

MINUTES OF OCTOBER 12, 2023
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION
AGENDA
OCTOBER 12, 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. Variance - 908 Park Row Avenue, Tax Parcel 06110-01.006.000, Submitted by Chad Brown
 - 2. Special Use Approval - 0 Beach Blvd., Tax Parcel 0512J-01-001.000, Submitted by Long Beach Ventures, LLC (owner) and LBRV LLC (agent)
- IV. ANNOUNCEMENTS**
- V. APPROVE MINUTES**
 - 1. September 28, 2023
- VI. UNFINISHED BUSINESS**
 - 1. Short-Term Rental- 2000 Pettits Lane, Submitted by Garland Wayne and Janet Lee Watts (owners) and Angie Johnson (property manager)
- VII. NEW BUSINESS**
 - 1. Tree Removal - 119 Clower Avenue, Tax Parcel 0611L-01-018.000, Submitted by David L. Cumberland
 - 2. Planning Commission Approval - 4281 Beatline Road, Tax Parcel 0512C-01.006.000, Submitted by TLB Stop 'N Geaux of Long Beach, LLC
 - 3. Short Term Rental - 56 Oak Alley Lane, Tax Parcel 0512J-03-066.056, Submitted by Scott Holten & Carolyn Summerfield (owner) and Kristin Allen (property manager)
- 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 October 17, 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 OCTOBER 12, 2023
REGULAR MEETING**

LONG BEACH PLANNING and DEVELOPMENT COMMISSION

Be it remembered that two (2) public hearings were heard before the Long Beach Planning and Development Commission, Long Beach, Mississippi, and begun at 5:30 o'clock p.m., Thursday, the 12th day of October 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, Trey Gaddy, Jennifer Glenn, Marcia Kruse, City Advisor Bill Hessell, Building Inspector Ryan Ladner and Minutes Clerk Tina M. Dahl.

Absent the public hearings was Building Official Mike Gundlach.

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

.....

Commissioner Suthoff made motion, seconded by Commissioner DiLorenzo and unanimously carried to enter into closed and executive session to seek the legal advice and counsel of City Advisor, Bill Hessell, regarding agenda, item **III. Public Hearing 2. Special Use Approval** for property located at 0 West Beach Blvd, Tax Parcel 0512J-01-001.000, submitted by Long Beach Ventures, LLC (owner) and LBRV, LLC (agent).

The meeting resumed in open session; whereupon there was no action required or taken at this time.

The first public hearing to consider a Variance for the property located at 908 Park Row Avenue, Tax Parcel 0611O-01-006.000, submitted by Chad Brown, as follows:

MINUTES OF OCTOBER 12, 2023
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



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

Office use only
Date Received 9-8-23
Zoning R-1
Agenda Date 10-12-23
Check Number Cash

VARIANCE REQUEST

I. Tax Parcel Number(s): 06110 - 01 - 006.000

II. Address of Property Involved: 908 Park Row Ave

III. Statement clearly explaining the request being made. (Attach supplemental pages if necessary.)
Pole Barn in back yard. Needing 8ft variance to place pole barn on existing slab 2 ft from existing shop overhang.

****PLEASE COMPLETE THE FOLLOWING:**

A. Describe any special condition that justify the granting of this request and that are peculiar to the property and do not apply to other properties in the general area. What are the reasons for the request and why the applicant cannot meet the stated code requirement? Pole barn in back yard between workshop and home. limited space in back yard and existing concrete slab

B. Describe how the special condition discussed above is not the result of actions taken by the applicant. Show that the applicant did not cause the need for this request. Pole barn needed for RV and boat for protection

C. Show that an unnecessary hardship exists due to the character of the property and that this hardship makes the request necessary. State what hardship is caused if the applicant is required to meet code requirements? What is the result of this hardship? What would result if the Zoning Board denied this request? limited on space in back yard

D. Show that denial of this request will deprive the applicant of rights commonly enjoyed by other properties in the general area and that the granting of this variance request will make possible the reasonable use of land while not conferring any special privilege. Outline how the subject of the variance is common in the area and if the applicant were to be denied this variance a right would be taken away which is granted to other properties. State how the variance makes reasonable use of the existing land and why the same action cannot be done in a way that does not require a variance. Show that granting of this variance does not give the applicant any special privileges that the properties in the area would find desirable. Pole barn will go on existing slab to protect RV & boat with engineered design steel trusses that with stand 160 mph.

**MINUTES OF OCTOBER 12, 2023
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

IV. REQUIRED ATTACHMENTS:

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

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

V. OWNERSHIP AND CERTIFICATION:

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

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

Chad Brown
Name of Rightful Owner (PRINT)

908 Park Row Ave
Owner's Mailing Address

Long Beach MS 39560
City State Zip

518-337-1419
Phone

[Signature] 9/8/23
Signature of Rightful Owner Date

Name of Agent (PRINT)

Agent's Mailing Address

City State Zip

Phone

Signature of Applicant Date

MINUTES OF OCTOBER 12, 2023 REGULAR MEETING LONG BEACH PLANNING and DEVELOPMENT COMMISSION



PREPARED BY:
JERRY J. ROSETTI
Attesty At Law
1720 22nd Avenue
Gulfport, MS 39501
(228) 461-8678

HELLO TO:
JERRY J. ROSETTI
Attesty At Law
1720 22nd Avenue
Gulfport, MS 39501
(228) 461-8678

STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT

QUITCLAIM DEED

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

CHAD M. BROWN and
LYNETTE BROWN
908 Park Row
Long Beach, MS 39068
(228) 214-0177

do hereby sell, bargain, and quitclaim, unto

CHAD M. BROWN and
LYNETTE BROWN
908 Park Row
Long Beach, MS 39068
(228) 214-0177

to said persons with full right of conveyance, all as herein described property, together with the improvements located thereon, hereinafter and to be used in Harrison County, Mississippi, to wit:

(SEE EXHIBIT "A" - PAGE 3)

(INDEXING INSTRUCTIONS: 15' of Lot 18 and all of Lots 19, 20, 21, 22 and S 22.5' of Lot 23, Block 2, Brazelton Subdivision, Harrison County, Mississippi.)

The above described property is conveyed henceforth to any successors, devisees, heirs and assigns of record. The purpose of this deed is to complete the legal description and tax parcel numbers 001100-01-037-001 and 006-10-0-000-000.

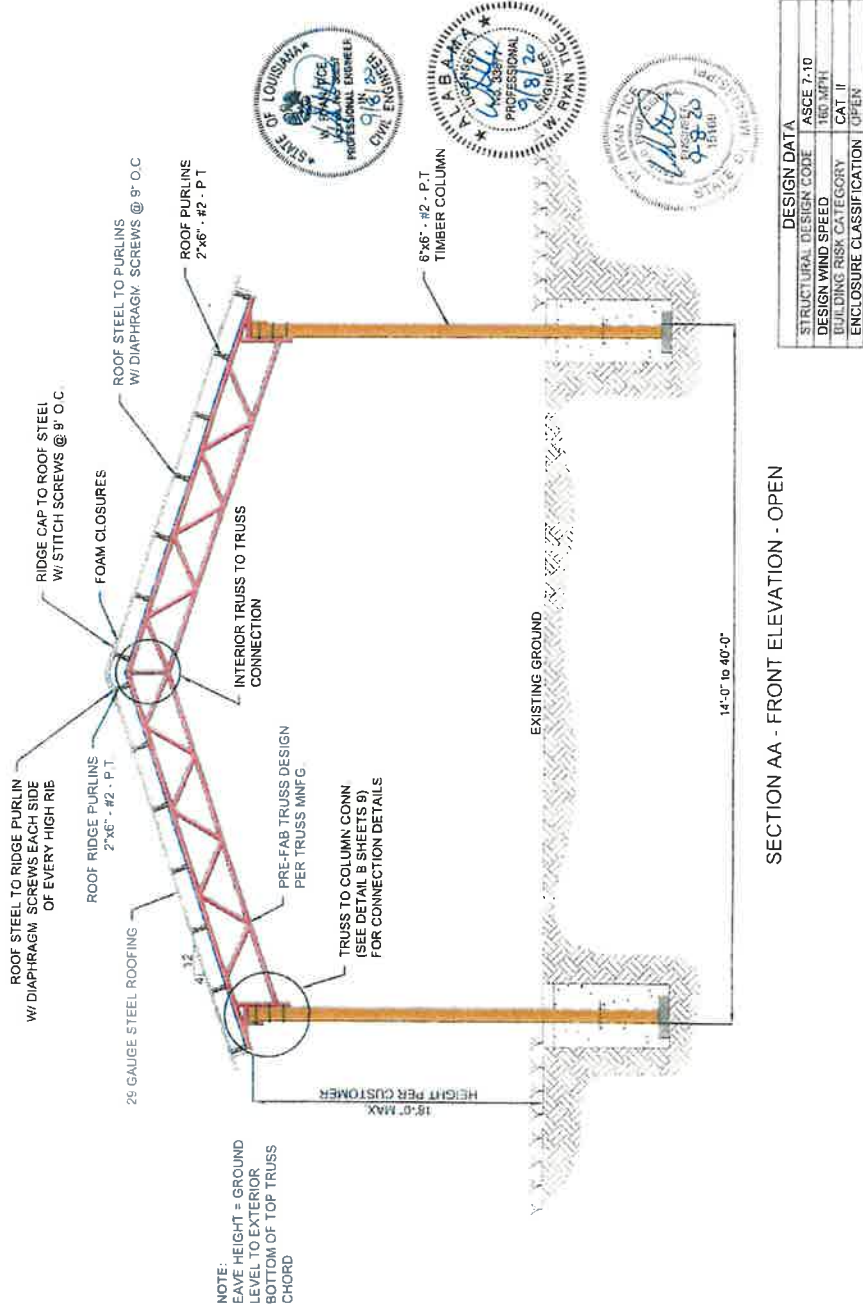
Witness my hand and the seal of the County of Harrison, Mississippi, this 9th day of October, 2016.

IN WITNESS WHEREOF, CHAD M. BROWN and LYNETTE BROWN have caused this instrument to be executed on the 9th day of October, 2016.

Chad M. Brown
CHAD M. BROWN
LYNETTE BROWN

EXHIBIT "A"

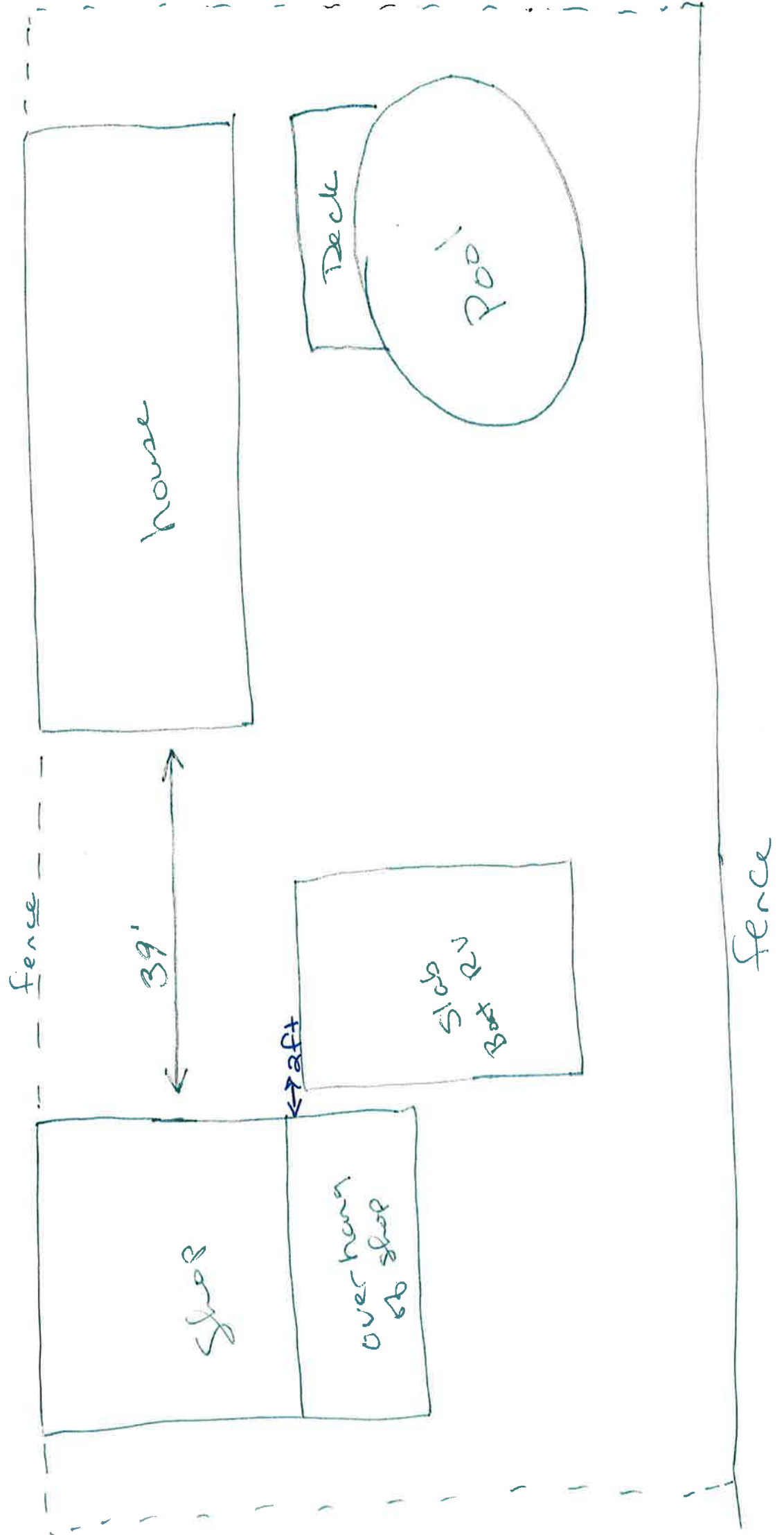
The North 2.5 feet of Lot Eighteen (18) and all of Lots Nineteen (19), Lot Twenty (20), Lot Twenty-one (21), Lot Twenty-two (22) and the South 22.5 feet of Lot Twenty-three (23), Block Two (2) BRAZELTON SUBDIVISION, a subdivision according to the map or plat thereof on file and of record in the office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi.



MINUTES OF OCTOBER 12, 2023
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

Oct 12 @ 5:30

Road



**MINUTES OF OCTOBER 12, 2023
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

The Clerk reported that twenty (20) notices of public hearing were sent by regular mail to property owners within one hundred sixty feet (160') of the subject property. Notices were also posted on the bulletin boards at City Hall, the Building Official's Office and the Water Department, 201 Jeff Davis Avenue and at the Long Beach Public Library, 209 Jeff Davis Avenue; said notice was ordered as part of these proceedings:

City of Long Beach



**LEGAL NOTICE
PUBLIC HEARING**

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

Chad Brown, 908 Park Row Avenue, has filed an application for a Variance in accordance with the Comprehensive Long Beach Unified Land Ordinance. The applicant is requesting, "an 8-foot variance to place a pole barn in the backyard on an existing slab and be located 2-feet from existing shop overhang." The City's setback requirements are 10 feet from any other structure. The location of the request is 908 Park Row Avenue, Tax Parcel 06110-01-006.000. The legal descriptions are as follows:

N 2.5 FT OF LOT 18, ALL OF LOTS 19 TO 22 & S 22.5 FT OF LOT 23 BLK 2 BRAZELTON SUBD

A Public Hearing to consider the above Variance request will be held in the City of Long Beach, Mississippi, 39560, October 12, 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
Chad Brown
Planning and Development Commission

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

EVERY 5100	Easy Peel Address Labels Easily attach to envelopes and mailboxes	Go to every.com/label Use Any, Anywhere
Hicks William G Jr 910 Park Row Avenue Long Beach, MS 39560	Hicks Paul 912 Park Row Avenue Long Beach, MS 39560	Bergeron Catherine V 740 Carter Drive Gulfport, MS 39507
Marshall Ronald F 331 Ferguson Avenue Long Beach, MS 39560	Nguyen Vinh -L/E- 329 Ferguson Avenue Long Beach, MS 39560	Nguyen Bay V 327 Ferguson Avenue Long Beach, MS 39560
325 Ferguson Avenue /C9 Gates Avenue Long Beach, MS 39560	Necaise Margaret W 25747 Elmer Ladner Road Pass Christian, MS 39571	Fornarc Scott PO Box 88 Gardena, CA 90248
Scholcz Marilyn W -Trustee 315 Ferguson Avenue Long Beach, MS 39560	Green Tick LLC 2220 Gloria Circle Unit: 122 Pensacola, FL 32514	Swanier Oliver G -EST- PO Box 481 Long Beach, MS 39560
MSL Properties II LLC 505E A Avenue Long Beach, MS 39560	Morin Izime and Alexandria 351 Park Row Avenue Long Beach, MS 39560	Iravis Stephen and Randa 353 Park Row Avenue Long Beach, MS 39560
MSL Properties II LLC 20231 Cliff Allen Road Long Beach, MS 39560	Rubi Ronald and Thuhong Truong 909 Park Row Avenue Long Beach, MS 39560	Morgan Clarence H and Joyce D 415 Fox Meadow Road Queen Anne, MD 21657
Flora Michael L 913 Park Row Avenue Long Beach, MS 39560	American Public Realty LLC PO Drawer 526 Biloxi, MS 39533	

MINUTES OF OCTOBER 12, 2023
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AFFIDAVIT

STATE OF MISSISSIPPI
COUNTY OF HARRISON
CITY OF LONG BEACH

BEFORE ME, the undersigned legal authority authorized to administer oaths in and for the jurisdiction aforesaid, on this day personally appeared before me, HANA M. DACT, 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, depose 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 September 18, 2023, she did cause to be mailed, Notice of Public Hearing, a copy of which is attached hereto, to twenty (20) property owners within 160' of 948 Parc Row Avenue, Tax Parcel 0611040-000300, notifying them that a public meeting will be held, October 12, 2023, to consider an application for a Variance submitted by Chad Brown.

Given under my hand this 18th day of September 2023.

Hana M. Dact
STACED DATE, AFFAVIT

SWORN TO AND SUBSCRIBED before me on this the 18th day of September 2023.

Kim Gonsoulin
NOTARY PUBLIC

-My Commission Expires-



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

Proof of Publication

STATE OF MISSISSIPPI
COUNTY OF HARRISON

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

Vol. 77 No. 35 dated 11 day of Sept, 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__

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

Sworn to and subscribed before me this ___ day of _____, A.D. 20__.

Hunter Dawkins
Publisher

Kim Gonsoulin
Notary Public

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

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

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

MINUTES OF OCTOBER 12, 2023
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

The second public hearing to consider a Special Use Approval for the property located at 0 West Beach Blvd, Tax Parcel 0512J-01-001.000, submitted by Long Beach Ventures, LLC (owner) and LBRV LLC (agent), as follows:

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in error

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MINUTES OF OCTOBER 12, 2023
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



CITY OF LONG BEACH

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

Office use only
Date Received 9-7-23
Zoning R-1
Agenda Date 10-12-23
Check Number CC
Ward 1

APPLICATION FOR
SPECIAL-USE APPROVAL

Tax Parcel Number(s): 0512J-01-001.000

Address of Property Involved: Beach Blvd, Long Beach, MS

Statement clearly explaining the request being made. (Attach supplemental pages if necessary.)
Requesting establishment of a Recreational Vehicle Resort Special Use District
on approximately 23.8 acres pursuant to Section 100(e)(8) of the City Code of Ordinances

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

Long Beach Ventures, LLC
(PRINT) Name of Rightful Owner

PO Box 1465

Owner's Mailing Address

Ridgeland, MS 39157

City State Zip

601-605-8128 or 601-519-8189

Phone

Signature of Owner

September 5, 2023
Date

AGENT

LBRV LLC
(PRINT) Name of Agent

808 Howard Avenue
Agent's Mailing Address

Biloxi MS 39530
City State Zip

601-519-8189
Phone

Signature of Agent

9/05/2023
Date

MINUTES OF OCTOBER 12, 2023 REGULAR MEETING LONG BEACH PLANNING and DEVELOPMENT COMMISSION



SCANNED



Notary Public
Notary State of Mississippi
Commission Expires 08/31/2024
Notary Public
Notary State of Mississippi

Prepared by
Hensley, Wells, PLLC
1025 Howard Avenue
Bilal, MS 39230
(228) 207-2900

Rec'd by
Hensley, Wells, PLLC
1025 Howard Avenue
Bilal, MS 39230
(228) 207-2900

STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT

WARRANTY DEED

For and in consideration of the sum of TEN AND SEVEN DOLLARS (\$17.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, we thereafter "Grantor")

GOLDEN BAY INVESTMENT, LTD.
A California Limited partnership
2305A Market Street
San Jose, CA 95116
(408) 218-4691

do and does hereby grant, bargain, sell, convey and secure to said Grantee(s)

LONG BEACH VENTURES, LLC,
A Mississippi limited liability company
P.O. Box 1465
Ridgeland, MS 39158
(601) 665-8128

certain real property with all improvements thereon and fixtures, attachments and appurtenances thereto, located in Harrison County, Mississippi, to wit

See Exhibit A attached hereto on Page 3

including, in particular, A PART OF LAND SITUATED IN SECTION 15 AND IN B. PELLERIN CLAIM SECTION 22, ALL IN TOWNSHIP 8 SOUTH RANGE 12 WEST, CITY OF LONG BEACH, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI

Page 1 of 3

LESS AND EXCEPT any and all interests in and to the oils, gases and other minerals thereon/underneath, which have been reserved/conveyed previously if any, but conveying the remaining interest therein unto Grantee(s) without warranty of any type

SUBJECT TO such easements, encumbrances, covenants, conditions, restrictions and other interests, now of record, if any

TAXES for any prior year shall be paid by Grantor, for the current year shall be pro-rated and the same are hereby assumed by the Grantee herein.

WITNESS OUR SIGNATURES this 28th day of June, A.D., 2021

Annie Le Nguyen
GOLDEN BAY INVESTMENT, LTD.,
A California limited partnership
By: Annie Le Nguyen
Title: General Partner

Dep Thi Nguyen
GOLDEN BAY INVESTMENT, LTD.,
A California limited partnership
By: Dep Thi Nguyen
Title: General Partner

STATE OF CALIFORNIA
COUNTY OF Santa Clara

Personally appearing before me, the undersigned authority in and for the said county and state, on this the 27th day of June, 2021, within my jurisdiction, the within-named, Annie Le Nguyen and Dep Thi Nguyen, Authorized Signatory and Coequal Partners of GOLDEN BAY INVESTMENT, LTD., A California limited partnership, Grantor, who acknowledged that they executed the above and foregoing instrument after being duly advised by me

D. Decker
NOTARY PUBLIC

My Commission Expires:
3/27/2024



Page 2 of 3

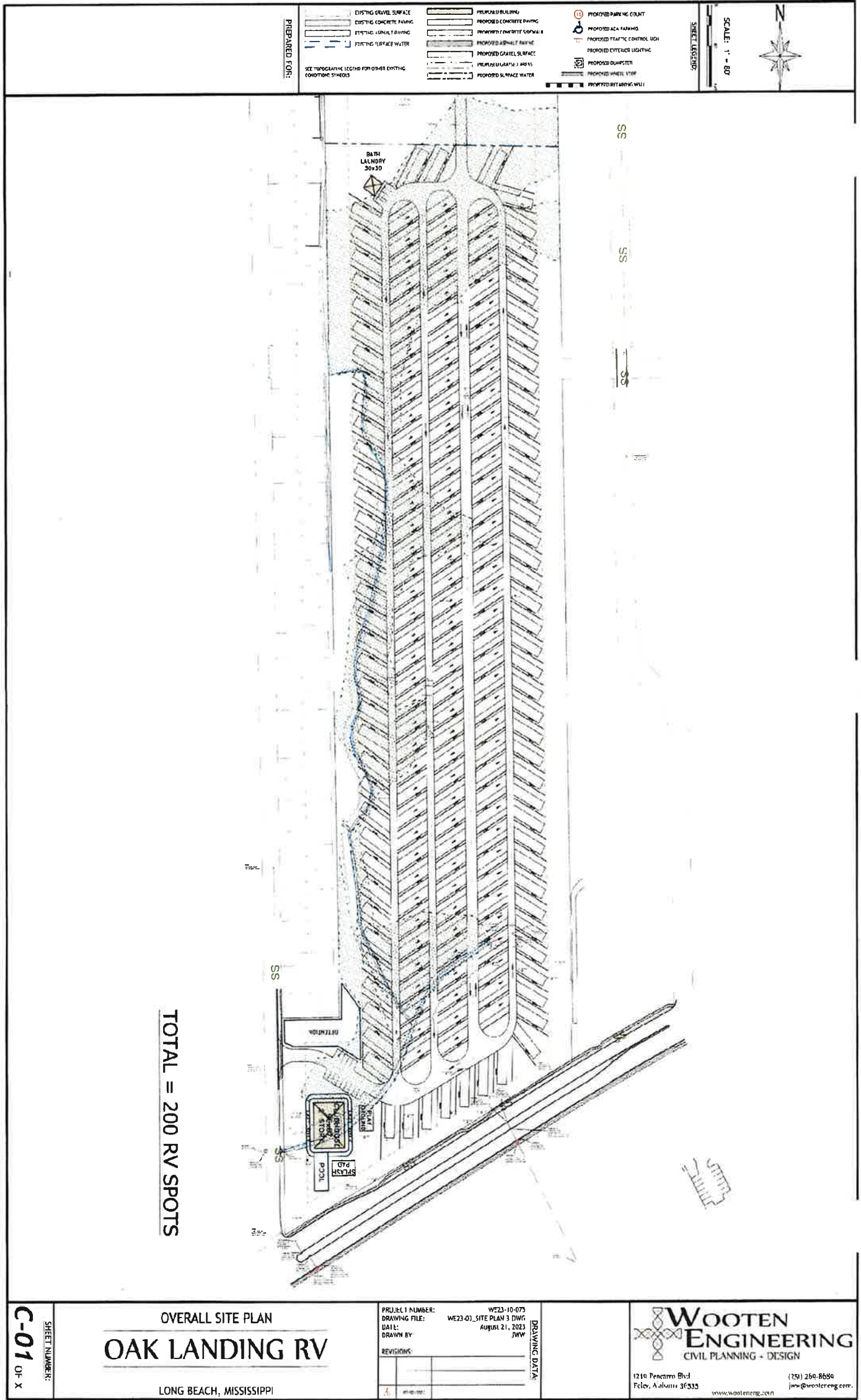
EXHIBIT "A"

A PART OF AND SITUATED IN SECTION 15 AND IN B. PELLERIN CLAIM SECTION 22, ALL IN TOWNSHIP 8 SOUTH RANGE 12 WEST, CITY OF LONG BEACH, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD SET AT THE POINT OF INTERSECTION OF THE EAST MARGIN OF MARKHAM ROAD WITH THE NORTH MARGIN OF U.S. HIGHWAY 90, THENCE ALONG SAID EAST MARGIN OF MARKHAM ROAD, N69°52'11"W 125.20' TO AN X-MARK ON CORNER SURVEY WHICH IS 100 SOUTH OF THE NORTH LINE OF BLOCK 8 OF THOMAS SUBDIVISION; THENCE PARALLEL TO SAID NORTH LINE, N89°20'01"E 125.00' TO AN IRON ROD ON THE EAST LINE OF THOMAS SUBDIVISION, THENCE ALONG SAID EAST LINE OF THOMAS SUBDIVISION, S80°52'11"W 208.90' TO AN IRON ROD LYING ON THE SOUTH LINE OF THE RAILROAD RIGHT-OF-WAY; THENCE ALONG SAID SOUTH LINE, N69°20'01"E 157.89' TO AN IRON ROD LYING ON THE WEST LINE OF THE RESERVE OF MARCUT DRIVE SUBDIVISION, THENCE ALONG SAID WEST LINE, S80°43'35"E 42.55' TO AN IRON ROD SET AT THE NORTH-EAST CORNER OF PROPERTY OF THE CITY OF LONG BEACH; THENCE ALONG THE NORTH LINE OF SAID PROPERTY, S89°20'07"W 22.81' TO AN IRON ROD; THENCE ALONG THE WEST LINE OF SAID PROPERTY, S88°52'27"E 100.00' TO AN IRON ROD; THENCE ALONG THE SOUTH LINE OF SAID PROPERTY, N89°47'01"E 206.90' TO AN IRON ROD, SAID IRON ROD LYING ON THE WEST LINE OF THE SURVEY OF MARCUT DRIVE SUBDIVISION; THENCE ALONG SAID WEST LINE, S88°43'35"E 66.71' TO AN IRON PIPE POINT, THENCE FURTHER ALONG SAID WEST LINE, S89°04'09"E 26.00' TO AN IRON ROD SET; THENCE FURTHER ALONG SAID WEST LINE, S89°45'24"E 119.19' TO AN X-MARK ON SIDEWALK ON THE NORTH MARGIN OF U.S. HIGHWAY 90; THENCE ALONG SAID NORTH MARGIN, S61°23'17"W 70.74' TO THE POINT OF BEGINNING, CONTAINING 2.95 ACRES, BEING OF SAID PROPERTY DESCRIBED IN TO A 100' E-WIDE ROADWAY EASEMENT TO THE CITY OF LONG BEACH AS PER DEDICATION BOOK 2066 9000-5111 HEREIN DESCRIBED PROPERTY BEING DESIGNATED AS CITY PARCELS NUMBER 8520-03-001 000 AND 8520-03-002 AND IS THAT SAID PROPERTY IS DESCRIBED IN DEED BOOK 1364 ON PAGE 20 AND DESCRIBED IN DEED BOOK 1264 ON PAGE 23 OF THE LAND RECORDS OF THE FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI.

Page 3 of 3

**MINUTES OF OCTOBER 12, 2023
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**



TOTAL = 200 RV SPOTS

C-01
SHEET NUMBER:
OF X

OVERALL SITE PLAN
OAK LANDING RV
LONG BEACH, MISSISSIPPI

PROJECT NUMBER:	WE23-10-079
DRAWING FILE:	WE23-01_SITE PLAN 3.DWG
DATE:	AUGUST 21, 2023
DRAWN BY:	JWM
REVISIONS:	

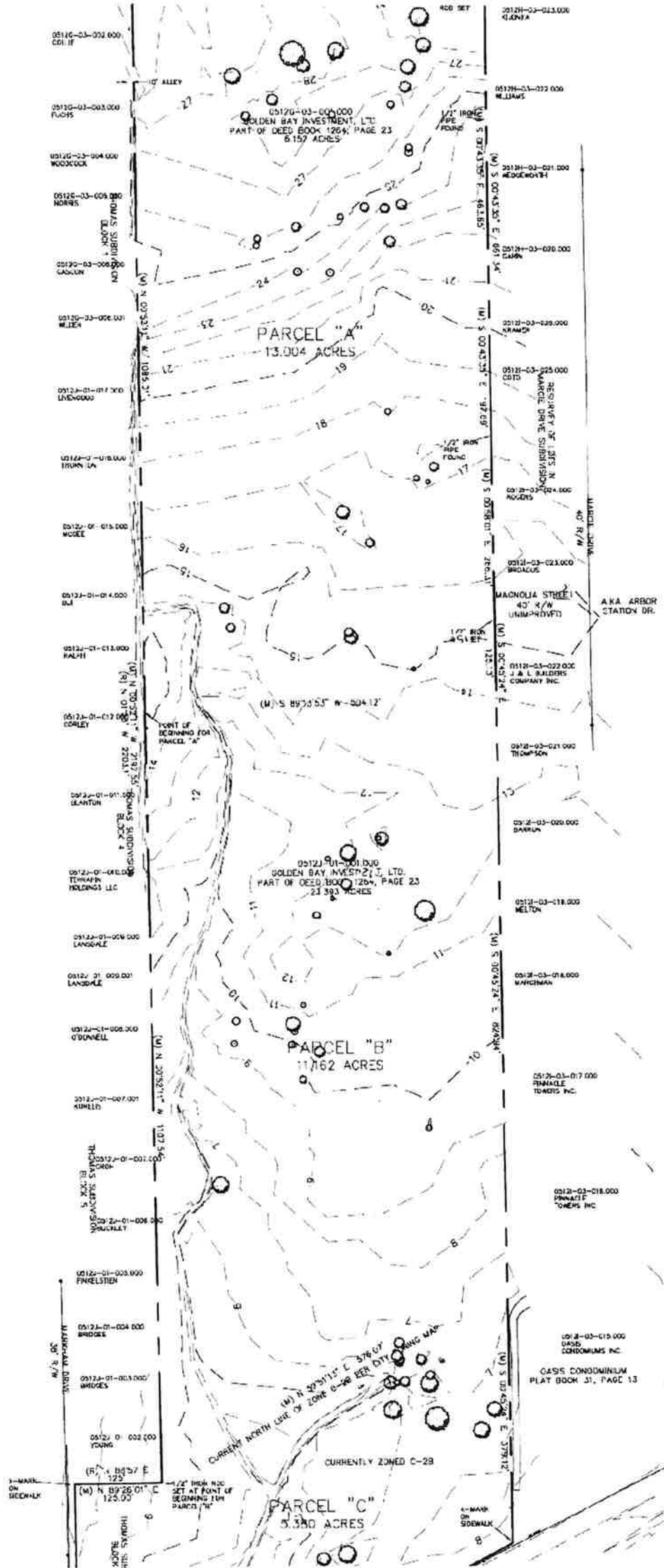
DRAWING DATA

WOOTEN ENGINEERING
CIVIL PLANNING - DESIGN

1210 Pencilum Blvd
Foley, Alabama 36535
www.wooteneng.com

(251) 266-8686
jwm@wooteneng.com

MINUTES OF OCTOBER 12, 2023
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



MINUTES OF OCTOBER 12, 2023 REGULAR MEETING LONG BEACH PLANNING and DEVELOPMENT COMMISSION

The Clerk reported that sixty-two (62) notices of public hearing were sent by regular mail to property owners within one hundred sixty feet (160') of the subject property. Notices were also posted on the bulletin boards at City Hall, the Building Official's Office and the Water Department, 201 Jeff Davis Avenue and at the Long Beach Public Library, 209 Jeff Davis Avenue; said notice was ordered as part of these proceedings:

City of Long Beach



LEGAL NOTICE PUBLIC HEARING

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

Long Beach Ventures, LLC, (owners) PO Box 1465, Fildes and, MS 39157 and LBRV, LLC, (agent) 808 Howard Avenue, Biloxi, MS, 39560, have filed an application for a Variance in accordance with the Comprehensive Long Beach Unified Land Ordinance. The applicant is requesting, "Establishment of a Recreational Vehicle Resort Special Use District on approximately 23.8 acres pursuant to section 100 (e) (8) of the City Code of Ordinances." The location of the request is 50 West Beach Blvd, Tax Parcel 05121-01-001.000. The legal descriptions are as follows:

23.8 AC(C) BEG AT INTER OF N MAR OF HWY 90 & F MAR OF MARKHAM DR N ALONG MARKHAM DR 425.3 FT ± 125 FT TO E LINE OF THOMAS SUBD N ALONG SUBD TO N LINE OF SEC 22 E ALONG SEC LINE TO W MAR OF MARCIE DR SLIDERS SURVEY S ALONG SUBD TO HWY 90 SWLY ALONG HWY 90 4 FT TO POB BEING PART OF LOTS 27 TO 32 WHITE & CALVERT SURVEY (UNRECORDED & PART OF LOTS 1 TO 3 BLK B THOMAS SUBD; ALSO THAT PART LYING S OF HWY 90 TO GULF OF MEXICO SEC 22-B-12

A Public Hearing to consider the above Variance request will be held in the City of Long Beach, Mississippi, 39560, on October 12, 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

201 Jeff Davis • PO Box 629 • Long Beach, MS 39560 • (228) 864-1300 • FAX (228) 864-0522
www.cityoflongbeach.ms

AVERY 5160	Easy Post Address Labels	Go to avery.com/templ
Uask Condominiums Inc 1319 Morticello Hwy Gax, GA 31032	Pinacle Towers Inc PMB 33 McMurray, PA 15317	Dunn Robin 4510 Calumet Street Metairie, LA 70001
Merritt Inc PO Box 3520 Meridian, MS 39303	M Farland Beth and Robert 2215 Linden Avenue Middletown, OH 45044	Thompson James R and Sandra M 4656 East Mansfield Road Carbor, N 47852
I&L Builders Company Inc 25240 East Dubuison Road Pass Christian, MS 39571	Broadway Marty M and Leigh Anne 167 Lake Road McHenry MS 39561	Morand Kimberly 115 Marcie Drive Long Beach, MS 39560
Sykes Robert Allen and Gail Ann 112 Marcie Drive Long Beach, MS 39560	Kramer James W and Betty Jane 110 Marcie Drive Long Beach, MS 39560	Garr Thomas A and Janet A 108 Marcie Drive Long Beach, MS 39560
Wedgeworth Sidney N and Mary J 106 Marcie Drive Long Beach, MS 39560	Langston Joe Colby and Jessica 129 Marcie Drive Long Beach, MS 39560	Silva Wander 202 NE 49th Street Pompano Beach, FL 33064
Thompson James R and Sandra M 4656 East Mansfield Road Carbor, IN 47837	Tierney Maureen G 1022 Begonia Avenue Casta Mesa, CA 92626	Southern Paradise LLC PO Box 1612 Long Beach, MS 39560
Fisher Lerry S and Cynthia L 117 Marcie Drive Long Beach, MS 39560	Morand Philip L and Eugenie L 115 Marcie Drive Long Beach, MS 39560	Criswell Katherine E 117 Marcie Drive Long Beach, MS 39560
Chapman Brenda C 111 Marcie Drive Long Beach, MS 39560	Miller Mack B and Carole 102 Marcie Drive Long Beach, MS 39560	Young Lisa Rogers FTAL c/o 141 Magnolia Court Luling, LA 70070
Ridges Samuel H 12107 Grand Oaks Drive Gulfport, MS 39503	Finkelstein Sherrill P 206 Reeves Street Long Beach, MS 39560	Buckley Barbara H 16156 Mariner Drive Gulfport, MS 39503
Groh George L and Nannette Ann 800 Lakeshore Parkway New Orleans, LA 70124	Chirinos Tom and Shelton Leroy 11254 West Pine Street Sarijpuu, ID 83861	Fremont Properties LLC 37 Compass Point Way South Inlet Beach, FL 32461

MINUTES OF OCTOBER 12, 2023 REGULAR MEETING LONG BEACH PLANNING and DEVELOPMENT COMMISSION

AVERY 5160	Easy Post Address Labels Best for Envelopes, Postcards	Go to Avery.com/Templates Use Any Avery Label
Lindsale William F and Mary Carla 719 Fryal Drive Long Beach, MS 39560	Terrapin Holdings LLC PO Box 1386 Long Beach, MS 39560	Rlanton Marvin Henry Jr and Jane PO Box 1615 Long Beach, MS 39560
Gewe Brian and Carole Dean 142 Markham Drive Long Beach, MS 39560	Bossner Ronald ETA 3927 Shenandoah Avenue St Louis MO 65588	Amos Dana D and Anita M 148 Markham Drive Long Beach, MS 39560
Loftus Jo 150 Markham Drive Long Beach, MS 39560	Livengood D Michael and R Karen 154 Markham Drive Long Beach, MS 39560	Willer Charles A Jr and Grace Susan 156 Markham Drive Long Beach, MS 39560
Gascon Joseph S and Cheryl R 156 Markham Drive Long Beach, MS 39560	Norris Robert F and Rebecca W 160 Markham Drive Long Beach, MS 39560	Skarl Sheridan L and Thomas Michael J 165 Markham Drive Long Beach, MS 39560
Wilson Donna Lee Donald 161 Markham Drive Long Beach, MS 39560	Acker Emmette E 159 Markham Drive Long Beach, MS 39560	Alexander William C Fandler 157 Markham Drive Long Beach, MS 39560
Lindorfer Ju in H 155 Markham Drive Long Beach, MS 39560	Ball Jason M and Carilyn A 121 Pittman Drive Long Beach, MS 39560	Schadewald Donale A and Lori A 147 Markham Drive Long Beach, MS 39560
Sercovici Terry W and Rachel 110 MaLo Olive Drive Bell Chase, LA 70037	Avery Richard F and Andrea Ellen 143 Markham Drive Long Beach, MS 39560	Cobb RL Linda 141 Markham Drive Long Beach, MS 39560
Marsh Michelle C and Caitlin J 139 Markham Drive Long Beach, MS 39560	Jayres Fr n and Rosalind 918 Lake Circle NW Mogee, MS 39111	Misenheimer William J 221 West Broadway Street Monticello, IN 47960
Morse Jeffrey K 12 East 52nd Street East Gulfport, MS 39567	LE NGA 8717 Shuff Pittsburgh Avenue Tulsa, OK 74137	McHugh Michael R 2201 Kelly Avenue Gulfport, MS 39561
Sweeney & Sweeney LLC 44030 Forbes Farm Drive Hammond, LA 70403	Kicanzoska Gordana and Zan 12 Wilchar Drive Laurel, MS 39440	Need David B and Vicki R 125 Markham Drive Long Beach, MS 39560
AVERY 5160	Easy Post Address Labels Best for Envelopes, Postcards	Go to Avery.com/Templates Use Any Avery Label
DeSandre Henry A and Peggy J 16372 Clearwater Circle Gulfport, MS 39503	Letturn Investments LLC 10 Water Lily Way Coto De Caza, CA 92579	

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 STANA 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 (60') 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 September 18, 2023, she did cause to be mailed, Notice of Public Hearing, a copy of which is attached hereto, to sixty-two (62) property owners within 150' of 0 West Beach Blvd., Tax Parcel 0512J-01-001.000, notifying them that a public meeting will be held, October 12, 2023, to consider an application for a Special Use Approval submitted by Long Beach Ventures, LLC (owners) and TBRV, LLC (agent).

Given under my hand this the 18th of September 2023.

Stana Dahl
STACY DAHL, AFFIRANT

SWORN TO AND SUBSCRIBED before me on this the 18th day of September 2023.

My Comm. Expires:





Kimi Gonsoulin
NOTARY PUBLIC

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

**MINUTES OF OCTOBER 12, 2023
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

Proof of Publication

	STATE OF MISSISSIPPI COUNTY OF HARRISON
	PERSONALLY appeared before me the undersigned notary in and for said County and State, HUNTER DAWKINS, publisher of THE GAZETTE GAZETTE, a newspaper printed and published in Harrison County, who being duly sworn, deposes and says the publication of this notice hereunto attached has been made to the said publication _____ weeks in the following numbers and on the following dates of such papers:
	Vol. _____ No. _____ dated _____ day of _____, 20____
	Vol. _____ No. _____ dated _____ day of _____, 20____
	Vol. _____ No. _____ dated _____ day of _____, 20____
	Vol. _____ No. _____ dated _____ day of _____, 20____
	Vol. _____ No. _____ dated _____ day of _____, 20____
	Vol. _____ No. _____ dated _____ day of _____, 20____
	Vol. _____ No. _____ dated _____ day of _____, 20____
	Vol. _____ No. _____ dated _____ day of _____, 20____
Affirm further sworn to with this said newspaper has been established and published continuously in said county for period of more than twelve months prior to the first publication of said notice. Publisher _____ Sworn to and subscribed before me this _____ day of _____, A.D. 20____. Notary Public _____ 	

Chairman Olaivar recognized City Advisor, Bill Hessell, whereupon Mr. Hessell advised the Commission the application is incomplete and no action should be taken. Based upon the advice of Mr. Hessell, Commissioner Levens made motion, seconded by Commissioner Kruse and unanimously carried to take no action. No public hearing was held.

Upon further discussion, it was the consensus of the Commission to spread the following request for information upon the minutes of this meeting in words and figures as follows:

**MINUTES OF OCTOBER 12, 2023
REGULAR MEETING**

LONG BEACH PLANNING and DEVELOPMENT COMMISSION

These questions aim to provide a comprehensive understanding of the project's impact on the community and ensure that residents' concerns are addressed.

I would like to have the following questions answered regarding the RV Park before we vote on the matter if possible:

In order to better understand and evaluate the proposal for an upscale RV park, I'd appreciate further clarification on the following aspects:

Community Engagement: Ensuring that community members have a voice in projects that affect them promotes transparency and trust.

- How will the community be involved in the planning and decision-making process?
- How will the RV park integrate with the surrounding environment and community?
- Are there any additional community engagement or feedback sessions planned? (other than this public hearing obviously)
- How can residents voice their concerns or suggestions throughout the development process?

Economic Impact: Understanding economic benefits can help weigh the pros and cons of the project. Providing local employment opportunities can boost the local economy and foster positive relations.

- What is the projected capacity of the RV park?
- How will the RV park contribute to the local economy?
- How will the RV park impact local businesses and tourism?
- Are there opportunities for local businesses to partner or provide services?
- Will there be opportunities for local residents to work at the RV park?

Aesthetic Concerns: Maintaining the visual appeal of the community is crucial for residents' quality of life and pride in our city.

- What will the RV park look like?
- Are there plans for landscaping or architectural designs that align with the community's character?

Environmental Concerns: Protecting the environment ensures the sustainability of the project and preserves the natural beauty of the area.

- There are quite a few trees on the property are there possible proposals for any tree removal, if so is there preparation in the plans for those requests?
- Are there plans to maintain any green spaces or natural habitats?
- Are there any environmental impact studies available for the proposed site?

Infrastructure: Infrastructure improvements can lead to long-term benefits but may cause short-term disruptions.

- How will traffic and infrastructure needs be addressed?

**MINUTES OF OCTOBER 12, 2023
REGULAR MEETING**

LONG BEACH PLANNING and DEVELOPMENT COMMISSION

- Will there be any upgrades to local roads, utilities, or public services to accommodate the RV park?

Noise and Light Pollution: Excessive noise and light can disrupt residents' peace and well-being especially in the residential areas surrounding the property.

- How will potential noise, light, and other disturbances be managed?
- What measures will be taken to minimize disturbances, especially during nighttime hours?

Safety and Security: Ensuring safety can prevent potential conflicts and promote harmony between the RV park and the surrounding community.

- Are there plans for security and safety measures within the park?
- How will the RV park handle potential issues like trespassing, noise complaints, or other disturbances?
- How will the surrounding neighbors privacy and security be addressed?

Community Benefits: Shared amenities can foster community integration and provide added value to residents.

- Are there any amenities within the RV park that will be accessible to local residents, such as parks, walking trails, or recreational facilities?
- What amenities and services will be offered to ensure the "upscale" nature of the park?

Cultural and Historical Preservation: Preserving cultural and historical sites maintains the community's identity and heritage.

- What do we know about the area, are there any historical or culturally significant sites in or near the proposed location?

Duration and Phases: Prolonged construction can lead to disruptions, so understanding the timeline helps residents prepare.

- How long is the construction phase expected to last?
- Will there be multiple phases, and how will each impact the community?
- What is the projected timeline for development and completion?

Property Values: Property values directly impact homeowners' investments and the overall economic health of the community.

- How is the RV park expected to affect local property values, both in the short and long term?

Traffic and Transportation: Efficient traffic management ensures safety and minimizes congestion.

- How will increased traffic be managed, especially during peak seasons?

**MINUTES OF OCTOBER 12, 2023
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

- Are there plans for public transportation or shuttle services?

Emergency Services: Preparedness for emergencies ensures the safety of both RV park guests and local residents.

- How will the RV park coordinate with local emergency services in case of incidents or natural disasters?

Additional questions for the Commission:

Financial Viability: A financially stable project reduces the risk of unfinished developments or abandoned properties.

- Has a financial assessment been conducted to ensure the RV park's long-term viability and potential economic risks?

Zoning and Usage - Ensuring proper zoning safeguards the intended use of land in the community and prevents potential legal challenges.

- Can the commission even approve a special use permit for the property according to the zoning ordinance and the chart of uses?

Water and Waste Management: Proper water and waste management are crucial for public health and environmental protection especially in the areas closest to the beach.

- How will the RV park manage water supply, sewage, and waste disposal?

Health and Sanitation: Health and sanitation are paramount, especially in shared spaces, to prevent potential health risks.

- What measures will be in place to ensure health and sanitation standards, especially in communal areas?

Impact on Local Services: An influx of temporary residents can strain local services, so it's essential to anticipate and address these impacts.

- How will the RV park affect local services like hospitals, and public utilities?

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 12th day of October 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: Chairman Frank Olaiivar, Vice Chairman Shawn Barlow,

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**MINUTES OF OCTOBER 12, 2023
REGULAR MEETING**

LONG BEACH PLANNING and DEVELOPMENT COMMISSION

Commissioners Nicholas Brown, William Suthoff, David DiLorenzo, Michael Levens, Trey Gaddy, Jennifer Glenn, Marcia Kruse, City Advisor Bill Hessell, Building Inspector Ryan Ladner and Minutes Clerk Tina M. Dahl.

Absent the regular meeting was Building Official Mike Gundlach.

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

Commissioner Suthoff made motion, seconded by Commissioner Glenn and unanimously carried to approve the Regular Meeting minutes of September 28, 2023, as submitted.

It came for discussion under Unfinished Business a Short-Term Rental for the property located at 2000 Pettits Lane, submitted by Garland Wayne and Janet Lee Watts (owners) and Angie Johnson (property manager), as follows:

MINUTES OF OCTOBER 12, 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: 2000 Pettits Lane Tax Parcel # _____
(Location of Short-Term Rental)

OWNER'S INFORMATION:
Property Owner's Name: Garland Wayne Janct Lee Watts
Property Owner's Address: 1424 Norwood Ave. EL Dorado, KS 67042
Property Owner's Mailing Address, if different from above:

City State Zip
Property Owner's Phone No: 316.377.0681 /316.377.0680 Email Address: coastalbreeze96@gmail.com

Is there a homeowner's association for the neighborhood? Yes If so, please provide written statement of support of short term rental?

PROPERTY MANAGER INFORMATION:
Property Manager's Name: Angie Johnson
Property Manager's Address: (Must be a local contact)
1155 East Old Paaa Road Long Beach, MS 39560

City State Zip
Property Manager's Phone No.: 228.297.9298 Email Address: queenrosalie16@gmail.com

- PLEASE PROVIDE THE FOLLOWING:
- Mississippi Sales Tax ID # See attached
 - 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.
 - FEEES: \$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.

Garland Wayne Watts, JR PRINT NAME
Wayne Watts SIGNATURE
09/03/2023 DATE

BELOW IS FOR OFFICE USE ONLY

Maximum Occupancy: 8	Maximum Vehicles allowed: 3	Number of bedrooms: 4	Number of people home can accommodate: 8
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I AFFIRM THAT THE APPLICANT IS IN COMPLIANCE WITH ALL APPLICABLE ZONING REQUIREMENTS, BUILDING & FIRE CODES; AND THAT ALL APPLICABLE TAXES, FEES AND OTHER CHARGES HAVE BEEN PAID.

Building Official Signature: Ryan Leach Date: 9/18/23
Fire Inspector Signature: _____ Date: _____

COMMENTS: _____

Date Received: 9-11-23
Agenda Date: 9-28-23
Amount Due/Paid: 202.0
Payment Method: 2024

MINUTES OF OCTOBER 12, 2023 REGULAR MEETING LONG BEACH PLANNING and DEVELOPMENT COMMISSION

ESCROW NO.: 440-252900423

EXHIBIT A EXCEPTIONS TO TITLE

1. Covenants, conditions, and restrictions as set forth in instrument recorded Instrument 2021-4447-D-J1 and Instrument 2022-1112-D-J1, and any amendments thereof, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons.
2. Easement to Harrison County, Mississippi recorded in Book 557, page 21.
3. Permanent Drainage Easement recorded in Instrument 2020-15513 D-J1.
4. Reservation of interest in and to all oil, gas and minerals, and rights in connection therewith, as contained in instrument, recorded in Book 285, page 137.
5. Conveyance of common areas as recorded in Instrument 2022-17774 D-J1.
6. Oil, gas and mineral deed as contained in instrument recorded in Instrument 2022 18663 D-J1.
7. Utility easement, sidewalk, telephone pedestal (2), clean out, electrical box (2), ATT box, water meter (2), and power box by the concrete drive as shown on survey by Polysurveying of Mobile, Inc., dated August 21, 2023.
8. Distances, drainage, utility easements, and building setback lines pertaining to the lot as shown in the survey by Polysurveying of Mobile, Inc., dated August 21, 2023.

Exhibit A

440-252900423

Tina Dahl

From: Coastal Breeze <coastalbreeze96@gmail.com>
Sent: Friday, September 8, 2023 4:06 PM
To: tina@cityoflongbeachms.com
Subject: 2000 Pettrits Lane

Avalara MyLodgeTax will handle the taxes.
 Evolve.com will be handling the bookings.

The fire extinguisher is located in the laundry room.

The trash cans will be put out by the renters or the house keeping service. The trash cans will be returned to the house by a neighbor.

Please, notify us if you need anything else.

Jan Watts 316 377-0680
 Wayne Watts 316 377-0681

MINUTES OF OCTOBER 12, 2023 REGULAR MEETING LONG BEACH PLANNING and DEVELOPMENT COMMISSION

igat Policy: 23-4580182925-S-00
 7777 company
 7777 company

Coverages and Premium

7000 Pellicani Ln, Fort, Bart, IL, MS, 39550

Premium	Initial Policy Fee	Annual Inspection Fee	Endowment Fee
\$1,728.00	\$700.00	\$125.00	\$0.00

Service Charges	Cleaning Fee	Annual	Surplus Contribution
\$101.03	\$6.31	\$75.77	\$1,274.11

Maximum Annual Premium: 25%
 Total: \$2,738.91
 Policy Form: HO 3

Coverage A Dwelling	Coverage E Other Structures	Coverage C Personal Property	Coverage D Loss of Use	Coverage F Liability	Coverage G Medical Payments
\$325,000	\$0	\$40,000	\$65,000	\$300,000	\$5,000

*The Surplus Contribution goes toward the policyholder's share of some future reinsurance. It doesn't reduce the rate, but it does reduce the amount of the reinsurance fee. It's not available if you're a Subsequent Acquisition.

Deductibles

Named Storm	20% (50/100)	All Other Perils	\$1,000
Water Line Leak	\$2,000		

Discounts

Control System (Burglar Alarm)	✓ Included	New Purchase	X Not Included
Control System (Fire Alarm)	✓ Included	Recovered Home	X Not Included
Fully Sprinklered Home	X Not Included	Wide Mortgage	X Not Included
Guarded Land Community	X Not Included	Wide Mortgage	X Not Included
Individualized Rating	X Not Included		

Endorsements

Additional Amount of Insurance for Dwelling	Not Included	Increased Limits on Business Personal Property	\$1,000
Increased Limits of Law	20%	Loss Assessment	\$1,000
Fire Time Limit	Included	Medical Payments Liability	\$5,000 / \$5,000
Special Personal Property	Not Included	Personal Injury	Not Included
Coverage of Increased Special Limits	Not Included	Small Business Interruption	\$5,000
Equipment Breakdown	Not Included	Septic Tank Interruption	Not Included
Identify Perils Coverage	Not Included	Water Back-Up	15,000

Page 2 of 2

igat Policy: 23-4580182925-S-00
 7777 company
 7777 company

Effective From: 09/12/2023 To: 09/12/2024
 Endorsement Effective: 09/12/2023

Mortgages and Additional Interests

Name	Type	Address	Rate	Loan Number
Premiera Ventures - Central Street LLC	Additional Interest	114 Woodrow Ave., J J Dorado, NC 27642		

Page 1 of 1

igat Policy: 23-4580182925-S-00
 7777 company
 7777 company

Effective From: 09/12/2023 To: 09/12/2024
 Dec. at Item Effective: 09/12/2023

POLICY FORMS

This policy is composed of the following forms:

ICAT 552CH (01-23) MISCOS (04-23)	Homeowners Policy Schedule Mortgage Lender Acknowledgment Endorsement for Business Property	ICAT FDAS (04-18) ICAT PE 45 (10-18)	First Filing Damage Inclusion Limited Damage Policy - Inmate Employee Office of Foreign Asset Control (OFAC) Hond Advisory Notice
WI-PRV 04-23 HO 0003 (05-13) FO 04 28 (05-11) FO 04 90 (05-11) FO 04 96 (10-06) FO 05 98 (05-11)	Homeowners Policy Schedule Mortgage Lender Acknowledgment Endorsement for Business Property Endorsement for Business Property Endorsement for Business Property Endorsement for Business Property	IL PD01 (01-04) IL PD02 (01-07) NAHO 80 (01-23) NAHO 80 (01-23) IL PD18 (09-00) IL PD13 (09-00)	Professional Services Exclusion Special Flood Hazard Exclusion Special Flood Hazard Exclusion Special Flood Hazard Exclusion Special Flood Hazard Exclusion Special Flood Hazard Exclusion
ICAT 01 11 (08-15) ICAT 40C (08-17) ICAT 01 10 (09-15) ICAT FAE (09-15) ICAT HO01 (12-18) ICAT HO23 (06-18) ICAT HO 23B (12-15) ICAT HO 24B (11-14)	Homeowners Policy Schedule Mortgage Lender Acknowledgment Endorsement for Business Property Endorsement for Business Property Endorsement for Business Property Endorsement for Business Property Endorsement for Business Property Endorsement for Business Property	ILAT 80R MS (11-18) ICAT HO MS (11-05-20) ICAT HO 01 (05-20) FO 04 10 (11-03) FO 04 95 (01-14) FO 06 61 (02-17)	Special Flood Hazard Exclusion Special Flood Hazard Exclusion Special Flood Hazard Exclusion Special Flood Hazard Exclusion Special Flood Hazard Exclusion Special Flood Hazard Exclusion Special Flood Hazard Exclusion Special Flood Hazard Exclusion

Page 1 of 1

MINUTES OF OCTOBER 12, 2023 REGULAR MEETING LONG BEACH PLANNING and DEVELOPMENT COMMISSION



Policy: 23-4580182925-S-00

Effective From: 09/12/2023 To: 09/12/2024
Underwritten by: Phoenix (602) 325-2142

This insurance policy is issued by International Catastrophe Insurance Manager, LLC ("ICM"), on behalf of the Insurer identified within the policy and in accordance with the limited authorization granted to ICM as a Correspondent Program Administrator for such Insurers. The identified Insurers shall be deemed licensed and regulated solely for the purposes of this policy and shall not be held liable in indemnity by the Insurer under the terms of this policy.

Any Inquiries regarding this policy should be addressed to ICM at the following address:

International Catastrophe Insurance Manager, LLC
365 Interlocken Crescent, Suite 1100
Broomfield, CO 80021

EXCESSIVE FORCE COORDINATION
Insureds for this contract are deemed to be subject to all the terms of this policy. We agree with how to provide the Insurance coverage to this Risk.

Note: 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.

Surplus Lines Insurance Producer: Kristen Day

This policy contains a flood exclusion. Flood coverage may be purchased separately from the National Flood Insurance Program if available in your area.

This policy contains an earthquake exclusion. Contact your agent for information concerning the availability of earthquake coverage.

Easily submitting claims 24 hours a day, 7 days a week for policy number 23-4580182925-S-00 using the information below:

Online: www.igat.com/claims/report-a-claim
Phone: 866-788-4228
Email: NEWCLAIMS@IGAT.COM
Fax: 303-325-2142

Page 6 of 6

PHOENIX (602) 325-2142



Policy: 23-4580182925-S-00

Effective From: 09/12/2023 To: 09/12/2024
Underwritten by: Phoenix (602) 325-2142

MISSISSIPPI DEPARTMENT OF INSURANCE INFORMATIONAL NOTICE FORM SURPLUS LINES PERSONAL LINES PLACEMENTS

For all personal lines placements in the surplus lines market, Miss. Code Ann. § 63-21-23(1) requires that a surplus lines insurance producer shall furnish to an Insured at the time of policy delivery an informational notice. Accordingly, any Insured purchasing a surplus lines policy covering Mississippi risks should be aware of the following:

- 1) The insurance procured under this surplus lines policy may or may not be available from a licensed company that may provide greater protection with more regulatory oversight.
- 2) In the event of an insolvency of the surplus lines Insurer writing this policy, the losses shall not be paid by the Mississippi Insurance Guaranty Association.
- 3) This coverage has been procured through a duly licensed surplus lines insurance producer.

Name of Surplus Lines Insurance Producer: Kristen Day
365 Interlocken Crescent Suite 1100
Broomfield, CO 80021

Page 6 of 6

PHOENIX (602) 325-2142

MINUTES OF OCTOBER 12, 2023
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

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

It came for discussion under New Business a Tree Removal for the property located at 119 Clower Avenue, Tax Parcel 0611L-01-018.000, submitted by David L. Cumberland, as follows:

MINUTES OF OCTOBER 12, 2023
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



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

APPLICATION FOR TREE PERMIT

OFFICE USE ONLY
Date Received 9-27-23
Zoning R-1
Agenda Date 10-12-23
Check Number CASH

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

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

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

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

TODAY'S DATE: 27 Sept 2023

PROPERTY INFORMATION

TAX PARCEL # 0611L-01-018.000

Address of Property Involved: 119 Clower Ave

Property owner name: David L. Cumberland

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

Property owner address: 119 Clower Ave, Long Beach

Phone No. (661) 331-3790

CONTRACTOR OR APPLICANT INFORMATION

Company Name: Bob Cat Tree Work

Phone No 228.806.8063 Fax: _____

Name Joey Wilson

Address _____

PERMIT INFORMATION

Permit for: Removal Trimming _____ Pruning _____

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

by Mr. Wilson, the tree has become hazardous due to its location and condition. There is a large hole in the trunk.

Number of Trees:
_____ Live Oak 1 Southern Magnolia

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

D. Cumberland 27-Sept-2023
Signature Date

ADDITIONAL INFORMATION REQUIRED FROM APPLICANT

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

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

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

MC OWNERSHIP: Please provide a recorded warranty deed.

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

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

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

MINUTES OF OCTOBER 12, 2023
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



SCANNED



1st JUDICIAL DISTRICT
Instrument 2022-0019532-D-11
Filed/Recorded 08/05/2022 9:26:01 AM
Total Fees 26.00
7 Pages Recorded

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

Grantors:
Michael A. Cassagne
Sally P. Cassagne
PO Box 123
Long Beach, MS 39560
(228) 223-5832

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

Grantee:
**David Louie Cumberland and Michele
Blanche Cumberland, Trustees of The
Cumberland Family Living Trust dated
January 22, 2008.**
123 Rainbow Drive #2312
Livingston, TX 77399
(661) 331-3790

File No. F220288S

INDEXING INSTRUCTIONS: Lot 43, Royal Groves S/D, 1st JD, Harrison County, MS

STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT

WARRANTY DEED

FOR AND IN CONSIDERATION OF the price and sum of TEN AND NO/100 DOLLARS (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, We, **Michael A. Cassagne and Sally P. Cassagne**, do hereby sell, convey and warrant unto **David Louie Cumberland and Michele Blanche Cumberland, Trustees of The Cumberland Family Living Trust dated January 22, 2008**, all of that certain tract, piece or parcel of land situated in the First Judicial District of Harrison County, Mississippi, together with all improvements, buildings, fixtures, and appurtenances thereunto belonging, and being more particularly described as follows, to-wit:

Lot 43, Royal Groves Subdivision, a subdivision according to the map or plat thereof on file and of record in the office of the Chancery Clerk in the First Judicial District of Harrison County, Mississippi, in Plat Book 21, at Page 16.

This being the same property as that conveyed to Michael A. Cassagne and Sally P. Cassagne, by instrument recorded in Deed Book 1556, Page 516, Land Deed Records of the First Judicial District of Harrison County, Mississippi.

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

Grantor(s) 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 of 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 2nd day of August, 2022.

Michael A. Cassagne

Sally P. Cassagne

ACKNOWLEDGMENT

STATE OF MISSISSIPPI
COUNTY OF HARRISON

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, **Michael A. Cassagne and Sally P. Cassagne**, 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 2nd day of August, 2022.

(AFFIX SEAL)

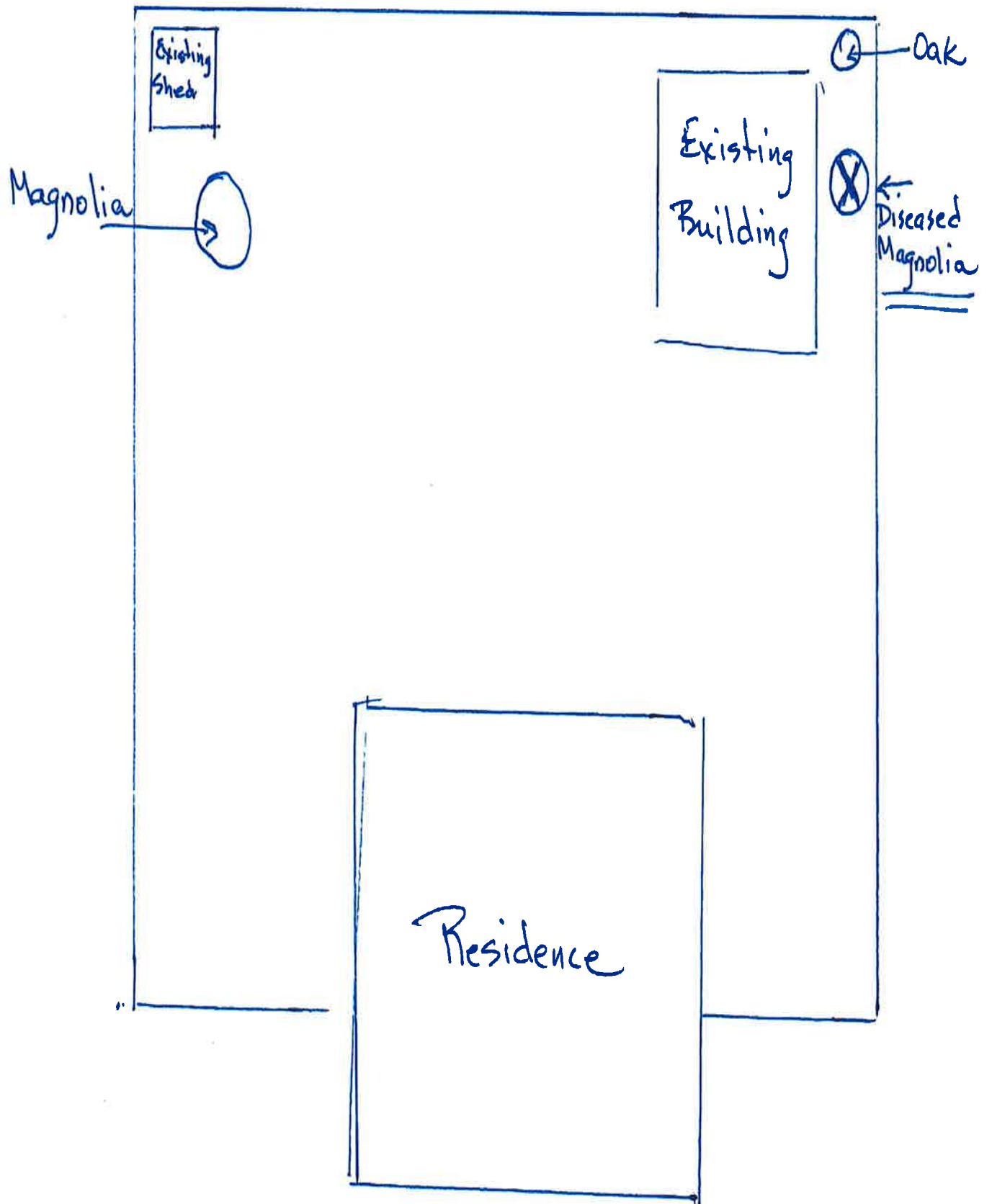


My commission expires:

Sarah Jeanfreau
NOTARY PUBLIC

MINUTES OF OCTOBER 12, 2023
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

119 Clower Ave
Plot Plan (Not to scale)



**MINUTES OF OCTOBER 12, 2023
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**



**MINUTES OF OCTOBER 12, 2023
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION
MEMORANDUM**

Date: October 2, 2023
To: City of Long Beach Planning Commission
From: Long Beach Tree Board
Re: Tree Removal – 119 Clower Avenue

This application is for a permit to remove one (1) large Southern Magnolia located at the north side of the property. There is damage to the tree where the trunk divides. The board defers judgment to the owners in this matter due to the possibility of future damage to property.

After discussion and upon recommendation by members of the Tree Board, Commissioner Glenn made motion, seconded by Commissioner Brown and unanimously carried to approve the application as submitted.

It came for discussion under New Business Planning Commission Approval for the property located at 4281 Beatline Road, Tax Parcel 0512C-01-006.000, submitted by TLB Stop 'N Geaux of Long Beach, LLC, as follows:

**MINUTES OF OCTOBER 12, 2023
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

**CITY OF LONG BEACH, MISSISSIPPI
APPLICATION FOR CASE REVIEW**

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
---	--	---

I. TYPE OF CASE: PLANNING COMMISSION APPROVAL
 DECISION OF THE BUILDING OFFICIAL IS ALLEGED TO BE IN ERROR
 INTERPRETATION OF THE ZONING ORDINANCE

II. Address of Property Involved: 4281 Beatline Road 05126-01-006, 000
Tax Parcel Number

III. Statement clearly explaining the request being made for case review. (Attach supplemental pages if necessary.)
convenience store/gas station on the Co. 232 Ave lot on the corner of
Beatline Road & Johnson Road

- IV. REQUIRED ATTACHMENTS:
- A. Interest and Ownership. The applicant's name, address and interest of every person, firm or corporation represented by the applicant in the application, the name of the owner or owners and their respective addresses of the entire land area proposed to be changed in classification or to be included within the structures then existing thereon, and sufficient evidence to establish that the applicant has the right of possession to the land area and structures, the names and address of all owners of adjacent property (exclusive of the width of intervening streets, alleys, or bodies of water). Claims of support or "no objection" from owners of adjoining property should be substantiated in writing or by the appearance of such owner(s) at the hearing. Such support is usually considered material but not conclusive.
 - B. Survey and/or Site Plan. A site plan showing the land area which would be affected, if required a general layout drawing of the development, easements bounding and intersecting the designated area, the locations of existing and proposed structures with supporting open facilities, and the ground area to be provided and continuously maintained for the proposed structure or structures;
 - C. Recorded Warranty Deed. A deed which includes a legal description of the specific piece of property involved in the request. If several parcels are included in a request, individual parcel deeds AND a composite legal description of all parcels involved in the request must be provided.
 - D. Fee. Attach a check in the amount of \$100.00. This check should be made payable to the City of Long Beach to cover administrative cost. You will also be responsible to actual costs, such as advertising and mailing incurred with the processing of your application.

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

V. **OWNERSHIP AND CERTIFICATION:**
READ BEFORE EXECUTING. Attendance by the applicant(s) at the public hearing (IF REQUIRED) and/or meeting is mandatory; however, the applicant may designate a representative to attend the public hearing and/or meeting on their 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. 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 and/or meeting. The applicant acknowledges that, in signing this application, all conditions and requirements inherent in the process have been fully explained and understood, including the timetable for processing the application. The completed application with all necessary documents and payments must be returned to the Planning office not later than 21 days before the 2nd or 4th Thursday of each month. Receipt of fee(s) does not constitute receipt of a completed application.

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

<u>TCB Stop 'N Go of Long Beach, LLC</u> Name of Rightful Owner (PRINT)	_____ Name of Agent (PRINT)
<u>116303 Highway 53</u> Owner's Mailing Address	_____ Agent's Mailing Address
<u>Gulfport MS 39503</u> City State Zip	_____ City State Zip
<u>228-518-1142</u> Phone	_____ Phone
<u>tcbsamantha@yahoo.com</u> Email address	_____ Email Address
<u>[Signature] 9/26/23</u> Signature of Rightful Owner Date	_____ Signature of Agent Date

OFFICE USE ONLY

Date Received _____ Zoning _____ Agenda Date _____ Check Number _____

**MINUTES OF OCTOBER 12, 2023
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

Property Owner:

TCB Stop 'N Geaux of Long Beach, LLC

Jennifer Weems, 50% Member

Casey Weems, 50% Member

6208 Espy Avenue

Long Beach, Mississippi 39560

Mailing Address:

16303 Highway 53

Gulfport, Mississippi 39503

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

Indexing Instructions:
P.J. Cox's s/d, Section 16-8-12
Harrison County, MS

File#231542

STATE OF MISSISSIPPI
COUNTY OF HARRISON

WARRANTY DEED

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

STEVEN W. WARD and wife, SONIA L. WARD
25429 PECAN ROAD
PASS CHRISTIAN, MS 39571
228-669-1732

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

TCB STOP 'N GEAUX OF LONG BEACH, LLC
a Mississippi limited liability company
16303 HWY 53
GULFPORT, MS 39503
228-255-1141

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

LOT "A" OF THE RESUBDIVISION OF ONE PARCEL INTO TWO AND LYING IN CONY'S SUBDIVISION IN SECTION 15, TOWNSHIP 8 SOUTH, RANGE 13 WEST, CITY OF LONG BEACH, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI SAID PARCEL

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

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

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

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

WITNESSE THE SIGNATURE of the Grantors on this the 22nd day of September, 2023.

STEVEN W. WARD

SONIA L. WARD

STATE OF MISSISSIPPI
COUNTY OF HARRISON

THIS DAY personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid, STEVEN W. WARD and SONIA L. WARD, who acknowledged that they signed, executed and delivered the above and foregoing instrument as a voluntary act and deed on the day and year therein mentioned.

GIVEN under my hand and official seal on this the 22nd day of September, 2023.

**MINUTES OF OCTOBER 12, 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 SPG (2301 MS F).
- 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 ETCETERA 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)

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

0512C-01-007.000
HARRISON COUNTY
DEVELOPMENT
COMMISSION

25' PLATTED ROAD RIGHT OF WAY (UNIMPROVED)

REFERENCE MATERIALS:

- 1.) DEED 2021-430-11
- 2.) HARRISON COUNTY TAX MAPS
- 3.) PRELIM EDITION
- 4.) PROPERTY LINK OF HARRISON COUNTY, MS (DELTA COMPUTER SYSTEMS INC WEBSITE)
- 5.) LONG BEACH ZONING MAP AND ORDINANCE
- 6.) RECORDED PLAT OF COX'S SUBDIVISION OF SECTION 16 T. 8 S. R. 12 WEST

CLIENTS: STEVEN W. WARD AND
SONIA L. WARD

NOTE:

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

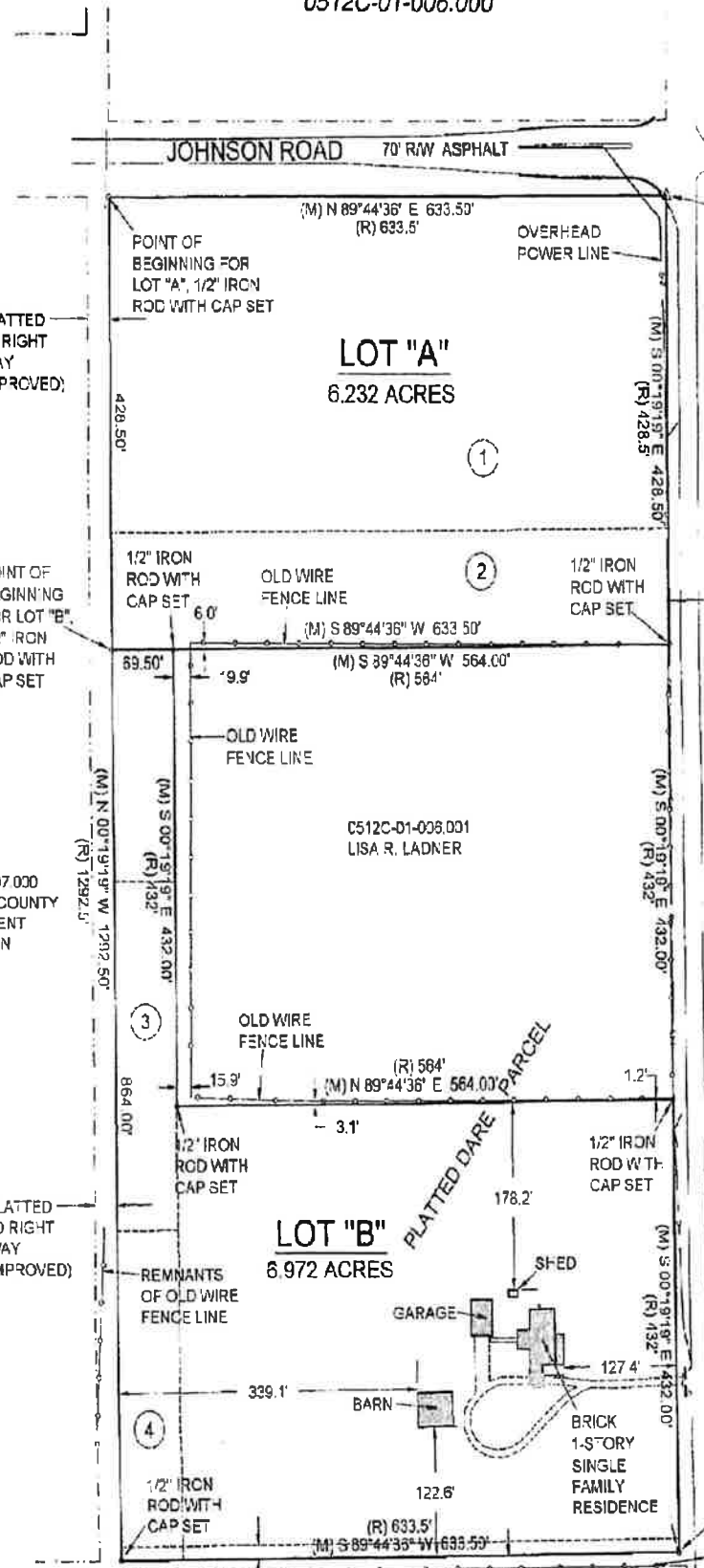
LEGEND:

- -- ROD ROD FOUND
- -- ROD PIPE FOUND
- -- ROD ROD SET
- -- SPIKE FOUND
- -- SPIKE SET
- -- CONCRETE MONUMENT FOUND
- -- CONCRETE MONUMENT SET
- -- LIGHTED 1/2" 1/2" FOUND
- AFS -- 45 PER SURVEY
- APR -- 45 PER RECORD
- APF -- 45 PER PLAT
- IR -- IRON ROD FOUND
- RS -- IRON ROD SET

FLOOD ZONE NOTE:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN THE FIRM ZONE "X" ACCORDING TO MAP NUMBERS 280470052G AND 280470356G, DATED JUNE 16, 2009. THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND DOES NOT REPRESENT THIS SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING. THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP.

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.



THIS PROPERTY MAY BE SUBJECT TO ADDITIONAL 12.5 FEET RIGHT OF WAY

CHAIN LINK FENCE
0512F-01-001.000
SALLY LYNN FICSHMAN

25' PLATTED ROAD RIGHT OF WAY (ONLY MEASURES 12.5' WIDE FROM MEASUREMENTS COMING FROM THE NORTH AND SOUTH)

BEATLINE ROAD
40' R/W ASPHALT

MAG. NAIL SET IN ASPHALT AT PROPERTY CORNER

1/2" IRON ROD WITH CAP SET

FRONT YARD - 25 FEET

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**MINUTES OF OCTOBER 12, 2023
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION
Steven W. Ward
25429 Pecan Road
Pass Christian, Mississippi 39571
228-669-1732**

September 26, 2023

To Whom It May Concern:

It is my understanding that TCB Stop 'N Geaux of Long Beach, LLC has intentions in building a convenience store/gas station on the corner of Beatline Road and Johnson Road. I own a slender portion of property that borders this property on the back ^{SOUTH SW}west side. I have no objection to Mr. and Mrs. Casey and Jennifer Weems building said business. I believe it is a great location for that type of business and it will be an added asset to our community.

Should you have any questions, please feel free to contact me at the above listed number.

Sincerely,



Steven W. Ward

Annette Mander

228-223-3338

September 26, 2023

To Whom It May Concern:

It is my understanding that TCB Stop 'N Geaux of Long Beach, LLC has intentions in building a convenience store/gas station on the corner of Beatline Road and Johnson Road. My daughter, whom is now deceased, owned the property adjoining the property discussed. I currently reside at this property. I have no objection to Mr. and Mrs. Casey and Jennifer Weems building said business. I believe it is a great location for that type of business and it will be an added asset to our community.

Should you have any questions, please feel free to contact me at the above listed number.

Sincerely,



Annette Mander

**MINUTES OF OCTOBER 12, 2023
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

After considerable discussion, Vice Chairman Barlow 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 56 Oak Alley Lane, Tax Parcel 0512J-03-066.056, submitted by Scott Holten and Carolyn Summerfield (owners) and Kristin Allen (property manager), as follows:

**MINUTES OF OCTOBER 12, 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: 56 Oak Alley Lane Tax Parcel # 0512J-03-066.056
(Location of Short-Term Rental)

OWNER'S INFORMATION:

Property Owner's Name: Scott Holton & Carolyn Summerfield

Property Owner's Address: 432 Village Wood Lane Rockton, IL 61072

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

City State Zip

Property Owner's Phone No: 815-978-8220 Email Address: csummer03@outlook.com

Is there a homeowner's association for the neighborhood? _____ If so, please provide written statement of support of short term rental?

PROPERTY MANAGER INFORMATION:

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

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

1715 25th Avenue Gulfport MS 39501
City State, Zip

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

PLEASE PROVIDE THE FOLLOWING:

- Mississippi Sales Tax ID # _____
- 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.

Scott Holton & Carolyn Summerfield DocuSigned by: Carolyn Summerfield 10/6/2023
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 Gosh Date: 10/12/23
Fire Inspector Signature: _____ Date: _____

COMMENTS: _____

Date Received: <u>10/12/23</u>
Agenda Date: <u>10/12/23</u>
Amount Due/Paid: <u>250.00</u>
Payment Method: <u>3594</u>

MINUTES OF OCTOBER 12, 2023 REGULAR MEETING LONG BEACH PLANNING and DEVELOPMENT COMMISSION



I Scott Holton & Carolyn Summerfield, owner of the property located at 56 Oak Alley Lane, Tax Parcel 0512J-03-086.056 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.

Developed by: Scott Holton signature
Developed by: Carolyn Summerfield signature

10/6/2023
date



Prepared by:
Melissa Hensley Rees
Attorney At Law, MR Bar No. 101596
4402 E. Aloha Drive, Suite 10
Diamondhead, MS 39525
228-307-0484
File #: 23-6611-MR

Return to:
Team Title, LLC
2318 Pam Road, Unit 3
Biloxi, MS 39531
228-307-0484

Indexing Instructions: EXEMPT
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 which are hereby acknowledged, we

Katherine L. Montero and husband, Moises Montero (GRANTORS)
189 Manchester Lane
Villa Rica, GA 3180
347-836-1324

do hereby sell, convey, bargain and warrant to

Scott Holton and wife, Carolyn Summerfield (GRANTEE)
432 Village Wood Lane
Rockledge, FL 32955
815-312-7638

the following described real property situated and located in Harrison County, Mississippi, more particularly and certainly described as:

Lot Fifty-Six (56) and Fifty-Seven (57), THE OAKS OF LONG BEACH SUBDIVISION, a subdivision according to the official map or plan 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 48 at Page 9 thereof.

Being the property obtained by Grantor under deed filed for record on 8-26-2022, as Instrument Number 2022-21547D-J1, in the office of the Chancery Clerk for First Judicial District of Harrison County.

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

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

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

The parties agree that the Ad Valorem taxes for 2023 tax year are being prorated as of this day and are assumed by the Grantee herein.

THE REMAINDER OF THIS PAGE, LEFT INTENTIONALLY BLANK

Witness my signature, this 28th day of September 2023

GRANTORS

Katherine L. Montero
Katherine L. Montero



STATE OF GEORGIA
COUNTY OF Paulding

Personally appeared before me the undersigned authority in and for the said County and State, on this 28th day of September, 2023 within my jurisdiction the within named **KATHERINE L. MONTERO and MOISES MONTERO** acknowledged that they executed the above and foregoing instrument on the day and year herein indicated.

Brad Cottrell
Notary Public



My Commission expires 1-18-25

TAX NOTES: Grantee is responsible for the property taxes.

**MINUTES OF OCTOBER 12, 2023
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**



**Gone Coastal
Guest Registration Form**

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

Primary Renters Driver's License Information:

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

Pet Policy:

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

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

I understand the above pet policy.

Printed Name: _____ Signature: _____ Date: _____



**Gone Coastal
Guest Registration Form**

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

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

Primary Guest		Age	
Guest 2		Age	
Guest 3		Age	
Guest 4		Age	
Guest 5		Age	
Guest 6		Age	
Guest 7 (child)		Age	
Guest 8 (child)		Age	

Vehicle Registration:

***2 Vehicle Max**

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

**YOU MUST SEND IN A COPY OF YOUR VALID, GOVERNMENT ISSUED, PHOTO ID.
You can send it through VRBO, by email to
vacation@br-gulfcoast.com, or by text to 228-224-3976.
YOU WILL NOT BE ABLE TO CHECK-IN IF WE DO NOT RECEIVE YOUR ID, IF IT IS EXPIRED,
OR IF THE NAMES DO NOT MATCH WHAT IS LISTED ON YOUR RESERVATION!!**

MINUTES OF OCTOBER 12, 2023 REGULAR MEETING LONG BEACH PLANNING and DEVELOPMENT COMMISSION

State Farm Fire and Casualty Company
A State Farm Company With Home Offices in Bloomington, Illinois
Po Box 2369
Bloomington, IL 61702-2366



AT3 H 09-3062-FAB3 F H 6
SUMMERFIELD, CAROLYN & HOLTON
SCOTT W
432 VILLAGE WOOD LN
ROCKTON IL 61072-2984

DECLARATIONS

AMOUNT DUE: None
Payment is due by: BILLED THRU SFPP
Policy Number: 24-B3-C437-7

Policy Period: 12 Months
Effective Dates: SEP 29 2023 to SEP 29 2024
The policy period begins and ends at 12:01 am standard time at the residence premises.

CONDOMINIUM UNITOWNERS POLICY

Location of Residence Premises
56 OAK ALLEY LN
LONG BEACH MS 39560 8001

Your State Farm Agent
ELVIS GATES JR CHFC
218 E RA LROAD ST
LONG BEACH MS 39560-4649

Phone: (228) 864-6323

Automatic Renewal

If the POLICY PERIOD is shown as 12 MONTHS this policy will be renewed automatically subject to the premiums, rules, and forms in effect for each succeeding policy period. If this policy is terminated, we will give you and the Mortgagee/Lender written notice in compliance with the policy provisions or as required by law.

IMPORTANT MESSAGES

This policy contains a flood exclusion. Flood coverage may be purchased separately from the National Flood Insurance Program, if available in your area. This policy contains an earthquake exclusion. Contact your agent for information concerning the availability of earthquake coverage.

PREMIUM

Annual Premium \$ 1,228.00
Your premium has already been adjusted by the following:
Home/Auto
Claim Record
Bldg Code Comply
Loyal Customer

Total Premium \$ 1,228.00

Prepared OCT 04 2023
SFR-10000

Page 1 of 3



NAMED INSURED MORTGAGEE AND ADDITIONAL INTERESTS
SUMMERFIELD, CAROLYN & HOLTON
SCOTT W

SECTION I - PROPERTY COVERAGES AND LIMITS

Coverage	Limit of Liability
A Building Property	\$ 22,500
B Personal Property	\$ 75,000
C Loss of Use	\$ 67,500
D Loss Assessment	\$ 1,000
Additional Coverages	
Arson Reward	\$1,000
Credit Card, Bank Fund Transfer Card, Forgery, and Counterfeit Money	\$1,000
Debris Removal	Additional 5% available \$1,000 less debris
Fire Department Service Charge	\$500 per occurrence
Fuel Oil Release	\$10,000
Locks and Remote Devices	\$1,000
Trees, Shrubs, and Landscaping	5% of Coverage B amount \$750 per item

SECTION II - LIABILITY COVERAGES AND LIMITS

Coverage	Limit of Liability
L Personal Liability (Each Occurrence)	\$ 100,000
Damage to the Property of Others	\$ 1,000
M Medical Payments to Others (Each Person)	\$ 1,000

INFLATION

Inflation Coverage Index 307.0

DEDUCTIBLES

Section I Deductible	Deductible Amount
Hurricane 2%	\$ 1,500
Other Losses	\$ 1,000

LOSS SETTLEMENT PROVISIONS

Replacement Cost - Similar Construction Coverage A
B Limited Replacement Cost - Coverage B

MINUTES OF OCTOBER 12, 2023
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

24-B3-C437-7



FORMS, OPTIONS, AND ENDORSEMENTS

H6 2124 Condominium Unitowners Policy
HO 22771 Amendatory Endorsement
HO-2758 Hurricane Deductible

ADDITIONAL MESSAGES

State Farm® works hard to offer you the best combination of price, service, and protection. The amount you pay for homeowners' insurance is determined by many factors such as the coverages you have, the type of construction, the likelihood of future claims, and information from consumer reports.

Your premium was influenced by information from consumer reports:
Presence of an Account Delinquency Average number of months open for all accounts Number of consumer initiate finance inquiries in the last 24 months

Please refer to the enclosed insert for additional details.

Other limits and exclusions may apply - refer to your policy.

Your policy consists of these Declarations, the Condominium Unitowners Policy shown above, and any other forms and endorsements that apply, including those shown above as well as those issued subsequent to the issuance of this policy.

This policy is issued by the State Farm Fire and Casualty Company.

Participating Policy

You are entitled to participate in a distribution of the earnings of the company as determined by our Board of Directors in accordance with the Company's Articles of Incorporation, as amended.

In Witness Whereof, the State Farm Fire and Casualty Company has caused this policy to be signed by its President and Secretary at Bloomington, Illinois.

Lynne M. Youell
Secretary

Michael Flynn
President

Printed: OCT 04 2023

Countersigned BY *[Signature]* Agent Page 3 of 3

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

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

APPROVED:

Chairman Frank Olaiivar

DATE: _____

ATTEST: _____

Tina M. Dahl, Minutes Clerk