be allowed in the structural root plate area. Excavate the finish grade by hand and prune exposed roots. Mulch the area immediately after cut is completed. If the cut causes inadequate soil moisture by redirecting water flow or lowering the water table, add supplemental irrigation. If large grade changes are needed, a retaining wall or crib can be used (Figure 16). Retaining walls allow deep fills and cuts while still protecting the original soil level within the critical root area.

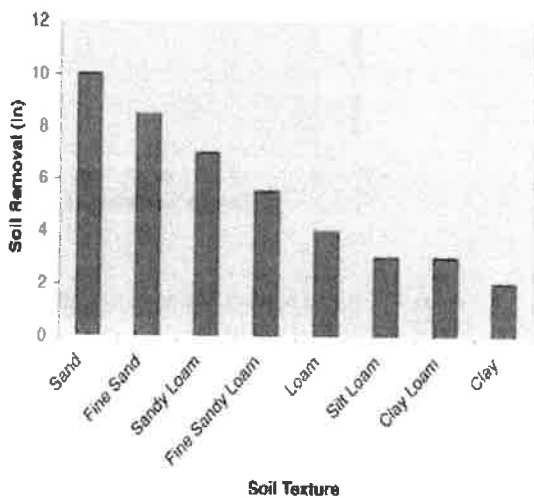


Figure 15. Original soil texture and the maximum depth of cut allowable in the critical root area before serious root damage occurs (Coker 1996)

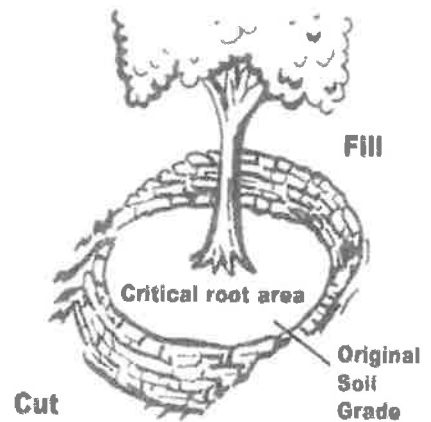


Figure 16. Retaining walls can keep original soil grade within the critical root area and allow deep cuts and/or fills to achieve the grade changes needed for construction

AMELIORATION OF COMPACTION

One of the most common soil disturbances during construction is soil compaction. There are four treatments available to ameliorate compaction and increase aeration. (1) Create holes and fractures in the soil to provide air space. This is accomplished using high-pressure injectors or augers (Figure 17). (2) Dig trenches one to two feet deep oriented like spokes of a wagon wheel around a tree. Hydroexcavation works well here. Replace the soil with a porous material. (3) Cover the critical root area of a tree with 4 to 6 inches of organic mulch. (4) Treat trees with paclobutrazol or another tree growth regulator. To receive full benefits from treatment apply immediately following damage. Do not let compaction move a tree down the mortality spiral before treating. These four treatments can be effective individually and in combination.



Figure 17. Reducing soil compaction using high-pressure air injector. Cracking of soil indicates some relief from compaction.



Photos: Adam Downing

**MINUTES OF JULY 14, 2022
REGULAR MEETING**

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**LONG BEACH PLANNING and DEVELOPMENT COMMISSION
SUMMARY**

Protection and the highest quality of care are the keys to preserving trees in construction sites. Health decline and death following construction are usually caused by damage inflicted on the root system. Soil compaction, trenching, and grading are common activities that damage roots. These activities need to stay out of the critical root area. The critical root area is a circle surrounding a tree with a radius of 1.25 feet or more for each inch in stem diameter. A protective fence at this distance is effective at keeping construction activities away and preventing damage. Stimulate new root growth inside the fence with ideal soil conditions; organic mulch 4 to 6 inches deep, fertilizer, and irrigation. The decision on which trees to preserve should be based on an evaluation of tree condition, size, species and location. Trees marked for preservation ought to have a good chance of survival, adapt well to the new environment, and look good in the new landscape. If construction activity occurs within the critical root zone, estimate root damage and likelihood of survival. Only trees with more than a 50/50 chance of survival should be protected. Others should be removed. Several treatments are effective at ameliorating soil compaction, but they must be applied immediately for full benefit.

REFERENCES

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By **Stephen G. Dicke**, Ph.D., Extension Forestry Professor, Mississippi State University Central Mississippi Research and Extension Center, Raymond, MS. Funded by an Urban & Community Forestry Grant from the Mississippi Forestry Commission in cooperation with the USDA Forestry Service and the Southern Group of State Foresters.

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Publication 2339

Extension Service of Mississippi State University, cooperating with U.S. Department of Agriculture. Published in furtherance of Acts of Congress, May 8 and June 30, 1914. JOE H. MCGILLBERRY, Director (20M-09-04)

**MINUTES OF JULY 14, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

Date: July 14, 2022

To: City of Long Beach Planning and Development Commission

From: Long Beach Tree Board

Re: Tree Removal Application, 11 Canal Place

The Tree Board recommends the application be denied as it is presented. According to the arborist report, numerous trees will likely be damaged from construction. The developer should present a mitigation plan and design the proposed home to protect the trees on the lot. The homes in this neighborhood will be detrimentally affected by the proposed tree removal.

Long Beach Tree Board

After considerable discussion, Commissioner Fields made motion, seconded by Commissioner Suthoff to approve the tree removal application, as submitted. The question being put to a roll call vote, the result was as follows:

Commission Vice Chairman Barlow	Voted	Yay
Commissioner Suthoff	Voted	Yay
Commissioner Levens	Voted	Yay
Commissioner Fields	Voted	Yay
Commissioner Glenn	Voted	Yay
Commissioner Kruse	Voted	Nay

The vote having received the affirmative vote of a majority of the Commissioners present and voting, Commission Chairman Frank Olaiivar declared the motion carried.

It came for discussion under New Business a Tree Removal for the property located at 119 West 4th Street, Tax Parcel 0612G-02-029.000, submitted by Andrew Harwell, as follows:

MINUTES OF JULY 14, 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 6-24-22
Zoning C-1
Agenda Date 7-14-22
Check Number 1155

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

AA 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.

AA 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.

AA 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: 6/29/22

PROPERTY INFORMATION

TAX PARCEL # 06126-02-029.000

Address of Property Involved: 119 W 4th Street

Property owner name: Andrew Harwell

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: PO Box 1288 Long Beach, MS

Phone No. (601) 910 2454

CONTRACTOR OR APPLICANT INFORMATION

Company Name: Pool Boys Dirt Work

Phone No. 228 49390100 Fax: N/A

Name Gary Stephenson

Address N/A

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.:

Residential single family home is being built on the property. Tree is within two feet of the home and foundation will kill roof system.

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.

Andrew Harwell 6/29/22
Signature Date

ADDITIONAL INFORMATION REQUIRED FROM APPLICANT

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

AA 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.

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

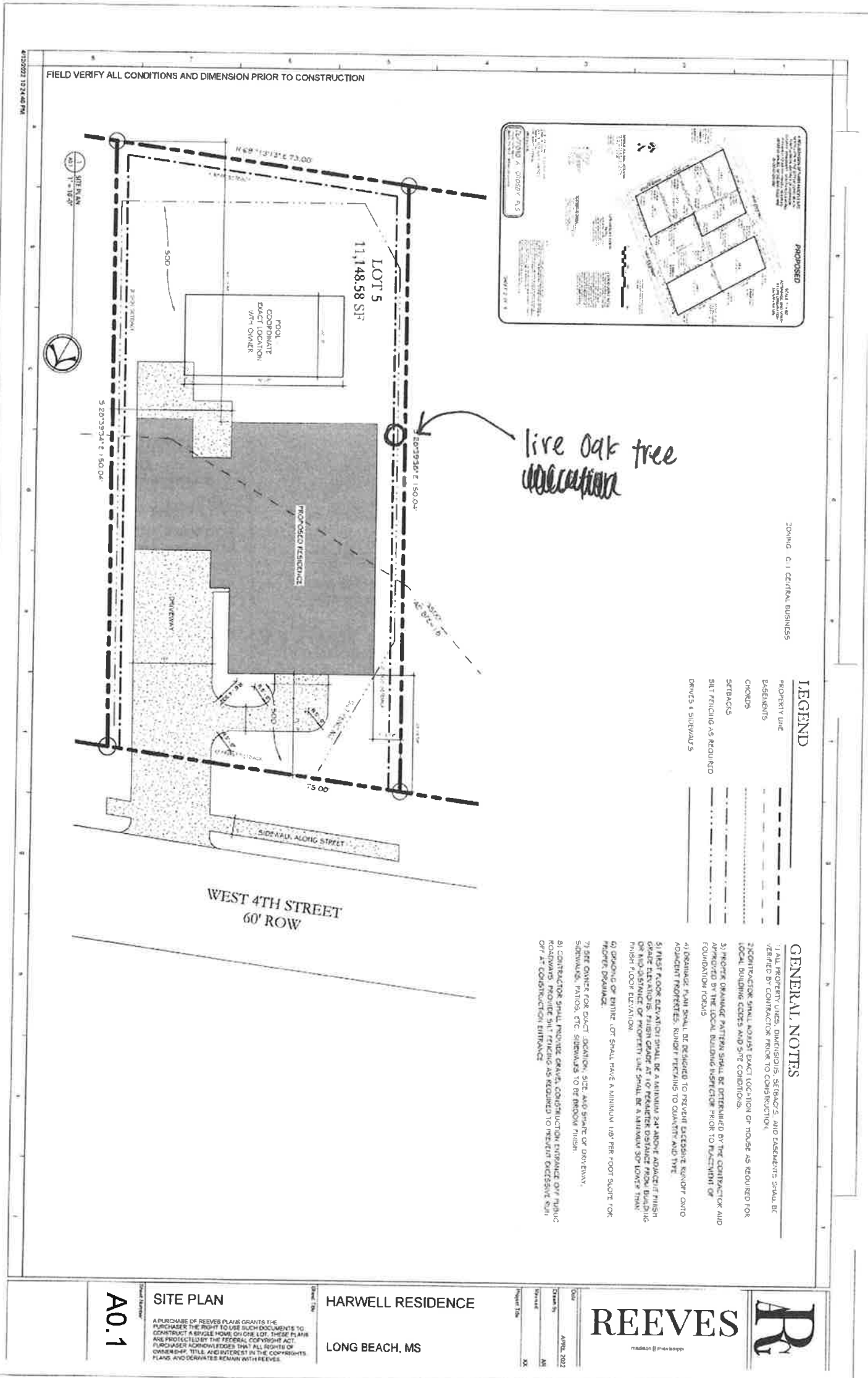
AA OWNERSHIP: Please provide a recorded warranty deed.

AA 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.

AA 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.

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

MINUTES OF JULY 14, 2022
 REGULAR MEETING
 LONG BEACH PLANNING and DEVELOPMENT COMMISSION



**MINUTES OF JULY 14, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**



**MINUTES OF JULY 14, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**



**MINUTES OF JULY 14, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

Indexing: E 2nd of Lot 4, Block 2, Biberon's Subdivision and a parcel in SW 1/4 of S 13, T8S, R12W, City of Long Beach, Harrison County, MS

STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT

Prepared by and return to:
David B. Estes
MS Bar No. 101404
Integrity Land Title, LLC
1806 23rd Avenue, Suite A
Gulfport, MS 39501
(228)896-8962
File#4031

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 all of which is hereby acknowledged, the undersigned,

**FIRST BAPTIST CHURCH, LONG BEACH MISSISSIPPI
A MISSISSIPPI NON-PROFIT CORPORATION
300 NORTH CLEVELAND AVENUE
LONG BEACH, MS 39560
(228) 864-2584**

does hereby **SELL, CONVEY** and **WARRANT** unto

**ANDREW JAMES HARWELL,
4456 BEATLINE RD
LONG BEACH, MS 39560
(601) 966-2454**

the following described land together with all improvements thereon located in the First Judicial District of Harrison County, Mississippi, more particularly described as follows, to-wit:

**Date: July 14, 2022
To: City of Long Beach Planning and Development Commission
From: Long Beach Tree Board
Re: Tree Removal Application, 119 West 4th Street**

The Tree Board has no objection to the removal of the tree. The tree is damaging the homeowners' property and should be removed.

Long Beach Tree Board

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

It came for discussion under New Business a Tree Removal for property located at 123 Clower Avenue, Tax Parcel 0611L-01-016.000, submitted by Melissa Dopp, as follows:

MINUTES OF JULY 14, 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 6-29-22
Zoning R-1
Agenda Date 7-14-22
Check Number CC

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

MS 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.

MD 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.

MS 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: 6/29/22

PROPERTY INFORMATION

TAX PARCEL # 2022-0003885-D-J1
Address of Property Involved: 123 Clower Ave.
Property owner name: Melissa Dopp
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: 123 Clower Ave.
Phone No. 504 292-1333

ADDITIONAL INFORMATION REQUIRED FROM APPLICANT

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

MD 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.

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

MD OWNERSHIP: Please provide a recorded warranty deed.

MD 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.

MD 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.

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

CONTRACTOR OR APPLICANT INFORMATION

Company Name: Nicky's Professional Tree Service
Phone No. 228-669-9388 Fax: _____
Name Nicky Johns
Address 13504 Rene Ave. Gulfport, MS 39503

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.:

Tree encroaching on the garage and area for pool addition. Tree also rotted in spots/areas. (use separate sheet if needed)

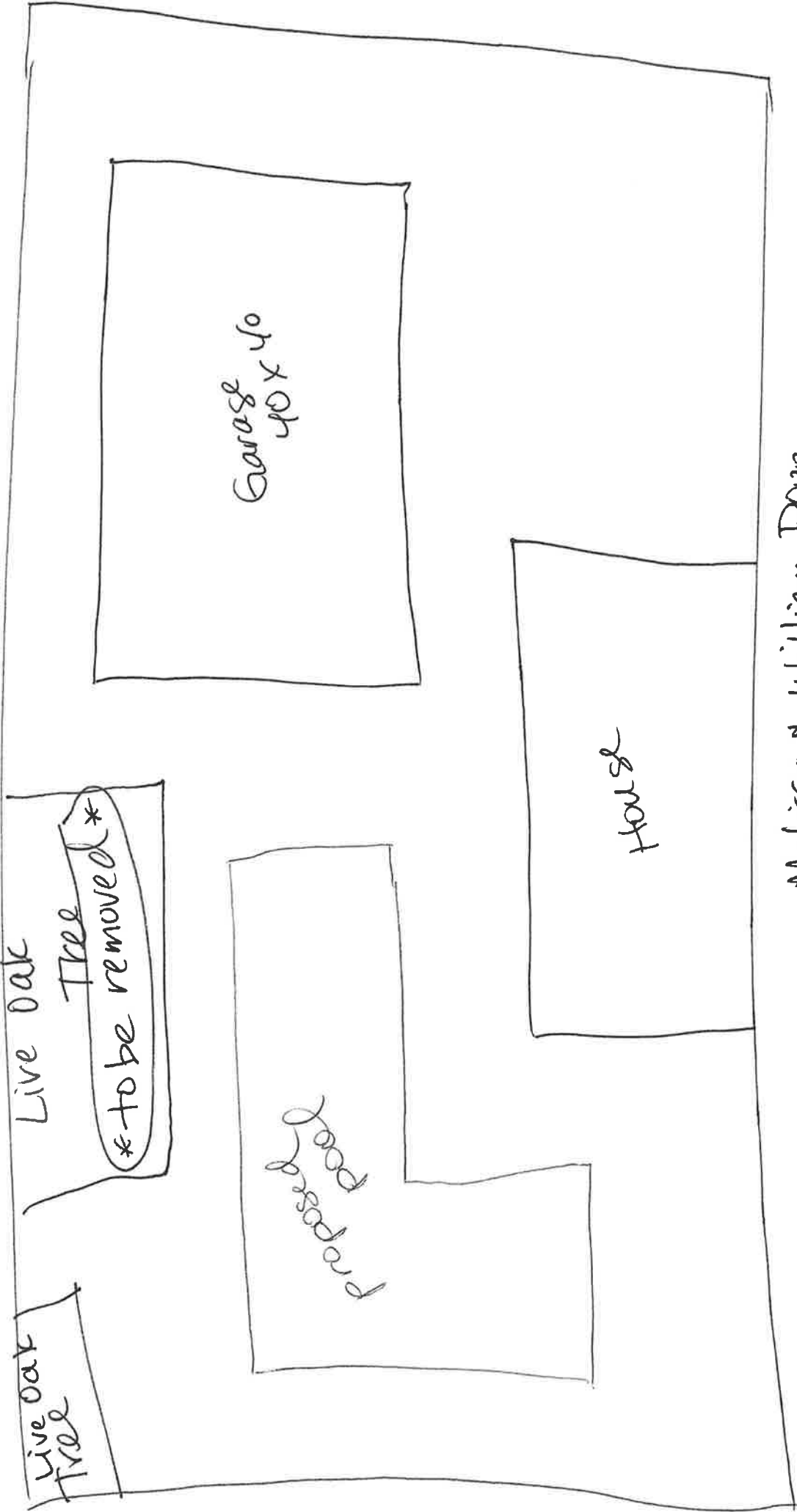
Number of Trees:

Live Oak _____ Southern Magnolia

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

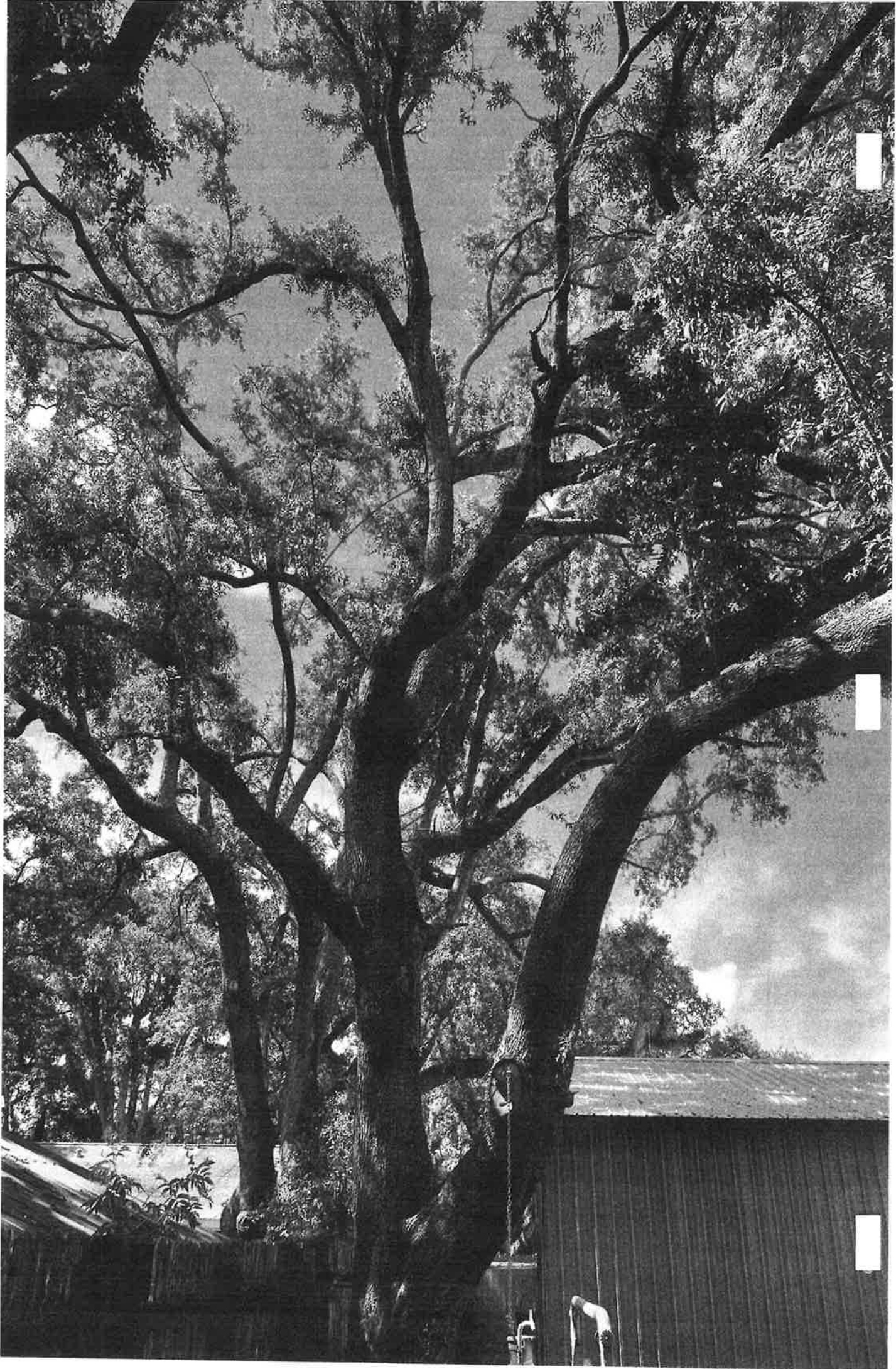
Signature M Dopp Date 6/29/22

MINUTES OF JULY 14, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



Melissa & William Dopp
123 Clower Ave.
Long Beach, MS 39560
504-292-1333
royal.ocean.art@gmail.com

**MINUTES OF JULY 14, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**



MINUTES OF JULY 14, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

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

Grantor:
Christian G. Baehr
125 Clower Avenue
Long Beach, MS 39560
(228) 323-1401

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

Grantee:
Melissa Dopp
123 Clower Ave
Long Beach, MS 39560
(504) 292-1333

File No. F220082S

INDEXING INSTRUCTIONS: Lot 41, Royal Groves S/D, 1st JD, Harrison County, MS

STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT

WARRANTY DEED

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

Lot 41, Royal Groves 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 2022, at Page 3885.

This being the same property as that conveyed to Christian G. Baehr, by instrument recorded in Instrument No. 2022-003885-D-J1, Land Deed Records in the First Judicial District of Harrison County, Mississippi.

If this property is bounded by water, this conveyance includes any natural accretion, and is subject to any erosion due to the action of the elements. 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 quiet claim only.

Grantor(s) disclaims 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.

This conveyance is no part of the grantors homestead.

WITNESS MY SIGNATURE, on this the 24th day of February, 2022.

Christian G. Baehr
Christian G. Baehr

ACKNOWLEDGMENT

STATE OF MISSISSIPPI
COUNTY OF HARRISON

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, **Christian G. Baehr**, who acknowledged before me that he 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 24th day of February, 2022.

(AFFIX SEAL)

My commission expires:



Leah C. Windham
NOTARY PUBLIC

Date: July 14, 2022

To: City of Long Beach Planning and Development Commission

From: Long Beach Tree Board

Re: Tree Removal Application, 123 Clower Avenue

The Tree Board has no objection to the removal of the tree. The tree is damaging the homeowners' property and should be removed.

Long Beach Tree Board

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

**MINUTES OF JULY 14, 2022
REGULAR MEETING**

LONG BEACH PLANNING and DEVELOPMENT COMMISSION

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

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

APPROVED:

Chairman Frank Olaiivar

DATE: _____

ATTEST: _____

Tina M. Dahl, Minutes Clerk