

AGENDA
February 8, 2018
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. ANNOUNCEMENTS

IV. PUBLIC HEARING(S)

1. Short-term Rental approval – 20014 Patton Road, Tax parcel 0511I-01-047.003 – David Fairbank

V. APPROVE MINUTES

1. January 25, 2018

VI. UNFINISHED BUSINESS

1. Discussion – public and/or private ingress/egress, perpetual easements and right-of-way.

VII. NEW BUSINESS

1. Tree removal request – Live Oak tree – Property located at 204 Shady Lane, Tax parcel – 0612D-01-086.000 - submitted by Steve & Stacey Dahl.
2. Tree removal request – Live Oak tree – Property located at 511 East Marigold Drive, Tax parcel 0512A-01-052.141 – submitted by Devin Dunnavent.
3. Planning Commission approval – College/University Dormitory – Property located at 522 East Railroad Street, Tax parcel 0611P-03-063.00 and 0 Lynn Avenue, Tax parcel 0611P-03-065.00 – submitted by Gulf Coast Student Housing, LLC.

VIII. DEVELOPMENT & RESEARCH

1. Discussion – Available and/or vacant commercial property and buildings.

IX. ADJOURN

*****NOTES*****

**All decisions made at this meeting are subject to a fifteen (15) day appeal for a Public Hearing and/or the Mayor and Board of Aldermen approval on February 20, 2018.

**The agenda for the Planning Commission meeting closes at 5:00 p.m. the Thursday prior to the meeting day (one week before).

**MINUTES OF FEBRUARY 8, 2018
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

Be it remembered that a public hearings before the Long Beach Planning and Development Commission, Long Beach, Mississippi, was begun at 5:30 o'clock p.m., Thursday, the 8th of February 2018, 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 public hearing.

There was present and in attendance on said Commission and at the public hearing the following named persons: Commission Chairman Frank Olavar, Commissioners Shawn Barlow, Jeff Hansen, Judy Wood, Eddie Seal, Mark McMillan, Mike Gundlach, Randy Fischer, Planning Consultant/Advisor Bill Hessel, and minutes Clerk Veronica Howard.

Absent the public hearing was Commissioner Chris Carrubba.

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

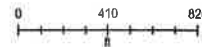
The public hearing, rescheduled from the January 25, 2018 meeting, was called to order to consider Short-term Rental approval for property located at 20014 Patton Road, Tax parcel 05111-01-047.003 submitted by David Fairbank as follows:

20014 PATTON RD - TAX PARCEL 05111-01-047.003



HARRISON COUNTY, MISSISSIPPI

DISCLAIMER: THIS MAP IS FOR PROPERTY TAX ASSESSMENT PURPOSES ONLY. IT WAS CONSTRUCTED FROM PROPERTY INFORMATION RECORDED BY THE OFFICE OF THE REGISTER OF DEEDS AND IS NOT CONCLUSIVE AS TO LOCATION OF PROPERTY OR LEGAL OWNERSHIP.
DAN FLURRY, TAX ASSESSOR
MAP DATE: January 25, 2018



**MINUTES OF FEBRUARY 8, 2018
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

CITY OF LONG BEACH, MISSISSIPPI									
APPLICATION FOR SHORT-TERM RENTAL									
PHYSICAL ADDRESS: 501 JEFF DAVIS AVENUE LONG BEACH, MS 38960	PHONE: (228) 863-1554 FAX: (228) 863-1558	MAILING ADDRESS: POST OFFICE BOX 929 LONG BEACH, MS 38960							
PROPERTY INFORMATION:									
ADDRESS: <u>20014 Patton Rd</u>		Tax Parcel #: <u>05111-01-047002</u>							
<small>(Location of Short-Term Rental)</small>									
OWNER'S INFORMATION:									
Property Owner's Name: <u>David E. Fairbank</u>									
Property Owner's Address: <u>20014 Patton Road, Long Beach, MS</u>									
Property Owner's Mailing Address, if different from above:									
Property Owner's Phone No: <u>228-363-3683</u> Email Address: <u>dfairbank@gmail.com</u>									
Is there a homeowner's association for the neighborhood? <u>NO</u> If so, please provide written statement of support of short term rental?									
PROPERTY MANAGER INFORMATION:									
Property Manager's Name: <u>Home Owner David Fairbank</u>									
Property Manager's Address: (Must be a local contact) <u>20014 Patton Rd, Long Beach, MS 39560</u>									
Property Manager's Phone No: <u>228-362-2682</u> Email Address: <u>dfairbank@gmail.com</u>									
PLEASE PROVIDE THE FOLLOWING:									
<ul style="list-style-type: none"> • Mississippi Sales Tax ID # <u>200-05535-3</u> • Recorded Warranty Deed • Parking Rules & Plan • Trash Management Plan • Copy of Proposed Rental Agreement • Proof of Liability Insurance, which included short term rental coverage 									
ADDITIONAL INFORMATION:									
<ul style="list-style-type: none"> • OWNERSHIP: Please provide a recorded warranty deed • FEES: \$200, nonrefundable application fee, plus printing cost, \$100, yearly renewable fee. Checks should be made payable to the City of Long Beach. • LICENSE: A Privilege Tax License must be applied and paid for after approval (\$20/yearly fee). • INCOMPLETE APPLICATIONS will not be processed. 									
AFFIDAVIT									
I HEREBY CERTIFY THAT I HAVE READ THIS APPLICATION AND THAT ALL INFORMATION CONTAINED HEREIN TRUE AND CORRECT; I ACKNOWLEDGE RECEIPT OF AND AGREE TO COMPLY WITH THE RULES & REGULATIONS OF SHORT TERM RENTALS (Ord 622), ALL APPLICABLE CODES, ORDINANCES AND STATE LAWS. VIOLATION OF ANY CODES OR REGULATIONS SHALL RESULT IN THE SUSPENSION OR REVOCATION OF THE PERMIT.									
David E. Fairbank	David E. Fairbank	1/19/18							
PRINT NAME	SIGNATURE	DATE							
<small>BELOW INDICATE USE ONLY</small>									
Maximum Occupancy: <u>6</u>	Maximum Vehicles allowed: <u>3</u>	Number of bedrooms: <u>1</u>	Number of people home can accommodate: <u>6</u>						
I AFFIRM THAT THE APPLICANT IS IN COMPLIANCE WITH ALL APPLICABLE ZONING REQUIREMENTS, BUILDING & FIRE CODES; AND THAT ALL APPLICABLE TAXES, FEES AND OTHER CHARGES HAVE BEEN PAID.									
Building Official Signature: <u>John Eastman</u>		Date: <u>1/19/18</u>							
Fire Inspector Signature: <u>Smalley Joub</u>		Date: <u>1/19/18</u>							
COMMENTS:									
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 33%;">Date Received: <u>12/5/2017</u></td> <td style="width: 33%;">Agenda Date: <u>1/25/2018</u></td> <td style="width: 34%;">Amount Due/Paid: <u>\$200.00</u></td> </tr> <tr> <td colspan="3">Check #: <u>1069</u></td> </tr> </table>				Date Received: <u>12/5/2017</u>	Agenda Date: <u>1/25/2018</u>	Amount Due/Paid: <u>\$200.00</u>	Check #: <u>1069</u>		
Date Received: <u>12/5/2017</u>	Agenda Date: <u>1/25/2018</u>	Amount Due/Paid: <u>\$200.00</u>							
Check #: <u>1069</u>									

**MINUTES OF FEBRUARY 8, 2018
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

David E. Fairbank
Accelerate Maritime, LLC
20014 Patton Road
Long Beach, MS 39560

Planning & Zoning Committee:

I was permitted in late 2016 to rent out my guest house as a short term rental. I contract with Airbnb to market and book vacationing renters. Airbnb provides \$1MM liability insurance during the stay of each guest. My primary carrier, USAA, insures my property the rest of the time. I require Airbnb to verify my renters through a formal identification such as a drivers's license. I am currently an Airbnb "Superhost" with a 98% rating based on guest reviews. The Long Beach Fire Department inspected the cottage earlier this year and found it up to code.

I live on the property in the main house. The guest house is adjacent to our pool and approximately 20' from the main house. The property contains 4 acres.

During the 2016/2017 rental season, I had numerous guests renting my cottage. I also have had a lot of family and friends stay there. I have had no complaints from my neighbors nor have they expressed any concerns. All my guests have been well mannered and I keep the rental fee high enough to not attract 'bottom feeders' who could be a problem. We actively encourage our guests to shop in Long Beach and promote area restaurants, supermarkets, etc. We also let them know about area special events, and encourage them to participate.

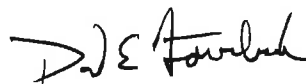
Guest parking is off the street at the end of my driveway. There is ample parking for both their autos and mine (when my kids are home we have 6 cars in the driveway).

Trash is placed in the containers at the end of the driveway adjacent to the guest parking and my garage. The trash burden is less than our having our three children home with us (we are basically empty nesters now).

House Rules

No smoking
Not suitable for pets
No parties or events
Check-in is anytime after 4PM
Check out by 11AM

Guests are responsible for cleaning pots/pans used, and washing their own dishes. Trash should be emptied when departing in green bins by the driveway. Please leave linens and used towels on the bathroom floor. Also, please be mindful of our neighbors... Thanks!



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12/5/2017 Vacation Rentals, Homes, Experiences & Places - Airbnb

[hosting](#)
[Inbox \(/hosting/inbox\)](#)
[Calendar \(/hosting/calendar\)](#)
[Listings \(/hosting/listings\)](#)
[Stats](#)
[Help \(/hosting/help\)](#)

[Ratings \(/stats/ratings\)](#)
[Earnings \(/stats/earnings\)](#)
[Views \(/stats/views\)](#)
[Standards \(/stats/standards\)](#)

Goals [New \(/stats/goals\)](#)

5.0 ★ **56** **98%**
 Overall rating Total reviews 5 star reviews

Ratings (56)

Overall experience	5.0 ★ ▾
Accuracy	4.9 ★ ▾
Cleanliness	4.8 ★ ▾
Communication	5.0 ★ ▾
Check in	5.0 ★ ▾
Location	4.9 ★ ▾
Value	5.0 ★ ▾

Reviews (56)

**STATE OF MISSISSIPPI
RETAIL SALES TAX PERMIT**

Issued To: ACCELERATE MARITIME, LLC 20014 PATTON RD LONG BEACH MS 39560-3345	Permit Number: 200-06535-3 Sales Account: 1364-5808 Business Name: ACCELERATE MARITIME, LLC Permit Location: 20014 PATTON RD LONG BEACH, MS 39560
------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------

This permit authorizes the holder to engage in the business of selling tangible personal property or performing services from the permit location.

The permit holder may purchase materials or services for resale exempt from tax. Purchases of property or services for the use by the permit holder are not exempt from tax.

This permit is issued as a privilege to operate the above named business in Mississippi. The condition of this privilege is that the holder must collect, report, and pay all taxes due by law. The permit holder is required to keep adequate records that are available for inspection by the Department of Revenue at any time.


This permit is not transferable. You must obtain a new permit if there is a change of ownership, location or business name.

The permit is issued in accordance with Title 27, Chapter 65, Mississippi Code of 1972 and is valid until cancelled or revoke for cause.

Letter ID: L1049063296 Date Issued: October 03, 2017	Issued By: <u><i>Herb Frierson</i></u> Herb Frierson, Commissioner
---------------------------------------------------------	-----------------------------------------------------------------------

NOT TRANSFERABLE
 This permit shall not make lawful any act or thing declared to be unlawful by the State of Mississippi.

**MINUTES OF FEBRUARY 8, 2018
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LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

 **DEPARTMENT OF THE TREASURY
INTERNAL REVENUE SERVICE
CINCINNATI OH 45999-0023**

TAP User: Haxan550
Pswd: ACCIMarix1

Date of this notice: 04-18-2014

Employer Identification Number:
46-5433795

Form: SS-4

Number of this notice: CP 575 G

For assistance you may call us at:
1-800-829-4933

ACCELERATE MARITIME LLC
DAVID E FAIRBANK SOLE MBR
20014 PATTON RD
LONG BEACH, MS 39560

IF YOU WRITE, ATTACH THE
STUB AT THE END OF THIS NOTICE.

WE ASSIGNED YOU AN EMPLOYER IDENTIFICATION NUMBER

Thank you for applying for an Employer Identification Number (EIN). We assigned you EIN 46-5433795. This EIN will identify you, your business accounts, tax returns, and documents, even if you have no employees. Please keep this notice in your permanent records.

When filing tax documents, payments, and related correspondence, it is very important that you use your EIN and complete name and address exactly as shown above. Any variation may cause a delay in processing, result in incorrect information in your account, or even cause you to be assigned more than one EIN. If the information is not correct as shown above, please make the correction using the attached tear off stub and return it to us.

A limited liability company (LLC) may file Form 8832, *Entity Classification Election*, and elect to be classified as an association taxable as a corporation. If the LLC is eligible to be treated as a corporation that meets certain tests and it will be electing S corporation status, it must timely file Form 2553, *Election by a Small Business Corporation*. The LLC will be treated as a corporation as of the effective date of the S corporation election and does not need to file Form 8832.

To obtain tax forms and publications, including those referenced in this notice, visit our Web site at www.irs.gov. If you do not have access to the Internet, call 1-800-829-3676 (TTY/TDD 1-800-829-4059) or visit your local IRS office.

IMPORTANT REMINDERS:

- * Keep a copy of this notice in your permanent records. This notice is issued only one time and the IRS will not be able to generate a duplicate copy for you. You may give a copy of this document to anyone asking for proof of your EIN.
- * Use this EIN and your name exactly as they appear at the top of this notice on all your federal tax forms.
- * Refer to this EIN on your tax-related correspondence and documents.

If you have questions about your EIN, you can call us at the phone number or write to us at the address shown at the top of this notice. If you write, please tear off the stub at the bottom of this notice and send it along with your letter. If you do not need to write us, do not complete and return the stub.

Your name control associated with this EIN is ACCE. You will need to provide this information, along with your EIN, if you file your returns electronically.

Thank you for your cooperation.

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**MINUTES OF FEBRUARY 8, 2018
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LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

Form 72-901-14-8-000

**MISSISSIPPI DEPARTMENT OF REVENUE
P.O. BOX 1033
JACKSON, MS 39215**

SALES TAX SURETY BOND

STATE OF MISSISSIPPI

BOND NUMBER 32S547790

KNOW ALL MEN BY THESE PRESENTS, THAT ACCELERATE MARITIME, LLC

Owner of Business

20014 Patton Rd Long Beach, MS 39560

Trading As

Address

As Principal, and

The Ohio Casualty Insurance Company, as Surety,

City

State

Zip

are held and firmly bound unto the State of Mississippi in the just and full sum of Five Hundred Dollars And Zero Cents

Dollars (\$500.00),

for the payment when due of sales taxes, damages, interest and penalties which may accrue to the State of Mississippi under Miss Code Ann. § 27-65-1 et seq., and amendments thereto, for the payment of which taxes, damages, interest and penalties well and truly to be made, we bind ourselves, our heirs, executors, administrators, successors and assigns, jointly and severally, by these presents.

The condition of this bond is, that:

WHEREAS, by the provisions of Miss. Code Ann. § 27-65-27, as amended, the Commissioner shall require of every person desiring to engage in business with this state, who maintains no permanent place of business within this state, and of every person desiring to engage in the business of making retail sale of mobile homes, a cash bond or an approved surety bond in an amount sufficient to cover twice the estimated tax liability for a period of three months; and the Principal herein desiring to so engage in business of:

Short Term Rentals

NOW THEREFORE, if the said Principal shall, from the 2nd day of October, 2017, well and truly pay all sales taxes which may accrue to the State of Mississippi on account of said business conducted when same shall become due and payable, then this obligation is void, otherwise to remain in full force and effect.

PROVIDED, HOWEVER, that no new liability shall accrue under this bond sixty days after receipt by the Obligee of written notice from the Surety of its desire to cancel this bond.

NOTWITHSTANDING the tax information and return confidentiality provisions contained within Miss Code Ann. § 27-65-1 et seq., § 27-67-1 et seq., 27-7-1 et seq., 27-13-1 et seq., 27-7-301 et seq., and 27-55-301 et seq., and to any claim against said surety made by the Department of Revenue which is covered by this bond.

Witness our signature this 2nd day of October, 2017.

ACCELERATE MARITIME, LLC

ATTEST: _____

PRINCIPAL: _____

Countersigned by: _____

NOT REQUIRED

SURETY: _____

The Ohio Casualty Insurance Company



Brenna P. Tuccelli
BRENNA P. TUCCELLI - Attorney-in-Fact

Filed and approved this _____ day of _____

MINUTES OF FEBRUARY 8, 2018
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LONG BEACH PLANNING and DEVELOPMENT COMMISSION

This Power of Attorney limits the acts of those named herein, and they have no authority to bind the Company except in the manner and to the extent herein stated.

The Ohio Casualty Insurance Company
POWER OF ATTORNEY

Surety Bond Number: 32S547790 Principal: ACCELERATE MARITIME, LLC

Bond Amount: (\$500.00) Five Hundred Dollars And Zero Cents

KNOW ALL PERSONS BY THESE PRESENTS: that The Ohio Casualty Insurance Company, a corporation duly organized under the laws of the State of New Hampshire (herein collectively called the "Company"), pursuant to and by authority herein set forth, does hereby name, constitute and appoint, BRENNA P. TUCCELLI

all in the city of Sacramento, state of CA each individually if there be more than one named, its true and lawful attorney-in-fact to make, execute, seal, acknowledge and deliver, for and on its behalf as surety and as its act and deed, any and all undertakings, bonds, recognizances and other surety obligations, in pursuance of these presents and shall be as binding upon the Companies as if they have been duly signed by the president and attested by the secretary of the Company in their own proper persons.

IN WITNESS WHEREOF, this Power of Attorney has been subscribed by an authorized officer or official of the Company and the corporate seal of the Company has been affixed thereto this 26th day of September, 2016.



The Ohio Casualty Insurance Company

By: [Signature]
David M. Carey, Assistant Secretary

Not valid for mortgage, note, loan, letter of credit, currency rate, interest rate or residential value guarantees.

STATE OF PENNSYLVANIA
COUNTY OF MONTGOMERY

On this 26th day of September, 2016, before me personally appeared David M. Carey, who acknowledged himself to be the Assistant Secretary of The Ohio Casualty Insurance Company and that he, as such, being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing on behalf of the corporations by himself as duly authorized officer.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my notarial seal at King of Prussia, Pennsylvania, on the day and year first above written.



COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Teresa Pastella, Notary Public
Upper Merion Twp., Montgomery County
My Commission Expires March 28, 2021
Member, Pennsylvania Association of Notaries

By: [Signature]
Teresa Pastella, Notary Public

This Power of Attorney is made and executed pursuant to and by authority of the following By-law and Authorizations of The Ohio Casualty Insurance Company, which is now in full force and effect reading as follows:

ARTICLE IV - OFFICERS - Section 12. Power of Attorney. Any officer or other official of the Corporation authorized for that purpose in writing by the Chairman or the President, and subject to such limitation as the Chairman or the President may prescribe, shall appoint such attorneys-in-fact, as may be necessary to act in behalf of the Corporation to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations. Such attorneys-in-fact, subject to the limitations set forth in their respective powers of attorney, shall have full power to bind the Corporation by their signature and executed, such instruments shall be as binding as if signed by the President and attested to by the Secretary. Any power or authority granted to any representative or attorney-in-fact under the provisions of this article may be revoked at any time by the Board, the Chairman, the President or by the officer or officers granting such power or authority.

Certificate of Designation - The President of the Company, acting pursuant to the Bylaws of the Company, authorizes David M. Carey, Assistant Secretary to appoint such attorneys-in-fact as may be necessary to act on behalf of the Company to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations.

Authorization - By unanimous consent of the Company's Board of Directors, the Company consents that facsimile or mechanically reproduced signature of any assistant secretary of the Company, wherever appearing upon a certified copy of any power of attorney issued by the Company in connection with surety bonds, shall be valid and binding upon the Company with the same force and effect as though manually affixed.

I, Renee C. Llewellyn, the undersigned, Assistant Secretary, of The Ohio Casualty Insurance Company do hereby certify that the original power of attorney of which the foregoing is a full, true and correct copy of the Power of Attorney executed by said Company, is in full force and effect and has not been revoked.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seals of said Company this 2nd day of October, 2017.



By: [Signature]
Renee C. Llewellyn, Assistant Secretary

To confirm the validity of this Power of Attorney call 888-844-2663 between 8:00 am and 7:30 pm EST on any business day.

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LONG BEACH PLANNING and DEVELOPMENT COMMISSION

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12/5/2017

Host Protection Insurance - Airbnb



Search



Host Protection Insurance

We're there for you when accidents happen.



Primary protection

The Host Protection Insurance program now provides primary coverage for Airbnb hosts and landlords, as additional insureds, in over 15 countries. Our program protects against liability claims up to \$1 million USD that occur in a listing, or on an Airbnb property, during a stay.



Protection against the unexpected

Though over 60 million guests have had safe, positive experiences staying on Airbnb, it's best to be prepared when the unexpected occurs. Our Host Protection Insurance program provides you peace of mind, protecting you against third party claims of property damage or bodily injury up to \$1 million.



Host Protection Coverage

What does the Host Protection Insurance program cover?

- The Host Protection Insurance program provides primary liability coverage for up to \$1 million per occurrence in the event of third party claims of bodily injury or property damage. This coverage is also subject to a \$1 million cap per listing location and certain conditions, limitations, and exclusions may apply. For more information, please visit our Help Center. (/help/article/937)
- The Host Protection Insurance program covers landlords and homeowners associations in many cases when claims are brought against them because a guest suffers injury during a stay. For examples of what's covered and what's not, please visit our Help Center (/help/article/937).

What's not covered by the Host Protection Insurance program?

- The Host Protection Insurance program does not apply to liability arising from (1) Intentional Acts including: (i) Assault and Battery or (ii) Sexual Abuse or Molestation - (by the host or any other insured party), (2) Loss of Earnings, (3) Personal and Advertising Injury, (4) Fungi or Bacteria, (5) Chinese Drywall, (6) Communicable Diseases (7) Acts of Terrorism, (8) Product Liability, (9) Pollution and (10) Asbestos, Lead or Silica.
- If you'd like more details on what's covered and what's not, please contact us. (/help/contact_us?about=2&tier1=7&tier2=2274)

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12/5/2017

Host Protection Insurance - Airbnb

- The Host Protection Insurance program may also cover claims if a guest damages building property. This often includes claims filed by a landlord against a host. For examples of what's covered and what's not, please visit our Help Center. (</help/article/937>)
- The Host Protection Insurance program can now serve as your primary coverage for eligible claims filed as a result of Airbnb stays. Landlords are covered only if Airbnb and/or the host is also a party to the claim.
- Download HPI Program Summary.pdf ([users/hpi_program_summary.pdf](/users/hpi_program_summary.pdf))



The Host Protection Insurance program is currently available for hosts in the Australia, Austria, Belgium, Canada, China, Croatia, Czech Republic, Finland, France, Germany, Hungary, India, Ireland, Israel, Italy, Japan, The Netherlands, New Zealand, Norway, Portugal, Singapore, Spain, South Africa, Sweden, United Kingdom and United States.

File a Claim

If you would like to file a claim under the Host Protection Insurance program, please contact us at www.airbnb.com/contact and we will route you to our third party claims administrator.

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12/5/2017

Host Protection Insurance - Airbnb

Common Questions

How does the Host Protection Insurance program work?

The Host Protection Insurance program provides coverage through a policy issued by certain underwriters at Lloyd's of London, and Zurich Insurance plc, two of the world's most reputable insurance providers. In some jurisdictions, where a locally issued policy is required, coverage may be provided by a Zurich partner company.

When someone makes a claim against a host, a claim adjuster will administer and resolve the claim in accordance with policies agreed to with Airbnb.

Do I need to do anything to be covered under the Host Protection Insurance Program?

By agreeing to list a property, or continuing to list a property, on Airbnb you agree to be covered under the Host Protection Insurance program for occurrences during Airbnb stays, subject to the policy terms.

What should I do before notifying Airbnb of a claim?

The Host Protection Insurance program went into effect in the United States starting January 15, 2015. Effective October 22, 2015, it is being expanded into additional countries and the program now provides primary coverage. If you have questions about how the Host Protection Insurance program works, please visit our Help Center. ([help/contact_us?about=2&tier1=7&tier2=2274](#))

How does the Host Protection Insurance program work with my existing homeowner's or renter's insurance?

The Host Protection Insurance program will act as primary coverage for eligible losses.

How is this different than Airbnb's Host Guarantee?

Airbnb's Host Guarantee program is designed to protect hosts against damages to their own possessions or unit in the rare instance of property damage by their guests in listings. For more on the Host Guarantee, visit [www.airbnb.com/guarantee](#) ([guarantee](#)).

Conversely, the Host Protection Insurance program is designed to protect hosts against third party claims of bodily injury or property damage. For examples of situations where the Host Protection Insurance program may apply, please visit our Help Center ([help/article/937](#)).

How is this different than a security deposit?

Security deposits help cover accidents that occur during a reservation, like spilled wine on the rug, a broken window, or an unreturned key. For more on security deposits, please visit our Help Center. ([help/article/937](#))

English



United States dollar



Airbnb

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[Careers](#) ([/careers](#))

[Press](#) ([/press/news](#))

[Policies](#) ([/policies](#))

[Help](#) ([/help?from=footer](#))

[Diversity & Belonging](#) ([/diversity](#))

Discover

[Trust & Safety](#) ([/trust](#))

[Travel Credit](#) ([/invite?r=6](#))

[Gift Cards](#) ([/gift?s=footer](#))

[Airbnb Citizen](#) (https://www.airbnb.com/citizen?utm_source=airbnb&utm_medium=footer&utm_campaign=product)

[Business Travel](#) ([/work?s=footer](#))

[Guidebooks](#) ([/things-to-do](#))

[AirbnbMag](#) (<https://airbnbmag.com>)

Hosting

[Why Host](#) ([/host/homes?from_footer=1](#))

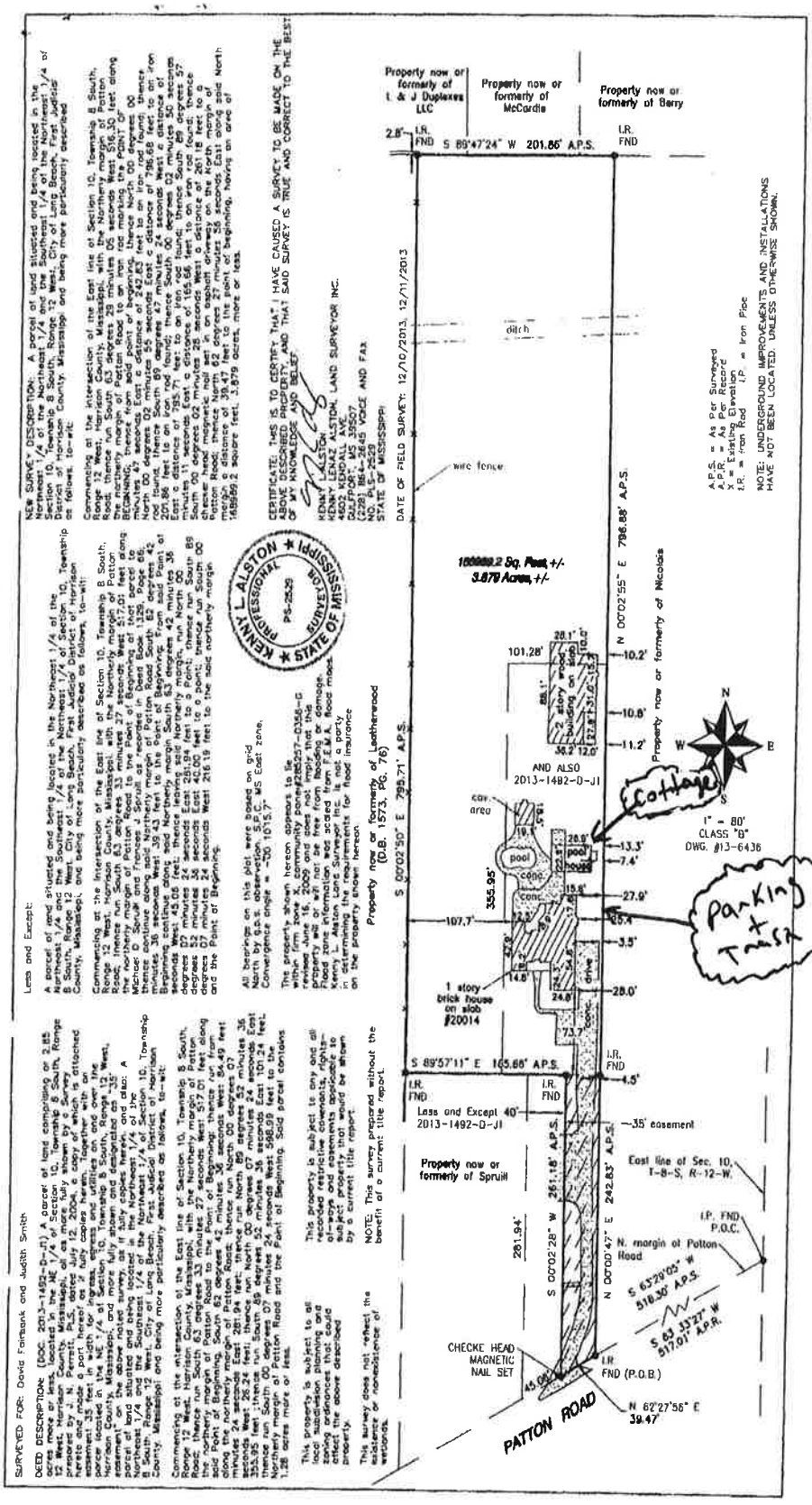
[Refer Hosts](#) [New](#) ([/refer?r=6](#))

[Hospitality](#) ([/hospitality](#))

[Responsible Hosting](#) ([/help/responsible-hosting](#))

[Community Center](#) ([/help/community?s=footer](#))

MINUTES OF FEBRUARY 8, 2018
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



323

**MINUTES OF FEBRUARY 8, 2018
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**



1st Judicial District
Instrument 2013 0277 D -21
Filed/Recorded 12/28/2013 09:40 A
Total Fees \$ 12.00
4 Pages Recorded

Prepared by:
Andrew Marlon, PLLC
Attorney-at-Law
1919 23rd Ave.
P.O. Box 863
Oulport, MS 39502
(228)-865-9047
MS Bar No. 1866

Return to:
Andrew Marlon, PLLC
Attorney-at-Law
1919 23rd Ave.
P.O. Box 863
Oulport, MS 39502
(228)-865-9047
File No. 13-220

**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 is hereby acknowledged, We

Jason Gregory Jolly and Jenny D. Jolly
159 Caitlyn Dr.
Saffilo, MS 38966
(228)-697-7464

do hereby sell, convey and warrant unto

David E. Fairbank and Judith W. Smith
20014 Patton Road
Long Beach, MS 39560
(417)-619-5030

as joint tenants with full rights of survivorship and not as tenants in common, that certain tract, piece or parcel of land situated and being located in Harrison County, State of Mississippi, more particularly described as follows, to-wit:

(See Exhibit A and survey attached)

INDEXING INSTRUCTIONS: NE 1/4 of NE 1/4 and SE 1/4 of NE 1/4 Sec. 10, T8S, R12W

Page 1 of 3

THIS CONVEYANCE is subject to any prior reservation or conveyance of oil, gas or other mineral rights and subject to all easement restrictions, reservations and covenants of record.

IT IS AGREED and understood that the taxes for the current year have been pre-rated as of this date on an estimated basis. When said taxes are actually determined, if the proration as of the date is incorrect, then the Grantor(s) agrees to pay the Grantee(s), or its assigns, any deficit on an actual proration, and likewise, the Grantee(s) agrees to pay the Grantor(s), or its assigns, any amount overpaid by it.

WITNESS OUR SIGNATURES, this the 19th day of December, 2013.

Jason Gregory Jolly
 Jenny D. Jolly

**STATE OF MISSISSIPPI
COUNTY OF HARRISON**

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the above stated jurisdiction, the within named Jason Gregory Jolly and Jenny D. Jolly who acknowledged that they signed and delivered the foregoing Warranty Deed on the day and year therein written as their own free and voluntary act and deed.

GIVEN under my hand and official seal on this the 19th day of December, 2013.

MY COMMISSION EXPIRES:



NOTARY PUBLIC

Page 2 of 3

Exhibit "A"

New Survey description: A parcel of land situated and being located in the Northeast 1/4 of the Northeast 1/4 and the Southeast 1/4 of the Northeast 1/4 of Section 10, Township 8 South, Range 12 West, City of Long Beach, First Judicial District of Harrison County, Mississippi and being more particularly described as follows, to wit:

Commencing at the intersection of the East line of Section 10, Township 8 South, Range 12 West, Harrison County, Mississippi, with the Northerly margin of Patton Road; thence run South 63 degrees 29 minutes 05 seconds West 516.30 feet along the northerly margin of Patton Road to an iron rod marking the POINT OF BEGINNING; thence from said point of beginning, thence North 00 degrees 00 minutes 47 seconds East a distance of 242.83 feet to an iron rod found; thence North 00 degrees 02 minutes 55 seconds East a distance of 796.68 feet to an iron rod found; thence South 89 degrees 47 minutes 24 seconds West a distance of 201.86 feet to an iron rod found; thence South 00 degrees 02 minutes 50 seconds East a distance of 795.71 feet to an iron rod found; thence South 89 degrees 57 minutes 11 seconds East a distance of 165.56 feet to an iron rod found; thence South 00 degrees 02 minutes 28 seconds West a distance of 261.18 feet to a checker head magnetic nail set in an asphalt driveway on the North margin of Patton Road; thence North 62 degrees 27 minutes 56 seconds East along said North margin a distance of 39.47 feet to the point of beginning.

This being the same property described in warranty deed recorded as instrument number 2013-1492-D-11.

**MINUTES OF FEBRUARY 8, 2018
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LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

The Clerk reported that ten (10) notices of public hearing were sent by regular mail, to property owners within two hundred feet (200') of the subject property. Notices were also posted on the bulletin boards at City Hall, the Building Official's Office, and the Water Department, 201 Jeff Davis Avenue and the bulletin board at the City of Long Beach Public Library, 209 Jeff Davis Avenue; Said notice was ordered as part of these proceedings:

City of Long Beach



LEGAL NOTICE

PUBLIC HEARING

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

David Fairbank, 20014 Patton Road, Long Beach, MS 39560 has filed an application for a short-term rental in accordance with the Comprehensive Long Beach Unified Land Ordinance, Section 131: Short Term Rentals-Residential (Ordinance 622). The location of the requested short-term rental is 20014 Patton Road, Long Beach, Mississippi 39560, tax parcel number 05111-01-047.003. The legal description is as follows:

Commencing at the intersection of the East line of Section 10, Township 8 South, Range 12 West, Harrison County, Mississippi, with the Northerly margin of Patton Road; thence run South 63 degrees 29 minutes 05 seconds West 516.30 feet along the northerly margin of Patton Road to an iron rod marking the POINT OF BEGINNING; thence from said point of beginning, thence North 00 degrees 00 minutes 47 seconds East a distance of 242.83 feet to an iron rod found; thence North 00 degrees 02 minutes 55 seconds East a distance of 796.68 feet to an iron rod found; thence South 89 degrees 47 minutes 24 seconds West a distance of 201.86 feet to an iron rod found; thence South 00 degrees 02 minutes 50 seconds East a distance of 795.71 feet to an iron rod found; thence South 89 degrees 57 minutes 11 seconds East a distance of 165.56 feet to an iron rod found; thence South 00 degrees 02 minutes 28 seconds West a distance of 261.18 feet to a checker head magnetic nail set in an asphalt driveway on the North margin of Patton Road; thence North 62 degrees 27 minutes 56 seconds East along said North margin a distance of 39.47 feet to the point of beginning.

A public hearing to consider the above short-term rental will be held in the City of Long Beach, Mississippi 39560, Thursday, January 25, 2018, at 5:30 p.m., in the Long Beach City Hall Meeting Room located at 201 Jeff Davis Avenue. The City encourages all residents, groups and organizations to contact the City if they have any questions concerning the petition.

/s/ signed
Chairman
Planning Commission

325

**MINUTES OF FEBRUARY 8, 2018
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

AFFIDAVIT

STATE OF MISSISSIPPI
COUNTY OF HARRISON
CITY OF LONG BEACH

BEFORE ME, the under signed legal authority authorized to administer oaths in and for the jurisdiction aforesaid, on this day personally appeared before me, VERONICA HOWARD, known to me to be the Minutes Clerk of the City of Long Beach, Mississippi, Planning 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 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'), excluding public right of ways, 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 Commission in and for the City of Long Beach;
3. That on January 3, 2018, she did cause to be mailed, Notice of Public Hearing, a copy of which is attached hereto, to 10 (ten) property owners within 160' of 20014 Patton Road - Tax Parcel No. 0511I-01-047.003 notifying them that a public meeting will be held, January 25, 2018, to consider an application for a Short-term Rental filed by David Fairbank.

Given under my hand this the 3rd of January, 2018.


STACEY DAHL, AFFIRANT

SWORN TO AND SUBSCRIBED before me on this the 3rd day of January 2018.


NOTARY PUBLIC

My Commission Expires



MINUTES OF FEBRUARY 8, 2018
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

LOU SCARDINO -TRUSTEE-
20012 PATTON RD
LONG BEACH MS 39560

JOHN & SUSAN NICOLAIS
20010 PATTON RD
LONG BEACH MS 39560

SHIRLEY BERRY
20017 COMMISSION RD
LONG BEACH MS 39560

JOHN MCCARDLE
20023 COMMISSION RD
LONG BEACH MS 39560

JAMES MCDANIEL
PO BOX 176
GULFPORT MS 39502-0176

DEBRA HYSMITH
716 BRIARWOOD DR
LONG BEACH MS 39560

LYNN EARL LEATHERWOOD
20028 PATTON RD
LONG BEACH MS 39560

Q D SPRUILL
20016 PATTON RD
LONG BEACH MS 39560

WAYNE & MARGARET MARIE
20025 PATTON RD
LONG BEACH MS 39560

REGINALD JOHNSON
4301 PLASH RD
GULF SHORES AL 36542

DAVID FAIRBANK
20014 PATTON RD
LONG BEACH MS 39560

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

Proof of Publication

STATE OF MISSISSIPPI

COUNTY OF HARRISON

Before me, the undersigned Notary of Harrison County, Mississippi personally appeared Crista Brackett, who, being by me first duly sworn, did depose and say that she is a clerk of The Sun Herald, a newspaper published in the city of Gulfport, in Harrison County, Mississippi, and the publication of the notice, a copy of which is hereto attached, has been made in said paper 1 times in the following numbers and on the following dates of such paper, viz:

- Vol. 134 No. 96 dated 7 day of Jan, 2018
- Vol. _____ No. _____ dated _____ day of _____, 20____
- Vol. _____ No. _____ dated _____ day of _____, 20____
- Vol. _____ No. _____ dated _____ day of _____, 20____
- Vol. _____ No. _____ dated _____ day of _____, 20____
- Vol. _____ No. _____ dated _____ day of _____, 20____
- Vol. _____ No. _____ dated _____ day of _____, 20____

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

Crista Brackett

Clerk

Sworn to and subscribed before me this 8 day of Jan, A.D., 2018

Mari A. Jackson

Notary Public

*The Sun Herald has been deemed eligible for publishing legal notices in Jackson County to meet the requirements of Miss. Code 1972 Section 13-3-31 and 13-3-32

LEGAL NOTICE
PUBLIC HEARING
In accordance with Article XIX
of the Comprehensive Long
Beach, Mississippi (2015) Amend-
ment 009 of the City of Long
Beach, Mississippi (2015) Amend-
ment 009 notice is hereby
given advising that the Planning
Commission for the City
of Long Beach will hold a public
hearing for the purpose of
considering a Resolution
Rental.
David Fairbank, 20014 Patton
Road, Long Beach, MS 39560
has filed an application for a
short-term rental in accordance
with the Comprehensive
Long Beach Ordinance Land Use
Ordinance, Section 191.0101
Title: Rental Residence
(Ordinance 827). The location
of the proposed short-term
rental is 20014 Patton Road,
Long Beach, Mississippi
39560. The parcel number
0811-01-041-003. The legal
description is as follows:
Commencing at the intersection
of the East line of Section
10, Township 8 North, Range
10 West, Harrison County,
Mississippi with the North-
westerly corner of Patton Road;
thence South 03 degrees 20
minutes 03 seconds West
242.23 feet to an iron rod
set; thence North 00
degrees 00 minutes 00
seconds East a distance of
198.58 feet to an iron rod
set; thence South 00
degrees 47 minutes 25
seconds West a distance of
201.66 feet to an iron rod
set; thence North 00
degrees 00 minutes 00
seconds East a distance of
322.71 feet to an iron rod
set; thence South 00
degrees 00 minutes 11
seconds East a distance of
180.50 feet to an iron rod
set; thence North 00
degrees 00 minutes 30
seconds West a distance of
251.18 feet to a character flag
marker set in an asphalt
driveway on the North margin
of Patton Road; thence North
02 degrees 51 minutes 00
seconds East along said
North margin a distance of
28.47 feet to the point of be-
ginning.
A public hearing to consider
the above Resolution against
will be held in the City of Long
Beach, Mississippi, 7:00 PM,
Thursday, January 18, 2018,
at 6:00 PM, in the Long
Beach City Hall Meeting
Room located at 201 4th
Davis Avenue. The City
encourages all residents,
groups and organizations to
contact the City if they have
any questions concerning the
petition.
By signed
Chairman
Planning Commission
ADV7



**MINUTES OF FEBRUARY 8, 2018
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LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

The applicant came forward to state that the rental sits on a 4-acre lot, that he lives on and manages the property, and has a 5-star rating through Airbnb.

* * *

Commission Chairman called for anyone wishing to speak in favor of or in opposition of the request, no one came forward to be heard.

* * *

Commissioner Seal made motion, seconded by Commissioner Hansen and unanimously carried to close the public hearing.

* * *

Commissioner Seal made motion, seconded by Commissioner Fischer and unanimously carried recommending approval in accordance with the Ordinance 622.

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 8th of February 2018, 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 meeting.

There was present and in attendance on said Commission and at the meeting the following named persons: Commission Chairman Frank Olaiivar, Commissioners Shawn Barlow, Jeff Hansen, Judy Wood, Eddie Seal, Mark McMillan, Mike Gundlach, Randy Fischer, Planning Consultant/Advisor Bill Hessel, and minutes Clerk Veronica Howard.

Absent the meeting was Commissioner Chris Carrubba.

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

Commissioner Seal made motion, seconded by Commissioner McMillan and unanimously carried to approve the regular meeting minutes of January 25, 2018, as submitted.

It came for discussion under unfinished business public and/or private ingress/egress, perpetual easements and rights-of-way.

MINUTES OF FEBRUARY 8, 2018
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LONG BEACH PLANNING and DEVELOPMENT COMMISSION
No action was taken.

It came for consideration a tree removal request for a Live Oak tree for property located at 204 Shady Lane, Tax parcel 0612D-01-086.000 submitted by Steve and Stacey Dahl as follows:

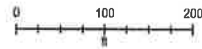
204 Shady Ln - Tax parcel 0612D-01-086.000



HARRISON COUNTY, MISSISSIPPI

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

MAP DATE: February 12, 2018



**MINUTES OF FEBRUARY 8, 2018
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**



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

OFFICE USE ONLY	
Date Received	2/7/2018
Zoning	R-1
Agenda Date	2/8/2018
Check Number	282

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

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

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

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

TODAY'S DATE: 2/7/18

PROPERTY INFORMATION

TAX PARCEL # 06020-D1-086.000

Address of Property Involved: 204 Shady Lane

Property owner name: Steve & Stacey Dahl

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: 204 Shady Lane

Phone No. 228 365-0390

CONTRACTOR OR APPLICANT INFORMATION

Company Name: _____

Phone No. _____ Fax: _____

Name _____

Address _____

PERMIT INFORMATION

Permit for: Removal Trimming _____ Pruning _____

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

roots above ground,
hor. cane damaged, leaning
on fence

Number of Trees:

Live Oak _____ Southern Magnolia

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

Steve Dahl 2/7/18
Signature Date

ADDITIONAL INFORMATION REQUIRED FROM APPLICANT

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

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

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

____ OWNERSHIP: Please provide a recorded warranty deed.

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

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

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

**MINUTES OF FEBRUARY 8, 2018
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**



**MINUTES OF FEBRUARY 8, 2018
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

Veronica Howard

From: Jim Heinzel
Sent: Thursday, February 08, 2018 9:17 AM
To: Veronica Howard
Subject: Re: TREE REMOVAL - 204 Shady Ln

204 Shady Lane
Looked at it this morning, it actually could be referred to as forest grown and is in an area that is always wet. That is why the roots have grown upwards and the tree only has foliage at the top. He has several other LO's that are in good shape. I would recommend letting him cut it down.
Thanks, Jim

Sent from my iPhone

Based upon Jim Heinzel's, Certified Arborist and City of Long Beach Tree board member, recommendation and in accordance with the City of Long Beach Tree Ordinance, Commissioner Wood made motion, seconded by Commissioner Barlow and unanimously carried recommending approval of the removal of the Live Oak tree.

It came for consideration a tree removal request for a Live Oak tree for property located at 511 East Marigold Drive, Tax parcel 0512A-01-052.141 submitted by Devin Dunnavent as follows:

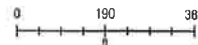
511 East Marigold Dr - Tax Parcel 0512A-01-052.141



HARRISON COUNTY, MISSISSIPPI

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

MAP DATE: February 7, 2018



MINUTES OF FEBRUARY 8, 2018
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



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

OFFICE USE ONLY
Date Received 2/1/2018
Zoning R-1
Agenda Date 2/13/2018
Check Number CASH

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

DD 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.

DD 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.

DD 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: Jan 30, 2018

PROPERTY INFORMATION

TAX PARCEL # 0512A-01-052.141

Address of Property Involved: 511 East Meigsold Dr.

Property owner name: Devin Donawent

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: 511 East Meigsold Dr.

Phone No. (950) 497-2204

CONTRACTOR OR APPLICANT INFORMATION

Company Name: Bobcat tree work

Phone No. 228-206-445 Fax: _____

Name Joey Wilson

Address 8468 County Farm Rd.

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. We just purchased
(use separate sheet if needed)

this home and backyard is a bit small and this tree is directly in the middle. Also the stump is protruding (see attached paper)

Number of Trees:

1 Live Oak _____ Southern Magnolia

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

[Signature] 1 Feb 2018
Signature Date

ADDITIONAL INFORMATION REQUIRED FROM APPLICANT

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

DD FREE 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 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.

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

DD OWNERSHIP: Please provide a recorded warranty deed.

DD 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.

DD 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.

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

MINUTES OF FEBRUARY 8, 2018
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

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TREE REMOVAL

511 E. MARIGOLD DR - 0512A-01-052.141

Devlin Donnavent

We just purchased this house and trying to get this tree removed mainly because of the stump that really messes up the yard. We are also trying to get a fence put up but have to get the tree done first.

We have got two estimates and Taylor Tree Co. informed me that its a double trucked live oak and is a hazard due to be growing over my house already. Then Bobcat tree work said the stump shows the way it is due to the builders grading the lot later than the stump. We really want this thing gone.

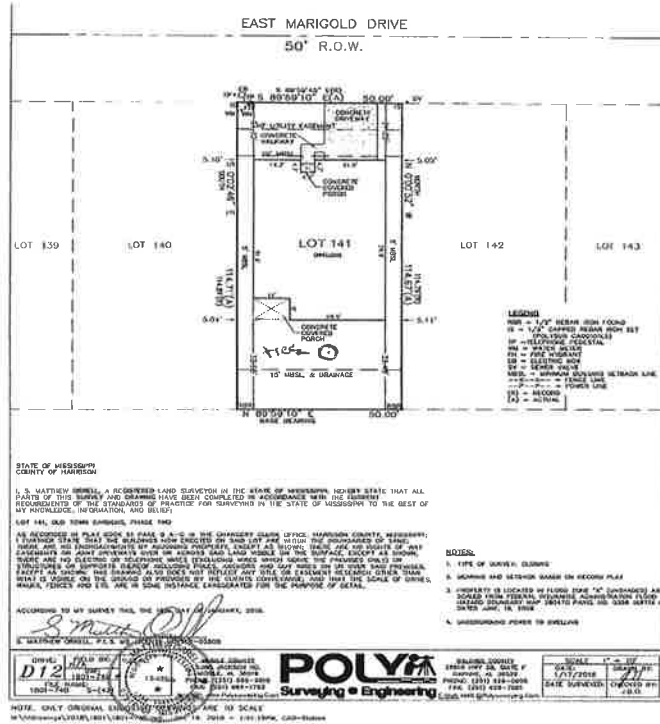


**MINUTES OF FEBRUARY 8, 2018
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**



**MINUTES OF FEBRUARY 8, 2018
REGULAR MEETING**

LONG BEACH PLANNING and DEVELOPMENT COMMISSION



THIS INSTRUMENT WAS PREPARED BY:

Matthew E. Perkins, MSB 102353
P.O. Box 1529
Pascagoula, MS 39568-1529
Phone: (228) 762-6631

GRANTOR'S ADDRESS AND TELEPHONE NUMBER:

D.R. Horton, Inc. - Birmingham
25366 Profit Drive
Daphne, AL 36526
Phone: (228) 207-1940

WHEN RECORDED RETURN TO:

DHI Title of Alabama, d/b/a DHI Title of Mississippi
Attention: Rowena D'Angelo
953 Tommy Munro Drive
Biloxi, MS 39532
Phone: (228) 207-1940
File No.: 440-172900386

GRANTEE'S ADDRESS AND TELEPHONE NUMBER:

Devin Lee Dunnavant
Katrina Nicole Dunnavant
511 E. Marigold Drive
Long Beach, MS
Phone: (850) 497-2204

Indexing Instructions: Lot 141, Old Town Gardens S/D, Phase 2, Harrison County, MS

STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS (\$10.00) cash in hand paid, and other good, legal and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, D.R. HORTON, INC. - Birmingham, an Alabama corporation ("Grantor") hereby GRANTS, BARGAINS, SELLS, CONVEYS AND WARRANTS SPECIALLY to DEVIN LEE DUNNAVANT AND KATRINA NICOLE DUNNAVANT, as joint tenants with full rights of survivorship and not as tenants in common, ("Grantee") subject to all matters, exceptions and reservations described below and on Exhibit A attached hereto, that certain real property situated in County of Harrison, State of Mississippi, more particularly described as follows (the "Property"):

Lot 141, Old Town Gardens Subdivision, Phase 2, a subdivision according to the official map or plat thereof on file and of record in the Office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi in Plat Book 51 at Page 8, thereof, reference to which is hereby made in aid of and as a part of this description.

After review and discussion, Commissioner Seal made motion, seconded by Commissioner Wood and unanimously carried to table the request until the next regular scheduled meeting, February 22, 2018, 5:30 p.m.; City Hall; Meeting Room, to allow an Arborist or a City of Long Beach Tree Board member to provide a recommendation on the condition of the tree.

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**MINUTES OF FEBRUARY 8, 2018
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

February 2, 2018

Request of City of Long Beach, Mississippi to grant Planning Commission Approval to allow Offsite 63 Room, 126 Bed Student Housing for Students attending the University of Southern Mississippi.

Contiguous property Tax Parcel Numbers: 0611P-03-063.000 , and 0611P-03-065.000 presently Zoned R-2 and C-2 totaling 1.51 +- Acres.

Property Location: 522 E Railroad Ave, Long Beach, MS 39571

Owner: Gulf Coast Student Housing LLC
111 Main St
Suite E
Bay St Louis, MS 39520

Managing and sole member of Gulf Coast Student Housing LLC
James L. Parrish
961 Glen Oaks Dr
Pass Christian, MS 39571

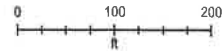
My Map



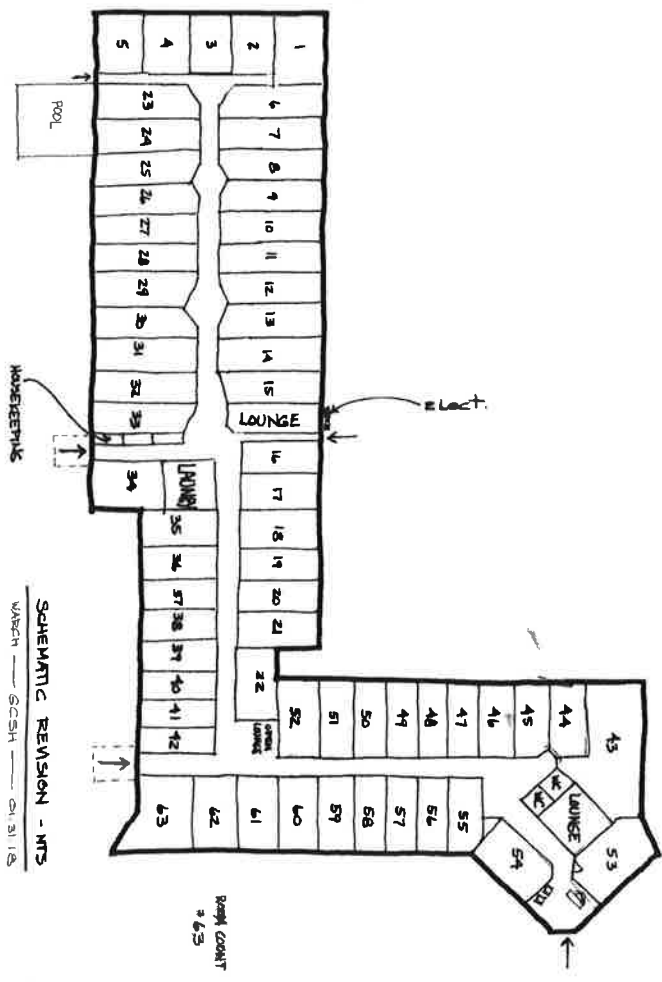
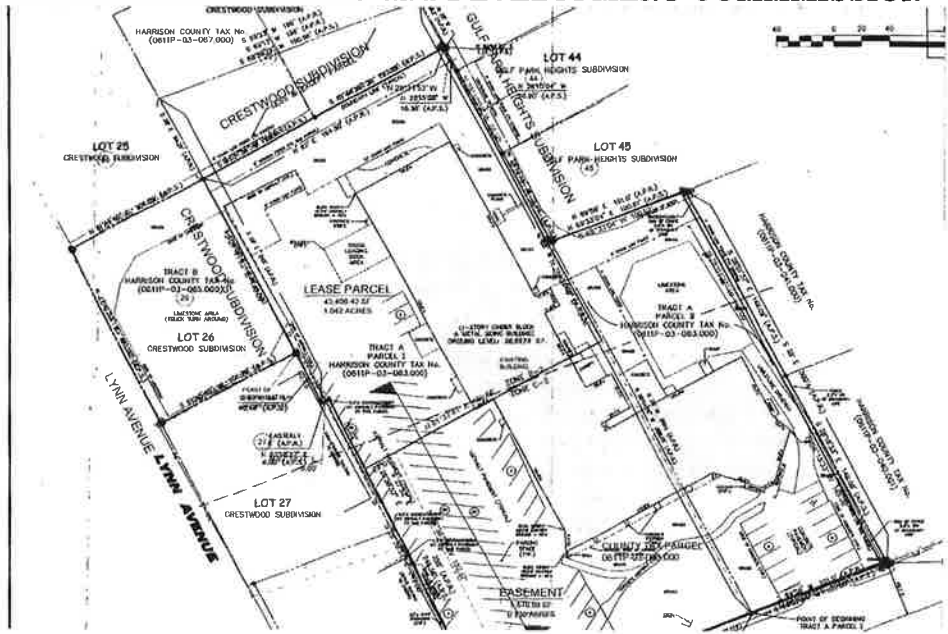
HARRISON COUNTY, MISSISSIPPI

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

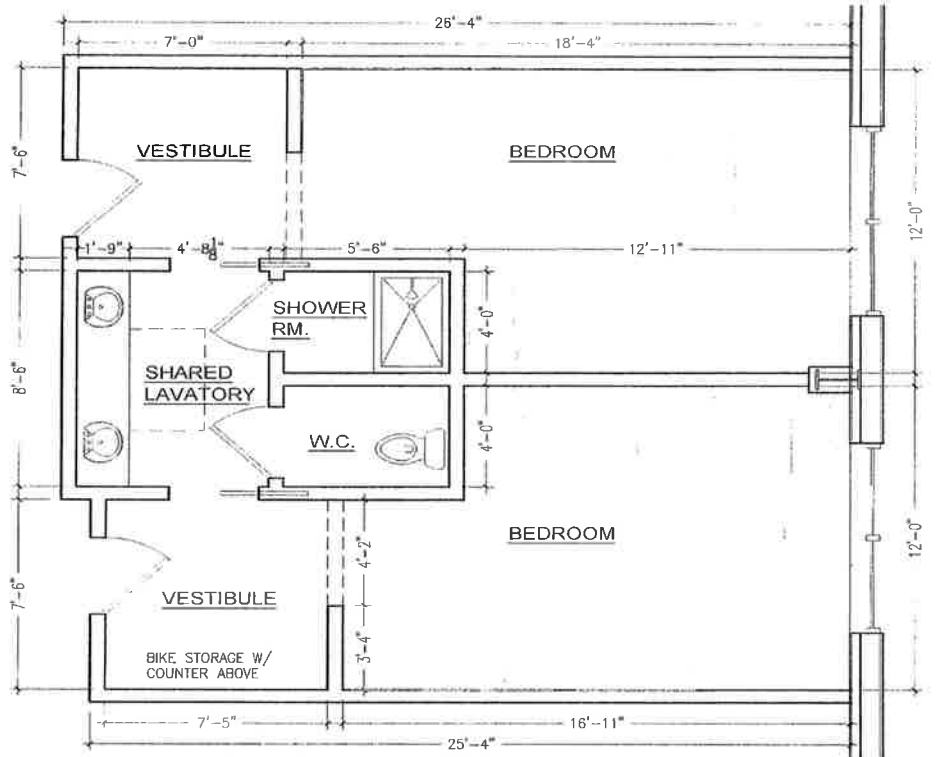
MAP DATE: February 2, 2018



**MINUTES OF FEBRUARY 8, 2018
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**



**MINUTES OF FEBRUARY 8, 2018
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

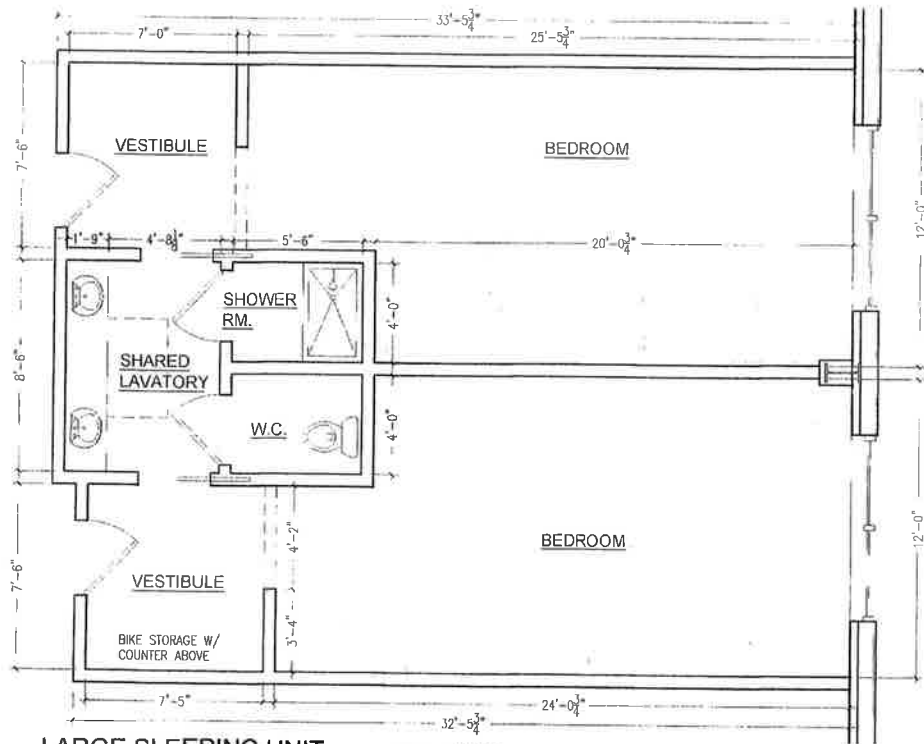


**SMALL SLEEPING UNIT
GCSH**

SCALE: 1/4"=1'

02.06.2018

WATERS ARCHITECTURE



**LARGE SLEEPING UNIT
GCSH**

SCALE: 1/4"=1'

02.06.2018

WATERS ARCHITECTURE

**MINUTES OF FEBRUARY 8, 2018
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

SCANNED



J. Hansen 1st Judicial District
Instrument 2018 618 D - J1
Filed/Recorded 1/31/2018 01:30 P
Total Fees \$ 14.00
4 Pages Recorded

PREPARED AND RETURN TO:
Frederick T. Hoff, Jr., Esq. (MBN 2495)
Wise Carter Child & Caraway, P.A.
2510 14th Street, Suite 1125
Gulfport, MS 39501
228-867-7141

STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT

SPECIAL WARRANTY DEED

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

MARLOWE DEVELOPMENT, LLC
a Mississippi limited liability company
214 Camellia Street
Wavelaud, MS 39576
Tel.: (228) 323-4753

do hereby sell, convey and warrant specially unto the following, as Grantee:

GULF COAST STUDENT HOUSING, LLC ✓
a Mississippi limited liability company
111 Main Street, Suite E
Bay St. Louis, Mississippi 39520
Tel. (504) 579-4000

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

Exhibit "A"--Attached

Index: Parcel 1: Widow Ladner Claim, LBSB 7, South by Railroad Street
Parcel 2: Widow Ladner Claim, LBSB 7, South by Railroad Street, East by Fence
Tract B: Lot 26 Crestwood Subdivision

Page 1 of 4

Mr. James Parrish came forward to state that they would work in conjunction with the University of Southern Mississippi to house students.

*

*

After review and discussion, Commissioner Hansen made motion, seconded by Commissioner Seal and unanimously carried recommending approval of the dormitories.

It came for discussion under Development and Research available and/or vacant commercial property and buildings.

No action was taken or needed.

MINUTES OF FEBRUARY 8, 2018
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

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

APPROVED:

Commission Chairman, Frank Olaivar

Date: _____

ATTEST:



Veronica Howard, Minutes Clerk