

# MINUTES OF MAY 11, 2017 PLANNING COMMISSION

Be it remembered that a public hearings of the Long Beach Planning Commission of the City of Long Beach, Mississippi, was begun at 5:30 o'clock p.m., Thursday, the 11<sup>th</sup> of May 2017, 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 Donald Frazer, Randy Fischer, Chris Carrubba, Jeff Hansen, Nicholas Brown, Ron Robertson, and minutes Clerk Veronica Howard.

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

\* \* \*

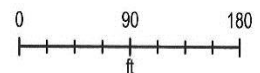
The 1<sup>st</sup> public hearing was called to order to consider a short-term rental for property located at 2004 West 2<sup>nd</sup> Street, tax parcel #0512J-03-069.001, submitted by Franky Walker as follows:



## 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.

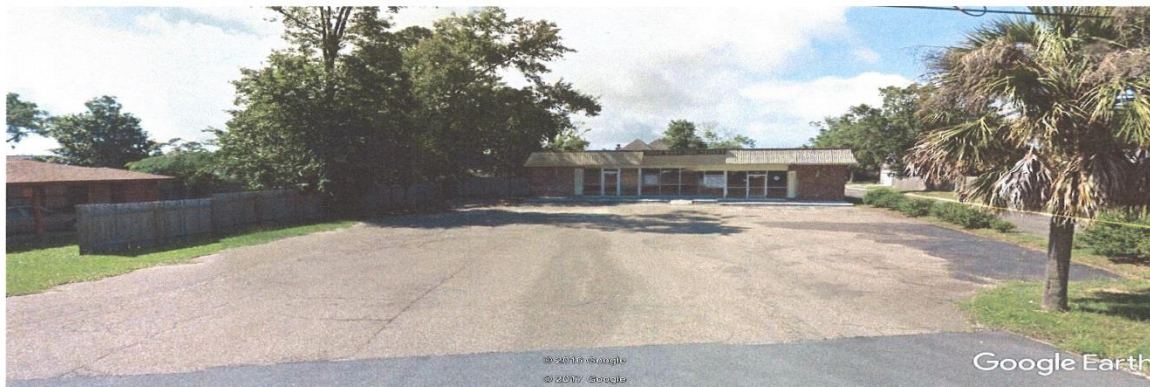
MAP DATE: May 9, 2017



**MINUTES OF MAY 11, 2017  
PLANNING COMMISSION**

CITY OF LONG BEACH, MISSISSIPPI APPLICATION FOR SHORT-TERM RENTAL							
<b>PHYSICAL ADDRESS:</b> 201 JEFF DAVIS AVENUE LONG BEACH, MS 39560	<b>PHONE:</b> (228) 863-1554 <b>FAX:</b> (228) 863-1558	<b>MAILING ADDRESS:</b> POST OFFICE BOX 929 LONG BEACH, MS 39560					
<b>PROPERTY INFORMATION:</b>							
ADDRESS: <u>2004 W. 2 STREET</u> <small>(Location of Short-Term Rental)</small>		Tax Parcel # <u>052J-03-069.001</u>					
<b>OWNER'S INFORMATION:</b>							
Property Owner's Name: <u>FRANKY WACKER</u>							
Property Owner's Address: <u>P.O. Box 718 Long Beach MS 39560</u>							
Property Owner's Mailing Address, if different from above:							
Property Owner's Phone No: <u>228 596 1284</u> City _____ State, _____ Zip _____							
Email Address: <u>FRANKY096@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?							
<b>PROPERTY MANAGER INFORMATION:</b>							
Property Manager's Name: _____							
Property Manger's Address: (Must be a local contact)							
Property Manager's Phone No.: _____ City _____ State, _____ Zip _____							
Email Address: _____							
<b>PLEASE PROVIDE THE FOLLOWING:</b>							
<ul style="list-style-type: none"> <li>• Mississippi Sales Tax ID # <u>200-09701-3</u></li> <li>• Recorded Warranty Deed</li> <li>• Parking Rules &amp; Plan</li> <li>• Trash Management Plan</li> <li>• Copy of Proposed Rental Agreement</li> <li>• Proof of Liability Insurance, which included short term rental coverage</li> </ul>							
<b>ADDITIONAL INFORMATION:</b>							
<ul style="list-style-type: none"> <li>• OWNERSHIP: Please provide a recorded warranty deed</li> <li>• FEES: \$200, nonrefundable application fee, plus mailing cost. \$100, yearly renewable fee. Checks should be made payable to the City of Long Beach.</li> <li>• LICENSE: A Privilege Tax License must be applied and paid for after approval (\$20/yearly fee).</li> <li>• INCOMPLETE APPLICATIONS will not be processed.</li> </ul>							
<b><u>AFFIDAVIT</u></b>							
I HEREBY CERTIFY THAT I HAVE READ THIS APPLICATION AND THAT ALL INFORMATION CONTAINED HEREIN IN 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 STAE LAWS. VIOLATOIN OF ANY CODES OR REGULATIONS SHALL RESULT IN THE SUSPENSION OR REVOCATION OF THE PERMIT.							
PRINT NAME: <u>FRANKY WACKER</u>	SIGNATURE: <u>[Signature]</u>	DATE: <u>2-14-17</u>					
BELOW IS FOR OFFICE USE ONLY							
Maximum Occupancy: <u>12</u>	Maximum Vehicles allowed: <u>6</u>	Number of bedrooms: <u>4</u>	Number of people home can accommodate:				
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>[Signature]</u>		Date: <u>4/7/17</u>					
Fire Inspector Signature: <u>[Signature]</u>		Date: <u>4/7/17</u>					
COMMENTS: _____							
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>Date Received: <u>2/14/2017</u></td> </tr> <tr> <td>Agenda Date: <u>5/9/2017-5/11/2017</u></td> </tr> <tr> <td>Amount Due/Paid: <u>\$200.00</u></td> </tr> <tr> <td>Check #: <u>Credit Card</u></td> </tr> </table>				Date Received: <u>2/14/2017</u>	Agenda Date: <u>5/9/2017-5/11/2017</u>	Amount Due/Paid: <u>\$200.00</u>	Check #: <u>Credit Card</u>
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Check #: <u>Credit Card</u>							

# MINUTES OF MAY 11, 2017 PLANNING COMMISSION



Google Earth

feet  
meters

Google Earth

Plenty of off street parking  
extra curbside curbs parked for away  
~~extra~~ curbside of curbside

## Rental Rules/ Contract

The home is located at 2004 WEST 2 STREET, Long Beach. Ms. 39560 . My phone IS 228-596-1284

1. CHECK-IN TIME IS 4 P.M. CST AND CHECK-OUT IS BY 10 A.M. CST. NO Early Check-ins or late check-outs.
2. This is a NON SMOKING house.
3. DAMAGE DEPOSIT- A damage deposit of \$250 is required.

The damage deposit is fully refundable within

fourteen (14) days of departure, provided the following provisions are met:

- a. No damage is done to house or its contents, beyond normal wear and tear.
- b. No charges are incurred due to contraband, pets or collection of rents or services rendered during the stay.
- c. All debris, rubbish and discards are placed in refuse containers outside, and soiled dishes are cleaned.
- d. All keys are left where designated and the house is left locked.
- e. All charges accrued during the stay are paid prior to departure.
- f. No linens are lost or damaged.
- g. NO Early check-in or late check out.

## 4.. CANCELLATIONS -

Cancellations or changes that result in a shortened

stay, , forfeit the full advance

payment. Cancellation or early departure does not

warrant any refund of rent or deposit.



**MINUTES OF MAY 11, 2017  
PLANNING COMMISSION**

5. MAXIMUM OCCUPANCY- The maximum number of guests is limited to fourteen (14) persons. An additional charge of \$10.00 per person per night for guests in addition to fourteen (14) will be assessed.

6. Longer minimum stays may be required during holiday periods.

7. NO DAILY MAID SERVICE - While linens and bath towels are included in the house, daily maid service is not included in the rental. We suggest you bring your own beach towels. We do not permit towels or linens to be taken from the house.

8. FALSIFIED RESERVATIONS - Any reservation obtained under false pretense will be subject to forfeiture of advance payment, deposit and/or rental money, and the party will not be permitted to check in.

9. WRITTEN EXCEPTIONS - Any exceptions to the above mentioned policies must be approved in writing in advance.

10 Parking - Parking on the road is not permitted. Any illegally parked cars are subject to towing; applicable fines/towing fees are the sole responsibility of the vehicle owner.

11 SWIMMING POOL- No children under the age of 15 permitted the swimming pool without an adult. No diving or jumping off fountain wall. Swim at your own risk.

When using the swimming pool , remember there is certain health risk associated with this facility.

Use at your own risk. We sanitize and replenish chemicals in all swimming pool prior to your arrival.

.Water in LONG BEACH

. Has iron in it which gives it a brownish tint.

12. Bikes are to be used under adult supervision only, ride at your own risk.



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13. MUST BE AT LEAST 25 YEARS OF AGE TO RENT PROPERTY. PERSON RENTING PROPERTY WILL BE

RESPONSIBLE FOR ANY DAMAGES TO HOME.

↑

14. STORM POLICY - No refunds will be given for storms.

15. This vacation house is privately owned; the owners are not responsible for any accidents, injuries or illness that occur while on the premises or its facilities. The Homeowners are not responsible for the loss of personal belongings or valuables of the guest. By accepting this reservation, it is agreed that all guests are expressly assuming the risk of any harm arising from their use of the premises or others whom they invite to use the premise.

By Signing Below, I agree to all terms and conditions of this agreement

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Phone Number: \_\_\_\_\_

Check-in date: \_\_\_\_\_


Check-out date: \_\_\_\_\_

Adults # \_\_\_\_\_

Children # \_\_\_\_\_

↑

**MINUTES OF MAY 11, 2017  
PLANNING COMMISSION**

STOCK COMPANY	<b>COMMERCIAL LINES POLICY</b>
	<b>POLICY NUMBER:</b> <u>PGP0851505</u> <b>Prior Policy Number:</b> <u>PGP0831075</u>
<input type="checkbox"/> WESTERN WORLD INSURANCE COMPANY <input checked="" type="checkbox"/> TUDOR INSURANCE COMPANY <input type="checkbox"/> STRATFORD INSURANCE COMPANY	

**COMMON POLICY DECLARATIONS**

Agent/Broker # 16901-273

**Named Insured and Mailing Address:**  
 Franky Walker T/A Southern Sweet Tee

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

P.O. Box 718  
 19079 Pineville Road  
 Long Beach, MS 39560  
**Named Insured(s) for Personal Liability:**

**Producer:**  
 CBIZ INSURANCE SERVICES INC.  
 140 E. Main Street  
 Suite 201  
 Bozeman, MT 59715  
**Policy Period:** (Mo./Day/Yr.)

From: **07/11/2016**      To: **07/11/2017**      12:01 AM, standard time at your mailing address shown above.

IN RETURN FOR THE PAYMENT OF THE PREMIUM, AND SUBJECT TO ALL THE TERMS OF THIS POLICY, WE AGREE WITH YOU TO PROVIDE THE INSURANCE AS STATED IN THIS POLICY.

<b>THIS POLICY CONSISTS OF THE FOLLOWING COVERAGES FOR WHICH A PREMIUM IS INDICATED.</b>																																					
<b>THIS PREMIUM MAY BE SUBJECT TO ADJUSTMENT.</b>																																					
<table style="width:100%; border-collapse: collapse;"> <tr> <td style="width:60%;">Commercial Property Coverage Part</td> <td style="text-align: right;">\$ 1,553</td> </tr> <tr> <td>Commercial General Liability Coverage Part</td> <td style="text-align: right;">\$ 780</td> </tr> <tr> <td>Commercial Auto Coverage Part</td> <td style="text-align: right;">\$ NOT COVERED</td> </tr> <tr> <td>_____</td> <td style="text-align: right;">\$ _____</td> </tr> <tr> <td>_____</td> <td style="text-align: right;">\$ _____</td> </tr> <tr> <td>_____</td> <td style="text-align: right;">\$ _____</td> </tr> <tr> <td>Other Coverages: Terrorism Risk Insurance Act</td> <td style="text-align: right;">\$ NOT COVERED</td> </tr> <tr> <td>_____</td> <td style="text-align: right;">\$ _____</td> </tr> <tr> <td>_____</td> <td style="text-align: right;">\$ _____</td> </tr> <tr> <td>_____</td> <td style="text-align: right;">\$ _____</td> </tr> </table>	Commercial Property Coverage Part	\$ 1,553	Commercial General Liability Coverage Part	\$ 780	Commercial Auto Coverage Part	\$ NOT COVERED	_____	\$ _____	_____	\$ _____	_____	\$ _____	Other Coverages: Terrorism Risk Insurance Act	\$ NOT COVERED	_____	\$ _____	_____	\$ _____	_____	\$ _____	<table style="width:100%; border-collapse: collapse;"> <tr> <td><b>TOTAL ADVANCE PREMIUM</b></td> <td style="text-align: right;"><b>\$ 2,333.00</b></td> </tr> <tr> <td>Policy Fee</td> <td style="text-align: right;">\$ 100.00</td> </tr> <tr> <td>Surplus Lines Tax</td> <td style="text-align: right;">\$ 97.32</td> </tr> <tr> <td>Stamping Fee</td> <td style="text-align: right;">\$ 6.08</td> </tr> <tr> <td>MWUA Tax</td> <td style="text-align: right;">\$ 72.99</td> </tr> <tr> <td>_____</td> <td style="text-align: right;">\$ _____</td> </tr> <tr> <td>_____</td> <td style="text-align: right;">\$ _____</td> </tr> <tr> <td><b>GRAND TOTAL</b></td> <td style="text-align: right;"><b>\$ 2,609.39</b></td> </tr> </table>	<b>TOTAL ADVANCE PREMIUM</b>	<b>\$ 2,333.00</b>	Policy Fee	\$ 100.00	Surplus Lines Tax	\$ 97.32	Stamping Fee	\$ 6.08	MWUA Tax	\$ 72.99	_____	\$ _____	_____	\$ _____	<b>GRAND TOTAL</b>	<b>\$ 2,609.39</b>
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<b>Forms and endorsements applying to this policy and attached at time of issue:</b>  <b>See Applicable Schedule Of Forms And Endorsements</b>																																					

**MINUTES OF MAY 11, 2017  
PLANNING COMMISSION**

**COMMON POLICY DECLARATIONS (continued)**

**POLICY NUMBER:** PGP0851505

<b>The Named Insured is:</b>	
<input checked="" type="checkbox"/> Individual	<input type="checkbox"/> Partnership
<input type="checkbox"/> Limited Liability Company	<input type="checkbox"/> Organization/Corporation
<input type="checkbox"/> Trust	
<input type="checkbox"/> Other _____	
<b>Location of Business:</b>	<b>Business Description:</b>
Loc. #1 - 645 Royal Oak Drive Pass Christian, MS 39571	
<b>Business Description:</b> Vacation Rental Policy	

THESE DECLARATIONS TOGETHER WITH THE COVERAGE PART DECLARATIONS, THE COMMON POLICY CONDITIONS, COVERAGE FORM(S), AND FORMS AND ENDORSEMENTS, IF ANY, COMPLETE THE ABOVE NUMBERED POLICY.

**WESTERN WORLD INSURANCE GROUP**

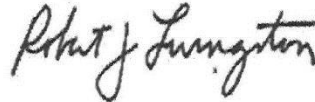
Western World Insurance Company  
Tudor Insurance Company  
Stratford Insurance Company

Administrative Office  
400 Parson's Pond Drive  
Franklin Lakes, New Jersey 07417-2600

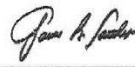
We will provide the insurance described in this policy in return for the premium and compliance with all applicable provisions of this policy. If required by state law, this policy shall not be valid unless countersigned by our authorized representative.



Secretary



President

<b>Countersigned:</b>	
07/15/2016	
By: 	_____
	Authorized Representative



# MINUTES OF MAY 11, 2017 PLANNING COMMISSION

## COMMERCIAL PROPERTY COVERAGE PART DECLARATIONS

Policy Number: **PGP0851505**

Effective Date: **07/11/2016**

12:01 A.M., Standard Time

"X" if Supplemental Declarations is attached.

**COVERED CAUSE OF LOSS:** Special Form, CP1030

**BUILDING**

<u>LOC. NO.</u>	<u>BLDG. NO.</u>	<u>OCCUPANCY</u>	<u>LIMIT OF INSURANCE</u>	<u>COINSURANCE</u>	<u>OPTIONAL COVERAGES</u>
1	1	Single Family	\$ 318,362	80%	Replacement Cost

**MISCELLANEOUS REAL PROPERTY**

<u>LOC. NO.</u>	<u>BLDG. NO.</u>	<u>UNIT NO.</u>	<u>OCCUPANCY</u>	<u>LIMIT OF INSURANCE</u>	<u>COINSURANCE</u>	<u>OPTIONAL COVERAGES</u>

**BUSINESS PERSONAL PROPERTY**

<u>LOC. NO.</u>	<u>BLDG. NO.</u>	<u>LIMIT OF INSURANCE</u>	<u>COINSURANCE</u>	<u>OPTIONAL COVERAGES</u>
1	1	\$ 47,754	None	Replacement Cost

**BUSINESS INCOME AND EXTRA EXPENSE:**

Actual Loss Sustained Subject to a Maximum Limit of Insurance per Location Stated Below

<u>LOC. NO.</u>	<u>LIMIT OF INSURANCE</u>
1	\$ 37,142

**MORTGAGEHOLDER(S):**

<u>LOC. NO.</u>	<u>BLDG. NO.</u>	<u>MORTGAGEHOLDER'S NAME AND MAILING ADDRESS</u>

**DEDUCTIBLE:** \$ 2,500

**EXCEPTIONS:**

**FORMS AND ENDORSEMENTS**

FORMS AND ENDORSEMENTS APPLYING TO THIS COVERAGE PART AND MADE PART OF THIS POLICY AT TIME OF ISSUE -

**SEE SCHEDULE OF FORMS AND ENDORSEMENTS**

**PREMIUM**

PREMIUM FOR THIS COVERAGE PART \$ 1,553

THESE DECLARATIONS ARE PART OF THE POLICY DECLARATIONS CONTAINING THE NAME OF THE INSURED AND THE POLICY PERIOD.

273 231 (12/14)

**MINUTES OF MAY 11, 2017  
PLANNING COMMISSION**

**COMMERCIAL LIABILITY COVERAGE PART  
DECLARATIONS**

Policy Number: PGP0851505

Effective Date: 07/11/2016  
12:01 AM, Standard Time

<b>COMMERCIAL GENERAL LIABILITY – LIMITS OF INSURANCE</b>						
General Aggregate Limit (Other Than Products - Completed Operations)						\$ 2,000,000
Products - Completed Operations Aggregate Limit						\$ INCLUDED †
Personal and Advertising Injury Limit						\$ 1,000,000 Any One Person or Organization
Each Occurrence Limit						\$ 1,000,000
Damage to Premises Rented to You						\$ 100,000 Any One Premises
Medical Expense Limit						\$ 1,000 Any One Person
† If the Limit is shown as Included, Products-Completed Operations are subject to the General Aggregate Limit.						
Personal Liability Each Occurrence Limit						\$ Not Covered
Personal Liability Aggregate Limit						\$ Not Covered
<b>PREMIUM</b>						
Classification	Code No.	Premium Basis	Rate		Advance Premium	
			Pr/Co	All Other	Pr/Co	All Other
Dwelling - one family (lessor's risk only)	63010	13 (e)	INCL	INCL	INCL	\$ 780
						Total Advance Premium \$ 780
<b>FORMS AND ENDORSEMENTS</b>						
Forms and Endorsements applying to this coverage part and made part of policy at time of issue:						
<b>See Schedule of Forms and Endorsements</b>						

THESE DECLARATIONS ARE PART OF THE POLICY DECLARATIONS CONTAINING THE NAME OF THE INSURED AND THE POLICY PERIOD.

269 232 (07/12)

**MINUTES OF MAY 11, 2017  
PLANNING COMMISSION**

**SCHEDULE OF FORMS AND ENDORSEMENTS**

<b>POLICY NUMBER</b> <b>PGP0851505</b>	<b>NAMED INSURED</b> <b>Franky Walker T/A Southern Sweet Tee</b>
<b>Form/Endorsement No./Edition Date</b>	<b>Title (Note - Titles are indications only. See actual form for correct name.)</b>
269 230 (06/15),	Common Policy Declarations
273 231 (12/14),	Commercial Property Coverage Part Declarations
269 232 (07/12),	Commercial Liability Coverage Part Declarations
IL 00 17 (11/98),	Common Policy Conditions
WW 22 (06/16),	Service of Suit
CG 24 12 (11/85),	Boats
CP 10 30 (06/07),	Causes of Loss - Special Form
CP 00 10 (06/07),	Building and Personal Property Coverage Form
WW425 (02/08),	Exclusion of Chemical and Biological Loss or Damage
WW458 (06/13),	Asbestos Exclusion
CP 00 90 (07/88),	Commercial Property Conditions
CP 01 40 (07/06),	Exclusion of Loss due to Virus or Bacteria
CP 10 54 (06/07),	Windstorm or Hail Exclusion
IL 09 35 (07/02),	Exclusion of Certain Computer-Related Losses
IL 09 53 (01/15),	Exclusion of Certified Acts of Terrorism
273 004 (07/12),	Property Amendatory Endorsement
IL 00 21 (09/08),	Nuclear Energy Liability Exclusion Endorsement (Broad Form)
CG 00 01 (12/07),	Commercial General Liability Coverage Form
WW13 (06/12),	Classification Limitation
WW 88 (01/97),	Punitive or Exemplary Damages Exclusion
WW192 (04/13),	Premium Basis Endorsement
WW266 (1/96),	Cross Suits Exclusion
WW284 (12/15),	Exclusion - Lead Contamination
WW401 (06/12),	Total Asbestos Exclusion
WW424 (09/10),	Exclusion of Nuclear, Biological, and Chemical Injury or Damage
WW465 (07/12),	Multiple Policy Limitation Endorsement
CG 00 68 (05/09),	Recording and Distributions of Material or Information in Violation of Law Exclusion
CG 21 07 (05/14),	Exclusion - Access or Disclosure of Confidential or Personal Information and Data-Related Liability - Limited Bodily Injury Exception Not Included
CG 21 09 (06/15),	Exclusion - Unmanned Aircraft
CG 21 32 (05/09),	Communicable Disease Exclusion
CG 21 36 (03/05),	Exclusion - New Entities
CG 21 39 (10/93),	Contractual Liability Limitation
CG 21 47 (12/07),	Employment-Related Practices Exclusion
CG 21 49 (09/99),	Total Pollution Exclusion Endorsement
CG 21 67 (12/04),	Fungi or Bacteria Exclusion
CG 21 73 (01/15),	Exclusion of Certified Acts of Terrorism
269 006 (08/04),	Exclusion - All Hazards In Connection With Non-Scheduled Locations
273 006 (12/14),	Excess Coverage Provision - Mobile Equipment
273 007 (05/16),	Minimum Earned Premium
273 003 (07/12),	Business Income
CG 21 35 (10/01),	Exclusion - Coverage C - Medical Payments
273 002 (10/13),	Water Hazard Endorsement
WW608 MS (03/11),	Mississippi Changes - Cancellation and Nonrenewal

**ADDITIONAL FORMS AND ENDORSEMENTS**



**MINUTES OF MAY 11, 2017  
PLANNING COMMISSION**

**DONALD R. JONES, ATTORNEY, PLLC**

ATTORNEY AT LAW

1605 23<sup>RD</sup> AVENUE  
P.O. BOX 7555  
GULFPORT, MS 39506

donaldjonesatty@gmail.com

Telephone 228-864-8965

Fax 228-864-3252

April 25, 2016

Mr. and Mrs. Franky Walker  
P. O. Box 718  
Long Beach, MS 39560

RE: WALKER, FRANKY, ET UX; Purchase from Wagner  
Parcel in Long Beach Section Block 32  
Harrison County, Mississippi; File No. 165047

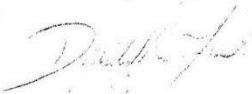
Dear Mr. and Mrs. Walker:

Enclosed herewith please find the original Warranty Deed that has been recorded in the office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi, as Instrument Number 2016-2088-D-J1 for the above referenced property. Also enclosed herewith is Owner's Title Policy Number B06 136082 issued by The Security Title Guarantee Corporation of Baltimore.

Thank you for allowing us to be of service to you in this matter. If anything further is needed in this regard, please advise.

Sincerely,

DONALD R. JONES, ATTORNEY, PLLC



DONALD R. JONES

DRJ:ej

Enclosures

MINUTES OF MAY 11, 2017  
PLANNING COMMISSION

Beginning at an iron rod found at the Northeast corner of Lot 22, Replat of Lots 8 thru 31 of Pelican Cove Townhouses, City of Long Beach, First Judicial District of Harrison County, Mississippi; thence along the North line of said Lot 22, North 89 degrees 54 minutes 15 seconds West a distance of 89.79 feet; thence North 04 degrees 08 minutes 43 seconds East a distance of 64.43 feet; thence North 03 degrees 12 minutes 58 seconds East a distance of 50.69 feet; thence North 01 degrees 14 minutes 25 seconds East a distance of 48.08 feet to the South margin of 2nd Street; thence along said South margin, North 70 degrees 10 minutes 31 seconds East a distance of 84.44 feet to an iron rod found; thence South 00 degrees 33 minutes 16 seconds East a distance of 191.14 feet to the Point of Beginning.

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 Grantee herein.

WITNESS MY SIGNATURE on this the 1st day of April, 2016.

Mary C. Wagner  
MARY C. WAGNER

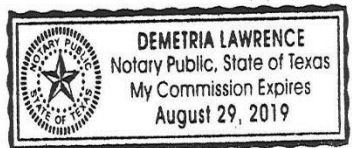
STATE OF TEXAS  
COUNTY OF Madison

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

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 1 day of April, 2016.

Demetria Lawrence  
NOTARY PUBLIC

My Commission Expires:



## MINUTES OF MAY 11, 2017 PLANNING COMMISSION

The clerk reported that eighteen (18) 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; 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**.

Franky Walker, P. O. Box 718, 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 2004 West 2<sup>nd</sup> Street, Long Beach, Mississippi 39560, tax parcel number 0512J-03-069.001. The legal description is as follows:

Beginning at an iron rod found at the Northeast corner of Lot 22, Replat of Lots 8 thru 31 of Pelican Cove Townhouses, City of Long Beach, First Judicial District of Harrison County, Mississippi; thence along the North line of said Lot 22, North 89 degrees 54 minutes 15 seconds West a distance of 89.79 feet; thence North 04 degrees 08 minutes 43 seconds East a distance of 64.43 feet; thence North 03 degrees 12 minutes 58 seconds East a distance of 50.69 feet; thence North 01 degrees 14 minutes 25 seconds East a distance of 48.08 feet to South margin of 2<sup>nd</sup> Street; thence along said South margin, North 70 degrees 10 minutes 31 seconds East a distance of 84.44 feet to an iron rod found; thence South 00 degrees 33 minutes 16 seconds East a distance of 191.14 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, May 11, 2017, 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 MAY 11, 2017  
PLANNING 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 Two Hundred Feet (200') of the subject property, when applications for zoning map changes, variances, appeals, etc., are filed, all as stipulated in The Zoning Ordinance Number 598 of the City of Long Beach; and other matters pertaining to such public hearings and the business of the Planning Commission in and for the City of Long Beach;
  
3. That on April 14, 2017, she did cause to be mailed, Notice of Public Hearing, a copy of which is attached hereto, to 18 property owners within 200' of 2004 West 2<sup>nd</sup> Street – Tax Parcel No. 0512J-03-069.001 notifying them that a public hearing will be held, May 11, 2017, to consider an application for a Short-term Rental filed by Franky Walker.

Given under my hand this the 14<sup>th</sup> of April, 2017.

  
REBECCA E. SCHUFF, AFFIANT

SWORN TO AND SUBSCRIBED before me on this the 14<sup>th</sup> day of April 2017.

  
NOTARY PUBLIC

-My Commission Expires-



# MINUTES OF MAY 11, 2017 PLANNING COMMISSION

Easy Peel Labels  
Use Avery® TEMPLATE 5160®



Feed Paper



See Instruction Sheet  
for Easy Peel Feature



AVERY® 5160®

RICHARD AND DUSTY AHLGREN  
219 1/2 WHITE HARBOR RD  
LONG BEACH MS 39560

MILTON AVERETT  
63 OAK ALLEY LN  
LONG BEACH MS 39560

RANDALL BOWERS  
221 WHITE HARBOR RD  
LONG BEACH MS 39560

DAVID BROOKSHER  
3111 WOODLAND LN  
ALPHARETTA GA 30009

PATRICK AND ELIZABETH CHAPMAN  
12574 ACY LADNER RD  
PASS CHRISTIAN MS 39571

THEODOR AND BETTY DAVIS  
23 PELICAN COVE LN  
LONG BEACH MS 39560

DARYL FREEMAN  
1012 1/2 39TH AVE  
GULFPORT MS 39501

MARGARET HARTMAN  
100 DEXTER AVE  
MOUNTAIN BROOK AL 35213

BRENDA MARASCO LIFE ESTATE  
2002 W 2ND ST  
LONG BEACH MS 39560

SUZANNE AND DAVID MCCOLLISTER  
1958 HWY 26 WEST  
WIGGINS MS 39577

THELMA AND RENE NIOLET  
219 WHITE HARBOR RD  
LONG BEACH MS 39560

THE OAKS OF LONG BEACH LLC  
7388 LAZY ACRES RD  
PASS CHRISTIAN MS 39571

MARSHA REID  
2001 W 2ND ST  
LONG BEACH MS 39560

CARLO AND LAUREN TORRES  
2006 W 2ND ST  
LONG BEACH MS 39560

JOHN AND JOANNE TRUSSELL  
137 BRACKISH PL  
OCEAN SPRINGS MS 39564

MARY WAGNER  
106 SPRIL WIND DR S  
MONTGOMERY TX 77356

DAVID WALTERS  
22 PELICAN COVE LN  
LONG BEACH MS 39560

YOLANDA WILSON  
202 PEARLIE OWENS DR  
BYRAM MS 39212

FRANKY WALKER  
PO BOX 718  
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, Leal 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. 133 No., 197 dated 18 day of Apr, 2017  
 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 18 day of April, A.D., 2017

Meri 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 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.  
 Franky Walker, P. O. Box 718, Long Beach, MS 39560 has filed an application for a short-term rental in accordance with the Comprehensive Long Beach Unified Land Ordinance, Section 1311, Short Term Rentals-Residential (Ordinance 622). The location of the requested short-term rental is 2004 West 2nd Street, Long Beach, Mississippi 39560, tax parcel number 0512J-03-069.001. The legal description is as follows: Beginning at an iron rod found at the Northeast corner of Lot 22, Replet of Lots 9 thru 31 of Pelican Cove Townhouses, City of Long Beach, First Judicial District of Harrison County, Mississippi; thence along the North line of said Lot 22, North 89 degrees 54 minutes 15 seconds West a distance of 89.79 feet; thence North 04 degrees 08 minutes 43 seconds East a distance of 64.43 feet; thence North 03 degrees 12 minutes 58 seconds East a distance of 50.69 feet; thence North 01 degrees 14 minutes 25 seconds East a distance of 43.08 feet to South margin of 2nd Street; thence along said South margin, North 70 degrees 10 minutes 31 seconds East a distance of 84.44 feet to an iron rod found; thence South 00 degrees 33 minutes 18 seconds East a distance of 191.14 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, May 11, 2017, 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  
 ADV18,1TUE  
 1598467

## MINUTES OF MAY 11, 2017 PLANNING COMMISSION

Franky Walker, came forward to reiterate the application. He stated that he was in receipt of Ordinance 622 Short-term Rentals. He submitted for the record updated rental rules/contract that included rules for loud and raucous noises as follows:

2004 W 2 STREET

Rental Rules/ Contract

The home is located at 2004 WEST 2 STREET, Long Beach. Ms. 39560 . My phone IS 228-596-1284

1. CHECK-IN TIME IS 4 P.M. CST AND CHECK-OUT IS BY 10 A.M. CST. NO Early Check-ins or late check-outs.

2. This is a NON SMOKING house.

3. DAMAGE DEPOSIT- A damage deposit of \$250 is required.

The damage deposit is fully refundable within fourteen (14) days of departure, provided the following provisions are met:

a. No damage is done to house or its contents, beyond normal wear and tear.

b. No charges are incurred due to contraband, pets or collection of rents or services rendered during the stay.

c. All debris, rubbish and discards are placed in refuse containers outside, and soiled dishes are cleaned.

d. All keys are left where designated and the house is left locked.

e. All charges accrued during the stay are paid prior to departure.

f. No linens are lost or damaged.

g. NO Early check-in or late check out.

4. CANCELLATIONS -

Cancellations or changes that result in a shortened

stay, , forfeit the full advance

payment. Cancellation or early departure does not

warrant any refund of rent or deposit.

5. MAXIMUM OCCUPANCY- The maximum number of guests is limited to fourteen (14) persons. An additional charge of \$10.00 per person per night for guests in addition to fourteen (14) will be assessed.

6. Longer minimum stays may be required during holiday periods.

7. NO DAILY MAID SERVICE - While linens and bath towels are included in the house, daily maid service is not included in the rental. We suggest you bring your own beach towels. We do not permit towels or linens to be taken from the house.

8. FALSIFIED RESERVATIONS - Any reservation obtained under false pretense will be subject to forfeiture of advance payment, deposit and/or rental money, and the party will not be permitted to check in.

9. WRITTEN EXCEPTIONS - Any exceptions to the above mentioned policies must be approved in writing in advance.

10 Parking - Parking on the road is not permitted. Any illegally parked cars are subject to towing; applicable fines/towing fees are the sole responsibility of the vehicle owner.

11 SWIMMING POOL- No children under the age of 15 permitted the swimming pool without an adult. No diving or jumping off fountain wall. Swim at your own risk. When using the swimming pool , remember there is certain health risk associated with this facility.

Use at your own risk. We sanitize and replenish chemicals in all swimming pool prior to your arrival.

.Water in LONG BEACH

Has iron in it which gives it a brownish tint.

Page 1

**MINUTES OF MAY 11, 2017  
PLANNING COMMISSION**

2004 W 2 STREET

12. Bikes are to be used under adult supervision only, ride at your own risk.  
13. MUST BE AT LEAST 25 YEARS OF AGE TO RENT PROPERTY. PERSON RENTING PROPERTY WILL BE RESPONSIBLE FOR ANY DAMAGES TO HOME.  
14. STORM POLICY - No refunds will be given for storms.  
15. This vacation house is privately owned; the owners are not responsible for any accidents, injuries or illness that occur while on the premises or its facilities. The Homeowners are not responsible for the loss of personal belongings or valuables of the guest. By accepting this reservation, it is agreed that all guests are expressly assuming the risk of any harm arising from their use of the premises or others whom they invite to use the premise.  
By Signing Below, I agree to all terms and conditions of this agreement

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

Phone Number: \_\_\_\_\_

Check-in date: \_\_\_\_\_

Check-out date: \_\_\_\_\_

Adults # \_\_\_\_\_

Children # \_\_\_\_\_

- \* Loud and raucous noise constitutes a menace and is a serious hazard to the public health, welfare, safety, and quality of life within the city of Long Beach, MS.
  - \* Loud and raucous noise interferes with the comfortable enjoyment of life and property causes nuisances.
  - \* The sounding of any horn or signal device on any motor vehicle, motorcycle, or motor boat, except as a danger signal is prohibited, as required by state law.
  - \* The playing or operation of any sound equipment in such a manner, or with such volume as to disturb the peace, quiet, comfort, or repose of persons in dwelling, apartment, hotel, or other type of residence is prohibited.
  - \* The use of any drum or other instrument or sound equipment for the purpose of attracting attention by the creation of noise, to any performance, show, sale, or display of merchandise as to attract customers to any place of business.
  - \* No sound equipment may be operated within 150 feet of the property line of the premises of a residence, except between the hours of 7:00 am and 9:00 pm.
  - \* Sound equipment may not emit loud and raucous noises so as to interfere with the enjoyment of life or property or to interfere with public peace and comfort.
- INITIAL \_\_\_\_\_



## MINUTES OF MAY 11, 2017 PLANNING COMMISSION

Mr. Walker submitted for the record a letter from his guest from an incident dated March 20, 2017, as follows:

Untitled

Property  
#956360  
Reservation ID  
HA-K45PPW  
Dates  
Mar 19-22, 2017, 3 nights  
Guests  
3 adults, 11 children  
Traveler name  
Tracy McGarrity  
Traveler phone  
+1 (501) 339-6560

Hi Franky, We never met your neighbor directly, but he did call the police to come warn us to be quiet. This was about 8:00 pm on Monday, 3/20/17. We had asked the girls to be quiet in the pool, but girls get loud and "shrieky" very quickly in the pool. It may also have been the music one of our parents was playing while watching the girls. Whatever the case, he did not say anything first, but called the police. It was before 9 pm. The police officer seemed abashed to have to come so early. We had ended the pool party right about the time the officer arrived. One of the moms got a movie and we swam earlier in the day on our last day so not to offend him again. Sincerely, Tracy McGarrity

**MINUTES OF MAY 11, 2017  
PLANNING COMMISSION**

Also, submitted for the record were pictures of the property before and after Mr. Walker purchased it and renovated the building, as follows:





MINUTES OF MAY 11, 2017  
PLANNING COMMISSION



**MINUTES OF MAY 11, 2017  
PLANNING COMMISSION**

\*

\*

Commission Chairman asked for anyone speaking in favor of the request, the following was submitted for the record:

<b>PUBLIC COMMENTS FAVOR</b>	
PUBLIC HEARING SUBJECT MATTER: <u>Short-term Rental - 2004 W. 2nd St tax parcel 0512J-03-069.001 - Franky Walker</u>	
<ul style="list-style-type: none"> <li>➤ All comments shall be directed to the Chairman when recognized.</li> <li>➤ Comments of a personal nature regarding individual members of the Planning / Zoning Board, City staff and/or personnel, other citizens, disruptive comments or improper actions will not be permitted.</li> <li>➤ Except as otherwise directed by the Chairman, public comments will not be permitted before or after the allotted time.</li> <li>➤ Disruption of the public hearing will be cause for removal from the public meeting.</li> </ul>	
PLEASE PRINT NAME / ADDRESS / PHONE	COMMENT
1 <u>Franky Walker</u>	<u>021111</u>
2 <u>Lorray Ahlgren</u>	<u>219 1/2 WHITE HARBOR DR NEIGHBOR LB, MS</u>
3 <u>Jennifer Bandwell</u>	<u>Neighbor</u>
4	
5	
6	
7	
8	
9	
10	

City of Long Beach  
Planning Commission – Public Hearing

Date: 5/11/2017



**MINUTES OF MAY 11, 2017  
PLANNING COMMISSION**

\*

\*

Commission Chairman called for anyone speaking in opposition of the request, the following was submitted for the record:

<b><u>PUBLIC COMMENTS OPPOSED</u></b>	
PUBLIC HEARING SUBJECT MATTER: <u>Short-term Rental - 2004 W. 2<sup>nd</sup> St</u> <u>tax parcel 0512J-03-069.001 - Franky Walker</u>	
<ul style="list-style-type: none"> <li>➤ All comments shall be directed to the Chairman when recognized.</li> <li>➤ Comments of a personal nature regarding individual members of the Planning / Zoning Board, City staff and/or personnel, other citizens, disruptive comments or improper actions will not be permitted.</li> <li>➤ Except as otherwise directed by the Chairman, public comments will not be permitted before or after the allotted time.</li> <li>➤ Disruption of the public hearing will be cause for removal from the public meeting.</li> </ul>	
<b>PLEASE PRINT NAME / ADDRESS / PHONE</b>	<b>COMMENT</b>
1 David Walters 228-806-3507 22 Pelican Cove Ln.	Excessive Noise, Transients, cars on private street, pool backwash on private St.
2 Stanton Fountain Jr 761 Martin Luther King Biloxi MS 39530	Constitutionality, Noise Public Safety, Proper Use
3	for Zone Vague & Ambiguous Regulations
4	
5	
6	
7	
8	
9	
10	

City of Long Beach  
Planning Commission – Public Hearing

Date: 5/11/2017

➤ David Walters, 22 Pelican Cove Lane came forward to state that on numerous occasions he’s had issues concerning this short-term rental. He stated due to the noise and the drainage from the swimming pool, the short-term rental is effecting his quality of life.

# MINUTES OF MAY 11, 2017 PLANNING COMMISSION

\*

\*

Upon rebuttal, Mr. Walker stated, he's met all requirements in ordinance 622 and has complied with all request from the Fire Inspector and Building Official. He stated he is considering some type of insulation/sound barrier to help control the noise.

\*

\*

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

Commissioner Carrubba made motion seconded by Commissioner Hansen and unanimously carried, recommending approval of the short-term rental, stating the applicant is in compliance with the short-term rental ordinance and all Building and Fire Department requirements/codes.

\*\*\*\*\*

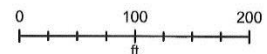
The 2<sup>nd</sup> public hearing was called to order to consider a short-term rental for property located at 904 East Beach Boulevard, tax parcel 0712D-01-009.000, submitted by Bobby Mooney as follows:



**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: May 9, 2017



**MINUTES OF MAY 11, 2017  
PLANNING COMMISSION**

CITY OF LONG BEACH, MISSISSIPPI				
APPLICATION FOR SHORT TERM / VACATION RENTAL				
<b>PHYSICAL ADDRESS:</b> 201 JEFF DAVIS AVENUE LONG BEACH, MS 39560	<b>PHONE:</b> (228) 863-1554 <b>FAX:</b> (228) 863-1558	<b>MAILING ADDRESS:</b> POST OFFICE BOX 929 LONG BEACH, MS 39560		
Physical Street Address of Short Term/Vacation Rental:		Tax Parcel #		
904 E Beach Blvd. Long Beach, MS 39560		#07170-01-009.000		
Property Owner's Name: Bobby W. Mooney				
Property Owner's Address: 60 Wayne Lane Collins, MS 39428				
Property Owner's Mailing Address, if different from above.		City State, Zip	Phone	
			(601) 517-6581-cell	
Email Address: judgebmooney@yahoo.com				
Property Manager's Name: Professional Real Estate Management, Inc				
Property Manager's Address: (Must be a local contact)			Phone	228
1447 E. Pass Road Gulfport MS 39507			896-6682	
Mississippi Sales Tax ID # 1278-5963				
PLEASE PROVIDE THE FOLLOWING:				
Recorded Warranty Deed <input checked="" type="checkbox"/>	Proposed parking rules & plan			
Number of bedrooms in home? <u>5</u>	Trash management plan <input checked="" type="checkbox"/>			
Number of people home can accommodate <u>12</u>	Proof of liability insurance, which includes short term rental coverage <input checked="" type="checkbox"/>			
Copy of proposed rental agreement				
Is there a homeowner's association for the neighborhood? _____ If so, please provide written statement of support of short term rental?				
ADDITIONAL INFORMATION				
<ul style="list-style-type: none"> <li>• <b>OWNERSHIP:</b> Please provide a recorded warranty deed or current lease.</li> <li>• <b>FEES:</b> \$200, nonrefundable application fee, plus mailing cost. Checks should be made payable to the <b>City of Long Beach</b>.</li> <li>• <b>FEES:</b> \$100 yearly renewable fee.</li> <li>• <b>LICENSE:</b> A Privilege Tax License must be applied and paid for after approval. (\$20.00/yearly)</li> <li>• <b>INCOMPLETE APPLICATIONS</b> will not be processed.</li> </ul>				
AFFIDAVIT				
I hereby certify that I have read this application and that all information contained herein is true and correct; I acknowledge receipt of and agree to comply with the rules & regulations for short term rental (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.				
Bobby Wayne Mooney		Bobby Wayne Mooney		
PRINT NAME	SIGNATURE	DATE		
BELOW IS FOR OFFICE USE ONLY				
I affirm that the applicant is in compliance with all applicable zoning requirements, building & fire codes; and all applicable taxes, fees and other charges have been paid.				
Maximum Occupancy allowed: _____		Maximum Vehicles allowed: _____		
Building Official Signature: <u>John Eustace</u>		Date: _____		
Comments: _____				
Fire Inspector Signature: <u>G.H. Sells AC</u>		Date: <u>4/14/17</u>		
Comments: _____				
Date Received	Zoning	Agenda Date	Amount Paid	Check Number
3/20/2017	R-1	5/11/2017	\$200.00	52660

11/28/2016



**MINUTES OF MAY 11, 2017  
PLANNING COMMISSION**



Reservation Confirmation #: **6584**  
 Arrival: **After 3 pm Friday, October 6, 2017**  
 Checkout: **10 AM Monday, October 9, 2017**

# Of Days: **3**  
 # of People: **2**

Professional Real Estate Management, Inc.  
 1447 E. Pass Road Gulfport, Mississippi 39507  
**228-896-6682**  
[info@VacationInBiloxi.com](mailto:info@VacationInBiloxi.com)  
 FAX 228-896-3350

**Bridges**  
 A US 70420  
**3861**  
**19@gmail.com**

Monday, March 20, 2017 reservation taken

*~ Your Vacation Location ~*  
**Ocean**  
 Beach Blvd.  
 MS

Rental Amount	\$	1
Rental Tax	\$	)
Total Fees & tax on fees	\$	0
Total Charges	\$	.
Securitiv Deposit	\$	)
\$		03/18/2017
\$		Due <b>09/22/2017</b>

Guest Notes: #406

**Total # of autos allowed: 1 License Plate 1  
 License Plate 2**

During certain events you are only guaranteed 1 parking place. Any other allowed vehicles are parked on a first-come basis.

**Check-In: From 3:00 PM on Monday – Friday at our office.**

- \* Directions to our office from Exit 38 on Interstate 10 are included on page 2.
- \* You will receive your Welcome Packet with keys and directions to your unit.
- \* Also, you will be instructed whether you need to also register at the property.

**Please contact us, not the front desk at the complex, for any help. We are here for you!**

**After hours and holiday arrivals please see middle of page 2 for directions**

**For emergencies, please call 228-896-6682, select Emergency Option and follow the verbal instructions.**

Charges will be placed on your Credit Card for Items not returned to our office by 10 AM check-out time:

Access Card: \$30 each      Missing Key: \$25 each  
 Armbands: \$5 each      Garage Remote: \$60 each

Please place everything back into the Arrival Envelope and drop it in the silver Beach Resort Rental "Condo Drop Slot" located to the right of our front door at 1447 E. Pass Road, Gulfport MS 39507.

By signing below, I agree that the conditions and information contained on this Reservation Confirmation, including the attached Rental Policies which are also found at [www.vacationinbiloxi.com](http://www.vacationinbiloxi.com) have been read carefully and accepted by me on behalf of all members of my party and agree to abide by such conditions and limitations including any policies mandated by the HOA of the property. PRM Inc. is the agent of the property owner and is acting at all times in and for the best interest of the client-owners. I give permission for any damages/theft found after my departure to be placed on my charge card and a copy sent to me.

Following the **directions** in the email Reservation Confirmation letter, sign the two or more forms, and **return** immediately by scan/email, fax, or mail. **Thank you!!**

Sign: \_\_\_\_\_

Date: \_\_\_\_\_

*Guest Contract  
 1 of 2 forms*



# MINUTES OF MAY 11, 2017 PLANNING COMMISSION

**BE sure to Bring these Directions with you when you travel!!!**

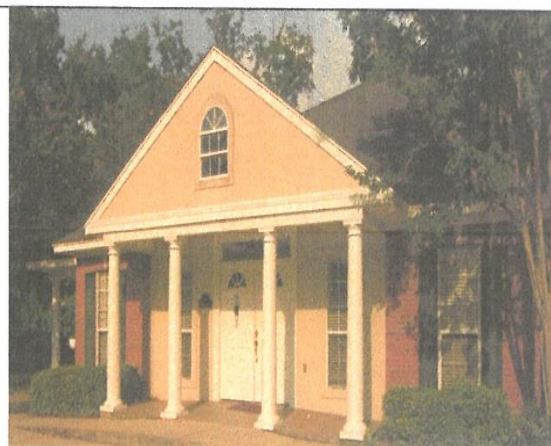
**1447 E. Pass Road, Gulfport MS 39507**

**Directions to Beach Resort Rentals Office for Check-in and Check-out:**

- **[From Hwy 49, you must get on I-10 and go East towards Biloxi]**
- From Interstate 10, take Gulfport Exit 38 South 3.3 miles to Pass Road, a four lane undivided road.
- You will turn Left-East. There are 2 left turn lanes. To make it easier on yourself, stay in the right lane of the 2 left turn lanes. This will dump you in the outside lane of Pass Road going East.
- As soon as you turn left, **TURN ON YOUR RIGHT BLINKER.**
- Our office is the 3rd building on the right. Handsboro Animal Hospital is the building just before our office. Turn right onto the side street, Hubert, continue to turn right into our parking lot and go the left porch.
- Come on in!!



PRM Inc Beach Resort Rentals Office and Sign  
View from Pass Road



Our Front Door-Left Porch on building



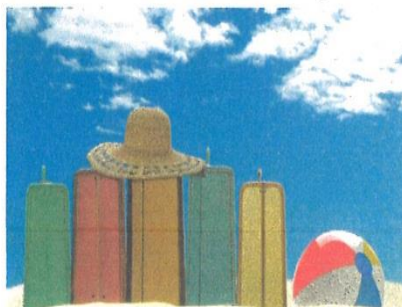
Susan at the Black Lock Box,  
Pick-up Box & Condo Drop Box

**If you are a weekend or late night check-in,** you will need to get your Welcome Packet & Key by **doing** the following:

- On the right side of the porch is a black Lockbox attached to the wall.
- You will need to press **[yellow button]** and then pull down and forward on the little button **above** the numbers.
- There will be a key in that box that will open the silver Condo Box to the right.
- You will find your Welcome Packet inside with the key and directions to the condo.
- Please relock the silver box and then return the key inside the Lock Box.
- To close the Lock Box front, you will need to re-enter the above numbers before depressing the button again.
- Please do not arrive at the condo until **3 pm** as there is someone there before you.

To Check-out, follow the directions on your Welcome Packet.. Drop Packet in **Condo Drop Box** as you leave.

*Mississippi Gulf Coast*



*~Your Vacation Location~*

**Relax, Play, Enjoy!**



# MINUTES OF MAY 11, 2017 PLANNING COMMISSION

## Rental Policies

The policies and procedures of Professional Real Estate Management, Inc. are designed to ensure that we give both you and our owners the best service possible. Please read them carefully. If you have any questions, we will be happy to answer them—just call 1-228-896-6682.

By giving my credit card number to Professional Real Estate Management, Inc., I agree that the conditions and information contained in this Rental Policy have been read carefully and accepted by me on behalf of all members of my party and agree to abide by such conditions and limitations.

**RESERVATIONS:** 35% down per reservation is required at time of booking or 7 days if paid by money order. If the advance rent is not received within 7 days of booking, your reservation will be cancelled. Final payment is due in full 14 days prior to arrival. If you have prepaid with a credit card, we will automatically charge the card on file the balance unless you instruct us otherwise. Each reservation is also subject to a non-refundable \$45 processing fee and the appropriate cleaning fee. This is taxable at the rate of 12%.

**CANCELLATION POLICY:** All cancellations are subject to a cancellation fee of \$100.00 (plus 12% tax). Your prepaid rent less the cancellation fee will be returned if the reservation is cancelled 30 days prior to arrival for weekly and daily reservations, and 60 days prior to arrival for monthly reservations. All weekly and daily reservations cancelled within 30 days and monthly reservations cancelled within 60 days will forfeit the entire advance payment. Room changes are considered the same as a cancellation since the properties are individually owned.

**CONFIRMATIONS:** You will receive a confirmation letter after we receive your advance payment. Please contact us immediately if you find a discrepancy, otherwise it will be assumed correct. Please verify:

- \* Arrival/departure date
- \* Reserved accommodations
- \* Rental amount due

**CHECK-IN PROCEDURES:** Check-in time is 3:00 pm on date of arrival. During our summer season, there may be unusual circumstances that prevent the property you reserved from being ready by 3:00 pm. We ask for your patience, and suggest that you have alternate plans between 3:00 pm and 5:00 pm. Check in at PRM's office, not the rental property. If you are arriving after hours, please call our office for instructions.

**LATE ARRIVALS:** We will be happy to leave an arrival packet containing keys and directions for any of our guests arriving after our office is closed provided they have paid their rental balance in full, and have submitted a signed Guest Rental Agreement prior to arrival. Failure to receive a signed agreement or pay in full may result in denied access to property.

**OFFICE HOURS:** Monday through Friday 10:00 am to 5:00 pm

Weekend arrivals: Follow the directions on page 2 of your Reservation Confirmation

We have emailed you after-hours, weekend, and holiday check-in instructions on page 2 of your Reservation Confirmation.

## PAYMENT:

- \* Final rental payments are due in full 14 days prior to arrival.
- \* All payments are due in advance and therefore you will enjoy the convenience of our Express Check-In Service. You will no longer have to stand in long lines to check-in. Under no circumstances will late arrival packets be left for guests that have not paid in full.
- \* You may pay with, Visa, MasterCard, America Express, or Discover.
- \* You will be charged for the entire length of stay reserved and will not be refunded for checking in late and/or checking out early.
- \* Sorry, no refunds will be given for inclement weather.

**CHECK-OUT PROCEDURES:** Check-out time is 10:00 am on the day of departure. Please leave the property at that time.

\* Please return all keys, plus any parking permits and/or pool keys/passes/wrist bands to the PRM office. in the same packet you received when checking in. **DO NOT LEAVE KEYS IN THE PROPERTY.** There is a \$50 charge for each and any item(s) not returned to our office after check-out time. All guests and belongings must be out of the property when the keys are returned to our office. If our office is closed when you check-out, simply drop your items in the "key drop" slot next to our front door.

\* Upon approval there will be an additional fee for a late check-out.

\* To avoid additional cleaning charges, please do the following before departure:

\* Remove all food from refrigerator.

\* Load dirty dishes in to dishwasher.

\* Leave furniture arranged as you found it.

\* Put garbage in plastic garbage bags and put in the outside receptacle provided.

\* Close and lock all windows and doors.

\* Please leave the property neat and orderly.

\* Set the thermostat at 76 degrees April to October and 65 degrees November to March.

## MINUTES OF MAY 11, 2017 PLANNING COMMISSION

**HURRICANE POLICY:** If a mandatory evacuation is issued by the National Hurricane Center or our local governing officials due to a tropical storm or hurricane threatening our area, refunds will be made as quickly as possible.

**WHAT TO BRING:** You will be given a limited supply of towels and washcloths (there are no hand towels). You will need to provide your own personal beach/pool towels. Rental rates do not include daily maid service or a change of linens. Daily maid service and/or towel service can be set up for a nominal fee. There is an initial supply of the following, but you should also bring personal soaps, detergents, garbage bags, and paper products for the duration of your stay.

### FURNISHINGS & EQUIPMENT:

\* You are renting a privately owned home or condo. It has been decorated and equipped to satisfy the particular tastes and desires of the owner. Please be considerate of the belongings of the owner and to the people who will be renting the property after you.

\* Please do not rearrange the furniture, take any items outside that are part of the interior décor, or move any furnishings or kitchen items to another property. You will be charged if the housekeepers must rearrange the furniture after your stay.

\* Since the premises are privately owned, neither PRM Inc nor the owner shall be responsible for any additional furnishings not presently in the property. Renter is to indemnify owner for any damages or costs to the premises, furnishings, equipment, and household items therein, which occur during renter's occupancy excluding normal wear and tear.

\* Locked closets are maintained by homeowners for personal use. Please respect these areas. If owners closets are found broken into, there will be a charge for repair of lock and replacement of any missing items.

**Non-Smoking Units:** No smoking is allowed in any property. There will be a \$250 minimum charge to you if we detect smoke.

**DAMAGES:** All accidental damages must be immediately reported to PRM Beach Resort Rentals or guest will be liable. Guests will be held responsible for any intentional damages to property.

**REPAIRS & REFUNDS:** Our maintenance/ housekeeping staff is here to make sure your vacation home is in the best condition that it can be. If you should discover otherwise, please report it to us immediately and we will correct it as quickly as possible; however no refunds will be given for appliance failure or other circumstances beyond our control. Please do not wait until you are checking out to let us know about problems, as we no longer have the opportunity to rectify the situation. At times we must wait for parts or service. Please bear with us during these times.

Guests will be responsible for paying for service calls for any air conditioner or refrigerator that is turned down so low that it freezes up and requires maintenance.

PRM Beach Resort Rentals and/or an authorized employee or repairman may enter the premises during normal business hours for any purpose pertaining to repair, improvement, care, and management of the premises. We will try to notify you, if at all possible, in as far advance as possible of any entry.

**AFTER HOURS EMERGENCIES:** There is an agent on call 24 hours a day for EMERGENCIES only. Non-emergencies will be noted and handled the following day during office hours. The after hour emergency number is 800-442-9815; press 4 and leave your name, unit number and issue you are having. The attendant will be called and the work order dispatched.

**LOCKOUTS:** If you lock yourself out of your property after office hours, you will need to call the emergency number. You will be responsible for paying a lock out fee of \$35 if we must go to the property. If you lock yourself out of your property during office hours, you may come to the PRM Beach Resort Rentals office and get another key.

**LONG DISTANCE CALLS:** Most condos do not provide phones. Long distance is not provided for those that do.

### PARKING:

\* Most properties only allow parking for two vehicles. Additional vehicles will need to be parked in a public parking lot.

\* Most complexes have parking permits that you will receive at check-in. There is a maximum of 2 permits per unit. Please make other arrangements for any excess vehicles. Please display the permits on your dashboard or rearview mirror at all times. PRM is not responsible for vehicles towed due to the lack of a parking permit.

Some condominiums prohibit boats, trailers, jet-skis, motor homes and buses. If traveling with any of these, please call John Fayard Storage ahead of time to arrange for parking. John Fayard Self Storage 10213 Lorraine Rd, Gulfport, MS 39503; (228) 896-7470; [www.johnfayardwarehouse.com](http://www.johnfayardwarehouse.com)

**GRILLING:** Management and fire codes prohibit charcoal or open fire grilling on or under decks, balconies or porches, or within 15 feet of any structure. Please check property for designated grilling area.

**GARBAGE REMOVAL:** Please place household trash in appropriate receptacles (trash chutes, dumpster, or covered outside containers provided). Check with PRM office for applicable days of garbage removal.



## MINUTES OF MAY 11, 2017 PLANNING COMMISSION

**ITEMS LEFT IN PROPERTY:** PRM Inc. is not responsible for personal items left in a property. A \$20 service charge plus shipping costs are required if you request PRM Beach Resort Rentals to pick up and mail the items back to you. Any items otherwise unclaimed will be considered abandoned after five days from your departure.

**SUBSTITUTION AND REASSIGNMENT:** When you make a reservation a property will be assigned; however, no property request is guaranteed. We reserve the right to substitute comparable accommodations without notice or liability in the event of a sale, foreclosure, or whatever otherwise might make a property become unavailable. If you are offered a more expensive property, you will be charged the current rate for the new property, and upon notification of the change, given the opportunity to cancel without penalty should the new arrangements not be acceptable. After notification, the normal cancellation policy will once again apply. Units may not be sublet. If no other property is available, your reservation will be cancelled, a full refund given, and an attempt will be made to contact you via phone and/or email.

Should a foreclosure or sale occur while you are in the property, every attempt will be made to place you in another one. If we cannot place you, the unused rent will be refunded and you may make accommodations elsewhere. You, as guest, agree to hold PRM, Inc. harmless for any damages sustained as a result of actions taken by the property owner.

**CATASTROPHE:** If a catastrophe—as deemed by PRM, Inc.—occurs and the unit assigned to you is needed for recovery effort housing, your reservation will be cancelled with a full refund to you. An attempt will be made to contact you via phone and/or email.

### OCCUPANCY:

\* The total number of persons allowed in the property at any time is restricted to the stated limit for each property. Eviction without refund is the penalty. We are very serious about maintaining a family atmosphere for the quiet enjoyment of all our guests. We will rent to family groups and responsible adults only. PRM Beach Resort Rentals properties will not be rented to anyone under 26 years of age. No children will be allowed to check-in without their parents. Reservations made under false pretense will be subject to forfeiture of entire advance payment. Identification may be required upon check-in to verify age.

\* No parties, weddings, or gatherings are allowed without prior written permission from PRM Beach Resort Rentals. Absolutely no student groups or house parties will be tolerated.

\* PRM Inc reserves the right to enter the rental property at any time to investigate disturbances, occupancy, and/or damage. Any violators will be evicted without refund: Mississippi Code of 1972, section 75-73-13.  
<http://www.mscode.com/free/statutes/75/073/0013.htm>

\* All accommodations are governed by appropriate Mississippi Laws and also Rules and Regulations that are applicable to said premises. Occupancy of common areas shall be quiet and peaceful so as not to disturb others. These Rules and Regulations, where applicable, will be enclosed in your arrival packet along with any required parking permits and/or pool keys/passes/wrist bands for the condominium complexes, so be sure to go through them thoroughly.

**PETS:** While our pets are important to us, unfortunately we cannot accept them in most of our rental properties. You will incur an additional minimum charge of \$250 if any evidence of a pet is found in your unit or on the premises. Having a pet in a rental unit without previous permission will void the contract and therefore be subject to eviction and forfeiture of any rental payments.

**UNITS FOR SALE:** In the event a property you are renting is listed for sale, we may find the need to show the property during your visit. We will make every effort to schedule the showing at a convenient time so we do not disturb your vacation.

**INDEMNITY:** PRM, Inc. will not be liable for any damages to rental property of furnishings, nor for injuries resulting from any accident that may occur in or on the premises during the guest's occupancy. PRM, Inc. will not be held responsible for acts of theft or vandalism or other damages to the guest's personal items left in the unit.

We have made every effort to ensure that all information printed here is accurate, but cannot be held responsible for errors in printing or changes made by owners in furnishings and appliances. Prices and tax are subject to change.

Guest acknowledges that PRM, Inc. is the agent of the property owner and will be paid by the owner.

This constitutes a written rental agreement between "RENTER" and "PRM Inc". Upon violation of the terms of this agreement, PRM Inc may terminate this agreement and enter said premises. Upon notice of termination, RENTER shall vacate the premises IMMEDIATELY.

Tax rate subject to change by state or local law. Rates are subject to change without notice!



# MINUTES OF MAY 11, 2017 PLANNING COMMISSION



## WORKING WITH A REAL ESTATE BROKER

\*\*THIS IS NOT A LEGALLY BINDING CONTRACT\*\*

Approved 01/2003 By  
MS Real Estate Commission  
P. O. Box 12685  
Jackson, MS 39232

### GENERAL

Before you begin working with any real estate agent, you should know whom the agent represents in the transaction. Mississippi real estate licensees are required to disclose which party they represent in a transaction and to allow a party the right to choose or refuse among the various agency relationships.

There are several types of relationships that are possible and you should understand these at the time a broker or salesperson provides specific assistance to you in a real estate transaction.

The purpose of the Agency Disclosure is to document an acknowledgement that the consumer has been informed of various agency relationships, which are available in a real estate transaction.

For the purpose of this disclosure, the term seller and/or buyer will also include those other acts specified in Section 73-35-3 (1), of the Miss. Code, "...list, sell, purchase, exchange, rent, lease, manage, or auction any real estate, or the improvements thereon including options."

### SELLER'S AGENT

A seller can enter into a "listing agreement" with a real estate firm authorizing the firm and its agent(s) to represent the seller in finding a buyer for his property. A licensee who is engaged by and acts as the agent of the Seller only is known as a Seller's Agent. A Seller's agent has the following duties and obligations:

**To the Seller:**

- \* The fiduciary duties of loyalty, confidentiality, obedience, disclosure, full accounting and the duty to use skill, care and diligence.

**To the Buyer and Seller:**

- \* A duty of honesty and fair dealing.
- \* A duty to disclose all facts known to the Seller's agent materially affecting the value of the property which are not known to, or readily observable by, the parties in a transaction.

### BUYER'S AGENT

A buyer may contract with an agent or firm to represent him/her. A licensee who is engaged by and acts as the agent of the Buyer only is known as the Buyer's Agent.

If a Buyer wants an agent to represent him in purchasing a property, the buyer can enter into a Buyer's Agency Agreement with the agent. A Buyer's Agent has the following duties and obligations:

**To the Buyer:**

- \* The fiduciary duties of loyalty, confidentiality, obedience, disclosure, full accounting and the duty to use skill, care and diligence.

**To the Seller and Buyer:**

- \* A duty of honesty and fair dealing.

### DISCLOSED DUAL AGENT

A real estate agent or firm may represent more than one party in the same transaction. A Disclosed Dual Agent is a licensee who, with the informed written consent of the Seller and Buyer, is engaged as an agent for both Seller and Buyer.

As a disclosed dual agent, the licensee shall not represent the interests of one party to the exclusion or detriment of the interests of the other party. A disclosed dual agent has all the fiduciary duties to the Seller and Buyer that a Seller's or Buyer's agent has except the duties of full disclosure and undivided loyalty.

**A Disclosed Dual Agent may not disclose:**

- (a) To the Buyer that the Seller will accept less than the asking or listed price, unless otherwise instructed in writing by the Seller.
- (b) To the Seller that the Buyer will pay a price greater than the price submitted in a written offer to the Seller, unless otherwise instructed in writing by the Buyer.
- (c) The motivation of any party for selling, buying, or leasing a property, unless otherwise instructed in writing by the respective party, or
- (d) That a Seller or Buyer will agree to financing terms other than those offered, unless otherwise instructed in writing by the respective party.

### IMPORTANT NOTICE!

"Customer" shall mean that person not represented in a real estate transaction. It may be the buyer, seller, landlord or tenant.

A Buyer may decide to work with a firm that is acting for the Seller (a Seller's Agent or subagent). If a Buyer does not enter into a Buyer Agency Agreement with the firm that shows him properties, that firm and its agents may show the buyer properties as an agent or subagent working on the seller's behalf. Such a firm represents the Seller (not the Buyer) and must disclose that fact to the Buyer.

When it comes to the price and terms of an offer, the Seller's Agent will ask you to decide how much to offer for any property and upon what terms and conditions. They can explain your options to you, but the final decision is yours, as they cannot give you legal or financial advice. They will attempt to show you property in the price range and category you desire so that you will have information on which to base your decision.

The Seller's Agent will present to the Seller any written offer that you ask them to present. You should keep to yourself any information that you do not want the Seller to know (i.e. the price you are willing to pay, other terms you are willing to accept, and your motivation for buying). The Seller's agent is required to tell all such information to the Seller. You should not furnish the Seller's agent anything you do not want the Seller to know. If you desire, you may obtain the representation of an attorney or another real estate agent, or both.

THIS IS NOT A CONTRACT. THIS IS AN ACKNOWLEDGEMENT OF DISCLOSURE		
The below named Licensee has informed me that brokerage services are being provided me as a:		
<input type="checkbox"/> Client	(Seller's or Landlord's Agent)	
<input type="checkbox"/> Client	(Buyer's or Tenants Agent)	<input checked="" type="checkbox"/> Customer (Not as my Agent)
<input type="checkbox"/> Client	(Disclosed Dual Agent)	
By signing below, I acknowledge that I received this informative document and explanation prior to the exchange of confidential information which might affect the bargaining position in a real estate transaction involving me.		
		X
		(Date)
	Nancy W. Scipione	X
(Client)	(Licensee)	(Customer)
	Professional Real Estate Mgt, Inc.	
(Client)	(Company)	(Customer)

LICENSEE - Provide a copy of disclosure acknowledgement to all parties and retain signed original for your files.

*MS state Form signed by guest  
2 of 2*

# MINUTES OF MAY 11, 2017 PLANNING COMMISSION



Agency Management Contract  
Short Term Vacation Rental Program

1447 E. Pass Road  
Gulfport, Mississippi 39507  
228-896-6682  
1-800-442-9815  
Fax 228-896-3350  
[info@VacationInBiloxi.com](mailto:info@VacationInBiloxi.com)  
[www.VacationInBiloxi.com](http://www.VacationInBiloxi.com)

This agreement made **March 20, 2017**, between **Professional Real Estate Management, Inc.**, hereinafter referred to as **AGENT**, and Bobby and Vicki Mooney, hereinafter referred to as **OWNER** for the term of 2 years beginning March 1, 2017 and ending March 1, 2019. This is an exclusive right to manage and is a binding contract. If the contract is not renewed, Item 8 will still be in force for any future bookings that are unable to be moved.

This agreement may be cancelled by either the OWNER or the AGENT without delay or penalty. The OWNER agrees to honor any confirmed future bookings.

**Witnesseth:** that in and for the consideration hereinafter mentioned, the parties hereto have agreed to as follows:

**FIRST:** The **Owner** does hereby constitute, appoint and employ the **Agent** as his sole Agent and representative for and in connection with the rental and management of the premises known as 904 E Beach Blvd, Long Beach MS 39560, presently owned by the **Owner**.

**SECOND:** The **Agent** agrees to devote its time, attention, skill and experience to the management and supervision of said premises and to act as a fiduciary to the **Owner**.

**THIRD:** The **Owner** agrees to pay the **Agent** 20% of monies collected, said amount to be deducted from collections. The **Owner** agrees to pay a credit card fee of 3% or travel agent fee(rare), if associated with a rental. After the close of business each month, a complete statement of all income and expense transactions will be prepared and sent with the current month's owner's check. Currently, this is sent on or about the 10<sup>th</sup> of each month. The **Agent** agrees to furnish the **Owner** a complete annual accounting of all money collected and payments made on behalf of the **Owner** at the first part of each year along with the required IRS Form 1099. The **Owner** agrees to an annual access fee of \$30 to access the website to view bookings, accounting, and to make reservations for owner's use. **Agent** collects from Guest and pays to MS State Tax Commission all required monies.

**FOURTH:** It is further understood and agreed that licensed sales Agents employed by the **Agent** will be authorized to show, exhibit, and staff will be authorized to take deposits and rents in connection with management of the property mentioned above.

**FIFTH:** It is further understood and agreed that the **Agent** has permission and authority to contract for and pay for any repairs to keep the property rentable at its sole discretion. The **Owner** agrees to reimburse the **Agent** for such repairs. If reimbursement is not made within a reasonable time the **Agent** shall have authority to deduct such repairs from rent collected.

**SIXTH:** The **Owner** agrees to indemnify and keep and save the **Agent** harmless in connection with any legal action commenced or threatened by or against the **Agent** as well as from any claim, demand, or action instituted against the **Agent** by reason of its operation or management of said premises.

**SEVENTH:** **Owner** is hereby notified that insurance on the above property should show that the property is to be occupied by tenants and that the **Owner** should have a rental policy, with liability insurance of suggested limits of at least One Million Dollars. Said insurance shall be in full force and effective during the term and any and all renewal or extension terms of the Agreement. The **Owner** shall request that Professional Real Estate Management, Inc. be named as additional insured thereunder, and the liability insurance shall contain contractual liability endorsement and shall be primary to any other coverage that may be in effect. The **Owner** shall provide the **Agent** and continuously maintain a certificate evidencing that all of said insurance coverage is in full force and effect, providing not less than thirty (30) days written notice prior to any cancellation, non-renewal, or material alteration thereof.

**EIGHTH:** Confirmed rental reservations are binding on the Agent and the Owner and their respective successors and assigns. The **Owner** may in the absence of confirmed rental reservations for the requested period, specify dates during which his unit(s) shall not be offered for rental. On days not reserved for the **Owner's** use, the **Owner** shall not permit any person or persons to enter the premises without prior approval of the **Agent**.

©Copyright PRM, Inc. 2014

Item 8. Owners initials:

Handwritten initials in blue ink, appearing to be "BWGM", written over a horizontal line.

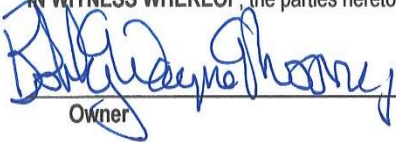


**MINUTES OF MAY 11, 2017  
PLANNING COMMISSION**

**NINTH:** On days reserved for the **Owner's** use, **Owner** and **Owner's** guests agree to the registration and check-out procedures specified by the **Agent** for paying guests. Requests for exceptions may be accepted by the **Agent** if they do not conflict with confirmed reservations.

**TENTH:** **Owner** agrees not to rent unit(s) directly without prior confirmation from the **Agent**. The **Agent** shall receive a service fee from the **Owner** equal to 20% of the normal rental revenue on rentals made directly by the **Owner**.

IN WITNESS WHEREOF, the parties hereto have affixed their hands and seals the day, month, and year aforesaid.

  
Owner

  
PROFESSIONAL REAL ESTATE MANAGEMENT, INC.

\_\_\_\_\_  
Owner

PROPOSED PARKING FOR SHORT TERM RENTAL

904 EAST BEACH BLVD, LONG BEACH, MS 39560




Parking is provided in a private six car area under the house. Should there be need for more parking, there room behind the house

Trash Management  
904 Beach Blvd  
Long Beach, MS

Trash is picked up on Mondays and Thursdays. The housekeeper places it out on Sunday and Wednesday. When she goes by on Monday and Thursday afternoon, if it has been dumped, she puts it in the breezeway under the home. If not empty, she goes by again the next morning and puts the empty cart away.



**MINUTES OF MAY 11, 2017  
PLANNING COMMISSION**

		<b>LEXINGTON INSURANCE COMPANY</b> <b>Amended HO3 Homeowner Declaration Page</b>	
<b>NOTE: This insurance policy is issued pursuant to Mississippi law covering surplus lines insurance. The company issuing the policy is not licensed by the State of Mississippi, but is authorized to do business in Mississippi as a nonadmitted company. The policy is not protected by the Mississippi Insurance Guaranty Association in the event of the insurer's insolvency.</b>			
<b>Policy Number:</b> 83999183		<b>Renewal of Policy Number:</b> New	
Reason for change: Increase coverage A		<b>Change Effective Date:</b> 05/25/2016	
<b>Name of Insured and Mailing Address:</b> Mooney, Vicki Mooney, Bobby 60 Wayne Lane Collins, MS 39428		<b>Broker Name and Address:</b> Braishfield Associates, Inc. 5750 Major Blvd, Suite 200 Orlando, FL 32819 888-335-6616	
<b>Policy Term:</b> 04/15/2016		<b>Expiration:</b> 04/15/2017 12:01 AM Standard Time at the Insured's residence premises.	
The residence premises covered by this policy is located at the above address, unless otherwise stated. 904 E BEACH BLVD, LONG BEACH MS 39560-6307			
Insurance is provided only with respect to those special limits of liability applicable thereto:			
<b>Coverage Part 1 - Homeowners</b>		<b>Coverage Part 2 - Personal Umbrella</b>	
- Coverage A: Dwelling	\$336,151	- Umbrella Limit	\$ 0
- Coverage B: Other Structures	\$26,000	- Self Insured Retention	\$ 0
- Coverage C: Contents	\$30,000	<b>Coverage Part 3 - Excess Flood</b>	
- Coverage D: Loss of Use	\$26,000	- Building	\$ 0
- Loss Assessment:	\$1,000	- Contents	\$ 0
- Ordinance or Law:	10%	<b>Coverage Part 4 - Scheduled Property</b>	
- Coverage E: Personal Liability	\$300,000	- Total Scheduled Property	\$ 0
- Coverage F: Medical Payments to Others	\$1,000		
<b>Annual Premium:</b>	\$2,852	<b>Charge:</b>	\$482.00
<b>Homeowner Deductibles</b>		<b>Policy Premium:</b> \$482.00	
<b>All Other Perils:</b>	\$5,000	<b>Inspection Fee:</b>	0
<b>Wind Hail:</b>	3%	<b>SL Broker Fee:</b>	0
<b>Earthquake:</b>	Excluded	<b>Surplus Lines Taxes:</b>	\$19.28
<b>Special: None</b>	\$N/A	<b>Stamping Fee:</b>	\$1.21
<b>Special: None</b>	\$N/A	<b>Non-Admitted Fee</b>	\$14.46
		<b>Total Due:</b>	\$516.95
<b>Minimum Earned Premium:</b> \$0		<b>Sub Broker Information</b>	
<b>Homeowners Rating Information</b>		<b>Name:</b> Parks Agency LLC	
Territory: 06	Protection Class: 5	<b>Addr 1:</b> 12192 Highway 49 North	
County: HARRISON-MS	EQ Zone: NA	<b>Addr 2:</b>	
Construction: Frame	Yr Built: 2014	<b>City, State, Zip:</b> Gulfport, MS 39503	
<b>Forms and Endorsements made part of this policy at time of issuance:</b>			
This declaration page with policy provisions and endorsements, if any, issued to form a part, thereof, completes the above numbered homeowner's policy.			
<b>Countersignature Date:</b> 04/18/2016		<b>Countersignature:</b> 	
<b>LexElite 11/00</b>		<b>Authorized Representative:</b> 	

# MINUTES OF MAY 11, 2017 PLANNING COMMISSION

**Policy Number:** 83999183  
**Insured:** Mooney, Vicki

IN WITNESS WHEREOF, the Insurance Company identified on the Declarations has caused this policy to be signed by its President, Secretary and a duly authorized representative of the Insurance Company.



\_\_\_\_\_  
PRESIDENT



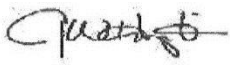
\_\_\_\_\_  
SECRETARY

<b>Mortgage 1</b>	<b>Mortgage 2</b>
<b>Mortgage 3</b>	

Page 2 of 2

## SURPLUS LINES DECLARATION

**Transaction Effective Date: 25-MAY-2016**

<b>Policy Number</b> 83999183	<b>Insured Name</b> Vicki and Bobby Mooney	<b>Effective Date</b> 15-APR-2016																
<b>Producer:</b> Braishfield Associates, Inc. 5750 Major Blvd, Suite 200 Orlando, FL 32819		<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td>Premium:</td><td style="text-align: right;">\$482.00</td></tr> <tr><td>Policy Fee:</td><td style="text-align: right;">\$0.00</td></tr> <tr><td>Inspection Fee:</td><td style="text-align: right;">\$0.00</td></tr> <tr><td>SL Tax</td><td style="text-align: right;">\$19.28</td></tr> <tr><td>SL Fee</td><td style="text-align: right;">\$1.21</td></tr> <tr><td>MWUA Fee</td><td style="text-align: right;">\$14.46</td></tr> <tr><td> </td><td> </td></tr> <tr><td><b>Total:</b></td><td style="text-align: right;"><b>\$516.95</b></td></tr> </table>	Premium:	\$482.00	Policy Fee:	\$0.00	Inspection Fee:	\$0.00	SL Tax	\$19.28	SL Fee	\$1.21	MWUA Fee	\$14.46			<b>Total:</b>	<b>\$516.95</b>
Premium:	\$482.00																	
Policy Fee:	\$0.00																	
Inspection Fee:	\$0.00																	
SL Tax	\$19.28																	
SL Fee	\$1.21																	
MWUA Fee	\$14.46																	
<b>Total:</b>	<b>\$516.95</b>																	
<b>Surplus Lines Agent:</b> Graham Whitmore Hopkins 5750 Major Blvd, Suite 200 Orlando, FL 32819  License #: 505343																		
<b>Producing Agent:</b> Parks Agency Wesley Loring Parks 12192 Highway 49 North Gulfport, MS 39503 License # 9906349																		
<p><b>NOTE: THIS INSURANCE POLICY IS ISSUED PURSUANT TO MISSISSIPPI LAW COVERING SURPLUS LINES INSURANCE. THE COMPANY ISSUING THE POLICY IS NOT LICENSED BY THE STATE OF MISSISSIPPI, BUT IS AUTHORIZED TO DO BUSINESS IN MISSISSIPPI AS A NONADMITTED COMPANY. THE POLICY IS NOT PROTECTED BY THE MISSISSIPPI INSURANCE GUARANTY ASSOCIATION IN THE EVENT OF THE INSURER'S INSOLVENCY.</b></p>																		
<p>Date: 26-MAY-2016</p>		 _____ Surplus Lines Agent																

BAI4100

**MINUTES OF MAY 11, 2017  
PLANNING COMMISSION**

**THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.**

**POLICY CHANGES**

Policy Change Number 2

POLICY NUMBER 83999183	POLICY CHANGES EFFECTIVE 05/25/2016	COMPANY Lexington Insurance Company
NAMED INSURED Vicki and Bobby Mooney		AUTHORIZED REPRESENTATIVE Braishfield Associates, Inc. 5750 Major Blvd, Suite 200 Orlando, FL 32819
COVERAGE PARTS AFFECTED Homeowners - HO-3		
	Premium: \$482.00	SL Fee: \$1.21
	Policy Fee:	Other Fee:
	Insp Fee:	Other Fee:
	SL Tax: \$19.28	Total: \$516.95



**CHANGES**

Increase coverage A per inspection

All other terms and conditions remain the same.

Surplus Lines Agent	Producing Agent: Wesley Loring Parks
Agent's Address:	Address: 12192 Highway 49 North
City/ST/Zip:	City/ST/Zip: Gulfport, MS 39503
Agent's License #:	

Issue Date: 5/26/2016



MINUTES OF MAY 11, 2017  
PLANNING COMMISSION

SCANNED



*J. Henderson* 1st Judicial District  
Instrument 2015 4827 D -J1  
Filed/Recorded 7/16/2015 02:00 P  
Total Fees \$ 15.00  
3 Pages Recorded

WARRANTY DEED

**This deed was prepared by:**

John Raymond Tullos  
Attorney at Law  
Post Office Box 74  
Raleigh, Mississippi 39153  
Telephone: (601) 782-9362  
Mississippi Bar Number 8303

**The description was provided by:**

Grantor, Bobby Wayne Mooney



This deed was prepared without the  
benefit of a title examination.

**After recording, please return to:**

Mr. Bobby Wayne Mooney  
60 Wayne Lane  
Collins, Mississippi 39428

**Grantors' names, mailing address  
and telephone number:**

Bobby Wayne Mooney and wife,  
Vicki Lynn Magee Mooney  
60 Wayne Lane  
Collins, Mississippi 39428  
Telephone: (601) 517-6581

**Grantee's name, mailing address  
and telephone number:**

Bobby Wayne Mooney  
60 Wayne Lane  
Collins, Mississippi 39428  
Telephone: (601) 517-6581

**Indexing instructions:**

In the General or Direct and Reverse Index  
and in the Sectional Indexes in:

**TOWN OF LONG BEACH**

Richards Subdivision  
Lot 30, 31, and 32 of Block 1  
Lot 1 of Block 3

MINUTES OF MAY 11, 2017  
PLANNING COMMISSION

2

STATE OF MISSISSIPPI  
COUNTY OF HARRISON  
FIRST JUDICIAL DISTRICT

IN CONSIDERATION of ten dollars (\$10.00) and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, we, **BOBBY WAYNE MOONEY** and wife, **VICKI LYNN MAGEE MOONEY**, convey and warrant unto **BOBBY WAYNE MOONEY**, the land situated in the First Judicial District of Harrison County, Mississippi described as follows:

Lot 32 in Block 1 and the South 30 feet of Lot 30 in Block 1 and that certain strip of land having a width North and South of 10 feet lying immediately North of the North line of Lots 31 and 32 in said Block 1 and immediately South of said Lot 30 in said Block 1, which was originally designated as an alley on the Plat of Richards Subdivision which was vacated by an order of the Town of Long Beach dated August 6, 1912 recorded in Deed Book 103 Page 250 in Harrison County, Mississippi and Lot 1 in Block 3 all being in Richards Subdivision to the Town of Long Beach, Mississippi as per the official map or plat of said subdivision on file and of record in the office of the Chancery Clerk of Harrison County, Mississippi in Plat Book 5, Page 16.

This deed is made subject to any and all rights of way and easements existing in, on, over, under, along, across and through the above described land.

This deed is made subject to the county taxes on the above described land and property for the year 2015.

WITNESS my signature on this the 14<sup>th</sup> day of July, 2015.

*Bobby Wayne Mooney*  
**BOBBY WAYNE MOONEY**  
*Vicki Lynn Magee Mooney*  
**VICKI LYNN MAGEE MOONEY**

3

STATE OF MISSISSIPPI  
COUNTY OF Smith

PERSONALLY appeared before me, the undersigned authority in and for the said county and state, on this the 14<sup>th</sup> day of July, 2015, within my jurisdiction, the within named **BOBBY WAYNE MOONEY** and wife, **VICKI LYNN MAGEE MOONEY**, who acknowledged that they executed the above and foregoing instrument.

*Karen D. Tubbs*  
\_\_\_\_\_  
NOTARY PUBLIC



# MINUTES OF MAY 11, 2017 PLANNING COMMISSION

The clerk reported notices were also posted on the bulletin boards at City Hall, the Building Official's office, and the Water Department, 201 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**.

Bobby Mooney, 60 Wayne Lane, Collins, MS 39428 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 904 East Beach Boulevard, Long Beach, Mississippi 39560, tax parcel number 0712D-01-009.000. The legal description is as follows:

Lot 32 in Block 1 and the South 30 feet of Lot 30 in Block 1 and that certain strip of land having a width North and South of 10 feet lying immediately North of the North line of Lots 31 and 32 in said Block 1 and immediately South of said Lot 30 in said Block 1, which was originally designated as an alley on the Plat of Richards Subdivision which was vacated by an order of the Town of Long Beach dated August 6, 1912 recorded in Deed Book 103 Page 250 in Harrison County, Mississippi and Lot 1 in Block 3 all being in Richards Subdivision to the Town of Long Beach, Mississippi as per the official map or plat of said subdivision on file and of record in the office of the Chancery Clerk of Harrison County, Mississippi in Plat Book 5, Page 16.

A public hearing to consider the above short-term rental will be held in the City of Long Beach, Mississippi 39560, Thursday, May 11, 2017, 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 MAY 11, 2017  
PLANNING 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 Two Hundred Feet (200') of the subject property, when applications for zoning map changes, variances, appeals, etc., are filed, all as stipulated in The Zoning Ordinance Number 598 of the City of Long Beach; and other matters pertaining to such public hearings and the business of the Planning Commission in and for the City of Long Beach;
3. That on April 14, 2017, she did cause to be mailed, Notice of Public Hearing, a copy of which is attached hereto, to 18 property owners within 200' of 904 East Beach Boulevard – Tax Parcel No. 0712D-01-009.000 notifying them that a public hearing will be held, May 11, 2017, to consider an application for a Short-term Rental filed by Bobby Mooney.

Given under my hand this the 14<sup>th</sup> of April, 2017.

  
REBECCA E. SCHRUFF, AFFIANT

SWORN TO AND SUBSCRIBED before me on this the 14<sup>th</sup> day of April 2017.

  
NOTARY PUBLIC

-My Commission Expires-



# MINUTES OF MAY 11, 2017 PLANNING COMMISSION

THERESA INGRAM & STEVEN THOMAS  
 1573 HIGHWAY 2  
 CORYDON IA 50060

LINDSEY-BARRON PROPERTIES OF MS  
 C/O CAROL BARRON  
 PO BOX 678  
 LIBERTY MS 39645

THOMAS & MARY STALLINGS  
 910 E BEACH BLVD  
 LONG BEACH MS 39560

ALLENE & EDWARD SPRINGER  
 206 OLD WEST POINT RD  
 STARKVILLE MS 39759

GERALDINE MEYERS  
 149 RICHARDS AVE  
 LONG BEACH MS 39560

SEAN MICHAEL & TRYSTAN THIEL  
 PO BOX 9  
 HAMMOND LA 70404

CHARLOTTE WILLIAMS  
 150 RICHARDS AVE  
 LONG BEACH MS 39560

GARY & DONNA HARTNESS  
 158 RICHARDS AVE  
 LONG BEACH MS 39560

JACQUELINE MOORE  
 860 E BEACH BLVD  
 LONG BEACH MS 39560

JOCELYN TURBOUGH  
 133 ENGLISH VILLAGE DR  
 LONG BEACH MS 39560

LYNN KITCHINGS BRADSHAW  
 ANN KITCHINGS REVOCABLE TRUST  
 1409 COVINGTON DR  
 WOODWAY TX 76712

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, Leal 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. 133 No., 198 dated 19 day of Apr, 20 17  
 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 19 day of

April

A.D., 20 17

Meri A. Jackson

Notary Public

**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.  
 Bobby Mooney, 60 Wayne Lane, Collins, MS 39428 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 904 East Beach Boulevard, Long Beach, Mississippi 39560, tax parcel number 0712D-01-009.000. The legal description is as follows:  
 Lot 32 in Block 1 and the South 30 feet of Lot 30 in Block 1 and that certain strip of land having a width North and South of 10 feet lying immediately North of the North line of Lots 31 and 32 in said Block 1 and immediately South of said Lot 30 in said Block 1, which was originally designated as an alley on the Plat of Richards Subdivision which was vacated by an order of the Town of Long Beach dated August 6, 1912 recorded in Deed Book 103 Page 280 in Harrison County, Mississippi and Lot 1 in Block 2 all being in Richards Subdivision to the Town of Long Beach, Mississippi as per the official map or plat of said subdivision on file and of record in the office of the Chancery Clerk of Harrison County, Mississippi in Plat Book 5, Page 16.  
 A public hearing to consider the above short-term rental will be held in the City of Long Beach, Mississippi, 39560, Thursday, May 11, 2017, 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  
 ADV19,1WED -1800482

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



**MINUTES OF MAY 11, 2017  
PLANNING COMMISSION**

Mr. Bobby Mooney came forward to reiterate the applicant.

\* \* \*

Commission Chairman asked for anyone speaking in favor of the request, and no one came forward to be heard.

\* \* \*

Commission Chairman called for anyone speaking in opposition of the request, and the following came forward as follows:

<b>PUBLIC COMMENTS <u>OPPOSED</u></b>	
PUBLIC HEARING SUBJECT MATTER: <u>Short-term Rental - 904 E. Beach Blvd</u> <u>tax parcel 07120-01-009.000 - Bobby Mooney</u>	
<ul style="list-style-type: none"> <li>➤ All comments shall be directed to the Chairman when recognized.</li> <li>➤ Comments of a personal nature regarding individual members of the Planning / Zoning Board, City staff and/or personnel, other citizens, disruptive comments or improper actions will not be permitted.</li> <li>➤ Except as otherwise directed by the Chairman, public comments will not be permitted before or after the allotted time.</li> <li>➤ Disruption of the public hearing will be cause for removal from the public meeting.</li> </ul>	
PLEASE PRINT NAME / ADDRESS / PHONE	COMMENT
1	<i>Gerry McEwen 149 Richards Ave Long Beach, TX</i>
2	
3	
4	
5	
6	
7	
8	
9	
10	

City of Long Beach  
Planning Commission – Public Hearing

Date: 5/11/2017

- Kim Courtney/Geraldine Myers, 149 Richards Avenue came forward with concerns regarding trash and parking.



**MINUTES OF MAY 11, 2017  
PLANNING COMMISSION**

\* \*

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

\* \*

Commissioner Carrubba made motion seconded by Commissioner Hansen and unanimously carried, recommending approval of the short-term rental, stating that the owner must update his rental agreement/contract to include noise and parking rules with the Building Department and take actions for obtain additional trash containers.

\*\*\*\*\*

Be it remembered that a regular meeting of Long Beach, Mississippi, was begun at 5:30 o'clock p.m., Thursday, the 11<sup>th</sup> day of May 2017, 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 public hearing the following named persons: Commission Chairman Frank Olavar, Commissioners Donald Frazer, Randy Fischer, Chris Carrubba, Jeff Hansen, Nicholas Brown, Ron Robertson, and minutes Clerk Veronica Howard.

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

\*\*\*\*\*

Commissioner Frazer made motion seconded by Commissioner Hansen and unanimously carried to approve the regular meeting minutes of April 27, 2017, as submitted.

Commissioner Hansen made motion seconded by Commissioner Carrubba and unanimously carried to approve the Work Session Minutes of May 4, 2017, as submitted.

\*\*\*\*\*

It came for discussion under unfinished business amending the zoning ordinance #598, Section 123 Zero Lot Line Development.

Noted for the record Commissioner Carrubba requested the Planning Commission issue a moratorium on zero lot line developments in the City.

No action was taken.

# MINUTES OF MAY 11, 2017 PLANNING COMMISSION

\*\*\*\*\*

Commission Chairman, left meeting. Commissioner Ron Robertson, in his capacity as Co-chairman chaired the remaining meeting.

\*\*\*\*\*

It came for discussion under unfinished business available and/or vacant commercial property and buildings.

No action was taken.

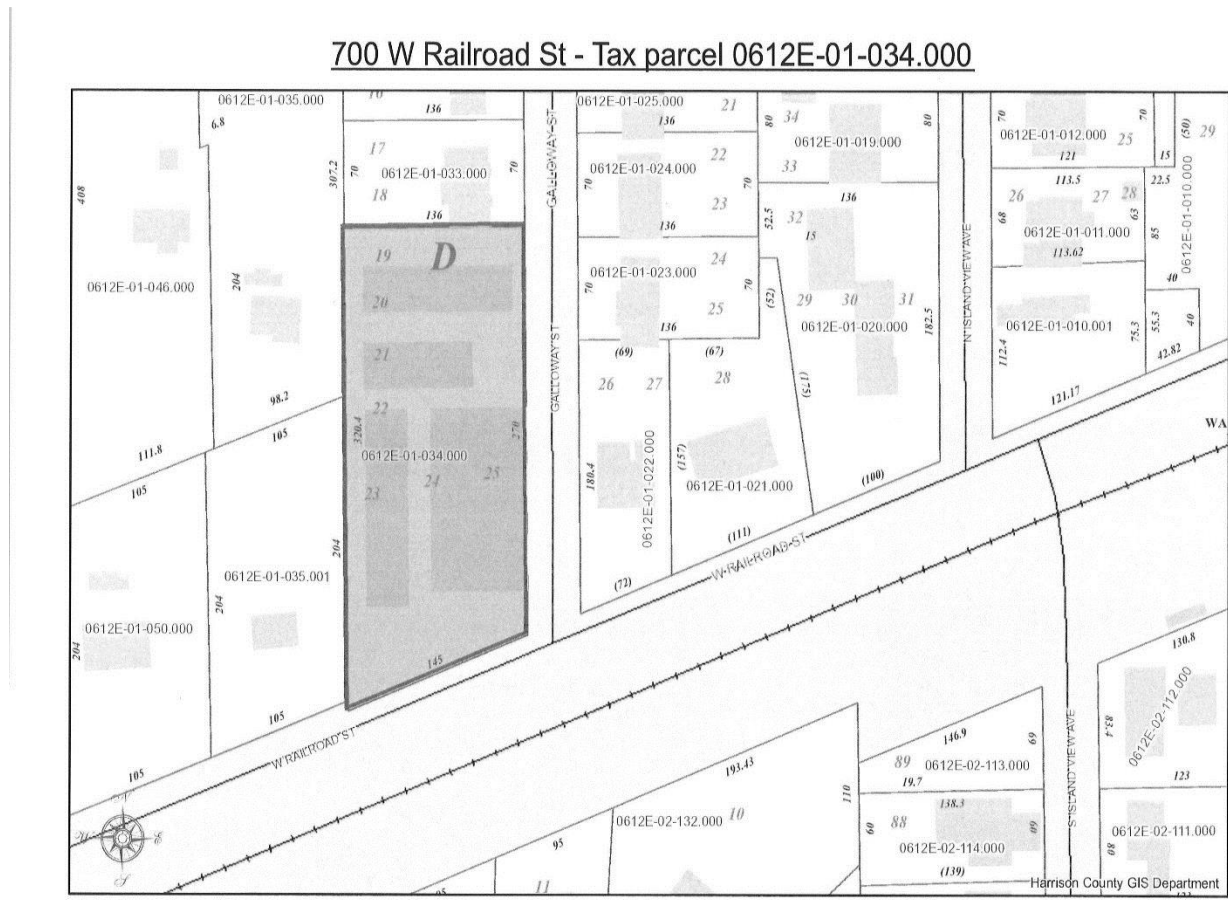
\*\*\*\*\*

It came for discussion under unfinished business Zone text change – chart of uses (remanded back for further review & consideration).

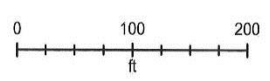
No action was taken.

\*\*\*\*\*

It came for approval under new business Planning Commission approval for a boarding kennel in a C-2, General Commercial zone district for property located at 700 West Railroad Street, tax parcel #0612E-01-034.000 submitted by James R. Walsh, Jr. as follows:



**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: May 10, 2017





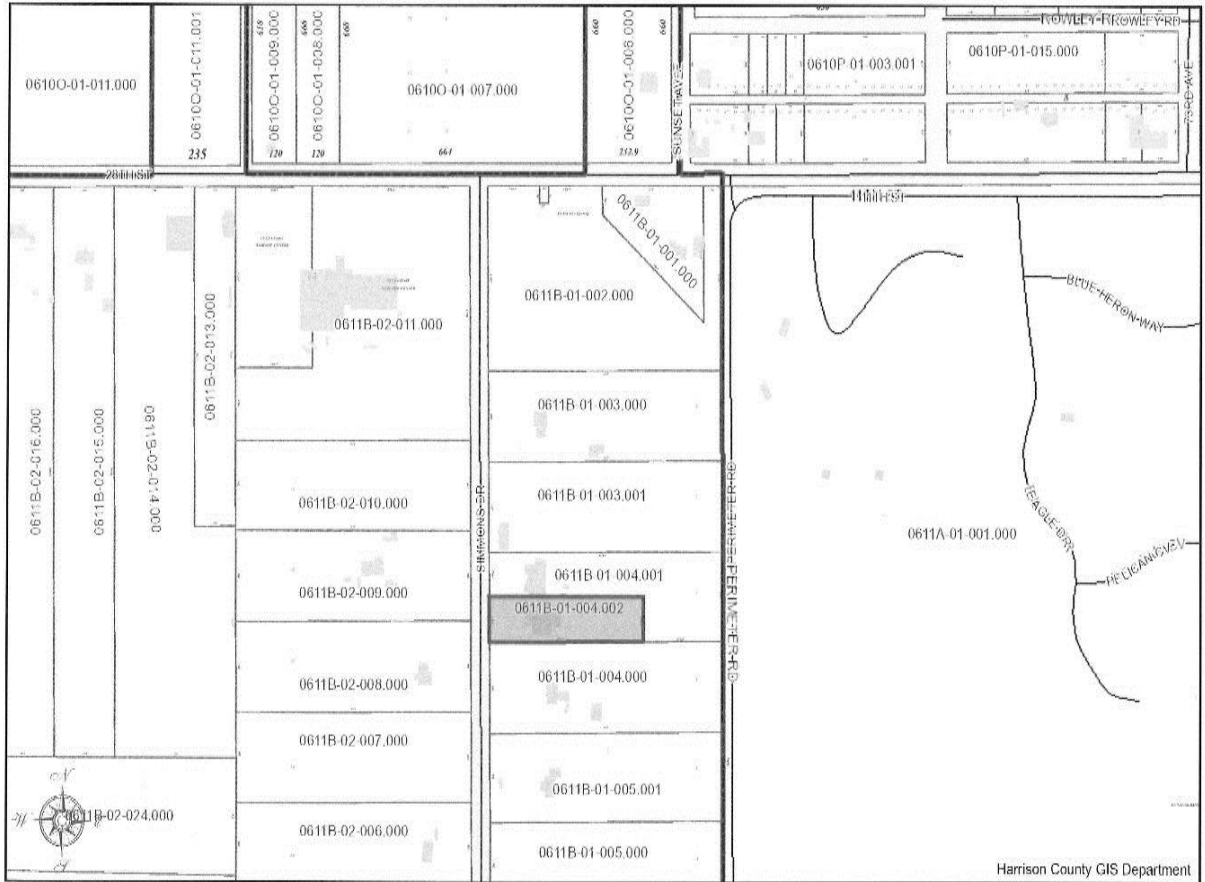


# MINUTES OF MAY 11, 2017 PLANNING COMMISSION

\*\*\*\*\*

It came for approval Planning Commission approval to operate a daycare in a R-2, Low-Density Multi-Family Residential zone district for property located at 6556 Simmons Drive, tax parcel 0611B-01-004.002 submitted by Rosie Clark as follows:

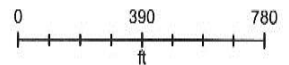
## 6556 Simmons Dr - Tax parcel 0611B-01-004.002



### 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: May 10, 2017



**MINUTES OF MAY 11, 2017  
PLANNING COMMISSION**

CITY OF LONG BEACH, MISSISSIPPI		
APPLICATION FOR CASE REVIEW		
<b>PHYSICAL ADDRESS:</b> 201 JEFF DAVIS AVENUE LONG BEACH, MS 39560	<b>PHONE:</b> (228) 863-1554 <b>FAX:</b> (228) 863-1558	<b>MAILING ADDRESS</b> POST OFFICE BOX 929 LONG BEACH, MS 39560

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

II. Address of Property Involved: 6556 Simmons Dr 0611B-01-004.002  
Tax Parcel Number

III. Statement clearly explaining the request being made for case review. (Attach supplemental pages if necessary.)  
Planning Commission Approval to operate Daycare in R-2 Zone district

IV. REQUIRED ATTACHMENTS:

- A. **Interest and Ownership.** The applicant's name, address and interest of every person, firm or corporation represented by the applicant in the application, the name of the owner or owners and their respective addresses of the entire land area proposed to be changed in classification or to be included within the structures then existing thereon, and sufficient evidence to establish that the applicant has the right of possession to the land area and structures, the names and address of all owners of adjacent property (exclusive of the width of intervening streets, alleys, or bodies of water). Claims of support or "no objection" from owners of adjoining property should be substantiated in writing or by the appearance of such owner(s) at the hearing. Such support is usually considered material but not conclusive.
- B. **Survey and/or Site Plan.** A site plan showing the land area which would be affected, if required a general layout drawing of the development, easements bounding and intersecting the designated area, the locations of existing and proposed structures with supporting open facilities, and the ground area to be provided and continuously maintained for the proposed structure or structures;
- C. **Recorded Warranty Deed.** A deed which includes a legal description of the specific piece of property involved in the request. If several parcels are included in a request, individual parcel deeds AND a composite legal description of all parcels involved in the request must be provided.
- D. **Fee.** Attach a check in the amount of \$50.00. 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 2<sup>nd</sup> or 4<sup>th</sup> Thursday of each month. Receipt of fee(s) does not constitute receipt of a completed application.

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

<u>Rosie Love Clark</u> Name of Rightful Owner (PRINT)	_____ Name of Agent (PRINT)
<u>6556 Simmons Dr.</u> Owner's Mailing Address	_____ Agent's Mailing Address
<u>Long Beach MS, 39560</u> City State Zip	_____ City State Zip
<u>928-326-5315</u> Phone	_____ Phone
<u>rosieclark674@yahoo.com</u> Email address	_____ Email Address
<u>Rosie Love Clark 5-2-17</u> Signature of Rightful Owner Date	_____ Signature of Agent Date

OFFICE USE ONLY			
Date Received <u>5/2/2017</u>	Zoning <u>R-2</u>	Agenda Date <u>5/11/2017</u>	Check Number <u>MO573700684</u>

MINUTES OF MAY 11, 2017  
PLANNING COMMISSION

CERTIFIED TRUE COPY  
JOHN McADAMS  
CLERK CHANCERY COURT  
HARRISON COUNTY, MISS.  
First Judicial District  
By *[Signature]*  
10-19-99

BOOK 1471 PAGE 187

Index as follows: All that part of Lot 3, Royal Pine Estates, Harrison County, 1<sup>st</sup> JD, MS.

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, EZELL STUBBS and wife, JESSIE L. STUBBS, do hereby sell, convey and warranty unto ROSIE L. WALKER and TYRONE S. CLARK, as joint tenants with full rights of survivorship, not as tenants in common, that certain tract, piece or parcel of land situated and being located in the First Judicial District of Harrison County, State of Mississippi, more particularly described as follows, to-wit:

Parcel 3B:

All that part of Lot 3, ROYAL PINE ESTATES, 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 32 at Page 6 thereof and being more particularly described as follows:

BEGINNING at the Southwest corner of said Lot 3, ROYAL PINE ESTATES and thence run North 00 degrees 04 minutes 00 seconds East along the East margin of Simmons Drive a distance of 103.85 feet to a point; thence run South 89 degrees 53 minutes 55 seconds East a distance of 419.48 feet to a point; thence run South 00 degrees 04 minutes 00 seconds West a distance of 103.85 feet to a point situated on the South line of said Lot 3; thence run North 89 degrees 53 minutes 55 seconds West along the South line of said Lot 3 a distance of 419.48 feet to the point of beginning. Said parcel contains 1.00 acres, more or less.

This being the same property previously conveyed to Ezell Stubbs and wife, Jessie L. Stubbs in Warranty Deed dated November 12, 1991 and recorded February 2, 1992, in Deed Book 1207 at Page 344. Subject to the survey dated October 11, 1999 and attached as Exhibit "A".

THIS CONVEYANCE is subject to any prior reservation or conveyance of oil, gas or

BOOK 1471 PAGE 188

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 pro-rated as of this date on an estimated basis. When said taxes are actually determined, if the proration as of this date is incorrect, then the Grantor(s) agrees to pay to the Grantee(s), or its assigns, any deficit on an actual proration, and likewise, the Grantee(s) agrees to pay to the Grantor(s), or its assigns, any amount overpaid by it.

WITNESS OUR SIGNATURES, this the 12<sup>th</sup> day of October, 1999.

*[Signature]*  
EZELL STUBBS

*[Signature]*  
JESSIE L. STUBBS

STATE OF MISSISSIPPI  
COUNTY OF HARRISON

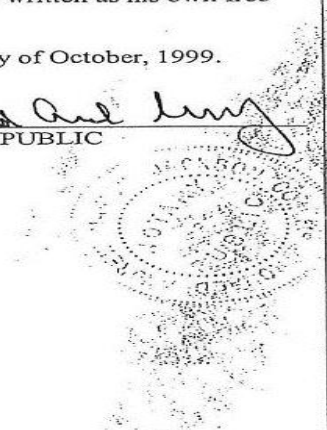
PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the above stated jurisdiction, the within named EZELL STUBBS, who acknowledged that he signed and delivered the foregoing Warranty Deed on the day and year therein written as his own free and voluntary act and deed.

GIVEN under my hand and official seal on this the 12<sup>th</sup> day of October, 1999.

*[Signature]*  
NOTARY PUBLIC

MY COMMISSION EXPIRES:

My Commission Expires April 13, 2000





# MINUTES OF MAY 11, 2017 PLANNING COMMISSION

STATE OF CALIFORNIA  
COUNTY OF SOLANO

BOOK 1471 PAGE 189

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the above stated jurisdiction, the within named **JESSIE L. STUBBS**, who acknowledged that she signed and delivered the foregoing Warranty Deed on the day and year therein written as her own free and voluntary act and deed.

GIVEN under my hand and official seal this the 18 day of October, 1999.

  
NOTARY PUBLIC

MY COMMISSION EXPIRES:

01-11-2003

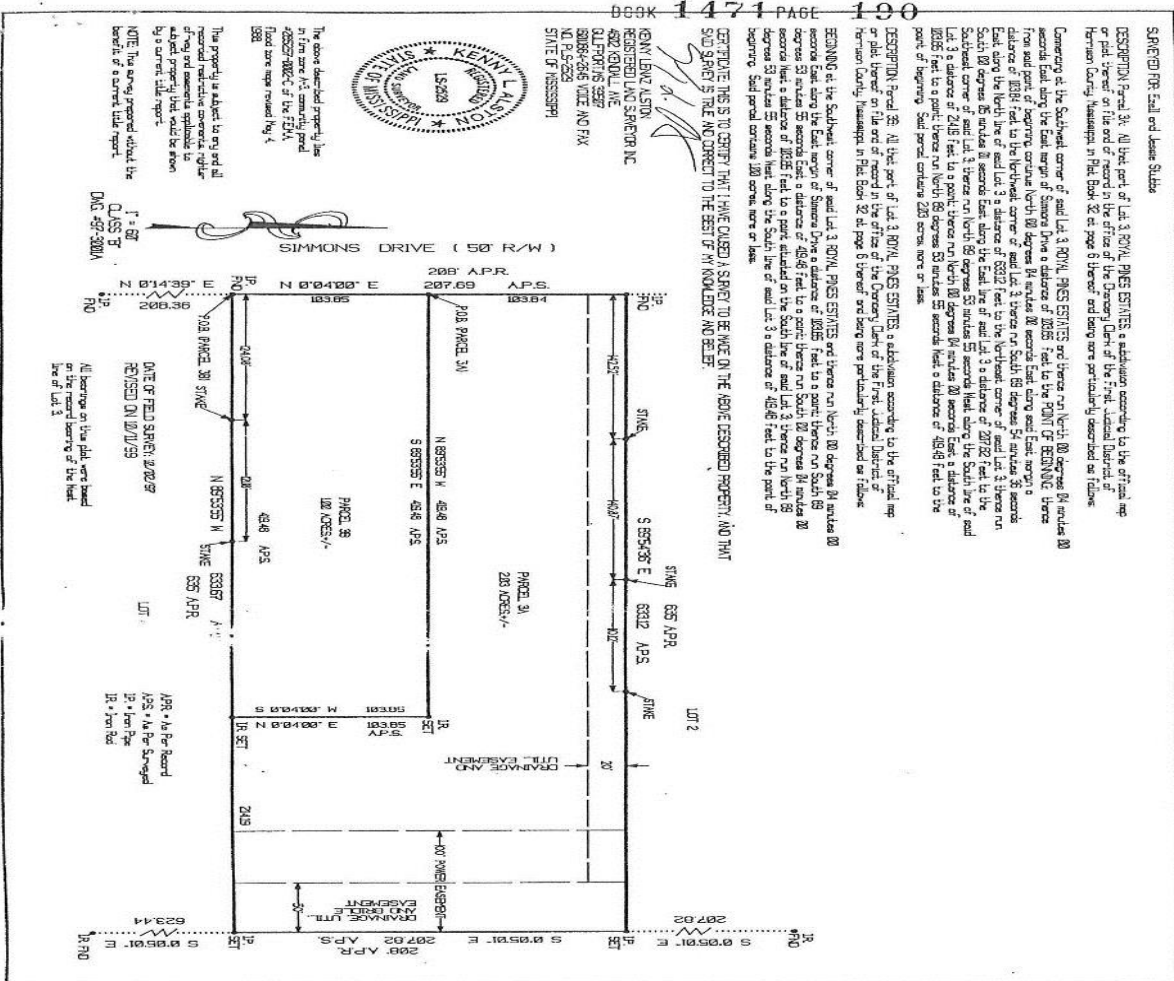


GRANTOR'S ADDRESS: 501 Brunswick Dr., Vallejo, CA 94591  
GRANTOR'S NUMBER: 707-642-1833

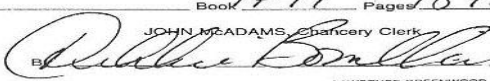
GRANTEE'S ADDRESS: 15131 Tyler St., Gulfport, MS 39501  
GRANTEE'S NUMBER: 863-4297

This Document Prepared By and Return To:

**ANDREW MARION**  
Attorney-at-Law  
1919 23<sup>rd</sup> Avenue  
P.O. Box 863  
Gulfport, MS 39502  
Telephone (228)-865-9047  
Telecopier (228)-865-9049  
Ms. Bar No. 1866  
Our File #99-406



Instrument No.	<u>8363</u>
STATEMENT OF FEES	
Recording Fee	\$6.00
Records Maintenance Fee	\$1.00
Abstract	\$1.00
Marginalia	\$1.00
Other	
<b>TOTAL FEES COLLECTED</b>	<b>9.00</b>

STATE OF MISSISSIPPI, COUNTY OF HARRISON, FIRST JUDICIAL DISTRICT:  
I hereby certify that this instrument was received and filed for record at 9 o'clock and 30 minutes A M. on 27<sup>th</sup> day of October, A.D. 19 99 and recorded Oct 28 19 99 in Records of Deeds Book 1471 Pages 189-190  
JOHN MADAMS, Clerical Clerk  
  
LAWRENCE-GREENWOOD 00685

**MINUTES OF MAY 11, 2017  
PLANNING COMMISSION**

The applicant came forward to reiterate the application.

After considerable discussion Commissioner Carrubba made motion, seconded by Commissioner Hansen and uanimoulsy carried recommending approval, stating no more than three (3) children should be allowed.

\*\*\*\*\*

Commissioner Donald Frazer, recused himself from the meeting.

\*

\*

It came for consideration a certificate of resubdivision for property located at 0 Louisiana Avenue, tax parcel 0611P-01-001.001 submitted by Bruce Carver, Jr. as follows:

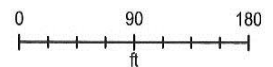
**0 Louisiana Ave - Tax parcel 0611P-01-001.001**



**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: May 10, 2017



**MINUTES OF MAY 11, 2017  
PLANNING COMMISSION**



CITY OF LONG BEACH  
PLANNING DEPARTMENT  
201 JEFF DAVIS AVENUE  
PO BOX 929  
LONG BEACH, MS 39560  
(228) 863-1554  
(228) 863-1558 FAX

Office use only	
Date Received	5/3/2017
Zoning	R-1
Agenda Date	5/11/2017
Check Number	1090

APPLICATION FOR CERTIFICATE OF RESUBDIVISION

- I. TYPE OF CASE: **CERTIFICATE OF RESUBDIVISION**
- II. ADVALOREM TAX PARCEL NUMBER(S): 0611P-01-001.001
- III. GENERAL LOCATION OF PROPERTY INVOLVED: \_\_\_\_\_
- IV. ADDRESS OF PROPERTY INVOLVED: 0 Louisiana Ave
- V. GENERAL DESCRIPTION OF REQUEST: Resubdivision of 1 lot (150 x 152)  
Into 2 (conforming lots) 75 x 152
- VI. **REQUIRED ATTACHMENTS:**
  - A. Resubdivision Survey and Certificate (see attached example) **on no less than 11" X 17" paper.**
  - B. Cash or Check payable to the City of Long Beach in the amount of \$250.00
  - C. Proof of ownership (copy of recorded warranty deed), if applicable proof of authority to act as agent for owner.

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

VII. **OWNERSHIP AND CERTIFICATION:**  
**READ BEFORE EXECUTING,** the applicant acknowledges that, in signing this application, all conditions and requirements inherent in the process have been fully explained and understood, including the timetable for processing the application, the completed application with all necessary documents and payments must be returned to the Planning office not later than fifteen (15) days before the 2<sup>nd</sup> or 4<sup>th</sup> 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.

<u>Bruce Carver Jr.</u> Name of Rightful Owner (PRINT)	_____ Name of Agent (PRINT)
<u>1151 E Old Pass Rd</u> Owner's Mailing Address	_____ Agent's Mailing Address
<u>Long Beach Ms. 39560</u> City State Zip	_____ City State Zip
<u>228-343-2082 or 228-547-6848</u> Phone	_____ Phone
<u>[Signature]</u> <u>5-2-17</u> Signature of Rightful Owner Date	_____ Signature of Applicant Date

5/2/2017  
Virginia E. Risler



MINUTES OF MAY 11, 2017  
PLANNING COMMISSION

STATE OF MISSISSIPPI  
COUNTY OF HARRISON



1st Judicial District  
Instrument 2007 2265 D -J1  
Filed/Recorded 2 28 2007 8 23 A  
Total Fees 12.00  
2 Pages Recorded

**SCANNED**

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, CAROLYN F. SHIPPEY and husband, JAMES F. SHIPPEY, P. O. Box 2147, Bay St. Louis, MS 39521, 228 -467-4139, do hereby sell, convey and warrant unto BRUCE CARVER, JR. and wife, DENISE R. CARVER, 11 - 51st East Old Pass Road, Long Beach, MS 39560, 228-822-9309, as joint tenants with full rights of survivorship and not as tenants in common, the following described land and property being located in the First Judicial District of Harrison County, Mississippi, being more particularly described as follows, to-wit:

A parcel of land situated and being located in the Widow N. Ladner Claim, Township 8 South, Range 11 West and Range 12 West, Long Beach Section Block Three (3), First Judicial District of Harrison County, Mississippi; and being more particularly described as follows:

Commence at an iron pin found on the Northwest (NW) margin of East Old Pass Road, said point being on the dividing line of the above said properties as stated and being recognized in Chancery Clerk Cause No. 66,041; thence run North 28 degrees 39 minutes 19 seconds West a distance of 150.00 feet to a found iron pin; thence run South 59 degrees 22 minutes 32 seconds West a distance of 40.02 feet to an iron pin set on the apparent right-of-way for Louisiana Avenue and the Point of Beginning for this description.

3

Thence run South 59 degrees 22 minutes 32 seconds West a distance of 152.05 feet to a found iron pin; thence run North 28 degrees 42 minutes 00 seconds West a distance of 150.00 feet to a set iron pin; thence run North 59 degrees 22 minutes 31 seconds East a distance of 152.02 feet to an iron pin set on the apparent right-of-way for Louisiana Avenue; thence run South 28 degrees 42 minutes 38 seconds East along said right-of-way a distance of 150.00 feet to a set iron pin and the Point of Beginning for this description. Being a total of .52 acres, more or less.

Also being a portion of that certain parcel of land formerly constituting the extension of Old Plantation addition, now vacated.

2

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.

AD VALOREM TAXES for the current year have been pro-rated and are hereby assumed by the Grantee herein.

WITNESS OUR SIGNATURES, ON THIS THE 27TH DAY OF FEBRUARY, 2007.

CAROLYN F. SHIPPEY

JAMES F. SHIPPEY

STATE OF MISSISSIPPI  
COUNTY OF

THIS DAY PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, CAROLYN F. SHIPPEY and husband, JAMES F. SHIPPEY, 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 27th day of February, 2007.

NOTARY PUBLIC

My Commission Expires:

Prepared by:  
Gulf Title Company, Inc.  
P. O. Box 280  
Gulfport, MS 39502  
(228) 865-0011  
File #061042

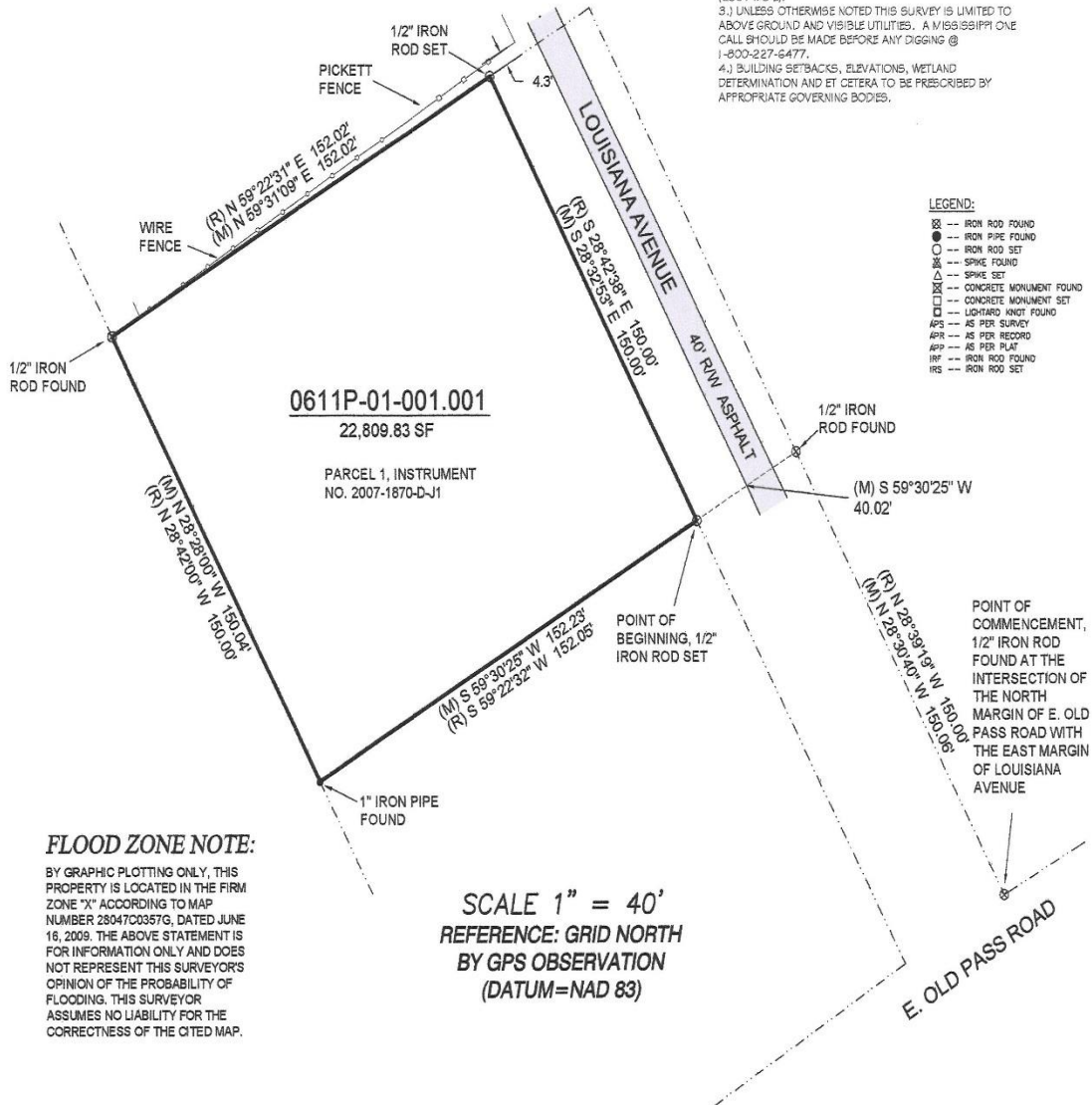


**MINUTES OF MAY 11, 2017  
PLANNING COMMISSION**

**A RESUBDIVISION OF A PARCEL OF LAND BEING A 9,732.03 SQ. FT. PARCEL, CITY OF LONG BEACH, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI, INTO LOTS "A" AND "B". SAID PARCEL BEING REFERRED TO AS TAX PARCEL NO. 0611P-01-0001.001**

**NOTES:**

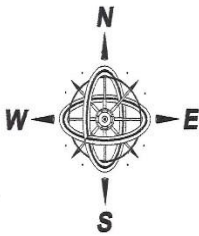
- 1.) FIELD SURVEY PERFORMED WITH A TOPCON GR5 GPS RECEIVER.
- 2.) STATE PLANE COORDINATES AND BEARINGS SHOWN HEREON ARE DERIVED BY GPS OBSERVATION UTILIZING THE EARL DUDLEY, INC. RTK NETWORK, AND ARE BASED ON SPC (2301 M9 E).
- 3.) UNLESS OTHERWISE NOTED THIS SURVEY IS LIMITED TO ABOVE GROUND AND VISIBLE UTILITIES. A MISSISSIPPI ONE CALL SHOULD BE MADE BEFORE ANY DIGGING @ 1-800-227-6477.
- 4.) BUILDING SETBACKS, ELEVATIONS, WETLAND DETERMINATION AND ET CETERA TO BE PRESCRIBED BY APPROPRIATE GOVERNING BODIES.



**FLOOD ZONE NOTE:**

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN THE FIRM ZONE "X" ACCORDING TO MAP NUMBER 28047C0357G, DATED JUNE 16, 2009. THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND DOES NOT REPRESENT THIS SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING. THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP.

**SCALE 1" = 40'**  
**REFERENCE: GRID NORTH**  
**BY GPS OBSERVATION**  
**(DATUM=NAD 83)**



**REFERENCE MATERIALS:**  
1.) INSTRUMENT NO. 2007-1870-D-J  
2.) HARRISON COUNTY TAX MAP

**GPS OBSERVATION NOTE**

TOPCON GR-5 RECEIVER WAS USED FOR GPS OBSERVATION, UTILIZING THE EARL DUDLEY, INC. REAL-TIME NETWORK

I, CLIFFORD A. CROSBY, PROFESSIONAL LAND SURVEYOR IN AND FOR THE STATE OF MISSISSIPPI, DO HEREBY CERTIFY THAT THE FOREGOING PLAT AND DESCRIPTIONS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT ALL MONUMENTS SHOWN ON THIS SURVEY ACTUALLY EXIST AS LOCATED AND THAT ALL DIMENSIONAL AND OTHER DATA SHOWN ARE CORRECT. I ALSO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARDS FOR LAND SURVEYING IN THE STATE OF MISSISSIPPI".

WITNESS MY SIGNATURE AND SEAL THIS 26<sup>th</sup> DAY OF APRIL, 2017.

CLIFFORD A. CROSBY, MS PLS NO. 2539



CLIENT: DONALD FRAZER  
DATE OF FIELD WORK:  
4/21/2017  
DRAWN BY: CAC  
JOB NUMBER: 17208.dwg

PREPARED BY:

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

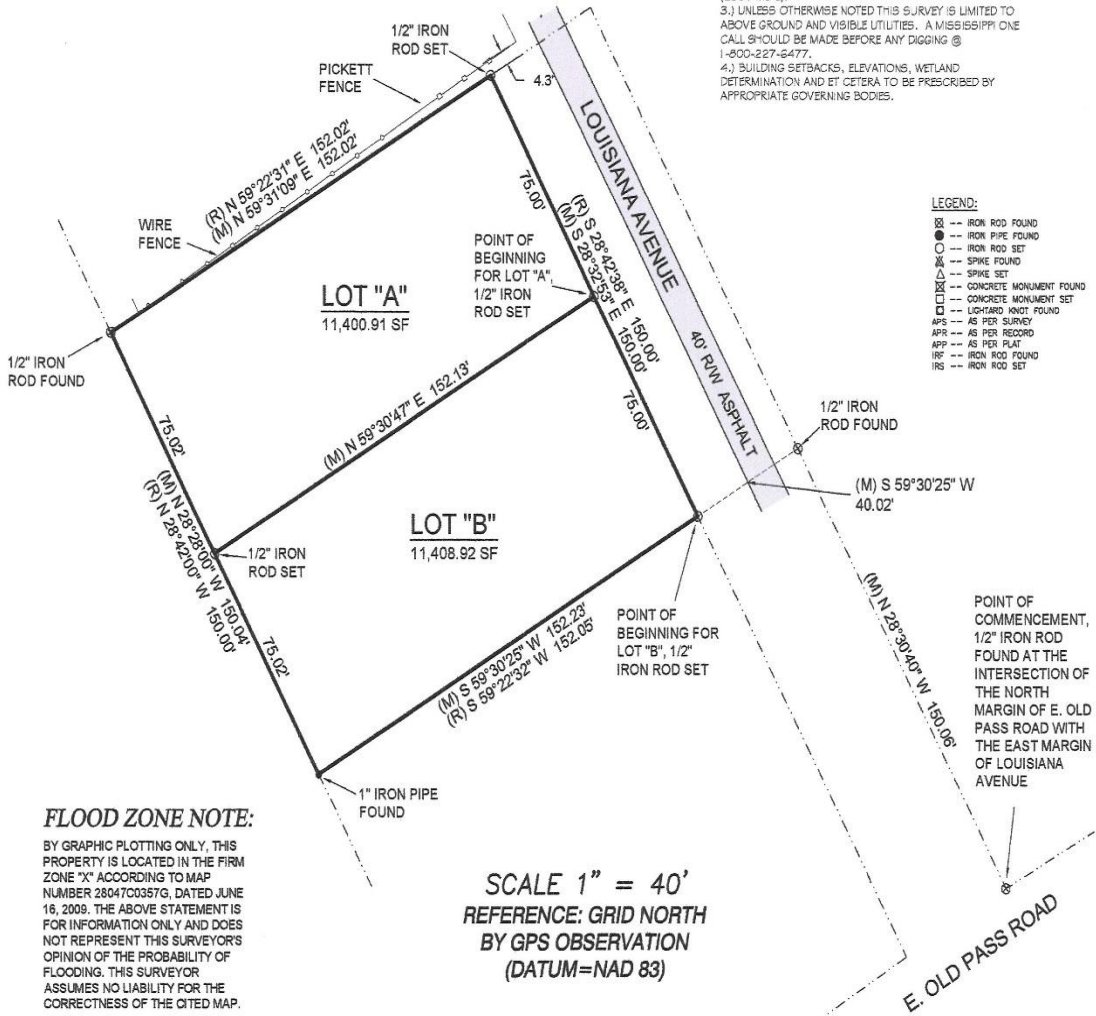
SHEET 1 OF 4

**MINUTES OF MAY 11, 2017  
PLANNING COMMISSION**

**A RESUBDIVISION OF A PARCEL OF LAND BEING A 9,732.03 SQ.FT. PARCEL, CITY OF LONG BEACH, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI, INTO LOTS "A" AND "B". SAID PARCEL BEING REFERRED TO AS TAX PARCEL NO. 0611P-01-0001.001**

NOTES:

- 1.) FIELD SURVEY PERFORMED WITH A TOPCON GR5 GPS RECEIVER.
- 2.) STATE PLANE COORDINATES AND BEARINGS SHOWN HEREON ARE DERIVED BY GPS OBSERVATION UTILIZING THE EARL DUDLEY, INC. RTK NETWORK, AND ARE BASED ON SPC (2301 MS E).
- 3.) UNLESS OTHERWISE NOTED THIS SURVEY IS LIMITED TO ABOVE GROUND AND VISIBLE UTILITIES. A MISSISSIPPI ONE CALL SHOULD BE MADE BEFORE ANY DIGGING @ 1-800-227-6477.
- 4.) BUILDING SETBACKS, ELEVATIONS, WETLAND DETERMINATION AND ET CETERA TO BE PRESCRIBED BY APPROPRIATE GOVERNING BODIES.



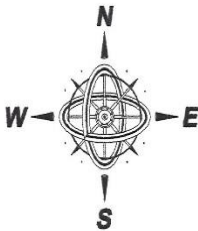
LEGEND:

- ⊗ --- IRON ROD FOUND
- --- IRON PIPE FOUND
- --- IRON ROD SET
- ⊙ --- SPIKE FOUND
- △ --- SPIKE SET
- ⊠ --- CONCRETE MONUMENT FOUND
- --- CONCRETE MONUMENT SET
- ⊕ --- LIGHT TARD KNOT FOUND
- APR --- AS PER SURVEY
- APR --- AS PER RECORD
- APP --- AS PER PLAT
- IRF --- IRON ROD FOUND
- IRS --- IRON ROD SET

**FLOOD ZONE NOTE:**

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN THE FIRM ZONE "X" ACCORDING TO MAP NUMBER 28047C0357G, DATED JUNE 16, 2009. THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND DOES NOT REPRESENT THIS SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING. THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP.

**SCALE 1" = 40'  
REFERENCE: GRID NORTH  
BY GPS OBSERVATION  
(DATUM=NAD 83)**



REFERENCE MATERIALS:

- 1.) INSTRUMENT NO. 2007-1870-D-11
- 2.) HARRISON COUNTY TAX MAP

**GPS OBSERVATION NOTE**

TOPCON GR-5 RECEIVER WAS USED FOR GPS OBSERVATION, UTILIZING THE EARL DUDLEY, INC. REAL-TIME NETWORK

I, CLIFFORD A. CROSBY, PROFESSIONAL LAND SURVEYOR IN AND FOR THE STATE OF MISSISSIPPI DO HEREBY CERTIFY THAT THE FOREGOING PLAT AND DESCRIPTIONS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT ALL MONUMENTS SHOWN ON THIS SURVEY ACTUALLY EXIST AS LOCATED AND THAT ALL DIMENSIONAL AND OTHER DATA SHOWN ARE CORRECT. I ALSO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARDS FOR LAND SURVEYING IN THE STATE OF MISSISSIPPI".

WITNESS MY SIGNATURE AND SEAL THIS 26th DAY OF APRIL, 2017.

*(Signature)*  
CLIFFORD A. CROSBY, MS PLS NO. 2539



CLIENT: DONALD FRAZER  
DATE OF FIELD WORK:  
4/21/2017  
DRAWN BY: CAC  
JOB NUMBER: 17208.dwg

PREPARED BY:

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

SHEET 2 OF 4



MINUTES OF MAY 11, 2017  
PLANNING COMMISSION

A RESUBDIVISION OF A PARCEL OF LAND BEING A 9,732.03 SQ.FT. PARCEL, CITY OF LONG BEACH, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI, INTO LOTS "A" AND "B". SAID PARCEL BEING REFERRED TO AS TAX PARCEL NO. 0611P-01-0001.001

GENERAL NOTES:

- 1.) THIS SURVEY WAS PREPARED FROM INFORMATION PROVIDED BY CLIENT, WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT.
- 2.) THIS PROPERTY IS LOCATED IN F.I.R.M. ZONE "X" ACCORDING TO MAP NUMBER 28047C03516G DATED JUNE 16, 2009.
- 3.) BEARINGS SHOWN HEREON ARE DERIVED BY: GRID NORTH BY GPS OBSERVATION. ALL LINES RELATIVE TO.
- 4.) THIS SURVEY MEETS MISSISSIPPI MINIMUM REQUIREMENTS FOR A CLASS "B" SURVEY.
- 5.) THIS SURVEY AND PLAT WERE PREPARED ONLY FOR THE CLIENT NAMED HEREON AND NO THIRD PARTY CERTIFICATION IS EXPRESSED OR IMPLIED.
- 6.) A COPY OF THIS PLAT IS VALID ONLY IF IT IS COMPLETE AND INTACT, HAS AN ORIGINAL SIGNATURE AND DATE, AND HAS THE ORIGINAL EMBOSSED OR COLORED (NOT BLACK) STAMPED SURVEYOR'S SEAL.

RECORD DESCRIPTION, PARCEL 1, INSTRUMENT NO. 2007-1870-D-J1

A parcel of land situated and being located in the Widow N. Ladner Claim, Township 8 South, range 11 West, and range 12 West, Long Beach section block 3, First Judicial District of Harrison County, Mississippi; and being more particularly described as follows; commence at a iron pin found on the Northwest margin of East Old Pass Road, said point being on the dividing line of the above said properties as stated and being recognized in Chancery Clerk Cause No. 66,041; thence run N28°39'19"W 150.00 feet to a found iron pin; S59°22'32"W 40.02 to an iron pin set on the apparent right-of-way for Louisiana Avenue and the point of beginning for this description.

Thence run S59°22'32"W 152.05' to a found iron pin; thence run N28°42'00"W 150.00 feet to a set iron pin; thence run N59°22'31"E 152.02 feet to an iron pin set on the apparent right-of-way for Louisiana Avenue; thence run S28°42'38"E along said right-of-way 150.00 feet to a set iron pin and the point of beginning for this description.

Being a total of .52 acres, more or less.

BOUNDARY NOTE:

BOUNDARY SURVEYS ARE BASED UPON THE RECORDED SUBDIVISION PLAT IN CASES OF REGULAR SUBDIVISIONS LOTS. BOUNDARY SURVEYS OF PROPERTIES NOT A PART OF A REGULAR SUBDIVISION ARE BASED UPON TITLE INFORMATION PROVIDED BY THE PARTY REQUESTING THE SURVEY. BOUNDARY SURVEY PLATS REFLECT INFORMATION DISCOVERED BY THE SURVEYOR IN THE NORMAL COURSE OF WORK AND DOES NOT NECESSARILY SHOW EVERY POSSIBLE CONDITION AFFECTING THE PROPERTY. EASEMENTS, SERVITUDES, BUILDING ORDINANCES, ZONING, AND OTHER LEGAL ENCUMBERMENTS MAY EXIST. CONSULT A TITLE ATTORNEY IF YOU WISH TO DISCOVER ALL THE LEGAL ENCUMBERMENTS ATTACHED TO ANY PROPERTY.

LEGAL DESCRIPTIONS OF LOTS CREATED BY THIS SUBDIVISION:

LEGAL DESCRIPTION: LOT "A", AS PER SURVEY DIMENSIONS

A PARCEL OF LAND SITUATED AND BEING LOCATED IN THE WIDOW N LADNER CLAIM, TOWNSHIP 8 SOUTH, RANGE 11 WEST AND RANGE 12 WEST, CITY OF LONG BEACH SECTION BLOCK 3, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH THE BEARINGS BEING BASED ON STATE PLANE GRID NORTH:

COMMENCING AT AN IRON ROD FOUND AT THE INTERSECTION OF THE NORTH MARGIN OF E. OLD PASS ROAD WITH THE EAST MARGIN OF LOUISIANA AVENUE, THENCE ALONG SAID EAST MARGIN OF LOUISIANA AVENUE, N28°30'40"W 150.08' TO AN IRON ROD FOUND; THENCE S59°30'25"W 40.02' TO AN IRON ROD SET ON THE WEST MARGIN OF LOUISIANA AVENUE; THENCE ALONG SAID WEST MARGIN OF LOUISIANA AVENUE, N28°32'53"W 75.00' TO AN IRON ROD SET AT THE POINT OF BEGINNING; THENCE S59°30'47"W 152.13' TO AN IRON ROD SET; THENCE N28°28'00"W 75.02' TO AN IRON ROD FOUND; THENCE N59°31'09"E 152.02' TO AN IRON ROD SET ON THE WEST MARGIN OF LOUISIANA AVENUE; THENCE ALONG SAID WEST MARGIN, S28°32'53"E 75.00' TO THE POINT OF BEGINNING, CONTAINING 11,400.91 SQUARE FEET.

LEGAL DESCRIPTION: LOT "B", AS PER SURVEY DIMENSIONS

A PARCEL OF LAND SITUATED AND BEING LOCATED IN THE WIDOW N LADNER CLAIM, TOWNSHIP 8 SOUTH, RANGE 11 WEST AND RANGE 12 WEST, CITY OF LONG BEACH SECTION BLOCK 3, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH THE BEARINGS BEING BASED ON STATE PLANE GRID NORTH:

COMMENCING AT AN IRON ROD FOUND AT THE INTERSECTION OF THE NORTH MARGIN OF E. OLD PASS ROAD WITH THE EAST MARGIN OF LOUISIANA AVENUE; THENCE ALONG SAID EAST MARGIN OF LOUISIANA AVENUE, N28°30'40"W 150.08' TO AN IRON ROD FOUND; THENCE S59°30'25"W 40.02' TO AN IRON ROD SET ON THE WEST MARGIN OF LOUISIANA AVENUE, BEING THE POINT OF BEGINNING; THENCE S59°30'25"W 152.23' TO A 1" IRON PIPE FOUND; THENCE N28°28'00"W 75.02' TO AN IRON ROD SET; THENCE N59°30'47"E 152.13' TO AN IRON ROD SET ON THE WEST MARGIN OF LOUISIANA AVENUE; THENCE ALONG SAID WEST MARGIN, S28°32'53"E 75.00' TO THE POINT OF BEGINNING, CONTAINING 11,408.92 SQUARE FEET.

CLIENT: DONALD FRAZER  
DATE OF FIELD WORK:  
4/21/2017  
DRAWN BY: CAC  
JOB NUMBER: 17208.dwg

PREPARED BY:

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

SHEET 3 OF 4

**MINUTES OF MAY 11, 2017  
PLANNING COMMISSION**

A RESUBDIVISION OF A PARCEL OF LAND BEING A 9,732.03 SQ.FT.  
PARCEL, CITY OF LONG BEACH, FIRST JUDICIAL DISTRICT OF  
HARRISON COUNTY, MISSISSIPPI, INTO LOTS "A" AND "B". SAID  
PARCEL BEING REFERRED TO AS TAX PARCEL NO.  
0611P-01-0001.001

**CERTIFICATE OF OWNERSHIP**

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

    *DC*                              05-03-17      
OWNER                              DATE

Subscribed and sworn to before me, in my presence this 3 day of May 2017, a Notary Public in and for the County of Harrison, State of Mississippi.



NOTARY PUBLIC

My Commission Expires:     *Virginia E Risier*    

**CERTIFICATE OF APPROVAL**

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

\_\_\_\_\_  
ADMINISTRATOR                      DATE

**PLANNING COMMISSION**

Approved by the City of Long Beach Planning Commission at the regular meeting of said Commission held on the \_\_\_\_\_ day of \_\_\_\_\_ 2017.

\_\_\_\_\_  
Planning Commission Chairman                      Date

**ACCEPTANCE**

Submitted to and approve by the City of Long Beach, Board of Aldermen, at the regular meeting of said Board of Aldermen held on the \_\_\_\_\_ day of \_\_\_\_\_ 2017.

ADOPT:                              ATTEST:  
  
\_\_\_\_\_  
MAYOR                              CITY CLERK

**CERTIFICATE OF SURVEY AND ACCURACY**

I, CLIFFORD A. CROSBY, PROFESSIONAL LAND SURVEYOR IN AND FOR THE STATE OF MISSISSIPPI, DO HEREBY CERTIFY THAT THE FOREGOING PLAT AND DESCRIPTIONS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT ALL MONUMENTS SHOWN ON THIS SURVEY ACTUALLY EXIST AS LOCATED AND THAT ALL DIMENSIONAL AND OTHER DATA SHOWN ARE CORRECT. I ALSO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARDS FOR LAND SURVEYING IN THE STATE OF MISSISSIPPI".

WITNESS MY SIGNATURE AND SEAL THIS 26<sup>th</sup> DAY OF APRIL, 2017.

    *Clifford A. Crosby*      
CLIFFORD A. CROSBY, MS PLS 2539



CLIENT: DONALD FRAZER  
DATE OF FIELD WORK:  
4/21/2017  
DRAWN BY: CAC  
JOB NUMBER: 17208.dwg

PREPARED BY:

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

SHEET 4 OF 4

**MINUTES OF MAY 11, 2017  
PLANNING COMMISSION**

After consideration Commissioner Hansen made motion seconded by Commissioner Fischer and unanimously carried recommending approval of the resubdivision as submitted.

\*\*\*\*\*

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

APPROVED:

\_\_\_\_\_  
Commission Chairman, Frank Olaiivar

Date:\_\_\_\_\_

ATTEST:

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Veronica Howard, Minutes Clerk