

**MINUTES OF MARCH 28, 2019
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

Be it remembered that two Public Hearings before the Long Beach Planning and Development Commission, Long Beach, Mississippi, were begun at 5:30 o'clock p.m., Thursday, the 28th of March 2019, 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 Hearings.

There were present and in attendance on said Commission and at the Public Hearings the following named persons: Commission Chairman Frank Olaivar, Commissioners Shawn Barlow, Mark McMillan, Jeff Hansen, Larry Ward, Judy Wood, Randy Fischer, Building Official Mike Gundlach, Planning Consultant/Advisor Bill Hessell, and Minutes Clerk Tina M. Dahl.

Absent the Public Hearings were Commissioners Chris Carrubba and Eddie Seal.

There being a quorum present and sufficient to transact the business of these Public Hearings, the following proceedings were had and done.

The first Public Hearing to consider a Short Term Rental for property located at 217 Buena Vista Drive, Tax Parcel 0512H-02-069.000, submitted by Marian Olivia Jones as follows:

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

PROPERTY INFORMATION:
 ADDRESS: 217 Buena Vista Tax Parcel # 0512H-02-069.000
(Location of Short-Term Rental)

OWNER'S INFORMATION:
 Property Owner's Name: MARIAN OLIVIA JONES
 Property Owner's Address: 2406 Collins Blvd Gulfport MS
 Property Owner's Mailing Address, if different from above: 39507

Property Owner's Phone No. (601) 569 3291 City Gulfport State MS Zip 39507
 Email Address: olivia.jones569@gmail.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: SAME MARIAN OLIVIA JONES
 Property Manger's Address: (Must be a local contact)
2406 Collins Blvd Gulfport MS 39507
City State Zip
 Property Manager's Phone No. (601) 569 3291 Email Address: olivia.jones569@gmail.com

PLEASE PROVIDE THE FOLLOWING:

- Mississippi Sales Tax ID # 436961465
- Recorded Warranty Deed
- Parking Rules & Plan
- Trash Management Plan
- Copy of Proposed Rental Agreement
- Proof of Liability Insurance, which included short term rental coverage

ADDITIONAL INFORMATION:

- OWNERSHIP: Please provide a recorded warranty deed
- FEES: \$200, nonrefundable application fee, plus mailing cost. \$100, yearly renewable fee. Checks should be made payable to the City of Long Beach.
- LICENSE: A Privilege Tax License must be applied and paid for after approval (\$20/yearly fee).
- INCOMPLETE APPLICATIONS will not be processed.

AFFIDAVIT

I HEREBY CERTIFY THAT I HAVE READ THIS APPLICATION AND THAT ALL INFORMATION CONTAINED HEREIN TRUE AND CORRECT; I ACKNOWLEDGE RECEIPT OF AND AGREE TO COMPLY WITH THE RULES & REGULATIONS OF SHORT TERM RENTALS (Ord 622), ALL APPLICABLE CODES, ORDINANCES AND STATE LAWS. VIOLATION OF ANY CODES OR REGULATIONS SHALL RESULT IN THE SUSPENSION OR REVOCATION OF THE PERMIT.

MARIAN OLIVIA JONES Marian Olivia Jones
 PRINT NAME SIGNATURE DATE

BELOW IS FOR OFFICE USE ONLY			
Maximum Occupancy:	Maximum Vehicles allowed:	Number of bedrooms:	Number of people home can accommodate:
<u>8</u>	<u>3</u>	<u>3</u>	<u>10</u>

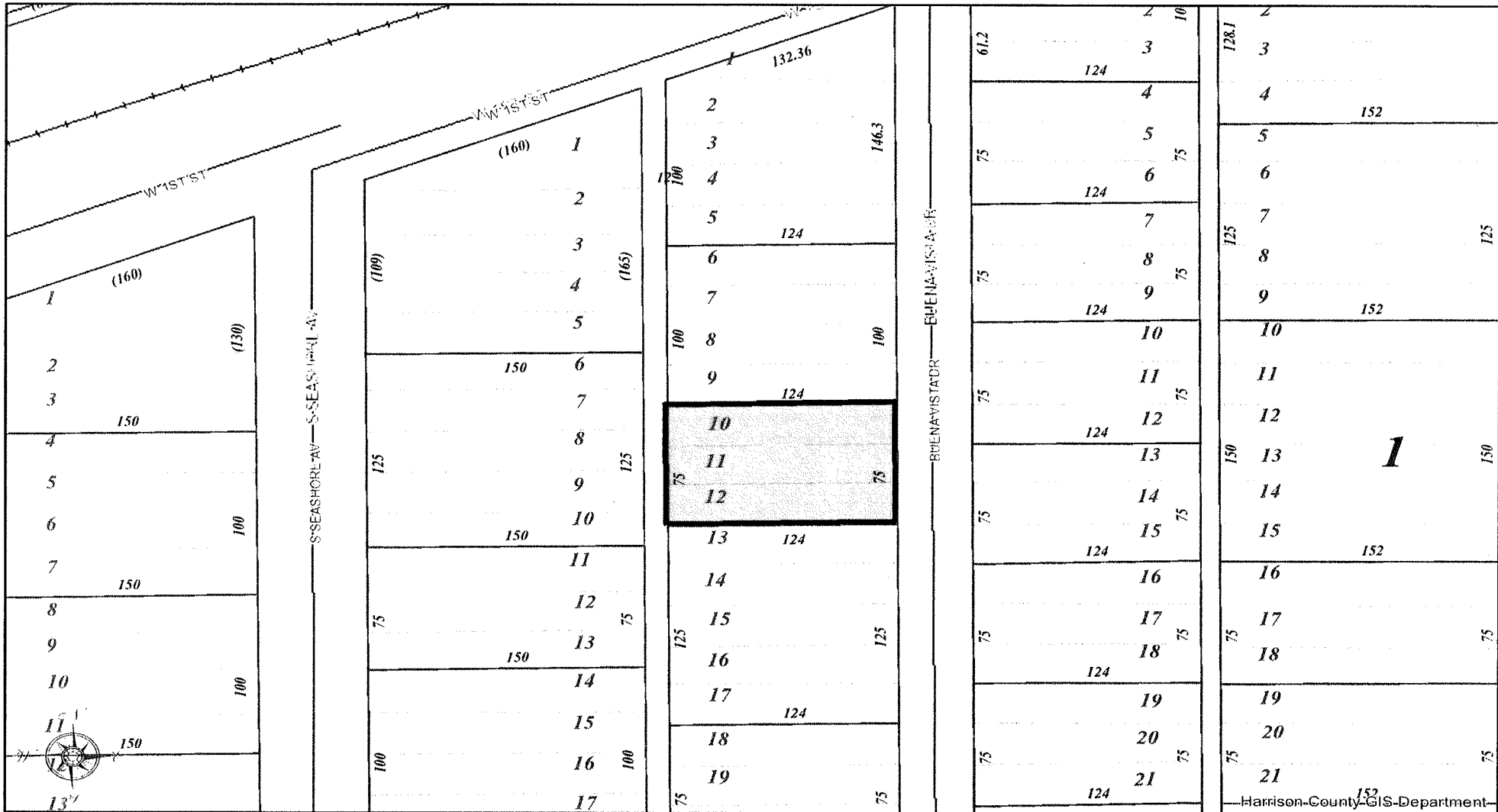
I AFFIRM THAT THE APPLICANT IS IN COMPLIANCE WITH ALL APPLICABLE ZONING REQUIREMENTS, BUILDING & FIRE CODES; AND THAT ALL APPLICABLE TAXES, FEES AND OTHER CHARGES HAVE BEEN PAID.

Building Official Signature: Moul 2 Helal Date: 3/20/2019
 Fire Inspector Signature: Samathy Darden Date: 3-20-2019

COMMENTS: _____

Date Received: <u>2-20-19</u>
Agenda Date: <u>3-28-19</u>
Amount Due/Paid: <u>\$200.00</u>
Check # <u>0001552271</u>

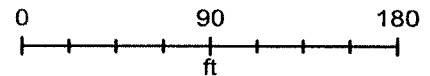
0512H-02-069.000, 217 Buena Vista Drive



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 FLURRY, TAX ASSESSOR.

MAP DATE: February 21, 2019



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B171318



1st Judicial District
Instrument 2018-655-D-J1
Filed/Recorded 02/01/2018 02:30 PM
Total Fees \$14.00
7 Pages Recorded

e-RECORDED ORIGINAL

Indexing Instructions:

BEING LOCATED IN THE FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT: LOTS TEN (10), ELEVEN (11) AND TWELVE (12), BLOCK "A", BUENA VISTA HEIGHTS, A SUBDIVISION

Commitment Number: 170375864
Seller's Loan Number: 377493597

After Recording, Return To:

ServiceLink, LLC
1400 Cherrington Parkway
Moon Township, PA 15108

Return To:

*Schwartz, Ogler & Jordan PLLC
2355 Pass Rd Biloxi, MS 39531
228-388-7441*

Instrument Prepared by:

Rosenberg LPA, Attorneys at Law, 3805 Edwards Road, Ste. 550, Cincinnati, OH 45209 (513) 247-9605, AND BY Matthew Vitart, Esq., Miss. Bar#103552, Randall, Segrest, Weeks, Reeves & Sones, PLLC, 992 Northpark Drive, Ste. A, Ridgeland MS 39157, (601) 956-2615

Grantors:

FEDERAL HOME LOAN MORTGAGE CORPORATION
5000 Plano Parkway, Carrollton, TX 75010

888-44-6616

Grantees:

MARIAN O. JONES
217 BUENA VISTA DRIVE, Long Beach, MS 39560

601-569-3291

SPECIAL WARRANTY DEED

TAX PARCEL NUMBER: 0512H-02-069.000

For and in consideration of the sum of Fifty Five Thousand Dollars and Zero Cents (\$55,000.00), cash in hand paid, and other good and valuable consideration, the receipt, adequacy and sufficiency of which is hereby acknowledged, **FEDERAL HOME LOAN MORTGAGE CORPORATION** ("Grantors") do hereby sell, convey and specially warrant, subject to the exceptions and reservations set forth below, unto **MARIAN O. JONES** ("Grantees") that certain parcel of property lying and being situated in Harrison County, Mississippi, and being more

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particularly described as follows, to-wit:

**THE LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS FOLLOWS: THE FOLLOWING DESCRIBED LAND AND PROPERTY BEING LOCATED IN THE FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT: LOTS TEN (10), ELEVEN (11) AND TWELVE (12), BLOCK "A", BUENA VISTA HEIGHTS, 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 12, PAGE 26 (COPY BOOK 5, PAGE 412) THEREOF, REFERENCE TO WHICH IS HEREBY MADE IN AID OF AND AS A PART OF THIS DESCRIPTION. TAX ID: 0512H-02-069.000
Property Address is: 217 BUENA VISTA DRIVE, Long Beach, MS 39560**

And being the same property described in Instrument recorded in Instrument Number: 2017-6963.

The Property is conveyed subject to, and there is excepted from the special warranty of this conveyance, those certain recorded oil, gas or mineral leases, royalty reservations or other mineral conveyances, all recorded restrictive covenants, building restrictions, rights-of-way, zoning ordinances or easements affecting the Property.

Ad valorem taxes for the current year, which are not yet due and payable, have been pro-rated on an estimated basis by the Grantors and the Grantees as of the date of this conveyance. If actual taxes differ from the estimate, Grantors and Grantees agree to adjust the pro-ration and the party owing taxes shall pay such amount to the other party.

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Executed by the undersigned on 1-26-, 2018

Federal Home Loan Mortgage Corporation

By: Chicago Title Insurance Company dba ServiceLink, its Attorney in Fact.

By: Joan Holian

Print Name: Sandra Hickman

Its: ATP

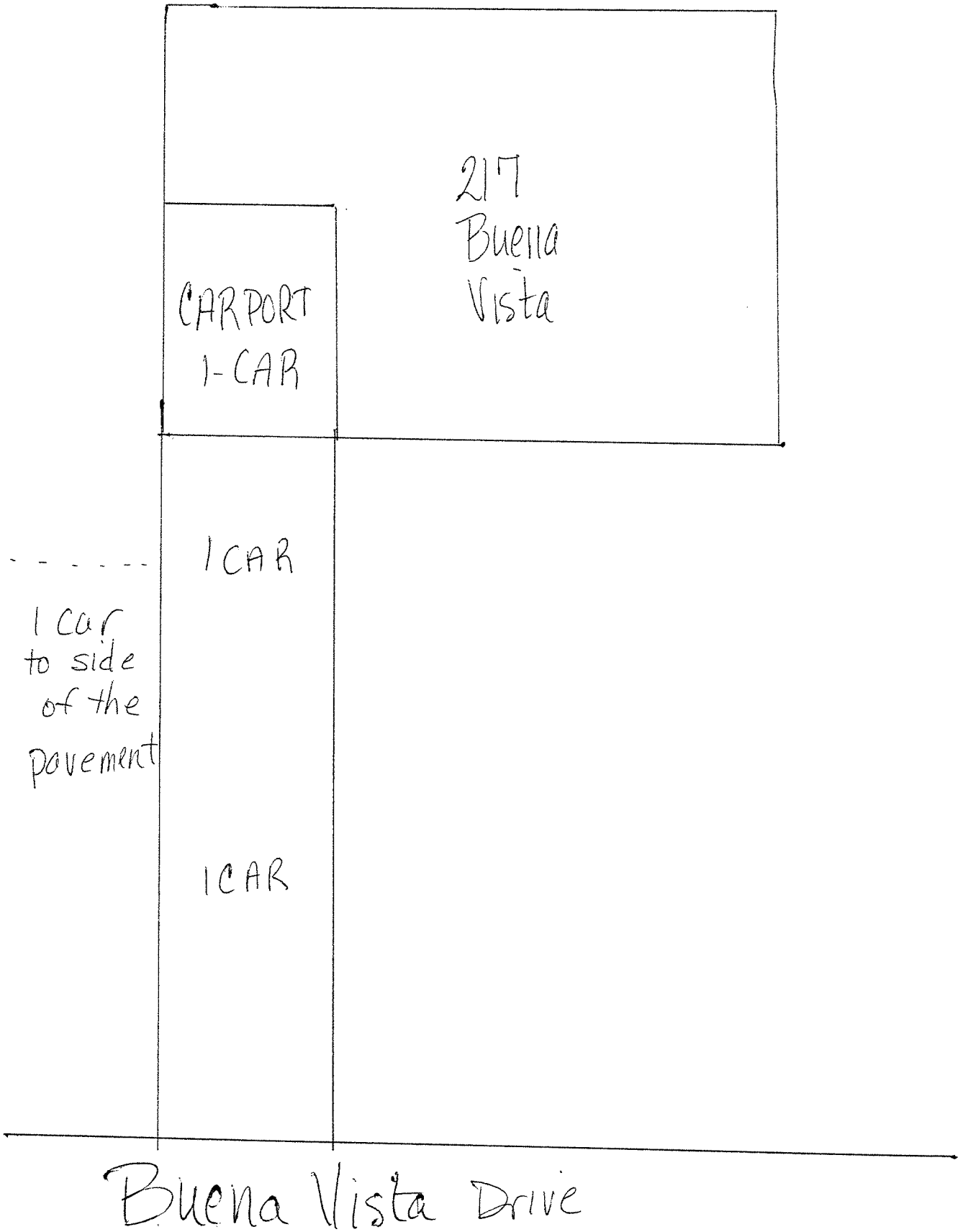
STATE OF PA
COUNTY OF Allegheny

The foregoing instrument was acknowledged before me on 1-26-, 2018 by Sandra Hickman of, Chicago Title Insurance Company dba ServiceLink on behalf of Federal Home Loan Mortgage Corporation as its Attorney in Fact, who is personally known to me or has produced _____ as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

[Signature]
Notary Public

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Charles E. Hogue Jr., Notary Public
Moon Twp., Allegheny County
My Commission Expires April 13, 2019
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

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Trash Collection plan for 217 Buena Vista Long Beach Mississippi

Follow the rules of the neighborhood for placement of the cans. Host rules include instructions on how to store trash in bins in designated area, until trash pick-up day for that neighborhood.

Trash and recycling storage is not visible from public right of way. Trash and refuse shall not be left stored within public view except when in the proper containers for the purpose of collection by the waste company service

The trash and recycling will be placed in site at the road for the pickup on Monday am before 7am.

The trash cans will be in align with waste Management Company's cans and allowance of one additional waste and one additional recycling can if so needed upon request and approval of the conditions for rental.

For additional assistance with a pick-up:
Waste Management

228-832-3144

SHORT-TERM RENTAL AGREEMENT

I. The Parties

This Short-Term Rental Agreement ("Agreement") made on February 11th 2019 is between the following:

One (1) individual(s) known as Sign Here with a mailing address the same as the Property Address. ("Tenant(s)")

AND

A business entity known as Seas the Day LLC with a mailing address of 2406 Collins Blvd , Gulfport , Mississippi, 39507 ("Landlord").

Landlord and Tenant(s) ("Parties") agree to the following terms and conditions:

II. The Property

The Tenant(s) agrees to rent the residential dwelling described as a(n) single-family home with a mailing address of 217 Buena Vista , Long Beach , Mississippi, 39560 ("Property"). The Property consists of 3 bedroom(s) and has 2 bathroom(s).

III. Furnishings

The Property shall be furnished by the Landlord. Landlord shall provide the following furnishings as part of this Agreement:

Bedroom Set(s) - Including but not limited to beds, pillows, sheets, nightstands, and lighting fixtures.

Dining Room Set(s) - Including but not limited to tables, chairs, and other items that complete a dining room set.

Kitchenware - Including but not limited to pots, pans, utensils, cleaning supplies, and other everyday items that complete a kitchen set.

Living Room Set(s) - Including but not limited to couches, chairs, sofas, televisions, desks, and other common living room items.

IV. Parking

The Landlord shall provide parking as part of this Agreement in the form of 4 parking space(s). There shall be no fee for the parking space(s).

V. Period and Guests

The total amount of individuals allowed to stay at the Property for any period will be limited to 8 people. In addition, the Tenant(s) are allowed to have a total number 0 Guests on the Property.

VI. Start and End Dates

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The term of this Agreement shall begin February 11th 2019 and end on February 11th 2019 ("Rental Period").

The Tenant(s) shall be allowed to check-in at 03:00 PM and check-out at 11:00 AM.

VII. Rent

The rent due by the Tenant(s) to the Landlord shall be in the amount of \$1.25 per night during the Rental Period.

VIII. Security Deposit

The Tenant(s) shall not be obligated to pay a Security Deposit as part of this Agreement.

IX. Pets

Under no circumstance shall the Tenant(s) be allowed to have any type of pet on the Property unless a licensed physician has authorized its use due to a psychiatric or physical disability.

X. Fees, Taxes, and Deposit

The Tenant(s) shall not be responsible for any other fee(s) unless otherwise mentioned herein.

XI. Termination

Landlord has the right to inspect the premises with prior notice in accordance with applicable State laws. Should the Tenant(s) violate any of the terms of this agreement, the rental period shall be terminated immediately in accordance with State law. Tenant(s) waive all rights to process if they fail to vacate the premises upon termination of the rental period. Tenant(s) shall vacate the premises at the expiration time and date of this agreement.

XII. Utilities

The Landlord shall be responsible for providing the following utilities: Cable / Satellite TV, Electricity, Internet, Trash Collection, Water and Sewer, and all other utilities to be paid by the Tenant(s).

XIII. Maintenance and Repairs

The Tenant(s) shall maintain the premises in a good, clean, and ready to rent condition, and use the premises only in a careful and lawful manner. Tenant(s) shall leave the premises in a ready to rent condition at the expiration of the rental agreement, defined by the Landlord as being immediately habitable by the next tenants. Landlord shall pay for maintenance and repairs should the premises be left in a lesser condition.

XIV. Trash

Landlord does not have any trash removal requirements for the Tenant(s).

XV. Subletting

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Tenant(s) shall not be allowed to sublet the Property. If Landlord does allow the Tenant(s) the right to sublet, an amendment must be signed by both Landlord and Tenant(s) and shall be attached to this Agreement.

XVI. Quiet Enjoyment

The Tenants shall behave in a civilized manner and shall be good neighbors respecting the rights of the surrounding property owners. The Tenants shall not create noise or disturbances likely to disturb or annoy the surrounding property owners. Creating a disturbance of the above nature shall be grounds for immediate termination of this agreement and Tenants shall then immediately vacate the premises.

Any and all noise must be kept to a minimum each night beginning at 10:00 PM

XVII. Smoking

Any and all forms of smoking shall not be permitted inside the Property. All smoking activities MUST occur outside.

XVIII. Landlord's Liability

The Tenants and Tenants' Guests shall hereby indemnify and hold harmless the Landlord against any and all claims of personal injury or property damage or loss arising from use of the premises regardless of the nature of the accident, injury or loss. Tenant(s) expressly recognize that any insurance for property damage or loss which the Landlord may maintain on the property does not cover the personal property of Tenant(s), and that Tenant(s) should purchase their own insurance for Tenant(s) and Guest(s) if such coverage is desired.

XIX. Attorney's Fees

Tenants agree to pay all reasonable costs, attorney's fees and expenses that shall be made or incurred by Landlord enforcing this agreement.

XX. Use of Property

Tenant(s) expressly acknowledge and agree that this Agreement is for transient occupancy of the Property, and that Tenant(s) do not intend to make the property a residence or household.

XXI. Shortened Stays and Conditions

There shall be no refunds of rents due to shortened stays or ruined expectations because of weather conditions.

XXII. Showings

If the property should go on the MARKET FOR SALE, it may be shown to qualified buyers during the stay of the Tenant(s). Every effort will be made to schedule the showing at a convenient time and not interrupt the day-to-day activities of the Tenant(s). Tenant(s) shall allow reasonable viewings of the Property during standard hours.

XXIII. Firearms

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Only legally owned and permitted firearms shall be allowed on the premises in accordance with State and local laws.

XXIV. Fireworks

The Parties agree that Fireworks and other hazardous materials may not be used in or around the Property.

XXV. Illegal Use

Tenant(s) shall use the property for legal purposes only and other use, such as but not limited to, illegal drug use, abuse of any person, harboring fugitives, etc. shall cause termination of this Agreement with no refund of rents or deposits.

XXVI. Fire Alarms

If the Property has fire alarms the Tenant(s) must notify the Landlord without delay if a fire alarm "chirps" or has a low battery condition.

XXVII. Keys

There shall be a total number of 2 keys given to the Tenant(s) at the time of possession. If Tenant(s) should lose any of the keys, there shall be a penalty for every set of keys lost in the amount of \$25.00.

XXVIII. Possessions

Valuable items left behind by Tenant(s) will be held with every reasonable effort made to contact in order for a safe return. If items are not claimed for longer than 6 months they shall become the property of the Landlord. Landlord shall not be held liable for the condition of said items left by the Tenant(s).

XXIX. Notice

In the event written notice is required the Parties shall be recognized by the mailing addresses set forth in Section I of this Agreement.

XXX. Landlord's Contact

In the event the Landlord needs to be contacted immediately, the Tenant(s) shall use the following:

E-Mail: Olivia.jones569@gmail.com
Telephone: (601) 569-3291

XXXI. Governing Law

This agreement is governed under the laws in the State where the Property is located.

XXXII. Lead-Based Disclosure

It is acknowledged by the Parties that the Property may have been constructed prior to 1978 requiring the Buyer and Seller to initial and sign the attached Lead-Based Paint Disclosure Form.

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XXXIV. Disclosures

It is acknowledged by the Parties that the Property may have been constructed prior to 1978 requiring the Buyer and Seller to initial and sign the attached Lead-Based Paint Disclosure Form.

XXXV. Severability

In the event any provision or part of this Agreement is found to be invalid or unenforceable, only that particular provision or part so found, and not the entire Agreement, will be inoperative.

XXXVI. Entire Agreement

This Agreement together with any attached addendums or disclosures shall supersede any and all other prior understandings and agreements, either oral or in writing, between the parties with respect to the subject matter hereof and shall constitute the sole and only agreements between the parties with respect to the said Property. All prior negotiations and agreements between the parties with respect to the Property hereof are merged into this Agreement. Each party to this Agreement acknowledges that no representations, inducements, promises, or agreements, orally or otherwise, have been made by any party or by anyone acting on behalf of any party, which are not embodied in this Agreement and that any agreement, statement or promise that is not contained in this Agreement shall not be valid or binding or of any force or effect.

SIGNATURE AREA

Tenant's Signature _____ **Date** _____

Landlord's Signature _____ **Date** _____

Paige Fullilove acting as Trustee on behalf of Seas the Day LLC. Paige Fullilove declares with their above-signature that they hold the legal power and authority to act in the presence of Seas the Day LLC.

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Lead-Based Paint Disclosure

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

Lessor's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards

(check (i) or (ii) below)

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

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

(b) Records and reports available to the lessor

(check (i) or (ii) below)

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

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

Lessee's Acknowledgment (initial)

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

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

Agent's Acknowledgment (if any) (initial)

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

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

One (1) of the Tenants is required to authorize.

Tenant's Signature _____

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02/20/2019 4:57 PM FAX 2282086369

FREEMAN INSURANCE

0001/0002



INSURANCE BINDER

DATE (MM/DD/YYYY)
02/20/19

THIS BINDER IS A TEMPORARY INSURANCE CONTRACT, SUBJECT TO THE CONDITIONS SHOWN ON PAGE 2 OF THIS FORM.

AGENCY FREEMAN INSURANCE AGENCY 729 E Pass Road Unit A Gulfport, MS 39507	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td colspan="2">COMPANY</td> <td colspan="2">BINDER #</td> </tr> <tr> <td colspan="2">LLOYDS OF LONDON</td> <td colspan="2">2165874B</td> </tr> <tr> <td style="text-align: center;">DATE EFFECTIVE</td> <td style="text-align: center;">TIME</td> <td style="text-align: center;">DATE EXPIRATION</td> <td style="text-align: center;">TIME</td> </tr> <tr> <td style="text-align: center;">05/09/18</td> <td style="text-align: center;">12:01</td> <td style="text-align: center;">05/09/19</td> <td style="text-align: center;">12:01 AM</td> </tr> <tr> <td colspan="2" style="text-align: center;"><input checked="" type="checkbox"/> AM</td> <td colspan="2" style="text-align: center;"><input checked="" type="checkbox"/> NOON</td> </tr> </table>	COMPANY		BINDER #		LLOYDS OF LONDON		2165874B		DATE EFFECTIVE	TIME	DATE EXPIRATION	TIME	05/09/18	12:01	05/09/19	12:01 AM	<input checked="" type="checkbox"/> AM		<input checked="" type="checkbox"/> NOON	
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05/09/18	12:01	05/09/19	12:01 AM																		
<input checked="" type="checkbox"/> AM		<input checked="" type="checkbox"/> NOON																			
PHONE (A/C, No, Ext): (228)206-6224 FAX (A/C, No): (228)206-6369	THIS BINDER IS ISSUED TO EXTEND COVERAGE IN THE ABOVE NAMED COMPANY PER EXPIRING POLICY #:																				
CODE: AGENCY CUSTOMER ID: INSURED AND MAILING ADDRESS <p style="text-align: center;">JONES, MARIAN OLIVIA 2406 COLLINS BLVD GULFPORT, MS 39507</p>	DESCRIPTION OF OPERATIONS / VEHICLES / PROPERTY (including Location) <p style="text-align: center;">DWELLING LOCATION @ 217 BUENA VISTA DRIVE LONG BEACH, MS 39560</p>																				

COVERAGES	LIMITS	DEDUCTIBLE	COINS %	AMOUNT		
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TYPE OF INSURANCE PROPERTY CAUSES OF LOSS <input type="checkbox"/> BASIC <input type="checkbox"/> BROAD <input checked="" type="checkbox"/> SPEC <input checked="" type="checkbox"/> WIND/HAIL	COVERAGE / FORMS HAZARD-\$137,200 WIND/HAIL-\$137,200					
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NAME & ADDRESS COMMUNITY BANK OF MISSISSIPPI ISAOA/ATIMA P.O. BOX 3848 COPPELL, TX 75019	ADDITIONAL INSURED <input type="checkbox"/> LOSS PAYEE <input checked="" type="checkbox"/> MORTGAGEE <input checked="" type="checkbox"/> LENDER'S LOSS PAYABLE <input type="checkbox"/> LOAN # 3928063 AUTHORIZED REPRESENTATIVE
---	---

**MINUTES OF MARCH 28, 2019
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 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 Long Beach Public Library, 209 Jeff Davis Avenue; said notice was ordered as part of these proceedings:

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**MINUTES OF MARCH 28, 2019
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

City of Long Beach



LEGAL NOTICE

PUBLIC HEARING

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

Marian Olivia Jones, 2406 Collins Blvd, Gulfport, MS, 39507, 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 217 Buena Vista Drive, Long Beach, Mississippi, 39560, Tax Parcel Number 0512H-02-069.000. The legal description is as follows:

LOTS 10 TO 12 BLK A BUENA VISTA HEIGHTS SEC 15-8-12

A Public Hearing to consider the above short-term rental will be held in the City of Long Beach, Mississippi, 39560, Thursday, March 28, 2019, at 5:30 p.m., in the Long Beach City Hall Meeting Room located at 201 Jeff Davis Avenue. The City encourages all residents, groups and organizations to contact the City if they have any questions concerning the petition.

/s/ signed

Chairman

Planning and Development Commission

**MINUTES OF MARCH 28, 2019
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, TINA M DAHL, known to me to be the Minutes Clerk of the City of Long Beach, Mississippi, Planning and Development Commission, who being by me first duly sworn, deposes and says on oath as follows, to-wit:

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

2. That in such capacity, she is responsible for mailing Notices of Public Hearing for the purpose of notifying property owners within Two Hundred Feet (200'), 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 March 6, 2019, she did cause to be mailed, Notice of Public Hearing, a copy of which is attached hereto, to 20 (twenty) property owners within Two Hundred Feet (200'), excluding public right of ways, of, Tax Parcel 0512H-02-069.000, notifying them that a Public Hearing will be held, March 28, 2019, to consider an application for a Short-Term Rental.

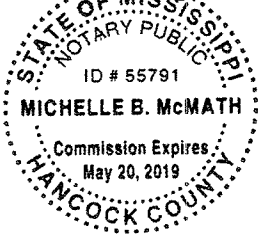
Given under my hand this the 6th day of March 2019.

Stacey Dahl
STACEY DAHL, AFFIANT

SWORN TO AND SUBSCRIBED before me on this the 6th day of March 2019.

Michelle B. McMATH
NOTARY PUBLIC

-My Commission Expires-



333

**MINUTES OF MARCH 28, 2019
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

Easy Peel® Labels
Use Avery® Template 5160®

▲
Feed Paper Bend along line to
expose Pop-up Edge™

 **AVERY® 5160®**

Allen, Anthony M and Ann B
219 Buena Vista Drive
Long Beach, MS 39560

Cassibry, Kelly and Gary W
223 Buena Vista Drive
Long Beach, MS 39560

Flowers, Jessie Cheryl and Tammy
103 South Seashore Avenue
Long Beach, MS 39560

Caldarera, Paul B
105 South Seashore Avenue
Long Beach, MS 39560

Coons, Thomas and Diane
107 South Seashore Avenue
Long Beach, MS 39560

Toole, William P and Lucia D
8 Palladio Drive
Stafford, VA 22554

Smith, Cameron and Elizabeth
Carpenter
111 South Seashore Avenue
Long Beach, MS 39560

Charbonnet, Millicent Donovan Trust
2227 Chestnut Street
New Orleans, LA 70130

Valles, Brenda Claire -Trustee-
213 Buena Vista Drive
Long Beach, MS 39560

Godfrey, Mary W.
224 Buena Vista Drive
Long Beach, MS 39560

Blackman, William Joe -Trustee-
222 Buena Vista Drive
Long Beach, MS 39560

Lemons, Brent and Allison
220 Buena Vista Drive
Long Beach, MS 39560

Allen, John and Peggy
218 Buena Vista Drive
Long Beach, MS 39560

Kershaw, Colleen M
216 Buena Vista Drive
Long Beach, MS 39560

Verble, Richard D and Michaela F Luens
214 Buena Vista Drive
Long Beach, MS 39560

TRS Property Services, LLC
1509 East Spring Street
New Albany, IN 47150

Nguyen, Choung H and Thu H
210 Buena Vista Drive
Long Beach, MS 39560

Lizana, Carla A ETAL
334 East Beach Blvd
Gulfport, MS 39507

Lemons, Brent and Allison
1203 Wisteria Lane
Long Beach, MS 39560

Wooford, William E and Janet S
115 South Ridge Road
Andalusia, AL 36421

Étiquettes faciles à peler
Utilisez le gabarit AVERY® 5160®

▲
Sens de
chargement Repliez à la hachure afin de
révéler le rebord Pop-up™

www.avery.com
1-800-GO-AVERY

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 and Public Hearing, as evidenced by the Publisher's Proof of Publication as follows:

MINUTES OF MARCH 28, 2019
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

Proof of Publication

STATE OF MISSISSIPPI
COUNTY OF HARRISON

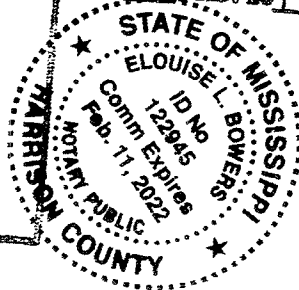
PERSONALLY appeared before me the undersigned notary in and for said County and State, HUNTER DAWKINS, publisher of THE GAZETTE, a newspaper printed and published in Harrison County, who being duly sworn, deposes and says the publication of this notice hereunto attached has been made to the said publication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

- Vol. XIV No. 10 dated 3 day of 8, 2019
- Vol. ___ No. ___ dated ___ day of ___, 20__
- Vol. ___ No. ___ dated ___ day of ___, 20__
- Vol. ___ No. ___ dated ___ day of ___, 20__
- Vol. ___ No. ___ dated ___ day of ___, 20__
- Vol. ___ No. ___ dated ___ day of ___, 20__
- Vol. ___ No. ___ dated ___ day of ___, 20__
- Vol. ___ No. ___ dated ___ day of ___, 20__

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

[Signature]
Publisher

Sworn to and subscribed before me this 22 day of March A.D. 2019.



[Signature]
Notary Public

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.

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LOTS 10 TO 12 BLKA BUENA VISTA SEC 15 6 12

A Public Hearing to consider the above short-term rental will be held in the City of Long Beach, Mississippi, 39560, Thursday, March 28, 2019, 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 • P.O. Box 929 • Long Beach, MS 39560 • 863-1554 • FAX 863-1558

Commission Chairman recognized Ms. Jones, who stated she has received, read and will adhere to Ordinance 622, regulating Short-Term Rentals.

Commission Chairman asked for anyone speaking in favor or opposition of the request where upon Mr. Bill Blackman of 222 Buena Vista Drive spoke in opposition of the Short Term Rental. Mr. Blackman stated he is concerned that the Short Term Rental will disrupt the quiet neighborhood.

**MINUTES OF MARCH 28, 2019
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

Commissioner Hansen made motion, seconded by Commissioner Ward and unanimously carried to close the Public Hearing.

After review and discussion, Commissioner Fischer made motion, seconded by Commissioner Wood and unanimously carried recommending approval of the Short-Term Rental, in accordance with the Short-Term Rental Ordinance 622.

The second Public Hearing to consider a Variance for 203 McGuire Drive, Tax Parcel 0611I-03-046.000, submitted by Gerald and Jean Rochefort, was called to order.

MINUTES OF MARCH 28, 2019
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 3-1-19
Zoning R-1
Agenda Date 3-28-19
Check Number 0000

VARIANCE REQUEST

I. Tax Parcel Number(s): 06111-03-046.000
II. Address of Property Involved: 203 McGurrie Dr. Long Beach MS 39560

III. Statement clearly explaining the request being made. (Attach supplemental pages if necessary.)
Side Setback variance requested. want to place pole barn 3.3 feet from side property line. side setback is 8 feet. and a setback variance for pole barn to be 9 inches from covered porch. set back is 10ft+ from any
****PLEASE COMPLETE THE FOLLOWING: existing Structure.**

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? We bought a new boat paid 53,000.00 must be under shelter or it will rot. We all so need a place to park car out of sun. We are a little short on hand.

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. Same as C

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? Lot size is too small. I would have to park on road to keep boat & car out of sun.

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. Same as C

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 \$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 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.

Gerald + Jean Rochefort

Name of Rightful Owner (PRINT)

Name of Agent (PRINT)

203 McGurie Dr

Owner's Mailing Address

Agent's Mailing Address

Long Beach Mo 39560

City State Zip

City State Zip

906 450-2575

Phone Gerald Rochefort

Phone

Jean Rochefort 2-27-19

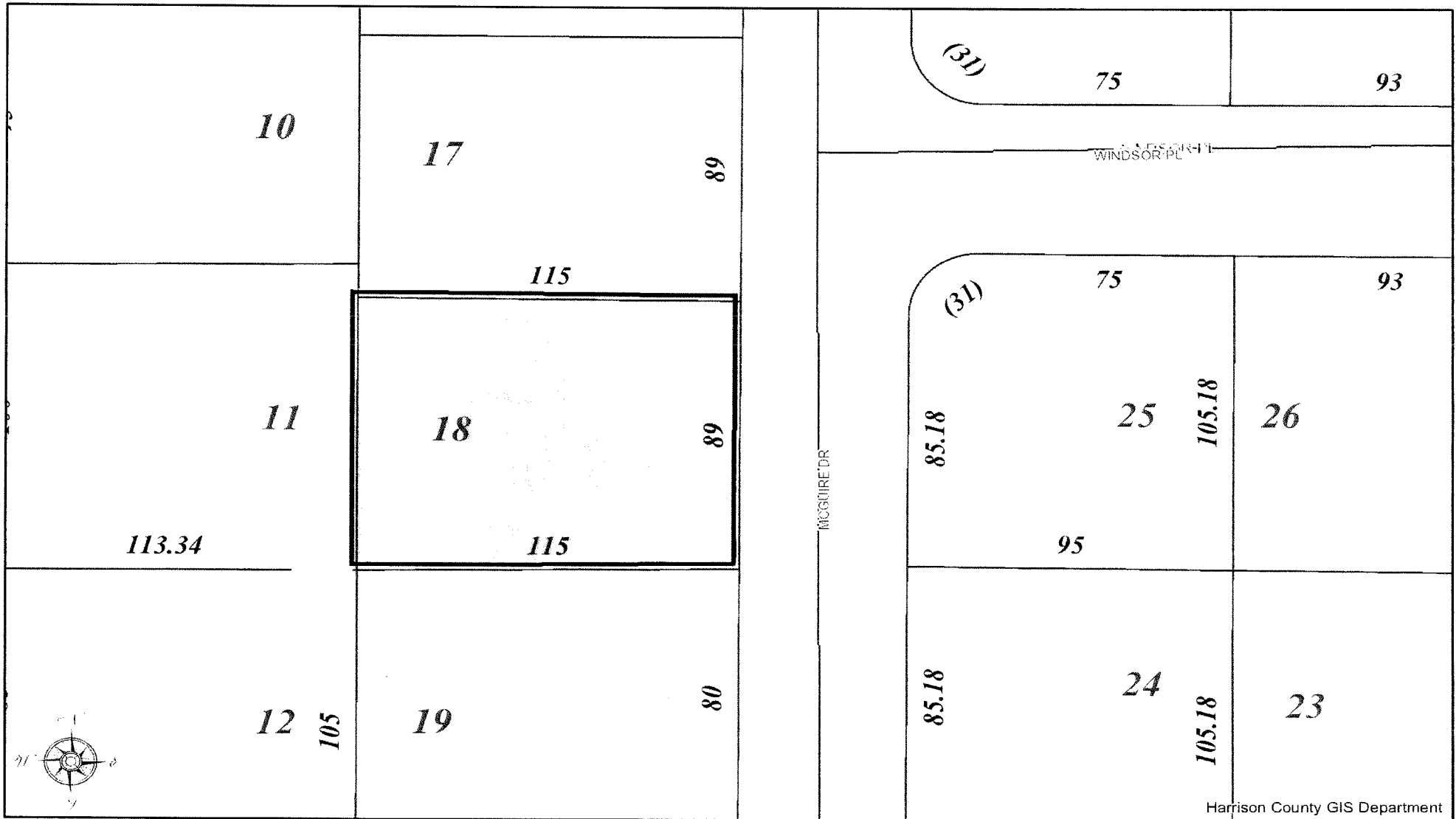
Signature of Rightful Owner

Date

Signature of Applicant

Date

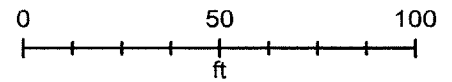
0611L-03-046.000, 203 McGuire Drive



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 FLURRY, TAX ASSESSOR.

MAP DATE: March 4, 2019



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**MINUTES OF MARCH 28, 2019
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

Our File #B180367

True & Certified Copy
of the original



Prepared by & Return To:
Schwartz, Orgler & Jordan, PLLC
P O Box 4682
Biloxi, MS. 39535
228-388-7441

STATE OF MISSISSIPPI
COUNTY OF HARRISON

Index: Exempt

WARRANTY DEED

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

Roberta Ladner formerly known as Roberta G. Ramirez and husband, Vincent Ruddy,

327 Maple Cove, Ocean Springs, MS 39565, 228-863-7582

do hereby sell, convey and warrant unto

Gerald F. Rochefort and Jean A. Rochefort,

203 McGuire Drive, Long Beach, MS 39560, 906-450-2575,

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

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


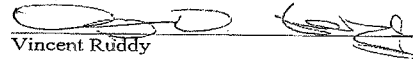
Lot Eightteen (18), ROYAL ESTATES SUBDIVISION, UNIT TWO (2) AMENDED, a subdivision according to the official map or plat thereof; on file and of record in the office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi, in Plat Book 31 at Page 29 thereof; reference to which is hereby made in aid of and as a part of this description.

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

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

**MINUTES OF MARCH 28, 2019
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

WITNESS OUR SIGNATURES, on this the 15th day of May, 2018.



Roberta Ladner formerly Known as Roberta
G. Ramirez

Vincent Ruddy

STATE OF MISSISSIPPI
COUNTY OF HARRISON

THIS DAY PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, Roberta Ladner formerly known as Roberta G. Ramirez and Vincent Ruddy, who acknowledged that the above and foregoing instrument was signed and delivered as the free and voluntary act and deed of the Grantors on the day and in the year therein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 15th day of May, 2018.

My Commission Expires:


NOTARY PUBLIC
STATE OF MISSISSIPPI
ID # 4831
CYNTHIA D. CUEVAS
Commission Expires
June 22, 2018
HARRISON COUNTY

DECLARATION OF ACCEPTANCE

PROPERTY ADDRESS: 203 McGuire Drive, Long Beach, MS 39560

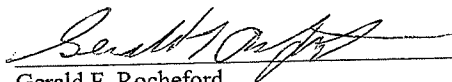
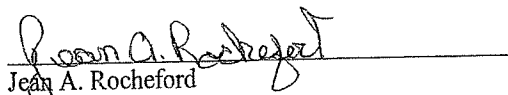
All warranties and statements, expressed or implied, as to property condition, financing terms, and all representations of all parties, including seller, purchaser, and cooperating brokers, contained in the Contract for Sale and Purchase of Real Estate, signed by Purchasers and Sellers, have been complied with to our satisfaction.

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

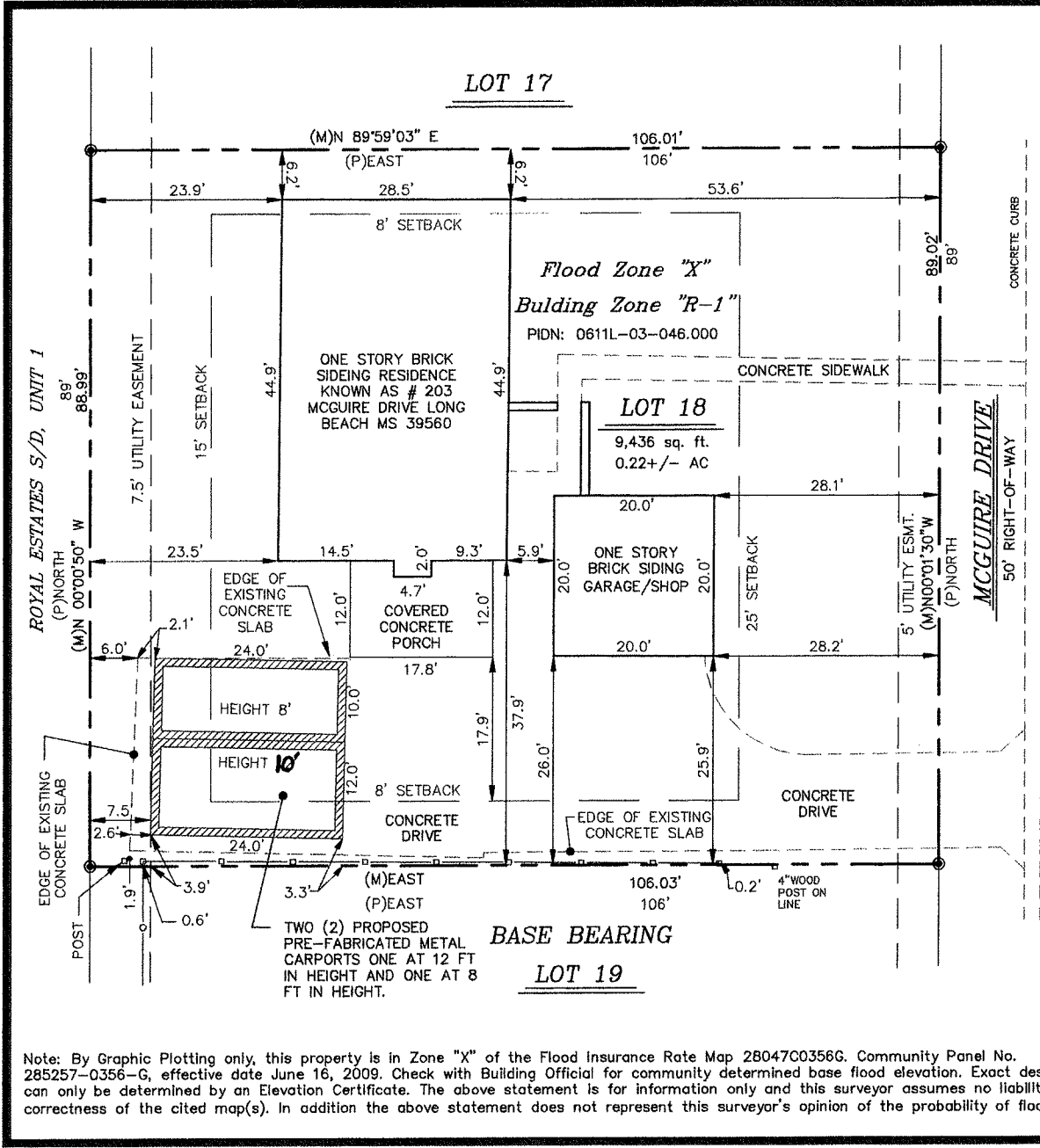
We do further declare that the consideration paid therefor is fair and reasonable and acceptable to us, and that we understand that market conditions change, and that property values therefor change, and that we release Sellers, Seller's Agents and any Broker in this transaction from any responsibility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

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

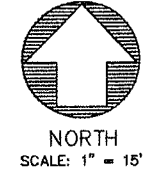
PURCHASERS:


Gerald F. Rocheford

Jean A. Rocheford

DATE: May 15, 2018



Note: This survey has been prepared by information provided by the client and without the benefit of a current title report. This survey may not show all easements and other restrictions of record. Surveyor will be made available to add such features to this survey if a current title report or abstract of title is provided to him by proper authority. This survey does not warrant present ownership.



- SYMBOL LEGEND**
- IRS = iron rod set
 - IRF = iron rod found
 - ⊙ PKF = P.K. nail found
 - ⊗ PKS = P.K. nail set
 - ipf = iron pipe found
 - CMF = concrete mon. fd.
 - ⊙ LKF = lightard knot found
 - E = overhead electric
 - ⊕ = utility pole
 - (D) = deed
 - (P) = plat
 - (R) = record
 - (M) = measures
 - AC. = acres

SCALE: 1" = 15'

REFERENCE MATERIAL:
(1) PB 31, PG 29

SURVEY OF LOT 18, ROYAL ESTATES SUBDIVISION, UNIT 2, AMENDED PLAT, CITY OF LONG BEACH, AS PER 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 31, PAGE 29.

Note: All bearings shown on this plat were derived from the recorded bearing on the South line of the hereon described parcel of land. Plat Book 31, Page 29. See survey plat for location.

Note: This survey "CLASS B" was made in accordance with the current "Standards of Practice for Surveying" in the State of Mississippi.

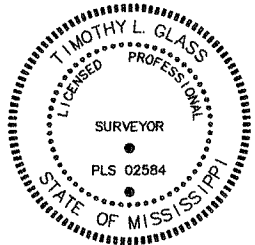
This is to certify that I have surveyed the property described and delineated hereon; and that the measurements and other data indicated are correct to the best of my knowledge and belief.

Timothy L. Glass
 TIMOTHY L. GLASS, P.L.S.
 February 26, 2019
 MS. REG. NO. 02584

Note: Building setbacks, elevations, wetlands determination and et cetera to be prescribed by appropriate governing bodies. Municipal Building Zone: "R-1"

MUNICIPAL SETBACK REQUIREMENTS AS FOLLOWS:

FRONT YARD SETBACK: 25 FEET
 REAR YARD SETBACK: 15 FEET
 SIDE YARD SETBACK: 8 FEET
 ACCESSORY NO CLOSER THAN 10 FEET FROM ANY OTHER STRUCTURE.



SURVEY FOR:		Jean Rochfort	
		203 McGuire Drive	
		Long Beach, Mississippi 39560	
		PHONE: (908)-450-2576	
SURVEY BY:		Glass Land Surveying, Inc.	
		10453 Pin Oak Drive	
		Biloxi, Mississippi 39532	
		Ph/Fax (228) 392-9004	
		e-mail: glasurv@aol.com	
TYPE SURVEY:	BOUNDARY	JOB NO.:	L18RESOU2.DWG
DATE OF SURVEY:	02/26/2019	REVISED:	
CHECKED BY:	TLG	SCALE:	1" = 15'
CREW CHIEF:	TLG	SHEET NO.:	1 OF 1

Note: By Graphic Plotting only, this property is in Zone "X" of the Flood Insurance Rate Map 28047C0356G, Community Panel No. 285257-0356-G, effective date June 16, 2009. Check with Building Official for community determined base flood elevation. Exact designation can only be determined by an Elevation Certificate. The above statement is for information only and this surveyor assumes no liability for the correctness of the cited map(s). In addition the above statement does not represent this surveyor's opinion of the probability of flooding.

**MINUTES OF MARCH 28, 2019
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

The Clerk reported that twenty-six (26) notices of Public Hearing were sent by regular mail, to property owners within two hundred feet (200') of the subject property. Notices were also posted on the bulletin boards at City Hall, the Building Official's Office, and the Water Department, 201 Jeff Davis Avenue and the Long Beach Public Library, 209 Jeff Davis Avenue; Said notice was ordered as part of these proceedings:

City of Long Beach



LEGAL NOTICE

PUBLIC HEARING

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

Gerald and Jean Rochefort, 203 McGuire Drive, Long Beach, Mississippi, 39560, have filed an application for a Variance in accordance with the Comprehensive Long Beach Unified Land Ordinance. **The applicant(s) are requesting a 3' 3" (three foot, three inch) side setback variance from the required 8 feet and a 9 inch (nine inch) setback variance from existing structure from the required 10 feet.** The tax parcel number is 0611L-03-046.000. The legal description is as follows:

LOT 18 ROYAL ESTATES SUBD UNIT 2 AMENDED

A Public Hearing to consider the above Variance will be held in the City of Long Beach, Mississippi 39560, Thursday, March 28, 2019, at 5:30 p.m., in the Long Beach City Hall Meeting Room located at 201 Jeff Davis Avenue. The City encourages all residents, groups and organizations to contact the City if they have any questions concerning the petition.

/s/ signed
Chairman
Planning Commission

**MINUTES OF MARCH 28, 2019
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, TINA M DAHL, known to me to be the Minutes Clerk of the City of Long Beach, Mississippi, Planning and Development Commission, who being by me first duly sworn, deposes and says on oath as follows, to-wit:

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

2. That in such capacity, she is responsible for mailing Notices of Public Hearing for the purpose of notifying property owners within Two Hundred Feet (200'), 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 March 6, 2019, she did cause to be mailed, Notice of Public Hearing, a copy of which is attached hereto, to 20 (twenty) property owners within Two Hundred Feet (200'), excluding public right of ways, of, Tax Parcel 06111-03-046.000, notifying them that a Public Hearing will be held, March 28, 2019, to consider an application for a Variance.

Given under my hand this the 6th day of March 2019.

Stacey Dahl
STACEY DAHL, AFFIANT

SWORN TO AND SUBSCRIBED before me on this the 6th day of March 2019.

Michelle B. McMATH
NOTARY PUBLIC

-My Commission Expires-



**MINUTES OF MARCH 28, 2019
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

Avery 5160®

Ladner, Aubrey Kent and Denise Diane
205 McGuire Drive
Long Beach, MS 39560

Easy Peel®
Bend along line to expose Pop-up Edge®

Smith, Charleen R
207 McGuire Drive
Long Beach, MS 39560

Use Avery Template 5160

Barczak, Steve T and Kimberly P
209 McGuire Drive
Long Beach, MS 39560

Knight, James Richard and Jolee A
208 Royal Drive
Long Beach, MS 39560

Sanasac, Scott
206 Royal Drive
Long Beach, MS 39560

Flores, Hector Munoz
204 Royal Drive
Long Beach, MS 39560

Tomalis, Daniel E
202 Royal Drive
Long Beach, MS 39560

Keith, Stephen A and Kristina L
200 Royal Drive
Long Beach, MS 39560

Shatley, Karl D
201 McGuire Drive
Long Beach, MS 39560

Scafide, Jeffrey M and Sheila A
209 Royal Drive
Long Beach, MS 39560

Vasterling, Joseph Carl III
207 Royal Drive
Long Beach, MS 39560

Paige, Jerry Wayne
205 Royal Drive
Long Beach, MS 39560

Kahle, Michael C and Margaret Alexis
201 Royal Drive
Long Beach, MS 39560

Phillips, James C Jr Trustee
125 Royal Drive
Long Beach, MS 39560

Haynes, Catherine D and Dennis
124 Royal Drive
Long Beach, MS 39560

Otto, Christina M and Corey A
199 McGuire Drive
Long Beach, MS 39560

Mullins, Jennifer L
198 McGuire Drive
Long Beach, MS 39560

Morse, Terrill L
4 Regency Drive
Long Beach, MS 39560

Dubuisson, Amber and Shavers, David
3 Regency Drive
Long Beach, MS 39560

Elder, Gerald D and Geraldine R
6385 Owl Roost Road
Long Beach, MS 39560

Polk, Henry K and WF
202 McGuire Drive
Long Beach, MS 39560

Brandmeier, Andrew J
4 Windsor Place
Long Beach, MS 39560

Bond, Roland V and Patricia A L/E
206 McGuire Drive
Long Beach, MS 39560

Batol, Rose and Demetrio Q
3 Windsor Place
Long Beach, MS 39560

Rea, Perry H and Robin R
208 McGuire Drive
Long Beach, MS 39560

Martin, Michael W and Tami Y
4 Buckingham Place
Long Beach, MS 39560

Pat: avery.com/patents

Étiquettes d'adresse Easy Peel®
Repliez à la hachure afin de révéler le rebord Pop-up®

Allez à avery.ca/gabarits
Utilisez le Gabarit Avery 5160

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 and Public Hearing, as evidenced by the Publisher's Proof of Publication as follows:

MINUTES OF MARCH 28, 2019
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

Proof of Publication

Public Notice

PUBLIC HEARING

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/s/ signed Chairman Planning Commission

201 Jeff Davis • P. . Box 829 • Long Beach, MS 39560 • 863-1554, FAX 863-1558

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 GAZEDO GAZETTE, a newspaper printed and published in Harrison County, who being duly sworn, deposes and says the publication of this notice hereunto attached has been made to the said publication _____ weeks in the following numbers and on the following dates of such paper:

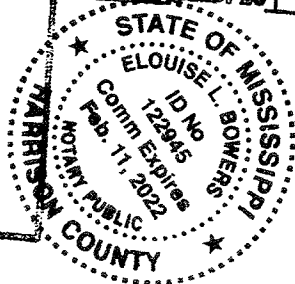
- Vol. XIV No. 10 dated 3 day of 8, 2019
- Vol. ___ No. ___ dated ___ day of ___, 20__
- Vol. ___ No. ___ dated ___ day of ___, 20__
- Vol. ___ No. ___ dated ___ day of ___, 20__
- Vol. ___ No. ___ dated ___ day of ___, 20__
- Vol. ___ No. ___ dated ___ day of ___, 20__
- Vol. ___ No. ___ dated ___ day of ___, 20__
- Vol. ___ No. ___ dated ___ day of ___, 20__

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

[Signature]
Publisher

Sworn to and subscribed before me this 22 day of March A.D. 2019.

[Signature]
Notary Public



Commission Chairman called for anyone wishing to speak in favor of or in opposition of the request where upon Mr. Daniel Tomalis of 202 Royal Drive came forward and stated he is in favor of the requested Variance.

Commissioner Hansen made motion, seconded by Commissioner McMillan and unanimously carried to close the Public Hearing.

Commissioner Hansen made motion, seconded by Commissioner McMillan and unanimously carried approving the Variance.

**MINUTES OF MARCH 28, 2019
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

Be it remembered that a Regular Meeting before the Long Beach Planning and Development Commission, Long Beach, Mississippi, was begun at 5:30 o'clock p.m., Thursday, the 28th day of March 2019, 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 were present and in attendance on said Commission and at the meeting the following named persons: Commission Chairman Frank Olaivar, Commissioners Shawn Barlow, Mark McMillan, Jeff Hansen, Larry Ward, Judy Wood, Randy Fischer, Building Official Mike Gundlach, City Consultant Bill Hessell and Minutes Clerk Tina M. Dahl.

Absent the meeting were Commissioners Chris Carrubba and Eddie Seal.

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

Commissioner Fischer made motion, seconded by Commissioner Wood and unanimously carried to approve the Regular Meeting Minutes of March 14, 2019, as submitted.

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

APPROVED:

Commission Chairman, Frank Olaivar

Date:_____

ATTEST:

Tina M. Dahl, Minutes Clerk