

**MINUTES OF APRIL 28, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

**AGENDA
APRIL 28, 2022
REGULAR MEETING OF THE PLANNING and DEVELOPMENT COMMISSION
CITY OF LONG BEACH, MISSISSIPPI
5:30 O'CLOCK P.M.
LONG BEACH CITY HALL
MEETING ROOM
201 JEFF DAVIS AVENUE**

I. CALL TO ORDER

II. ROLL CALL AND ESTABLISH QUORUM

III. PUBLIC HEARINGS

- 1. Short-Term Rental- 233 South Lang Avenue, Tax Parcel 0512H-02-016.000, Submitted by Matthew and Marnie Adams.
- 2. Variance- 858 East Beach Blvd, Tax Parcel 0712D-03-008.000, Submitted by Tim and Elizabeth Crawley (owners) and Thornhill Construction (agent).

IV. ANNOUNCEMENTS

V. APPROVE MINUTES

- 1. April 14, 2022

VI. UNFINISHED BUSINESS

VII. NEW BUSINESS

- 1. Tree Removal- 20012 Pineville Road, Tax Parcel 0511I-01-041.000, Submitted by Pineville Properties, LLC (owners) and H1 Associates, LLC (agent).
- 2. Tree Removal- 614 Quarles Avenue, Tax Parcel 0611K-02-048.000, Submitted by Spinner Real Estate Holding, LLC.
- 3. Certificate of Resubdivision- 614 Quarles Avenue, Tax Parcel 0611K-02-048.000, Submitted by Spinner Real Estate Holding, LLC.
- 4. Certificate of Resubdivision- 5535 Gates Avenue, Tax Parcel 0611J-01-011.001, Submitted by Kathleen G. Fayard.
- 5. Discussion- Changes, Ordinance 598, Chart of Uses

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 May 3, 2022.

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

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

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Be it remembered that two (2) 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 28th day of April 2022, in said City, and the same being the time, date and place fixed for holding said public hearings.

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

Absent the public hearings were Commissioners Sawyer Walters and Jennifer Glenn and City Advisor Bill Hessel.

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

The first public hearing to consider a Short-Term Rental for property located at 233 South Lange Avenue, Tax Parcel 0512H-02-016.000, submitted by Matthew and Marnie Adams, as follows:

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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: 233 S Lang Ave, Long Beach, MS 39560 Tax Parcel # 0512H-02-016.000
(Location of Short-Term Rental)

OWNER'S INFORMATION:
Property Owner's Name: Matthew & Marnie Adams
Property Owner's Address: 214 Linton Ave, Natchez, MS 39120
Property Owner's Mailing Address, if different from above:

Property Owner's Phone No: Matthew: 253-732-1051, Marnie: 253-732-2970
City: State: Zip:
Email Address: mmatthew@matthewadams.me, marnie@marnie.me

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: Coastal Concierge LLC
Property Manager's Address: (Must be a local contact)
114 Yarbrough Pl., Waveland MS 39576
City: State: Zip:

Property Manager's Phone No.: 228-493-0236 Email Address: coastal.concierge@yahoo.com

- PLEASE PROVIDE THE FOLLOWING:
Mississippi Sales Tax ID # 1396-2170
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.

Matthew T Adams, Marnie Adams
PRINT NAME SIGNATURE DATE 4/4/22

BELOW IS FOR OFFICE USE ONLY
Table with 4 columns: Maximum Occupancy (8), Maximum Vehicles allowed (6), Number of bedrooms (3), Number of people home can accommodate (8)

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: Mandy Sells Date: 4/20/2022
Fire Inspector Signature: Timothy Dand Date: 4/20/2022

COMMENTS:

Date Received: 4-4-22
Agenda Date: 4-28-22
Amount Due/Paid: 200.00
Check #: 5100

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STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT

Prepared by:
David Krause – MS Bar #101188
P.O. Box 646
Ocean Springs, MS 39568
(228) 235-1587

GRANTORS:
John G. Lalonde
Geneva L. Lalonde
307 Lafittes Landing Pass
Lafayette, LA 70508
(337) 945-6986

Return to:
David Krause
P.O. Box 646
Ocean Springs, MS 39566
(228) 235-1587

GRANTEES:
Marnie Adams
Matthew Adams
233 S. Lang Ave
Long Beach, MS 39560
(253) 732-2970

File No.: K2225L

FILE INDEX INSTRUCTIONS: Lot 15 & 16, Blk 6, Harbor View Add.
1st Judicial District, Harrison County, MS

Warranty Deed

For and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid, and other good valuable consideration, the receipt and sufficiency of same being hereby acknowledged, the undersigned Grantors, John G. Lalonde and Geneva L. Lalonde, hereby grants, sells, bargains, conveys, quitclaims and warrants unto Marnie Adams and Matthew Adams, Grantees, as joint tenants, not tenants in common, with full rights of survivorship, all rights, title and interest in and to the following described real property, together with all improvements thereon, located and being situated in the County of Harrison, State of Mississippi and being more particularly described as follows:

Lots 15 and 16, Block 6, Harbor View Addition, a subdivision according to the official map or plat on file and of record in the office of the Chancery Clerk of the First Judicial District of Harrison County,

Mississippi, in Plat Book 5, at Page 6 (Copy Book 2A at Page 172) thereof, reference to which is hereby made in aid and as a part of this description.

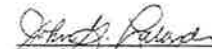

THIS CONVEYANCE is subject to all easements, restrictive or protective covenants, rights-of-way, zoning ordinances and reservations affecting said property of record.

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.

WITNESS OUR SIGNATURES, of the Grantors on this the 29th day of March, 2022.

SIGN HERE:

SIGN HERE

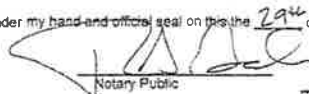

John G. Lalonde

Geneva L. Lalonde

STATE OF LOUISIANA
COUNTY OF LAFAYETTE

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, John G. Lalonde and Geneva L. Lalonde who acknowledged that they signed, executed, and delivered the above and foregoing instrument as a voluntary act and deed on the day and year therein mentioned.

GIVEN under my hand and official seal on this the 29th day of March, 2022.

(Seal)


Notary Public



Parking Rules & Plan

233 S. Lang Ave, Long Beach, MS 39560

Thanks for staying with us!

In order not to disturb our neighbors or impede traffic on our street, you are required to park **only on the property, completely off of the street**. You may park in the circular driveway or under the house.

Parking capacity is limited to seven (7) vehicles at a time.

Thanks in advance for your cooperation!

-Management

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Trash Management Plan

233 S. Lang Ave, Long Beach, MS 39560

Thanks for staying with us!

The City of Long Beach offers conventional trash pickup on

Monday

mornings. Please ensure barrels are rolled to the edge of the street by 6 AM.

All trash bins can be found in the area underneath the home. The brown bin is for non-recyclables and the green bin is for all recyclables listed on the lid.

Please pay close attention to allowed recyclables!

Please see https://www.cityoflongbeachms.info/waste for more information.

Thanks in advance for your cooperation!

-Management

SHORT-TERM RENTAL AGREEMENT

I. THE PARTIES. This Short-Term Rental Agreement ("Agreement") made on _____, 20____ between the following:

TENANT: _____, with a mailing address of _____ ("Tenant"), and

LANDLORD: _Matthew & Marnie Adams, with a mailing address of 214 Linton Ave., Natchez, MS 39120 ("Landlord").

II. THE PREMISES. The Landlord agrees to lease the described property below to the Tenant, and the Tenant agrees to rent from the Landlord:

- a.) Mailing Address: 233 S. Lang Ave., Long Beach, MS 39560.
b.) Residence Type: [] Apartment [x] House [] Condo [] Other: _____
c.) Bedroom(s): 3
d.) Bathroom(s): 2

Hereinafter known as the "Premises."

III. LEASE TERM. The Tenant shall have access to the Premises under the terms of this Agreement for the following time period: (check one)

[] - Fixed Term. The Tenant shall be allowed to occupy the Premises starting _____, 20____ at _____:____ [] AM [] PM and ending _____, 20____ at _____:____ [] AM [] PM ("Lease Term").

[] - Month-to-Month Lease. The Tenant shall be allowed to occupy the Premises on a month-to-month arrangement starting on _____, 20____, and ending upon notice of ____ days from either Party to the other Party ("Lease Term").

IV. QUIET HOURS. The Landlord requires: (check one)

[] - No Quiet Hours. There are no quiet hours. However, the Tenant must reside on the Premises with respect to the quiet enjoyment of the surrounding residents.

[x] - Quiet Hours. Quiet hours begin at 10:00 PM each night and continue until 6 AM. Quiet hours consist of no music and keeping all audio at a minimum level out of respect for the surrounding residents.

V. OCCUPANTS. The total number of individuals staying on the Premises during the Lease Term shall be a maximum of ten (10) guests.



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If more than the authorized number of guests listed above are found on the Premises, this Agreement will be subject to termination by the Landlord.

VI. **RENT.** The Tenant shall pay the Landlord:

- **Fixed Amount.** The Tenant shall be required to pay the Landlord \$_____ for the Lease Term ("Rent"). The Rent is due at the execution of this Agreement.

- **Monthly Amount.** The Tenant shall be required to pay the Landlord \$_____ in equal monthly installments for the Lease Term ("Rent") and due on the ____ of each month under the following instructions:

First (1st) month's rent is due at the execution of this Agreement.

VII. **UTILITIES.** The Landlord shall be responsible for all utilities and services to the Premises.

VIII. **SECURITY DEPOSIT.** The Tenant shall be obligated to pay the following amounts upon the execution of this Agreement: (check one)

- **No Security Deposit:** There is no deposit required for the security of this Agreement ("Security Deposit").

- **Security Deposit:** \$_____ ("Security Deposit"). The Security Deposit is for the faithful performance of the Tenant under the terms and conditions of this Agreement. The Tenant must pay the Security Deposit at the execution of this Agreement. The Security Deposit shall be returned to the Tenant within the State's requirements after the end of the Lease Term less any itemized deductions. This Security Deposit shall not be credited towards any Rent unless the Landlord gives their written consent.

IX. **PETS.** The Landlord: (check one)

- **Does Not Allow Pets:** There are no pets allowed on the Premises. If the Tenant is found to have pets on the Premises, this Agreement and any Security Deposit shall be forfeited.

- **Allows Pets:** The Tenant shall have the right to have ____ pet(s) on the Premises with a maximum limit of ____ pounds per pet. For the right to have pet(s) on the Premises, the Landlord shall charge a fee of \$_____ that is non-refundable refundable unless there are damages related to the pet. The Tenant is responsible for all damage that any pet causes, regardless of the ownership of said pet, and agrees to restore the Premises to its original condition at their expense.

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X. **PARKING.** The Landlord: (check one)

- **Shall provide seven (7) parking spaces** to the Tenant for no additional fee at the execution of this Agreement for the duration of this Agreement. The parking space(s) are described as the area directly underneath the home amongst the pilings and in the circular driveway. At no time is on-street parking allowed.

- **Shall NOT provide parking.**

XI. **FEES.** The Landlord requires the Tenant pays the following fees at the execution of this Agreement: (check all that apply)

- **Cleaning Fee:** \$ _____

- **Taxes:** \$ _____

- **Other,** _____ \$ _____

- **Other,** _____ \$ _____

XII. **PARTY CLEANUP.** If the Premises qualifies for a significant cleaning due to abuse of the property, a fee of \$_____ ("Cleanup Fee") shall be charged at the end of the Lease Term. The Cleanup Fee may be deducted from the Security Deposit.

XIII. **SMOKING POLICY.** Smoking on the Premises is: (check one)

- **Prohibited.**

- **Permitted ONLY** outside the home.

XIV. **PERSON OF CONTACT.** The Landlord: (check one)

- **Does** have a manager on the Premises that can be contacted for any maintenance or repair at:

Agent/Manager's Name: Coastal Concierge, LLC

Telephone: (228) 493-0236

E-Mail: coastal.concierge@yahoo.com

- **Does not** have an agent/manager on the Premises, although the Landlord can be contacted for any emergency, maintenance, or repair at:

Landlord's Name: _____

Telephone: (____) ____-____

E-Mail: _____

XV. **SUBLETTING.** The Tenant: (check one)

- **Has** the right to sublet the Premises. Each subtenant is: (check one)

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- required to be approved by the Landlord prior to occupancy.
- not required to be approved by the Landlord.

- Does not have the right to sublet the Premises.

XVI. **MOVE-IN INSPECTION.** Before, at the time of the Tenant accepting possession, or shortly thereafter, the Landlord and Tenant shall: (check one)

- **Inspect** the Premises and write any present damages or needed repairs on a move-in checklist.
- **Shall not** inspect the Premises or complete a move-in checklist

XVII. **INSPECTION.** The Landlord has the right to inspect the Premises with prior notice as in accordance with State law. Should the Tenant violate any of the terms of this Agreement, the rental period shall be terminated immediately in accordance with State law. The Tenant waives all rights to process if they fail to vacate the premises upon termination of the rental period. The Tenant shall vacate the Premises at the expiration time and date of this agreement.

XVIII. **MAINTENANCE AND REPAIRS.** The Tenant shall maintain the Premises in a good, clean, and ready-to-rent condition and use the Premises only in a careful and lawful manner. The Tenant shall leave the Premises in a ready to rent condition at the expiration of this Agreement, defined by the Landlord as being immediately habitable by the next tenant. The Tenant shall pay for maintenance and repairs should the Premises be left in a lesser condition. The Tenant agrees that the Landlord shall deduct costs of said services from any Security Deposit prior to a refund if Tenant causes damage to the Premises or its furnishings.

XIX. **TRASH.** The Tenants shall dispose of all waste material generated during the Lease Term under the strict instruction and direction of the Landlord.

XX. **QUIET ENJOYMENT.** The Tenant, along with neighbors, shall enjoy each other's company in a quiet and respectful manner to each other's enjoyment. The Tenant is expected to behave in a civilized manner and shall be good neighbors with any residents of the immediate area. Creating a disturbance of the area by large gatherings or parties shall be grounds for immediate termination of this Agreement.

XXI. **LANDLORD'S LIABILITY.** The Tenant and any of their guests hereby indemnify and hold harmless the Landlord against any and all claims of personal injury or property damage or loss arising from the use of the Premises regardless of the nature of the accident, injury or loss. The Tenant expressly recognizes that any insurance for property damage or loss which the Landlord may maintain on the property does not cover the personal property of Tenant and that Tenant should purchase their own insurance for their guests if such coverage is desired.



XXII. **ATTORNEY'S FEES.** The Tenant agrees to pay all reasonable costs, attorney's fees, and expenses that shall be made or incurred by the Landlord enforcing this agreement.

XXIII. **USE OF PREMISES.** The Tenant shall use the Premises for residential use only. The Tenant is not authorized to sell products or services on the Premises or conduct any commercial activity.

XXIV. **ILLEGAL ACTIVITY.** The Tenant shall use the Premises for legal purposes only. Any other such use that includes but is not limited to illicit drug use, verbal or physical abuse of any person or illegal sexual behavior shall cause immediate termination of this Agreement with no refund of pre-paid Rent.

XXV. **POSSESSIONS.** Any personal items or possessions that are left on the Premises are not the responsibility of the Landlord. The Landlord shall make every reasonable effort to return the item to the Tenant. If claims are not made within the State's required time period or two (2) weeks, whichever is shorter, the Landlord shall be able to keep such items to sell or for personal use.

XXVI. **GOVERNING LAW.** This Agreement shall be governed and subject to the laws located in the jurisdiction of Premise's location.

Landlord Signature: _____ **Date:** _____

Print Name: _____

Tenant Signature: _____ **Date:** _____

Print Name: _____


Tenant Signature: _____ **Date:** _____

Print Name: _____



MINUTES OF APRIL 28, 2022 REGULAR MEETING LONG BEACH PLANNING and DEVELOPMENT COMMISSION

THIS DECLARATION PAGE IS ATTACHED TO AND FORMS PART OF CERTIFICATE PROVISIONS Expiring Policy #: New UMR: B1776BH2032510		Policy Number: OUA10632429-00 Agreement REF: PP202660N	
1. NAME AND ADDRESS OF THE INSURED: Marnie Adams and Matthew Adams 214 Linton Ave Natchez, MS, 39120		INSURED LOCATION/RESIDENCE PREMISES: 233 South Lang Avenue Long Beach, MS, 39560	
2. POLICY PERIOD: EFFECTIVE FROM 03/30/2022 TO 03/30/2023 BOTH DAYS AT 12:01 A.M. LOCAL STANDARD TIME			
3. COVERAGES – INSURANCE IS EFFECTIVE WITH: Underwriters at Lloyd's of London			
Limits:	Coverage A Coverage B Coverage C Coverage D Coverage L Coverage M Loss Assessment	Dwelling Other Structures Personal Property Fair Rental Value Personal Liability Medical Payments All Other Perils Windstorm & Hail	399,000.00 0 15,000.00 \$25,000.00 500,000.00 5,000.00 2,500 5%/\$18,950.00
*25% Minimum Earned Premium Applies			
4. PREMIUMS AND OTHER CHARGES:			
	Base Premium		\$2,816.00
	Policy Fee		\$100.00
	Inspection Fee		\$225.00
	State Tax		\$125.64
	Stamping Fee		\$7.85
	MWUA Fee		\$34.23
	TOTAL		\$3,368.72
5. COVERAGE FORMS: See Schedule of Forms & Endorsements Attached THE TERMS, CONDITIONS, LIMITATIONS AND EXCLUSIONS TO COVERAGE ARE DETERMINED BY THE CONTRACT OF INSURANCE SUPPLIED WITH THIS DECLARATION.			
6. SERVICE OF SUIT MAY BE MADE UPON: SEE POLICY FORM			
7. MORTGAGEE(S) U.S. Bank NA, ISAOA, C/O U.S. Bank Home Mortgage, PO Box 961045, Fort Worth, TX, 76161-0405 Mortgage Loan # 2201466040			
8. ADDITIONAL INTEREST(S)			
9. ADDITIONAL INSURED(S)			
10. IN THE EVENT OF A CLAIM - PLEASE NOTIFY THE FOLLOWING AGENT Southern Magnolia Insurance Agency, LLC 1838 Pope's Ferry Road Suite 221B, Ocean Springs, MS 38952 (228) 997-1279		PRODUCING AGENT Ronald Terzer PRODUCER LICENSE #: 10752733	
THIS DECLARATION PAGE WITH POLICY PROVISIONS AND ENDORSEMENTS, IF ANY, ISSUED TO FORM A PART THERE OF, COMPLETES THE ABOVE NUMBERED POLICY.			

This policy shall not be valid unless signed by Vave Digital Services Limited UMR: B1776BH2032510 Signed (03/14/2022) By  Robert Porter, Vave Digital Services Limited	IMPORTANT PRIVACY NOTICE In order to evaluate your application(s) or process your claims, as well as renew any of your policies, we may collect non-public personal information about you from third parties. We are allowed by law to disclose this information to others without your authorization in certain specific circumstances. You have the right to obtain access to certain items of information we collect about you and to request correction of information you feel to be inaccurate. Vave Digital Services Limited is an appointed representative of Canopus Managing Agents Limited. If you wish for a more detailed description of our information and privacy practices, please contact our office at Canopus Managing Agents, Floor 22, 22 Bishopsgate, London, EC2N 4BQ, for more detailed privacy notice, which is available on request.
SURPLUS LINES AGENT: Orchid Underwriters Agency LLC 1201 19th Place Suite A110, Vero Beach FL 32960 License: 15015264	DATE ISSUED: 03/14/2022 AUTHORIZED REPRESENTATIVE: Ronald Terzer 10/32733

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SCHEDULE OF FORMS AND ENDORSEMENTS

The following policy forms and endorsements are attached and apply to this policy:

Form Number Form Name

FACEPAGE - Policy Face Page
OU CLM CAN 10 2020 - What To Do In The Event Of A Claim
VAVE 015 08 19 - In the Event You Suffer a Loss
IL-MS-N-0001 (10-21) - Mississippi Department of Insurance Informational Notice
MSPBOR0818 (10-18) - Policyholder Bill of Rights - Mississippi
MSPOOC3411 (10-18) - Outline of Coverage and Comprehensive Policy Checklist
VAVE 009 08 19 Important Flood Insurance Notice
IL P 001 01 04 - OFAC Notice
SLC-3 (USA) NMA 2868 - Lloyds Certificate
OU CAN DECDP (01-22) - Policy Declarations Page
SCHEDFORMS - Schedule of Forms & Endorsements
DP 00 03 07 14 - Dwelling Property 3 Special Form
HO 04 10 10 00 - Additional Interests
DP 03 12 07 14 - Windstorm or Hail Percentage Deductible
VAVE 046 04 21 - Roof Surfacing Cosmetic Damage Exclusion - Windstorm or Hail
DP 04 63 07 14 - Loss Assessment Property Coverage
DP 04 72 07 14 - Broad Theft Coverage
VAVE 050 06 21 - Water Damage Deductible (DP)
DP 04 22 07 14 - Limited Fungi, Wet or Dry Rot, or Bacteria Coverage
DP 04 95 07 14 - Limited Water Back up and Sump Discharge or Overflow Coverage
DL 24 16 12 02 - No Coverage For Home Day Care Business
VAVE 012 08 19 - Secondary Seasonal Home Endorsement
DP 04 70 12 02 - Premises Alarm or Fire Protection System
DL 24 01 07 14 - Personal Liability
DL 24 02 07 14 - Personal Liability Additional Policy Conditions
VAVE 021 08 19 - Premises Liability Limitation
LSW1001 - Several Liability Notice
VAVE 029 08 19 - Full Animal Exclusion
LMA5062 - Fraudulent Claim Clause
NMA2918 - War and Terrorism Exclusion Endorsement
VAVE 032 08 19 - Sanctions Limitations
LMA5393 - Communicable Disease Endorsement
VAVE 001 06 21 Property Standard Clauses and Exclusions
VAVE 002 08 19 - CPL Standard Clauses and Exclusions
VAVE 004 08 19 - Windstorm or Hail Exclusion - Alternative Power System
VAVE 005 08 19 - Standard Policy Conditions
VAVE 006 08 19 - Bed Bug, Vermin or Pest Exclusion
VAVE 027 08 19 - Existing Damage Exclusion
VAVE 028 08 19 - Water Damage Coverage Limitation Endorsement
VAVE 040 09 20 - Exterior Insulation and Finish System Exclusion
VAVE 041 09 20 - Pre-Existing Damage Exclusion
VAVE 053 06 21 - Screens Exclusion
HURRMEP - Hurricane Minimum Earned Premium Endorsement
VAVE 031 08 19 - Minimum Earned Cancellation Premium
N.M.A. 464 - War and Civil War Exclusion Clause
NMA2802 - Electronic Date Recognition Exclusion
NMA2915 - Electronic Data Endorsement B
LMA5020 - Service of Suit Clause (U.S.A.)
CANCMPPLT2021 - Policyholder Complaint Notice
CN-SP-21 - Schedule of Syndicates

The Clerk reported that seventeen (17) 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:

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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**.

Matthew and Marnie Adams, 214 Linton Avenue, Natchez, MS, 39120, 253-732-1051 or 253-732-2970 (owners) and Coastal Concierge, LLC, 114 Yarbrough Place, Waveland, MS, 39576, 228-493-0236 (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 233 South Lang Avenue, Tax Parcel 051211-02-016.000. Legal description is as follows:

LOTS 15 & 16 BLK 6 HARBOR VIEW

A public hearing to consider the above short-term rental will be held in the City of Long Beach, Mississippi 39560, Thursday, April 28, 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 APRIL 28, 2022
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LONG BEACH PLANNING and DEVELOPMENT COMMISSION



Olroyd Marie Hiern
826 Pennsylvania Avenue
Slidell, LA 70458

Leonard Kim M
229 South Lang Avenue
Long Beach, MS 39560

Gipson Martha M and Spaulding Larry
215 Boggs Circle
Long Beach, MS 39560

Suire Jerry John
215 South Lang Avenue
Long Beach, MS 39560

Tuepker John and Claire J
103 Driftwood Drive
Long Beach, MS 39560

Morrison Robert S III and Laine H
11175 Brooks Road
Beaumont, TX 77713

Homes Robert O III -ETAL-
218 Boggs Circle
Long Beach, MS 39560

Woerner David Mathew
239 South Lang Avenue
Long Beach, MS 39560

Albritton Katelyn
12525 Venus Drive South
Wilmer, AL 36587

Gant Charles M
14397 Creosote Road
Gulfport, MS 39503

Mills Stephen G
7600 Erie Drive
Nederland, TX 77627

Gant David Lee
9326 Lobouy Road
Pass Christian, MS 39571

Knight Patrick Jones
3239 Stonegate Falls Drive
Land O Lakes, FL 34638

Green Dove W III and Vanean B
230 South Lang Avenue
Long Beach, MS 39560

Farris Michel R
220 South Lang Avenue
Long Beach, MS 39560

McDowell Jack and Jennifer
37423 Cornerview Road
Geismar, LA 70734

Beany Anaise Morrison
115 South Island View Avenue
Long Beach, MS 39560

AFFIDAVIT

STATE OF MISSISSIPPI
COUNTY OF HARRISON
CITY OF LONG BEACH

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

1. That she is the duly appointed and acting Minutes Clerk of the City of Long Beach, Mississippi, Planning and Development Commission.
2. That in such capacity, she is responsible for mailing Notices of Public Hearing for the purpose of notifying property owners within two hundred (200') of the subject property, when applications for zoning map changes, variances, appeals, etc., are filed, all as stipulated in The Zoning Ordinance Number 598 of the City of Long Beach; and other matters pertaining to such public hearings and the business of the Planning and Development Commission in and for the City of Long Beach;
3. That on April 4, 2022, she did cause to be mailed, Notice of Public Hearing, a copy of which is attached hereto, to seventeen (17) property owners within 200' of 233 South Lang Avenue, Tax Parcel 051214-02-016.000, notifying them that a public meeting will be held, April 28, 2022, to consider an application for a Short-Term Rental filed by Matthew and Marnie Adams (owner) and Coastal Concierge, LLC (property manager).

Given under my hand this the 4th of April 2022.

Stacey Dahl
STACEY DAHL, AFFIANT

SWORN TO AND SUBSCRIBED before me on this the 4th day of April 2022.

Kini 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:

MINUTES OF APRIL 28, 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 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. XXV No. 14 dated 8 day of April, 2022

LEGAL NOTICE _____ dated _____ day of _____, 20____
PUBLIC HEARING _____ dated _____ day of _____, 20____

In accordance with Article XXII of the Comprehensive Long Beach Unified Land Ordinance 698 of the City of Long Beach, Mississippi (2015) 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.

Matthew and Marie Adams, 214 Luttre Avenue, Natchez, MS, 39120, 253-733-1051 or 253-733-2970 (residential) and Coastal Concrete, L.L.C., 114 Yorkborough Place, Warrenton, MS, 39276, 228-493-0226 (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 proposed short-term rental is 313 South Lang Avenue. Tax Parcel 05124-02-014-000. Legal description is as follows:

LOTS 15 & 16 BLK 6 HARBOR VIEW


A public hearing to consider the above short-term rental will be held in the City of Long Beach, Mississippi 39060, Thursday, April 28, 2022, at 4:30 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.

her states on oath that said newspaper published and published continuously in _____ for period of more than twelve months _____ first publication of said notice.

By _____
Publisher

Sworn to and subscribed before me this 15 day of _____, A.D. 2022.

Notary Public



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

- Kim Leonard, 229 South Lang Avenue, spoke with concerns regarding parking, noise, and trash that comes along with a short-term rental. She is against short-term rentals being allowed in Long Beach and would like to keep our town quiet.
- Jackie Cawthon, 100 Driftwood Drive, spoke in opposition to short-term rentals being allowed in Long Beach. She wants to live in a quiet area and she believes there should be a limit to the number of short-term rentals in Long Beach.
- Marie Olroyd, 231 South Lang Avenue, spoke in opposition stating she owns the vacant lot across the street and she has had issues with the parking for the short-term rental that already exist in the area. She believes her neighborhood should stay a quiet area.

Commissioner Kruse made motion, seconded by Commissioner Suthoff 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.

MINUTES OF APRIL 28, 2022
REGULAR MEETING

LONG BEACH PLANNING and DEVELOPMENT COMMISSION

The second public hearing to consider a Variance for property located at 858 East Beach Blvd, Tax Parcel 0712D-03-008.00, submitted by Tim and Elizabeth Crawley (owners) and Thornhill Construction (agent) as follows:



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	3-21-22
Zoning	R-1
Agenda Date	4-28-22
Check Number	CC

VARIANCE REQUEST

I. Tax Parcel Number(s): 0712D-03-008.000

II. Address of Property Involved: 858 E. Beach Blvd., Long Beach, MS

III. Statement clearly explaining the request being made. (Attach supplemental pages if necessary.)
See photos, aerial photos, site plan and survey.

Applicant is requesting a variance to the required sidewalk on applicant property, east side of English Village, west side of subject property, extending north from Beach Blvd. approximately 237'.

****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?

No sidewalks on English Village exist. The structure at 133 English Village blocks any possibility of a pedestrian walking north on English Village making a sidewalk impractical. This also exposes the applicant, the owner of 133 English Village and the City of Long Beach to possible liability exposure and is out of character for Long Beach cul-de-sacs with no practical use.

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.

Applicant structure meets all required setbacks. The existing sidewalk on Beach Blvd. (approximately 140') will be undisturbed by the applicant.

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 sidewalk described above will adversely impact the root zones of three large oak trees. See survey. The subject property's natural drainage will be altered. A sidewalk will give a pedestrian the expectation of being able to walk north only to be abruptly terminated and forced into the street at 133 English Village. See aerial photographs.

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 houses on English Village have sidewalks. See aerial photographs.

MINUTES OF APRIL 28, 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 completed application.

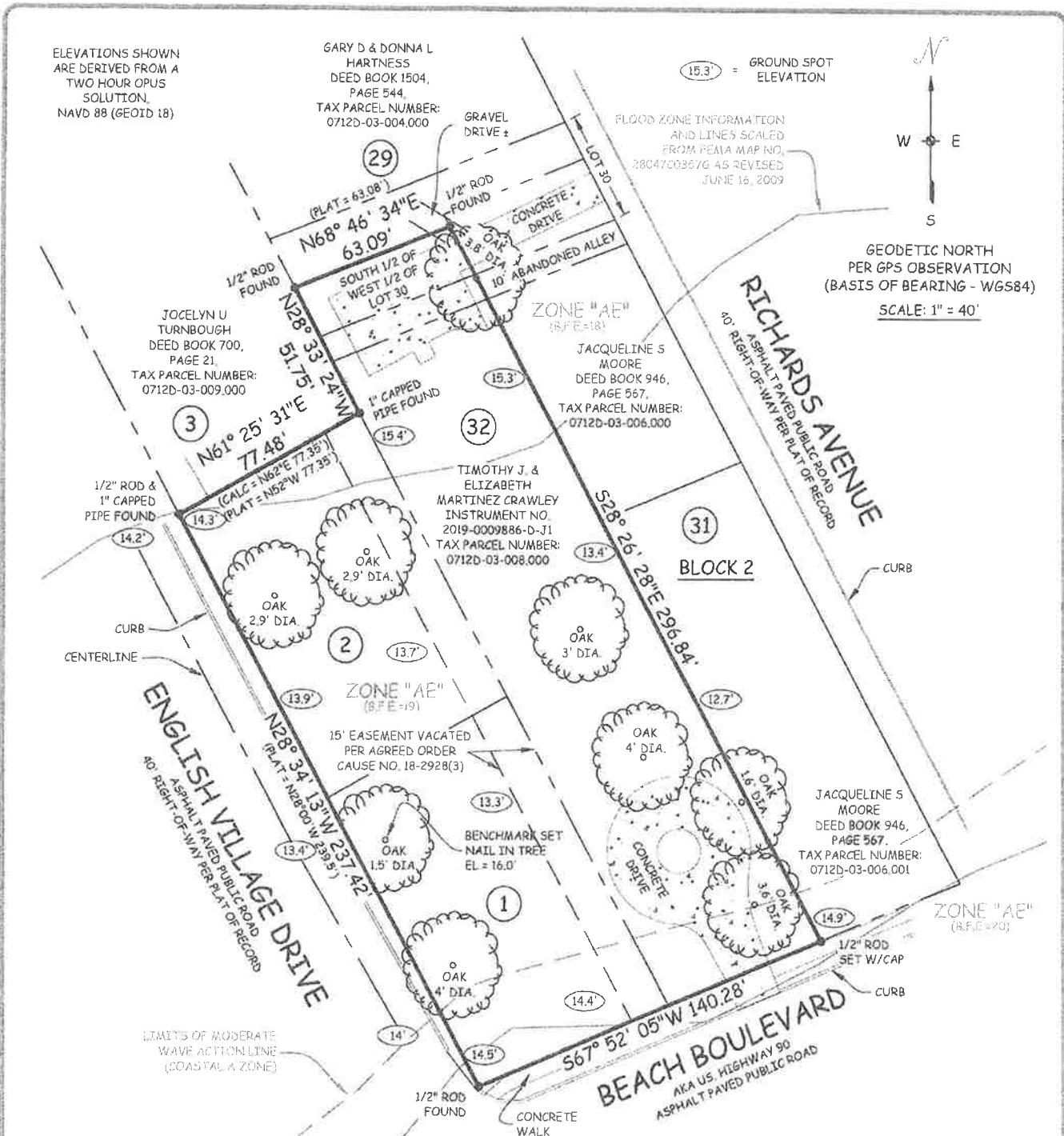
Ownership: I the undersigned do hereby agree to all the rules and regulations as set forth in the Long Beach Zoning Ordinance and also agree to pay all fees and charges as stated.

Tim & Elizabeth Crawley
Name of Rightful Owner (PRINT)
1424 Seaside Circle
Newarre, FL 32566
Owner's Mailing Address
tcrawley@geminitechservices.com
ecrawley@geminitechservices.com
City State Zip
301-767-7882 / 240-778-3983
Phone

Signature of Rightful Owner Date

Thornhill Construction, LLC
Name of Agent (PRINT)
703-A Dunbar Ave.
Agent's Mailing Address
Bay St. Louis, MS 39520
City State Zip
228-424-7773
Phone
[Signature] 3/21/22
Signature of Applicant Date

MINUTES OF APRIL 28, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



ELEVATIONS SHOWN ARE DERIVED FROM A TWO HOUR OPUS SOLUTION, NAVD 88 (GEOID 18)

GARY D & DONNA L HARTNESS DEED BOOK 1504, PAGE 544, TAX PARCEL NUMBER: 0712D-03-004.000

15.3' = GROUND SPOT ELEVATION

FLOOD ZONE INFORMATION AND LINES SCALED FROM FEMA MAP NO. 2804700367G AS REVISED JUNE 16, 2009

GEODETTIC NORTH PER GPS OBSERVATION (BASIS OF BEARING - WGS84) SCALE: 1" = 40'

PARTIAL TOPOGRAPHIC AND RE-TRACEMENT SURVEY OF A SURVEY PERFORMED BY ERIC MENHENNETT, P.L.S. DATED 03 JUNE 2016. LYING NORTH OF BEACH BOULEVARD.

DESCRIPTION OF RECORD PER INSTRUMENT NO. 2019-0009886-D-J1

Lots 1 and 2, of English Village Subdivision, a Subdivision according to the map or plat thereof on file and of record in Plat Book 28, Page 23, in the office of the Chancery Clerk of Harrison County, Mississippi.

AND

Lot 32, and Lot 5, Block 3 (South of Beach Road) in Block 2, of Richards Addition to the Town of Long Beach, Harrison County, Mississippi, as per map or plat thereof on file and of Record in the Office of the Chancery Clerk. Together with all improvements located thereon and appurtenances thereunto belonging or anywise appertaining, including all riparian and littoral rights thereunto belonging, and in anywise appertaining.

AND

A strip of land ten (10) feet in width running along the North End of said Lot 32 in Block 2 of said Addition; said Addition being referred to as a closed and abandoned as an alleyway by the Town of Long Beach by Ordinate in Minute Book 2, Page 277, appearing of Record in Deed Book 103, Pages 250 - 251 of the Records of Deeds on Land in Harrison County, Mississippi, and the South 1/2 of the West 1/2 of Lot 30, Block 2 of Richards Addition as described above.

SURVEYOR'S NOTES:

- This survey shows rights-of-way, easements, and restrictions provided to the surveyor. Since this surveyor was not provided with a current title report nor an environmental study, this survey may not show all rights-of-way, easements, and restrictions of record. This surveyor will be available to add such features to this survey if a current abstract of title is provided to him by an attorney.
- Owner names, instrument numbers, deed book /page numbers and tax parcel numbers per Harrison County, Mississippi GIS.
- Survey performed by Eric Menhennett, P.L.S. dated 03 June 2016, as furnished by client, used as reference material.
- Trees not painted with pink paint dot were not located.

John D. Fluharty
John D. Fluharty, PS
Field Surveyed June 30, 2020
Mississippi Class "C" Survey

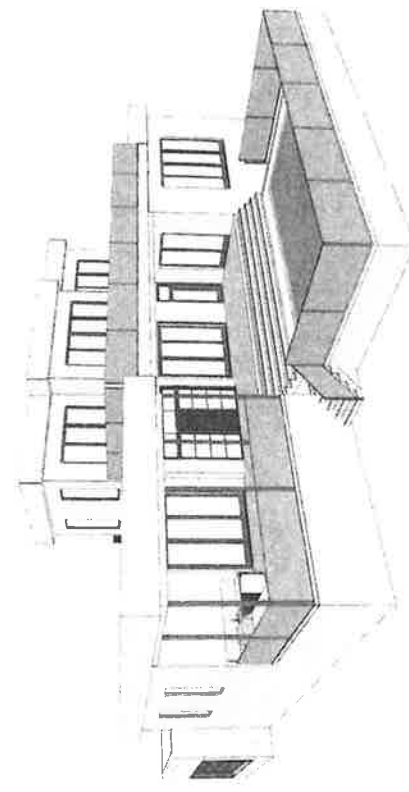


SSG
SOUTHERN SURVEYORS GROUP, LLC
17090 Doc Lizana Rd.
Gulfport, MS 39503
(228) 831-3833
www.ssg-surveyors.com
JOB NUMBER 20-014

MINUTES OF APRIL 28, 2022 REGULAR MEETING LONG BEACH PLANNING and DEVELOPMENT COMMISSION

COVER SHEET AND PLOT PLAN <small>SHEET TITLE</small>	Crawley Residence <small>Long Beach, Mississippi</small>	HOME DESIGN <small>By</small> RON BUSKIRK <small>REGISTERED PROFESSIONAL ARCHITECT</small> <small>STATE OF MISSISSIPPI LICENSE # 2021-222-202</small>	DATE: 05/12/2021 SCALE: 1" = 20'-0" SHEET: 1 of 11
--	--	---	--

- General Notes**
1. All work shall be performed in accordance with all applicable national, state, and local codes, regulations and building codes.
 2. It is the responsibility of the owner and/or general contractor to check all dimensions before construction.
 3. Contractor shall insure adequate liability of the building with all other requirements and conditions.
 4. The contractor is responsible for adjusting and verifying all structural details and materials to meet all national, state, and local codes and to insure a quality and safe structure.
 5. All federal, state and local codes, administrative regulations, etc. shall be considered as a part of the specifications herein. Codes and regulations shall be published over existing codes.
 6. All materials shown on these drawings shall be of the highest quality available.
 7. Foundations to be inspected and piles do not meet refusal are independent.
 8. All materials shown on these drawings shall be of the highest quality available.
 9. All materials shown on these drawings shall be of the highest quality available.
 10. All materials shown on these drawings shall be of the highest quality available.
 11. All materials shown on these drawings shall be of the highest quality available.
 12. All materials shown on these drawings shall be of the highest quality available.
 13. All materials shown on these drawings shall be of the highest quality available.
 14. All materials shown on these drawings shall be of the highest quality available.
 15. All materials shown on these drawings shall be of the highest quality available.

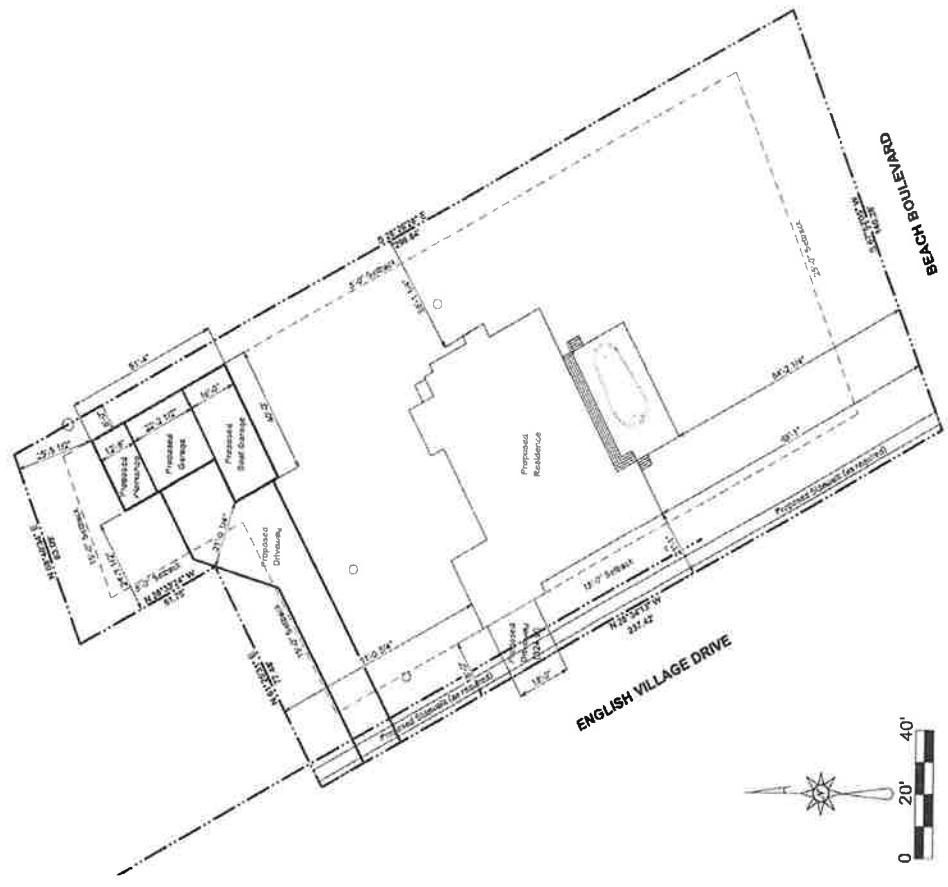


3D VIEW FROM STREET

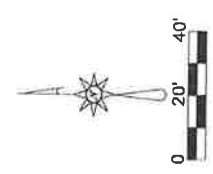


REVISED 7/12/2021
 Revised layout, windows, foundation

CONTRACT NOTE: Appliances, fixtures, bulbs, plumbing and electrical trim fixtures, shower fixtures, furnishings, furnishings, appliances, driveway, exterior screening, etc shown on these plans are for reference only and may not be included in your building contract. Please clarify with your builder exactly what is included in your contract.



PLOT PLAN
 (1" = 20')



- Survey Notes:**
1. This plot plan is drawn in accordance with a survey provided by Southern Surveyors Group, LLC. For C.D. Funchak, PLS, from June 23, 2020.
 2. Property is located in Flood Zone AE with a Base Flood Elevation of 14 feet per elevation certificate provided by Southern Surveyors Group, LLC - John D. Funchak, Surveyor, License # 2020-222-202.
 3. FEMA Map 2018-10235-1 dated June 15, 2018.

**MINUTES OF APRIL 28, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION
CRAWLEY: 858 E. BEACH BLVD., LONG BEACH, MS
SIDEWALK VARIANCE APPLICATION**

Photos 1 - 4



**Thornhill Construction, LLC
Jason Thornhill
228-424-7773**

**MINUTES OF APRIL 28, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

**CRAWLEY: 858 E. BEACH BLVD., LONG BEACH, MS
SIDEWALK VARIANCE APPLICATION**

Photos 5 - 8



**Thornhill Construction, LLC
Jason Thornhill
228-424-7773**

MINUTES OF APRIL 28, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION
CRAWLEY: 858 E. BEACH BLVD., LONG BEACH, MS
SIDEWALK VARIANCE APPLICATION

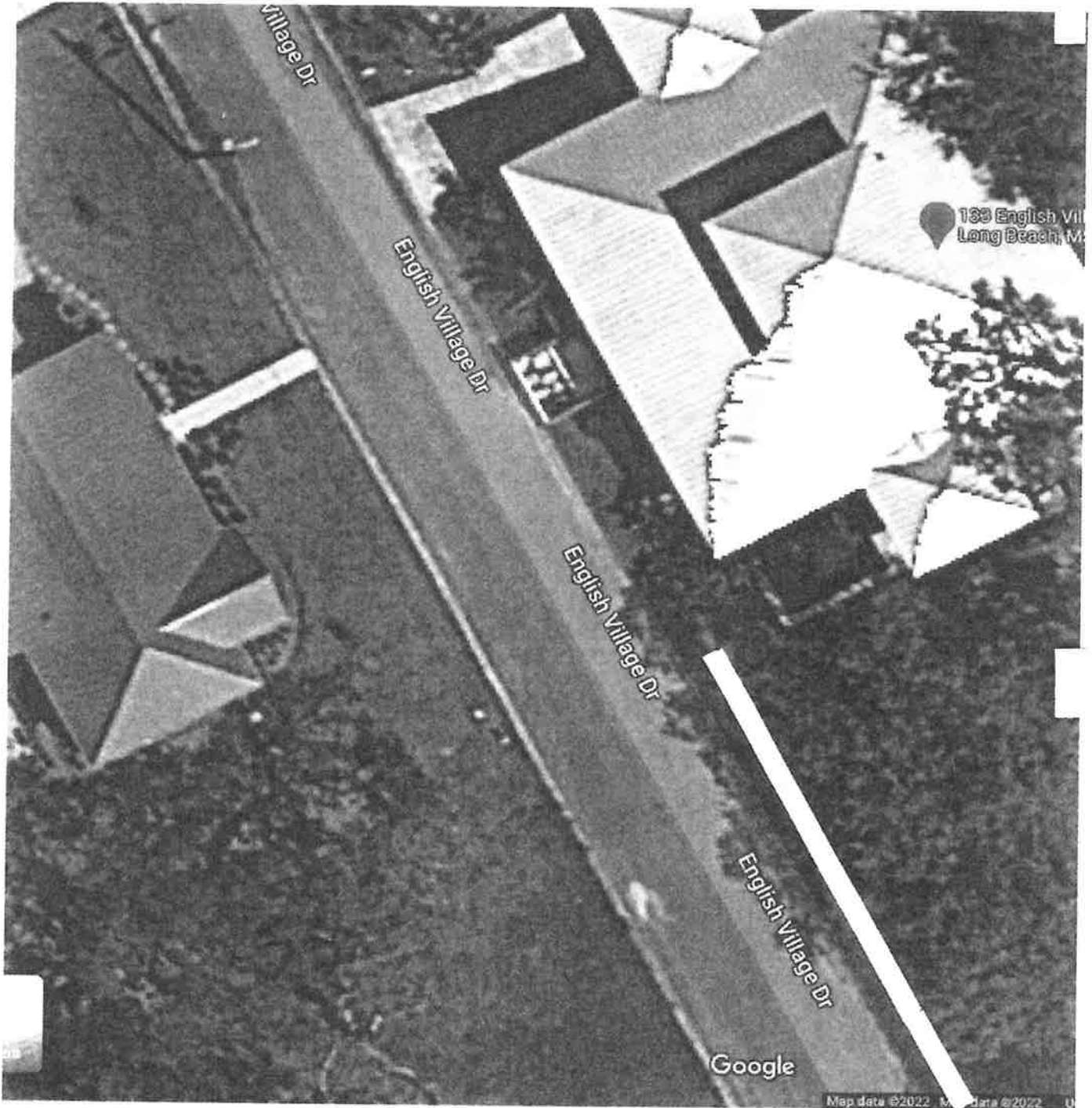
Photos 9 – 12



Thornhill Construction, LLC
Jason Thornhill
228-424-7773

**MINUTES OF APRIL 28, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION
CRAWLEY: 858 E. BEACH BLVD., LONG BEACH, MS
SIDEWALK VARIANCE APPLICATION**

ARIEL PHOTOS



**Thornhill Construction, LLC
Jason Thornhill
228-424-7773**

MINUTES OF APRIL 28, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION
CRAWLEY: 858 E. BEACH BLVD., LONG BEACH, MS
SIDEWALK VARIANCE APPLICATION

ARIEL PHOTOS



Thornhill Construction, LLC
Jason Thornhill
228-424-7773

MINUTES OF APRIL 28, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

I hereby certify that this is a true and correct copy of the original document.

Certified by: _____
Month _____ Day _____ Year _____

11/8/19

Prepared by:
David B. Pilger
Attorney at Law
1406 Blenville Blvd., Suite 101
Ocean Springs, MS 38564
(228) 215-0011

Grantor:
Ann W. Kitchings Revocable Trust,
dated November 24, 2003
1409 Covington Dr.
Woodway, TX 76712
(254) 744-0676

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

Grantee:
Timothy J. Crawley
Elizabeth Martinez Crawley
114 Oak Bend Trl.
Lipan, TX 76462
(301) 767-7882

File No. Z197771S

INDEXING INSTRUCTIONS: Lots 1 & 2, English Village S/D, & Lot 32 & Pt of Lot 30, Blk 2, Richards Addition, 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, Ann W. Kitchings Revocable Trust, dated November 24, 2003, does hereby sell, convey and warrant unto Timothy J. Crawley and Elizabeth Martinez Crawley, 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:

See Legal Description attached hereto as Exhibit "A"

This being the same property as that conveyed to Ann W. Kitchings Revocable Trust, dated November 24, 2003, by instrument recorded in Instrument No. 2016-34-D-J1, Land Deed Records of Harrison County, Mississippi.

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

Grantor:
Ann W. Kitchings Revocable Trust,
dated November 24, 2003
1409 Covington Dr.
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Return To:
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Ocean Springs, MS 39564
(228) 215-0011

Grantee:
Timothy J. Crawley
Elizabeth Martinez Crawley
114 Oak Bend Trl.
Lipan, TX 76462
(301) 767-7882

File No. Z197771S

INDEXING INSTRUCTIONS: Lots 1 & 2, English Village S/D, & Lot 32 & Lot 5 & Pt of Lot 30, Blk 2, Richards Addition, 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, Ann W. Kitchings Revocable Trust, dated November 24, 2003, does hereby sell, convey and warrant unto Timothy J. Crawley and Elizabeth Martinez Crawley, 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:

See Legal Description attached hereto as Exhibit "A"

This being the same property as that conveyed to Ann W. Kitchings Revocable Trust, dated November 24, 2003, by instrument recorded in Instrument No. 2016-34-D-J1, Land Deed Records of Harrison County, Mississippi.

**MINUTES OF APRIL 28, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

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 quitclaims any and all oil, gas, and other minerals owned, if any, to Grantees. No mineral search was requested or performed by preparer.

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

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

WITNESS MY SIGNATURE, on this the 28th day of October, 2019.

Ann W. Kitchings Revocable Trust, dated November 24, 2003

By: Lynn Kitchings Bradshaw
Lynn Kitchings Bradshaw, Trustee *Trustee*

ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF McLennan

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, Lynn Kitchings Bradshaw, as Trustee of the Ann W. Kitchings Revocable Trust, dated November 24, 2003, 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 28th day of October, 2019.

(AFFIX SEAL)



Lajuana Capps
NOTARY PUBLIC

My commission expires: 3-28-2021

Exhibit "A"

Legal Description

Lots 1 and 2, of English Village Subdivision, a Subdivision according to the map or plat thereof on file and of record in Plat Book 28 at Page 23, in the Office of the Chancery Clerk of Harrison County, Mississippi.

AND

Lot 32, and Lot 5, Block 3 (South of Beach Road) in Block 2, of Richards Addition to the Town of Long Beach, Harrison County, Mississippi, as per map or plat thereof on file and of Record in the Office of the Chancery Clerk. Together with all improvements located thereon and appurtenances thereunto belonging or anywise appertaining, including all riparian and littoral rights thereunto belonging, and in anywise appertaining.

AND

A strip of land ten (10) feet in width running along the North End of said Lot 32 in Block 2 of said Addition; said Addition being referred to as closed and abandoned as an alleyway by the Town of Long Beach by Ordinate in Minute Book 2, Page 277, appearing of Record in Deed Book 103, Pages 250-251 of the Records of Deeds on Land in Harrison County, Mississippi, and the South 1/2 of the West 1/2 of Lot 30, Block 2 of Richards Addition as described above.

Timothy J. Crawley
Timothy J. Crawley

10/31/2019
Date

Elizabeth Martinez Crawley
Elizabeth Martinez Crawley

10/31/2019
Date

MINUTES OF APRIL 28, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

AFFIDAVIT AND AGREEMENT

State of Mississippi

County of Harrison

(OWNERS AND CONTRACTORS)
(FINAL)

PERSONALLY, appeared before me, the undersigned authority in and for said county and state, the undersigned owner, purchaser and/or contractor, who after being first duly sworn states on oath:

They are/he is the owner and/or general contractor in connection with improvements on the real property situated in the County of Harrison known as

858 Beach Blvd., Long Beach, MS 39560
Lots 1 & 2, English Village S/D, & Lot 32 & Lot 5, Pt of Lot 30, Blk 2, Richards Addition

The undersigned owner states that of his personal knowledge, no other contracts have been let or guarantees of payment made by the undersigned owner to anyone other than: (List each contract let or guarantee made and obtain affidavit and agreement for each)
NONE

The owner has no interest or ownership in the contracting firm or firms and the contractor has no interest in the real property described above, except:
NONE

The undersigned owner has inspected the premises before making this affidavit and found all work satisfactory to owner; and that the undersigned owner is in possession of the subject premises, unless otherwise stated: (List discrepancies and nature of possession other than by owner)
NONE

The contractor has been paid in full for all amounts due for work or services performed and materials furnished on the above project and does hereby waive, release and surrender any and all lien or claim or right of lien to the date for which payment is made, for labor, services, and/or materials furnished by the undersigned upon the premises described above, except: (if none, state "None")
NONE

The owner and/or contractor has/have paid in full any and all amounts due architects, engineers, surveyors, attorneys, sub-contractors, material men and laborers for work or services performed and materials furnished to the undersigned in connection with the construction of the improvements on the above property, except (if none, state "None")
NONE

March 15, 2022

City of Long Beach
201 Jeff Davis Ave.
Long Beach, MS 39560

RE: Sidewalk Variance Request: 858 E. Beach Blvd.

To Whom It May Concern:

I reside at 133 English Village Drive and I support this sidewalk variance request. It is my opinion that it adversely affects the neighborhood.

Should you need any further information, please contact me.

Sincerely,

Jocelyn Turnbough
Jocelyn Turnbough

MISSISSIPPI NOTARY ACKNOWLEDGEMENT

State of Mississippi

County of HARRISON

Personally appeared before me on this 14 day of MARCH year of 2022, personally appeared before me and executed the above and foregoing instrument.

[Signature]
NOTARY PUBLIC
D. No. 148202
Commission Expires
Aug. 1, 2023
STATE OF MISSISSIPPI
HARRISON COUNTY
My commission expires: APR 14 2023

MINUTES OF APRIL 28, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

The Clerk reported that seventeen (17) 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**.

Tim and Elizabeth Crawley, 1424 Seaside Circle, Navarre, FL, 32566 (owners) and Thornhill Construction, LLC, 703-A Dunbar Avenue, Bay St. Louis, MS, 39520 (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 858 East Beach Blvd, Tax Parcel 0712D-03-008.000. The legal description is as follows:

LOTS 1 & 2 ENGLISH VILLAGE SUBD SEC 11-8-12 & LOT 32 & W 1/2 OF S 1/2 OF LOT 30 BLK 2
 RICHARDS SUBD

A public meeting to consider the above Variance will be held in the City of Long Beach, Mississippi, 39560, Thursday, April 28, 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

MINUTES OF APRIL 28, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

Moore Jacqueline S
3609 Portree Place
Ocean Springs, MS 39564

Thiel Sean M and Trystan G -Trusts-
PO Box 9
Hammond, LA 70404

Gentry Joseph Jerry and Elizabeth B
904 East Beach Blvd
Long Beach, MS 39560

Springer Allene and Edward
206 Old West Point Road
Starkville, MS 39759

Meyers Geraldine B
149 Richards Avenue
Long Beach, MS 39560

Hartness Gary D and Donna L
158 Richards Avenue
Long Beach, MS 39560

Williams Charlotte Jean
2004 Golden Bay Lane
League City, TX 77573

Oak Place LLC
1124 2nd Street
Gulfport, MS 39501

Turnbough Jocelyn U
133 English Village Drive
Long Beach, MS 39560

Quigley Millard A and Sharon K
129 English Village Drive
Long Beach, MS 39560

Dantin Mary Vic
4 Portofino Drive
Pensacola, FL 32561

Caldwell Lina B
132 English Village Drive
Long Beach, MS 39560

Burton Richard Carter
121 English Village Drive
Long Beach, MS 39560

Laplaya LLC
PO Box 1225
Long Beach, MS 39560

Leggett Properties
5 Mossy Oak Lane
Long Beach, MS 39560

Cantin Patricia W
13016 Cypress Gold Drive
St Amant LA 70774

Lawson Billy D and Christopher L Cirillo
107 Azalea Drive
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 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 April 4, 2022, she did cause to be mailed, Notice of Public Hearing, a copy of which is attached hereto, to seventeen (17) property owners within 160' of 858 East Beach Blvd, Tax Parcel 0712D-03-008.000, notifying them that a public meeting will be held, April 28, 2022, to consider an application for a Variance filed by Tim and Elizabeth Crawley (owners) and Thornhill Construction, LLC.

Given under my hand this the 4th of April 2022.

Stacey Dahl
STACEY DAHL, AFFIANT

SWORN TO AND SUBSCRIBED before me on this the 4th day of April 2022.

Kini Gonsoulin
NOTARY PUBLIC



MINUTES OF APRIL 28, 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. 14 dated 8 day of April, 2022
 0. _____ dated _____ day of _____, 20____
 0. _____ dated _____ day of _____, 20____
 0. _____ dated _____ day of _____, 20____
 0. _____ dated _____ day of _____, 20____
 0. _____ dated _____ day of _____, 20____
 0. _____ dated _____ day of _____, 20____

LEGAL NOTICE
PUBLIC MEETING

In accordance with Section 1 of the City of Long Beach Sidewalk Ordinance 587 as amended by Ordinance 625, 626 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.

Tim and Elizabeth Crawley, 1424 Seaside Circle, Navarre, FL, 32566 (owners) and Thornhill Construction, LLC, 703-A Dunbar Avenue, Bay St. Louis, MS, 39520 (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 858 East Beach Blvd, Tax Parcel 07130-01-098.000. The legal description is as follows:

LOTS : B 7 ENGLISH VILLAGE SUBD SEC11-8-12 B LOT 32 B W 1/2 OF S 1/2 OF LOT 30 BLK 2 RICHARDS SUBD

A public meeting to consider the above Variance will be held in the City of Long Beach, Mississippi, 39560, Thursday, April 28, 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.

_____ther states on oath that said newspaper established and published continuously in _____ for period of more than twelve months first publication of said notice.

Publisher

Sworn to and subscribed before me this 13 day of _____, A.D. 20____.

Notary Public

Debby A. O'Brien
Commission Expires 06-27-2024
NOTARY PUBLIC
ID 89086
Harrison County
STATE OF MISSISSIPPI

1st signed
Chairman
Planning Commission

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

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

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

Be it remembered that a Regular Meeting before the Long Beach Planning and Development Commission, Long Beach, Mississippi, was begun at 5:30 o'clock p.m., Thursday, the 28th day of April 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.

**MINUTES OF APRIL 28, 2022
REGULAR MEETING**

LONG BEACH PLANNING and DEVELOPMENT COMMISSION

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, Justin Shaw, William Suthoff, Michael Levens, Chris Fields, and Marcia Kruse, Building Officials Mike Gundlach, Building Official Ryan Ladner and Minutes Clerk Tina M. Dahl.

Absent the regular meeting were Commissioners Sawyer Walters and Jennifer Glenn and City Advisor Bill Hessel.

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

Commissioner Shaw made motion, seconded by Commissioner Suthoff and unanimously carried to approve the Regular Meeting minutes of April 14, 2022, as submitted.

It came for discussion under New Business a Tree Removal for property located at 20012 Pineville Road, Tax Parcel 0511I-01-041.000, submitted by Pineville Properties, LLC (owners) and H1 Associates, LLC (agent), as follows:

MINUTES OF APRIL 28, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



January 27, 2022

City of Long Beach, Mississippi
201 Jeff Davis Avenue
Long Beach, MS 39560

To Whom It Concerns:

My company is developing a project named Magnolia Run. It is located along Pineville Road on an 8-acre tract. In order to prepare for the planned subdivision project, the removal of trees is required.

Attached are an Application For Tree Permit and a Site Tree Plan on which I have marked the trees requiring removal.

Please give me a call if you have any questions. Thank you.

Regards,


Jeff Vallee

P.O. Box 3514, Covington, LA 70434 • 225 931 8070 • Jeff@h1rec.com

H1Associates.com



MINUTES OF APRIL 28, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



24

MINUTES OF APRIL 28, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION
MEMORANDUM

Date: April 20, 2022

To: City of Long Beach Planning Commission

From: Long Beach Tree Board

Re: Tree Removal Application – 8 Acres on Pineville Road

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

The Tree Board does not have enough information to make a recommendation. It appears the developer does not intend to include sufficient green spaces to accommodate the trees.

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

It came for discussion under New Business a Tree Removal for the property located at 614 Quarles Avenue, Tax Parcel 0611K-02-048.000, submitted by Spinner Real Estate Holding, LLC, as follows:

MINUTES OF APRIL 28, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



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

APPLICATION FOR TREE PERMIT

OFFICE USE ONLY
Date Received 3-22-22
Zoning R-1
Agenda Date 4-28-22
Check Number 017699

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

[initials] 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.

[initials] 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.

[initials] 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: 03/22/2022

PROPERTY INFORMATION

TAX PARCEL # 0611K-02-048.000

Address of Property Involved: 614 QUARLES AVE

Property owner name: SPINNER REAL ESTATE

Are you the legal owner of the above property? Yes No If No, holding 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: 440 GREEN TEAL & Biloxi

Phone No. 954-662-3500

CONTRACTOR OR APPLICANT INFORMATION

Company Name: _____

Phone No. _____ Fax: _____

Name _____

Address _____

PERMIT INFORMATION

Permit for: Removal Trimming _____ Pruning _____

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

Building a house (use separate sheet if needed)

Number of Trees:

Live Oak _____ Southern Magnolia

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

[Signature]
Signature

03/22/2022
Date

ADDITIONAL INFORMATION REQUIRED FROM APPLICANT

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

[initials] 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.

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

[initials] OWNERSHIP: Please provide a recorded warranty deed.

[initials] 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.

[initials] 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.

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

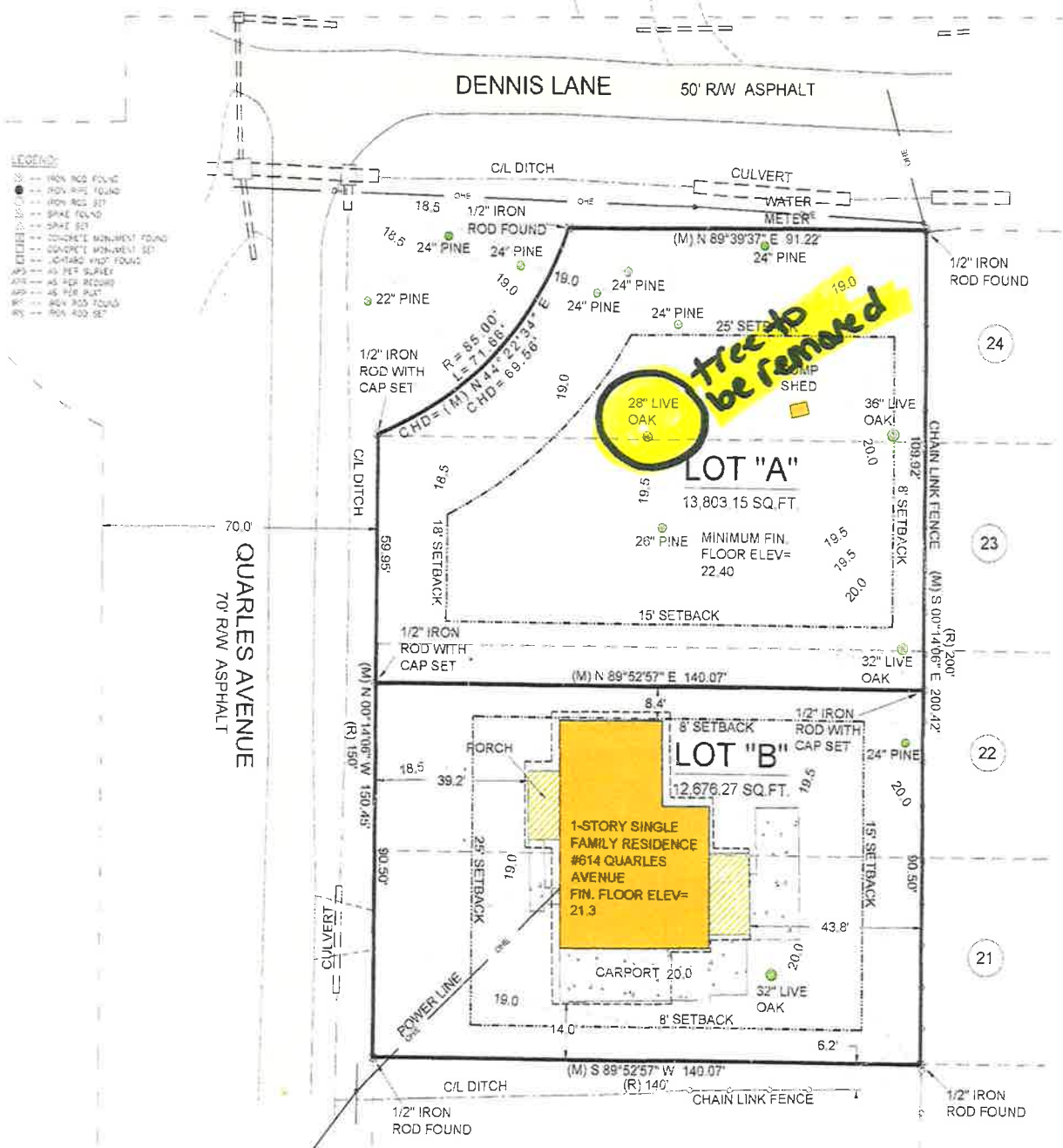
MINUTES OF APRIL 28, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

A RESUBDIVISION OF ONE PARCEL INTO TWO AND LYING IN MOHLER & AVERA SUBDIVISION, CITY OF LONG BEACH, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI. SAID PARCEL BEING REFERRED TO AS TAX PARCEL NUMBER 0611K-02-048.000

SCALE 1" = 30'
REFERENCE: GRID NORTH
BY GPS OBSERVATION
(DATUM=NAD 83)



PROPOSED



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

MINIMUM BUILDING SETBACKS:
THIS PARCEL OF LAND IS LOCATED IN A ZONE R-1 SINGLE FAMILY RESIDENCE DISTRICT AS PER CITY OF LONG BEACH ZONING MAP.
FRONT YARD - 25 FEET
SIDE YARD - 8 FEET
REAR YARD - 15 FEET

GPS OBSERVATION NOTE
DATE OF FIELD WORK 03/08/2022
TOPCON VR RECEIVER WAS USED FOR GPS OBSERVATION, UTILIZING THE EARL DUDLEY, INC. REAL-TIME NETWORK

FLOOD ZONE NOTE:
BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN THE FIRM ZONE "AE" BASE ELEVATION= 20.4 ACCORDING TO MAP NUMBER 28047C0356G, DATED JUNE 16, 2009. THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND DOES NOT REPRESENT THIS SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING. THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP.

CLIENT: SPINNER REAL ESTATE HOLDINGS, LLC
DATE OF FIELD SURVEY: 03/08/2022
DRAWN BY: CAC
JOB NUMBER: 22050.dwg

REFERENCE MATERIALS:
1.) RECORDED PLAT OF MOHLER & AVERA SUBDIVISION
2.) HARRISON COUNTY TAX MAPS, CURRENT EDITION
3.) PROPERTY LINK OF HARRISON COUNTY, MS (DELTA COMPUTER SYSTEMS, INC., WEBSITE)
4.) LONG BEACH ZONING MAP AND ORDINANCE
5.) DEED NO. 2021-20839-D-1

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

PREPARED BY:

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

SHEET 2 OF 4

**MINUTES OF APRIL 28, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**



**MINUTES OF APRIL 28, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

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

File#212136

Indexing Instructions:
W 140' of Lots 21-24, inclusive, Blk
5, Mohler & Averas S/D, 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, s and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged.

**ELIZABETH DIANNE NOBLE BORZIK, Executrix of
ESTATE OF JAMES W. NOBLE SR, Deceased and
SHIRLEY ANN NOBLE
738 MARKHILL DRIVE, APT. #75
SERVERVILLE, TN 37862
(662) 590-3204**

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

**SPINNER REAL ESTATE HOLDINGS, LLC
A MS Limited Liability Company
440 GREEN TEAL COURT
BILOXI, MS 39531
(954) 662-3500**

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

West 140 feet of Lots 21-24, inclusive, Block Five (5), MOHLER & AVERAS SUBDIVISION, Long Beach, Harrison County, Mississippi, a subdivision according to the official map or plat thereof on file and of record in the Office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi, in Plat Book 3 at Page 69 (Copy Book 2 at Page 116) thereof, reference to which is hereby made in aid of and as a part of this description.

This Deed is being executed in accordance with the Order Authorizing The Sale of Real Property dated October 19, 2021, authorizing said conveyance entered in Cause No. 21-2033(1) in the Matter of the Estate of James Wallace Noble, Sr., Deceased, in the Chancery Court of Harrison County, Mississippi, First Judicial District.

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 Grantor on this the 26th day of October, 2021.

ESTATE OF JAMES W. NOBLE SR, Deceased

Elizabeth Dianne Noble Borzik
ELIZABETH DIANE NOBLE BORZIK, Executrix

STATE OF MISSISSIPPI
COUNTY OF HARRISON

PERSONALLY appeared before me, the undersigned authority of law in and for this jurisdiction, the within named **ELIZABETH DIANE NOBLE BORZIK**, who acknowledged to me that she is the Executrix of the **ESTATE OF JAMES W. NOBLE SR, Deceased**, and that for and the behalf of the **ESTATE OF JAMES W. NOBLE SR, Deceased** and as its act and deed she signed and delivered the foregoing instrument of writing on the day and year therein mentioned, she having been first duly authorized to do so.

GIVEN under my hand and official seal on this the 26th day of October, 2021.

Celeste Paige
NOTARY PUBLIC

(S E A L)

My Commission Expires:



**MINUTES OF APRIL 28, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**



WITNESS THE SIGNATURE of the Grantor on this the 26th day of October, 2021.

Shirley Ann Noble
SHIRLEY ANN NOBLE

STATE OF TENNESSEE
COUNTY OF Sevier

THIS DAY personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid, SHIRLEY ANN NOBLE, who acknowledged that she signed, executed and delivered the above and foregoing instrument as her voluntary act and deed on the day and year therein mentioned.

WITNESS my signature and official seal of office on this the 26th day of October, 2021.

Chad Meredith
NOTARY PUBLIC

(SEAL)

My Commission Expires: 8/21/2024

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

FILED
OCT 19 2021

IN THE MATTER OF THE ESTATE OF
JAMES WALLACE NOBLE, SR., DECEASED

JOHN McADAMS, CHANCERY CLERK
John McAdams D.C.

ELIZABETH DIANNE NOBLE BORZIK, PETITIONER

CAUSE NO. 21-2033(1)

ORDER AUTHORIZING THE SALE OF REAL PROPERTY

THIS MATTER HAVING COME on for hearing on the sworn Petition of Elizabeth Dianne Noble Borzik, in her capacity as Executrix of the Estate of James Wallace Noble, Sr., Deceased, and as an heir at law of said estate, to sell certain real property owned by the Decedent in the above styled and numbered cause and the Court having considered the same finds that the relief requested in said petition should be granted. The Court hereby finds as follows:

1.

That on the 28th day of July, 2021, James Wallace Noble, Sr., late of said Harrison County, Mississippi, departed this life in the City of Gulfport, Mississippi, and at the time of his death, said Decedent maintained a fixed residence in the City of Long Beach, Harrison County, Mississippi.

2.

The Court further finds that at the time of his death the Decedent was an owner of a one/half interest in certain real property located in Harrison County, State of Mississippi, commonly known as 614 Quarles Avenue, Long Beach, Mississippi, and more particularly described as:

West 140 feet of Lots 21-24, inclusive, Block 5, MOHLER & AVERAS SUBDIVISION, Long Beach, Harrison County, Mississippi, as per map or plat thereof on file and of record in Copy Plat Book 2, Page 116 in the Office of the Chancery Clerk of Harrison County, Mississippi. First Judicial District.

**MINUTES OF APRIL 28, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

3.

The Court finds that the Petitioner, Elizabeth Dianne Noble Borzik, is the duly qualified and acting Executrix of the Estate of James Wallace Noble, Sr., having been so appointed by Decree of this Court entered on September 21, 2021, with Letters Testamentary having issued to the Petitioner by the Clerk of this Court on or about October 4, 2021.

4.

The Court further finds that in accordance with law, Notice to Creditors is being published in The Sun Herald, a newspaper published in Harrison County, Mississippi and the time in which to file claims against the estate has not expired. The Court finds that the Executrix has made a diligent search and inquiry for creditors as evidenced by her affidavit on file with the Court Clerk.

5.

The Court finds that the subject property has extensive roof damages and is rapidly depreciating and will require the expenditure of funds of the estate for maintenance unless said property is sold.

6.

The Court further finds that the Petitioner has received a contract offer from Spinner Real Estate Holdings, L.L.C. to purchase said property for the cash price of \$48,000.00 in its "as is" "where is" condition and a copy of the Contract of Sale dated September 21, 2021, is on file with the Clerk of this Court.

7.

7.

The Court finds that it would be in the best interest of the estate, the beneficiaries thereof and any interested persons that said real property be sold pursuant to the terms of said Contract of Sale.

8.

The Court further finds that pursuant to Item I of his Last Will and Testament the Decedent bequeathed unto his wife, Shirley Ann Noble, a life estate in their current home and then at her death the home was left to his children, Elizabeth Dianne Noble Borzik and James Wallace Noble, Jr. The Court finds that all said parties have signed the Contract and have agreed to the terms of the sale and all have filed Joinders to the sale. The Court finds that all residuary property was left to Shirley Ann Noble, Elizabeth Dianne Noble Borzik, and James Wallace Noble, Jr., all of whom have agreed that upon closing of the Estate, the Estate's one-half interest in the proceeds from the sale will be divided equally among said individuals.

9.

The Court finds that as there are no other interested parties it will not be necessary that process be issued for any other person in order for the Court to have jurisdiction of this matter.

10.

The Court further finds that the Petitioner should be authorized to sign, execute and deliver an Executrix's Deed to the Purchaser upon receipt of the purchase price and that the net proceeds of sale due to the Estate of James Wallace Noble, Sr., being one-half of the net proceeds, should be deposited into the Registry of the Court for further distribution upon Order of this Court.

3

**MINUTES OF APRIL 28, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

11

That Court finds that bond and confirmation of sale should be waived in this matter as the Decedent's Last Will waives bond, inventory and accounting, and based upon the consent of the beneficiaries. It is therefore,

ORDERED, ADJUDGED AND DECREED, that the sale of the subject property pursuant to the terms of the Contract for the Sale and Purchase of Real Estate for the sale price of \$48,000.00 is hereby approved. It is further,

ORDERED, ADJUDGED AND DECREED, that the Executive is hereby authorized to sign, execute and deliver an Executive's Deed to the Purchaser, Spinster Real Estate Holdings, LLC, for the cash price of \$48,000.00. It is further,

ORDERED, ADJUDGED AND DECREED, bond is hereby waived. It is further,

ORDERED, ADJUDGED AND DECREED, that upon receipt of the net proceeds of sale due to the Estate of James Wallace Noble, Sr. (being one half of the net proceeds of the sale), the same shall be deposited into the Registry of the Court. It is further,

ORDERED, ADJUDGED AND DECREED, that the requirement of confirmation of sale is hereby waived and the sale shall become effective immediately upon execution and delivery of the Executive's Deed. It is further,

ORDERED, ADJUDGED AND DECREED, this the 19 day of October, 2021.

[Signature]
CHANCELLOR



PREPARED & PRESENTED BY:
JORDAN R. MATHEWS, ESQ.
SCHWARTZ, ORGLER & JORDAN, PLLC
2355 PASS ROAD
BILOXI, MS 39531
(228)388-7441
MSB#105210
jordan@sojlaw.net

ICC to Hwy

**MINUTES OF APRIL 28, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

MEMORANDUM

Date: April 5, 2022

To: City of Long Beach Planning Commission

From: Long Beach Tree Board

Re: Tree Removal Application – 614 Quarles Ave

.....

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

Due to the size of the lot, the Live Oak tree must be removed to accommodate the proposed construction.

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

It came for discussion under new business, a Certificate of Resubdivision for property located 614 Quarles Avenue, Tax Parcel 0611K-02-048.000, submitted by Spinner Real Estate Holding, LLC, as follows:

MINUTES OF APRIL 28, 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 3-22-22
Zoning R-1
Agenda Date 4-28-22
Check Number 07658

APPLICATION FOR CERTIFICATE OF RESUBDIVISION

- I. TYPE OF CASE: CERTIFICATE OF RESUBDIVISION
- II. ADVALOREM TAX PARCEL NUMBER(S): 0611 K -02 -048,000
- III. GENERAL LOCATION OF PROPERTY INVOLVED: DENNIS LANE
614 Quarles Ave
- IV. ADDRESS OF PROPERTY INVOLVED: 614 Quarles Ave.
- V. GENERAL DESCRIPTION OF REQUEST: Resubdivision of one parcel
into two parcels

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

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

VII. OWNERSHIP AND CERTIFICATION:

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

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

SPINNER Real ESTATE holding
Name of Rightful Owner (PRINT) LLC

440 GREEN TEAL CT
Owner's Mailing Address

Biloxi MS 39531
City State Zip

954 662 3500
Phone

[Signature]
Signature of Rightful Owner
03/22/2022
Date

Name of Agent (PRINT)

Agent's Mailing Address

City State Zip

Phone

Signature of Applicant Date

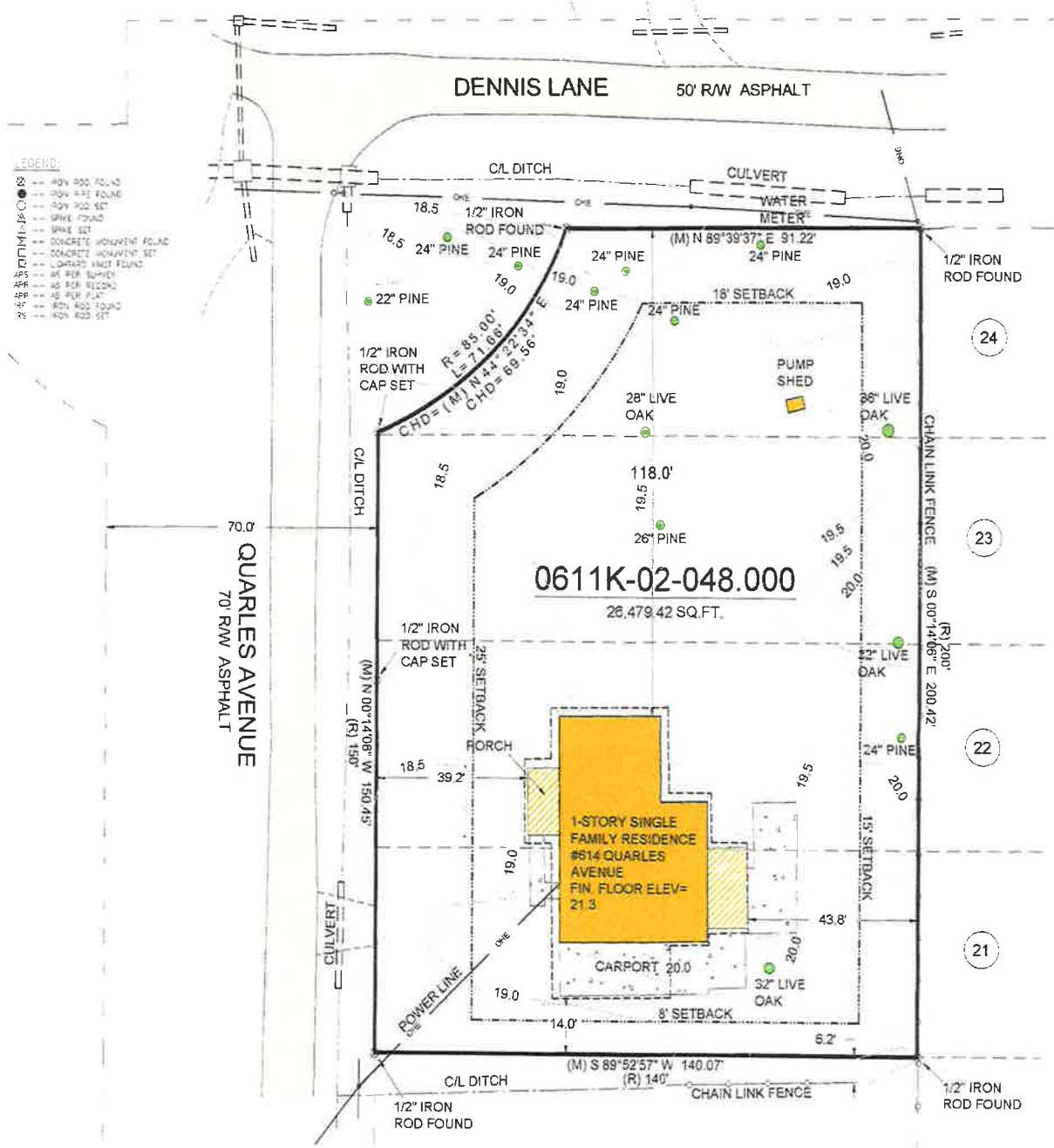
**MINUTES OF APRIL 28, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

A RESUBDIVISION OF ONE PARCEL INTO TWO AND LYING IN MOHLER & AVERA SUBDIVISION, CITY OF LONG BEACH, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI. SAID PARCEL BEING REFERRED TO AS TAX PARCEL NUMBER 0611K-02-048.000

SCALE 1" = 30'
REFERENCE: GRID NORTH
BY GPS OBSERVATION
(DATUM=NAD 83)



EXISTING



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

MINIMUM BUILDING SETBACKS:
THIS PARCEL OF LAND IS LOCATED IN A ZONE R-1, SINGLE FAMILY RESIDENCE DISTRICT AS PER CITY OF LONG BEACH ZONING MAP.
FRONT YARD - 25 FEET
SIDE YARD - 8 FEET
REAR YARD - 15 FEET

GPS OBSERVATION NOTE
DATE OF FIELD WORK: 03/08/2022
TOPCON VR RECIEVER WAS USED FOR GPS OBSERVATION, UTILIZING THE EARL DUDLEY, INC. REAL-TIME NETWORK

FLOOD ZONE NOTE:
BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN THE FIRM ZONE "AE" BASE ELEVATION= 20.4 ACCORDING TO MAP NUMBER 28047C0356G, DATED JUNE 16, 2009. THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND DOES NOT REPRESENT THIS SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING. THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP.

CLIENT: SPINNER REAL ESTATE HOLDINGS, LLC
DATE OF FIELD SURVEY: 03/08/2022
DRAWN BY: CAC
JOB NUMBER: 22050.dwg

REFERENCE MATERIALS:
1.) RECORDED PLAT OF MOHLER & AVERA SUBDIVISION
2.) HARRISON COUNTY TAX MAPS, CURRENT EDITION
3.) PROPERTY LINK OF HARRISON COUNTY, MS (DELTA COMPUTER SYSTEMS, INC. WEBSITE)
4.) LONG BEACH ZONING MAP AND ORDINANCE
5.) DEED NO. 2021-30839-C-1

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

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

SHEET 1 OF 4

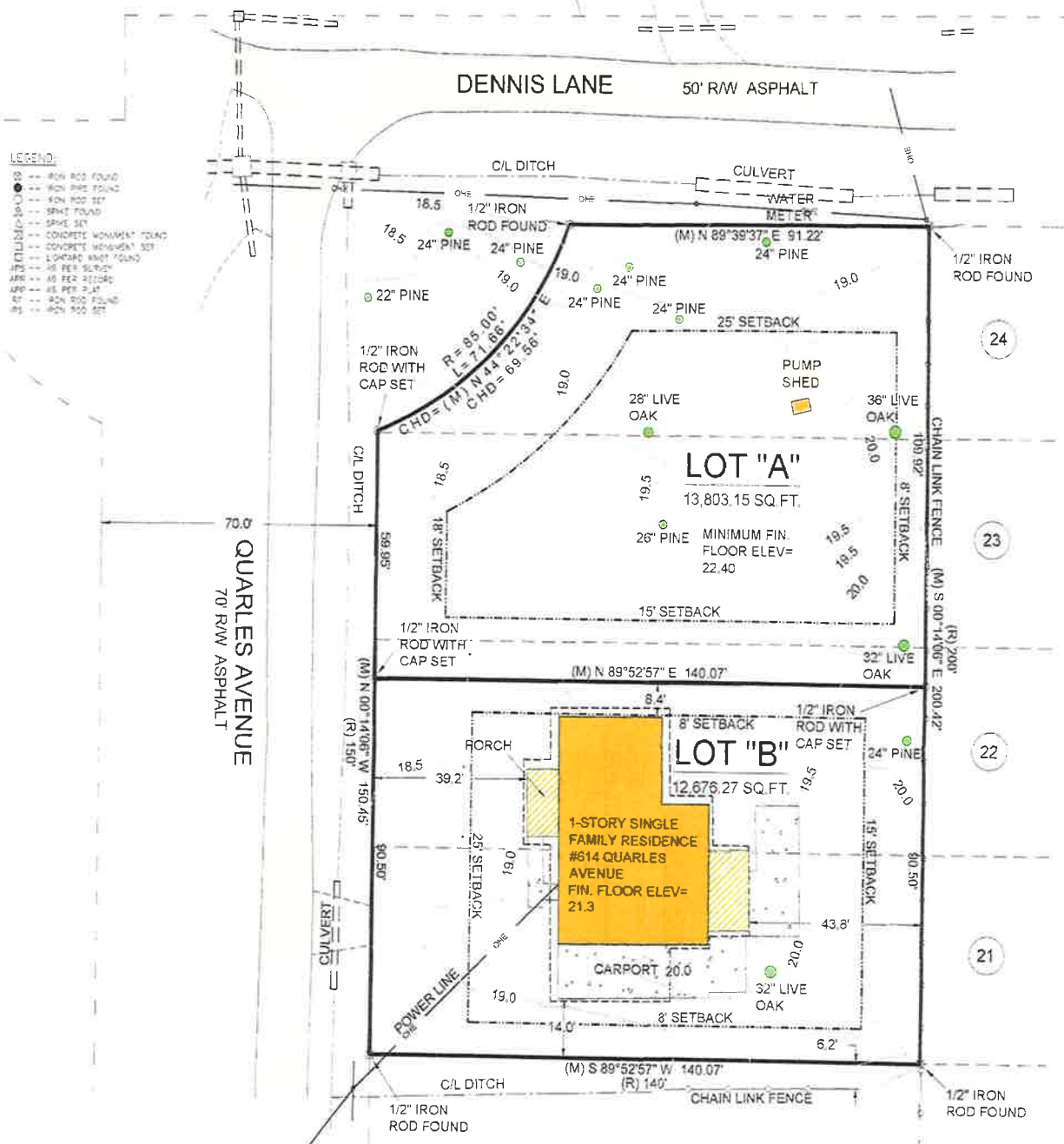
**MINUTES OF APRIL 28, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

A RESUBDIVISION OF ONE PARCEL INTO TWO AND LYING IN MOHLER & AVERA SUBDIVISION, CITY OF LONG BEACH, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI. SAID PARCEL BEING REFERRED TO AS TAX PARCEL NUMBER 0611K-02-048.000

SCALE 1" = 30'
REFERENCE: GRID NORTH
BY GPS OBSERVATION
(DATUM=NAD 83)



PROPOSED



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

MINIMUM BUILDING SETBACKS:
THIS PARCEL OF LAND IS LOCATED IN A ZONE R-1, SINGLE FAMILY RESIDENCE DISTRICT AS PER CITY OF LONG BEACH ZONING MAP.
FRONT YARD - 25 FEET
SIDE YARD - 8 FEET
REAR YARD - 15 FEET

GPS OBSERVATION NOTE
DATE OF FIELD WORK: 03/08/2022
TOPCON VR RECEIVER WAS USED FOR GPS OBSERVATION UTILIZING THE EARL DUDLEY, INC. REAL-TIME NETWORK

FLOOD ZONE NOTE:
BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN THE FIRM ZONE "AE" BASE ELEVATION= 20.4 ACCORDING TO MAP NUMBER 28047C0356G DATED JUNE 16, 2009. THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND DOES NOT REPRESENT THIS SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING. THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP.

CLIENT: SPINNER REAL ESTATE HOLDINGS, LLC
DATE OF FIELD SURVEY: 03/08/2022
DRAWN BY: CAC
JOB NUMBER: 22050.dwg

REFERENCE MATERIALS:
1.) RECORDED PLAT OF MOHLER & AVERA SUBDIVISION
2.) HARRISON COUNTY TAX MAPS, CURRENT EDITION
3.) PROPERTY MAP OF HARRISON COUNTY, MS (DELTA COMPUTER SYSTEMS, INC. WEBSITE)
4.) LONG BEACH ZONING MAP AND ORDINANCE
5.) DEED NO. 2021-30839-D-11

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

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

SHEET 2 OF 4

**MINUTES OF APRIL 28, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

A RESUBDIVISION OF ONE PARCEL INTO
TWO AND LYING IN MOHLER & AVERA
SUBDIVISION, CITY OF LONG BEACH, FIRST
JUDICIAL DISTRICT OF HARRISON COUNTY,
MISSISSIPPI. SAID PARCEL BEING REFERRED
TO AS TAX PARCEL NUMBER
0611K-02-048.000

LONG BEACH PLANNING COMMISSION

CERTIFICATE OF RESUBDIVISION

In accordance with Article II, Section 3 of the Code of Ordinance (Subdivision Regulations) of the City of Long Beach as amended, it is hereby certified that the Long Beach Planning Commission Chairman and Long Beach Mayor and Board of Aldermen have reviewed and approved the attached Final Plat. The following property has been subdivided from Harrison County ad valorem tax parcel (0611K-02-048.000) into (two) lot. The subject property is generally described as being located (on south side of Dennis Lane and the east side of Quarles Avenue, Long Beach, MS).

The Case File Number is:

LEGAL DESCRIPTIONS

LEGAL DESCRIPTION OF LAND PRIOR TO THIS RESUBDIVISION (PER DEED):
0611K-02-048.000, DEED NO. 2021-30839-D-J1

West 140 feet of Lots 21-24, inclusive, Block Five (5), MOHLER & AVERAS SUBDIVISION, Long Beach, Harrison County, Mississippi, a subdivision according to the official map or plat thereof on file and of record in the Office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi, in Plat Book 3 at Page 69 (Copy Book 2 at Page 116) thereof, reference to which is hereby made in aid of and as a part of this description.

LEGAL DESCRIPTION OF THE PROPOSED PARCELS:

LOT "A"

THE WEST 140 FEET OF LOTS 23 AND 24 AND THE WEST 140 FEET OF THE NORTH 9.50 FEET OF LOT 22, BLOCK 5, MOHLER & AVERAS SUBDIVISION, CITY OF LONG BEACH, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI.

LOT "B"

THE WEST 140 FEET OF LOT 21 AND THE WEST 140 FEET OF THE SOUTH 40.50 FEET OF LOT 22, BLOCK 5, MOHLER & AVERAS SUBDIVISION, CITY OF LONG BEACH, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI.

PREPARED BY:

CLIFFORD A. CROSBY, PLS

716 LIVE OAK DRIVE
BILOXI, MS 39532 PHONE: 228-234-1649

CLIENT: SPINNER REAL ESTATE
HOLDINGS, LLC
DATE OF FIELD SURVEY:
03/08/2022
DRAWN BY: CAC
JOB NUMBER: 22050.dwg

SHEET 3 OF 4

MINUTES OF APRIL 28, 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.

SPINNER REAL ESTATE HOLDINGS, LLC

SIGNED BY: Ivan Spinner IVAN SPINNER, MANAGING MEMBER

DATE

3/15/22

Subscribed and sworn to before me, in my presence this 15 day of March 2022, a Notary Public in and for the County of Harrison, State of Mississippi.

NOTARY PUBLIC

My Commission Expires: 5/10/2023



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

CERTIFICATE OF SURVEY AND ACCURACY

I hereby certify that this map drawn by me or drawn under my supervision from actual survey made by me or actual survey made under my supervision and deed description recorded in Deed No. 2021-30839-D-J1 in accordance with all applicable codes and ordinances. Witness my original signature, registration number and seal this the 15th day of MARCH, 2022.

Clifford A. Crosby, P.L.S.

MS P.L.S. NO.

2539



PLANNING COMMISSION

Approved by the City of Long Beach Planning Commission at the regular meeting of said Commission held on the _____ day of _____ 20____.

Planning Commission Chairman

Date

ACCEPTANCE

Submitted to and approve by the City of Long Beach, Board of Aldermen, at the regular meeting of said Board of Aldermen held on the _____ day of _____ 20____.

ADOPT:

ATTEST:

MAYOR

CITY CLERK

PREPARED BY:

CLIFFORD A. CROSBY, PLS

716 LIVE OAK DRIVE
BILOXI, MS 39532 PHONE: 228-234-1649

CLIENT: SPINNER REAL ESTATE HOLDINGS, LLC
DATE OF FIELD SURVEY: 03/08/2022
DRAWN BY: CAC
JOB NUMBER: 22050.dwg

**MINUTES OF APRIL 28, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

Tina Dahl

From: Joe Culpepper <joe.culpepper@h2oinnovation.com>
Sent: Tuesday, March 29, 2022 3:11 PM
To: Tina Dahl; 'David Ball'; sbowes@cityoflongbeachms.com
Cc: jamie@cityoflongbeachms.com
Subject: RE: Certificate of Resubdivision, 614 Quarles Avenue
Attachments: Special Tap Fee 614 Quarles Ave.pdf

The proposed Lot B will need to abandon the existing sewer and water services that cross the proposed Lot A and connect to the new service provided near Lot B. See attached Special Tap Fee.

Joe Culpepper, P.E.
Project Manager



H2O Innovation
 Office # (228) 463-0140
 800 Kuller Street, Long Beach, MS 39560
 P.O. Box 591, Long Beach, MS 39560
 joe.culpepper@h2oinnovation.com | www.h2oinnovation.com

Special Tap Fee: 614 Quarles Ave.				
Date: 03-29-22				
SEWER AND WATER TAP				
MATERIALS:				
QTY.		ITEM	PRICE	TOTAL
1	EA	1" Corp Stop	\$42.21	\$42.21
1	EA	1" Curb Stop	\$50.79	\$50.79
2	EA	3/4" Curb Stop	\$28.78	\$57.56
20	FT	Roll Tube	\$0.56	\$11.20
1	EA	Meter Box	\$37.00	\$37.00
1	EA	8"x1" Tap Saddle	\$32.63	\$32.63
2	EA	6X6" T wye	\$34.23	\$68.46
2	EA	6" FERNCO	\$11.77	\$23.54
1	EA	6" CAPS	\$8.52	\$8.52
14	FT	6" SDR 26	\$2.70	\$37.80
TOTAL MATERIAL COST				\$369.71
EQUIPMENT:				
QTY.		ITEM	PRICE	TOTAL
8	HRS	161-TRACK HOE	\$21.00	\$168.00
8	HRS	DUMP TRUCK/ Trailer	\$45.00	\$360.00
8	HRS	CREW TRUCK	\$10.00	\$80.00
TOTAL EQUIPMENT COST				\$608.00
LABOR:				
LABOR				TOTAL
				\$847.37
TOTAL LABOR COST				\$847.37
FUEL:				
TOTAL MATERIAL COST				TOTAL
				\$369.71
TOTAL EQUIPMENT COST				\$608.00
TOTAL LABOR COST				\$847.37
TOTAL				\$1,825.08
10% FUEL COST				\$182.51
PLEASE REMIT MATERIAL AND EQUIPMENT COST TO:				<u>\$977.71</u>
City of Long Beach				
P.O. Box 929				
Long Beach, MS 39560				
PLEASE REMIT LABOR & FUEL COST TO:				<u>\$1,029.87</u>
H2O Innovation				
P.O. Box 591				
Long Beach, MS 39560				
TOTAL WATER TAP FEE COST				\$2,007.58

MINUTES OF APRIL 28, 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

April 26, 2022

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

RE: Certificate of Re-Subdivision - Tax Parcel No. 0611K-02-048.000

Ladies and Gentlemen:

We have received a Certificate of Re-Subdivision for the referenced property, which lies on the south side of Dennis Lane and the east side of Quarles Avenue. Proposed Parcel "A" will be nearly 0.32 acres in size, with 91 feet of frontage on Dennis Lane.; Parcel "B" will be approx. 0.29 acres with 90.5 feet of frontage on Quarles Avenue. Each proposed parcel appears to meet the minimum lot sizes and the Certificate itself has all appropriate certifications and information. City approval of the re-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

<https://overstreetengms.sharepoint.com/sites/AllTeam/Shared Documents/docs/0539/Cert Sub/Cert of Sub 611K-02-048.000.docx>
Page 1 of 1

After considerable discussion, Commissioner Levens made motion, seconded by Commissioner Suthoff and unanimously carried to approve the resubdivision in accordance with the Subdivision Regulation, Article II. MINOR AND MAJOR SUBDIVISION GENERAL REGULATIONS, as submitted.

It came for discussion under new business, a Certificate of Resubdivision for property located 5535 Gates Avenue, Tax Parcel 0611J-01-011.001, submitted by Kathleen G. Fayard, as follows:

MINUTES OF APRIL 28, 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 3-28-22
Zoning R-1
Agenda Date 4-28-22
Check Number CASH

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

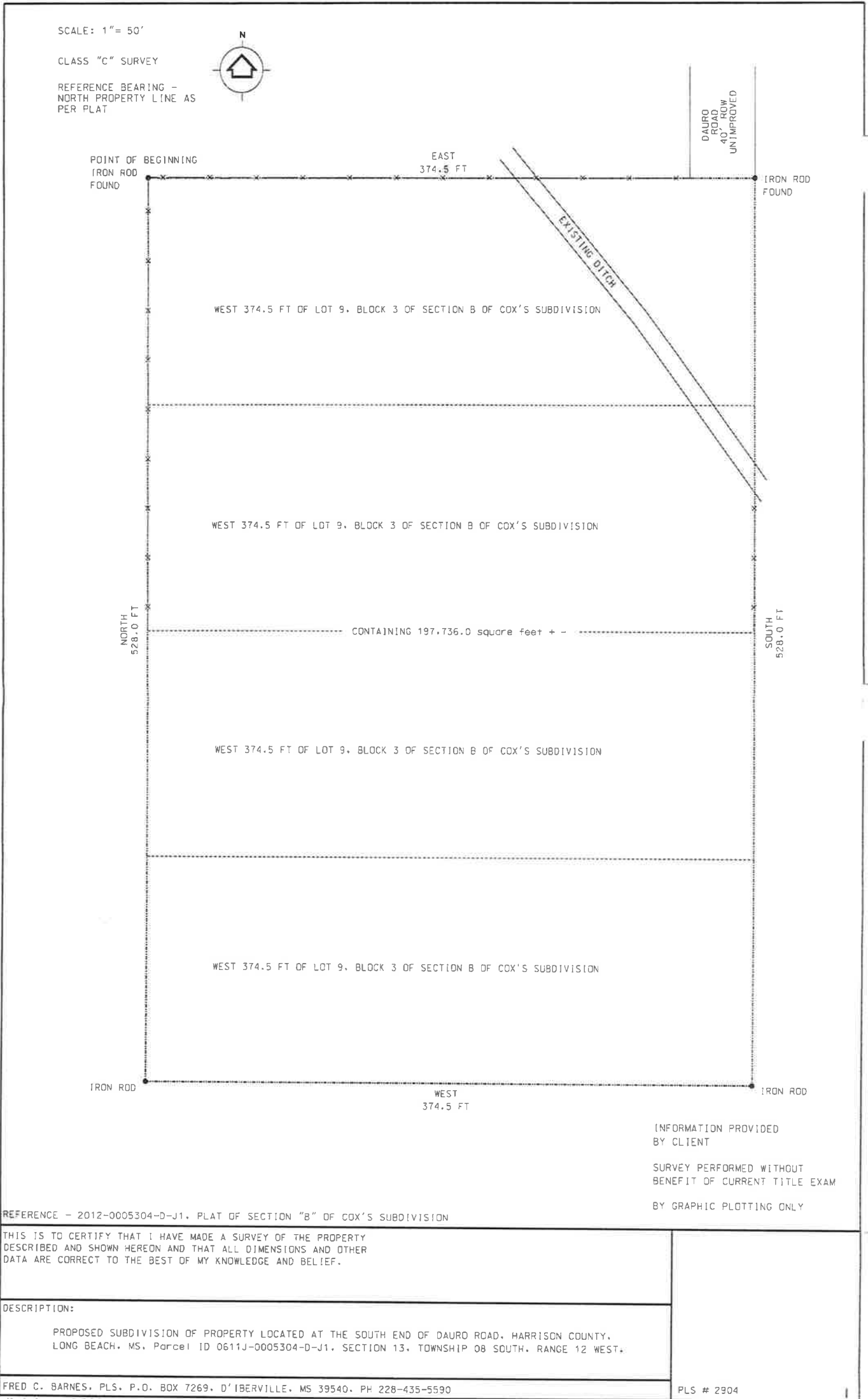
228 669-7990
Phone

Phone

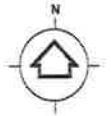
Kathleen G Fayard 3/21/22
Signature of Rightful Owner Date

Signature of Applicant Date

**MINUTES OF APRIL 28, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**



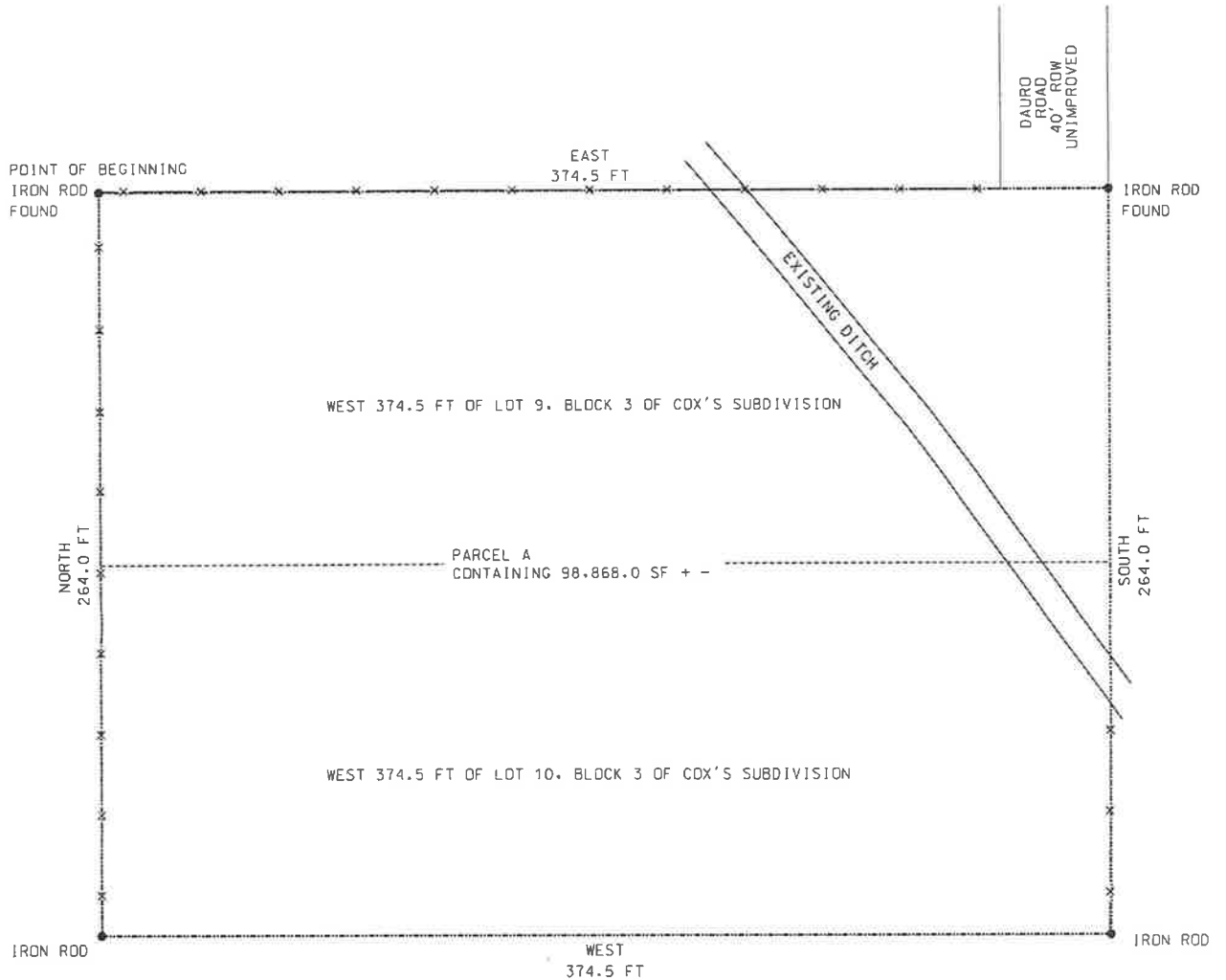
MINUTES OF APRIL 28, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



SCALE: 1" = 50'

CLASS "C" SURVEY

REFERENCE BEARING -
NORTH PROPERTY LINE AS
PER PLAT



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

REFERENCE - 2012-0005304-D-J1, 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:

PROPOSED SUBDIVISION OF PROPERTY LOCATED AT THE SOUTH END OF DAURO ROAD, HARRISON COUNTY,
LONG BEACH, MS, Parcel ID 0611J-0005304-D-J1, SECTION 13, TOWNSHIP 08 SOUTH, RANGE 12 WEST.

FRED C. BARNES, PLS, P.O. BOX 7269, D'IBERVILLE, MS 39540, PH 228-435-5590

PLS # 2904

2

...josh-dauro-subdivision.dgn Mar. 18, 2022 10:20:55

**MINUTES OF APRIL 28, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

CERTIFICATE OF RESUBDIVISION

In accordance with Article II, Section 3 of the Code of Ordinance (Subdivision Regulations) of the City of Long Beach as amended, it is hereby certified that the Long Beach Planning Commission Chairman and Long Beach Mayor and Board of Aldermen have reviewed and approved the attached Final Plat. The following property has been subdivided from Harrison County ad valorem tax parcel # 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 98,868.0 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 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 98,868.0 square feet + -.

INFORMATION PROVIDED
BY CLIENT

SURVEY PERFORMED WITHOUT
BENEFIT OF CURRENT TITLE EXAM

BY GRAPHIC PLOTTING ONLY

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-D-J1, SECTION 13, TOWNSHIP 08 SOUTH, RANGE 12 WEST.

FRED C. BARNES, PLS, P.O. BOX 7269, D'IBERVILLE, MS 39540, PH 228-435-5590

PLS # 2904

MINUTES OF APRIL 28, 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'Fuyard
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.

Fred C Barnes Ms 7904
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-D-J1, SECTION 13, TOWNSHIP 08 SOUTH, RANGE 12 WEST.

FRED C. BARNES, PLS., P.O. BOX 7269, D'IBERVILLE, MS 39540, PH 228-435-5590

PLS # 2904 4

**MINUTES OF APRIL 28, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

Prepared By and Return To:
Schwartz, Orgler & Jordan, PLLC
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) 669-7970

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

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.

**MINUTES OF APRIL 28, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

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 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, 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.



Patti 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.

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:



MINUTES OF APRIL 28, 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

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. Boudreaux
NOTARY PUBLIC Randy J. Boudreaux
70762

My Commission Expires: FOR LIFE

**MINUTES OF APRIL 28, 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.

[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 thereunto 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 thereunto 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 thereunto belonging or in anywise appertaining.

Prepared By and Return to:
Schwartz, Orgler & Jordan, PLLC
12206 Hwy 49
Gulfport, MS 39503
(228) 832-8550

MINUTES OF APRIL 28, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION
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, LLC, et al (Seller) and The Kathleen G. Fayard 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.

PURCHASER

[Signature]
SELLER

PURCHASER

[Signature]
SELLER

PURCHASER

SELLER

PURCHASER

SELLER

March 4, 2022
DATE

March 4, 2022
DATE

Revised 02/2003

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, LLC, et al (Seller) and The Kathleen G. Fayard Revocable Trust (Purchaser), on the property located 5535 Gates Avenue, Long Beach, MS 39560 have been complied with to our satisfaction.

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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.

[Signature]
PURCHASER

SELLER

PURCHASER

SELLER

PURCHASER

SELLER

PURCHASER

[Signature]
SELLER

March 4, 2022
DATE

March 4, 2022
DATE

Revised 02/2003

**MINUTES OF APRIL 28, 2022
REGULAR MEETING**

315

LONG BEACH PLANNING and DEVELOPMENT COMMISSION

Tina Dahl

From: Joe Culpepper <joe.culpepper@h2oinnovation.com>
Sent: Thursday, April 28, 2022 10:37 AM
To: Tina Dahl
Subject: RE: Certificate of Resubdivision, 5535 Gates Avenue

This subdivide will create a land locked parcel. Developer will need to extend road over large ditch which will require large box culverts. The Developer will also need to extend the sewer and water to the proposed parcel. We will need to see and approve plan before this work and subdivide is done.

Joe Culpepper, P.E.
Project Manager



Trusted Utility Partners

Office # (228) 863-0440
404 Kohler Street Long Beach, MS 39560
P.O. Box 591 Long Beach, MS 39560
joe.culpepper@h2oinnovation.com | www.h2oinnovation.com

MINUTES OF APRIL 28, 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

April 27, 2022

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

RE: Certificate of Re-Subdivision – Tax Parcel No. 0611J-01-011.001

Ladies and Gentlemen:

We have received the referenced Certificate of Re-Subdivision and reviewed it for compliance with the City's ordinances. The submitted subdivision proposes to divide one 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 no street frontage on an improved city street, although it does front at the dead-end of the right-of-way of Dauro St., a 40 feet right-of-way. No sketch plan has been submitted for Parcel "B". We believe Parcel "B" can be interpreted to have 2.27 acres in size with no frontage on any city street.

There seems to be a few deficiencies in the referenced Certificate of Re-Subdivision. The lot numbers on the "existing" parcel on sheet 1 of the certificate appear to be the same throughout. In the description box, the parcel referenced seems to be inconsistent with the actual Tax Parcel No. assigned by Harrison County. There is no sketch plan submitted for parcel "B". In the Certificate of Survey and Accuracy, the original seal of the surveyor is required.

Each proposed parcel appears to meet the minimum lot sizes with the exception of having no city street frontage. If approval is granted despite the above issues, 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

After considerable discussion, and upon recommendations made by the City Engineer, Overstreet & Associates, and the Public Works Director, Joe Culpepper, Commissioner Suthoff made motion, seconded by Commissioner Shaw and unanimously carried to table the resubdivision and direct the applicant to resubmit a more detailed packet.

MINUTES OF APRIL 28, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

It came for discussion under New Business, Changes, Ordinance 598, Chart of Uses. After considerable discussion, Commissioner Suthoff made motion, seconded by Commissioner Kruse and unanimously carried to table this item until the next regular scheduled meeting.

There being no further business to come before the Planning and Development at this time, Commissioner Shaw 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 Olaivar

DATE: _____

ATTEST: _____

Tina M. Dahl, Minutes Clerk