

MINUTES OF APRIL 27, 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 27th of April 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 Olaivar, Commissioners Donald Frazer, Chris Carrubba, Jeff Hansen, Ron Robertson, and minutes Clerk Veronica Howard.

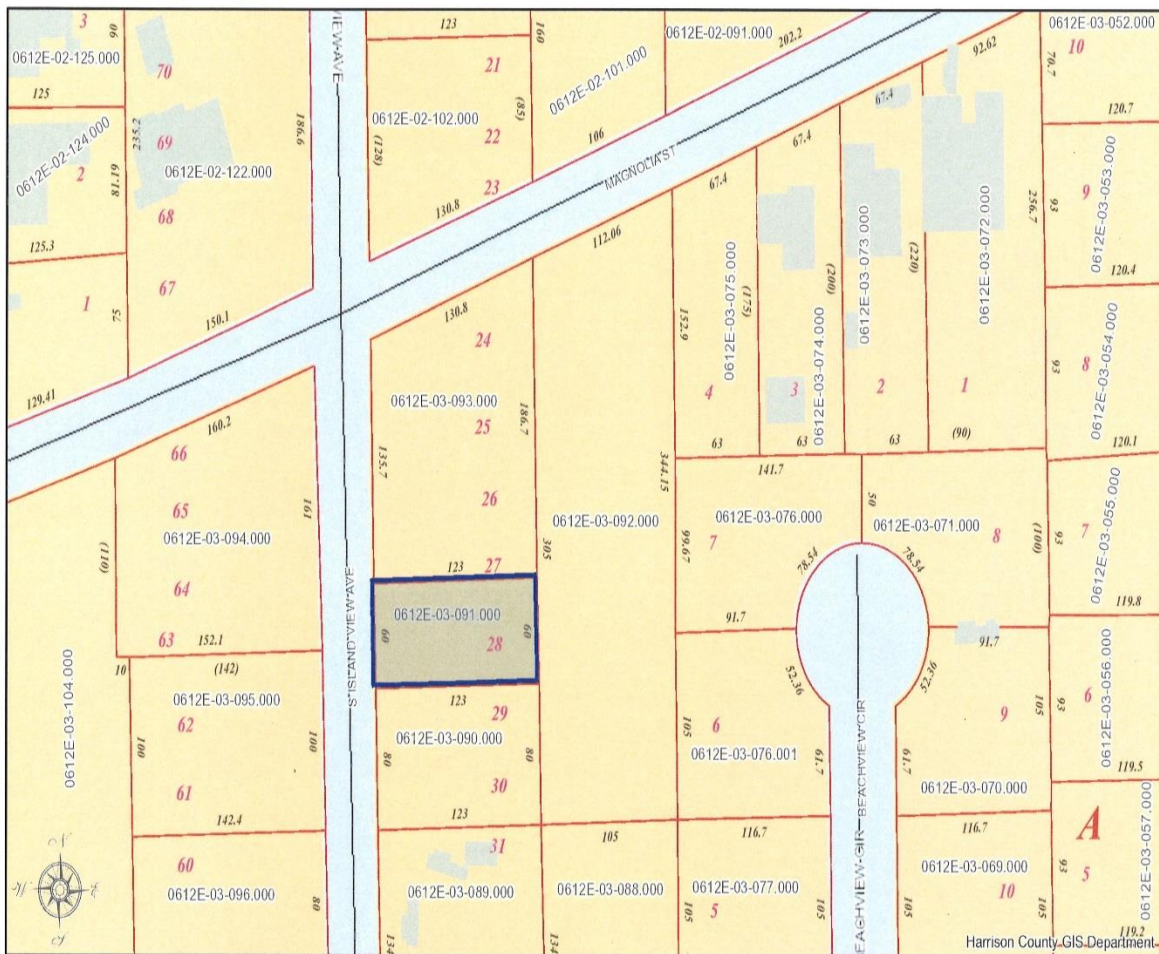
Commissioner(s) Randy Fischer and Nicholas Brown were absent the public hearing.

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

* * *

The 1st public hearing was called to order to consider a short-term rental for property located at 203 South Island View Avenue, tax parcel #0612E-03-091.000, submitted by Wand Cazaubon as follows:

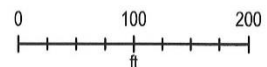
203 South Island View Ave - Tax Parcel 0612E-03-091.000



HARRISON COUNTY, MISSISSIPPI

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

MAP DATE: April 27, 2017



**MINUTES OF APRIL 27, 2017
PLANNING COMMISSION**

CITY OF LONG BEACH, MISSISSIPPI							
APPLICATION FOR SHORT-TERM RENTAL							
PHYSICAL ADDRESS: 201 JEFF DAVIS AVENUE LONG BEACH, MS 39560	PHONE: (228) 863-1554 FAX: (228) 863-1558	MAILING ADDRESS: POST OFFICE BOX 929 LONG BEACH, MS 39560					
PROPERTY INFORMATION:							
ADDRESS: <u>203 S. ISLAND VIEW AVE. LONG BEACH, MS 39560</u> Tax Parcel # <u>0612E-03-091.000</u> <small>(Location of Short-Term Rental)</small>							
OWNER'S INFORMATION:							
Property Owner's Name: <u>WANDA ANN CAZAUBON</u>							
Property Owner's Address: <u>5221 CRESTWOOD DR. KNOXVILLE, TN 37914</u>							
Property Owner's Mailing Address, if different from above:							
	City	State, Zip					
Property Owner's Phone No: <u>228-617-6226</u> Email Address: <u>wandawoo46@gmail.com</u>							
Is there a homeowner's association for the neighborhood? <u>NO</u> If so, please provide written statement of support of short term rental?							
PROPERTY MANAGER INFORMATION:							
Property Manager's Name: <u>DORFEN (DEE) HERRING</u>							
Property Manger's Address: (Must be a local contact)							
<u>207 S. ISLAND VIEW AVE</u>	<u>LONG BEACH</u>	<u>MS 39560</u>					
	City	State, Zip					
Property Manager's Phone No.: <u>228-731-0435</u> Email Address: <u>lbjat@hotmail.com</u>							
PLEASE PROVIDE THE FOLLOWING:							
<ul style="list-style-type: none"> • Mississippi Sales Tax ID # <u>1352-3679</u> • Recorded Warranty Deed • Parking Rules & Plan • Trash Management Plan • Copy of Proposed Rental Agreement • Proof of Liability Insurance, which included short term rental coverage 							
ADDITIONAL INFORMATION:							
<ul style="list-style-type: none"> • OWNERSHIP: Please provide a recorded warranty deed • FEES: \$200, nonrefundable application fee, plus mailing cost. \$100, yearly renewable fee. Checks should be made payable to the City of Long Beach. • LICENSE: A Privilege Tax License must be applied and paid for after approval (\$20/yearly fee). • INCOMPLETE APPLICATIONS will not be processed. 							
AFFIDAVIT							
I HEREBY CERTIFY THAT I HAVE READ THIS APPLICATION AND THAT ALL INFORMATION CONTAINED HEREIN 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.							
<u>WANDA ANN CAZAUBON</u>	<u>Wanda Ann Cazaubon</u>	<u>2-22-2017</u>					
PRINT NAME	SIGNATURE	DATE					
BELOW IS FOR OFFICE USE ONLY							
Maximum Occupancy:	Maximum Vehicles allowed:	Number of bedrooms:	Number of people home can accommodate:				
<u>3</u>	<u>2</u>	<u>2</u>					
I AFFIRM THAT THE APPLICANT IS IN COMPLIANCE WITH ALL APPLICABLE ZONING REQUIREMENTS, BUILDING & FIRE CODES; AND THAT ALL APPLICABLE TAXES, FEES AND OTHER CHARGES HAVE BEEN PAID.							
Building Official Signature: <u>[Signature]</u>		Date: <u>3/30/17</u>					
Fire Inspector Signature: <u>[Signature]</u>		Date: <u>3/30/17</u>					
COMMENTS: _____							
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>Date Received: <u>2/22/2017</u></td> </tr> <tr> <td>Agenda Date: <u>4/27/2017</u></td> </tr> <tr> <td>Amount Due/Paid: <u>\$200</u></td> </tr> <tr> <td>Check #: <u>5169</u></td> </tr> </table>				Date Received: <u>2/22/2017</u>	Agenda Date: <u>4/27/2017</u>	Amount Due/Paid: <u>\$200</u>	Check #: <u>5169</u>
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Amount Due/Paid: <u>\$200</u>							
Check #: <u>5169</u>							

**MINUTES OF APRIL 27, 2017
PLANNING COMMISSION**

**PETITE MAISON BLEUE
“LITTLE BLUE COTTAGE”**

203 SOUTH ISLAND VIEW AVENUE

LONG BEACH, MS 39560

228-617-6226

wandawoo46@gmail.com

Welcome to my little blue cottage. Please note the following guidelines that I ask you to please follow.

No pets allowed

No smoking allowed in the cottage

No loud music

No parties

Limit 5 guests. Extra guests must be approved

Parking will be off street, in the driveway and under carport.

Garbage and recycle bins are located behind back porch next to carport.

Garbage and recycle pick up is on Monday & Thursday, please put bins out by street to the front of the cottage on those days.

Thermostat is located on the wall in the hallway. Please keep temperature at 70 degrees.

Dish T.V.: use large remote control , press power button on upper right to turn on.

WI-FI is Verizon jetpack. Name is Verizon MiFi551. Password is 55163536.

Police and Fire dept. 228-863-7292

Emergency 911

Owners Telephone # 228-617-6226

Rental Managers Telephone # 228-731-0435

**MINUTES OF APRIL 27, 2017
PLANNING COMMISSION**



EVIDENCE OF PROPERTY INSURANCE

DATE (MM/DD/YYYY)
02/21/17

THIS EVIDENCE OF PROPERTY INSURANCE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE ADDITIONAL INTEREST NAMED BELOW. THIS EVIDENCE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS EVIDENCE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE ADDITIONAL INTEREST.

AGENCY ALLEN & SMITH INSURANCE AGENCY 2121 PASS ROAD Gulfport, MS 39501		PHONE (A/C, No, Ext): (228)868-9270	COMPANY AMERICAN RELIABLE 8655 E VIA DE VENTURA SCOTTSDALE AZ 85258	
FAX (A/C, No): (228)868-2168		E-MAIL ADDRESS: cmerrill@allen-smith-ins.com		
CODE: AGENCY CUSTOMER ID #:		SUB CODE:		
INSURED WANDA CAZAUBON 203 S ISLAND VIEW LONG BEACH MS 39560		LOAN NUMBER	POLICY NUMBER AMS0000504118	
		EFFECTIVE DATE 02/21/17	EXPIRATION DATE 02/21/18	<input type="checkbox"/> CONTINUED UNTIL TERMINATED IF CHECKED
THIS REPLACES PRIOR EVIDENCE DATED:				

PROPERTY INFORMATION

LOCATION/DESCRIPTION
 203 S ISLAND VIEW
 LONG BEACH, MS 39560

THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS EVIDENCE OF PROPERTY INSURANCE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.


COVERAGE INFORMATION	PERILS INSURED	BASIC	BROAD	<input checked="" type="checkbox"/> SPECIAL	AMOUNT OF INSURANCE	DEDUCTIBLE
DWELLING PROPERTY/DP-2/RC LIABILITY					90,000 500,000	1,000

REMARKS (Including Special Conditions)

LIABILITY COVERS FOR SHORT TERM RENTAL

CANCELLATION
 SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

ADDITIONAL INTEREST

NAME AND ADDRESS WANDA CAZAUBON 203 S ISLAND VIEW LONG BEACH, MS 39560	<input type="checkbox"/> ADDITIONAL INSURED	<input type="checkbox"/> LENDER'S LOSS PAYABLE	<input type="checkbox"/> LOSS PAYEE
	<input type="checkbox"/> MORTGAGEE		
	LOAN #		
AUTHORIZED REPRESENTATIVE 			

ACORD 27 (2016/03)

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MINUTES OF APRIL 27, 2017
PLANNING COMMISSION

STATE OF MISSISSIPPI
RETAIL SALES TAX PERMIT

Issued To: WANDA A CAZAUBON
5221 CRESTWOOD DR
KNOXVILLE TN 37914-5169

Permit Number: 200-12400-8

Sales Account: 1352-3679

Business Name: WANDA ANN CAZAUBON-SHORT
TERM RENTAL

Permit Location:

203 S ISLAND VIEW AVE
LONG BEACH, MS 39560

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

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

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

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

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

Letter ID: L0678617984

Date Issued: February 17, 2017

Issued By: _____

Herb Frierson
Herb Frierson, Commissioner

NOT TRANSFERABLE

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

MINUTES OF APRIL 27, 2017
PLANNING COMMISSION

JOHN MCALAM
CLERK CHANCERY COURT
HARRISON COUNTY, MISS.
First Judicial District
By *Edna Coleman*

STATE OF MISSISSIPPI COUNTY OF HARRISON BOOK 1495 PAGE 608

ENTERED ON COMPUTER

QUITCLAIM DEED

FOR AND IN CONSIDERATION the sum of TEN DOLLARS (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, the undersigned Wanda Ann Cazaubon, Grantor, does hereby sell, convey and quitclaim unto Wanda Ann Cazaubon, as Trustee of the Wanda Ann Cazaubon Revocable Trust, under Trust Agreement dated April 26, 2000, Grantee, to be held and administered as a part of such trust, all of Grantor's rights, title and interest in and to the following described land and property, lying and being situated in the First Judicial District of Harrison County, Mississippi, to wit:

The South 1/2 of Lot 27 and all of Lot 28 of HOMELAND ADDITION to the Town of Long Beach as per map or plat thereof on file and of record in Plat Book 13, Page 5 of the Records of Plats of Harrison County, Mississippi.

together with all improvements situated thereon and all appurtenances thereunto belonging.

This conveyance is made subject to any prior reservation of oil, gas and other minerals and any restrictions or other matters of record.

Grantor represents that she is not married as of the date hereof.

That Certificate of Trust Agreement describing the Wanda Ann Cazaubon Revocable Trust, and dated April 26, 2000 is hereby amended by incorporating therein the property described above.

BOOK 1495 PAGE 609

Taxes for the current year are assumed by the Grantee.

WITNESS MY SIGNATURE, this the 8th day of May, 2000.

Wanda Ann Cazaubon
Wanda Ann Cazaubon, Grantor

ACKNOWLEDGMENT

STATE OF MISSISSIPPI
COUNTY OF HARRISON

Personally appeared before me, the undersigned authority in and for the said county and state, on this 8th day of May, 2000, within my jurisdiction, the within named Wanda Ann Cazaubon, who acknowledged that she executed and delivered the above and foregoing instrument.

Katherine Newbaker
NOTARY PUBLIC

KATHERINE ANN NEWBAKER
NOTARY PUBLIC
HARRISON COUNTY

My Commission Expires:
NOTARY PUBLIC STATE OF MISSISSIPPI AT LARGE
MY COMMISSION EXPIRES: Nov. 17, 2009
BONDED THROUGH NOTARY PUBLIC UNDERWRITERS

Grantor:
Wanda Ann Cazaubon
203 S. Island View
Long Beach, Mississippi 39560
Tel: 228-864-6226

Grantee:
Wanda Ann Cazaubon, Trustee
203 S. Island View
Long Beach, Mississippi 39560
Tel: 228-864-6226

Prepared By and Return to:
Kaleel "Teal" Salloum, Jr.
Salloum Law Firm, PLLC
Post Office Box 1717
Gulfport, Mississippi 39502
Tel: (228) 863-6727

MINUTES OF APRIL 27, 2017 PLANNING COMMISSION

The clerk reported that eleven (11) 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**.

Wanda Cazaubon, 5221 Crestwood Drive, Knoxville, Tennessee 37914 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 203 South Island View Avenue, Long Beach, Mississippi 39560, tax parcel number 0612E-03-091.000. The legal description is as follows:

The South ½ of Lot 27 and all of Lot 28 HOMELAND ADDITION to the Town of Long Beach as per map or plat thereof on file and of record in Plat Book 13, Page 5 of the Records of Plats of Harrison County, Mississippi.

A public hearing to consider the above short-term rental will be held in the City of Long Beach, Mississippi 39560, Thursday, April 27, 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 APRIL 27, 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 5, 2017, she did cause to be mailed, Notice of Public Hearing, a copy of which is attached hereto, to 11 property owners within 200' of 203 South Island View Avenue – Tax Parcel No. 0612E-03-091.000 notifying them that a public hearing will be held, April 27, 2017, to consider an application for a Short-term Rental filed by Wanda Cazaubon.

Given under my hand this the 5th of April, 2017.


REBECCA E. SCHRUFF, AFFIANT

SWORN TO AND SUBSCRIBED before me on this the 5th day of April 2017.

-My Commission Expires-


NOTARY PUBLIC



**MINUTES OF APRIL 27, 2017
PLANNING COMMISSION**

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., 186 dated 7 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

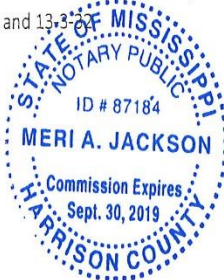
Clerk

Sworn to and subscribed before me this 7 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.
Wanda Cazaubon, 5221 Crestwood Drive, Knoxville, Tennessee 37914 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 203 South Island View Avenue, Long Beach, Mississippi 39560, tax parcel number 0612E-03-091.000. The legal description is as follows:
The South 1/2 of Lot 27 and all of Lot 28 HOMELAND ADDITION to the Town of Long Beach as per map or plat thereof on file and of record in Plat Book 13, Page 5 of the Records of Plats of Harrison County, Mississippi.
A public hearing to consider the above short-term rental will be held in the City of Long Beach, Mississippi 39560, Thursday, April 27, 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
ADV7,1FRI
1586121

MINUTES OF APRIL 27, 2017 PLANNING COMMISSION

Wanda Cazaubon, came forward to reiterate the application. She stated that they were in receipt of a copy of the short-term rental ordinance #622.

* * *

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

* * *

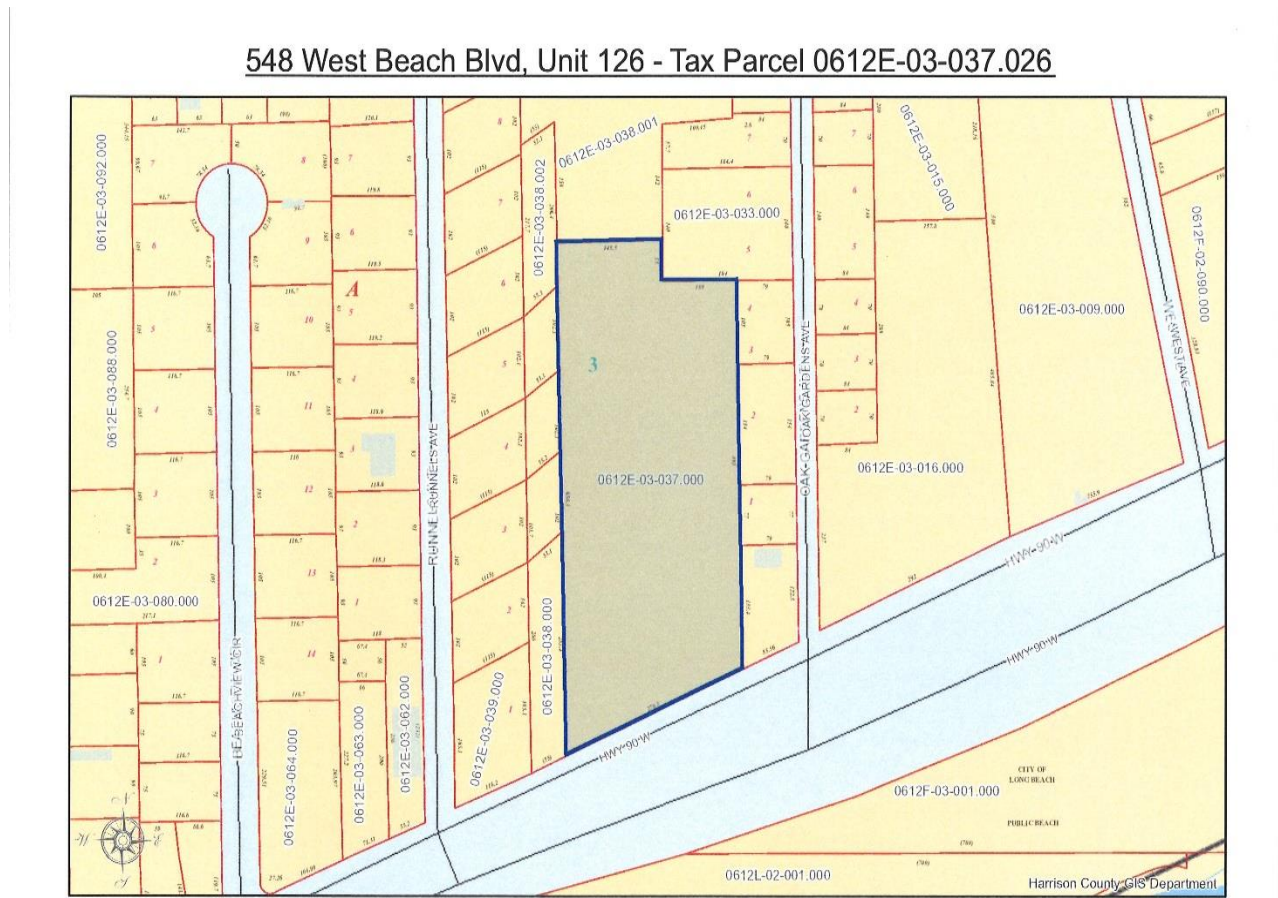
Commission Chairman called for anyone speaking in opposition of the request, no one came forward to be heard.

* * *

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

Commissioner Carrubba made motion seconded by Commissioner Robertson and unanimously carried, recommending approval of the short-term rental.

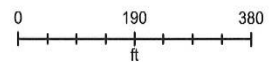
The 2nd public hearing was called to order to consider a short-term rental for property located at 548 West Beach Boulevard, Unit 126, tax parcel 0612E-03-037.026, submitted by Gerald and Lana Filkins as follows:



HARRISON COUNTY, MISSISSIPPI

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MAP DATE: April 27, 2017



MINUTES OF APRIL 27, 2017 PLANNING COMMISSION

CITY OF LONG BEACH, MISSISSIPPI											
APPLICATION FOR SHORT-TERM RENTAL											
PHYSICAL ADDRESS: 201 JEFF DAVIS AVENUE LONG BEACH, MS 39560	PHONE: (228) 863-1554 FAX: (228) 863-1558	MAILING ADDRESS: POST OFFICE BOX 929 LONG BEACH, MS 39560									
PROPERTY INFORMATION:											
ADDRESS: <u>548 W. Beach Blvd. #126</u> <small>(Location of Short-Term Rental)</small>		Tax Parcel # <u>062503077.026</u>									
OWNER'S INFORMATION:											
Property Owner's Name: <u>Jerry + LANA F. Kins</u>											
Property Owner's Address: <u>N 7456 Cty. Rd. GA Prescott, Wi. 54021</u>											
Property Owner's Mailing Address, if different from above: <u>SAME</u>											
Property Owner's Phone No. <u>651-303-3235</u>	Email Address: <u>tinarsoldfarm1@afl.net</u>										
Is there a homeowner's association for the neighborhood? <u>Y</u> If so, please provide written statement of support of short term rental?											
PROPERTY MANAGER INFORMATION:											
Property Manager's Name: <u>Paul Esculano</u>											
Property Manger's Address: (Must be a local contact) <u>Biloxi Ms. 39530</u>											
Property Manager's Phone No. <u>601-397-3781</u>	Email Address: <u>pesculano@yahoo.com</u>										
PLEASE PROVIDE THE FOLLOWING:											
<input checked="" type="checkbox"/> Mississippi Sales Tax ID # <u>1329-4227</u> <input checked="" type="checkbox"/> Recorded Warranty Deed <input checked="" type="checkbox"/> Parking Rules & Plan <input checked="" type="checkbox"/> Trash Management Plan <input checked="" type="checkbox"/> Copy of Proposed Rental Agreement <input checked="" type="checkbox"/> Proof of Liability Insurance, which included short term rental coverage											
ADDITIONAL INFORMATION:											
<input checked="" type="checkbox"/> OWNERSHIP: Please provide a recorded warranty deed <ul style="list-style-type: none"> • FEES: \$200, nonrefundable application fee, plus mailing cost. \$100, yearly renewable fee. Checks should be made payable to the City of Long Beach. • LICENSE: A Privilege Tax License must be applied and paid for after approval (\$20/yearly fee). • INCOMPLETE APPLICATIONS will not be processed. 											
AFFIDAVIT											
I HEREBY CERTIFY THAT I HAVE READ THIS APPLICATION AND THAT ALL INFORMATION CONTAINED HEREIN 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.											
Gerald D. Filkins		3-31-17									
PRINT NAME	SIGNATURE	DATE									
BELOW IS FOR OFFICE USE ONLY											
Maximum Occupancy:	Maximum Vehicles allowed:	Number of bedrooms:	Number of people home can accommodate:								
<u>FOUR</u>	<u>TWO</u>	<u>TWO</u>									
I AFFIRM THAT THE APPLICANT IS IN COMPLIANCE WITH ALL APPLICABLE ZONING REQUIREMENTS, BUILDING & FIRE CODES; AND THAT ALL APPLICABLE TAXES, FEES AND OTHER CHARGES HAVE BEEN PAID.											
Building Official Signature: <u>John Guston</u>		Date: <u>3/31/17</u>									
Fire Inspector Signature: <u>Ang Skelton / AIC</u>		Date: <u>3/31/17</u>									
COMMENTS: _____											
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Check #: <u>9392</u>											

MINUTES OF APRIL 27, 2017 PLANNING COMMISSION

BEAU CLAIR HOMEOWNERS ASSOCIATION

April 25, 2017

**VIA HAND DELIVERY
AND US MAIL**

548 W Beach Boulevard
Long Beach, MS
39560

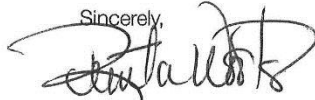
City of Long Beach, Mississippi
Post Office Box 929
Long Beach, MS 39560

Re: Short Term Rentals

Dear Sirs,

Please be advised that the Beau Clair Homeowners Association allows rentals less than 30 days.

Sincerely,



Renita Woods

Vice President, BCHA

Booking Confirmation

HI,

Thank you for choosing our home for your vacation. We hope that you have a pleasant stay.

The property is located at:

548 WEST BEACH BLVD
LONG BEACH, MS 39560
UNIT# 126

Your confirmation is as follows:

Check-in date: after 4:00P
Check-out date: by 10:00AM

Number of adults: FOUR

Please Read and E/mail the agreement back to us.

Thanks, and have a great vacation!

RENTAL RULES

1. Smoking is allowed outside only.
2. People other than those in the Guest party set forth above may not stay overnight in the property. Any other person in the property is the sole responsibility of Guest.
3. All of the units are privately owned; the owners are not responsible for any accidents, injuries or illness that occurs 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.
4. Keep the property and all furnishings in good order
5. Only use appliances for their intended uses
6. Pets are NOT allowed.
7. **PARKING** – Parking is limited to 2 vehicle(s). **AS CLOSE 2 UNIT AS POSSIBLE!** Vehicles parked in any of the parking areas Parking on the road is not

MINUTES OF APRIL 27, 2017 PLANNING COMMISSION

permitted. Any illegally parked cars are subject to towing; applicable fines/towing fees are the sole responsibility of the vehicle owner.

8. Housekeeping: There is no daily housekeeping service. While linens and bath towels are included in the unit, daily maid service is not included in the rental rate. We suggest you bring beach towels. We do not permit towels or linens to be taken from the units.

9. Storms:

Option A: If there is a storm or hurricane, no refunds will be given unless:

- The state or local authorities order mandatory evacuations in a "Tropical Storm/Hurricane Warning area" and/or
- A "mandatory evacuation order has been given for the Tropical Storm/Hurricane Warning" area of residence of a vacationing guest.
- The day that the authorities order a mandatory evacuation order in a "Tropical Storm/Hurricane Warning," area, we will refund:
 - Any unused portion of rent from a guest currently registered;
 - Any unused portion of rent from a guest that is scheduled to arrive, and wants to shorten the stay, to come in after the Hurricane Warning is lifted; and
 - Any advance rents collected or deposited for a reservation that is scheduled to arrive during the "Hurricane Warning" period.

10. **Trash**: Trash bins are behind swimming pool, please empty all trash before you leave!

PLEASE READ AND E/MAIL THIS BACK TO US!

PAUL IS OUR CONTACT AT BEAU CLAIR AND HE LIVES IN BILOXI
HIS PHONE# IS: 601-347-3781. ANY PROBLEMS CALL US OR PAUL.

ELAINE LIVES ACROSS THE WAY IN UNIT 103 SHE KEEPS AN
EYE ON THINGS AND CAN GET EXTRA KEYS IF YOU NEED THEM.

KEY BOX CODE IS: 1007

WIFI CODE:

LOOK FOR: MOTOROLA-D97D7

PASSWORD: 6c97538cea

HOUSEKEEPING CONTACT IS MICHELE 228/263/5551

PROBLEMS OR QUESTIONS CALL
JERRY & LANA 651-303-3235 THX

MINUTES OF APRIL 27, 2017
PLANNING COMMISSION

Filing Frequency Change



GERALD DAVID FILKINS
N7456 COUNTY ROAD QQ
PRESCOTT WI 54021-7304

Date: January 19, 2017
Letter ID: L1283588992
Account #: 1329-4227

Beginning with the 2017 return, your Sales Tax return is due annually. This change is due to the amount of your tax payments for the above account.

Sales Tax annual returns and payments are due on or before the 20th of the month following each calendar year (January 20). Please file your return and pay your tax online through TAP. Go to www.dor.ms.gov and click on "Taxpayer Access Point."

If you have any questions, you may contact us at the below number.

Sincerely,
Tax Administrator

P.O. Box 1033 Jackson, MS 39215-1033 Phone: (601) 923-7700 Fax: (601) 923-7714

Form # rL0006 v. V9 3

Visit www.dor.ms.gov for tax information and online filing. If you call, please have this letter with you.

**MINUTES OF APRIL 27, 2017
PLANNING COMMISSION**



POLICY NUMBER: 0F2000184

SAFECO INSURANCE COMPANY OF AMERICA
Home Office: 62 Maple Ave, Keene, NH 03431 (A stock insurance company.)
LANDLORD PROTECTION POLICY DECLARATIONS - CONDOMINIUM FORM

INSURED:
GERALD FILKINS
LANA FILKINS
COUNTY RD QQ
PRESCOTT WI 54021

AGENT:
HUB INTERNATIONAL GULF SOUTH
12260 INTRAPLEX PARKWAY
GULFPORT MS 39503-4642

TELEPHONE: 1-228-897-6700

DESCRIBED LOCATION:
548 W BEACH BLVD APT 126
LONG BEACH MS 39560-5965

POLICY PERIOD FROM: OCT. 29 2016
TO: OCT. 29 2017

MORTGAGE SERVICING AGENCY:
NONE

1ST MORTGAGEE:
NONE

OCCUPANCY: TENANT

LOAN NO.: NONE

COVERAGES FOR THIS LOCATION		LIMITS	DEDUCTIBLE	PREMIUM
A CONDO UNIT	FIRE	\$ 17,000		\$ 33.00
	BROAD			52.00
C PERSONAL PROPERTY	FIRE	\$ 24,700		\$ 37.00
	BROAD			102.00
INCLUDED:				
ORDINANCE OR LAW COVERAGE		\$ 1,700		INCL
OPTIONS:				
LOSS OF RENT AND RENTAL VALUE		\$ 20,000		\$ 99.00
H-PREMISES LIABILITY (EACH OCCURRENCE)		\$ 500,000		\$ 42.00
PERS. INJURY, WRONGFUL EVICTION, PRIVACY INVASION				INCL
MEDICAL PAYMENTS (EACH PERSON)		\$ 3,000		
B-ON PREMISES THEFT		\$ 1,000		\$ 14.00
G-LOSS ASSESSMENT		\$ 50,000		\$ 14.00
CREDITS:				
WIND OR HAIL EXCLUSION				INCL
DEDUCTIBLES:				
PROPERTY COVERAGES, EXCEPT AS OTHERWISE NOTED			\$ 1,000	
DWELLING ANNUAL PREMIUM				\$ 393.00

You may pay your premium in full or in installments. There is no installment fee for the following billing plans: Full Pay. Installment fees for all other billing plans are listed below. If more than one policy is billed on the installment bill, only the highest fee is charged. The fee is:
 \$2.00 per installment for recurring automatic deduction (EFT)
 \$5.00 per installment for recurring credit card or debit card
 \$5.00 per installment for all other payment methods

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

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

5127 *000000090010300001000672126*



ORIGINAL

P-4200/EP 9/06
G3

MINUTES OF APRIL 27, 2017
PLANNING COMMISSION



[Signature]
1st Judicial District
Instrument 2009 7787 D -J1
Filed/Recorded 11 2 2009 3 P
Total Fees 12.00
2 Pages Recorded

PREPARED BY AND RETURN TO RILEY LAW FIRM
P O BOX 550 GULFPORT MS 39502 228-864-4511
Bar # 5359

GRANTOR:
Robert I Kessler and Lucille M. Kessler
4381 Willoughby Rd.
Holt, MI 48842
517-694-1582
GRANTEE:
Gerald D. Filkins, Trustee and Lana M. Filkins, Trustee
N7456 QQ Court Rd.
Prescott, WI 54021
715-425-6192



STATE OF MISSISSIPPI
COUNTY OF Harrison

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, the undersigned **Robert I Kessler and wife, Lucille M. Kessler**, do hereby sell, convey and warrant unto **Gerald D Filkins and Lana M Filkins Revocable Trust**, the following described land and property located and being situated in the First Judicial District of Harrison County, State of Mississippi and being more particularly described as follows, to-wit:

Unit No. 126, Beau Clair Condominiums as the same is recorded in Plat Book 34 at Page 27, according to the Plan of Condominium and Declaration of Covenants, Conditions, Restrictions and Exhibits thereto, dated October 11, 1984, and recorded in Deed Book 994, Page 253, in the office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi, together with an undivided 1/49th interest in and to the common areas of Beau Clair Condominium appurtenant to such Unit as such are defined in the aforesaid Plan of Condominium and Declaration of Covenants, Conditions, Restrictions and Exhibits thereto.

THIS CONVEYANCE is subject to any and all recorded restrictive covenants, rights of way, easements and the prior reservation of any oil, gas and other minerals.

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 agrees to pay to the Grantee, or its assigns, any deficit on an actual proration, and likewise, the Grantee agrees to pay to the Grantor, or its assigns, any amount overpaid by it.

MINUTES OF APRIL 27, 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**.

Gerald D. and Lana Filkins, N 7456 County Road QQ, Prescott, Wisconsin 54021 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 548 West Beach Boulevard, Unit 126, Long Beach, Mississippi 39560, tax parcel number 0612E-03-037.026. The legal description is as follows:

Unit No. 126, Beau Clair Condominiums as the same is recorded in Plat Book 34 at Page 27, according to the plan of condominium and Declaration of Covenants, Conditions, Restrictions and Exhibits thereto, dated October 11, 1984, and recorded in Deed Book 994, Page 253, in the office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi, together with an undivided 1/49th interest in and to the common areas of Beau Clair Condominium appurtenant to such Unit as such are define in the aforesaid Plan of Condominium and Declaration of Covenants, Conditions, Restrictions and Exhibits thereto.

A public hearing to consider the above short-term rental will be held in the City of Long Beach, Mississippi 39560, Thursday, April 27, 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 APRIL 27, 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 5, 2017, she did cause to be mailed, Notice of Public Hearing, a copy of which is attached hereto, to 77 property owners within 200' of 548 West Beach Boulevard, Unit 126 – Tax Parcel No. 0612E-03-037.026 notifying them that a public hearing will be held, April 27, 2017, to consider an application for a Short-term Rental filed by Gerald and Lana Filkins.

Given under my hand this the 5th of April, 2017.


REBECCA E. SCHRUFF, AFFIANT

SWORN TO AND SUBSCRIBED before me on this the 5th day of April 2017.

-My Commission Expires-


NOTARY PUBLIC



MINUTES OF APRIL 27, 2017 PLANNING COMMISSION

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NORMA ALLEN
408 2ND ST E
LONG BEACH MS 39560

APPLIED BUSINESS CONCEPTS LLC
C/O BEN RAGUSA
17991-A OLD PERKINS RD E
BATON ROUGE LA 70809

AREY WILLIAM
6956 WEATHERSFIELD RD
COLUMBUS GA 31904

CHARLES & TAMMY ASHWORTH
740 CHANNING WAY
CAMBDEN TN 38320

RANDY ASHWORTH & TAMMY REASONS
548 BEACH BLVD W
LONG BEACH MS 39560

TODD AYRES
7911 STACEY RD
CHARLESTOWN IN 47111

MICHAEL & JEANNE BARE
240 COUNTY RD #1978
MENTONE AL 35984

CHRISTINE BEATTIE
180 NICKEL LOOP
SLIDELL LA 70458

BEAU CLAIRE COMMUNITY ASSOC
548 BEACH BLVD W
LONG BEACH MS 39560

BEAU CLAIR PROPERTY LLC
C/O MO ELALIGHE
11200 EVA DR
GULFPORT MS 39503

DANIEL BERTHELOT
7439 RUE HENNI
BATON ROUGE LA 70806

CHRISTINE BLANTON
6100 SHETLAND DR
NEW ORLEANS LA 70131

NEAL & CAROLYN BRAUD
10024 CLOUDLAND DR
BATON ROUGE LA 70818

RALPH BRUNO
14035 TIGGY DUPLESSIS RD
GONZALES LA 70737

STEVEN DAHL & BRENDA BAUMGARTEN
4273 113TH ST
PLEASANT PRAIRIE WI 53158

STEVEN & KATHERINE DENNY
14202 S GATE HOUSE AVE
BATON ROUGE LA 70817

CLYDE DESCHAMP
548 BEACH BLVD W UNIT 120
LONG BEACH MS 39560

LINDA & DANNY ELLEDGE
4738 OLD LYNNE CT
DELUTH GA 30096

ELLIOTT HOMES LLC
PO BOX 7299
DIBERVILLE MS 39540

DONNA ELMORE & FRANK NANCE
1646 STATFORD LN
SARASOTA FL 34232

RANDOLPH & JOEDNA FAGAN
9108 W SIMMONS BAYOU
OCEAN SPRINGS MS 39564

ROGER & FAYE FEMRITE
548 BEACH BLVD W UNIT 134
LONG BEACH MS 39560

GERALD & LANA FILKINS
N7456 COUNTY RD QQ
PRESCOTT WI 54021

VICTOR & PAMELA FULHAM
20 STILT ST
NEW ORLEANS LA 70124

LLOYD FURLOW & WIFE
3502 COURTENAY CR
OCEAN SPRINGS MS 39564

RALPH & LENNICE GAMBINO
78108 HWY 14
BUSH LA 70431

JAMES & VICTORIA GARDNER
1503 THOMPSON RD
BAD AXE MI 48413

MARSHA GARDNER TRUST
1804 UTICA PIKE
JEFFERSONVILLE IN 47130

CONSTANCE GREMILLION
315 STEVENSON ST
LAFAYETTE LA 70501

MARIA & CHRISTOPHER HAEN
548 BEACH BLVD W UNIT 144
LONG BEACH MS 39560

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ROBERT HARDIN TRUSTEE
751 AVIGNON DR STE A
RIDGELAND MS 39157-5161

JOSEPH & VIRGINIA HARRITY
163 S MIDDLETON DR
CALABASH NC 28467

VIRGINIA HEAD
542 BEACH W UNIT B-2
LONG BEACH MS 39560

TIMOTHY & CHERYL IWANCZYK
109 LEFLEUR DR
SLIDELL LA 70460

JOSEPH JEFFERSON
7433 LIVE OAK WAY
PASS CHRISTIAN MS 39571

RONALD & JUDITH JENKINS
PO BOX 51226
LAFAYETTE LA 70505-1226

FRANK KELLER TRUSTEE
910 BURDETTE ST
NEW ORLEANS LA 70118

JAMES & ELIZABETH KENDRICK
339 SOUTHERN CR
GULFPORT MS 39507

MICHAEL & MARGARET KOSHENINA
6500 WOODLAKE DR UNIT 207
RICHFIELD MN 55423

JENNY LAFFERTY
103 CARROLL AVE
LONG BEACH MS 39560

STANLEY & JOANN LAMENDOLA
36549 SWAMP RD S
PRAIRIEVILLE LA 70769

JERRI LAUBE
611 COX AVE
HATTIESBURG MS 39402

LOUIS LOHAN
PO BOX 1529
LONG BEACH MS 39560

JULIUS LUCIANO
548 BEACH BLVD W UNIT 113
LONG BEACH MS 39560

RACHEL WEST MAHONE
1814 N 12TH AVE
PENSACOLA FL 32503

SCOTT & LENORA MARTIN
506 STANFORD AVE
BATON ROUGE LA 70808

VIRGINIA MARTINKA
808 MILLS AVE
GULFPORT MS 39501

MARK & SUSAN MATUCK
7021 CREEKSIDE RD
DOWNERS IL 60516

MICHAEL & JANELL MATUCK
2309 S 2ND AVE
NORTH RIVERSIDE IL 60546

TOMMY & JANIS MCCORMICK
239 WALTER RD
RIVER RIDGE LA 70123

LORNA MCELROY & B LYE
1029 PAIGE DR
MCCOMB MS 39648

WILLIMA & VANESSA MCGEE
127 LAKESIDE DR
CARRIERE MS 39426

PATRICK & LINDA MCGOVERN
928 COURTHOUSE RD #53
GULFPORT MS 39507

ROBERT & CHRISTINE MERTEN
548 BEACH BLVD W #110
LONG BEACH MS 39560

WENDELL MEYERS
10878 BALTIMORE PHILLIPSBURG RD
BROOKVILLE OH 45309

LILLIAN SATCHFIELD MICELLI
9106 VICTORIA CR
GULFPORT MS 39507

LESLIE NEWCOMB
6 ASHLEY CT
LONG BEACH MS 39560

NOVACORE LLC
2622 EAST ESTRELLA ST
GILBERT AZ 85296

JOHN PHILIP & MARYLIN OLIVARD
429 FLORIDA AVE
NEW ORLEANS LA 70124

EDGAR & ELIZABETH PATTERSON
583 HUMMINGBIRD CT
MERCED CA 95340

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JAMES & MARY PAULI
753 ST JAMES PARK AVE
MONROE MI 48161

PRICE LONG BEACH PROPERTIES LLC
7439 RUE HENRI
BATON ROUGE LA 70806

WILLIAM PUSATERI
4640 W BEACH BLVD UNIT C3
GULFPORT MS 39501

NORMA RAVETTO
548 BEACH BLVD W APT 106
LONG BEACH MS 39560

LARRY & RICHARD RODGERS
615 N SCREENLAND DR
BURBANK CA 91505

FRED & IMOGENE ROSENBAUM
3092 WESTMINISTER DR
BEAVERCREEK OH 45431

MARK & JAN ROSENBAUM
8201 ASCOT GLEN CT
LIBERTY TOWNSHIP OH 45044

CLYDE SCOTT & JUDY ANN LEONARD
5504 TAHOE DR
TUSCALOOSA AL 35406

VINOD SHARMA
17912 LOMOND BLVD
SHAKER HEIGHTS OH 44122

RICHARD SHERLIN
548 BEACH BLVD #139
LONG BEACH MS 39560

EDWARD & DIANA SUTHERLAND
7918 RENWOOD BLVD STE C
BATON ROUGE LA 70809

LOUIS & ELWANA THIBODEAUX
3449 TEZCUCCO DR
BATON ROUGE LA 70820

OSCAR & BARBARA TOLBERT
TOLBERT FAMILY JOINT REV TRUST
361 SPRATLEY AVE
BILOXI MS 39531

UPON THE ROCK RENTALS LLC
1530 HADDENHAM DR
CUMMING GA 30041-9363

KEVIN & PAMELA WALTERS
548 BEACH BLVD UNIT 115
LONG BEACH MS 39560

JUDITH WHITE
201 CENTRAL AVE
LONG BEACH MS 39560

EDWIN & RENITA WOODS
112 CAMDEN DR
VICKSBURG MS 39183

ELAIN YOUNG
548 BEACH BLVD UNIT 103
LONG BEACH MS 39560

**MINUTES OF APRIL 27, 2017
PLANNING COMMISSION**

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:

**LEGAL NOTICE
PUBLIC HEARING**
In accordance with Article XIX of the Comprehensive Long Beach Unified Land Ordinance 698 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.
Gerald D. and Lana Filkins, N 7456 County Road QO, Prescott, Wisconsin 54021 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 548 West Beach Boulevard, Unit 126, Long Beach, Mississippi 39560, tax parcel number 0612E-03-037.026. The legal description is as follows:
Unit No. 126, Beau Clair Condominiums as the same is recorded in Plat Book 34 at Page 27, according to the plan of condominium and Declaration of Covenants, Conditions, Restrictions and Exhibits thereto, dated October 11, 1984, and recorded in Deed Book 994, Page 253, in the office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi, together with an undivided 1/49th interest in and to the common areas of Beau Clair Condominium appurtenant to such Unit as such are define in the aforesaid Plan of Condominium and Declaration of Covenants, Conditions, Restrictions and Exhibits thereto.
A public hearing to consider the above short-term rental will be held in the City of Long Beach, Mississippi 39560, Thursday, April 27, 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
ADV7,1FRI
-1598120

Proof of Publication

STATE OF MISSISSIPPI

COUNTY OF HARRISON

Before me, the undersigned Notary of Harrison County, Mississippi personally appeared Crusta 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 Gulfoort, 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., 186 dated 7 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.

Crusta Brackett

Clerk

Sworn to and subscribed before me this 7 day of april, A.D., 2017

Latisha Price

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



**MINUTES OF APRIL 27, 2017
PLANNING COMMISSION**

Mr. Dick Shirlin came forward to represent the applicant and to reiterate the application.

* * *

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 no one came forward to be heard.

* * *

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

* * *

Commissioner Robertson made motion seconded by Commissioner Hansen and unanimously carried, recommending approval of the short-term rental, stating that the owner must update the property manager information with the Building Department.

Be it remembered that a regular meeting of Long Beach, Mississippi, was begun at 5:30 o'clock p.m., Thursday, the 27th day of April 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 Olaiivar, Commissioners Donald Frazer, Chris Carrubba, Jeff Hansen, Ron Robertson, and minutes Clerk Veronica Howard.

Commissioner(s) Randy Fischer and Nicholas Brown were absent the meeting.

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 Carrubba and unanimously carried to approve the regular meeting minutes of April 13, 2017, as submitted.

It came for consideration under unfinished business a variance request tabled from the April 13, 2017 public hearing for property located 115 West 3rd Street, tax parcel # 0612B-03-084.001 submitted by Tanua Huston.

After considerable discussion and review Commissioner Franzer made motion seconded by Commissioner Carrubba and uanimously carried to deny the request for variance, stating that

MINUTES OF APRIL 27, 2017 PLANNING COMMISSION

none of the provisions for granting a variance, stated in Section 61 of zoning ordinance 598, existed.

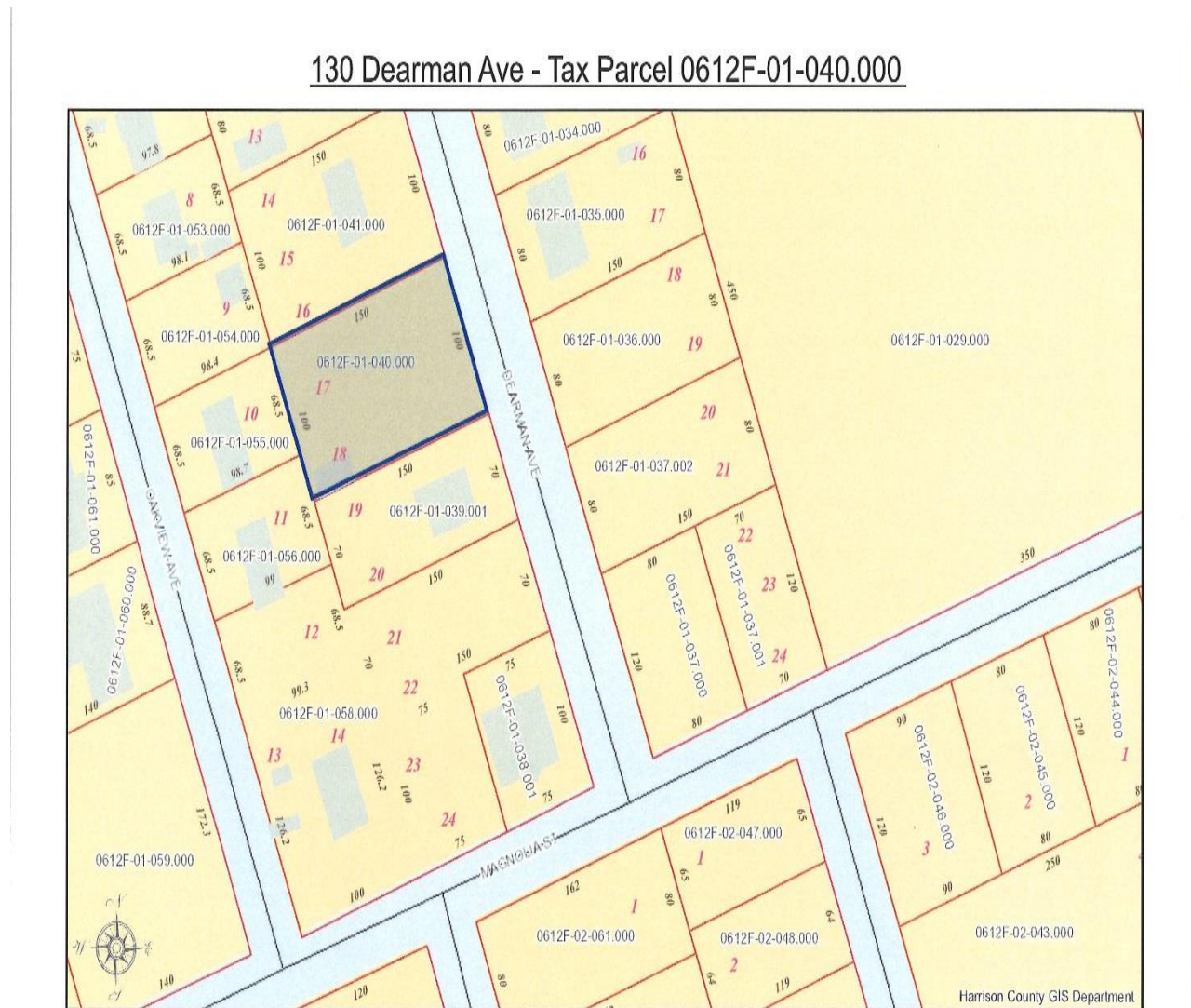
It came for discussion under unfinished business amending the zoning ordinance #598, Section 123 Zero Lot Line Development.

Work Session was scheduled for May 4, 2017; 5:30 p.m.; City Hall; Meeting Room; 201 Jeff Davis Avenue.

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

No action was taken or needed.

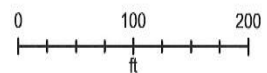
It came for approval a variance request for a sidewalk for property located at 130 Dearman Avenue, tax parcel # 0612F-01-040.000 submitted by Blane Sutton as follows:



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: April 27, 2017



MINUTES OF APRIL 27, 2017
PLANNING COMMISSION



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

Office use only
Date Received 4/5/2017
Zoning R-1
* Agenda Date 4/27/2017
Check Number 314

VARIANCE REQUEST

- I. Tax Parcel Number(s): 0612F-01-040.000
- II. Address of Property Involved: 130 DEARMAN AVE
- III. Statement clearly explaining the request being made. (Attach supplemental pages if necessary.)

SEE ATTACHED

****PLEASE COMPLETE THE FOLLOWING:**

- A. Describe any special condition that justify the granting of this request and that are peculiar to the property and do not apply to other properties in the general area. What are the reasons for the request and why the applicant cannot meet the stated code requirement? _____

SEE ATTACHED

- B. Describe how the special condition discussed above is not the result of actions taken by the applicant. Show that the applicant did not cause the need for this request. _____

SEE ATTACHED

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

SEE ATTACHED

- D. Show that denial of this request will deprive the applicant of rights commonly enjoyed by other properties in the general area and that the granting of this variance request will make possible the reasonable use of land while not conferring any special privilege. Outline how the subject of the variance is common in the area and if the applicant were to be denied this variance a right would be taken away which is granted to other properties. State how the variance makes reasonable use of the existing land and why the same action cannot be done in a way that does not require a variance. Show that granting of this variance does not give the applicant any special privileges that the properties in the area would find desirable. _____

SEE ATTACHED

**MINUTES OF APRIL 27, 2017
PLANNING COMMISSION**

130 Dearman Ave

Variance Request (supplement)

III. Exemption for sidewalk, front setback from 25' to 20', rear setback to 7'3" and side setback to 4' to match existing garage clearance and clear live oak.

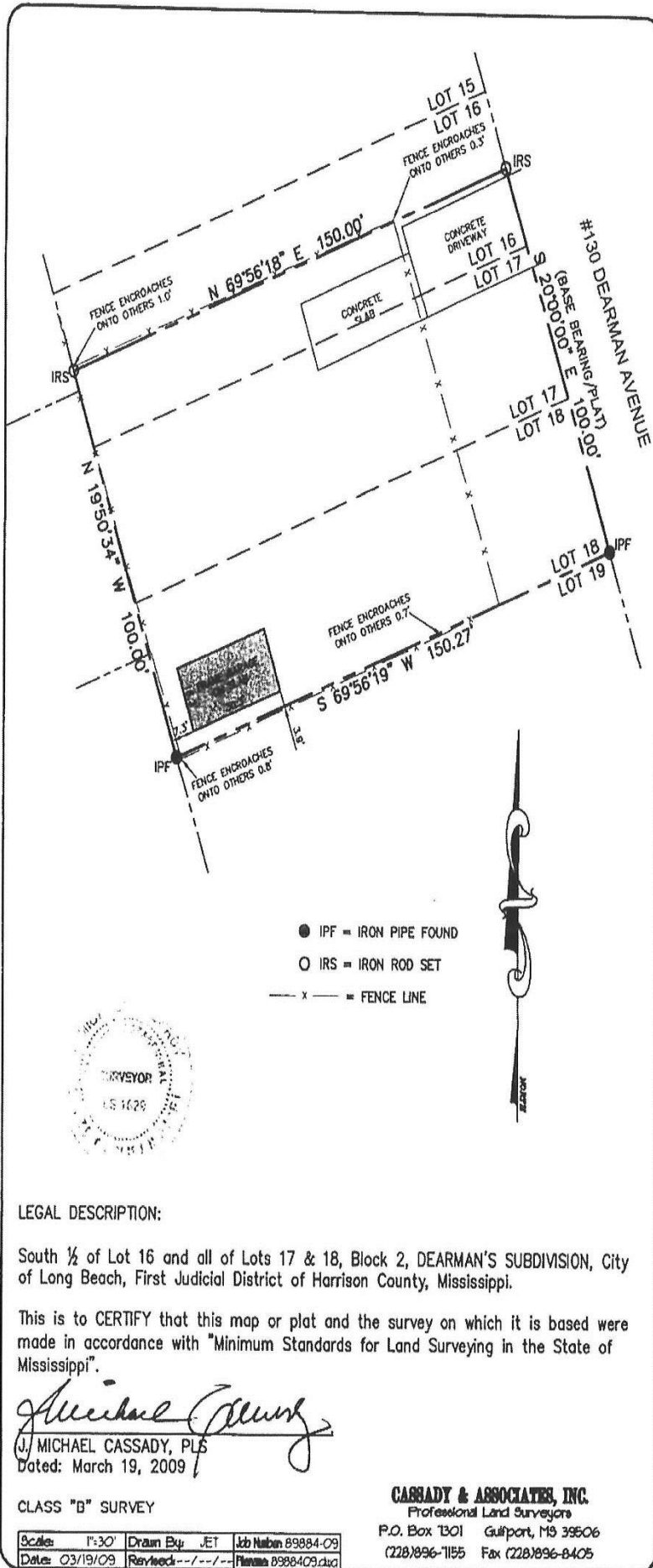
- A. An existing live oak that takes up a large portion of the western side of the property. The live oak will limit the size of the house built on the property if the setbacks are not modified to compensate for the 150+year old oak tree's canopy and root system. The nonexistence of any sidewalk on either side of the street on Dearman Ave would negatively affect the area as this would be the only sidewalk on the street.

- B. The tree is much older than the applicant so the applicant could not have caused the need for the request. The tree measures 12 feet 2 inches in diameter. I have researched several sites and there is no clear way to measure the age of this tree. It could be anywhere from 150-298 years old based on several sites.

- C. Due to the existence of a large live oak on the property and our concern to preserve the tree in its most current condition a zoning variance will be needed to give the existing root system and canopy clearance from the roof and foundation of our proposed house and garage. Per online research the majority say that a tree of this type should be given roughly 1' of ground clearance for every 1" of diameter. The measured circumference of the tree is 12'2" which equates to 46.5" in diameter. The variance we ask for concerning the garage would be at the same setbacks as an existing garage workshop with a side setback of 4' and a rear setback of 7'3" which survived Katrina and was grandfathered in under older zoning laws. The front setback of 20' versus the standard setback of 25' would align our front porch with that of 120 Dearman, two houses north of subject property. If the variance is not approved scaling of the size of the home would have to be reduced which would affect property values to surrounding properties. Currently the house as drawn would be the largest and newest house on the street which would have a positive impact on surrounding property values.

- D. Due to the size and the placement of the 150+ year old live oak it reduces the buildable area on the property. While our main concern is protecting this beautiful tree, we find it necessary for this variance as to protect the root system and existing canopy as much as possible. We feel that these setbacks will help the prolonged life of the tree and the foundation integrity of our future house.

MINUTES OF APRIL 27, 2017
PLANNING COMMISSION



MINUTES OF APRIL 27, 2017 PLANNING COMMISSION

2016 Landroll Information

SUTTON BLANE
1144 MACARTHUR AVE HARVEY, LA 70058

Physical Street Address:
130 DEARMAN AVE

Parcel #:	PPIN	Tax District	Homestead Exp.	Judicial Dist.
0612F-01-040.000	39751	3L		1
Supervisor District:		Subdivision:		
3		DEARMAN SUBD		

Exemption Code
Non-Exempt

Section	Township	Range
14	08	12

Instrument Number(s)
2015-0007679-D-J1, 2007-0004262-D-J1, 1226/0262, 0775/0397

Acres	Land Value	Improvements	Total Value	Assessed Value
0	24150	5213	29363	4404

Legal Description
LOTS 17 18 & S 1/2 OF LOT 16 BLK 2 DEARMAN SUBD

There are building description records attached to this parcel.

Building 1 (Primary)

Year Built:	0
Base Square Feet:	144
Second Floor Area:	0

Building 2

Year Built:	0
Base Square Feet:	480
Second Floor Area:	0

[Click Here To Print](#) | [Close Window](#)

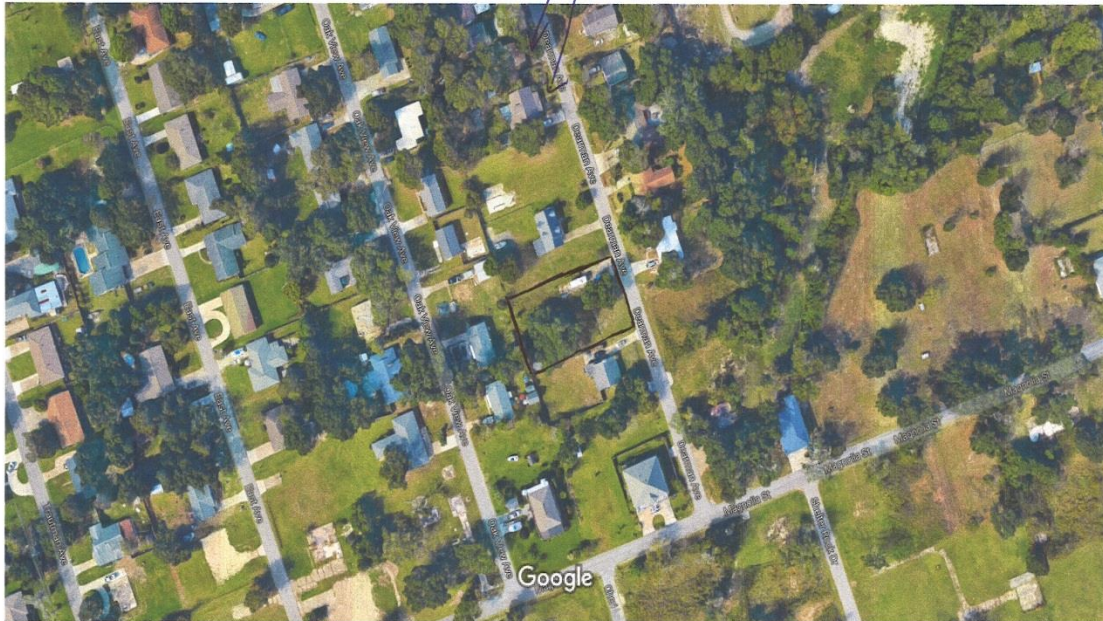
Google Maps

Google Maps

↑
North

LESS THAN 25' TO PROPERTY LINE.
FRONT PORCH OF 120 DEARMAN
ROUGHLY 20' FROM PROPERTY LINE.

Page 1 of 1



* NO SIDEWALKS IN THE AREA

MINUTES OF APRIL 27, 2017 PLANNING COMMISSION

Google Maps

Page 1 of 1



*NO SIDEWALKS IN AREA

<https://www.google.com/maps/@30.3461495,-89.1592408,119m/data=!3m1!1e3?hl=en>

3/24/2017

130 Dearman Ave, Long Beach, MS 39560-5910 - MapQuest

Page 1 of 1



<https://www.mapquest.com/search?slug=%2Fus%2Fmississippi%2Flong-beach%2F3956...> 3/24/2017

MINUTES OF APRIL 27, 2017 PLANNING COMMISSION



MINUTES OF OCTOBER 27, 2016 PLANNING COMMISSION

Gail Pav *for Tyler Pav*
312 E. 3rd St.
Long Beach, MS 39560

After looking at the lot at the above address I have the following recommendations.

There are 4 live oaks (*Quercus virginiana*) on the property. A very large and majestic one in the front west corner which is approx. a 60" tree. Another in the middle of the property is approx. 32", one to the NW of it which is approx. 36" and the last is towards the back and on the west property line which is approx. 30".

They are looking to build a small cottage on the property which would require removal of the live oak in the middle or the 32" tree. There are several things to be mindful of in construction around oak trees.

The root zone is about 1' in radius for every 1" of diameter. This means that the large oak in front has a root zone extending 60' out from the trunk all the way around. A protective fence would need to be installed as close to this point or the dripline as possible. Nothing can be stored in this zone and no equipment would be allowed in the zone. Compaction of the soil is a big problem. Any fill needs to be minimal and kept as far from the tree as possible. Only 1" per year of fill can be installed over the root zone. Also no washing of equipment, including paint and drywall compounds. Some of the root zone will be encountered but as long as it is kept to no more than 30% of the root zone it will not be a problem. All of these steps need to be taken with each tree wanting to be kept.

There is a substantial amount of ivy growing on the large oak tree. This needs to have 3 to 4' of the vine cut. The top of the vine will die off, dry and eventually fall off. The bottom section of vine may persist on growing and can be sprayed with a glyphosate-based, ready to use herbicide labeled for use on vines. This should be applied when the vines are actively growing which would be anytime but winter. It would also be good to remove all the dead branches from the trees being kept. Other than that use some 0-0-60 potassium (potash) around the trees twice a year and everything should be great.

If you need anything don't hesitate to give me a call.

Thanks, Jim

Jim Heinzl
Certified Arborist #SO-5803A
GreenScapes Property Management LLC
110 Driftwood Drive
Long Beach, MS 39560
228.493.3223
jim@greenscapesms.com
Website:
www.Greenscapesms.com
Bend Like a Willow Break Like an Oak

MINUTES OF APRIL 27, 2017 PLANNING COMMISSION

MINUTES OF OCTOBER 27, 2016 PLANNING COMMISSION

Dangers of Root Disturbance | Arborological Services

Page 1 of 3



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Dangers of Root Disturbance

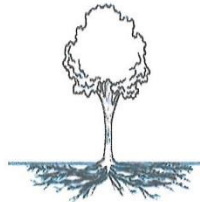
Tree Articles

- Base Investigation – Air-Spade
- Cotton Root Rot
- Dangers of Root Disturbance
- Deep Root Fertilization
- Foundations, Trees, and Soils
- Ganoderma
- Hypoxylon Canker
- How to age a tree?
- Mistletoe
- Oak Wilt & Injection Process
- Dangers of Over Pruning
- Recommended Trees
- Woodpecker Damage

All trees are sensitive to root disturbance. Examples include construction, landscaping, sprinkler installation, and grade changes. The effects of these changes on existing trees can be quite devastating and can take five to ten years to become fully visible.



Download
This Article



Tree Root Structure. Source:
International Society Of Arboriculture

To understand how trees are affected by root disturbance it is important to understand the structure of a tree's root system. Ninety percent of the root system is located in the first 12 to 18 inches of soil. The roots extend radially from the trunk one to two times the height of the tree.

During construction, the root system is cut to install foundations, sidewalks, driveways, utilities, pools, landscape beds, and irrigation systems. The closer to the tree the construction occurs, the more destructive it is.

QUICK CONTACT

Please enter your information

Name

Email

Phone

Message

I am an Existing Client

I am a New Client

GET A HOLD OF US



Tree After Roots Are Cut. (Joseph O'Brien,
USDA Forest Service)

Need expert advice? Contact one of our Certified Arborists today.

THERE ARE TWO MAIN TYPES OF TREE ROOTS:

1. Structural Roots

These roots anchor the tree and keep it from falling over. The structural roots begin at the base of the tree called the root flare. They grow mostly horizontally in the soil and taper in diameter as they move away from the tree. The cumulative mass of the root system keeps the tree upright, not just the tap root. The tap root can dissipate over time and is replaced with a series of sinker roots (smaller tap roots) through the entire rootzone. In conclusion, the closer to the trunk roots are cut, the higher the probability the tree will be unstable and fall over. A good rule of thumb is to stay approximately 6" to 12" from the trunk for every inch in diameter the tree is at DBH (diameter at breast height or 4.5' above grade). For example, a 16" Live Oak requires a



<http://www.arborlogical.com/tree-articles/dangers-of-root-disturbance/>

5/27/2016

Planning Commission Minutes
October 27, 2016
Page 14 of 20

MINUTES OF APRIL 27, 2017 PLANNING COMMISSION

MINUTES OF OCTOBER 27, 2016 PLANNING COMMISSION

construction free distance of 8' to 16' from the trunk. Your certified arborist can assist you in deciding the critical distance depending on your individual situation.

2. Feeder Roots

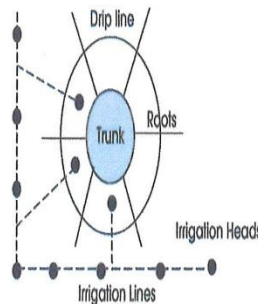
These roots are the small fibrous roots that absorb water and minerals. The more of these roots that are destroyed, the more the tree's ability to feed itself is impacted. Cutting roots is not the only way these roots are killed. Damage also occurs through compaction of the soil from heavy equipment repeatedly driving over the root zone or supplies being stored under the tree. Compaction of the soil reduces the pore space between soil particles, eliminating the oxygen in the soil which causes root death. Signs of feeder root damage are small pale colored leaves, leaves turning brown on the edges or shedding early, and the tips of the limbs dying over time.



Root damage from construction

In general, it is recommended not to remove more than 20-30% of the tree above and below ground at a given time. Tree species react differently to construction changes, but all trees take several years to acclimate and recover.

The most common damage following construction is from irrigation installation and over-watering. Sprinkler installation can cause just as much damage as initial construction due to the amount of trenching in the root zone. When laying out sprinkler lines, limit the trenching across the root zone under the trees. Radial trenching can aid in this process.



After all of the construction is completed and the irrigation is installed, it is critical to not over water the existing trees. Most of our native trees are adapted to dry conditions and are adapted to receiving approximately 30" of rain a year. When an increase in water occurs, the soil can stay saturated, reducing the amount of oxygen. Roots

begin to rot in this anaerobic condition, and trees can decline or die. Clay soils stay saturated longer than sandier soils. It is recommended to limit watering to 1" of water a week during the growing season including rainfall. This allows the soil to be moistened and then dry out, mimicking our region's natural rainfall pattern. Remember slope, drainage, rainfall, and sun exposure will vary the frequency and duration of the sprinkler system schedule. It is also helpful to match the water requirements of what you plant under the trees to the trees themselves. For example, planting Impatiens or Azaleas (requiring frequent watering) under a Red Oak (preferring dryer soils) will damage the Red Oak over time.

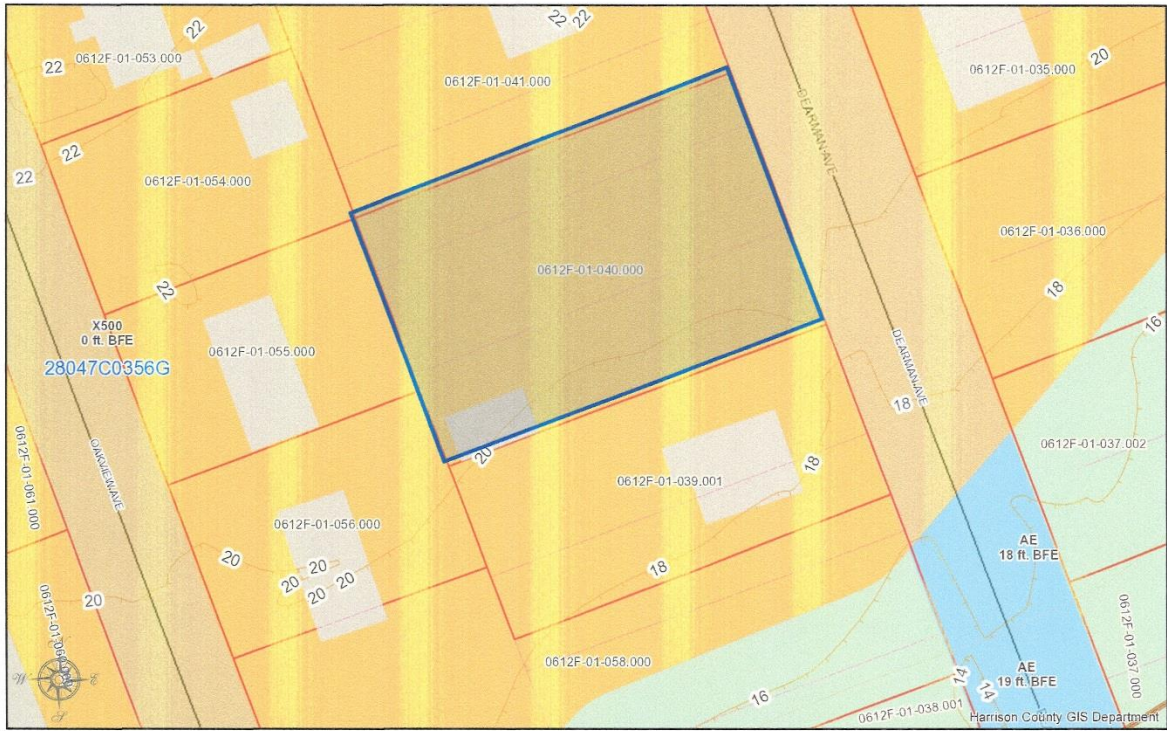
Need expert advice? Click or call today.

GUIDELINES FOR TREE PROTECTION

Before Construction

MINUTES OF APRIL 27, 2017 PLANNING COMMISSION

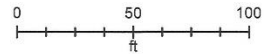
130 Dearman Ave property details



HARRISON COUNTY, MISSISSIPPI

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

MAP DATE: March 24, 2017



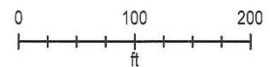
ADJACENT PROPERTY OWNERS
130 Dearman Ave



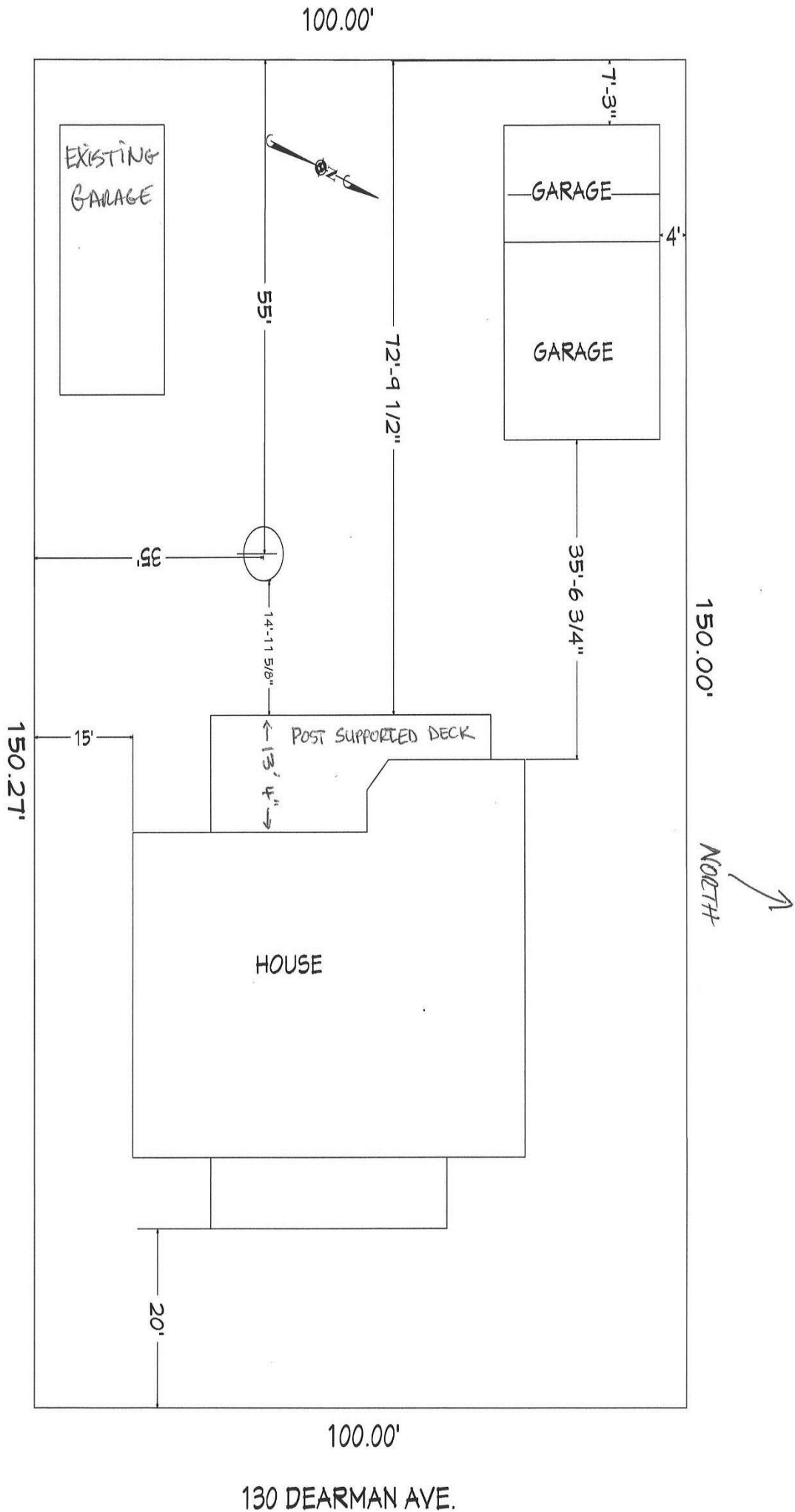
HARRISON COUNTY, MISSISSIPPI

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MAP DATE: March 24, 2017



MINUTES OF APRIL 27, 2017
 PLANNING COMMISSION



**MINUTES OF APRIL 27, 2017
PLANNING COMMISSION**

Google Maps

Page 1 of 1



<https://www.google.com/maps/@30.345852,-89.1592408,59m/data=!3m1!1e3?hl=en>

3/24/2017



John Jones 1st Judicial District
Instrument 2015 7679 D -J1
Filed/Recorded 10/15/2015 02:25 P
Total Fees \$ 24.00
3 Pages Recorded

Prepared by:
Donald R. Jones, #3197
Attorney at Law
P. O. Box 7555
Gulfport, MS 39506
(228) 864-8965
File #155136

Return to:
Donald R. Jones
Attorney at Law
P. O. Box 7555
Gulfport, MS 39506
(228) 864-8965

STATE OF MISSISSIPPI
COUNTY OF HARRISON

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, the undersigned, ZACHARY ADAM KLEE and wife, DONNA JEAN KLEE, 1583 Comanche Road, Arnold, MD 21012, Phone: 202.215.3894, do hereby sell, convey and warrant unto BLANE SUTTON, 1144 MacArthur Avenue, Harvey, LA 70058, 504-400-8313, the following described land and property being located in the First Judicial District of Harrison County, Mississippi, being more particularly described as follows, to-wit:

Lots Seventeen (17), Eighteen (18), and the South One-half (S1/2) of Lot Sixteen (16), Block Two (2), DEARMAN'S SUBDIVISION, a subdivision according to the official map or plat thereof on file and of record in the office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi, in Plat Book 12 at Page 6 (Copy Book 5 at

MINUTES OF APRIL 27, 2017
PLANNING COMMISSION

3.

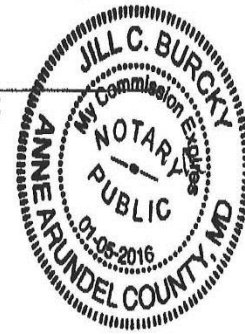
STATE OF MARYLAND

COUNTY OF Anne Arundel

THIS DAY PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, wife, DONNA JEAN KLEE, 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 5th day of October, 2015.

Jill C. Burcky
NOTARY PUBLIC



My Commission Expires:

January 5, 2016

155136
Donna Jean Klee, Attorney PLLC

MINUTES OF APRIL 27, 2017 PLANNING COMMISSION

The clerk reported that twenty-one (21) 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 MEETING

In accordance with Section 4 of the City of Long Beach Sidewalk Ordinance 587 as amended by Ordinance 615, notice is hereby given advising that the Planning Commission for the City of Long Beach will hold a public meeting for the purpose of considering a **variance**.

Blane Sutton, 716 Park Ridge Drive, River Ridge, Louisiana 70123 has filed an application for a variance in accordance with the Long Beach Sidewalk Ordinance. The applicant is requesting a variance from the placement of a sidewalk on a newly developed lot.

The tax parcel number is 0612F-01-040.000. The legal description is as follows:

Lots Seventeen (17), Eighteen (18), and the South one-half (S1/2) of Lot Sixteen (16), Block Two (2), DEARMAN'S SUBDIVISION, a subdivision according to the official map or plat thereof on file and of record in the office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi, in Plat Book 12 at Page 6 (Copy Book 5 at Page 390) thereof, reference to which is hereby made in aid of and as a part of this description.

A public meeting to consider the above variance will be held in the City of Long Beach, Mississippi 39560, Thursday, April 27, 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 APRIL 27, 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 6, 2017, she did cause to be mailed, Notice of Public Hearing, a copy of which is attached hereto, to 21 property owners within 200' of 130 Dearman Avenue – Tax Parcel No. 0612F-01-040.000 notifying them that a public meeting will be held, April 27, 2017, to consider an application for a Variance filed by Blane Sutton.

Given under my hand this the 6th of April, 2017.


REBECCA E. SCHRUFF, AFFIANT

SWORN TO AND SUBSCRIBED before me on this the 6th day of April 2017.

-My Commission Expires-


NOTARY PUBLIC



AFFIDAVIT-PHOTOS;POST NOTICE

MINUTES OF APRIL 27, 2017 PLANNING COMMISSION

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BLANE SUTTON
1144 MACARTHUR AVE
HARVEY LA 70058

BLANE SUTTON
716 PARK RIDGE DR
RIVER RIDGE LA 70123

SCOTT & MARY HOOK
510 MAGNOLIA ST
LONG BEACH MS 39560

FREDERICK & CHRISTY WELCH
422 MAGNOLIA ST
LONG BEACH MS 39560

ANDREW KOVACS
132 DEARMAN AVE
LONG BEACH MS 39560

WALTER THIES
34602 W DUBUISSON RD
SLIDELL LA 70460

LAURIE TURFITT LADNER ET AL
509 SUNSET
BAY ST LOUIS MS 39520

LYNN LENNOX & WIFE
3312 BISSONET DR
METARIE LA 70003

JAMES SUTTON
131 DEARMAN AVE
LONG BEACH MS 39560

CAROLYN KANAGY & KATHY SHELLSTROM
2607 HARTZELL
EVANSTON IL 60201

JOHN & SYLVIA BARNARD
127 DEARMAN AVE
LONG BEACH MS 39560

HETTA HERNANDEZ
128 DEARMAN AVE
LONG BEACH MS 39560

RONNIE & MICHELLE SAVOY
7408 WINDSOR DR
HARAHAN LA 70123

KIM MARIE MATTOX
113 OAKVIEW AVE
LONG BEACH MS 39560

WILLIAM & LYDIA PERRIN
503 CAROL AVE
EL DORADO AR 71730

CRAIG EUGENE & SUSAN SHUMAKE
10520 ALLEN RD
GULFPORT MS 39503

HEATHER CARNOCKI
119 OAK VIEW AVE
LONG BEACH MS 39560

PHILLIP WINCHESTER
111 OAKVIEW AVE
LONG BEACH MS 39560

LYNN & RICHARD SHEPLER
118 OAKVIEW AVE
LONG BEACH MS 39560

RODNEY & CLINE PAUL BURKHOLDER
123 DIAMOND CT
HARRISONBURG VA 22801

EDGAR & AMY VICKERY
6771 GILMER WILBURN RD
COLUMBUS MS 39701

JIMMY & LILLE BEAVER
121 OAKVIEW AVE
LONG BEACH MS 39560

JOHN LEE & CLAIRE TUEPKER
103 DRIFTWOOD DR
LONG BEACH MS 39560

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After considerable discussion and review Commissioner Robertson made motion, seconded by Commissioner Frazer and unanimously carried recommending approval of the variance, stating most lots on the street were developed and that there were no other sidewalks on the street.

MINUTES OF APRIL 27, 2017 PLANNING COMMISSION

It came for approval removal of a Magnolia tree for property located at 412 East 3rd Street, tax parcel 0612A-01-034.001 submitted by Kevin Kistler as follows:

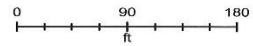
412 East 3rd St - Tax Parcel 0612A-01-030.000



HARRISON COUNTY, MISSISSIPPI

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MAP DATE: April 27, 2017



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

APPLICATION FOR TREE PERMIT

OFFICE USE ONLY
Date Received <u>4/17/2017</u>
Zoning <u>R-1</u>
Agenda Date <u>4/27/2017</u>
Check Number <u>118</u>

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

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

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

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

TODAY'S DATE: 4/17/2017

PROPERTY INFORMATION

TAX PARCEL # 0612A-01-030.000
Address of Property Involved: 412 E Third St. L.B.
Property owner name: Kevin Kistler
Are you the legal owner of the above property? Yes No If No, written consent from the owner is needed. Please provide a statement that no person, not listed on this application, has any interest in the title in or to the property.
Property owner address: Same
Phone No. 209-259-9558

CONTRACTOR OR APPLICANT INFORMATION

Company Name: N/A
Phone No. 209-259-9558 Fax: _____
Name Kevin Kistler
Address 412 E. Third St. LB, MS

PERMIT INFORMATION

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

IT is dead. Killed by property developer prior to my purchase of property.

Number of Trees: _____
_____ Live Oak _____ 1 Southern Magnolia

I hereby certify that I have read this application and that all information contained herein is true and correct; that I agree to comply with all applicable codes, ordinances and state laws regulation construction; that I am the owner or authorized to act as the owner's agent for the herein described work.
Kevin Kistler 4/13/17
Signature Date

ADDITIONAL INFORMATION REQUIRED FROM APPLICANT

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

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

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

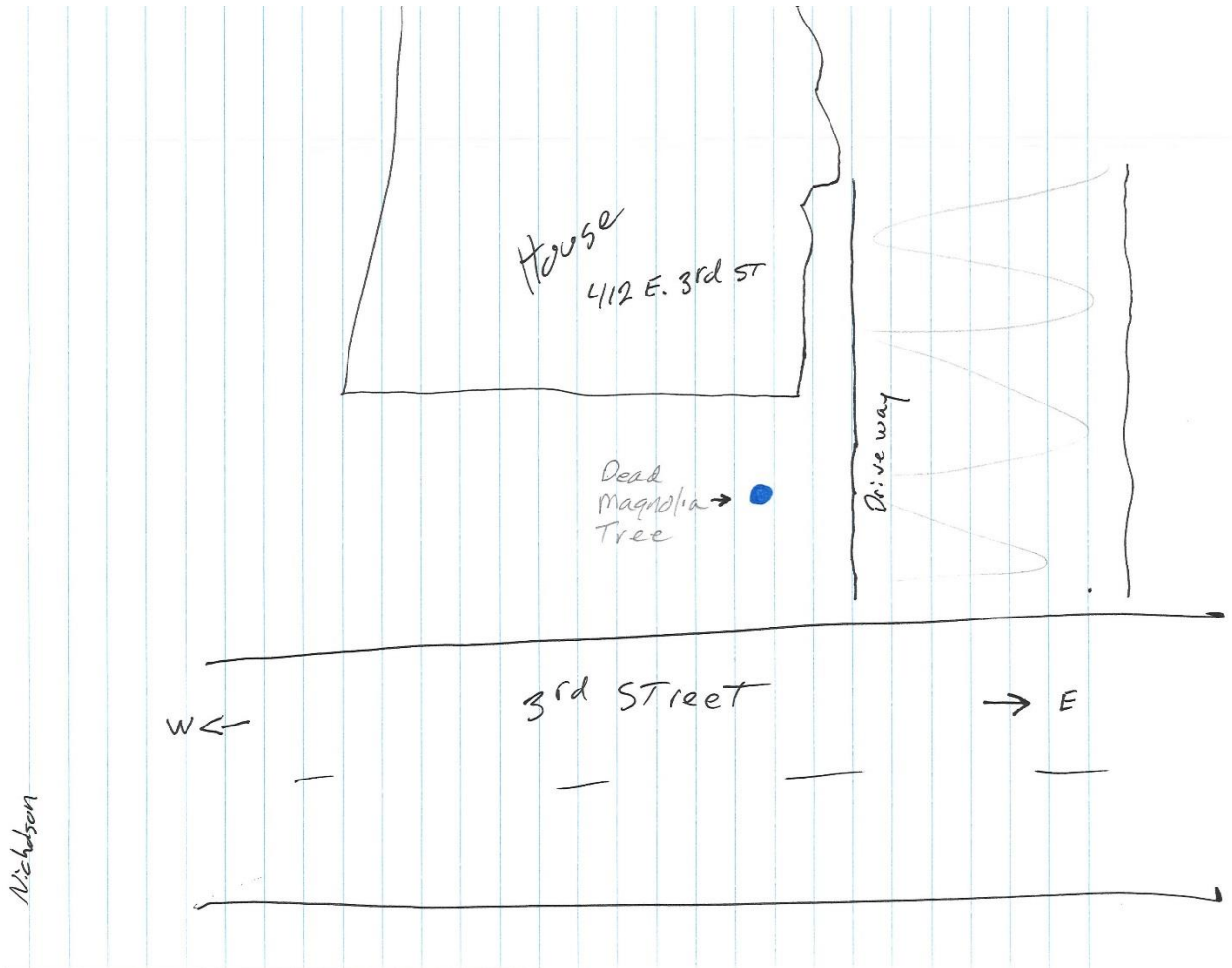
RV OWNERSHIP: Please provide a recorded warranty deed.

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

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

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

MINUTES OF APRIL 27, 2017
PLANNING COMMISSION



MINUTES OF APRIL 27, 2017
PLANNING COMMISSION

SCANNED



1st Judicial District
Instrument 2016 8454 D - J1
Filed/Recorded 11/ 8/2016 01:57 P
Total Fees \$ 12.00
2 Pages Recorded

Prepared By & Return To:
Schwartz, Orgler & Jordan, PLLC
12206 Hwy 49
Gulfport, MS 39503
(228) 832-8550
Our File: 162005

Index As:
Lot 6, Blk 5, Original Long Beach S/D
Harrison County, 1st 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 consideration, the receipt and sufficiency of all of which is hereby acknowledged, the undersigned,

SOUTHERN PARADISE, LLC
A Mississippi Limited Liability Company
P.O. BOX 1612
LONG BEACH, MS 39560
(228) 760-5455

does hereby sell, convey and warrant unto

KEVIN KISTLER
3314 DONCASTER COURT
MERCED, CA 95340
(209) 259-9558

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

Lot Six (6), Block Five (5), ORIGINAL LONG BEACH SUBDIVISION, as per map or plat thereof recorded in Plat Book 11, Page 6, of the records of Plats on file and of record in the office of the Chancery Clerk of Harrison County, Mississippi.

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.

IN WITNESS WHEREOF, SOUTHERN PARADISE, LLC has caused this conveyance to be executed by its duly authorized officer, having first been duly authorized to do so, on this the 7th day of November, 2016.

SOUTHERN PARADISE, LLC

By: GLYNN ILLICH, MANAGER/MEMBER

STATE OF MISSISSIPPI
COUNTY OF HARRISON

THIS DAY PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, GLYNN ILLICH, who acknowledge that he is the MANAGER/MEMBER of SOUTHERN PARADISE, LLC, and as its act and deed, he signed, sealed and delivered the above and foregoing instrument of writing on the day and in the year therein mentioned, for and on behalf of said entity, having been first duly authorized to do so.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 7th day of November, 2016.

NOTARY PUBLIC

My Commission Expires:



MINUTES OF APRIL 27, 2017 PLANNING COMMISSION

Long Beach Tree Board Report

April 24, 2017

Tree Removal Application - 412 E 3rd Street

No objection. Tree is dead.

/s Kimberly Lentz

/s Linda Casey

/s Dyann Lentz

Veronica Howard

From: Jim Heinzel <jim@greenscapesms.com>
Sent: Monday, April 24, 2017 12:47 PM
To: Veronica Howard
Subject: Magnolia
Attachments: IMG_1328.JPG; Untitled attachment 00031.txt

It is dead.



**MINUTES OF APRIL 27, 2017
PLANNING COMMISSION**

The applicant came forward to reiterate the application.

Based upon the recommendation by the Long Beach Tree Board Commissioner Frazer made motion seconded by Commissioner Robertson recommending approval of the tree removal request.

It came for consideration preliminary plat approval for a zero lot line development for tax parcel(s) 0612A-03-034.000 & 0612A-03 034.001 submitted by JEL Development.

Due to the plat no being ready for approval, no action was taken.

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

APPROVED:

Commission Chairman, Frank Olaiivar

Date: _____

ATTEST:

Veronica Howard, Minutes Clerk