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**MINUTES OF SEPTEMBER 14, 2023
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

**AGENDA
SEPTEMBER 14, 2023
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. Special-Use Approval- 0 Klondyke Road, Tax Parcel 0611K-02-005.002, Submitted by VG Burke Property Management Group (owner) and Vincent G. Burke (agent).

IV. ANNOUNCEMENTS

V. APPROVE MINUTES

1. August 24, 2023

VI. UNFINISHED BUSINESS

VII. NEW BUSINESS

1. Short-Term Rental- 113 West Third Street, Tax Parcel 0612B-03-084.000, Submitted by Steve Molina (owner) and Sharon Mitchell (property manager).
2. Short-Term Rental- 405 South Cleveland Avenue, Tax Parcel 0612A-03-048.000, Submitted by Andrew and Laura Brayton (owner) and Ashley Gray (property manager).
3. Short-Term Rental- 108 South Seashore Avenue, Tax Parcel 0512H-03-004.000, Submitted by Erica Rose (owner) and Lynn Healy, Healy Realty Group, (property manager).
4. Certificate of Resubdivision- 5536 Daugherty Road, Tax Parcel 0511I-01-029.000, Submitted by Gary Taylor.
5. Certificate of Resubdivision- 4281 Beatline Road, Tax Parcel 0512C-01-006.000, Submitted by Steven W. and Sonia L. Ward.

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 September 19, 2023.

**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.

**MINUTES OF SEPTEMBER 14, 2023
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LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

Be it remembered that one (1) public hearing was heard before the Long Beach Planning and Development Commission, Long Beach, Mississippi, and begun at 5:30 o'clock p.m., Thursday, the 14th day of September 2023, 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 Hearing the following named persons: Chairman Frank Olaivar, Vice Chairman Shawn Barlow, Commissioners Nicholas Brown, William Suthoff, David DiLorenzo, Michael Levens, Chris Fields, Jennifer Glenn and Marcia Kruse, Building Official Mike Gundlach, Building Inspector Ryan Ladner and Minutes Clerk Tina M. Dahl.

Absent the public hearing was City Advisor Bill Hessell.

There being a quorum present and sufficient to transact the business of the public hearing, the following proceeding was had and done.

.....

The first public hearing to consider a Special-Use Approval Application for property located at 0 Klondyke Road, Tax Parcel 0611K-02-005.002, submitted by VG Burke Property Management Group (owner) and Vincent G. Burke (agent), as follows:

MINUTES OF SEPTEMBER 14, 2023
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LONG BEACH PLANNING and DEVELOPMENT COMMISSION



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

Office use only	
Date Received	8/9/23
Zoning	C-2, R-1
Agenda Date	9-14-23
Check Number	467
Ward	

APPLICATION FOR
SPECIAL-USE APPROVAL

Tax Parcel Number(s): 0611K-02-005.002

Address of Property Involved: Ø Klondyke Road

Statement clearly explaining the request being made. (Attach supplemental pages if necessary.)

SEE ATTACHED

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 (SEE ATTACHED MEETING DATES & DEADLINES.) Receipt of fee(s) does not constitute receipt of a completed application.

I the undersigned hereby certify that I have read and understand this application and that all information and attachments are true and correct. I also certify that I agree to comply with all applicable city codes, ordinances and state laws. Finally, I certify that I am the owner of the property involved in this request or authorized to act as the owner's agent for herein described request.

OWNER

AGENT

VG Burke Property Management
(PRINT) Name of Rightful Owner Group

Vincent G. Burke
(PRINT) Name of Agent

3614 Bienville Blvd.
Owner's Mailing Address

324 Magnolia Ave
Agent's Mailing Address

Ocean Springs MS 39564
City State Zip

Ocean Springs MS 39564
City State Zip

(228) 818-2830
Phone

(228) 238-8314
Phone

VJBL 8/8/23
Signature of Owner Date

VJBL 8/8/23
Signature of Agent Date

**MINUTES OF SEPTEMBER 14, 2023
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

Complete, if the property or properties involved have more than one (1) owner. All persons listed as owners on the deed of ownership to the property or properties listed must complete and sign application.

I the undersigned hereby certify that I have read and understand this application and that all information and attachments are true and correct. I also certify that I agree to comply with all applicable city codes, ordinances and state laws. Finally, I certify that I am the owner of the property involved in this request or authorized to act as the owner's agent for herein described request.

<p>OWNER</p> <p><u>VG Burke Property Management Group</u></p> <p>(PRINT) Name of Rightful Owner</p> <p><u>3614 Bienville Blvd.</u></p> <p>Owner's Mailing Address</p> <p><u>Jean Springs MS 39564</u></p> <p>City State Zip</p> <p><u>(228) 818-2830</u></p> <p>Phone</p> <p><u>[Signature]</u> <u>8/8/23</u></p> <p>Signature of Owner Date</p>	<p>OWNER</p> <p>_____</p> <p>(PRINT) Name of Owner</p> <p>_____</p> <p>Owner's Mailing Address</p> <p>_____</p> <p>City State Zip</p> <p>_____</p> <p>Phone</p> <p>_____</p> <p>Signature of Owner Date</p>
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REQUIRED ATTACHMENTS:

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 may be substantiated in writing or by the appearance of such owner(s) at the hearing. Such support is usually considered material but not conclusive.

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;

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.

Fee Attach a check in the amount of \$200.00 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. The City of Long Beach will notify, by letter, adjacent property owners within 160' (feet), to the requested action identified in this application, using the Harrison County Tax Assessor's Land Roll database.

IMPORTANT NOTICE

INCOMPLETE APPLICATIONS MAY DELAY APPROVAL OF YOUR REQUEST, PLEASE SUBMIT ALL REQUIRED DOCUMENTS.

**MINUTES OF SEPTEMBER 14, 2023
REGULAR MEETING**

LONG BEACH PLANNING and DEVELOPMENT COMMISSION

Attached Statement clearly explaining the request being made:

We are requesting a special use permit to extend the "C2" zoning for an additional 1.2 acres to the approximate 2 acres that is currently zoned C2. This will allow us to create a facility that is not only more functional but also aesthetically pleasing to our customers and the community. The remaining 1.64 acres that is currently zoned as R1 will remain R1. Please see the attached diagrams.

Land "approximately 4.84 acres" on Klondyke was purchased by VGBurke Property Management Group 7/31/2023

Purpose and Benefits:

- We will be building a new facility at this this location to establish an In The Zone Childcare Services Facility in Long Beach.
- We hope to open this facility August of 2024.
- We currently own and operate the two largest privately owned childcare facilities in the state with one in Ocean Springs and the other in the community of St. Martin. This location is slated to be one of "what will be" the three largest privately owned facilities in the State.
- We serve around 330 children, infants to 12-year-olds at each site, and plan to do the same in Long Beach.

Meeting the Growing Demand:

- Long Beach experiencing significant growth, over 300 new homes built this year
- As a result, there is a pressing need for quality childcare services in the city
- In The Zone will assist in meeting this demand by providing access to quality childcare within the city of Long Beach

Boosting the Local Economy:

- By bringing our childcare services to Long Beach, we aim to contribute to the city's economic development. Rather than having parents seek childcare options in neighboring cities, our presence will retain spending and resources within Long Beach, strengthening the local economy.
- We will be adding 17 full-time and 14 part-time jobs to the city
- We will be investing between 2.5 and 3 million dollars in constructing the Long Beach location which will in turn bring much higher property tax revenue to the city for that property.

Addressing Concerns:

- We are committed to addressing traffic impact and zoning concerns that have been raised by proactively and cooperatively working with the city.

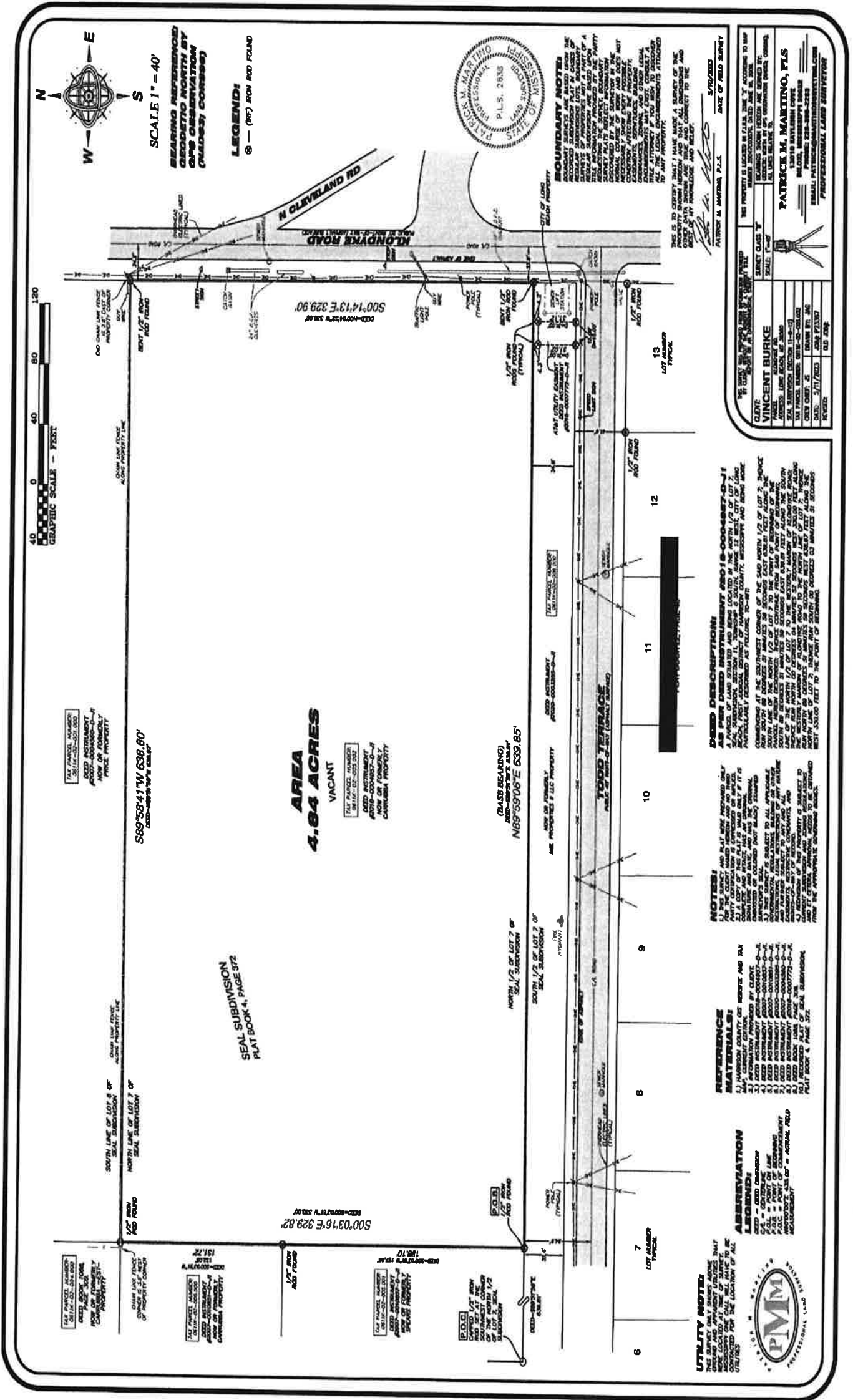
Traffic Management Measures:

- We are currently collaborating with the city and will assist in any way that we can to do our part to improve traffic flow to the area around our facility.

Aesthetically Pleasing Facility:

- Requesting a special use permit to extend "C2" zoning for an additional 1.2 acres in order to create a more functional and visually appealing facility for the community. Please see attached diagrams.

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LONG BEACH PLANNING and DEVELOPMENT COMMISSION



**MINUTES OF SEPTEMBER 14, 2023
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LONG BEACH PLANNING and DEVELOPMENT COMMISSION
DECLARATION OF ACCEPTANCE**

Property Address: 0 Klondyke Rd., 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, dated , and signed by V.G. Burke Property Management Group LLC and Paul A. Carrubba and Janet Carrubba, on the property located at 0 Klondyke Rd., Long Beach, MS 39560 have been complied with to our satisfaction.

We, the undersigned, do hereby declare that without any reservation, we hereby accept the property as to the condition of the property, as well as financing terms, and all other representations of Purchasers, 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 an 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.

V.G. Burke Property Management Group LLC

By: [Signature]

[Signature]
Paul A. Carrubba

By: _____

[Signature]
Janet Carrubba

7/31/23
DATE

7-31-23
DATE

Indexing: N ½ of Lot 7, Seal S/D in 11-8-12

Prepared by and return to:
David B. Estes
MS Bar No. 101404
Integrity Land Title, LLC
1806 23rd Avenue, Suite A
Gulfport, MS 39501
(228)896-8962
File# 4691

STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT

WARRANTY DEED

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

**PAUL A. CARRUBBA AND WIFE, JANET CARRUBBA
401 WARWICK ROAD
CLINTON, MS 39056
(601) 946-3096**

do hereby SELL, CONVEY and WARRANT unto

**V. G. BURKE PROPERTY MANAGEMENT GROUP LLC
A MISSISSIPPI LIMITED LIABILITY COMPANY
3614 BIENVILLE BLVD
OCEAN SPRINGS, MS 39564
(228) 818-2830**

the following described land, together with all improvements thereon, located in the First Judicial District of Harrison County, Mississippi, more particularly described as follows, to-wit:

A parcel of land situated and being located in the North ½ of Lot 7, SEAL SUBDIVISION, Section 11, Township 8 South, Range 12 West, City of Long Beach, First Judicial District of Harrison County, Mississippi and being more particularly described as follows, to-wit:

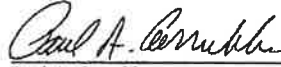
Commencing at the SW corner of the said North ½ of Lot 7, thence run South 89 degrees 51 minutes 59 seconds East 639.81 feet along the south line of the North ½ of Lot 7 to the POINT OF BEGINNING of the parcel herein described; thence continue from said Point of Beginning, run South 89 degrees 51 minutes 59 seconds East 639.81 feet along the south line of the North ½ of Lot 7 to the westerly margin of Klondyke Road; thence run North 00 degrees 04 minutes 52 seconds West 330.00 feet along the westerly margin of Klondyke Road to the north line of Lot 7; thence run North 89 degrees 51 minutes 59 seconds West 638.97 feet along the north line of Lot 7; thence run South 00 degrees 03 minutes 51 seconds West 330.00 feet to the POINT OF BEGINNING.


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

TAXES for the year 2023 are hereby prorated and the same are hereby assumed by the Grantee herein. It is agreed and understood that the taxes for the current year have been prorated as of this date on an estimated basis, and that when said taxes are actually determined, if the proration as of this date is incorrect, the parties herein agree to pay on a basis of an actual proration. All subsequent years' taxes are specifically assumed by Grantee herein.

EXECUTED on this the 31 day of July, 2023.



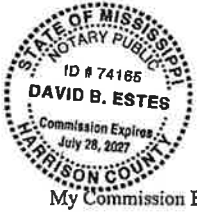
Paul A. Carrubba


Janet Carrubba

STATE OF MISSISSIPPI

COUNTY OF HARRISON

Personally, appeared before me, the undersigned authority in and for the said county and state on this 31 day of July, 2023, within my jurisdiction, the within named Paul A. Carrubba and wife, Janet Carrubba, who acknowledged that they executed and delivered the above and foregoing instrument.

(SEAL) 
My Commission Expires:



NOTARY PUBLIC

The Clerk reported that twenty-one (21) 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:

**MINUTES OF SEPTEMBER 14, 2023
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LONG BEACH PLANNING and DEVELOPMENT COMMISSION
City of Long Beach**



**LEGAL NOTICE
PUBLIC HEARING**

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

VG Durke Property Management Group, 36104 Bienville Blvd, Ocean Springs, MS, 39564, has filed an application for a Special-Use Approval in accordance with the Comprehensive Long Beach Unified Land Ordinance. The applicant is requesting, "a special use permit to extend the C2 Zoning for an additional 1.2 acres to the approximate 2 acres that is currently zoned C2. This will allow us to create a facility that is not only more functional but also aesthetically pleasing to our customers and the community. The remaining 1.64 acres that is currently zoned as R1 will remain R1." The location of the request is 0 Klondyke Road, Tax Parcel 0511K-02-005.0C2. The legal descriptions are as follows:

4.8 AC BEG 31 FT N DF INTER OF WLY MAR OF KLONDYKE RD & N MAR OF TODD TERRACE N ALONG KLONDYKE RD 330 FT W 639 FT S 330 FT E 639.8 FT TO POBBING A PART OF LOT 7 OF SEAL SUBD SEC 11-8-12

A Public Hearing to consider the above Special Use Approval request will be held in the City of Long Beach, Mississippi, 39560, September 14, 2023, at 5:30 p.m., in the Long Beach City Hall Meeting Room located at 201 Jeff Davis Avenue. The city encourages all residents, groups and organizations to contact the city if they have any questions concerning the petition.

/s/ signed
Chairman
Planning and Development Commission

211 Jeff Davis • P.O. Box 929 • Long Beach, MS 39560 • (228) 863-1556 • FAX (228) 866-4822
www.cityoflongbeachms.com

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

Proof of Publication



**STATE OF MISSISSIPPI
COUNTY OF HARRISON**

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

Vol. 24 No. 34 dated 15 day of August, 2023
 Vol. ___ No. ___ dated ___ day of ___, 20___
 Vol. ___ No. ___ dated ___ day of ___, 20___
 Vol. ___ No. ___ dated ___ day of ___, 20___
 Vol. ___ No. ___ dated ___ day of ___, 20___
 Vol. ___ No. ___ dated ___ day of ___, 20___
 Vol. ___ No. ___ dated ___ day of ___, 20___
 Vol. ___ No. ___ dated ___ day of ___, 20___

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

Hunter Dawkins
Publisher

Sworn to and subscribed before me this 15 day of August, A.D. 2023.

Debbie A. Gray
Notary Public



MINUTES OF SEPTEMBER 14, 2023
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

Keesler Federal Credit Union 2602 Pass Road Biloxi, MS 39531	Diocese of MS -Trustees- PO Box 550 Long Beach, MS 39560	Thomas Robert B ETAL 734 Parkwood Drive Long Beach, MS 39560
Thornton Sylvia T and Russell RT 23 48 th Street Gulfport, MS 39507	Vickerman Erica 26 Todd Terrace Long Beach, MS 39560	Hard Money Investments, Inc PO Box 668 Walker, LA 70785
Woodruff Amanda L 27 Todd Terrace Long Beach, MS 39560	Stevison Bernice G 20 Todd Terrace Long Beach, MS 39560	Young Edd W 18 Todd Terrace Long Beach, MS 39560
Labbie Brian Wayne and Nicole D 190 Brady Drive Biloxi, MS 39531	Ware Edwin R and Susan E 14 Todd Terrace Long Beach, MS 39560	Allen Ryan Wayne 12 Todd Terrace Long Beach, MS 39560
Baker Patricia -Trustee- 14162 East Marcie Road Gulfport, MS 39503	MSL Properties II LLC 20231 Cliff Allen Road Long Beach, MS 39560	Spears Paula J Carrubba 104 Quarles Street Long Beach, MS 39560
Carrubba Alice V -EST- ETAL c/o Paula Spears 620 North Seal Avenue Long Beach, MS 39560	Carrubba Alice V -EST- c/o Paula Spears 104 Quarles Street Long Beach, MS 39560	Compass Investments LLC PO Box 963 Long Beach, MS 39560
Carrubba Christopher C -EST- 108 Summer Lane Long Beach, MS 39560	Steen Alden and Patricia M 110 Summer Lane Long Beach, MS 39560	Price Karen Rose 511 Klondyke Road 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 August 21, 2023, she did cause to be mailed, Notice of Public Hearing, a copy of which is attached hereto, to twenty-one (21) property owners within 160' of 0 Klondyke Road, Tax Parcel 0611K-02-005.002, notifying them that a public meeting will be held, September 14, 2023, to consider an application for a Special-Use submitted by VG Burke Property Management Group.

Given under my hand this the 21st of August 2023.

Stacey Dahl
STACEY DAHL, AFFIANT

SWORN TO AND SUBSCRIBED before me on this the 21st day of August 2023.

Kim Gonsoulin
NOTARY PUBLIC

-My Commission Expires-



**MINUTES OF SEPTEMBER 14, 2023
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

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

- Leonard Carrubba, 105 Summer Lane, spoke in favor of the request stating that his family would rather see the owner construct a daycare facility and not a gas station.

PUBLIC COMMENTS <u>IN FAVOR OF</u>	
<small>SUBJECT MATTER: Special-Use Approval ADDRESS: 0 Klondyke Road Tax Parcel(s): 0611K-02-005.002 APPLICANTS: VG Burke Property Management Group</small>	
PLEASE PRINT NAME / ADDRESS / PHONE	COMMENT
1 <i>LEONARD CARRUBBA</i>	
2	
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City of Long Beach
Planning and Development Commission – Public Hearing
Date: September 14, 2023

Page ___ of ___

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

After considerable discussion and upon the following recommendation made by City Advisor Bill Hessel, Commissioner Levens made motion seconded by Commissioner Suthoff and unanimously carried to deny the application as submitted.

**MINUTES OF SEPTEMBER 14, 2023
REGULAR MEETING**

LONG BEACH PLANNING and DEVELOPMENT COMMISSION

Memorandum

To: Long Beach Planning Commission

From: Bill Hessel

Subject: Request for Special Use to allow Child Care Facility

Date: 9-14-2023

I have reviewed the application as submitted and have the following comments.

1. Please refer to the Chart of Uses (Article X) for permissible uses in R-1 Districts.
2. Child Care with over four children are not allowed in R-1 Districts as shown in the Chart of Uses.
3. The applicant wants to expand the C-2 District by Special Use but it cannot be expanded except by a zoning change.
4. Based on the above, the request to allow Child Care in an R-1 District is not permitted by ordinance.

Any questions, please let me know.

Be it remembered that a Regular Meeting before the Long Beach Planning and Development Commission, Long Beach, Mississippi, was begun at 5:30 o'clock p.m., Thursday, the 14th day of September 2023, in the Long Beach City Hall Meeting Room, 201 Jeff Davis Avenue, in said City, and the same being the time, date and place fixed for holding said Regular Meeting.

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

Absent the regular meeting was 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.

**MINUTES OF SEPTEMBER 14, 2023
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

Commissioner Glenn made motion, seconded by Vice Chairman Barlow and unanimously carried to approve the Regular Meeting minutes of August 24, 2023, as submitted.

It came for discussion under New Business a Short-Term Rental for property located at 113 West Third Street, Tax Parcel 0612B-03-084.000, submitted by Steven Molina (owner) and Sharon Mitchell (property manager), as follows:

MINUTES OF SEPTEMBER 14, 2023
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

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

PHYSICAL ADDRESS:
201 JEFF DAVIS AVENUE
LONG BEACH, MS 39560

PHONE: (228) 863-1554
FAX: (228) 863-1558

MAILING ADDRESS:
POST OFFICE BOX 929
LONG BEACH, MS 39560

PROPERTY INFORMATION:

ADDRESS: 113 W. Third St. Long Beach Tax Parcel # 0612B-03-084-000
(Location of Short-Term Rental)

OWNER'S INFORMATION:

Property Owner's Name: Steve Molina

Property Owner's Address: 635 Puckett Rd SE., Emerson, GA 30137

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

City State Zip

Property Owner's Phone No: 770-361-0534 Email Address: appliedrisk07@gmail.com

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

PROPERTY MANAGER INFORMATION:

Property Manager's Name: Sharon Mitchell

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

11247 Riverbend Dr. Gulfport, MS 39503
City State, Zip

Property Manager's Phone No.: 765-301-0469 Email Address: smitchell742@gmail.com

PLEASE PROVIDE THE FOLLOWING:

- Mississippi Sales Tax ID # VR60 / Airbnb
- Recorded Warranty Deed
- Parking Rules & Plan
- Trash Management Plan
- Copy of Proposed Rental Agreement
- Proof of Liability Insurance, which includes short term rental coverage

ADDITIONAL INFORMATION:

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

AFFIDAVIT

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

Steve Molina [Signature] 8/17/23
PRINT NAME SIGNATURE DATE

BELOW IS FOR OFFICE USE ONLY			
Maximum Occupancy:	Maximum Vehicles allowed:	Number of bedrooms:	Number of people home can accommodate:
<u>6</u>	<u>3</u>	<u>3</u>	<u>6</u>

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

Building Official Signature: [Signature] Date: 9/7/23

Fire Inspector Signature: _____ Date: _____

COMMENTS: _____

Date Received:	<u>8-21-23</u>
Agenda Date:	<u>9-14-23</u>
Amount Due/Paid:	<u>250.00</u>
Payment Method:	<u>3264</u>

MINUTES OF SEPTEMBER 14, 2023
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



I Steve Molina, owner of the property located at 113 W. Third St., Tax Parcel 06126-03-084.000 affirm that I am in compliance with building codes, deed restrictions and/or covenants, and have paid all applicable taxes, fees and other charges. I acknowledge that a violation of the ordinances of the City of Long Beach shall result in the suspension or revocation of the permit.

[Signature]
signature

8/21/23
date



SCANNED



1st JUDICIAL DISTRICT
Instrument 2023-0015858-D-11
Filed/Recorded 08/11/2023 9:56:01 AM
Total Fees 26.00
2 Pages Recorded

Prepared by:
Gene J. Hoffman IV
Attorney at Law
311 East Second St.
Pass Christian, MS 39571
(228) 452-9408
Mississippi Bar Number: 104994

Return to:
Gene J. Hoffman IV
Attorney at Law
311 East Second St.
Pass Christian, MS 39571
(228) 452-9408

INDEX AS FOLLOWS: Part of Lot 55 of HENDERSON-SHIPMAN-HUGHES SURVEY in Sec 13, T8S, R12W, also in LB Sec Blk 14

STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) cash in hand paid and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, DONNA M. BOUE and MICHELLE ELIZABETH GIBBS, of 762 E. Second Street, Pass Christian, MS 39571, (504) 913-3674, do hereby sell, convey and warrant unto STEVE MOLINA, of 635 Puckett Road SE, Emerson, GA 30137, (770) 361-0534, the following described real property situated in the City of Long Beach, Harrison County, First Judicial District, State of Mississippi, described as:

A parcel of land situated and being located in a part of Lot 55, of HENDERSON-SHIPMAN-HUGHES SURVEY, in Section 13, Township 8 South, Range 12 West, City of Long Beach, First Judicial District of Harrison County, Mississippi and being more particularly described as follows, to-wit:

Beginning at a point on the Southerly margin of Third Street, which point is 360.0 feet West of the Westerly Right-of-Way of Jeff Davis Avenue as measured along the Southerly margin of Third Street; thence run from said Point of Beginning, South 28 degrees 53 minutes 39 seconds East a distance of 100.00 feet; thence run South 68 degrees 34 minutes 46 seconds West a distance of 83.63 feet; thence run North 28 degrees 00 minutes 00 seconds West a distance of 100.00 feet to the Southerly margin of Third Street; thence run North 68 degrees 42 minutes 46 seconds East a distance of 82.08 feet along the Southerly margin of Third Street to the Point of Beginning. This is the description as provided in the survey by J. Michael Cassidy, P.L.S. dated January 13, 1995.

This being the same property described and conveyed in the Warranty Deed

**MINUTES OF SEPTEMBER 14, 2023
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

recorded as Instrument #2005-13268-D-11 in the office of the Chancery Clerk in the
First Judicial District of Harrison County, Mississippi, described therein, to-wit:

That certain lot in the City of Long Beach described as beginning on the south side
of Third Street at a point 350 feet, more or less. West of the West line of Jeff Davis
Avenue as a starting point or Place of Beginning; running thence in a Southerly
direction parallel with Jeff Davis Avenue a distance of 100 feet, running thence in a
Westerly direction parallel to Third Street a distance of 80 feet, running thence in a
Northerly direction and parallel with Jeff Davis Avenue a distance of 100 feet to a
stake on the South line of Third Street, and running thence in a direction along the
South side of Third Street 80 feet to the Place of Beginning.

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

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

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

Witness the signatures of the Grantors this 10th day of August, 2023.


DONNA M. BOUE

MICHELLE ELIZABETH GIBBS

STATE OF MISSISSIPPI
COUNTY OF HARRISON

Personally came and appeared before me, the undersigned authority in and for the jurisdiction
aforesaid, the within named DONNA M. BOUE and MICHELLE ELIZABETH GIBBS, who
acknowledged that they executed the above and foregoing instrument on the day and in the year therein
written.

Given under my hand and official seal of office this 10th day of August, 2023.


NOTARY PUBLIC
My Commission Expires: 10/08/2026

AFFIX SEAL



**Short Term Rental Agreement
Welcome Guide**

1. **The Parties:** This Short-Term Rental Agreement ("STR") made on _____, 20____ between the following:
 - a. Guest: _____, with a mailing address of _____ ("Guest"), and
 - b. Host: _____, with a mailing address of _____ ("Host").
2. **Short Term Rental Term** – Per the fixed term assigned in the booking of the STR platform.
3. **Person of Contact:** The Host contact information is:
 - a. Telephone: 770-361-0534
 - b. E-Mail: appliedrisk07@gmail.com
4. **Directions:**
 - a. Beach Blvd (Hwy 98) to Jeff Davis, Turn North onto Jeff Davis from the beach, Drive three blocks to W. Third, Take a left on W. Third, The property is the second house on the left.
5. **Parking:** The Property provides designated parking space(s) for the Guests on the driveway and under the carport. There is to be no parking in the street or in the yard/lawn. The designated parking area provides for up to 5 vehicles.
6. **Access**
 - a. **Keypad Code:** the code is the Last 4 digits of the phone # on the reservations.
 - b. **Instructions for Keypad:**
 - i. **Entering:** the access code will be text the same day of check-in. Pull the door gently towards you, press the screen of the Pad on the front door and the numbers will light up, enter the code.
 - ii. **Exiting:** Pull the door gently towards you, press the lock button on the bottom right.
7. **Carport Storage and Rear Door Key:** on the colorful key ring on the tray across from the kitchen island
8. **Quiet Hours:** The Host requests that the guest respect Quiet hours beginning at 10:00 PM each night and continue until sunrise. Quiet hours consist of no music

MINUTES OF SEPTEMBER 14, 2023
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

and keeping all audio at a minimum level out of respect for the surrounding residents.

9. **Occupants:** The maximum number of individuals staying on the Premises during the STR Term shall be a total of 6 guests. If more than the authorized number of guests listed above are found on the Premises, this Agreement will be subject to termination by the host and terms subject to additional charges.
10. **Pets:** There are no pets allowed on the Premises. If the Guest is found to have pets on the Premises, this Agreement shall be forfeited and additional charges applied for damages and/or cleaning.
11. **Trash Management:** The Host provides a Trash Can and a Recycle Can on the property. Please be diligent in following the instructions noted on the recycle can. Trash Collection is on Monday of each week. If staying the night before Monday, please pull the cans to the front of the driveway, open lid side facing the street. If you are unable to do so, please text me and I can have the trash and recycle cans moved for the Monday pick-up.
12. **Smoking / Vaping Policy:** Smoking and Vaping on the Premises is prohibited.
13. **Illegal Activity:** The Guest 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.
14. **Check-In:**
 - a. Check in time is 4:00 pm
 - b. Thank you for choosing Villa on 3rd
 - c. Enjoy your Stay
15. **Upon Arrival:**
 - a. If you notice that anything is broken or not working properly, please let me know.
 - b. Please feel free to call or text with any questions about the home.
 - c. Enjoy your Stay
16. **Check-Out:**
 - a. Checkout time is 11:00 am
17. **Checkout Instructions:**
 - a. Please place used dishes in the dishwasher,
 - b. Please leave used towels and wash cloths on the bathroom floors,
 - c. The cleaning company will strip the beds and pillows,
 - d. Please ensure that all trash is removed from the house before you check-out,
 - e. Please put the trash in bags and place in the garbage can under the carport,
 - f. Please turn off all lights and adjust the thermostat to 78 degrees in the summer and 68 degrees if winter.
 - g. Please lock the front and rear door
18. **Lastly**
 - a. Notify me of your departure,
 - b. Leave a 5-star review if you enjoyed your stay,
 - c. Safe Travels and come again soon

Guest Signature: _____ Date: _____

**MINUTES OF SEPTEMBER 14, 2023
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

THIS DECLARATION PAGE IS ATTACHED TO AND FORMS PART OF CERTIFICATE PROVISIONS																																					
Expiring Policy #: New	Policy Number: OUA13575839-00																																				
1. NAME AND ADDRESS OF THE INSURED: Steve Madia 636 Packard Rd SE Fremont, GA, 30137	INSURED LOCATION/RESIDENCE PREMISES: 113 West 3rd Street, Long Beach, MS, 39560																																				
2. POLICY PERIOD: EFFECTIVE FROM 08/09/2023 TO 08/09/2024 BOTH DAYS AT 12:01A.M. LOCAL STANDARD TIME																																					
3. COVERAGES—INSURANCE IS EFFECTIVE WITH: QBE Specialty Insurance Company																																					
Limits: Deductibles:	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%;">Coverage A</td> <td style="width: 30%;">Dwelling</td> <td style="width: 10%;">\$</td> <td style="width: 30%; text-align: right;">400,000.00</td> </tr> <tr> <td>Coverage B</td> <td>Other Structures</td> <td>\$</td> <td style="text-align: right;">35,000.00</td> </tr> <tr> <td>Coverage C</td> <td>Personal Property</td> <td>\$</td> <td style="text-align: right;">50,000.00</td> </tr> <tr> <td>Coverage D</td> <td>Fair Rental Value</td> <td>\$</td> <td style="text-align: right;">60,000.00</td> </tr> <tr> <td>Coverage L</td> <td>Personal Liability</td> <td>\$</td> <td style="text-align: right;">500,000.00</td> </tr> <tr> <td>Coverage M</td> <td>Medical Payments</td> <td>\$</td> <td style="text-align: right;">1,000.00</td> </tr> <tr> <td>Loss Assessment</td> <td></td> <td>\$</td> <td style="text-align: right;">1,000.00</td> </tr> <tr> <td></td> <td>All Other Perils</td> <td>\$</td> <td style="text-align: right;">5,000.00</td> </tr> <tr> <td></td> <td>Windstorm & Hail</td> <td></td> <td style="text-align: right;">5%</td> </tr> </table>	Coverage A	Dwelling	\$	400,000.00	Coverage B	Other Structures	\$	35,000.00	Coverage C	Personal Property	\$	50,000.00	Coverage D	Fair Rental Value	\$	60,000.00	Coverage L	Personal Liability	\$	500,000.00	Coverage M	Medical Payments	\$	1,000.00	Loss Assessment		\$	1,000.00		All Other Perils	\$	5,000.00		Windstorm & Hail		5%
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	All Other Perils	\$	5,000.00																																		
	Windstorm & Hail		5%																																		
*25% Minimum Earned Premium Applies																																					
4. PREMIUMS AND OTHER CHARGES:																																					
	Basic Premium \$2,666.71 Other Coverage Premium \$708.25 TOTAL \$3,375.00																																				
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) Ameri Bank IS/AA ATIMA, Po Box 961202, Fort Worth, TX, 75161 Mortgage Loan # 7196386032	
8. ADDITIONAL INTEREST(S)	
9. ADDITIONAL INSURED(S)	
10. IN THE EVENT OF A CLAIM - PLEASE NOTIFY THE FOLLOWING AGENT Advanced Solutions, LLC 1718 Government Street, Suite E Ocean Springs MS 390564 228-875-4655	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.	
SURPLUS LINES AGENT: Orchid Underwriters Agency LLC 1201 18th Place Suite A110, Vero Beach FL 32960 License: 15015264	DATE ISSUED: 08/02/2023 AUTHORIZED REPRESENTATIVE: Ronald Terzer 10752733

**MINUTES OF SEPTEMBER 14, 2023
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

POLICY NUMBER: OUA13575839-00

QSNDP0060318

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

PERSONAL LIABILITY - PREMISES ONLY

This endorsement modifies insurance provided under the following:

PERSONAL LIABILITY - QSNDP0051213

DEFINITIONS

Paragraph B.6. "Insured location" is deleted and replaced by the following:

- 6. "Insured location" means:
 - a. The "residence premises"; and
 - b. The part of other premises, other structures and grounds used as a residence; which is shown as the "residence premises" in the Declarations.

Paragraph B.11. "Residence premises" is deleted and replaced by the following:

- 11. "Residence premises" means the one, two, three or four family dwelling shown as the "residence premises" in the Declarations. "Residence premises" also includes other structures and grounds at that location.

I. EXCLUSIONS

Paragraph A.2.d.(2) is deleted and replaced by the following:

- (2) Owned by an "insured" provided the "occurrence" takes place on an "insured location" as defined in DEFINITIONS B.6. in this endorsement.

Paragraph E.2.b.(1) is deleted and replaced by the following:

- (1) The rental or holding for rental of an "insured location" as defined in DEFINITIONS B.6. in this endorsement.

All other provisions of this policy apply.

QSNDP0060318

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Page 1 of 1

POLICY NUMBER: OUA13575839-00

**DWELLING PROPERTY
QSNDP0090318**

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

RENTAL ENDORSEMENT – PERSONAL LIABILITY

This endorsement modifies insurance provided under the following:

PERSONAL LIABILITY - QSNDP0051213

I. DEFINITIONS

Paragraph B.6. "Insured location" is deleted and replaced by the following:

- 6. "Insured location" means:
 - a. The "residence premises"; and
 - b. The part of other premises, other structures and grounds used as a residence, which is shown as the "insured location" in the Declarations.

Paragraph B.11. "Residence premises" is deleted and replaced by the following:

- 11. "Residence premises" means the one, two, three or four family dwelling shown as the "insured location" in the Declarations. "Residence premises" also includes other structures and grounds at that location.

II. EXCLUSIONS

Paragraph E.2.b.(1) is deleted and replaced by the following:

- (1) The rental or holding for rental of an "insured location".

All other provisions of this Policy apply.

Page 1 of 1

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QSNDP0090318

MINUTES OF SEPTEMBER 14, 2023
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

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

It came for discussion under New Business a Short-Term Rental for property located at 405 South Cleveland Avenue, Tax Parcel 0612A-03-048.000, submitted by Andrew and Laura Brayton (owners) and Ashley Gray (property manager), as follows:

MINUTES OF SEPTEMBER 14, 2023
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

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

PROPERTY INFORMATION:
ADDRESS: 405 S Cleveland Ave., Long Beach, MS 39560 **Tax Parcel #** 0612a-03-048.000
 (Location of Short-Term Rental)

OWNER'S INFORMATION:
Property Owner's Name: Andrew and Laura Brayton

Property Owner's Address: 10440 Marigold Court, Highlands Ranch, CO 80126

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

Property Owner's Phone No: 850-304-6120 **City** **State** **Zip**
Email Address: labrayton@yahoo.com

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

PROPERTY MANAGER INFORMATION:
Property Manager's Name: Ashley Gray

Property Manager's Address: (Must be a local contact)
 246 Southern Circle, Gulport, MS 39507

Property Manager's Phone No.: 601-955-0904 **City** **State** **Zip**
Email Address:

PLEASE PROVIDE THE FOLLOWING:

- Mississippi Sales Tax ID # VRBO remits all jurisdictional tax as HomeAway Property ID 2070589 - ID# 483-11-1027
- Recorded Warranty Deed ✓
- Parking Rules & Plan ✓
- Trash Management Plan ✓
- Copy of Proposed Rental Agreement ✓
- Proof of Liability Insurance, which includes short term rental coverage - Coverage partially through \$1M policy through VRBO. ✓

ADDITIONAL INFORMATION:

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

AFFIDAVIT

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

Laura A. Brayton *Laura A. Brayton* **08/11/2023**
 PRINT NAME SIGNATURE DATE

BELOW IS FOR OFFICE USE ONLY			
Maximum Occupancy: <u>8</u>	Maximum Vehicles allowed: <u>4</u>	Number of bedrooms: <u>3</u>	Number of people home can accommodate: <u>8</u>

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

Building Official Signature: *Ryan L...* **Date:** 9/7/23

Fire Inspector Signature: _____ **Date:** _____

COMMENTS: _____

Date Received: 8/29/23
Agenda Date: 9/14/23
Amount Due/Paid: 250.00
Payment Method: 1103

**MINUTES OF SEPTEMBER 14, 2023
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**



I, Laura A. Brayton, owner of the property located at 405 S. Cleveland Ave. Long Beach, MS Tax Parcel 0612a-03-048.000

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


signature

8/9/2023

date

e-RECORDED ORIGINAL



Our File #B230210
Prepared by & Return To: Schwartz, Ogler & Jordan, PLLC
PO Box 4682 Biloxi MS 39535, 228-388-7441

STATE OF MISSISSIPPI
COUNTY OF HARRISON

QUIT CLAIM DEED

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

Andrew Brayton

10440 Mangold Court, Highlands Ranch, CO 80126, 850-304-6120

does hereby sell, convey and quit claim unto

Andrew Brayton and Laura Brayton

10440 Marigold Court, Highlands Ranch, CO 80126, 850-304-6120

as tenants by the entirety with full rights of survivorship and not as tenants in common, the following described land and property being located in the First Judicial District of Harrison County,

Mississippi, being more particularly described as follows, to-wit:

Lot Twelve (12), Block Fourteen (14), ORIGINAL TOWN OF LONG BEACH, a subdivision according to the official map or plat thereof; on file and of record in the office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi in Plat Book 11 at Page 6 (Copy Book 4A at Page 365) thereof; reference to which is hereby made in aid of and as a part of this description.

TITLE NOT EXAMINED OR REQUESTED

**MINUTES OF SEPTEMBER 14, 2023
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

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

TAXES are hereby assumed by the Grantees herein.

WITNESS MY SIGNATURE on this the 10 day of March, 2023.

Andrew Brayton
Andrew Brayton

STATE OF MISSISSIPPI
COUNTY OF HARRISON

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

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the _____ day of March, 2023

My Commission Expires:



NOTARY PUBLIC

TITLE NOT EXAMINED OR REQUESTED

Instrument# 2022005885
DEED BOOK - J1 - GULFPORT DISTRICT

NAME AFFIDAVIT

STATE OF MISSISSIPPI
COUNTY OF HARRISON

PERSONALLY came and appeared before me, the undersigned authority in and for the jurisdiction aforesaid, the undersigned, Ashley N. Ross FKA Ashley Ross Gray, who, after having been duly sworn on oath, states that she is not one and the same person as Ashley Lasha Nicole Gray, as set forth in that certain judgment in favor of Memorial Hospital at Gulfport, Case No D24011801045 and File No 221445.

WITNESS MY SIGNATURE this the 10th day of March, 2022.

Ashley N. Ross
Ashley N. Ross

SWORN TO AND SUBSCRIBED BEFORE ME, this the 10th day of March, 2022.

Kasey Ann Gannon
NOTARY PUBLIC

My Commission Expires:



**MINUTES OF SEPTEMBER 14, 2023
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

Quint's Cottage Property Contact

Laura Brayton (850) 304-6120, Andy Brayton (515) 451-1311
quintscottage@gmail.com
If owner cannot be reached, please contact Ashley Gray (601) 955-0904 or
Scott Gray (601) 212-5626

Emergency 911

Fast Pace Health Urgent Care (110 E. Railroad St., Long Beach, <1 mile)
Memorial Hospital Gulfport (4500 13th St., Gulfport, 3 miles)
Animal General Hospital (20005 Pineville Rd., Long Beach, 2 miles)
Walgreens (120 W Railroad, Long Beach, 1 mile)

Directions

Quint's Cottage sits one block north of US Highway 90 at South Cleveland Avenue, across from the Long Beach Harbor and 3 ½ blocks south of the railroad tracks between Fourth and Fifth Street.

Parking ✓

Parking is available in the driveway and under the home, accommodates four cars. Additional trailer and boat parking available. Please contact owner.

Access & Check-In

Check-in time is 3:00 pm

Quint's Cottage is equipped with keyless code locks on both entry doors. Full set of house keys are available in the kitchen island in the top left drawer. Upstairs door key, downstairs storage key, pool key, bike lock key, and cargo lift key are included.

Thermostat

Air conditioner and heat is controlled by Ecobee. It is set to default but may be easily adjusted for your comfort. Slide finger up or down (right side) to control temperature.

WiFi

WiFi Name: CODA B970 WiFi Password 251209014409

2.4 & 5G Modem location: Bunk Room

Smart TV's all have Roku, 1 remote per TV & 1 sound bar remote

Paramount+ (local news) & Hulu: Long Beach profile (p/w 11111)

Netflix, Amazon Prime and more available on Roku

All TV's have airplay from your phone or smart device via WiFi

Pets

Pet drawer is in island. Pet bowls, bags, treats & toys included.

Pickup after your pet when outside and on the beach.

Pet Kennel available in storage room on ground level.

Pet gate available in bunk room closet.

Pet sofa cover available in living room console.

Pet towels for dirty feet in laundry cabinet.

Hammocks and Swing

Hammocks are hanging inside the storage room on ground level.

Children must be supervised when using hammocks or swing.

1 person per hammock/swing only.

No ruff or dangerous play is allowed.

Use all recreational equipment provided at your own risk.

Cargo Lift

Guest(s) are responsible for any and all damages to lift.

Not intended for human or pet use.

Lift remains locked until unlocked by guest, control fob located on control panel

Ensure doors are secured and locked prior to movement.

**MINUTES OF SEPTEMBER 14, 2023
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

NOTICE OF LIABILITY

Renter shall be solely responsible for and agree to hold owner free and harmless and to indemnify owner from all claims for injury or damage to persons or property sustained by renter or any occupant on the premises itself resulting from but not limited to A) loss of property, theft, burglary, vandalism; B) damages caused by action of the elements; C) damages or injury resulting from the conduct of renters employees, agents, licensees, visitors or guests on the premises; D) loss, damage or injury resulting from the acts or omissions of occupants of the building; E) damages or injury from any water activity.

Renter assumes responsibility for the condition of the premises. Owner shall not be liable for any damages or injury to renter or any other person, or to any property, occurring on the premises or any part thereof or in common areas thereof. Renter agrees to hold owner harmless from any claims for damages no matter how caused. Cargo lift at the property is strictly to be used by an adult over the age of 25 and for intended purposes only, not the transport of humans or animals. Renter is responsible for any damages to lift or property from the use of lift. Owner is not responsible for injuries or problems with the use of cargo lift.

Renter will not cause or allow nuisance on the premises, excessive noise or party on premises. Complaints by neighbors or excessive noise, party nuisance shall be cause for the renter to immediately terminate reservation and authorizes owner to utilize all lawful means to remove renter from the premises with any unearned rent being forfeited by renter.

Renter is responsible for all damages to the vacation rental property and its contents. All costs associated with its repairs, excessive clean up, replacement of contents shall be the renter's sole responsibility.

Please use handrails when using stairs.

Rental Check-Out Information

Check out time is 11:00 a.m.

Leave used beds unmade or remove linens

Leave wet linens and towels in tub or shower

Load and start dishwasher

Turn off lights and unplug appliances

Close all windows and doors

Return cargo lift to the upper deck

Lock cargo lift if used

Stack all plastic chairs and lock pool fence gate

Return all items to storage and lock door

Trash/Recycling ✓

Remove perishable items from refrigerator

Dispose of trash and recyclables under front stairs in trash/recycle containers

Put trash containers out on Sunday night or early Monday morning for pick up

Return house keys to the kitchen island drawer

Lock front door by pushing the picture lock on keypad

Please sign our guest book.

MINUTES OF SEPTEMBER 14, 2023 REGULAR MEETING LONG BEACH PLANNING and DEVELOPMENT COMMISSION

SELECTIVE

BE UNIQUELY INSURED™
ALLEN & SMITH INSURANCE AGENCY INC
2127 PASS RD
OSCEOLA, MS 39068-9999



MARCH 28, 2023

ANDREW BRAYTON
10440 MARIOOLD CT
HIGHLANDS RANCH CO 80126-5623

Subject: Your New Flood Insurance Policy from Selective

Policy Number: **FLD3220718**
Insured(s): **ANDREW BRAYTON**
Property Location: **405 S CLEVELAND AVE
LONG BEACH, MS 39560**

Dear Valued Customer

Thank you for choosing Selective for your flood insurance needs.

Enclosed you will find your Flood Policy Declarations Page, the National Flood Insurance Program's Summary of Coverage, Selective's Notice of Information Practices, and Claims Guidelines in Case of a Flood.

Please review your Declarations Page to ensure the information is accurate. Inaccurate information may impact your policy's premium. If any changes are needed, please contact your agency or email our customer service team: FLD@CustomerService@selective.com. Questions regarding prior claims history must be directed to the Federal Emergency Management Agency (FEMA) at (877) 336-2627 or FEMA@Selectiv@flood.com.

If you find that your renewal premium is lower than the Full Risk Premium shown on your Declarations Page, this may be because your policy was previously rated using subsidized rates. FEMA has recently reformed its rating methodology. This new rating methodology is commonly referred to as Risk Rating 2.0 (RR 2.0). RR 2.0 utilizes equitable rates based on the value of your property and its exposure to flood risks. The Full Risk Premium shown on your Declarations Page is the initial cost of flood insurance for your property calculated under RR 2.0. If your renewal premium is lower than the Full Risk Premium, as long as your policy does not lapse, your annual premium increase will be capped at 18% until the renewal premium reaches the Full Risk Premium. For more information on RR 2.0, please visit www.SelectiveFlood.com.

To view your flood insurance policy, visit customer.mysselectiveflood.com. If you would like a copy of the policy emailed or mailed to you, please contact our customer service team at (877) 348-0552 or selectivefloodpolicy@selective.com. Unless we hear from you, we will assume that you can view your policy through our customer website.

Don't forget to take advantage of our self-service capabilities by visiting our website customer.mysselectiveflood.com. Our self-service site makes it easy for you to:

- Pay your renewal premium
- Update your mailing address and other information on your policy
- Sign up for electronic delivery of your flood insurance documents
- Report and track the status of a flood claim and more.

We appreciate your business. Together with your agent, we look forward to serving you.

Sincerely,

Cassie Mason, Vice President Flood Operations
Selective Insurance Company of America

SELECTIVE INSURANCE

Your account information

Account name: ANDREW BRAYTON
Policy number: FLD3220718
Mortgage loan number: 0681965074
Payee: VETERANS UNITED HOME LOANS
ISAQA
P.O. BOX 7729
SPRINGFIELD, OH 45501-7729

Your Flood Renewal Bill

as of February 01, 2023

Payment due/expiration date:
04/07/2023 12:01 am

This is not a Bill - VETERANS UNITED HOME LOANS pays this renewal premium. If VETERANS UNITED HOME LOANS is not the correct lender, please call our Customer Service Team.

INTRODUCING SELECTIVE'S PERKS PROGRAM

As a flood customer, you can take advantage of a variety of discounts to help protect your property, assets, building and other flood and more.

Visit customer.mysselectiveflood.com to learn more.

Policy coverage options

Location: 405 S CLEVELAND AVE LONG BEACH, MS 39560

See reverse side for new deductible options	Premium	COVERAGE AMOUNTS		DEDUCTIBLES	
		BUILDING	CONTENTS	BUILDING	CONTENTS
Option A - Current coverage	\$1,057.00	\$250,000.00	\$100,000.00	\$1,250.00	\$1,000.00
Option B - Increased coverage	N/A	N/A	N/A	N/A	N/A

ALLEN & SMITH INSURANCE AGENCY INC
2127 PASS RD
OSCEOLA, MS 39068

UB 01 0006DE 14867 4 2 3

ANDREW BRAYTON
10440 MARIOOLD CT
HIGHLANDS RANCH CO 80126-5623

SELECTIVE INSURANCE

VETERANS UNITED HOME LOANS pays this renewal premium. Please contact VETERANS UNITED HOME LOANS to ensure that payment has been made.

000018491185 000181172671 9

MINUTES OF SEPTEMBER 14, 2023 REGULAR MEETING LONG BEACH PLANNING and DEVELOPMENT COMMISSION



HOMEOWNERS POLICY INVOICE

Underwritten by:
ORION180 INSURANCE COMPANY

DATE ISSUED: 03/22/2023

POLICY NUMBER	OICH3MS_01398581-1
EFFECTIVE DATE	03/22/2023 12:01 AM
EXPIRATION DATE	03/22/2024 12:01 AM

MORTGAGEE: MORTGAGE RESEARCH CENTER LLC ISAOA	INSURED: ANDREW BRAYTON
1400 VETERANS UNITED DR COLUMBIA, MO 65203	10440 MARIGOLD CT LITTLETON, CO 80126 LAURA BRAYTON
Loan#: 430222104931355	Telephone: 850-304-6120
LOCATION OF PROPERTY INSURED:	
405 S CLEVELAND AVE LONG BEACH MS 39560	

Thank you for choosing Orion180 Insurance Company. There is a premium payment due on the policy shown above. To maintain insurance coverage, please make your payment as below:

Current Balance:	\$ 3,416.99
*Payment Due:	\$ 3,416.99
Payment Due Date:	04/21/2023

**Unless paid in full, a \$10 Non-refundable payment processing fee will be added to each payment.*

Please detach and submit this portion with your payment.

Policy Number: OICH3MS_01398581-1	Named Insured: ANDREW BRAYTON
-----------------------------------	-------------------------------

Make check payable to:
Orion180 Insurance Company

Balance Due: \$ 3,416.99
Payment must be received by: 04/21/2023

Total Payment Enclosed: \$

MAIL TO:

Orion180 Insurance Services, Lockbox
P.O. Box 735348
Dallas, TX 75373-5348

OVERNIGHT TO:

Orion180 Insurance Services, LLC
Attention: Accounting Department/Overnight
930 S. Harbor City Blvd. Suite
302 Melbourne, FL 32901

OIC H3 N020 CW 12 22

MORTGAGEE COPY

Page 1 of 1



HOMEOWNER POLICY DECLARATION

POLICY NUMBER	OICH3MS_01398581-1
EFFECTIVE DATE	03/22/2023 12:01 AM
EXPIRATION DATE	03/22/2024 12:01 AM

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

Applicant Information ANDREW BRAYTON	Agent Information Merrie Marzoni Allen & Smith Insurance Agency, Inc. - Waveland 633 Hwy 90, Ste C Waveland, MS 39576 228-467-1152
LAURA BRAYTON 10440 MARIGOLD CT LITTLETON, CO 80126 850-304-6120	
Property Address:	405 S Cleveland Ave Long Beach Ms 39560

Policy Period: 03/22/2023 to 03/21/2024

Policy Type: MS Orion180 Homeowner HO3 Policy

INSURER: Orion180 Insurance Company (A) Demotech Rated

Important Phone Numbers:
Customer Service: 1-866-590-3550
Claims Reporting: 1-866-590-3550

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

TOTAL ESTIMATED POLICY PREMIUM, FEES AND TAXES:		\$ 3,416.99
COVERAGES		
Coverage A - Dwelling (Replacement Cost as Described in policy)		\$530,000
Coverage B - Other Structures		\$26,500
Coverage C - Personal Contents		\$106,000
Coverage D - Loss of Use		\$53,000
Coverage E - Personal Liability		\$300,000
Coverage F - Medical Payments		\$1,000
DEDUCTIBLES		
Hurricane/Wind/Hail or Tornado Deductible		2.00 %
All Other Peril Deductible		\$2,500
Base Premium (Without fees and taxes.)		\$ 3,011.00
Fees & Taxes		
Agency Fee (This fee applies to all new policies and is fully earned and non-refundable.)		0
Policy Fee (This fee applies to all new and renewal policies and is fully earned and non-refundable.)		\$ 175.00
MS SL Premium Tax (4%)		127.44
MS SL Stamping Fee (.25%)		\$ 7.97
MWUA Non-Admitted Policy Fee (3%)		95.58

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MINUTES OF SEPTEMBER 14, 2023 REGULAR MEETING LONG BEACH PLANNING and DEVELOPMENT COMMISSION

TOTAL PREMIUM	\$ 3,416.99
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**Additional processing fees may apply.*

COVERAGES	
Residence Held in Trust	No
Loss Assessment Coverage	\$1,000
Special Computer Coverage	Excluded
Jewelry, Watches & Furs Limits (Unscheduled)	\$1,500
Silverware, Goldware, Pewterware Limits (Unscheduled)	\$2,500
Limited Fungi, Other Microbes or Rot Coverage	\$5,000
Water Back Up & Sump Discharge or Overflow	\$5,000
Ordinance or Law Coverage	\$53,000
Identity Theft Protection	Excluded
Covg. A - Additional 25% Dwelling Coverage	Excluded
Personal Injury Coverage	Excluded
Covg. C - Personal Property Replacement Cost	Included
Equipment Breakdown Coverage	Excluded
Swimming Pool Liability Coverage Buyback	Excluded

DISCOUNTS	
Building Code Discount	2006 IRC Building Code Discount - Year built 2007 and newer
Golden Age (Age 60 or older))	No
Claim Free	Yes
E-Policy	Yes
Window & Door Opening Protection (Proof Required)	No
Secured Community Discount	No
Burglar Alarm, Central Station with Alarm (Proof Required)	None
Fire Alarm, Central Station with Alarm (Proof Required)	None
Military / First Responder Discount (Proof Required)	No
Companion Policy Discount (Proof Required)	No
Roof Coverage Exclusion Endorsement Discount	No
Tankless Water Heater (Proof Required)	No
Tree Free Yard (Proof Required)	Yes

RATING INFORMATION	
Home is deeded to, and/or owned by a corporation, LLC, Partnership, estate, association or any other business entity.	No
Square Footage	2439
Year Built	2021
Home Type	Single Family Home

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Page 2 of 3

Construction Type Siding	Frame
Foundation Type	Stilts
Basement	Unfinished Basement
Protection Class	2
Roof Covering	Architecture Shingle
Roof Shape	Hip
Roof Replaced	No
Occupancy Type	Secondary/Seasonal
Number of Fire Claims in the last 3 years	0
Number of Property Claims in the last 3 years	0
Number of Liability Claims in the last 3 years	0

FINANCIAL INFORMATION	
First Mortgagee	Second Mortgagee
MORTGAGE RESEARCH CENTER LLC ISAOA Loan Number 400222104931355 1400 VETERANS UNITED DR COLUMBIA, MO 65203	

POLICY FORMS AND ENDORSEMENTS	
OIC H3 N005 CW 12 22	Welcome Letter Orion180
OIC H3 N010 CW 03 23	Policy Jacket
OIC H3 N015 CW 12 22	Orion180 Insurance Company Privacy Policy Notice
OIC H3 N020 CW 12 22	Homeowners Policy Invoice - Insured
OIC H3 N320 MS 12 22	Homeowner Policy Declaration
OIC H3 N325 MS 03 23	Homeowners Application
OIC H3 N300 CW 12 22	Orion180 Insurance Company Homeowners Policy
OIC H3 N305 CW 12 22	Hurricane Wind Hail or Tornado Deductible
OIC H3 N210 CW 12 22	Seasonal Dwelling Endorsement
OIC H3 N510 CW 12 22	Personal Property Replacement Cost Loss Settlement
OIC H3 N520 CW 12 22	Limited Water Back-Up and Sump Discharge or Overflow Coverage
OIC H3 N330 CW 12 22	Limited Water Damage Coverage
OIC H3 N335 CW 12 22	Exclusion of Cosmetic Damage to Roof Coverings Caused by Hail
OIC H3 N315 CW 12 22	Actual Cash Value Settlement to Roof Surfacing
OIC H3 N605 CW 12 22	Swimming Pool Liability Exclusion
OIC H3 N601 CW 12 22	Animal Liability Exclusion
OIC H3 N610 CW 12 22	Renewable Energy Systems Exclusion
OIC H3 N615 CW 12 22	Limited Water Damage Exclusion
OIC H3 N425 MS 12 22	Mississippi Outline of Coverage and Comprehensive Policy Checklist
OIC H3 N415 MS 12 22	Mississippi Policyholder Bill of Rights

Surplus Lines Broker & Mailing Address
Kenneth M. Gregg
Orion180 Insurance Services, LLC
930 S. Harbor City Blvd, Suite 307
Melbourne, FL 32901



OIC H3 N320 MS 12 22

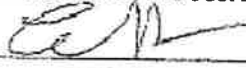
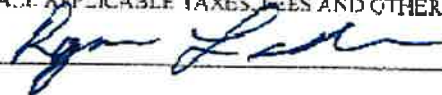
Countersignature or Authorized Representative
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**MINUTES OF SEPTEMBER 14, 2023
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

Commissioner Suthoff made motion, seconded by Commissioner DiLorenzo and unanimously carried to table the application due to applicants not being present.

It came for discussion under new business, a Short-Term Rental for property located at 108 South Seashore Avenue, Tax Parcel 0512H-03-004.000, submitted by Erica Rose (owner) and Lynn Healy, Healy Realty Group (property manager), as follows:

**MINUTES OF SEPTEMBER 14, 2023
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

CITY OF LONG BEACH, MISSISSIPPI											
APPLICATION FOR SHORT-TERM RENTAL											
PHYSICAL ADDRESS: 201 JEFF DAVIS AVENUE LONG BEACH, MS 39560	PHONE: (228) 863-1554 FAX: (228) 863-1558	MAILING ADDRESS: POST OFFICE BOX 929 LONG BEACH, MS 39560									
PROPERTY INFORMATION:											
ADDRESS: <u>108 S. Seashore Ave. Long Beach</u> Tax Parcel #: <u>0512H-03-004.000</u> <small>(Location of Short-Term Rental)</small>											
OWNER'S INFORMATION:											
Property Owner's Name: <u>ERICA ROSE</u>											
Property Owner's Address: <u>7425 LIVE OAK WAY PASS Christian, MS 39571</u>											
Property Owner's Mailing Address, if different from above: <u>N/A</u>											
Property Owner's Phone No: <u>513-720-320</u>		City: _____	State: _____								
Email Address: <u>Erica.Lee.Rose@gmail.com</u>		Zip: _____									
Is there a homeowner's association for the neighborhood? <u>N/A</u> If so, please provide written statement of support of short term rental?											
PROPERTY MANAGER INFORMATION:											
Property Manager's Name: <u>Lynn Healy (Healy Realty Group)</u>											
Property Manager's Address (Must be a local contact): <u>400 E PASS RD. Suite 35 Gulfport MS 39507</u>											
Property Manager's Phone No: <u>228-978-0541</u>		City: _____	State: _____								
Email Address: <u>lynn@healyrealestate.com</u>		Zip: _____									
PLEASE PROVIDE THE FOLLOWING:											
<ul style="list-style-type: none"> • Mississippi Sales Tax ID # <u>1395-9413</u> • Recorded Warranty Deed <input checked="" type="checkbox"/> • Parking Rules & Plan <input checked="" type="checkbox"/> • Trash Management Plan <input checked="" type="checkbox"/> • Copy of Proposed Rental Agreement <input checked="" type="checkbox"/> • Proof of Liability Insurance, which includes short term rental coverage 											
ADDITIONAL INFORMATION:											
<ul style="list-style-type: none"> • Completed written statement of compliance. • FEES: \$250, non-refundable application fee, \$500, yearly renewable fee. Checks should be made payable to the City of Long Beach. • LICENSE: A Privilege Tax License must be applied and paid for after approval. • INCOMPLETE APPLICATIONS will not be processed. 											
AFFIDAVIT											
I HEREBY CERTIFY THAT I HAVE READ THIS APPLICATION AND THAT ALL INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT; I ACKNOWLEDGE RECEIPT OF AND AGREE TO COMPLY WITH THE RULES & REGULATIONS OF SHORT-TERM RENTALS (Ordinance 660), ALL APPLICABLE CODES, ORDINANCES AND STATE LAWS. VIOLATION OF ANY CODES OR REGULATIONS SHALL RESULT IN THE SUSPENSION OR REVOCATION OF THE PERMIT.											
PRINT NAME: <u>ERICA ROSE</u>	SIGNATURE: 		DATE: <u>7-18-23</u>								
BELOW IS FOR OFFICE USE ONLY											
Maximum Occupancy: <u>8</u>	Maximum Vehicles allowed: <u>2</u>	Number of bedrooms: <u>4</u>	Number of people home can accommodate: <u>8</u>								
I AFFIRM THAT THE APPLICANT IS IN COMPLIANCE WITH ALL APPLICABLE ZONING REQUIREMENTS, BUILDING & FIRE CODES; AND THAT ALL APPLICABLE TAXES, FEES AND OTHER CHARGES HAVE BEEN PAID.											
Building Official Signature: 		Date: <u>9/7/23</u>									
Fire Inspector Signature: _____		Date: _____									
COMMENTS: _____											
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>Date Received: <u>9/22/23</u></td> <td>_____</td> </tr> <tr> <td>Agenda Date: <u>9/14/23</u></td> <td>_____</td> </tr> <tr> <td>Amount Due/Paid: <u>250.00</u></td> <td>_____</td> </tr> <tr> <td>Payment Method: <u>PA</u></td> <td>_____</td> </tr> </table>				Date Received: <u>9/22/23</u>	_____	Agenda Date: <u>9/14/23</u>	_____	Amount Due/Paid: <u>250.00</u>	_____	Payment Method: <u>PA</u>	_____
Date Received: <u>9/22/23</u>	_____										
Agenda Date: <u>9/14/23</u>	_____										
Amount Due/Paid: <u>250.00</u>	_____										
Payment Method: <u>PA</u>	_____										

MINUTES OF SEPTEMBER 14, 2023
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



I ERICA ROSE, owner of the property located at 108 S. Seashore AVE LB, Tax Parcel 06124 - 03 - 004 000 affirm that I am in compliance with building codes, deed restrictions and/or covenants, and have paid all applicable taxes, fees and other charges. I acknowledge that a violation of the ordinances of the City of Long Beach shall result in the suspension or revocation of the permit.

signature

7-18-2023

date



John 1st Judicial District
Instrument 2021 13591 D -J1
Filed/Recorded 9/15/2021 11:15 A
Total Fees \$ 25.00
2 Pages Recorded

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

Grantors:
Joseph E. Donahue
Linda Donahue
702 W Hudson St.
Princeton, IL 61356
(815) 876-7735

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

Grantee:
Erica Rose
108 S Seashore Ave.
Long Beach, MS 39660
(314) 587-3219

File No. Z210163N

INDEXING INSTRUCTIONS: Lots 12-15, Blk 1, West Seashore Add., 1st JD, Harrison County, MS

STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT

WARRANTY DEED

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

Lots 12, 13, 14, and 15, Block 1, West Seashore Addition, a subdivision according to a map or plat thereof which is on file of record in the office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi, in Plat Book 6, at Page 17, reference to which is hereby made in aid of and as a part of this description.

This being the same property as that conveyed to Joseph E. Donahue and Linda Donahue, by Warranty Deed recorded as Instrument No 2010-4274-D-J1, Land Deed Records of Harrison County, Mississippi.

**MINUTES OF SEPTEMBER 14, 2023
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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(s) quitclaim any and all oil, gas, and other minerals owned, if any, to Grantee(s). No mineral search was requested or performed by preparer.

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

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

WITNESS OUR SIGNATURES, on this the 13th day of September, 2021

Joseph E. Donahue
Joseph E. Donahue
Linda Donahue
Linda Donahue

ACKNOWLEDGMENT

STATE OF MISSISSIPPI
COUNTY OF HARRISON

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

GIVEN UNDER MY HAND AND OFFICIAL SEAL, on this the 13th day of September, 2021.

[Signature]

NOTARY PUBLIC

(AFFIX SEAL)



My commission expires

DEED ACCEPTED BY: Erica Rose
Darrel E. Rose attorney in fact
Erica Rose
By: Darrel E. Rose, Attorney in Fact

Parking Rules at "Sea Shore Ave"

Rental Can Accommodate up to 2 vehicles . There is a 2 car Garage and driveway in the front for 2 vehicles. NO on Street parking. You are limited to 2 vehicles. Per city requirements.

Tenant

Date

**MINUTES OF SEPTEMBER 14, 2023
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION
ATTENTION VACATIONERS TRASH
PICKUP IS ON Monday can out by 6AM**

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

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

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

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

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

CANNOT: Plastic bags, foam, Styrofoam containers, wire hangers, windows, mirrors, ceramic or Pyrex dishes, organic or food waste, electronics, paint, pesticides, cleaners, waxed cardboard, needles or syringes, scrap metal or hazardous waste
 * Rinse all aluminium, glass and plastic recyclables before placing them in your cart.
 * It is not necessary to remove labels from metal, glass, plastic jugs, cans and/or jars. * Recyclables should be put loosely in your HCUA provided cart. Do not bag them.

Acknowledgement of Trash Management: For 108 S. Seashore Ave, Long Beach MS 39560

 Tenant Date

OWNER / PROPERTY MANAGEMENT AGREEMENT (Vacation Rental)

Owner/Lessor Information: Name(s) ERICA ROSE
 Mailing address (Where would you like your statement/checks sent?) _____
 Daytime phone _____ Evening phone 513-720-3280
 E-mail address: erica.lee.rose@gmail.com
 SSN# or IEN# (for year-end tax statement purpose only) _____
 Secondary emergency contact (name, cell phone and email) ALEX 706-627-2163
 Lessor's homeowners insurance policy insuring PREMISES as a rental property
 Policy name Policy # Policy phone # USA
 (We highly recommend adding Healy Realty Group to your insurance policy as the property manager in charge.)

Vacation Rental Information:
 Style of Home: (house, condo, cabin, etc) House Levels in Home: 1
 Approx. Sq. Footage 2674 How many bedrooms? # 4 How many beds? # 5
 Quantity and style of beds: Bedroom #1 K Bedroom #2 Q
 Bdrm #3) Q Bdrm #4 2 Twins Bdrm #5 _____ Bdrm #6 _____
 Additional beds (include pull-out sofa, roll-away beds, etc.) 2
 Maximum # of occupants (# of people the home sleeps): # 12

Page 1 / 14 Lessor Initials (ER)

MINUTES OF SEPTEMBER 14, 2023
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LONG BEACH PLANNING and DEVELOPMENT COMMISSION

How many full bathrooms? # 2 How many half bathrooms? # 1
Sound system/stereo? NO Air conditioning? YES Fireplace? NO Cable TV? NO
Wireless internet? Y Internet network: Water's Edge Password: Water's Edge Perms 13
Fenced yard? Y Deck/patio with furniture? Yes BBQ Grill YES
Parking? 2 CAR GARAGE OTHER Pool / Spa / Hot Water

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

Trash company _____ City of Long Beach Day of pick up Monday
Water company Long Beach
Electric company MS Power
Home Owners Association N/A
Entry codes / Alarm information N/A
Internet / cable company SPARKLIGHT
Other _____

Page 2 / 14 Lessor Initials (ER)

LEGAL CONTRACT AGREEMENT

BY THIS AGREEMENT made and entered into on 7/18/23, between HEALY REALTY GROUP, LLC, herein referred to as COMPANY, and FRILARAE (print full name), herein referred to as OWNER/LESSOR(S). WITNESSETH in consideration of the mutual promises and covenants herein contained, the LESSOR and COMPANY agree as follows:

ARTICLE I. EXCLUSIVITY AND LISTING PRICES

1. OWNER/LESSOR hereby agrees to employ HEALY REALTY GROUP, LLC as his/her exclusive agent for the rental and management of the property, until 7/18/24, after which time this Agreement may be terminated by either party upon 30 days written notice to the other party.

2. LESSOR represents to the COMPANY as follows: (a) The LESSOR is the sole owner and holder of marketable record title to the following described property, hereinafter referred to as the PREMISES and known and described as: 108 S. Seashore Ave.
City, State, Zip: Long Beach, MS 39560
Name for property listing: Water's Edge

3. LISTING PRICE AND PARAMETERS:

Desired rental prices (high season): \$ 450 /night, \$ 3000 /week, \$ 12000 /month
Minimum booking length: (high season) 2-3 /night(s)
Acceptable minimum prices (low season): \$ 200 /night
LESSOR to allow approved pets: Yes DOGS and/or CATS
LESSOR to allow smoking on PREMISES: NO

Page 3 / 14 Lessor Initials (ER)

MINUTES OF SEPTEMBER 14, 2023 REGULAR MEETING LONG BEACH PLANNING and DEVELOPMENT COMMISSION

ARTICLE II. HEALY REALTY GROUP SERVICES

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

LESSOR initials (ER)

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

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

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

VISA | MASTERCARD Card number: _____
Name on card: _____
Card billing address: _____
Exp date: _____ 3-digit security code: _____
Authorization signature: _____

Page 4 / 14 Lessor Initials (ER)

3. COMPANY shall have the following responsibilities at the COMPANY'S expense: (a) to extend every effort to keep the PREMISES rented at the present rental rate, or at the highest rental rate, which the PREMISES will produce in the rental market; (b) to advertise the availability of the PREMISES for rent; (c) prepare, sign, renew and/or cancel leases; (d) to collect rents due or to become due and to give receipts; (e) As part of HEALY REALTY GROUP'S service we will collect and pay the required lodging taxes, including local, county and state. The party that receives the rent is responsible for timely collecting and remitting of said taxes. **Because of this all reservations MUST GO THROUGH HEALY REALTY GROUP and all monies MUST BE COLLECTED BY HEALY REALTY GROUP SO THAT TAXES CAN BE COLLECTED AND PAID CORRECTLY. AS a result owners may not book their condo and collect rent money directly.** (f) HEALY REALTY GROUP will collect a "DAMAGE WAIVER" from all renters. The Damage Waiver covers accidental damage up to \$1500. Should any damage or loss occur that exceeds \$1500.00 or that it is not covered by the Damage Waiver Insurance, the Owner will seek to recover said funds from either appropriate insurance policies, or by legal action against the party who caused the damage. (g) to render a monthly statement to LESSOR providing the following information: leasing fees and/or commissions deducted, and all amounts collected/dispensed. All rental monies will be paid to the OWNER No later than the 15th of each month following the month of the collection. Monthly statements will include all rents collected, the total amount of the commission and other OWNER expenses.

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

LESSOR initials (ER)

A/C Filters will be changed and bleach added if applicable (once a month during the hot months and every other month during the cold months) at a charge of \$10.00 (Approximately 10 times per year.)

***** I choose to have HEALY REALTY GROUP change my filter LESSOR Initials (ER)

***** I choose not to have HEALY REALTY GROUP change my filter LESSOR Initials (ER)

Page 5/ 14 Lessor Initials (ER)

**MINUTES OF SEPTEMBER 14, 2023
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ARTICLE III. LIABILITY

The LESSOR shall indemnify and hold COMPANY harmless from all damages suits in connection with the management of the PREMISES and from liability from injury suffered by any employee or other person whomsoever, and to carry, at LESSOR'S expense, necessary public liability insurance in such an amount as to be adequate to protect the interests of the parties herein, which policies shall be so written as to protect the COMPANY in the same manner and to the same extent they protect the LESSOR, and will name the COMPANY as co-insured. The COMPANY also shall not be liable for any error of judgment or for any mistake of fact or law, or for anything which it may do or refrain from doing hereinafter, except in cases of willful misconduct or gross negligence. LESSOR understands that HEALY REALTY GROUP shall not be liable for loss of funds or personal property resulting from theft, bank failure and bank closing or other causes beyond Agents control.

LESSOR initials (ER)

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

LESSOR initials (ER)

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

LESSOR initials (ER)

ARTICLE IV. COMPANY'S FEES

1. The LESSOR agrees to pay the COMPANY a commission of 20% of the gross rents (Before the Channel Fee is Taken from the gross Rents. Example: \$210.00 Vrbo Fee is 5%/ \$10.50/ Healy Realty is 20% 42.00 Owners pay is \$157.50. Rents collected in each calendar month (which shall be deducted from rents collected) on any lease Agreement that is for a term of less than 60 (sixty) days. Owner reservations will be charged a cleaning fee. If the guest is an owner referral HEALY REALTY GROUP'S compensation will be 15%. **ALL RESERVATIONS MUST GO THROUGH HEALY REALTY GROUP**

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

Page 6 / 14 Lessor initials (ER)

ARTICLE V. OWNER'S RESPONSIBILITIES

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

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

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

4. LESSOR hereby agrees to allow HEALY REALTY GROUP to do the following in order to effectively market the property: (a) place a HEALY REALTY GROUP sign on property lot; (b) list property on website HEALY REALTY GROUP Website; (c) Owner will need to attach a lockbox to the home that is clearly visible to guests. Healy Realty will have access to this box to change codes. (codes are changed after every guest)

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

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

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

Page 7 / 14 Lessor Initials (ER)

**MINUTES OF SEPTEMBER 14, 2023
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6. LESSOR hereby agrees to do the following: (a) reimburse the COMPANY promptly for any monies the COMPANY might elect to advance for the account of the LESSOR. Nothing contained herein, however, shall be construed to obligate the COMPANY to make any such advances; (b) pay \$150 to COMPANY together with court costs if a separate suit for recovery of other suits and damages due becomes necessary.

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

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

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

10. COMPANY will restock SOFT GOODS LIST as needed .

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

LESSOR initials (ER)

Page 8 / 14 Lessor initials (ER)

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

Page 9 / 14 LESSOR initials (ER)

**MINUTES OF SEPTEMBER 14, 2023
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SOFT GOODS LIST

REQUIRED for each Vacation Rental. Our guests are accustomed to a higher standard of service, which is why the items below are required of all HEALY REALTY GROUP vacation homes. Happy guests will rent your home again.

(See agreement below)

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

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

OWNER SIGNATURE _____

Page 10 /14 LESSOR initials (ER)

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

Emergency

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

Entertainment

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

Bedrooms

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

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

Bathrooms

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

Kitchen

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

Page 11/14 Lessor Initials (ER)

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

Outdoor Space

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

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

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

Page 12/14 LESSOR initials (ER)

PREPARING YOUR HOME FOR VACATION RENTALS

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

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

The Kitchen

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

The Bedrooms

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

The Living Area

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

The Bathrooms

Renters expect the bathrooms to be spotless. They also demand quality towels. Provide at least 2 bath towels, 2 hand towels, and 2 washcloths per guest. We need a minimum of 6 towels / washcloths per guest to rotate. Also, provide a bathmat and a small garbage basket.

Page 13/14 Lessor Initials (ER)

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Overall Home

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

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

ARTICLE VI.

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

Please SIGN AND DATE to acknowledge an understanding of and an agreement to this contract.

Date: 7-18-23

LESSOR (Owner) [Signature]

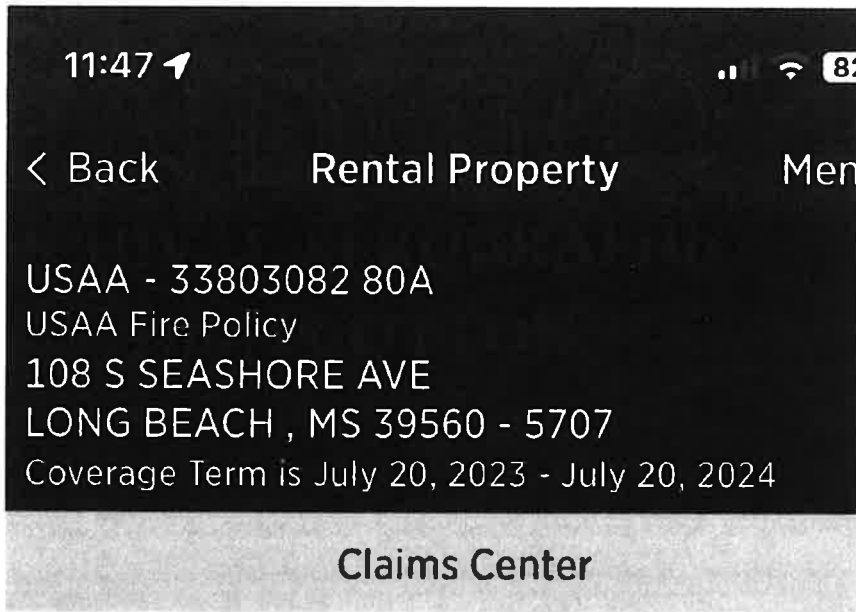
LESSOR (Owner) _____

BROKER HEALY REALTY GROUP [Signature]

Additional terms, conditions or special requirements:

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

Page 14 / 14 Lessor Initials (ER)



Premium & Discounts

Annual Fire Policy Premium \$1,988.00

You're receiving \$1,455.00 in discounts and savings See how you could qualify for additional savings

Home Characteristics & Coverages

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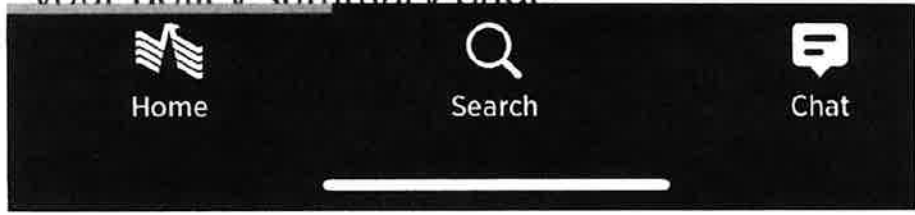
Home Characteristics

The information we have on file about your home

Deductibles & Coverages

The amount you're covered up to in the case of a claim

This policy summary may not list all of your coverages and endorsements. Please refer to your actual policy documents for a complete list. If you don't have them at home, you may access these documents on usaa.com from your policy summary page



Lynn Healy
Healy Realty Group
Mobile: 228 297-8054
Email: lynn.healy@grind1.com
Web: http://www.lynnhealy.com
When you do what you Love... People love what you Do...

After considerable discussion, Vice Chairman Shawn Barlow made motion, seconded by Commissioner DiLorenzo and unanimously carried to approve the application, as submitted.

It came for discussion under new business, a Certificate of Resubdivision for property located at 5536 Daugherty Road, Tax Parcel 0511I-01-029.000, submitted by Gary Taylor, as follows:

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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 8/19/23
Zoning R-1
Agenda Date 9/14/23
Check Number 5271

APPLICATION FOR CERTIFICATE OF RESUBDIVISION

I. TYPE OF CASE: CERTIFICATE OF RESUBDIVISION

II. ADVALOREM TAX PARCEL NUMBER(S): 0511I-01-029.000

III. GENERAL LOCATION OF PROPERTY INVOLVED: 5536 Daugherty Road
Long Beach, MS. 39560

IV. ADDRESS OF PROPERTY INVOLVED: 5536 Daugherty Road.

V. GENERAL DESCRIPTION OF REQUEST: Resubdivision of Property
Into 2 PARTS

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 FOLLOWING ATTACHMENTS.

VII. OWNERSHIP AND CERTIFICATION:

READ BEFORE EXECUTING, the applicant acknowledges that all conditions and requirements inherent in the process have been fully explained and understood. In order to proceed, 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.

GARY TAYLOR
Name of Rightful Owner (PRINT)

5536 Daugherty Rd.
Owner's Mailing Address

Long Beach, MS 39560
City State Zip

228-332-2362
Phone

[Signature] 7-7-23
Signature of Rightful Owner Date

Name of Agent (PRINT)

Agent's Mailing Address

City State Zip

Phone

Signature of Applicant Date

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This page must be completed if the property or properties involved have more than one owner. All persons listed as owners to the property or properties listed on page one must complete and sign this part of the application.

I hereby certify that I have read and understand this application and that all information and attachments are true and correct. I also certify that I agree to comply with all applicable city codes, ordinances and state laws. Finally, I certify that I am the owner of the property involved in this request or authorized to act as the owner's agent for herein described request.

NAME OF OWNER (PRINT) GARY TAYLOR

ADDRESS (STREET, CITY, STATE, ZIP CODE) 5536 DAUGHERTY ROAD, LONG BEACH, MS 39560

PHONE # (H) 228-332-2369 (C) SAME

TAX PARCEL NUMBER(S) OWNED 0511 I - 01 - 029.000

SIGNATURE *Gary Taylor*

NAME OF OWNER (PRINT) FREDDE TAYLOR

ADDRESS (STREET, CITY, STATE, ZIP CODE) 5522 DAUGHERTY RD, LONG BEACH, MS 39560

PHONE # (H) 228-863-1982 (C) N/A

TAX PARCEL NUMBER(S) OWNED 0511 I - 01 - 029.000

SIGNATURE *Fredde Taylor*

NAME OF OWNER (PRINT) _____

ADDRESS (STREET, CITY, STATE, ZIP CODE) _____

PHONE # (H) _____ (C) _____

TAX PARCEL NUMBER(S) OWNED _____

SIGNATURE _____

NAME OF OWNER (PRINT) _____

ADDRESS (STREET, CITY, STATE, ZIP CODE) _____

PHONE # (H) _____ (C) _____

TAX PARCEL NUMBER(S) OWNED _____

SIGNATURE _____

(Use additional forms as needed)

IN CASES OF MULTIPLE APPLICANTS, PLEASE IDENTIFY THE PERSON WHO WILL BE ACTING AS YOUR SPOKES PERSON/AGENT FOR YOU: _____

**MINUTES OF SEPTEMBER 14, 2023
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Prepared by:
Donald R. Jones, #3197
Attorney at Law
P. O. Box 1555
Gulfport, MS 39506
(228) 864-8965
File #145026

Return to:
Donald R. Jones
Attorney at Law
P. O. Box 1555
Gulfport, MS 39506
(228) 864-8965

STATE OF MISSISSIPPI
COUNTY OF HARRISON

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, the undersigned, JEFFERY M. CUEVAS and wife, BREIN Z. CUEVAS, 400 Necaise Street, Waveland, MS 39576, 228-234-0333, does hereby sell, convey and warrant unto GARY OWEN TAYLOR and FREDDE TAYLOR, 5522 Daugherty Road, Long Beach, MS 39560, 228-332-2362, as joint tenants with full rights of survivorship and not as tenants in common, the following described land and property being located in the First Judicial District of Harrison County, Mississippi, being more particularly described as follows, to-wit:

A parcel of land situated in the East One-half of the Northeast One-fourth (E1/2 of NE1/4), Section 10, Township 0 South, Range 12 West, City of Long Beach, First Judicial District of Harrison County, Mississippi, and being more particularly described as follows, to-wit:

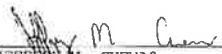
Beginning at a mag nail set at the intersection of the North margin of Patton Road and the East margin of Daugherty Road; thence along the said East margin of Daugherty Road, North 00 degrees, 18 minutes, 30 seconds West a distance of 178.60 feet to a 1/2 inch iron rod found; thence North 67 degrees 12 minutes 54 seconds East a distance of 148.30 feet to a 1 inch iron pipe found; thence run South 00 degrees 22 minutes 33 seconds East a distance of 164.06 feet to a 3/4 inch iron rod found, lying on the said North margin of Patton Road, thence along said North margin, South 62 degrees, 15 minutes 41

seconds West a distance of 151.51 feet to the Point of Beginning, containing 23,502.32 square feet or 0.54 acre. Reference meridian for bearings based on Geodetic North by GPS observation.

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

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

WITNESS OUR SIGNATURES, on this the 19th day of March, 2014.


JEFFERY M. CUEVAS


BREIN Z. CUEVAS

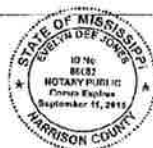
STATE OF MISSISSIPPI
COUNTY OF HARRISON

THIS DAY PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, JEFFERY M. CUEVAS and wife, BREIN Z. CUEVAS, who acknowledged that the above and foregoing instrument was signed and delivered as the free and voluntary act and deed of the Grantors on the day and in the year therein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 19th day of March, 2014.


NOTARY PUBLIC

My Commission Expires:



PLAT SHOWING RESUBDIVISION SURVEY

OF
TAX PARCEL #05111-01-029.000

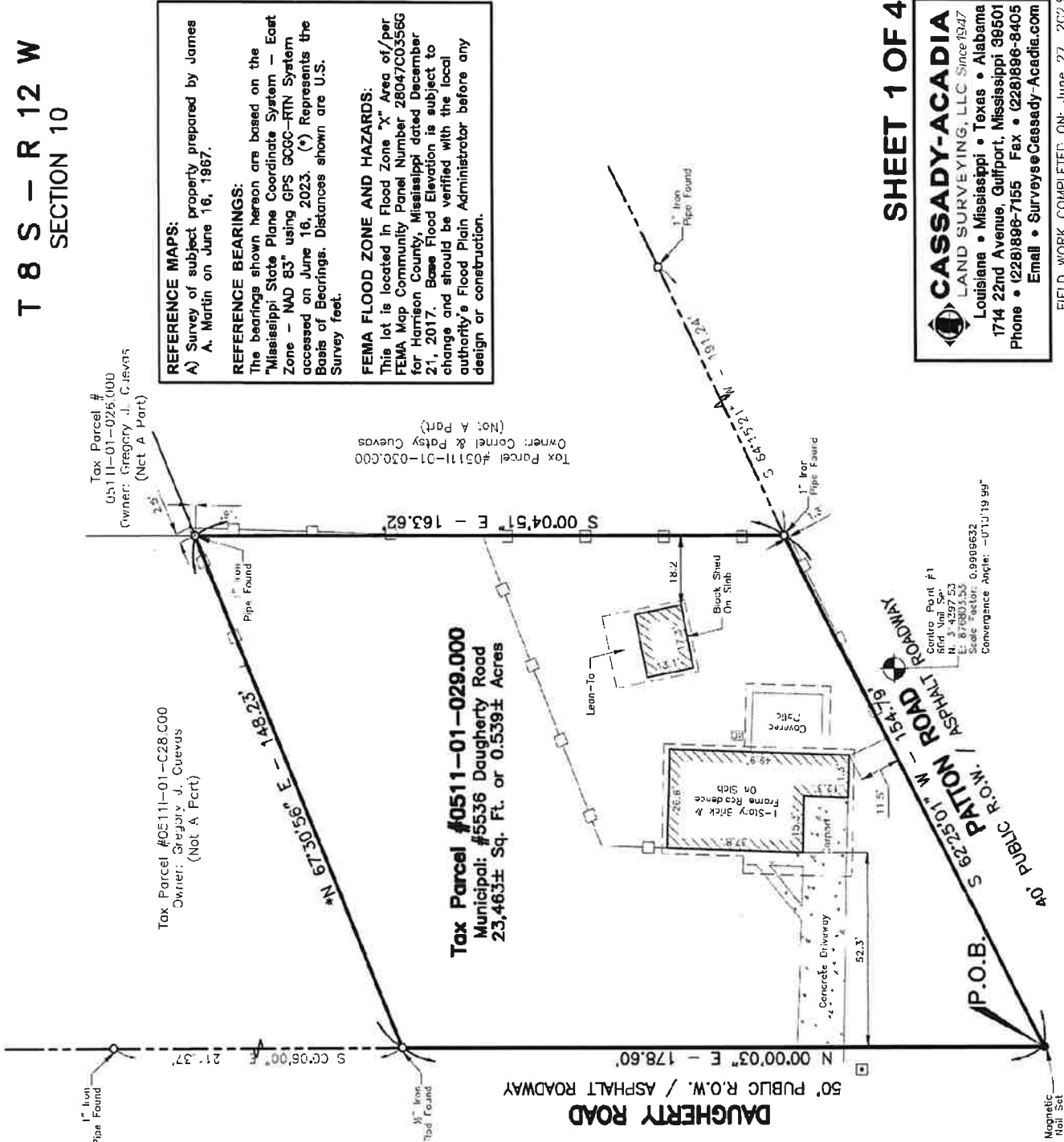
INTO

PARCEL ONE & PARCEL TWO

MUNICIPAL: #5536 DAUGHERTY ROAD

CITY OF LONG BEACH,
FIRST JUDICIAL DISTRICT OF
HARRISON COUNTY, MISSISSIPPI

T 8 S - R 12 W
SECTION 10



REFERENCE MAPS:
A) Survey of subject property prepared by James A. Martin on June 16, 1967.

REFERENCE BEARINGS:
The bearings shown hereon are based on the "Mississippi State Plane Coordinate System - East Zone - NAD 83" using GPS GCGC-RTN System accessed on June 16, 2023. (*) Represents the Basis of Bearings. Distances shown are U.S. Survey feet.

FEMA FLOOD ZONE AND HAZARDS:
This lot is located in Flood Zone "X" Area of/per FEMA Map Community Panel Number 28047C03566 for Harrison County, Mississippi dated December 21, 2017. Base Flood Elevation is subject to change and should be verified with the local authority's Flood Plain Administrator before any design or construction.

SHEET 1 OF 4

CASSADY-ACADIA
LAND SURVEYING, LLC Since 1947
Louisiana • Mississippi • Texas • Alabama
1714 22nd Avenue, Gulfport, Mississippi 39501
Phone • (228)898-7155 Fax • (228)898-8405
Email • Survey@cassady-acadia.com

FIELD WORK COMPLETED ON: June 27, 2023

LEGEND

- FOUND PROPERTY MARKER (AS NOTED)
- S&I 3/4" IRON ROD (UNLESS NOTED OTHERWISE)
- ▬ EXISTING WOOD FENCE LINE
- ▭ EXISTING MAILBOX

SCALE: 1" = 30'
SCALE IN FEET

0 15 30

NOTES:

- No attempt has been made by Cassidy-Acadia Land Surveying, LLC, to verify title, actual legal ownership, deed restrictions, servitudes, easements, alleys, right-of-ways or other burdens on the property, other than that furnished by the client or his representative. There is no representation that all applicable servitudes and restrictions are shown hereon. The surveyor has made no title search or public record search in compiling the data for this survey.
- The words "Certify," "Certifies" or "Certification" as used herein is understood to be an expression of professional opinion by the surveyor, based upon his best knowledge, information, and belief, as such, it does not constitute a guarantee nor a warranty, expressed or implied.

CERTIFICATION:

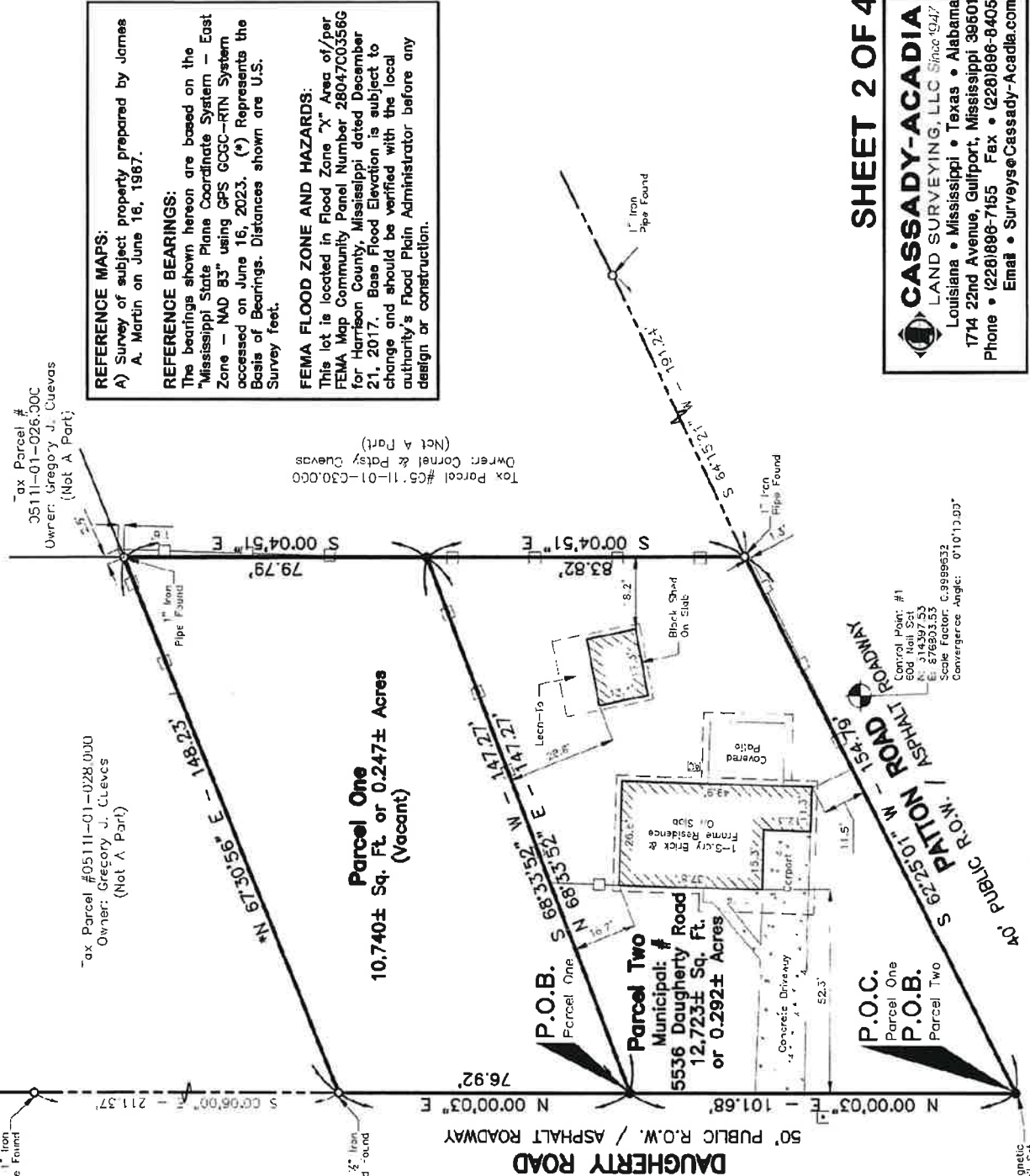
This is to certify to GARY TAYLOR that this survey was done by me or under my direct supervision and control, that the survey was done on the ground and was done in accordance with the most recent Minimum Standards of Practice for Land Surveyors as set forth by the State of Mississippi, Board of Registration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

Wayne M. Vise, Jr., P.S.
This survey plat is not valid without the raised or colored stamp and signature of the Registered Land Surveyor.

**MINUTES OF SEPTEMBER 14, 2023
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

**PLAT SHOWING RESUBDIVISION SURVEY
OF
TAX PARCEL #05111-01-029.000
INTO
PARCEL ONE & PARCEL TWO
MUNICIPAL: #5536 DAUGHERTY ROAD
CITY OF LONG BEACH,
FIRST JUDICIAL DISTRICT OF
HARRISON COUNTY, MISSISSIPPI**

**T 8 S - R 12 W
SECTION 10**



REFERENCE MAPS:
A) Survey of subject property prepared by James A. Martin on June 16, 1967.

REFERENCE BEARINGS:
The bearings shown hereon are based on the Mississippi State Plane Coordinate System - East Zone - NAD 83" using GPS GGCC-RTN System accessed on June 16, 2023. (*) Represents the Basis of Bearings. Distances shown are U.S. Survey feet.

FEMA FLOOD ZONE AND HAZARDS:
This lot is located in Flood Zone "X" Area of/per FEMA Map Community Panel Number 2804700356G for Harrison County, Mississippi dated December 21, 2017. Base Flood Elevation is subject to change and should be verified with the local authority's Flood Plain Administrator before any design or construction.

SHEET 2 OF 4

CASSADY-ACADIA
LAND SURVEYING, LLC Since 1947
Louisiana • Mississippi • Texas • Alabama
1714 22nd Avenue, Gulfport, Mississippi 39501
Phone • (228)896-7155 Fax • (228)896-8405
Email • Survey@cassady-acadia.com

FIELD WORK CO ON: June 27, 2023

LEGEND

- FOUND PROPERTY MARKER (AS NOTED)
- SET 3/4" IRON ROD (UNLESS NOTED OTHERWISE)
- EXISTING WOOD FENCE LINE
- ▣ EXISTING MAIL-BOX

SCALE: 1" = 30'

SCALE IN FEET

30 15 0 30

NOTES:

1.) No attempt has been made by Cassidy-Acadia Land Surveying, LLC, to verify title, actual legal ownership, deed restrictions, servitudes, easements, alleys, right-of-ways or other burdens on the property, other than that furnished by the client or his representative. There is no representation that all applicable servitudes and restrictions are shown hereon. The surveyor has made no title search or public record search in compiling the data for this survey.

2.) The words "Certify," "Certifies" or "Certification" as used herein is understood to be an expression of professional opinion by the surveyor, based upon his best knowledge, information, and belief, as such, it does not constitute a guarantee nor a warranty, expressed or implied.

CERTIFICATION:

This is to certify that GARY TAYLOR that this survey was done by me or under my direct supervision and control, that the survey was done on the ground and was done in accordance with the most recent Minimum Standards of Practice for Land Surveyors as set forth by the State of Mississippi. Being an individual member of Professional Engineers and Surveyors and that the above certification and positional tolerances are in accordance with Class B surveys indicated in the above standards. I also certify there are no visible encroachments across any property lines except as shown.

Wayne M. Vice, Jr., P.S.
Registered Land Surveyor.

Reg. No. 32711

MINUTES OF SEPTEMBER 14, 2023
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

CERTIFICATE OF RESUBDIVISION

In accordance with Article II, Section 3 of the Code of Ordinance (Subdivision Regulations) of the City of Long Beach as amended, it is hereby certified that the Long Beach Planning Commission Chairman and Long Beach Mayor and Board of Aldermen have reviewed and approved the attached Final Plat. The following property has been subdivided from Harrison County ad valorem tax parcel number 05111-01-029.000 into two new parcels. The subject properties are generally described as being located East of Daugherty Road and North of Patton Road.

LEGAL DESCRIPTION OF LAND PRIOR TO THIS RESUBDIVISION:
PARCEL NO. 05111-01-029.000
INSTRUMENT NO. 2014-1935-D-11

A parcel of land situated in the East One-half of the Northeast One-fourth (E 1/2 of NE 1/4), Section 10, Township 8 South, Range 12 West, City of Long Beach, First Judicial District of Harrison County, Mississippi, and being more particularly described as follows, to-wit:
Beginning at a mag nail set at the intersection of the North margin of Patton Road and the East margin of Daugherty Road; thence along the said East margin of Daugherty Road, North 00 degrees, 18 minutes, 00 seconds West a distance of 178.60 feet to a 1/2 inch iron rod found; thence North 87 degrees 12 minutes 54 seconds East a distance of 148.30 feet to a 1 inch iron pipe found; thence run South 00 degrees 22 minutes 33 seconds East a distance of 164.06 feet to a 3/4 inch iron rod found, lying on the said North margin of Patton Road; thence along said North margin, South 62 degrees 15 minutes 41 seconds West a distance of 154.64 feet to the Point of Beginning, containing 23,502.32 square feet or 0.54 acre. Reference meridian for bearings based on Geodetic North by GPS observation.

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

LEGAL DESCRIPTION OF PARCEL ONE:

A parcel of land situated and being located in a part of the East Half of the Northeast Quarter (E 1/2 of the NE 1/4) of Section 10, Township 8 South, Range 12 West, City of Long Beach, First Judicial District of Harrison County, Mississippi, and being more particularly described as follows, to-wit:

COMMENCING at a MAG nail at the intersection of the northerly margin of Patton Road with the easterly margin of Daugherty Road; thence run North 00 degrees 00 minutes 03 seconds East along the easterly margin of Daugherty Road a distance of 101.68 feet to a 3/4-inch iron rod and the POINT OF BEGINNING of the parcel herein described;

Thence run from said POINT OF BEGINNING North 00 degrees 00 minutes 03 seconds East along the easterly margin of Daugherty Road a distance of 76.92 feet to a 1/2-inch iron rod; thence departing the easterly margin of Daugherty Road, run North 87 degrees 30 minutes 56 seconds East a distance of 148.23 feet to a 1-inch iron pipe; thence run South 00 degrees 04 minutes 51 seconds East a distance of 79.79 feet to a 3/4-inch iron rod; thence run South 68 degrees 33 minutes 52 seconds West along a wooden fence line a distance of 147.27 feet to the POINT OF BEGINNING.

Said parcel contains 0.247 acres, more or less.

LEGAL DESCRIPTION OF PARCEL TWO:

A parcel of land situated and being located in a part of the East Half of the Northeast Quarter (E 1/2 of the NE 1/4) of Section 10, Township 8 South, Range 12 West, City of Long Beach, First Judicial District of Harrison County, Mississippi, and being more particularly described as follows, to-wit:

BEGINNING at a MAG nail at the intersection of the northerly margin of Patton Road with the easterly margin of Daugherty Road; thence run North 00 degrees 00 minutes 03 seconds East along the easterly margin of Daugherty Road a distance of 101.68 feet to a 3/4-inch iron rod, thence departing the easterly margin of Daugherty Road, run North 68 degrees 33 minutes 52 seconds East along a wooden fence line a distance of 147.27 feet to a 3/4-inch iron rod; thence run thence run South 00 degrees 04 minutes 51 seconds East along a wooden fence line a distance of 83.82 feet to a 1-inch iron pipe on the northerly margin of Patton Road; thence run South 62 degrees 25 minutes 01 seconds West along the northerly margin of Patton Road a distance of 154.79 feet to the POINT OF BEGINNING

Said parcel contains 0.282 acres, more or less.

PLAT SHOWING RESUBDIVISION SURVEY

OF
TAX PARCEL #05111-01-029.000

INTO

PARCEL ONE & PARCEL TWO

MUNICIPAL: #5536 DAUGHERTY ROAD
CITY OF LONG BEACH,
FIRST JUDICIAL DISTRICT OF
HARRISON COUNTY, MISSISSIPPI

SHEET 3 OF 4



CASSADY-ACADIA
LAND SURVEYING, LLC Since 1947
Louisiana • Mississippi • Texas • Alabama
1714 22nd Avenue, Gulfport, Mississippi 39501
Phone • (228)896-7155 Fax • (228)896-8405
Email • Survey@Cassady-Acadia.com

FIELD WORK COMPLETED ON: June 27, 2023

DATE FILED AT: 05:30 PM FILED: DAVID J. DE 07

MINUTES OF SEPTEMBER 14, 2023
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

CERTIFICATE OF OWNERSHIP:

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

Gary Owen Taylor
Gary Owen Taylor, Owner
Date: 8/9/23
Subscribed and sworn to before me, in my presence, this 9th day of August, 2023, a Notary Public in and for the County of Harrison, State of Mississippi
Zare Washington
NOTARY PUBLIC
My Commission Expires: April 3, 2027



CERTIFICATE OF OWNERSHIP:

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

Freddie Taylor
Freddie Taylor, Owner
Date: 8/9/23
Subscribed and sworn to before me, in my presence, this 9th day of August, 2023, a Notary Public in and for the County of Harrison, State of Mississippi
Zare Washington
NOTARY PUBLIC
My Commission Expires: April 3, 2027



PLAT SHOWING RESUBDIVISION SURVEY

TAX PARCEL #05111-01-029.000
OF
INTO

PARCEL ONE & PARCEL TWO
MUNICIPAL: #5536 DAUGHERTY ROAD
CITY OF LONG BEACH,
FIRST JUDICIAL DISTRICT OF
HARRISON COUNTY, MISSISSIPPI

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 was prepared in accordance with all applicable codes and ordinances. Witness my original signature, registration number and seal this the 11th day of JULY, 2023.

Wayne M. McS. Jr., PS
Wayne M. McS. Jr., PS
Registration No. 32711
Subscribed and sworn to before me, in my presence this 11th day of JULY, 2023, a Notary Public in and for the County of Harrison, State of Mississippi
Shadell Harrison
NOTARY PUBLIC
My Commission Expires: 11 Dec 2024



CERTIFICATE OF APPROVAL:

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

Administrator _____ Date: _____
PLANNING COMMISSION:
Submitted to and approved by the City of Long Beach Planning Commission at the regularly scheduled meeting on the _____ day of _____, 2023.

Planning Commission Chairman _____
APPROVAL:
Submitted to and accepted by the City of Long Beach, Board of Aldermen, at the regular meeting of said Board of Aldermen held on the _____ day of _____, 2023.

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

SHEET 4 OF 4

CASSADY-ACADIA
LAND SURVEYING, LLC Since 1947
Louisiana • Mississippi • Texas • Alabama
1714 22nd Avenue, Gulfport, Mississippi 39601
Phone • (228)896-7166 Fax • (228)896-8406
Email • Survey@cassady-acadia.com

FIELD WORK COMPLETED ON: June 27, 2023

**MINUTES OF SEPTEMBER 14, 2023
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

Special Tap Fee: 5536 Daugherty Rd				
Date: 08-15-23				
SEWER AND **WATER TAP				
MATERIALS:				
QTY.		ITEM	PRICE	TOTAL
2	EA	6" Ferncos	\$11.45	\$22.90
1	EA	Meter Box	\$93.00	\$93.00
1	EA	1" Curb Stop	\$82.08	\$82.08
2	EA	6" SDR 26 T WYE	\$116.68	\$233.36
2	EA	6" SDR 26 CAP	\$95.00	\$56.13
28	FT	6" SDR 26 PIPE	\$9.18	\$257.04
TOTAL MATERIAL COST				\$744.51
EQUIPMENT:				
QTY.		ITEM	PRICE	TOTAL
6	HRS	MINI TRACK HOE	\$45.00	\$270.00
6	HRS	DUMP TRUCK/ Trailer	\$50.00	\$300.00
6	HRS	CREW TRUCK	\$15.00	\$90.00
TOTAL EQUIPMENT COST				\$660.00
LABOR:				
			LABOR	TOTAL
				\$651.82
TOTAL LABOR COST				\$651.82
FUEL:				
			TOTAL MATERIAL COST	TOTAL
			\$744.51	\$744.51
			TOTAL EQUIPMENT COST	\$660.00
			\$660.00	\$660.00
			TOTAL LABOR COST	\$651.82
			\$651.82	\$651.82
			15% FUEL COST	\$308.45
			\$308.45	\$308.45
TOTAL				\$2,364.78
PLEASE REMIT MATERIAL AND EQUIPMENT COST TO:				<u>\$1,404.51</u>
City of Long Beach				
P.O. Box 591				
Long Beach, MS 39560				
PLEASE REMIT LABOR & FUEL COST TO:				<u>\$960.27</u>
H2O Innovation				
P.O. Box 591				
Long Beach, MS 39560				
TOTAL WATER TAP FEE COST				\$2,364.78
** Existing lot is to make sure that water service dose not cross proposed Lot.				

**MINUTES OF SEPTEMBER 14, 2023
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

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



**OVERSTREET
& ASSOCIATES**
CONSULTING ENGINEERS

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

August 10, 2023

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

RE: Certificate of Subdivision – Tax Parcel No. 05111-01-029.000

Ladies and Gentlemen:

We have received a Certificate of Subdivision for the referenced property, which can be described as a parcel of land situated and being located in Section 10, Township 8 South, Range 12 West, City of Long Beach, First Judicial District of Harrison County, Mississippi. The submitted subdivision proposes to divide an existing parcel into two new parcels. Proposed Parcel "One" will be nearly 0.247 acres in size, with approx. 76.92 feet of street frontage on Daugherty Road. Proposed Parcel "Two" will be nearly .292 acres in size, with approx. 101.68 feet of street frontage.

The Certificate itself has all appropriate certifications and information. If approval is granted, acceptance of the subdivision should be subject to the payment of any required tapping fees or special connection fees as determined by the City's Public Works department.

Sincerely,

Tyler Yarbrough

TY:539

**MINUTES OF SEPTEMBER 14, 2023
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

After considerable discussion and upon recommendation made by a City Engineer, Vice Chairman Barlow made motion, seconded by Commissioner Suthoff and unanimously carried to approve the application, as submitted.

It came for discussion under new business, a Certificate of Resubdivision for property located at 4281 Beatline Road, Tax Parcel 0512C-01-006.000, submitted by Steven W. and Sonia L. Ward, as follows:

MINUTES OF SEPTEMBER 14, 2023
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 8-11-23
Zoning R-1
Agenda Date 9-14-23
Check Number 2151

APPLICATION FOR CERTIFICATE OF RESUBDIVISION

- I. TYPE OF CASE: CERTIFICATE OF RESUBDIVISION
- II. ADVALOREM TAX PARCEL NUMBER(S): 0512C-01-006.000
- III. GENERAL LOCATION OF PROPERTY INVOLVED: South West Corner of the intersection of Beatline Rd & Johnson Rd
- IV. ADDRESS OF PROPERTY INVOLVED: 4281 Beatline Rd, Long Beach, MS.
- V. GENERAL DESCRIPTION OF REQUEST: Resubdivision of parcel # - 0512C-01-006.000
Into 2 separate parcels of land
- 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 due 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.

Steven W. & Sonia L. Ward

Name of Rightful Owner (PRINT)

Name of Agent (PRINT)

25429 Pecan Rd

Owner's Mailing Address

Agent's Mailing Address

Pass Christian, MS. 39571

City State Zip

City State Zip

228-669-1732

Phone Steven W. Ward

Phone

Sonia L. Ward 8/12/23

Signature of Rightful Owner

Date

Signature of Applicant

Date

MINUTES OF SEPTEMBER 14, 2023
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

SCANNED



1st JUDICIAL DISTRICT
Instrument 2023-0018175-D-11
Filed/Recorded 08/16/2023 12:14:01 PM
Total Fees: 165.00
5 Pages Recorded

Prepared by:
S. Ward
25429 Pecan Rd.
Pass Christian, MS. 39571
228-669-1732

Return to:
Steven W. Ward
25429 Pecan Rd.
Pass Christian, Ms. 39571
228-669-1732

STATE OF MISSISSIPPI
COUNTY OF HARRISON

*Indexing Instructions
16-8-12*

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all which is hereby acknowledged, the undersigned, STEVEN SAMUEL ETHAN WARD AND JESSICA E. WARD, GRANTORS, do hereby sell, convey and warrant unto STEVEN W. WARD AND SONIA L. WARD, GRANTEEES, as Joint tenants with full rights of survivorship and not as tenants in common, the following described land and property being located in the First Judicial District of Harrison County, Mississippi, described as follows:

See Exhibit "A"

ALSO KNOWN AS:

PARCEL # - 0512C-01-006.000
PPIN # - 87343

This conveyance is subject to any and all restrictive covenants, right of way, easements and prior reservation of oil, gas and mineral rights applicable to the subject property which are on file and of record in the office of the Chancery Clerk of Harrison County, Mississippi.

WITNESS OUR SIGNATURES, this the 16 day of August
2023.

[Signature]
STEVEN SAMUEL ETHAN WARD, GRANTOR

[Signature]
JESSICA E. WARD, GRANTOR

STATE OF MISSISSIPPI
COUNTY OF HARRISON

PERSONALLY came and appeared before me on this the 16th day of August 2023, the undersigned authority in and for the aforesaid jurisdiction, the within named, STEVEN SAMUEL ETHAN WARD AND JESSICA E. WARD, GRANTOR, signed, executed and delivered the above and foregoing instrument as the free and voluntary act and deed of the grantors on the day and year herein set forth.

WITNESS MY SIGNATURE AND SEAL OF OFFICE this the 16th day of August 2023.



[Signature]
Notary Public

My Commission Expires: Feb. 7, 2024

Grantors:
Steven Samuel Ethan Ward
4281 Beatline Rd.
Long Beach, MS. 39560
228-669-5505

Jessica E. Ward
4281 Beatline Rd.
Long Beach, MS. 39560
228-297-4237

Grantees:
Steven W. Ward
25429 Pecan Rd.
Pass Christian, MS. 39571
228-669-1732

Sonia L. Ward
25429 Pecan Rd.
Pass Christian, MS. 39571
228-363-1725

**MINUTES OF SEPTEMBER 14, 2023
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

LRMINQ01 APPRINQ43
Parcel 0512C-01-006.000
Legal Description

LAND ROLL MAINTENANCE
Library 2023

LRWINQ02/HC

PPIN 87343
Page 1

13.5 AC(C) BEG AT SE COR OF NE1/4
OF SEC 16 ON W MAR OF BEATLINE RD
W ALONG SEC LINE 650 FT TO W MAR OF
COX SUBD N ALONG SUBD LINE 1285 FT
TO S MAR OF JOHNSON RD E ALONG RD
650 FT TO BEATLINE RD S ALONG RD
432 FT W 564 FT S 482 FT E 564 FT
TO BEATLINE RD S ALONG RD 432 FT TO
POB WHICH IS LOTS 1 TO 4 BLK 8 COX
SUBD & A 5.75 AC PCL PART OF SE1/4
OF NE1/4 SEC 16-8-12

F1-1ST LGL,F2-NXT LGL,F3-NXT PARCEL,F4-NAME,F7-DEED,F8-FLAG,F9-OPTION,F10-PRINT

EXHIBIT "A"

McCAULEY REVOCABLE TRUST 2007/11572 AND 2007/11574 AND 2007/9421 13.5 AC (C) BEG AT SE
COR OF NE ¼ OF SEC 16 ON W MAR OF BEATLINE RD W ALONG SEC LINE 650 FT TO W MAR OF COX
SUBD N ALONG SUBD LINE 1285 FT TO S MAR OF JOHNSON RD E ALONG RD 650 FT TO BEATLINE RD S
ALONG RD 432 FT W 564 FT S 482 FT E 564 FT TO BEATLINE RD S ALONG RD 432 FT TO POB WHICH IS
LOTS 1 TO 4 BLK 8 COX SUBD & A 5.75 AC PCL PART OF SE ¼ OF NE ¼ SEC 16-8-12

**MINUTES OF SEPTEMBER 14, 2023
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

SCALE 1" = 150'
REFERENCE: GRID NORTH
BY GPS OBSERVATION
(DATUM=NAD 83)

A RESUBDIVISION OF ONE PARCEL INTO
TWO AND LYING IN COX'S SUBDIVISION IN
SECTION 16, TOWNSHIP 8 SOUTH, RANGE 12
WEST, CITY OF LONG BEACH, FIRST
JUDICIAL DISTRICT OF HARRISON COUNTY,
MISSISSIPPI. SAID PARCEL BEING REFERRED
TO AS TAX PARCEL NUMBER
0512C-01-006.000

EXISTING

**GPS OBSERVATION
NOTE**

DATE OF FIELD WORK: 02/24/2022
TOPCON VR RECEIVER WAS
USED FOR GPS OBSERVATION,
UTILIZING THE EARL DUDLEY, INC.
REAL-TIME NETWORK



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 (230' M.S.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 @ 1-800-221-6477.
- 4.) BUILDING SETBACKS, ELEVATIONS, WETLAND DETERMINATION AND ETC. 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.

25' PLATTED ROAD RIGHT OF WAY (UNIMPROVED)

0512C-01-007.000
HARRISON COUNTY DEVELOPMENT COMMISSION

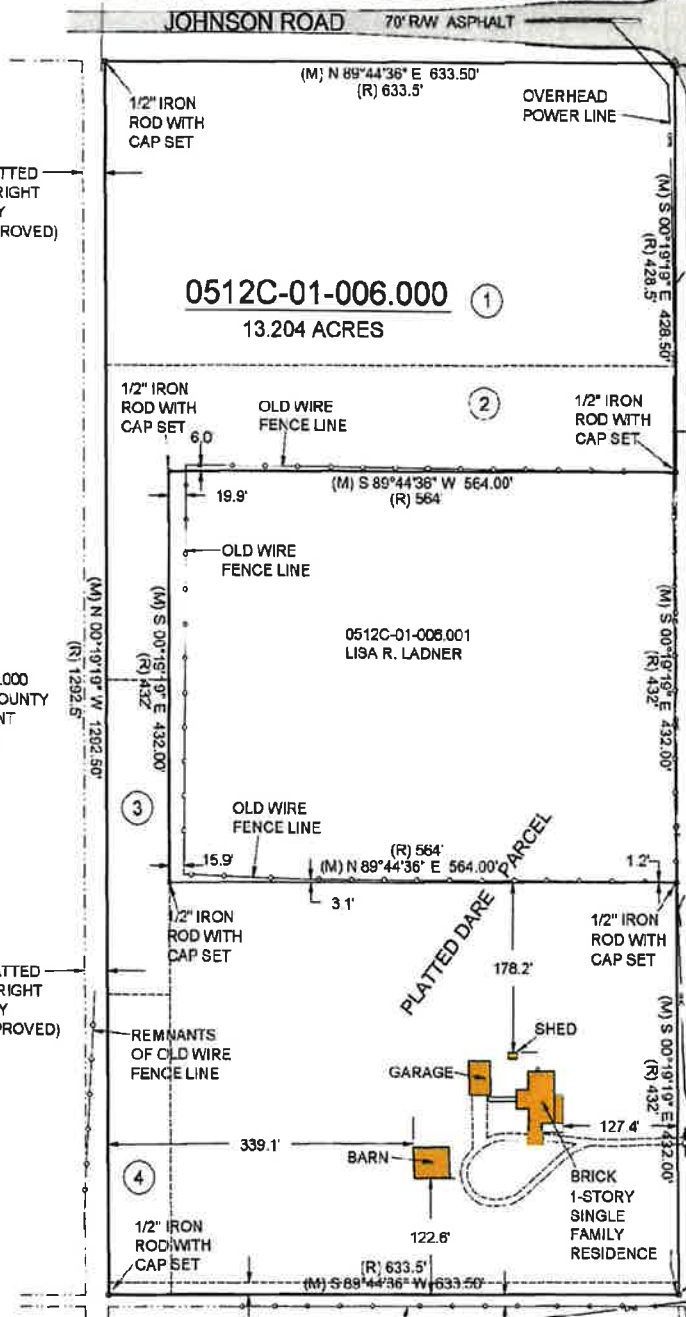
REFERENCE MATERIALS:

- 1.) DEED 2021-45-D-1
- 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.) RECORDED PLAT OF COX'S SUBDIVISION OF SECTION 16 T. 8 S. R. 12 WEST

CLIENTS: STEVEN W. WARD AND SONIA L. WARD
DATE OF FIELD SURVEY: 2/24/2022
DRAWN BY: CAC
JOB NUMBER: 21318.dwg

PREPARED BY:

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



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

LEGEND:

- ⊗ --- IRON ROD FOUND
- ⊙ --- IRON PIPE FOUND
- --- IRON ROD SET
- ⊕ --- SPIKE FOUND
- ⊗ --- SPIKE SET
- ⊗ --- CONCRETE MONUMENT FOUND
- ⊙ --- CONCRETE MONUMENT SET
- ⊙ --- LIGHTED KNOT FOUND
- ⊙ --- AS PER SURVEY
- ⊙ --- AS PER RECORD
- ⊙ --- AS PER PLAT
- ⊙ --- IRON ROD FOUND
- ⊙ --- IRON ROD SET

FLOOD ZONE NOTE:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN THE FIRM ZONE "X" ACCORDING TO MAP NUMBERS 28047C03523 AND 28047C03560, DATED JUNE 16, 2006. 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.

MINIMUM BUILDING SETBACKS:

THIS PARCEL OF LAND IS LOCATED IN A ZONE C-3, NEIGHBORHOOD BUSINESS DISTRICT AS PER CITY OF LONG BEACH ZONING MAP.

FRONT YARD - 25 FEET
SIDE YARD - 5 FEET
REAR YARD - 10 FEET



**MINUTES OF SEPTEMBER 14, 2023
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

SCALE 1" = 150'
REFERENCE: GRID NORTH
BY GPS OBSERVATION
(DATUM=NAD 83)

A RESUBDIVISION OF ONE PARCEL INTO
TWO AND LYING IN COX'S SUBDIVISION IN
SECTION 16, TOWNSHIP 8 SOUTH, RANGE 12
WEST, CITY OF LONG BEACH, FIRST
JUDICIAL DISTRICT OF HARRISON COUNTY,
MISSISSIPPI. SAID PARCEL BEING REFERRED
TO AS TAX PARCEL NUMBER
0512C-01-006.000

PROPOSED

**GPS OBSERVATION
NOTE**

DATE OF FIELD WORK: 02/24/2022
TOPCON VR RECEIVER WAS
USED FOR GPS OBSERVATION,
UTILIZING THE EARL DUDLEY, INC.
REAL-TIME NETWORK



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 GPC (2301 M8 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.) DEARINGS SHOWN HEREON ARE DERIVED BY:
GRID NORTH BY GPS OBSERVATION, ALL LINES RELATIVE TO.

25' PLATTED ROAD RIGHT OF WAY (UNIMPROVED)

POINT OF BEGINNING FOR LOT "B"
1/2" IRON ROD WITH CAP SET

0512C-01-007.000
HARRISON COUNTY
DEVELOPMENT
COMMISSION

REFERENCE MATERIALS:

- 1.) DEED 2021-45-D-1
- 2.) HARRISON COUNTY "AX" MAPS, CURRENT EDITION
- 3.) PROPERTY LINK OF HARRISON COUNTY, MS (DELTA COMPUTER SYSTEMS, INC. WEBSITE)
- 4.) LONG BEACH ZONING MAP AND ORDINANCE
- 5.) RECORDED PLAT OF COX'S SUBDIVISION OF SECTION 16 T. 8 S. R. 12 WEST

CLIENTS: STEVEN W. WARD AND
SONIA L. WARD
DATE OF FIELD SURVEY: 2/24/2022
DRAWN BY: CAC
JOB NUMBER: 21318.dwg

PREPARED BY:

CLIFFORD A. CROSBY, PLS

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

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

LEGEND:

- IRON ROD FOUND
- IRON PIPE FOUND
- IRON ROD SET
- SPIKE FOUND
- SPIKE SET
- CONCRETE MONUMENT FOUND
- CONCRETE MONUMENT SET
- LUSHARD MONUMENT FOUND
- LUSHARD MONUMENT SET
- AS PER SURVEY
- AS PER RECORD
- AS PER PLAT
- IRON ROD FOUND
- IRON ROD SET

FLOOD ZONE NOTE:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN THE FIRM ZONE "X" ACCORDING TO MAP NUMBERS 28047C0352G AND 28047C0356G, DATED JUNE 16, 2019. 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.

MINIMUM BUILDING SETBACKS:

THIS PARCEL OF LAND IS LOCATED IN A ZONE C-3, NEIGHBORHOOD BUSINESS DISTRICT AS PER CITY OF LONG BEACH ZONING MAP.

FRONT YARD - 25 FEET
SIDE YARD - 6 FEET
REAR YARD - 10 FEET



**MINUTES OF SEPTEMBER 14, 2023
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

A RESUBDIVISION OF ONE PARCEL INTO
TWO AND LYING IN COX'S SUBDIVISION IN
SECTION 16, TOWNSHIP 8 SOUTH, RANGE 12
WEST, CITY OF LONG BEACH, FIRST
JUDICIAL DISTRICT OF HARRISON COUNTY,
MISSISSIPPI. SAID PARCEL BEING REFERRED
TO AS TAX PARCEL NUMBER
0512C-01-006.000

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 (0512C-02-006.000) into (two) lots. The subject property is generally described as being located (on south side of Johnson Road and west side of Beatline Road, Long Beach, MS).

The Case File Number is:

LEGAL DESCRIPTIONS

LEGAL DESCRIPTION OF LAND PRIOR TO THIS RESUBDIVISION (PER DEED):

RECORD DESCRIPTION FOR PARCEL 0512C-02-006.000, DEED 2021-45-D-J1

McCAULEY REVOCABLE TRUST 2007/11511AND 2,007/11574 AND 2007/9421

13.5 AC(C) BEG AT SE COR OF NE1/4 OF SEC16 ON W. MAR OF BEATLINE RD W ALONG SEC LINE 650 FT. TO WMAR OF COX SUBD N ALONG SUBD LINE 1285 FT. TO S MAR OF JOHNSON RD E ALONG RD 650 FT. TO BEATLINE RDS ALONG RD 432 FT. W 564 FT. S 482 FT. E 564 FT. TO BEATLINE RD S ALONG RD 432 FT. TO POB WHICH IS LOTS 1 TO 4 BLK 8 COX SUBD & A 5.75 AC PCL PART OF SE 1/4 OF NE 1/4 SEC 16-8-12

ALSO KNOWN AS:

PARCEL# - 0512C-01-006.000

PPIN # - 87343

LEGAL DESCRIPTION OF THE PROPOSED PARCELS BY SURVEY MEASUREMENTS:

SURVEY DESCRIPTION FOR LOT "A"

ALL OF LOT 1 AND A PORTION OF LOT 2, BLOCK 8, COX'S SUBDIVISION SITUATED IN THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 8 SOUTH, RANGE 12 WEST, CITY OF LONG BEACH, HARRISON COUNTY, MISSISSIPPI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH THE BEARINGS BASED ON STATE PLANE GRID NORTH (MS EAST ZONE 2301):

BEGINNING AT AN IRON ROD WITH CAP SET AT THE NORTHWEST CORNER OF SAID LOT 1; THENCE ALONG THE SOUTH MARGIN OF JOHNSON ROAD, N89°44'36"E 633.50' TO A MAG. NAIL SET IN ASPHALT ON THE WEST MARGIN OF BEATLINE ROAD; THENCE ALONG SAID WEST MARGIN, S00°19'19"E 428.50' TO AN IRON ROD WITH CAP SET ON THE NORTH LINE OF PROPERTY NOW OR FORMERLY OF LADNER; THENCE ALONG SAID NORTH LINE AND EXTENSION THEREOF, S89°44'36"W 633.50' TO AN IRON ROD WITH CAP SET ON THE WEST LINE OF SAID BLOCK 8 OF COX'S SUBDIVISION; THENCE ALONG SAID WEST LINE, N00°19'19"W 428.50' TO THE POINT OF BEGINNING, CONTAINING 6.232 ACRES.

SURVEY DESCRIPTION FOR LOT "B"

A PORTION OF LOT 2, ALL OF LOTS 3 AND 4 AND A PORTION OF THE PLATTED DARE PARCEL, BLOCK 8, COX'S SUBDIVISION SITUATED IN THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 8 SOUTH, RANGE 12 WEST, CITY OF LONG BEACH, HARRISON COUNTY, MISSISSIPPI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH THE BEARINGS BASED ON STATE PLANE GRID NORTH (MS EAST ZONE 2301):

COMMENCING AT AN IRON ROD WITH CAP SET AT THE NORTHWEST CORNER OF SAID LOT 1; THENCE ALONG THE WEST LINE OF SAID BLOCK 8, S00°19'19"E 428.50' TO AN IRON ROD WITH CAP SET AT THE POINT OF BEGINNING; THENCE N89°44'36"E 69.50' TO AN IRON ROD WITH CAP SET AT THE NORTHWEST CORNER OF PROPERTY NOW OR FORMERLY OF LADNER; THENCE ALONG THE WEST LINE OF SAID PROPERTY, S00°19'19"E 432.00' TO AN IRON ROD WITH CAP SET AT THE SOUTHWEST CORNER OF SAID PROPERTY; THENCE ALONG THE SOUTH LINE OF SAID PROPERTY, N89°44'36"E 564.00' TO AN IRON ROD WITH CAP SET ON THE WEST MARGIN OF BEATLINE ROAD; THENCE ALONG SAID WEST MARGIN, S00°19'19"E 432.00' TO AN IRON ROD WITH CAP SET AT THE SOUTHWEST CORNER OF SAID BLOCK 8; THENCE ALONG THE SOUTH LINE OF SAID BLOCK 8, S89°44'36"W 633.50' TO AN IRON ROD WITH CAP SET AT THE SOUTHWEST CORNER OF SAID BLOCK 8; THENCE ALONG THE WEST LINE OF SAID BLOCK 8, N00°19'19"W 864.00' TO THE POINT OF BEGINNING, CONTAINING 6.972 ACRES.

PREPARED BY:

CLIFFORD A. CROSBY, PLS

716 LIVE OAK DRIVE

BILOXI, MS 39532 PHONE: 228-234-1649

CLIENTS: STEVEN W. WARD AND
SONIA L. WARD

DATE OF FIELD SURVEY: 2/24/2022

DRAWN BY: CAC

JOB NUMBER: 21318.dwg

SHEET 3 OF 5

**MINUTES OF SEPTEMBER 14, 2023
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

Special Tap Fee: 4281 Beatline Road

Date: 08-21-23

SEWER AND WATER TAP

MATERIALS:

QTY.		ITEM	PRICE	TOTAL
1	EA	8"X1" Tap Saddles	\$34.10	\$34.10
2	EA	1" Corp Stop	\$58.84	\$117.68
2	EA	1" Curb Stop	\$68.25	\$136.50
20	FT	1" Roll Tube	\$0.65	\$13.00
2	EA	Meter Box	\$93.00	\$186.00
TOTAL MATERIAL COST				\$487.28

EQUIPMENT:

QTY.		ITEM	PRICE	TOTAL
6	HRS	MINI TRACK HOE	\$45.00	\$270.00
6	HRS	DUMP TRUCK/ Trailer	\$50.00	\$300.00
6	HRS	CREW TRUCK	\$15.00	\$90.00
TOTAL EQUIPMENT COST				\$660.00

LABOR:

	LABOR	TOTAL
		\$768.43
TOTAL LABOR COST		\$768.43

FUEL:

TOTAL MATERIAL COST	\$487.28
TOTAL EQUIPMENT COST	\$660.00
TOTAL LABOR COST	\$768.43
15% FUEL COST	\$287.36
TOTAL	\$2,203.07

PLEASE REMIT MATERIAL AND EQUIPMENT COST TO:

\$1,147.28

City of Long Beach

P.O. Box 591

Long Beach, MS 39560

PLEASE REMIT LABOR & FUEL COST TO:

\$1,055.79

H2O Innovation

P.O. Box 591

Long Beach, MS 39560

TOTAL WATER TAP FEE COST **\$2,203.07**

**MINUTES OF SEPTEMBER 14, 2023
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

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



**OVERSTREET
& ASSOCIATES
CONSULTING ENGINEERS**

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

August 17, 2023

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

RE: Certificate of Subdivision – Tax Parcel No. 0512C-01-006.000

Ladies and Gentlemen:

We have received a Certificate of Subdivision for the referenced property, which can be described as a parcel of land situated and being located in Cox's Subdivision, Section 16, Township 8 South, Range 12 West, City of Long Beach, First Judicial District of Harrison County, Mississippi. The submitted subdivision proposes to divide an existing parcel into two new parcels. Proposed Lot "A" will be nearly 6.232 acres in size, with approx. 428.50 feet of street frontage on Beatline Road. Proposed Lot "B" will be nearly 6.972 acres in size, with approx. 432 feet of street frontage.

The Certificate itself has all appropriate certifications and information. If approval is granted, acceptance of the subdivision should be subject to the payment of any required tapping fees or special connection fees as determined by the City's Public Works department.

Sincerely,

Tyler Yarbrough

TY:539

**MINUTES OF SEPTEMBER 14, 2023
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

After considerable discussion and upon recommendation by a City Engineer, Commissioner Suthoff made motion, seconded by Commissioner Fields and unanimously carried to approve the application, as submitted.

There being no further business to come before the Planning and Development at this time, Vice Chairman Barlow 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