



**PLANNING COMMISSION MEETING AGENDA  
CITY OF OCEAN SPRINGS - PLANNING COMMISSION  
TUESDAY, MAY 12, 2026 - 6:00 PM**

- 1. Call Meeting to Order**
- 2. Approval of Minutes**
  - a. April 14, 2026
- 3. Old Business**
- 4. New Business**
  - a. **Public Hearing:** 703 Ward Ave - PIDN: 60130110.000 - Guaranteed Vacation Rentals, LLC - Johnny Shane Jackson - Requesting approval of a Short-Term Rental Permit
  - b. **Public Hearing:** 9609 Iroquois Drive - PIDN: 61059003.000 - Yanira D. Aragon - Requesting approval of a Short-Term Rental Permit
  - c. **Public Hearing:** Palmetto Pointe Dr – PIDN: 62506020.000 – Palm Pointe Subdivision Phase 3 – Freddie Fountain on behalf of BJ2 Holdings, LLC – Requesting Sketch Plat approval for a 10-lot single-family residential subdivision
  - d. **DEFERRED** - Madison Place Drive & Gibson Road – PIDN: 60124060.000 – Madison Place Phase 2B – Meritage Homes of Mississippi, Inc. – Requesting Final Plat approval for 21 lots of the 51-lot subdivision
- 5. General Public Comment**
- 6. Commissioner’s Forum**
- 7. Adjourn**

**The Minutes of the City of Ocean Springs**  
**Planning Commission**  
**Tuesday, April 14, 2026**

**1. Call Meeting to Order**

The meeting of the City of Ocean Springs Planning Commission was called to order by Chairman Andy Phelan at 6:00 p.m. on Tuesday, April 14, 2026. The members present were Clay McArdle, Michael Smith, Kevin O’Connell, Nicolaus Geiser, and Jennifer Dalgo. Also, present were Amanda Crose - Planning Director, Elizabeth Dill - Planning Technician, and David Harris - City Attorney.

Commissioner McArdle gave the Invocation and Commissioner Dalgo led the Pledge of Allegiance.

**Pre-Meeting Announcement:**

Prior to calling the meeting to order, Chairman Phelan announced that Item f, the Greyhound Way rezoning request, had been deferred and would not be heard at the April 14, 2026, meeting. He noted the item would likely be rescheduled for a future meeting, anticipated in May, and advised attendees accordingly.

**Approval of Minutes:**

- March 10, 2026

A motion was made by Kevin O’Connell, seconded by Nicolaus Geiser, to approve the minutes from March 10, 2026. The motion carried unanimously.

**2. Old Business:**

- a) Gibson Road – PIDN: 60124060.000 – Madison Place Phase 2A – Meritage Homes of Mississippi, Inc. Requesting Final Plat approval for 8 lots of the 51-lot subdivision**

Planning Director, Amanda Crose presented the request for final plat approval of eight (8) lots, lots 36-43 within a previously approved 51-lot subdivision located along Gibson Road. Ms. Crose confirmed that the property is zoned R-2 (Two-Family Residential) and that all proposed lots meet or exceed the minimum dimensional requirements of the Unified Development Code. The preliminary plat for the full subdivision was approved by the Planning Commission on February 11, 2025, and by the Board of Aldermen on May 4, 2025. The subdivision is being developed in phases identified as Phase 2A, 2B, and 2C, with the current request representing a portion of Phase 2A.

Ms. Crose reported that two written public comments were received expressing concerns regarding infrastructure timelines and stormwater drainage impacts. She further explained that the Building Department previously identified deficiencies in

stormwater pollution prevention measures, including silt fencing and erosion control practices, but corrective actions have since been implemented and the site is now largely compliant, with continued monitoring required.

The project engineer, Terry Moran, confirmed that all required approvals have been obtained and that the project is ready to proceed.

Brandon Ellis, Meritage Homes, stated that Best Management Practices (BMPs) are actively maintained and that a third-party inspection confirmed compliance. He ensured that monitoring would continue throughout construction.

- Steve Parker- Madison Place (Ward 6), expressed support for the project but raised concerns regarding Clean Water Act compliance, over-clearing within conservation easements, and long-term maintenance responsibility for those areas.
- Easy Rider – 4596 Pine Haven Dr (Ward 6), expressed general support but raised concerns about potential stormwater impacts and requested improved communication with nearby residents.
- Dylan Bartlett – 173 Iberville Dr, Biloxi, MS, identified himself as an environmental consultant stated that based on coordination with the project team and the U.S. Army Corps of Engineers, the development is in compliance with federal permitting requirements, including mitigation and conservation easement conditions, and that prior BMP and erosion control issues have been addressed with continued compliance expected.

Commissioners discussed stormwater compliance, phased development, and jurisdictional authority. David Harris, City Attorney, clarified that environmental enforcement falls under federal and state agencies. Commissioners emphasized continued monitoring and compliance with approved plans.

A motion was made by Kevin O'Connell, seconded by Michael Smith, to recommend approval subject to compliance with UDC requirements, prior approvals, environmental regulations, and required conservation signage. The motion carried unanimously.

### **3. New Business:**

#### **a) Public Hearing: 808 Desoto St #1 – PIDN: 60119106.000 – PrePro, LLC - Debbie Steiner – Requesting approval of a Short-Term Rental Permit**

A motion was made by Kevin O'Connell, seconded by Jennifer Dalgo, to open the public hearing. The motion carried unanimously.

Amanda Crose, Planning Director, presented the case and stated the property is zoned RM-2 Multi-Family Dwellings. The property is located within the designated Short-Term Rental Density Zone and would represent 54 of the 55 allowable permits within the district. Ms. Crose further explained that the application was reviewed for compliance with all Short-Term Rental Ordinance requirements, including property management proximity, parking accommodation, and occupancy limits, which were established at a maximum of six (6) persons and two (2) vehicles based on inspection approval. She confirmed that no code violations or prior complaints were associated with the property and that the application was complete.

Applicant's representative was present, but no comments were provided.

A motion was made by Kevin O'Connell, seconded by Nicolaus Geiser, to close the public hearing. The motion carried unanimously.

A motion was made by Kevin O'Connell, seconded by Nicolaus Geiser, to recommend approval of the short-term rental permit subject to annual renewal and continued compliance with the Short-Term Rental Ordinance. The motion carried unanimously.

**b) Public Hearing: 703 Twin Oaks Dr – PIDN: 61105016.000 – Anna Kral – Requesting approval of a Short-Term Rental Permit**

A motion was made by Jennifer Dalgo, seconded by Kevin O'Connell, to open the public hearing. The motion carried unanimously.

Amanda Crose, Planning Director, presented the case and stated the property is zoned R-2 Low- Medium Density Residential. The property is located within the City-Wide Short-Term Rental zone and would represent 54 of the 60 allowable permits within the district. Ms. Crose further explained that the application was reviewed for compliance with all Short-Term Rental Ordinance requirements, including property management proximity, parking accommodation, and occupancy limits, which were established at a maximum of eight (8) persons and four (4) vehicles based on inspection approval. She confirmed that no code violations, prior complaints, or restrictive covenants prohibiting short-term rental use were associated with the property and that the application was complete.

The applicant was present, but no comments were provided.

A motion was made by Kevin O'Connell, seconded by Nicolaus Geiser, to close the public hearing. The motion carried unanimously.

A motion was made by Jennifer Dalgo, seconded by Kevin O'Connell, to recommend approval of the short-term rental permit subject to compliance with the Short-Term Rental Ordinance and annual renewal. The motion carried unanimously.

**c) Public Hearing: 310 Dewey Ave – PIDN: 60137352.000 – Christopher Hotard  
– CPH Holdings LLC – Requesting approval of a Short-Term Rental Permit**

A motion was made by Michael Smith, seconded by Kevin O'Connell, to open the public hearing. The motion carried unanimously.

Amanda Crose, Planning Director, presented the case and stated the property is zoned R-1 Low Density Single Family Residential. The property is located within the designated Short-Term Rental Density Zone and would represent 53 of the 55 allowable permits within the district. Ms. Crose further explained that the application was reviewed for compliance with all Short-Term Rental Ordinance requirements, including property management proximity, parking accommodation, and occupancy limits, which were established at a maximum of four (4) persons and two (2) vehicles based on inspection approval. She confirmed that no code violations or prior complaints were associated with the property and that the application was complete.

Commissioner Jennifer Dalgo raised concerns regarding the on-site parking based on a personal site visit conducted prior to the meeting. She stated that when parking a full-size vehicle within the proposed parking layout, the vehicle extended into the roadway due to the limited depth between the structure and the edge of pavement. She noted that this condition presents a potential safety hazard, particularly given the presence of larger vehicles and trailers traveling along the roadway. Commissioner Dalgo suggested that the site may not accommodate two vehicles as proposed and questioned whether a reduction in allowable parking or occupancy should be considered.

Ms. Crose responded that the parking configuration, occupancy limits, and allowance of two vehicles were reviewed and approved during the inspection process by both the Building Department and Fire Marshal. She explained that determinations regarding parking adequacy and life-safety considerations fall within the authority of those departments. Ms. Crose further noted that the Short-Term Rental Ordinance prohibits parking within the public right-of-way and that, should the permit be approved, any complaints or violations related to parking would be addressed through enforcement procedures, including written notice and coordination with the appropriate departments.

Commissioner O'Connell inquired whether the subject property qualifies as a historic or legacy lot.

Commissioner Dalgo noted that many properties in older areas of the City were developed prior to current dimensional and parking standards and may have site limitations.

Ms. Crose explained that it is considered a legal non-conforming lot, any additions to the property would have to conform to current Unified Development Code (UDC) Standards and that the application was reviewed based on current ordinance requirements and inspection approvals.

- Julia Sarpy –300 Dewey Avenue (Ward 2), spoke in opposition to the request and expressed concerns regarding the increasing number of short-term rental properties within the area. She stated that the amount of STRs is altering the character of the neighborhood and contributing to increased traffic activity along Dewey Avenue. Mrs. Sarpy further noted concerns related to pedestrian safety, particularly given the limited street width and the presence of vehicles parking along or near the roadway. She emphasized that the subject property has limited on-site parking capacity, which could result in overflow parking and vehicles encroaching into the public right-of-way, creating potential safety hazards for both residents and passing vehicles. She urged the Commission to consider the cumulative impact of additional short-term rentals in the area and the potential strain on neighborhood infrastructure and livability.

The applicant, Christopher Hotard, addressed the Commission and stated that the intent of the request is to utilize the property for low-intensity short-term rental use, primarily accommodating small groups such as couples or families. He indicated that efforts would be made to minimize impacts to the surrounding neighborhood, including managing guest behavior and ensuring compliance with parking limitations. He acknowledged the constraints of the site and stated that he would work to ensure that vehicles remain within the designated parking area and do not obstruct the public right-of-way.

A motion was made by Kevin O’Connell, seconded by Nicolaus Geiser, to close the public hearing. The motion carried unanimously.

Commissioner O’Connell led the discussion among commissioners and addressed the issue of short-term rental density within established neighborhoods and the limitations of the Planning Commission’s authority in regulating density, which is governed by caps established by the Board of Aldermen. He emphasized that their role is to determine compliance with the Short-Term Rental Ordinance and applicable regulations, while also considering site-specific impacts such as parking and safety.

A motion was made by Kevin O’Connell, seconded by Michael Smith, to recommend approval of the short-term rental permit subject to annual renewal and compliance with the Short-Term Rental Ordinance, contingent on the rental agreement reflecting an occupancy of four (4) and the restriction of no on-street parking. The motion carried unanimously.

**d) Public Hearing: 2401 Davidson Rd – PIDN: 61420016.050 – Thomas Larry Brown, Jr. – Requesting approval of a Short-Term Rental Permit**

A motion was made by Clay McArdle, seconded by Kevin O’Connell, to open the public hearing. The motion carried unanimously.

Amanda Crose, Planning Director, presented the case and stated the property is zoned R-D Two-Family Residential. The property is located within the citywide Short-Term

Rental zone and would represent 55 of the 60 allowable permits within the district. Ms. Crose further explained that the application was reviewed for compliance with all Short-Term Rental Ordinance requirements, including property management proximity, parking accommodation, and occupancy limits, which were established at a maximum of eight (8) persons and four (4) vehicles based on inspection approval. She confirmed that no code violations or prior complaints were associated with the property and that the application was complete.

The applicant was present, but no comments were provided.

A motion was made by Nicolaus Geiser, seconded by Jennifer Dalgo, to close the public hearing. The motion carried unanimously.

A motion was made by Jennifer Dalgo, seconded by Nicolaus Geiser, to recommend approval of the short-term rental permit subject to annual renewal and continued compliance with the Short-Term Rental Ordinance. The motion carried unanimously.

**e) Public Hearing: 801 Porter Ave – PIDN: 60137010.000 – St. John’s Episcopal Church of Ocean Springs – Julia Weaver – Requesting a Conditional Use Permit (CUP) to allow the use of an existing cottage as an art house and retail space for the Ocean Springs Art Association**

A motion was made by Clay McArdle, seconded by Kevin O’Connell, to open the public hearing. The motion carried unanimously.

Planning Director Amanda Crose presented the staff report and stated that the property is zoned RM-2 Multi-Family Dwellings. She explained the proposed use is low intensity in nature, consisting of art display and limited retail activity with no anticipated impacts related to traffic, parking, or operations. She confirmed that the application was reviewed for compliance with the UDC, the use is compatible with surrounding properties, no variances were requested, and no code violations are associated with the site.

Ms. Crose further summarized staff’s findings, stating that the request meets the criteria for Conditional Use approval, is consistent with the intent of the UDC, and is not expected to adversely impact the surrounding neighborhood if operated as proposed. Additionally, the property is located within the Old Ocean Springs Historic District. She noted that any exterior changes or modifications to the structure would be required to obtain approval from the Historic Preservation Commission (HPC) prior to commencement.

Commissioner Clay McArdle asked for clarification regarding the duration and expiration of the approval, specifically whether the use would remain indefinitely or be subject to renewal.

Ms. Crose explained that Conditional Use approvals remain valid so long as the use continues to operate in accordance with the approved conditions and the UDC. She

noted that while Conditional Use itself does not expire annually, the business must maintain compliance with all applicable City requirements, including any required licenses, and any changes to the use or structure—particularly within the Historic District—would require additional review and approval, including review by the Historic Preservation Commission where applicable.

Commissioner Smith inquired about the tax structure associated with the proposed use, specifically whether the operation would be subject to applicable sales taxes and business licensing requirements.

Ms. Crose explained that while the Planning Commission's role is limited to land use approval, the applicant would be required to obtain the appropriate City Privilege License and comply with all applicable state and local tax requirements associated with any retail operations. She noted that compliance with those requirements is administered through City Hall and the Mississippi Department of Revenue.

Commissioner O'Connell asked the applicant to describe the proposed use in more detail for the record.

The applicant, Julia Weaver, stated the space would function as a small-scale art house and artist co-op, providing a venue for local artists to display and sell artwork. She explained that there would be no late-night activity, no food or alcohol service, and minimal traffic generation, emphasizing that the intent is to operate in a manner consistent with the character of the area.

A motion was made by Kevin O'Connell, seconded by Michael Smith, to close the public hearing. The motion carried unanimously.

A motion was made by Kevin O'Connell, seconded by Michael Smith, to approve the Conditional Use Permit to allow the use of an existing cottage as an art house and retail space. The motion carried unanimously.

**f) DEFERRED - Public Hearing: Greyhound Way – PIDN: 62431160.100 – Kimley-Horn and Associates, Inc. on behalf of Meritage Homes of Mississippi, Inc. – Requesting a zoning change from A-2 Agricultural – Residential District, A-3 Agricultural – Residential District & C-1 Neighborhood Commercial District to R-1A Single-Family Residential District**

Chairman Phelan announced that Item (f), the Greyhound Way rezoning request, had been deferred to a later date.

**g) 605 Ward Ave – PIDN: 60130250.000 – Mark Garriga – Requesting approval for a lot split**

Planning Director Amanda Crose presented the staff report. She stated that the property is zoned R-2 Low Medium Density Single-Family Residential and explained that the applicant is proposing to divide the property into two parcels identified as Parcel A and Parcel B, with proposed lot sizes of approximately 7,630 square feet (Parcel A) and 5,710 square feet (Parcel B).

Ms. Crose explained that the proposed subdivision does not meet the minimum dimensional requirements of the UDC for the R-2 zoning district, including lot size, lot width, and setback standards. She further noted that Parcel A site plan shows an existing structure, but does not have a building permit on record, and that the proposed lot split would result in a lot containing only an accessory structure without a principal residential structure, which is not permitted.

Commissioners discussed how the proposed lot split wouldn't meet setback requirements and the issues located within the site plan.

David Harris, City Attorney, addressed the Commission regarding the legal status of the property and explained the property is subject to an active court order. He stated the order applies to the property as a whole and advised that the lot cannot simply be subdivided in a manner that would circumvent the court's intent. He noted that attempting to separate the structures through subdivision would not remove the property from the scope of the court order and that such an action could present legal concerns.

Commissioners asked follow-up questions regarding the timing of the court mandate and whether the item should be considered or deferred. Mr. Harris clarified that while the Commission may proceed with consideration, the existence of the court order should be considered in any decision.

The applicant, Mark Garriga, addressed the Commission and stated that the intent of the subdivision is to restore the property to its original configuration of two lots. He explained that the structure identified as a shed is historically the original dwelling on the property and expressed the intent to renovate or rebuild that structure. He further stated that surrounding properties have similar configurations. He also addressed ongoing property concerns and disputes with neighboring properties.

- Frances Wichman spoke in support of the request and provided historical context regarding the property. She stated that the parcel historically consisted of two separate lots and explained that the lot containing the smaller structure extends deeper than the portion containing the primary brick residence. She referenced long-standing neighborhood familiarity with the property and indicated that the original configuration included two dwellings. She expressed that the property should be permitted to return to its original two-lot configuration.

- Daniel Bond spoke in opposition to the request. He stated that he owns the property directly adjacent to the subject site along Porter Avenue and expressed concern regarding increased residential density if the lot split were approved. He noted that he has been aware of ongoing issues related to the property for approximately two and a half years and referenced prior legal proceedings involving the site. Mr. Bond further stated that, in his opinion, the proposed lot sizes are not appropriate for the area and could negatively impact surrounding property values. He emphasized that he has made a significant investment in his property and expressed concern that approval of the request would be detrimental to the character and stability of the neighborhood.
- Carlos Barbosa spoke in opposition to the request and provided detailed comments regarding neighborhood conditions and property maintenance. He stated that he owns the property directly north of the subject site and has also acquired and combined an additional adjacent lot to increase lot size and improve neighborhood consistency. He explained that many properties along the block have been renovated or improved and expressed concern that the subject property has not been maintained to a similar standard. He described existing conditions on the site as creating potential health and safety concerns, including the presence of debris and evidence of vermin activity. He further stated that increasing density through a lot split, combined with the current condition of the property, would be incompatible with ongoing neighborhood improvements and could negatively affect surrounding property values. He also raised concerns regarding setbacks and whether any future reconstruction would meet required building offsets.
- Bobby Schrieber spoke in opposition to the request and provided observations based on prior lot splits within the neighborhood. He stated that he resides several properties away from the subject site and expressed concern that similar subdivisions in the area have resulted in long-term issues. He noted that smaller lot widths, particularly in the range of approximately 40–45 feet, do not provide adequate space for typical residential use and can create functional challenges for property owners. Based on his experience and observations, he stated that the proposed subdivision would not be appropriate for the neighborhood and would likely contribute to similar issues if approved.

The applicant, Mark Garriga, rebutted by stating that the property historically consisted of two separate lots and stated that the intent of the request is to restore the original configuration. He clarified that the structure identified as a shed is believed to be the original dwelling and expressed plans to renovate or rebuild it. He further addressed concerns from neighboring property owners, noting ongoing disputes and site conditions, including drainage issues, that have affected the property. He stated that he continues to maintain utilities and monitor the property and emphasized that the

goal of the subdivision is to improve and utilize the site.

Commissioners discussed the request and determined that it does not comply with multiple provisions of the Unified Development Code, including minimum lot size, lot width, and setback requirements, and would result in nonconforming and non-buildable lots. Additional concerns were raised regarding the presence of an unpermitted structure and the creation of a lot containing only an accessory structure without a principal use. Commissioners further noted that the proposed subdivision is inconsistent with the City's comprehensive plan and acknowledged the legal constraints associated with the active court order.

A motion was made by Kevin O'Connell, seconded by Clay McArdle, to recommend denial of the lot split request to create two parcels with lot areas of 7,630 square feet and 5,710 square feet. The motion carried unanimously.

#### **4. General Public Comment**

- None

#### **5. Commissioners Forum**

Chairman Phelan inquired about the status of upcoming UDC Committee meetings. Planning Director, Ms. Crose, responded that the previously scheduled meeting had been postponed due to a scheduling conflict and has been rescheduled for April 29<sup>th</sup> at 5:30 p.m.

Commissioner McArdle discussed the quality of submitted plans and noted difficulty reading certain plat documents, specifically referencing the Madison Place, Phase 2A materials. Ms. Crose stated she will ensure the plans are clearer before placing them in the packet and not photocopied.

Commissioner Smith requested that copies of public notices be provided in advance. Ms. Crose stated that public hearing notices are issued approximately fifteen (15) days prior to meetings, including publication in the newspaper and mailed notices to surrounding property owners. She further advised that copies of notices can be provided and that application materials are available for review at the Planning Department prior to agenda posting.

#### **6. Adjourn**

A motion was made by Kevin O'Connell, seconded by Clay McArdle to adjourn the meeting. The motion carried unanimously.

The meeting ended at 7:35 pm.

**CITY OF OCEAN SPRINGS  
PLANNING DEPARTMENT  
POST OFFICE BOX 1800  
OCEAN SPRINGS, MS 39566-1800  
228-875-4415**

**PLANNING COMMISSION REPORT**

**PUBLIC HEARING DATE:** May 12, 2026  
**APPLICANT/OWNER:** Johnny “Shane” Jackson / Guaranteed Vacation Rentals, LLC  
**LOCATION:** 703 Ward Ave – Ward 2  
**PARCEL NUMBER:** 60130110.000  
**REQUESTED ACTION:** Residential Short-Term Rental Permit  
**DATE OF APPLICATION:** February 26, 2026



Figure 1. Planning Commission Signage



- **Notice via Standard Mail:** The notice of Public Hearing was mailed on April 27, 2026, to 61 property owners within 500 feet of the subject property. The distribution included the name of the applicant, notice of the hearing date, time and location, and a summary of Frequently Asked Questions regarding short-term rentals. All advertising requirements have been met.
- **Publication:** Notice of the public hearing was advertised at least 15 days prior to the date of the hearing per ordinance on April 26, 2026. Additionally, the required yard sign was placed in the yard on April 27, 2026.
- **Inspection:** The property was inspected for all required elements on April 1, 2026, and was approved. The inspection form is attached for review.
  - **Maximum Occupancy:** Maximum occupancy of **6** was approved by the Fire Marshall during the inspection.
  - **Maximum Number of Vehicles:** Maximum number of **4** vehicles were approved by the Building Official during the inspection.
- **Guest Rules:** The guest rules were posted and visible during the property inspection.
- **Code Violations:** No code violations received.

V. **FINDINGS:**

- The proposed parking plan shows 5 vehicles; however, only 4 vehicles were approved. This needs to be updated in the Rental Rules and Agreement if approved and before renting.

VI. **PUBLIC FEEDBACK**

None received as of May 8, 2026

VII. **POTENTIAL MOTION**

To recommend **approval** of the short-term rental permit located at 703 Ward Ave with an annual renewal and compliance with the City of Ocean Springs STR Ordinance.

– OR –

To recommend **denial** of the short-term rental permit located at 703 Ward Ave.



City of Ocean Springs Planning Department  
1018 Porter Avenue / PO Box 1800 Ocean Springs, MS 39564 / (228) 875-4415

**RESIDENTIALLY ZONED SHORT TERM RENTAL ANNUAL PERMIT APPLICATION**

Application Date: 2-26-26 A \$25.00 reinspection will be charged if the inspection is missed.

**REQUIRED ATTACHMENTS:**

**FEES: \$501 (NON-REFUNDABLE) ~ Application Fee Effective 10/1/2024-** \$25 must be paid at the time application is submitted, Remaining \$475 is due when permit is approved ~ Administrative Fee: \$1.00 (per Ordinance 2022-17 following the requirements of Section 25-60-5 MS code Annotated)

- Completed Application
- Warranty Deed
- Copy of Proposed Rental Agreement
- Proposed Parking Plan – Sketch
- Copy of rules, including trash management and reference of the city's noise ordinance (available upon request), to be posted inside unit
- Affirmation of Code Compliance – Ord.2015-11 (Section 401.3(10)) – Attached.
- ~~Standard mailout fee will be calculated during the review process and must be paid prior to scheduling of the public hearing~~*
- ✓ Properties will be reviewed and inspected prior to scheduling the public hearing date and sending the required notices.
- ✓ Permits are renewed annually and are not transferable to new ownership.
- ✓ Renovations must be completed prior to applying

**REQUIRED: RENTAL PROPRTY INFORMATION:**

- Address of Rental Property: 703 Ward Ave
- Parcel Identification Number: 6013 0110.000 Number of bedrooms: 4
- Proposed maximum # guests: 6 Number of existing off-street parking spaces: 5
- Is this property located in a covenant-restricted subdivision?  Yes  No ~ *If yes, a copy of the covenants must be included.*

PROPERTY OWNER – Name: Johnny "Shane" Jackson - Guaranteed Vacation Rentals, LLC  
 Address: 715 Forest Hill Dr. Ocean Springs, MS 39564  
 Phone No. cell 228 381-2056 - 228-875-2467 Email: shanejackson2017@gmail.com  
 OWNER SIGNATURE: [Signature]

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LOCAL PROPERTY MANAGER – [Must RESIDE within two (2) miles of the OS City Limits]  
 Name: Chris Dearman  
 Address: 805 Magnolia Bayou Blvd. Ocean Springs, MS 39564  
 Phone No. 847-307-1491 Email: christopherrdearman@gmail.com

Is the Property Manager OR the Owner the best contact for scheduling inspections? Choose One... Property Manager

Owner – initial by each ordinance to indicate receipt:

Copy of Ordinance 2015-11 Received: SJ (initials) Copy of Ordinance 2019-19 Received:  
Copy of Ordinance 2018-02 Received: SJ (initials) Copy of Ordinance 2021-25 Received:  
Copy of Ordinance 2023-07 Received: SJ (initials)

**Physical Inspection of Property:**

- All applicable fire and health codes as would apply to a commercially zoned structure must be compliant.
- As part of the review process, an inspection will be scheduled to determine that all physical requirements are met per the ordinance
- Inspection will also include but are not limited to: adequate parking, proposed occupancy, number of vehicles allowed, location of garbage storage, posting of rules, etc. (per *most current* Inspection Checklist dated: 2/08/18)

**Affirmation of Codes/Regulations**

I, (print name) Johnny Shane Jackson, hereby certify that:

1. I am the owner of the property that is the subject of this application and that I have read and understand the requirements as outlined in the application.
2. There are no outstanding City of Ocean Springs property taxes or special assessments on the parcel(s).
3. Per Section 2.C.5 of Ordinance No. 2015-11, I will obtain a Mississippi State Sales Tax License through the MS Dept. of Revenue to pay all city, county, and state taxes required by law.
4. The property included in this application is in compliance with all applicable building codes, zoning requirements, and deed restrictions and/or covenants.
5. The Homeowner’s liability insurance does not exclude short term rentals from coverage.
6. Any existing mortgage or deed does NOT prohibit use of property as a short term rental.
7. Proper documentation of covenants that may restrict use of the property as a short rental and/or a letter of support from the HOA has been provided.

I further acknowledge that the information provided herein is true and correct to the best of my knowledge.

Owner(s) Name: Johnny Shane Jackson

Parcel ID(s): 60130116.000

Date Property Acquired: 2-26-06

Owner’s Signature [Signature] Date 2-26-26

**Office Use Only**

Date of Inspection: \_\_\_\_\_ Result of Occupancy Inspection: \_\_\_\_\_  
 Maximum Occupancy Determination: \_\_\_\_\_ (attached)  
 Maximum Parking Spaces: \_\_\_\_\_ Permit Renewal Date: \_\_\_\_\_  
 PC Public Hearing Date: \_\_\_\_\_ BOA Approval Date: \_\_\_\_\_



## ENHANCED LIFE SAFETY FOR OCCUPANCY EGRESS

**(RESIDENTIAL & COMMERCIAL ZONED SHORT-TERM RENTALS & BED & BREAKFASTS)**

The following items must be complete and inspection passed prior to approval of any Short-Term related enterprise. ***Additional Code requirements may apply from other Departments.***

Before an occupancy inspection is scheduled, please make sure the following items have been completed. *Someone must be present at the time of inspection.*

### **All Occupancy Inspections are scheduled Monday – Thursday at 10am**

- Type 2A 10BC fire extinguishers – placed in a location visible to occupants and *mounted to the wall.*  
*NOTE: maximum travel distance to a fire extinguisher is 75 feet – additional fire extinguishers may be required on each floor.*
- Emergency lighting – *hardwired with battery backup* (not “exit” lighting) in locations that will allow adequate illumination in case of emergency or power outage.
- Address clearly displayed on the outside of the building. This must be visible from the street. In locations not visible from the street, a pilaster or signage must be placed at the street – not to exceed 1 square foot.
- All Main and Distribution panel boxes must have all circuits labeled properly.
- Smoke detectors must be installed in all sleeping areas and corridors leading to sleeping areas. SMOKE DETECTORS MUST BE INTERLOCKED EITHER BY HARD-WIRED OR WI-FI SYSTEM. *IF a residence has gas service, all locations must also include Carbon Monoxide Detectors* (outside bedrooms). If there is an attached garage, a carbon monoxide detector must be installed in that location separately.
- Adequate garbage receptacles and storage locations.
- Stove must have a no-tip device installed.
- Adequate emergency egress from all rooms within the residence. Sleeping areas must have two (2) means of egress. *If there it is a two-story structure, or has windows over 78”, it is required to have an emergency escape ladder.)*
- No exposed wiring.
- All outlets within 6 feet of any water source must be on a GFCI circuit or have that type of outlet installed.
- Adequate off-street parking for guests. No designated parking will be allowed on grassy surfaces or on streets.
- Extension cords shall not be substituted for permanent wiring in any case. Multi-plug electrical adaptors are prohibited unless they are overcurrent protected (surge protected).

OWNER SIGNATURE: \_\_\_\_\_

*John De Jure*

DATE: 2-20-26

ADDRESS: 703 WARD AVE iWorQ Permit#: 11081



PLANNING DEPARTMENT  
P.O. Box 1800 / Ocean Springs, MS. 39566  
Phone 228-875-4415 Fax 228-872-5427

**RESIDENTIALLY-ZONED SHORT TERM RENTAL – OCCUPANCY INSPECTION FORM**

Before requesting an occupancy inspection from the Building Official and the Fire Marshall, please make sure the following items have been completed. Someone must be present at the time of inspection.

All Occupancy Inspections are done at 10am

The following items must be complete prior to inspection:

- Type 2A 10BC Fire Extinguishers (Maximum travel distance 75 ft.)
- Emergency Lighting hardwired battery backup
- Address on Building
- Breaker Box needs to be labeled
- Outlet and switch plate covers need to be installed. (GFCI Circuits within 6 ft. of water source)
- No exposed wiring
- Adequate emergency egress
- Operable windows in sleeping areas
- Guest rules (noise, garbage, etc.) must be visibly posted.
- Adequate garbage receptacles
- Smoke detectors in all bedrooms and hallways.
- Carbon monoxide detectors if there is gas service.
- Identified # of Bedrooms: 3
- Proposed # of Guests: 6
- Approved # of Guests per OSFD: 6
- Proposed # of vehicles: 5
- Approved # of vehicles per OSFD: 4

Property Owner: JOHNNY SHANE JACKSON Phone #: 228-381-2056  
Contact Name: CHRIS DEARMAN\*\*\*\* Phone #: 847-307-1491

**Date of Inspection:** 1-APR-2026

**COMMENTS:** \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**PASSED**

Building Official: [Signature]

Fire Marshall: [Signature]

Property Owner: [Signature]

Fire Marshall Not Present

## **703 Ward Ave**

### **Lodging Policies & Rental Agreement**

**703 Ward Ave is an exclusive property where every guest reservation is both important and special to us. If your travel plans change and you must cancel your reservation, please contact us at least two weeks prior to your arrival date to receive a full refund. A 50% refund will be given if cancellation is made at least one week prior. If cancelled less than week, we will try to re-book the dates for you, and if so, will offer you a credit for whatever amount we get for a future stay.**

**Check-in begins at 4PM. Check-out 10AM. Unfortunately, due to the need to get the home ready for the next guest visit, we usually cannot offer early check-ins or late check-outs.**

**All use of 703 Ward Ave amenities is at the guests' own risk. Please be responsible and act safely. All disposable items in the home are for guest use, but please clean any dishes & appliances if used. Please make sure the dishwasher is emptied, and that the microwave, refrigerator, and oven are left clean and empty for next guest use as well.**

**Occupancy: There is to be a maximum of six (6) guests allowed to stay overnight on the property.**

**Trash: Please use the garbage bins outside on the side of the house for your trash upon leaving. The property manager or housekeeping will bring them to the curb on Mondays, for Tuesday morning pickups.**

**Smoking: Absolutely no smoking is allowed inside the home, but feel free to smoke on the back porch or anywhere outdoors. Please dispose of your butts safely and in an environmentally sensitive manner**

**Parking: Up to five cars can park on the driveway in front of the home. There is no on-street parking in Ocean Springs unless explicitly stated.**

**Quiet Hours: We ask that our guests observe quiet hours beginning at 10pm and continuing through 9am. No loud noises or music is permitted during quiet hours. Please be considerate to our neighbors at all times. Ocean Springs has a noise ordinance (2012-4) between the hours of 11pm-8am Sunday night through Thursday night, and 11:59pm-8am Friday night through Sunday morning. Please call the city at 228-875-4415 for any further information.**

**Check-Out: Please leave any used towels in the tub, the linens on the bed, and lock the door upon leaving. Have safe travels, and please leave us a favorable review if you enjoyed your stay.**

**Thank you for staying at 703 Ward Ave! We would love to have you return for years to come, so please contact me directly for any future visits. If things have gone smoothly for both parties during your initial stay, we most likely can offer you a discounted rate for you, friends & family for future visits.**

**Sincerely,**

**Chris Dearman  
Property Manager**

## Booking Confirmation

Thank you for choosing ~~Clark Coastal Cottage~~ for your vacation! We hope that you have a pleasant stay.

Our home is located at:

**703 Ward Ave  
Ocean Springs, MS 39564**

### Rental Rules

**CHECK-IN TIME** is AFTER 4 P.M. CST AND **CHECKOUT** is 10:00 A.M. CST.

This is a **NO SMOKING** unit.

**PETS** - Dogs are permitted in rental units only with prior approval. \$150 non-refundable pet fee applies covering two dogs. All pets must be leashed at all times. Pet owners are responsible for cleaning up any/all pet refuse. Pets are not allowed on furniture at any time. Any evidence of pets on furniture may incur extra cleaning fees. All pets must be up to date on rabies vaccinations and all other vaccinations. Heartworm prevention is highly recommended. All pets are to be treated with Advantage or similar topical flea and tick repellent three (3) days prior to arrival. Fleas and ticks are very rampant in this area and can cause harmful/fatal illness to humans and pets. All items above are the sole responsibility of the pet owner. The cabin owners assume no responsibility for illness or injury that humans or pets may incur while on the premises.

**CANCELLATIONS** – please contact us at least two weeks prior to your arrival date to receive a full refund. A 50% refund will be given if the cancellation is made at least one week prior. If canceling less than week, we will try to re-book the dates for you, and if so, will offer you a credit for whatever amount we get for a future stay.

**MAXIMUM OCCUPANCY** – The maximum number of guests is limited to six (6) persons.

**MINIMUM STAY** – Minimum stays may be required during weekends, holidays, or festival weekends.

**INCLUSIVE FEES** – Rates include a one-time linen & towel setup. Amenity fees are included in the rental rate.

**NO DAILY HOUSEKEEPING SERVICE** – While linens and bath towels are included in the unit, daily maid service is not included in the rental rate. However, it is available at an additional rate. We suggest you bring beach towels. We do not permit towels or linens to be taken from the units.

**RATE CHANGES** – Rates subject to change without notice.

**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.

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

**PARKING** – Parking is limited to five (5) vehicles. Vehicles are to be parked in designated parking areas only. 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.

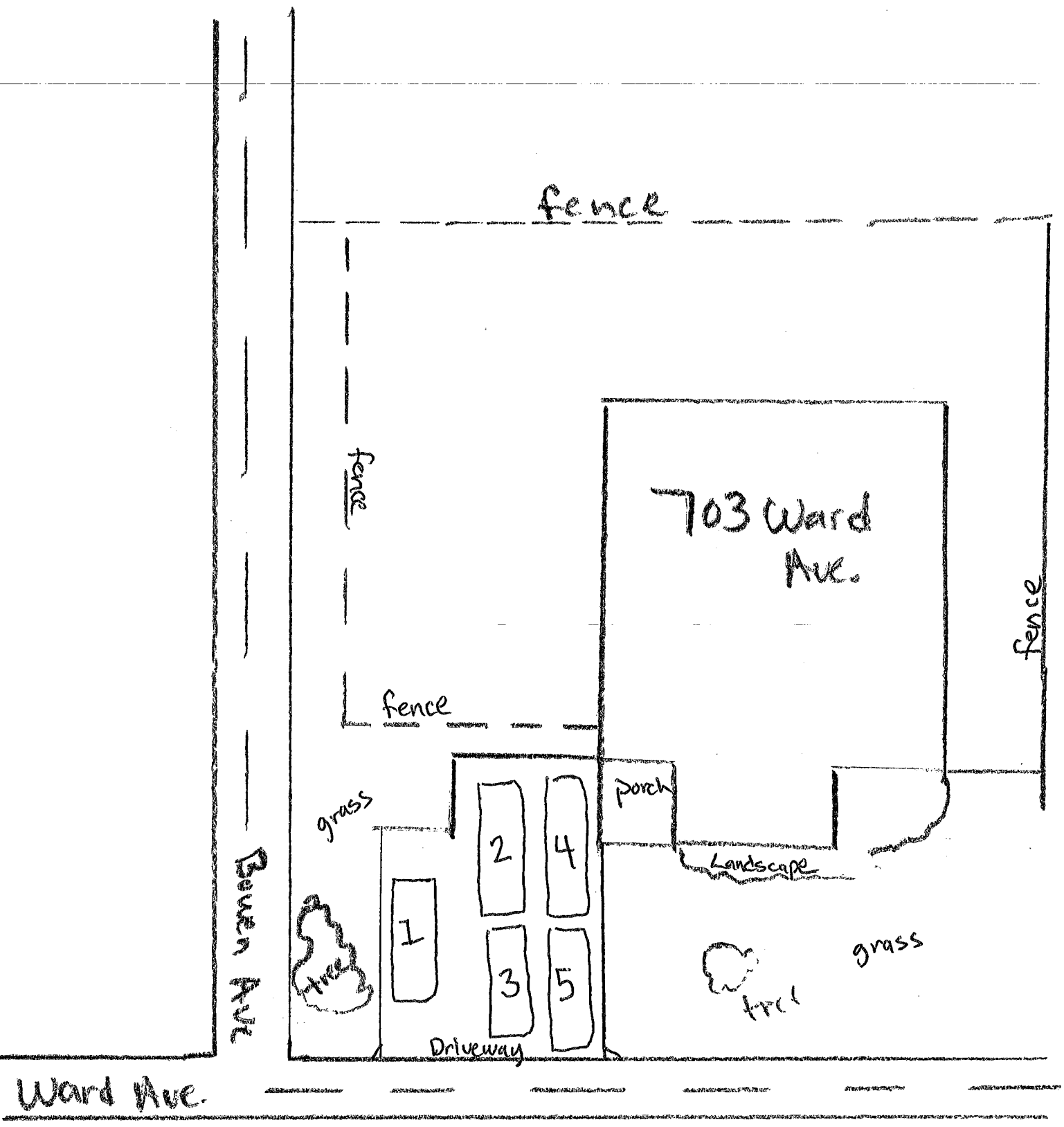
**TRASH** – Please use the garbage bins outside on the side of the house for your trash upon leaving. The property manager or housekeeping will bring them to the curb on Mondays, for Tuesday morning pickups.

**HURRICANE OR STORM POLICY** – 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.

The owners are not responsible for any accidents, injuries or illnesses 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 premises.

**Quiet Hours:** – We ask that our guests observe quiet hours beginning at 10pm and continuing through 9am. No loud noises or music is permitted during quiet hours. Please be considerate to our neighbors at all times. Ocean Springs has a noise ordinance (2012-4) between the hours of 11pm-8am Sunday night through Thursday night, and 11:59pm-8am Friday night through Sunday morning. Please call the city at 228-875-4415 for any further information.



COPY

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Prepared by and Return to:  
Nicole W. Sullivan, MSB #105498  
Nicholas J. Lewelling, MSB #106662  
Coast Title Company, LLC  
101 Rouselle Place, Suite B  
Ocean Springs, MS 39564  
Telephone: 228-334-5122

**\*\*TITLE NOT EXAMINED\*\***

INDEXING INSTRUCTIONS:           Sec. 30, T7S, R8W, Jackson Co., MS

COVER PAGE FOR QUITCLAIM DEED

GRANTOR(S):

**GUARANTEED PROPERTIES, LLC,  
A MISSISSIPPI LIMITED LIABILITY COMPANY**  
715 Forest Hill Dr.,  
Ocean Springs, MS 39564  
Telephone: (228) 875-2462

GRANTEE(S):

**GUARANTEED VACATION RENTALS, LLC,  
A MISSISSIPPI LIMITED LIABILITY COMPANY**  
703 Ward Ave.,  
Ocean Springs, MS 39564  
Telephone: (228) 875-2462

STATE OF MISSISSIPPI  
COUNTY OF JACKSON

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the price and sum of TEN AND NO/100 DOLLARS (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **GUARANTEED PROPERTIES, LLC, A MISSISSIPPI LIMITED LIABILITY COMPANY**, does hereby grant, bargain, sell, convey and quitclaim unto, **GUARANTEED VACATION RENTALS, LLC, A MISSISSIPPI LIMITED LIABILITY COMPANY**, that certain tract, piece or parcel of land situated in Jackson County, Mississippi, together with all improvements, buildings, fixtures, and appurtenances thereunto belonging, and being more particularly described as follows, to-wit:

**That certain tract, piece or parcel of land situated in Section 30, Township 7 South, Range 8 West in Jackson County, Mississippi, and more particularly described as follows, to wit:**

**Beginning 290 feet South of the Southwest intersection of Government Street and Ward Avenue and on the West side of Ward Avenue running thence West 104.5 feet, more or less, running thence South 76 feet, more or less, to the North line of Bowen Avenue; running thence East along the North line of Bowen Avenue 104.5 feet, more or less, to the Northwest intersection of Bowen Avenue and Ward Avenue; running thence North along the West line of Ward Avenue 76 feet, more or less, to the Point of Beginning.**

Commonly referred to as 703 Ward Ave., Ocean Springs, MS 39564 (PID #60130110.000)

This conveyance is subject to all covenants, easements, restrictions, reservations, and other matters of record, all zoning and building laws, rules and regulations and ordinances, and all matters that would be disclosed by an accurate survey of said property.

Taxes for the applicable year will become the responsibility of the Grantee.

WITNESS THE SIGNATURE OF THE GRANTOR, on the 23 day of February, 2026.



JOHNNY SHANE JACKSON, sole member of  
GUARANTEED PROPERTIES, LLC

STATE OF MISSISSIPPI

COUNTY OF JACKSON

This day, personally appeared before me, the undersigned Notary Public, in and for the aforesaid County and State, the within named **JOHNNY SHANE JACKSON, SOLE MEMBER OF GUARANTEED PROPERTIES, LLC**, who acknowledged to me that he executed, signed and delivered, the foregoing Quitclaim Deed on the day and year herein mentioned as his true and voluntary act and deed, after being duly authorized to do so on behalf of the company.

Given under my hand and official seal of office, this the 23<sup>rd</sup> day of February, 2026.

Carly Marie Myers  
NOTARY PUBLIC

MY COMMISSION EXPIRES:





# PUBLIC HEARING NOTICE

## Residential Short-Term Rental

THIS INFORMATION IS BEING SENT TO YOU AS PART OF THE PERMITTING PROCESS FOR A NEARBY PROPERTY.

Per adopted Code for the City of Ocean Springs, notice has been advertised in the Sun Herald Newspaper and copies are sent via Standard mail at the cost of the applicant.

**PUBLIC NOTICE** is hereby given that the City of Ocean Springs **PLANNING COMMISSION** will hold a **Public Hearing** on the date listed below to consider an application for a Short-Term Rental Permit per Ordinance No. 2015-11 governing the provision of Short-Term Rentals of dwellings in residential zones after application, hearing, and approval.

Application for the address listed below will be considered in the regular meeting place of the Board of Aldermen at City Hall located at 1018 Porter Avenue Ocean Springs, MS 39564.

**Short-Term Rental Applied for:** 703 Ward Ave

**Public Hearing Date/Time:** May 12, 2026, at 6:00 pm

Applicant: Johnny "Shane" Jackson on behalf of Guaranteed Vacation Rentals, LLC

Local Contact: Christopher Dearman

The Residential Short-Term Rental Ordinance (2015-11) was approved on July 7, 2015. The ordinance was researched, modified, and re-approved on February 20, 2018, and again on December 17, 2019. This document addresses what the ordinance requires of an applicant, the process, and contact information for questions or concerns. For more details, please call the Planning Department at 228-875-4415.

**Short-Term Rentals:** Considered less than 30 days. Conditions for permitting include an approval process, occupancy/vehicle requirements, guest registry, noise/garbage management, posting of rules, local management, and a process for complaints, basis for denial or revocation, and violations.

### Frequently Asked Questions regarding Residential Short-Term Rental permits:

- 1) **Why am I receiving this information?** All property owners within 500 feet of the property requesting a permit are required to receive notification via standard mail. Additionally, the hearing was advertised in the local newspaper, and a yard sign was placed on the property. This notice was mailed to your address of record with the Jackson County Tax Assessor's office.
- 2) **What is allowed under a Short-Term Rental Permit?** Approval of the permit will allow the property owner to rent the residence for periods of less than 30 days at a time, governed by restrictions listed in the ordinance. The permit does not allow any other non-permitted activity.
- 3) **Who will be responsible for management of the property?** The property owner is ultimately responsible for all activity on the property. The Local Property Manager, if one is assigned, MUST reside within 2 miles of the city limits and be available 24/7 to address issues related to the property. The Planning Department will have a contact number in case of emergencies.
- 4) **Do the property owners pay sales tax for this activity?** Yes – the property owner will be issued a city privilege license that will allow them to register with the state for payment of sales tax, including the additional "bed tax" requirement for all hotel activity.
- 5) **What review has been done by the City?** The application, a \$501 application fee, and payment for mailing is required. All information was reviewed to ensure all administrative requirements have been met. The home

has been inspected to ensure that all life safety elements are in place and a maximum occupancy/vehicle allowance has been set.

- 6) **What physical modifications were required for the home?** Required life safety improvements include, but are not limited to, hard-wired smoke detectors (carbon monoxide if served by gas), emergency lighting for exits during power outages, properly functioning exits, current fire extinguishers, labeled fuse box, etc.
- 7) **How will the maximum occupancy and number of vehicles be established?** During the physical inspection, the Building Official and Fire Inspector assess the availability of space including sleeping areas and space for off-street parking. These maximums will be established prior to the Public Hearing and can be enforced during operation of the rental.
- 8) **Where can I report code violations, disturbances, etc.?** Just as you would with any residential occupant, if there are problems with noise, excessive vehicles, trash, or other intrusive behavior, the proper city officials should be notified. For life-threatening emergencies, dial 9-1-1 as you would with any type of residential occupancy. Documented complaints will be considered during the renewal process. The ordinance provides guidelines for the basis of revocation or denial or permit issuance and/or renewal.

**Complaint Contact Information:**

- a. **Police: 228-875-2211** – noise, trespassing, other criminal activity
  - b. **Code Enforcement: 228-875-6712** – improper vehicle parking, improper trash storage
  - c. Any other complaints can be forwarded to the **Planning Department at 228-875-4415** or mailed to Attn: Planning Department, City of Ocean Springs, 1018 Porter Avenue, Ocean Springs, MS 39564
- 9) **What is the process if the rules are not followed?** If the City receives documentation that the property owners and/or tenants have violated the provisions set forth in the ordinance, or have met any other criteria that allows for revocation, written notice will be given to the property owner of the violation(s). If corrective action is not taken in the allotted time period, the permit can be revoked and citations issued.
  - 10) **How long is the permit valid?** The Residential Short-Term Rental permit is an annual renewal. Once the initial permit is approved, the property will be inspected annually and complaint records reviewed prior to renewal. The ordinance provides guidelines for the basis of revocation or denial or permit issuance and/or renewal.
  - 11) **Is the permit transferable to new owners?** No. The permit is issued to the owner for that specific address. Permits are not transferable to other owners or properties without the full approval process, including an advertised Public Hearing.
  - 12) **Is the approval process the same for properties in commercially zoned districts?** The application itself is similar, but commercial properties do not require notice or Public Hearing.
  - 13) **What if the property has covenants that do not allow for short-term rentals?** The ordinance requires that any application for a property with an active Homeowner’s Association (HOA) must provide a letter from that HOA supporting the activity. If you are aware of such a restriction in your neighborhood, please notify the Planning Department at 228-875-4415. The permit will not be approved unless supported by an ACTIVE HOA where applicable.
  - 14) **Will the property owner be required to maintain renter information?** Yes, the property owner must maintain a guest registry and provide to the city for review upon request.
  - 15) **Will the renters be informed of the rules and regulations that are included in the permit?** Yes, part of the application and inspection includes provision of the rental agreement for review and posting of the house rules in a visible location within the home.



**Questions and/or written comments** can be sent to the Planning Department up to the day of the hearing and will be provided to the Planning Commission for consideration. Comments can be sent to:

**1018 Porter Avenue, Ocean Springs, MS 39564.**



**CITY OF OCEAN SPRINGS  
PLANNING DEPARTMENT  
POST OFFICE BOX 1800  
OCEAN SPRINGS, MS 39566-1800  
228-875-4415**

**PLANNING COMMISSION REPORT**

**PUBLIC HEARING DATE:** April 14, 2026  
**APPLICANT/OWNER:** Yanira Aragon  
**LOCATION:** 9609 Iroquois Ave– Ward 1  
Lot 3 Culeoka Subdivision, Part 1  
**PARCEL NUMBER:** 61059003.000  
**REQUESTED ACTION:** Residential Short-Term Rental Permit  
**DATE OF APPLICATION:** February 27, 2026



Figure 1. Planning Commission Signage

I. **DESCRIPTION OF REQUEST**

Requesting a permit to operate a short-term rental that allows rental usage for less than (30) thirty consecutive days.

II. **ZONING/LAND USE**

Subject Property: R-2 Low-Medium Density Residential

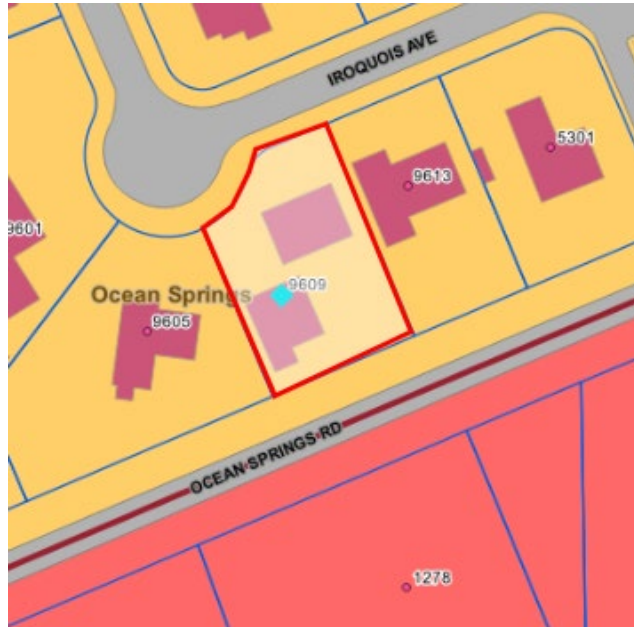


Figure 2. Subject Property and Adjacent Zoning District

III. **SHORT-TERM RENTAL DISTRICT**

City-Wide Zone: This property would be 55 out of 60 available permits.

IV. **FINDINGS**

- **Local Property Manager:** The local property manager, Aurelis Santiago, has the address of, 3306 Beach View Dr, Ocean Springs, MS. This satisfies the requirement to be located within 2 miles of the city limits.
- **Application:** Submittal is complete and was received prior to the deadline. A copy of the rental agreement is attached for consideration.
- **Homeowner's Association:** The property is not located in a covenant-restricted subdivision.
- **Liability Insurance:** The signed application states that the liability insurance for the property does not exclude short-term rentals from coverage, as well as conformance with building code and zoning requirements. There are no deed restrictions and taxes are current.
- **Fee:** The inspection fee of \$25 was provided with the application. The remaining \$476 is due after if approved by the Board of Aldermen.

- **Notice via Standard Mail:** The notice of Public Hearing was mailed on April 27, 2026, to 50 property owners within 500 feet of the subject property. The distribution included the name of the applicant, notice of the hearing date, time and location, and a summary of Frequently Asked Questions regarding short-term rentals. All advertising requirements have been met.
- **Publication:** Notice of the public hearing was advertised at least 15 days prior to the date of the hearing per ordinance on April 26, 2026. Additionally, the required yard sign was placed in the yard on April 27, 2026.
- **Inspection:** The property was inspected for all required elements on April 2, 2026, and was approved. The inspection form is attached for review.
  - **Maximum Occupancy:** Maximum occupancy of 6 was approved by the Fire Marshall during the inspection.
  - **Maximum Number of Vehicles:** Maximum number of 7 vehicles were approved by the Building Official during the inspection.
- **Guest Rules:** The guest rules were posted and visible during the property inspection.
- **Code Violations:** No code violations received.

**V. PUBLIC FEEDBACK**

None received as of May 8, 2026

**VI. POTENTIAL MOTION**

To recommend **approval** of the short-term rental permit located at 9609 Iroquois Ave with an annual renewal and compliance with the City of Ocean Springs STR Ordinance.

– OR –

To recommend **denial** of the short-term rental permit located at 9609 Iroquois Ave.



City of Ocean Springs Planning Department  
1018 Porter Avenue / PO Box 1800 Ocean Springs, MS 39564 / (228) 875-4415

**RESIDENTIALLY ZONED SHORT TERM RENTAL ANNUAL PERMIT APPLICATION**

Application Date: 02/27/26 **A \$25.00 reinspection will be charged if the inspection is missed.**

**REQUIRED ATTACHMENTS:**

***FEES: \$501 (NON-REFUNDABLE) ~ Application Fee Effective 10/1/2024– \$25 must be paid at the time application is submitted, Remaining \$475 is due when permit is approved ~ Administrative Fee: \$1.00 (per Ordinance 2022-17 following the requirements of Section 25-60-5 MS code Annotated)***

- Completed Application
- Warranty Deed
- Copy of Proposed Rental Agreement
- Proposed Parking Plan – Sketch
- Copy of rules, including trash management and reference of the city’s noise ordinance (available upon request), to be posted inside unit
- Affirmation of Code Compliance – Ord.2015-11 (Section 401.3(10)) – Attached.
- ~~Standard mailout fee will be calculated during the review process and must be paid prior to scheduling of the public hearing~~*
- Properties will be reviewed and inspected prior to scheduling the public hearing date and sending the required notices.**
- Permits are renewed annually and are not transferable to new ownership.**
- Renovations must be completed prior to applying**

**REQUIRED: RENTAL PROPERTY INFORMATION:**

- **Address of Rental Property:** 9609 Iroquois Ave, Ocean Springs, MS 39564
- Parcel Identification Number: 6-10-59-003.000 Number of bedrooms: 3
- Proposed maximum # guests: 6 Number of existing off-street parking spaces: 7
- Is this property located in a covenant-restricted subdivision?  Yes  No *~ If yes, a copy of the covenants must be included.*

**PROPERTY OWNER – Name:** Yanira Aragon  
**Address:** 231 64th Street unit 11, West New York, NJ 07093-3025  
**Phone No.** 551-556-0927 **Email:** Yanimumanzor1839@gmail.co  
**OWNER SIGNATURE:**

---

**LOCAL PROPERTY MANAGER – [Must RESIDE within two (2) miles of the OS City Limits]**  
**Name:** Aurelis Santiago  
**Address:** 3306 Beachview Dr, Ocean Springs, MS 39564  
**Phone No.** 228-819-5059 **Email:** Aurelis1207@hotmail.com

Is the Property Manager OR the Owner the best contact for scheduling Inspections? Property Manager

**Owner – initial to indicate receipt:**  
**Copy of Current Short-Term Rental Ordinance Received:**  (initials)

**Physical Inspection of Property:**

- All applicable fire and health codes as would apply to a commercially zoned structure must be compliant.
- As part of the review process, an inspection will be scheduled to determine that all physical requirements are met per the ordinance
- Inspection will also include but are not limited to: adequate parking, proposed occupancy, number of vehicles allowed, location of garbage storage, posting of rules, etc. (per *most current* Inspection Checklist dated: 2/08/18)

**Affirmation of Codes/Regulations**

I, (print name) Yanira Aragon, hereby certify that:

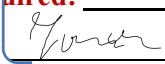
1. I am the owner of the property that is the subject of this application and that I have read and understand the requirements as outlined in the application.
2. There are no outstanding City of Ocean Springs property taxes or special assessments on the parcel(s).
3. Per Section 2.C.5 of Ordinance No. 2015-11, I will obtain a Mississippi State Sales Tax License through the MS Dept. of Revenue to pay all city, county, and state taxes required by law.
4. The property included in this application is in compliance with all applicable building codes, zoning requirements, and deed restrictions and/or covenants.
5. The Homeowner’s liability insurance does not exclude short term rentals from coverage.
6. Any existing mortgage or deed does NOT prohibit use of property as a short term rental.
7. Proper documentation of covenants that may restrict use of the property as a short rental and/or a letter of support from the HOA has been provided.

I further acknowledge that the information provided herein is true and correct to the best of my knowledge.

**Owner(s) Name:** Yanira Aragon

**Parcel ID(s):** 6-10-59-003.000

**Date Property Acquired:** 07/03/2023

**Owner’s Signature**  **Date** 02/27/26

**Office Use Only**

Date of Inspection: \_\_\_\_\_ Result of Occupancy Inspection: \_\_\_\_\_

Maximum Occupancy Determination: \_\_\_\_\_ (attached)

Maximum Parking Spaces: \_\_\_\_\_ Permit Renewal Date: \_\_\_\_\_

PC Public Hearing Date: \_\_\_\_\_ BOA Approval Date: \_\_\_\_\_



## ENHANCED LIFE SAFETY FOR OCCUPANCY EGRESS

**(RESIDENTIAL & COMMERCIAL ZONED SHORT-TERM RENTALS & BED & BREAKFASTS)**

The following items must be complete and inspection passed prior to approval of any Short-Term related enterprise. ***Additional Code requirements may apply from other Departments.***

Before an occupancy inspection is scheduled, please make sure the following items have been completed. *Someone must be present at the time of inspection.*

### All Occupancy Inspections are scheduled Monday – Thursday at 10am

- Type 2A 10BC fire extinguishers – placed in a location visible to occupants and *mounted to the wall.*  
*NOTE: maximum travel distance to a fire extinguisher is 75 feet – additional fire extinguishers may be required on each floor.*
- Emergency lighting – *hardwired with battery backup* (not “exit” lighting) in locations that will allow adequate illumination in case of emergency or power outage.
- Address clearly displayed on the outside of the building. This must be visible from the street. In locations not visible from the street, a pilaster or signage must be placed at the street – not to exceed 1 square foot.
- All Main and Distribution panel boxes must have all circuits labeled properly.
- Smoke detectors must be installed in all sleeping areas and corridors leading to sleeping areas. SMOKE DETECTORS MUST BE INTERLOCKED EITHER BY HARD-WIRED OR WI-FI SYSTEM. *IF a residence has gas service, all locations must also include Carbon Monoxide Detectors* (outside bedrooms). If there is an attached garage, a carbon monoxide detector must be installed in that location separately.
- Adequate garbage receptacles and storage locations.
- Stove must have a no-tip device installed.
- Adequate emergency egress from all rooms within the residence. Sleeping areas must have two (2) means of egress. *If there it is a two-story structure, or has windows over 78”, it is required to have an emergency escape ladder.)*
- No exposed wiring.
- All outlets within 6 feet of any water source must be on a GFCI circuit or have that type of outlet installed.
- Adequate off-street parking for guests. No designated parking will be allowed on grassy surfaces or on streets.
- Extension cords shall not be substituted for permanent wiring in any case. Multi-plug electrical adaptors are prohibited unless they are overcurrent protected (surge protected).

OWNER SIGNATURE:  \_\_\_\_\_

DATE: 02/27/26



**Bobby Cox**  
 Matthew Hinton  
 Steve Tillis  
 Karen Stennis

**Mayor**  
 Alderman at Large  
 Alderman Ward 1  
 Alderman Ward 2

**Kevin Wade**  
 Shannon Pfeiffer  
 Rob Blackman  
 Julie Messenger

Alderman Ward 3  
 Alderman Ward 4  
 Alderman Ward 5  
 Alderman Ward 6

[www.oceansprings-ms.gov](http://www.oceansprings-ms.gov)    

### Short-Term Rentals (STR's) FAQ's

1. There are two different types of permits for short-term rental, **Residential Short-Term Rental** permit and **Commercial Short-Term Rental** permit.
2. There is a City map that you can look up what short term rental zone you are located in <https://atlas.geoportalmaps.com/os>
3. There are three zones for the city-wide zone, Short-Term Rental Density zone and the Downtown Overlay District zone.
4. There is a cap on all residential short-term rental permits of **115** (City-Wide & Density Zone). There is no cap on commercial short-term rentals or Residential Downtown Overlay District.
5. The permits are renewed annually. **PLEASE NOTE: Your permit must be in the process of renewal BEFORE its expiration date.**
6. You can be placed on a waiting list, but Staff cannot predict when a spot will come up.
7. The permit **MUST** be displayed in the unit to be compliant with the current ordinance.
8. If this is a new permit: The permit must be taken to the Tax Counter to request a privilege license.
9. If the permit is a renewal or a new permit, you will be required to secure or renew your privilege or business license. The privilege license should be displayed on site. The Tax Department can be contacted at 228-875-4236.
10. Sales Tax, 1 of 2 scenarios:
  - a. One of the common platforms to rent is AIRBNB and VRBO.
  - b. Other renting methods will require registration with the State Department of Revenue to receive a Tax License.
  - c. The applications for both the commercial and residential permit are located in the Tax Department of City Hall
11. Please do not call for an inspection if you are not ready for an inspection. If you fail, your inspection you will be charged a re-inspection fee. After 3 failed inspections, we will require you to start the process over as a NEW Short-Term Rental
12. Please turn in your application and fee of \$501.00 per permit, with the following attachments. All inspections are scheduled for M-Th Only. **\*\*All fees are Non-Refundable\*\***
13. Residential new short term rental permits require Planning Commission and Board of Alderman approval, renewals do not require a public hearing.
14. Your property will be posted with a sign from the Planning Commission and notices will be sent out to the adjacent neighbors. **DO NOT** remove the sign, or you will be charged. You will be billed for public mailers and the invoice **MUST** be paid prior your Planning Commission Meeting.
15. Someone will need to be at the Planning Commission and Board of Alderman to answer any questions. The application is not approved until the Board of Alderman has voted on it.
16. Permits are not mailed, Once issued, it **MUST** be picked up within **10** business days from the Planning Dept

ADDRESS: 9609 Irquois iWorQ Permit#: 11147



PLANNING DEPARTMENT  
P.O. Box 1800 / Ocean Springs, MS. 39566  
Phone 228-875-4415 Fax 228-872-5427

**RESIDENTIALLY-ZONED SHORT TERM RENTAL – OCCUPANCY INSPECTION FORM**

Before requesting an occupancy inspection from the Building Official and the Fire Marshall, please make sure the following items have been completed. Someone must be present at the time of inspection.

All Occupancy Inspections are done at 10am

The following items must be complete prior to inspection:

- Type 2A 10BC Fire Extinguishers (Maximum travel distance 75 ft.)
- Emergency Lighting hardwired battery backup
- Address on Building
- Breaker Box needs to be labeled
- Outlet and switch plate covers need to be installed. (GFCI Circuits within 6 ft. of water source)
- No exposed wiring
- Adequate emergency egress
- Operable windows in sleeping areas
- Guest rules (noise, garbage, etc.) must be visibly posted.
- Adequate garbage receptacles
- Smoke detectors in all bedrooms and hallways.
- Carbon monoxide detectors if there is gas service.
- Identified # of Bedrooms: 3
- Proposed # of Guests: 6
- Approved # of Guests per OSFD: 6
- Proposed # of vehicles: 7
- Approved # of vehicles per OSFD: 7

Property Owner: Yanira Aragon Phone #: 551-556-0927  
Contact Name: Aurelis Santiago \* Phone #: 228-819-5059



Date of Inspection: 2 APR 2020

COMMENTS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**PASSED**

Building Official: [Signature] Fire Marshall: [Signature]  
Property Owner: [Signature] Fire Marshall Not Present

# SHORT-TERM VACATION RENTAL AGREEMENT STATE OF MISSISSIPPI

This Comprehensive Short-Term Rental Agreement is entered into between the Property Owner (“Owner” or “Lessor”) and the undersigned Guest (“Guest” or “Lessee”) for temporary occupancy of the residential property located at: 9609 Iroquois Ave, Ocean Springs, Mississippi 39564

Owner Name: YANIRA ARAGON

Owner Mailing Address: 231 64th Street Apt. #11, West New York, NJ 07093

Local Property Manager: AURELIS SANTIAGO 24-Hour Contact Phone: 228-819-5059 This Agreement governs all reservations, whether booked through an online platform or directly.

## 1. TERM OF OCCUPANCY

Check-in time is 3:00 PM Central Time. Check-out time is 11:00 AM Central Time. A minimum stay of two (2) nights is required. Early arrival or late departure may be permitted only with advance written approval. Unauthorized late departure will result in a charge of \$75 per hour. Under no circumstances will the guest be permitted to stay for additional nights at the property, unless otherwise arranged with the lessor. Failure to vacate may result in removal by law enforcement as permitted by Mississippi law.

## 2. OCCUPANCY AND USE

Maximum occupancy is six (6) persons, including children. Only registered guests may occupy the property overnight. The property is intended for residential lodging purposes only and may not be used for parties, events, commercial activity, or unlawful purposes. Any violation constitutes grounds for immediate termination without refund.

## 3. AGE AND IDENTIFICATION

The primary booking guest must be at least twenty-five (25) years of age and must remain on-site for the duration of the stay. Government-issued identification must be provided for all adult occupants upon request. Failure to provide identification may result in cancellation or eviction without refund.

## 4. PAYMENT AND FEES

Rental rates vary according to demand, season, and local events and are controlled by the booking platform when applicable. Cleaning fees are platform-controlled. Although no security deposit is required, the Guest is financially responsible for all damages, excessive cleaning, missing items, or rule violations.

## **5. QUIET ENJOYMENT AND NOISE**

Guests shall conduct themselves in a manner that does not disturb neighbors or violate local noise ordinances. Quiet hours are from 10:00 PM to 7:00 AM. Repeated disturbances may result in fines, eviction, or termination of the rental permit. Refer to the City of Ocean Springs Noise Ordinance, Ord. No. 14-2007 below.

## **6. PARKING**

Parking is limited to designated on-site areas only. The property accommodates up to seven (7) vehicles, including garages and driveway spaces. Parking on lawns, public streets in violation of ordinances, or neighboring property is prohibited.

## **7. PETS**

Pets are permitted only with prior approval and payment of a non-refundable pet fee of \$150. Guests are responsible for cleaning up after pets and for any damages caused by animals. Excessive pet hair, odors, or waste may incur additional fees.

## **8. SMOKING AND HAZARDOUS ACTIVITY**

Smoking, vaping, or use of controlled substances inside the property is strictly prohibited. Open flames, fireworks, and hazardous materials are not permitted. Evidence of smoking may result in additional cleaning or remediation charges.

## **9. MAINTENANCE AND CARE**

Guest shall maintain the property in a clean and sanitary condition. Any damage or malfunction must be reported immediately. Guest agrees to reimburse Owner for repairs resulting from misuse, negligence, or unauthorized alterations.

## **10. TRASH AND SANITATION**

Guests shall place garbage in designated containers and follow local collection schedules. Trash pickup occurs on Thursdays. Improper disposal may result in municipal fines for which the Guest is responsible.

## **11. SECURITY AND SAFETY**

Guest agrees to secure doors and windows when leaving the property and to refrain from tampering with safety devices. Smoke detectors, alarms, and emergency equipment must remain operational at all times.

## **12. SURVEILLANCE**

Exterior surveillance cameras may be installed for security purposes. No cameras will be installed inside living spaces, bathrooms, or bedrooms. Tampering with surveillance equipment is prohibited.

## **13. FUTURE AMENITIES**

If a pool, hot tub, or other recreational equipment is added in the future, use will be entirely at Guest's own risk. Adult supervision of minors is required at all times.

## **14. WEATHER AND HURRICANE POLICY**

The Mississippi Gulf Coast is subject to hurricanes, tropical storms, and severe weather. Guest is responsible for monitoring weather forecasts and complying with evacuation orders. Owner is not liable for disruptions caused by weather events.

## **15. ENTRY AND INSPECTION**

Owner, local property manager or authorized personnel may enter the property for emergency purposes or necessary maintenance. Reasonable notice will be provided when practicable.

## **16. LIABILITY AND INDEMNIFICATION**

Guest assumes full responsibility for all occupants and visitors. Owner shall not be liable for accidents, injuries, or loss of personal property. Guest agrees to indemnify and hold Owner harmless from claims arising from use of the property.

## **17. COMPLIANCE WITH LAW**

Guest shall comply with all federal, state, county, and municipal laws, including regulations governing short-term rentals in Ocean Springs, Mississippi.

## **18. DEFAULT AND TERMINATION**

Violation of any term constitutes default and may result in eviction, additional charges, or legal action. Law enforcement may be contacted if necessary.

## **19. FORCE MAJEURE**

Owner shall not be liable for failure to perform due to events beyond reasonable control, including natural disasters, utility outages, governmental orders, or other emergencies.

## **20. GOVERNING LAW**

This Agreement shall be governed by the laws of the State of Mississippi.

## **21. ENTIRE AGREEMENT**

This document constitutes the entire agreement between the parties and supersedes all prior communications.

## **22. SEVERABILITY**

If any provision is deemed unenforceable, the remaining provisions shall remain in full force.

## **23. ATTORNEY FEES**

In any dispute, the prevailing party shall be entitled to reasonable attorney fees and court costs where permitted by law.

### **City of Ocean Springs Noise Ordinance, Ord. No. 14-2007**

Sec. 15-13. - Unreasonable noise or vibration.

(1) Generally prohibited.

- a. It shall be unlawful for any person to make, cause, or, on premises under his or her legal control, permit to be made any unreasonable noise or vibration audible or perceptible within the corporate limits or police jurisdiction of the city, including the waters lying within such areas.
- b. For purposes of this section, "unreasonable noise or vibration" is defined to mean any unreasonably loud, raucous, or jarring sound or vibration which is not constitutionally protected speech in form and scope of audibility and which, under the circumstances of time, place, and manner in which it is produced and audible or perceptible, annoys, disturbs, injures, or endangers the comfort, repose, health, peace, or safety of a reasonable person of normal sensitivities within the area of the audibility or perceptibility of the noise or vibration without the consent of such person.

(2) Unreasonable use of sound reproduction devices in public areas.

- a. It shall be unlawful for any person or persons to play, use, operate, or permit to be played, used or operated any radio, tape recorder, cassette player, or other machine or devices for reproducing sound (i) if the machine or device is located in or on any public property, including any public street, highway, building, beach, parking lot, building, sidewalk, park, or thoroughfare or located in or on any motor vehicle or watercraft on a public street, highway, or public space, including but not limited to the water lying within the city limits and (ii) if the sound generated by such machine or device is audible at a distance of one hundred (100) feet from the machine or device producing the sound.

b. This section shall not be construed to regulate the initial production or amplification of sound, and the direct amplification of the human voice or music through the use of bullhorns or amplifiers is not regulated under this section. Note: This is to account for live music or demonstrations.

(3) Penalties for violations. Any person violating any provision of subsection (1) or (2) of this section shall be guilty of an offense against the city and shall upon conviction be subject to punishment for each such offense as a misdemeanor subject to up to a five hundred dollar (\$500.00) fine or up to ninety (90) days imprisonment, or both. Where discrete conduct by a person separately and simultaneously violates both subsections (1) and (2), the conduct may be charged as a violation in the alternative under both sections, but such conduct shall be punishable only as an offense under subsection (1) or (2) and not as an offense under both sections simultaneously.

(Ord. No. 14-2007, § 1(15-13.1—15-13.3), 5-1-07)

# Welcome to our rental house

## CONTACTS

+1228-819-5059 (Property Mgr)  
9609 Iroquois Ave., Ocean Springs

## INTERNET

@reallygreatsite  
pass: 123-456-7890

*Thank You*  
FOR STAYING WITH US

## HOUSE RULES

**Check-in and Check-out:** Follow the specified check-in and check-out times to facilitate a smooth transition for everyone.

**Neighbors:** Please respect our neighbors by keeping noise levels reasonable at all times and by not blocking their driveways (there's plenty of parking on our property) No Parties or events allowed.

**Quiet Hours:** From 10:00 PM to 7:00 AM, we appreciate your cooperation in maintaining a low noise level to ensure everyone's rest.

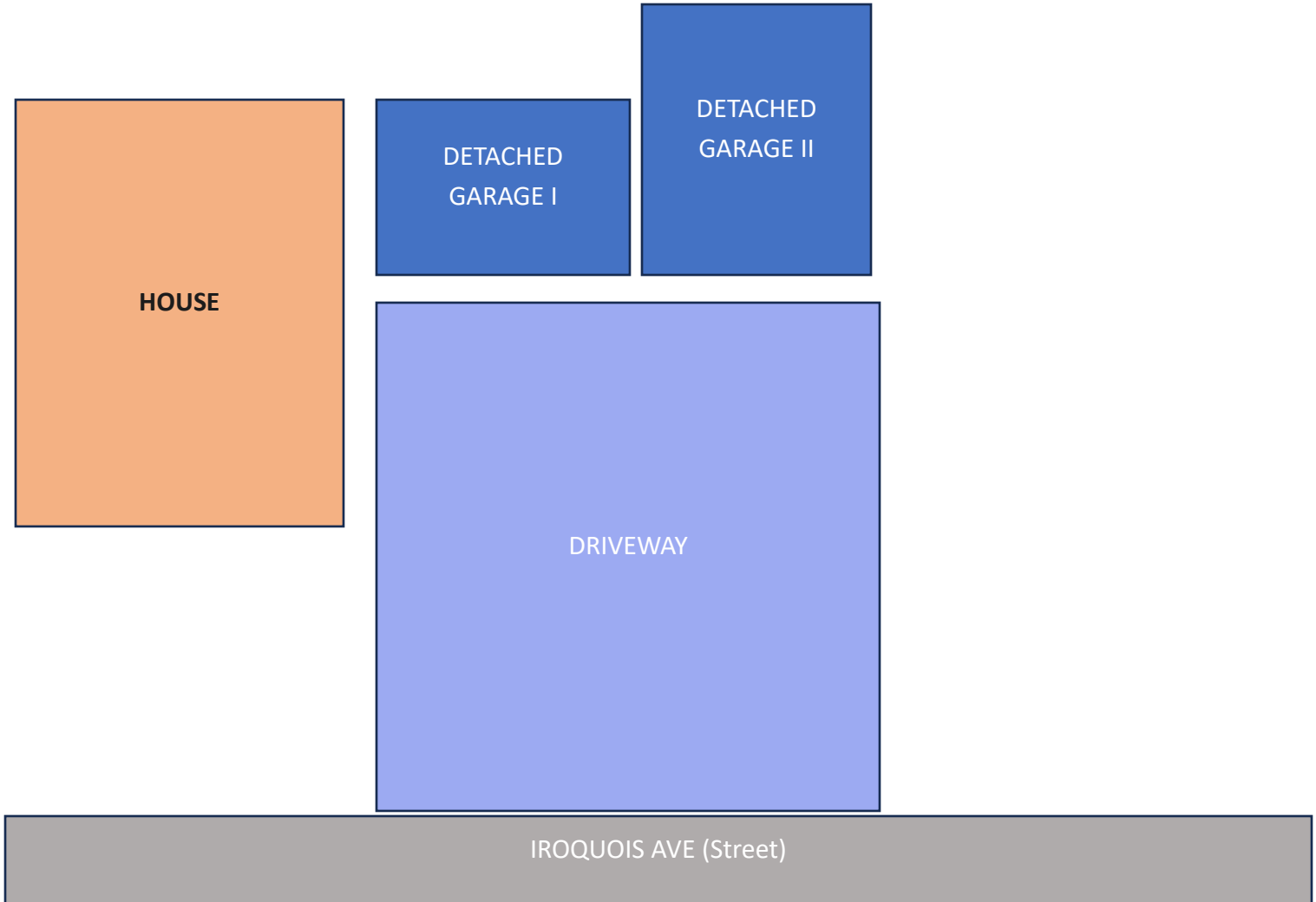
**No Smoking:** Our property is a "non-smoking" zone. Please respect this policy in common areas and rooms.

**Cleanliness and Order:** Contribute to keeping common areas neat and clean. If you use the kitchen or other shared spaces, remember to clean up after yourself.

## CHECKOUT CHECKLIST

- Belongings:** Ensure you have all your personal items before leaving.
- Trash:** Dispose of any trash in designated bins.
- Kitchen:** Wash and put away dishes. Turn off the stove and oven.
- Lights and Appliances:** Switch off lights, fans, and electronic devices. Turn off heating or air conditioning.
- Doors and Keys:** Close and lock all windows and doors. Return keys or access cards as instructed.

## Proposed Parking Plan for 9609 Iroquois Ave



### LEGEND:

- Detached garage I accommodates 1 vehicle.
- Detached garage II accommodates 2 vehicles, RV or Boat.
- Driveway accommodates up to 4 vehicles.

I hereby certify that this is a true and correct copy of the original document,  
Certified By *[Signature]*  
Month 7 Day 5 Year 23

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

Grantors:  
**Ryan C. Jurich**  
**Osheena C. McAdams**  
8717 Doobie Ct.  
Vanceleave, MS 39565  
(228) 218-3004

Return To:  
**Pilger Title Co.**  
1406 Bienville Blvd.  
Ocean Springs, MS 39564  
(228) 215-0011

Grantee:  
**Yanira D. Aragon**  
231 64<sup>th</sup> Street, Unit 11  
West New York, NJ 07093  
(551) 556-0927

File No. O235431N

INDEXING INSTRUCTIONS: Lot 3, Culeoka S/D, Pt. I, Jackson County, MS

STATE OF MISSISSIPPI  
COUNTY OF JACKSON

WARRANTY DEED

FOR AND IN CONSIDERATION OF the price and sum of TEN AND NO/100 DOLLARS (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, we, **Ryan C. Jurich and Osheena C. McAdams**, do hereby sell, convey and warrant unto **Yanira D. Aragon**, all of that certain tract, piece or parcel of land situated in Jackson County, Mississippi, together with all improvements, buildings, fixtures, and appurtenances thereunto belonging, and being more particularly described as follows, to-wit:

**Lot 3, Culeoka Subdivision, Part I, a subdivision according to the map or plat thereof on file and of record in the office of the Chancery Clerk of Jackson County, Mississippi, in Plat Book 17, at Page 44.**

This being the same property as that conveyed to Ryan C. Jurich and Osheena C. McAdams, by instrument recorded in Deed Book 1894, at Page 104, Land Deed Records of Jackson County, Mississippi.

OFFICIAL RECORDS JACKSON COUNTY  
Josh Eldridge  
CHANCERY CLERK  
RECORDING FEE: \$26.00  
#202313190 BK: 2128 PG: 876-877  
07/10/2023 09:09:32 AM 2 PGS  
JSMALL, DC Rcpt#15103



202313190 2 PGS

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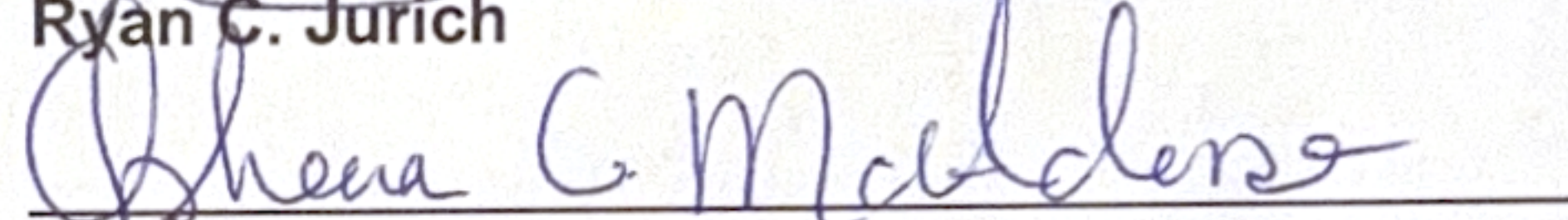
If this property is bounded by water, this conveyance includes any natural accretion, and is subject to any erosion due to the action of the elements. Such riparian and littoral rights as exist are conveyed herewith but without warranty as to their nature or extent. If any portion of the property is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

Grantor(s) quitclaim any and all oil, gas, and other minerals owned, if any, to Grantee(s). No mineral search was requested or performed by preparer.

This conveyance is subject to any and all covenants, rights of way, easements, restrictions and reservations of record in the office of the Chancery Clerk of Jackson County, Mississippi.

It is agreed and understood that the taxes for the current year have been pro-rated as of this date on an estimated basis, and when said taxes are actually determined, if the proration as of this date is incorrect, the Parties hereto agree to make all necessary adjustments on the basis of an actual proration.

WITNESS OUR SIGNATURES, on this the 3<sup>rd</sup> day of July, 2023.

  
\_\_\_\_\_  
Ryan C. Jurich  
  
\_\_\_\_\_  
Osheena C. McAdams

**A C K N O W L E D G E M E N T**

STATE OF MISSISSIPPI  
COUNTY OF JACKSON

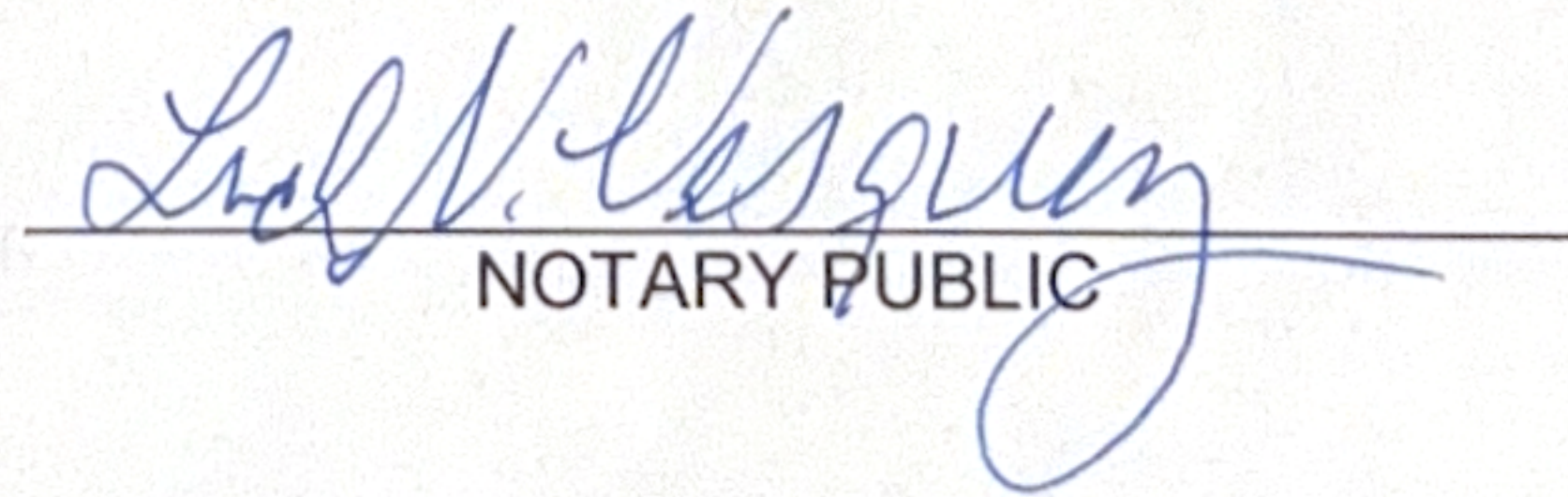
PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, **Ryan C. Jurich and Osheena C. McAdams**, who acknowledged before me that they signed, executed and delivered the above and foregoing instrument on the day and year thereof, for the use and purposes therein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, on this the 3<sup>rd</sup> day of July, 2023.

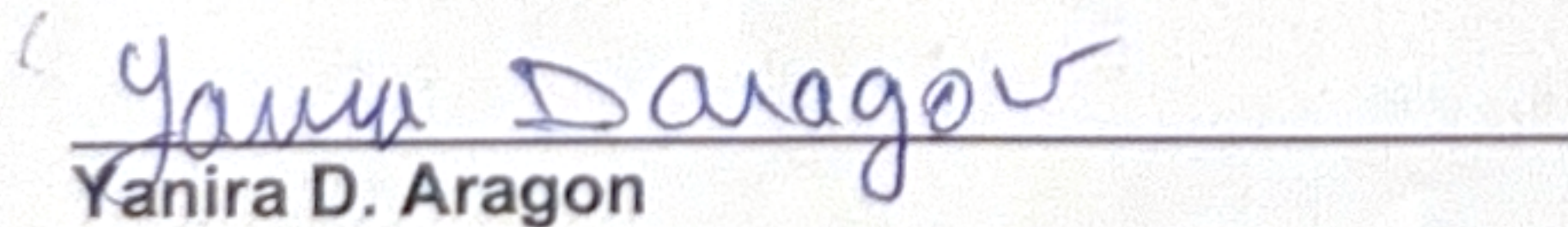
(AFFIX SEAL)



My commission expires

  
\_\_\_\_\_  
NOTARY PUBLIC

DEED ACCEPTED BY:

  
\_\_\_\_\_  
Yanira D. Aragon



# PUBLIC HEARING NOTICE

## Residential Short-Term Rental

THIS INFORMATION IS BEING SENT TO YOU AS PART OF THE PERMITTING PROCESS FOR A NEARBY PROPERTY.

Per adopted Code for the City of Ocean Springs, notice has been advertised in the Sun Herald Newspaper and copies are sent via Standard mail at the cost of the applicant.

**PUBLIC NOTICE** is hereby given that the City of Ocean Springs **PLANNING COMMISSION** will hold a **Public Hearing** on the date listed below to consider an application for a Short-Term Rental Permit per Ordinance No. 2015-11 governing the provision of Short-Term Rentals of dwellings in residential zones after application, hearing, and approval.

Application for the address listed below will be considered in the regular meeting place of the Board of Aldermen at City Hall located at 1018 Porter Avenue Ocean Springs, MS 39564.

**Short-Term Rental Applied for:** 9609 Iroquois Ave

**Public Hearing Date/Time:** May 12, 2026, at 6:00 pm

Applicant: Yanira Aragon

Local Contact: Aurelis Santiago

The Residential Short-Term Rental Ordinance (2015-11) was approved on July 7, 2015. The ordinance was researched, modified, and re-approved on February 20, 2018, and again on December 17, 2019. This document addresses what the ordinance requires of an applicant, the process, and contact information for questions or concerns. For more details, please call the Planning Department at 228-875-4415.

**Short-Term Rentals:** Considered less than 30 days. Conditions for permitting include an approval process, occupancy/vehicle requirements, guest registry, noise/garbage management, posting of rules, local management, and a process for complaints, basis for denial or revocation, and violations.

### Frequently Asked Questions regarding Residential Short-Term Rental permits:

- 1) **Why am I receiving this information?** All property owners within 500 feet of the property requesting a permit are required to receive notification via standard mail. Additionally, the hearing was advertised in the local newspaper, and a yard sign was placed on the property. This notice was mailed to your address of record with the Jackson County Tax Assessor’s office.
- 2) **What is allowed under a Short-Term Rental Permit?** Approval of the permit will allow the property owner to rent the residence for periods of less than 30 days at a time, governed by restrictions listed in the ordinance. The permit does not allow any other non-permitted activity.
- 3) **Who will be responsible for management of the property?** The property owner is ultimately responsible for all activity on the property. The Local Property Manager, if one is assigned, MUST reside within 2 miles of the city limits and be available 24/7 to address issues related to the property. The Planning Department will have a contact number in case of emergencies.
- 4) **Do the property owners pay sales tax for this activity?** Yes – the property owner will be issued a city privilege license that will allow them to register with the state for payment of sales tax, including the additional “bed tax” requirement for all hotel activity.
- 5) **What review has been done by the City?** The application, a \$501 application fee, and payment for mailing is required. All information was reviewed to ensure all administrative requirements have been met. The home

has been inspected to ensure that all life safety elements are in place and a maximum occupancy/vehicle allowance has been set.

- 6) **What physical modifications were required for the home?** Required life safety improvements include, but are not limited to, hard-wired smoke detectors (carbon monoxide if served by gas), emergency lighting for exits during power outages, properly functioning exits, current fire extinguishers, labeled fuse box, etc.
- 7) **How will the maximum occupancy and number of vehicles be established?** During the physical inspection, the Building Official and Fire Inspector assess the availability of space including sleeping areas and space for off-street parking. These maximums will be established prior to the Public Hearing and can be enforced during operation of the rental.
- 8) **Where can I report code violations, disturbances, etc.?** Just as you would with any residential occupant, if there are problems with noise, excessive vehicles, trash, or other intrusive behavior, the proper city officials should be notified. For life-threatening emergencies, dial 9-1-1 as you would with any type of residential occupancy. Documented complaints will be considered during the renewal process. The ordinance provides guidelines for the basis of revocation or denial or permit issuance and/or renewal.

**Complaint Contact Information:**

- a. **Police: 228-875-2211** – noise, trespassing, other criminal activity
  - b. **Code Enforcement: 228-875-6712** – improper vehicle parking, improper trash storage
  - c. Any other complaints can be forwarded to the **Planning Department at 228-875-4415** or mailed to Attn: Planning Department, City of Ocean Springs, 1018 Porter Avenue, Ocean Springs, MS 39564
- 9) **What is the process if the rules are not followed?** If the City receives documentation that the property owners and/or tenants have violated the provisions set forth in the ordinance, or have met any other criteria that allows for revocation, written notice will be given to the property owner of the violation(s). If corrective action is not taken in the allotted time period, the permit can be revoked and citations issued.
  - 10) **How long is the permit valid?** The Residential Short-Term Rental permit is an annual renewal. Once the initial permit is approved, the property will be inspected annually and complaint records reviewed prior to renewal. The ordinance provides guidelines for the basis of revocation or denial or permit issuance and/or renewal.
  - 11) **Is the permit transferable to new owners?** No. The permit is issued to the owner for that specific address. Permits are not transferable to other owners or properties without the full approval process, including an advertised Public Hearing.
  - 12) **Is the approval process the same for properties in commercially zoned districts?** The application itself is similar, but commercial properties do not require notice or Public Hearing.
  - 13) **What if the property has covenants that do not allow for short-term rentals?** The ordinance requires that any application for a property with an active Homeowner’s Association (HOA) must provide a letter from that HOA supporting the activity. If you are aware of such a restriction in your neighborhood, please notify the Planning Department at 228-875-4415. The permit will not be approved unless supported by an ACTIVE HOA where applicable.
  - 14) **Will the property owner be required to maintain renter information?** Yes, the property owner must maintain a guest registry and provide to the city for review upon request.
  - 15) **Will the renters be informed of the rules and regulations that are included in the permit?** Yes, part of the application and inspection includes provision of the rental agreement for review and posting of the house rules in a visible location within the home.



**Questions and/or written comments** can be sent to the Planning Department up to the day of the hearing and will be provided to the Planning Commission for consideration. Comments can be sent to:

**1018 Porter Avenue, Ocean Springs, MS 39564.**



**Amanda Crose**

---

**From:** Donald Anderson <doncraig9613@gmail.com>  
**Sent:** Friday, May 1, 2026 1:10 PM  
**To:** Amanda Crose  
**Cc:** Donna Jean  
**Subject:** Residential-Short-Term-Rental 9609 Iroquois Ave



Hello, specific request to deny approval of short term rental of property at 9609 Iroquois Ave. In addition, request the Planning Commision review the Residential Short-Term Ordinance (2015-11).

Approval would change a residential zone community to a commercial zone community. Approval inherently creates an Airbnb, essentially decreasing the value of our home due to proximity. Short periods of rental leaves the property owners with the fact that fundamentally the rental is considered a Motel 6 or any other low rental with all the shortcomings of such properties.

Will the guest registry be provided to property owners within 500 feet of the property? Registry would provide the opportunity to perform National Sex Offender search and look up the Criminal Record of Rental.

Thank you in advance for the opportunity to address these questions before the public hearing.

Donald Anderson  
email: [doncraig9613@gmail.com](mailto:doncraig9613@gmail.com)  
c/p: 228-348-0642

**CITY OF OCEAN SPRINGS  
PLANNING DEPARTMENT  
POST OFFICE BOX 1800  
OCEAN SPRINGS, MS 39566-1800  
228-875-4415**

**PLANNING COMMISSION REPORT**

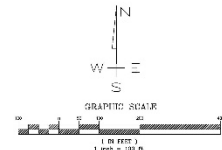
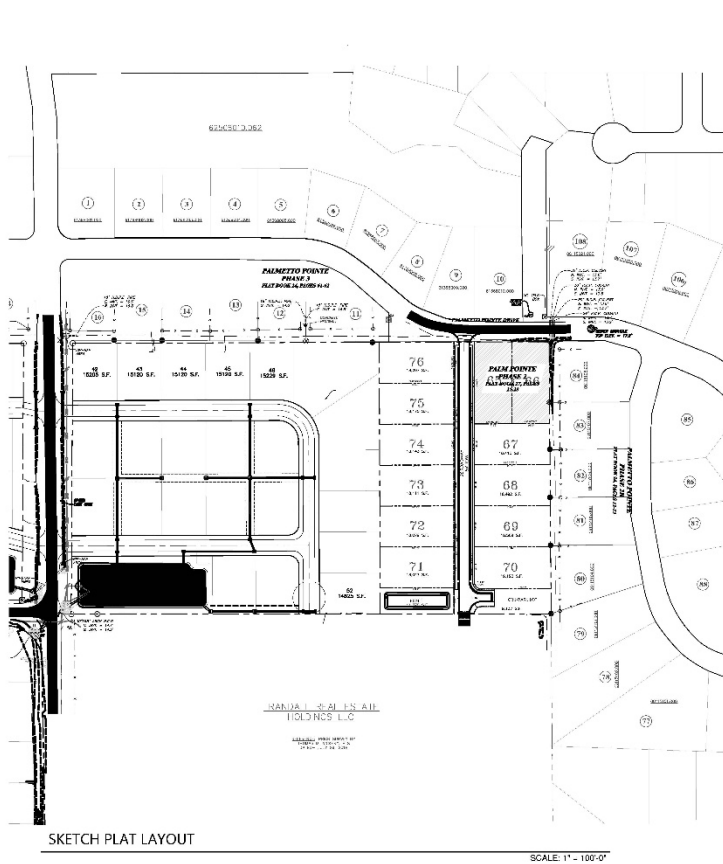
**MEETING DATE:** May 12, 2026  
**AGENT:** Freddie Fountain  
**APPLICANT:** Greater Gulf Development, LLC  
**OWNER:** BJ2 Holdings, LLC  
**REQUESTED ACTION:** Sketch Plat approval of a 10-lot single-family residential subdivision  
**DATE OF APPLICATION:** April 7, 2026  
**LOCATION:** Entrance off of Palmetto Pointe Drive  
**PARCEL NUMBER:** 62506020.000



Figure 1. Planning Commission Signage

**I. REQUEST SUMMARY:**

The applicant, Greater Gulf Development, LLC, is requesting approval of the Sketch Plat for Palm Pointe Subdivision Phase 3, a single-family residential subdivision consisting of 10 lots. Phase 3 will consist of lot numbers 67 – 76.



TOP OF SEWER MANHOLE LOCATED IN PALMETTO POINTE DRIVE  
 ELEV. = 17.20'  
 BOUNDARY BASED ON SURVEY BY PATRICK M. MARTINO LAND SURVEYING, TOPOGRAPHIC INFORMATION BASED ON THE SAME  
 SUBJECT PROPERTY LIES WITHIN "X" FLOOD ZONE PER FEMA PANEL BROOKS DATED MARCH 16, 2009.

**SITE DATA TABLE**

ACREAGE	5.494 -± AC
ZONING	A-3
SETBACKS:	
FRS	30 FT
SYS	10 FT
RYS	25 FT
# OF LOTS	TOTAL 10
OPEN SPACE	2047/69 SQ. = 64.9 AC (1.42% OF TOTAL AREA)

**TERRY MCKRAN ENGINEERING**  
 110 S.W. 8TH BLVD, SUITE 100  
 JACKSONVILLE, FL 32202  
 904.733.1111

**MOHAWK ENGINEERING**  
 110 S.W. 8TH BLVD, SUITE 100  
 JACKSONVILLE, FL 32202  
 904.733.1111

In Association With

**FA FOUNTAIN & ASSOCIATES**  
 CIVIL AND COMMERCIAL DESIGN  
 1333 S. University Road, Suite 202  
 JACKSONVILLE, FL 32218  
 904.733.1111

Date: 04-21-2021  
 Drawn By: R.D.F.  
 Check By: T.J.M.  
 REV:

PALM POINTE PH. 3  
 PALMETTO POINTE DRIVE  
 JACKSON COUNTY, MS

Sheet  
 SP

Figure 2. Palm Pointe Phase 3 Sketch Plat

**II. ZONING/LAND USE:**

- Subject property is part of the annexed area south of Palmetto Pointe Subdivision. The overall parcel is part of the already platted and recorded Palm Pointe Phase 1 & 2. Which consisted of 66 lots in both phases. The property remained A-3 Zoning (Jackson County zoning designation).





- Approval of a Sketch Plat shall constitute approval of the type, density, and phasing plan of the development. If the sketch plat is approved the next step in the subdivision process will be request for Preliminary Plat and will consist of full civil drawings, state water and sewer approval letters, state stormwater approval, ACOE approval, etc.

**V. PUBLIC NOTICE:**

- Legal Advertisement posted in the Sun Herald on April 26, 2026.
- Planning Commission yard signs were posted on property on April 27, 2026.
- Notifications were mailed to adjacent property owners within a 500-foot radius on April 26, 2026.

**VI. PUBLIC FEEDBACK:**

None received as of May 8, 2026

**VII. POTENTIAL MOTIONS:**

A motion to recommend **approval** of the Palm Pointe Subdivision Phase 3 Sketch Plat consisting of 10 single-family residential lots.

**-OR-**

A motion to recommend **denial** of the Palm Pointe Subdivision Phase 3 Sketch Plat.



City of Ocean Springs Planning Department  
 1018 Porter Avenue / PO Box 1800 Ocean Springs, MS 39564  
 (228) 875-4415

**APPLICATION: SUBDIVISION DEVELOPMENT**

—Specific Requirements Outlined in Chapter 2 of the Unified Development Code—

**SUBDIVISION TYPE:**  Minor (4 lots or less)  Major (more than 4 lots)

**Phase of Development:**  Sketch Plat  Preliminary Plat  Final Plat

*Effective June 11, 2006, the following application fees apply:*

	Minor S/D	Major S/D
Sketch Plat	\$ 250 + \$1	\$ 300 + \$1
Preliminary Plat	\$ 250 + \$1 + \$ 50/lot	\$ 250 + \$1 + \$ 50/lot
Final Plat	\$ 250 + \$1 + \$ 50/lot	\$ 250 + \$1 + \$ 50/lot

*\$1.00 fee per Ordinance 2022-17 following requirements of Section 25-60-5 MS Code Annotated.*

*Standard mail fee required for notification of property owners within 500' of applicant property. Exact fee to be determined by City, based on current postage rates.*

**Application Date:** 4/7/26 (Applications are due by the 7<sup>th</sup> of each month.)

Name of Subdivision: Palm Pointe Subdivision Phase Three Lots 67-76 FF  
 Address of Original Parcel(s): 0 Belle Fontaine Road  
 Parcel ID(s): 62506020.000

- Applicant: Greater Gulf Development, LLC Phone 228-392-6680  
 Address 4263 Popps Ferry Road D'Iberville, MS 39564 Email joey@greatergulfgc.com
- Local Agent: Freddie Fountain w/Fountain & Associates Phone 228-861-5209  
 Address 2318 Pass Road, Unit 3 Biloxi, MS 39531 Email freddie@fountainllc.com
- Owner of Record: BJ2 Holdings, LLC Phone 228-365-4667  
 Address 4263 Popps Ferry Road D'Iberville, MS 39564 Email joey@greatergulfgc.com
- Engineer: Terry Moran Phone 228-574-3659  
 Address 2318 Pass Road, Unit 3 Biloxi, MS 39531 Email msubulldog3@gmail.com
- Land Surveyor: Crosby Surveying Phone 228-234-1649  
 Address 716 Live Oak Drive Email cliffordcrosby@gmail.com
- Attorney: Erich Nichols Phone 601-291-9588  
 Address 1011 Iberville Drive Ocean Springs, MS 39564 Email erich@nicholswrigley.com

**Attach Appropriate Checklist for Requested Phase of Review**

**Property Information**

1. Tax Map Designation: Section 06 Township: 8 Range: 7
2. Proposed Subdivision Location: On the south side of Palmetto Pointe Drive (street)  
438 +/- (distance in feet) West (relative direction) of Savanna Drive (street)
3. List all contiguous holdings in the same ownership:  
Section \_\_\_\_\_ Lot(s) 42-66
4. Zoning of Parcel(s): A-3 5. Total Acreage: 5.494 +/-
6. Smallest Lot Size: 18,047 7. Proposed # of Lots: 10
9. Is the property located within a special district? (historic district, waterview preservation, or other designated overlay district, etc.) No
11. Does the property include any wetlands? If so, include professional wetland delineation. \_\_\_\_\_
12. Has any lot included in this request been previously split or reconfigured, to your knowledge? No
13. Are there any easements or other legal restrictions on the property? If so, please explain. \_\_\_\_\_  
No
14. Are there any existing structures on the property? If so, will they be kept or demolished? No

**Proposed Subdivision Information**

15. Is the subdivision infrastructure proposed to be:  PUBLIC or  PRIVATE?
16. Are any commercial or multi-use activities proposed?  Yes  No  
If so, please describe: \_\_\_\_\_
17. Are any variances being requested for the proposed subdivision? If so, please explain.  
No
18. Have there been any variances, exceptions, appeals or special uses granted for any properties in this request?  
 Yes  No If yes, please explain and state the date(s) of approval: \_\_\_\_\_
19. Is any open space or common area included in this subdivision? (Include any bus stops.)  Yes  No  
If yes, please describe: There will be a detention pond area, a CBU/Park Lot, and a 30' conservation easement along the rear lot line of all lots within the development.
20. Is the subdivision ingress/egress onto a "major" road, as classified by the City?  Yes  No
21. **Complete where applicable:**  
For Preliminary Plat: Date SKETCH PLAT was approved by Board of Aldermen: \_\_\_\_\_  
For Final Plat: Date PRELIMINARY PLAT was approved by Board of Aldermen: \_\_\_\_\_
  - Were any changes made subsequent to preliminary plat approval?  Yes  No  
If yes, please describe: \_\_\_\_\_
  - Does this final plat request include the entire area approved in the preliminary plat?  Yes  No

**Notes and Next Steps for each phase are provided on the REQUIRED checklists.**

**Affidavit of Ownership**

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the book and page of each conveyance into the present owner as recorded in the County Records of Deeds (Chancery Clerk) office. This affidavit shall indicate the legal ownership of the property, the contract owner of the property, and the date the contract of sale was executed.

I, (print name) Joseph B Spear, hereby certify that:

- 1. I am the owner of the property that is the subject of this application and that I have read and understand the requirements as outlined in the application.
- 2. There are no outstanding City of Ocean Springs property taxes or special assessments on the original parcel(s).

I further acknowledge that the information provided herein is true and correct to the best of my knowledge.

Owner(s) Name: Joseph B Spear Parcel ID(s): 62506020.000

Date Property Acquired Date: 6/29/23 Book and Page of Each Conveyance:

Owner's Signature: [Signature] Date: 4/7/26

**NOTE: If corporate ownership, attach a list of all directors, officers, stockholders of each corporation owning more than 5% of any class of stock.**

STATE OF Mississippi  
Harrison

COUNTY OF Harrison

I Joseph B. Spear, hereby depose and say that all the above statements and the statements contained in the papers submitted herewith are true.

Mailing Address 4263 Popps Ferry Rd., P.O. Box 7408,  
d'Iberville, MS 39540

Subscribed and sworn before me this 7th day of April, 2026

My Commission expires: April 30, 2027

Notary Signature: Shelley Green





Sent via email to Nick Fountain at [Nick@fountainllc.com](mailto:Nick@fountainllc.com)

May 6, 2026

RE: "Will Serve" letter for Phase III (lots 67 to 76) of Palm Pointe on Palmetto Pointe Drive in Jackson County, MS

Nick,

Please accept this letter as confirmation for Great River Utility Operating Company ('Great River') to serve, own, operate, and maintain the water distribution and wastewater systems subject to any regulatory approvals as well as a separate Utility Service Agreement ("USA") to be agreed to and executed by the parties prior to construction. Additional contribution, construction, inspection and tapping requirements may be required and will be detailed in the USA.

Please note that Phase III includes lots 67 to 76 as detailed on the attached plot plan.

Sincerely,



Shawn Nichols

Central States Water Resources (parent company to Great River UOC)  
Vice President, Business Development & Strategic Planning

OFFICIAL RECORDS JACKSON COUNTY, MS  
Josh Eldridge, Chancery Clerk  
Electronically Recorded  
RECORDING FEE: \$ 32.00  
MINERAL TAX: \$0.00  
# 202304349  
BK: 2111 PG: 492 - 498  
03/07/2023 10:31:10 AM 7 PG(S)  
Receipt # 5258

**THIS INSTRUMENT WAS PREPARED BY:**

Erich Nichols, MSB#102588  
Nine29 Advisors, PLLC  
929 Washington Ave  
Ocean Springs, MS 39564  
(228) 265-8200

**GRANTOR'S ADDRESS AND TELEPHONE**

**NUMBER:**  
Samuel Coy Jones  
P.O. Box 369  
Boyle, MS 38730  
(662) 846-0405

Steven Wayne Jones  
5401 Six Forks Road  
Raleigh, NC 27609  
(919) 880-9565

Alan Farr Jones  
8228 Whispering Glen Lane  
Raleigh, NC 27614  
(919) 349-2853

**WHEN RECORDED RETURN TO:**

DHI Title of Alabama, Inc.  
1641 Popp's Ferry Road, Building B  
Biloxi, Mississippi 39532  
(228) 207-1940

**GRANTEE'S ADDRESS AND TELEPHONE**

**NUMBER:**  
BJ2 Holdings, LLC  
4263 Popp's Ferry Road  
D'Iberville, MS 39540  
(228) 365-4667

**Indexing Instructions:** Parcel situated in the South 1/2 of North 1/2 of Northeast 1/4 of Section 6, Township 8 South, Range 7 West, Jackson County, Mississippi.

**WARRANTY DEED**

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS (\$10.00) cash in hand paid, and other good, legal and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Samuel Coy Jones, and Steven Wayne Jones and Alan Farr Jones, being the only heirs at law and next of kin and the sole devisees of Jimmy Wayne Jones, deceased (collectively, "GRANTOR"), hereby GRANTS, BARGAINS, SELLS, CONVEYS AND WARRANTS unto BJ2 Holdings, LLC, a Mississippi limited liability company ("Grantee"), subject to all matters, exceptions and reservations described on Exhibit B attached hereto, that certain real property situated in County of Jackson, State of Mississippi, more particularly described on Exhibit A attached hereto (the "Property").

And, except as to the matters set forth on Exhibit B, Grantor does, for Grantor and for the successors and assigns of Grantor, hereby covenant with and to Grantee that Grantor is seized of an indefeasible estate in fee simple in said Property, is in quiet and peaceable possession thereof,

that said Property is free and clear of all encumbrances, and that Grantor does hereby WARRANT AND WILL FOREVER DEFEND the title to the said Property and the quiet and peaceable possession thereof, unto the Grantee, and to the successors and assigns of Grantee, against the lawful claims of all persons.

Each of the individuals named as Grantor herein hereby represents and warrants that the Property is NOT the homestead of any of the persons constituting "Grantor" hereunder.

*[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]*

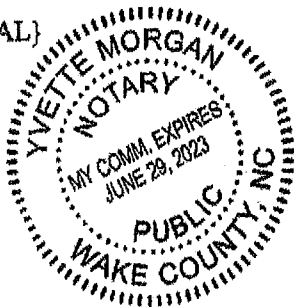
WITNESS THE SIGNATURE OF GRANTOR made effective March 3, 2023,  
although actually executed on the date set forth in the acknowledgements below.

Samuel Coy Jones by Alan Farr Jones as Attorney in Fact  
SAMUEL COY JONES, by Alan Farr Jones as attorney in fact for Samuel Coy Jones, acting by, through and under that certain Special Power of Attorney executed by Samuel Coy Jones dated December 7, 2021, and recorded at Deed Book 211, Page 415-416 in the Office of the Chancery Clerk of Jackson County, Mississippi.

STATE OF North Carolina  
COUNTY OF Wake :

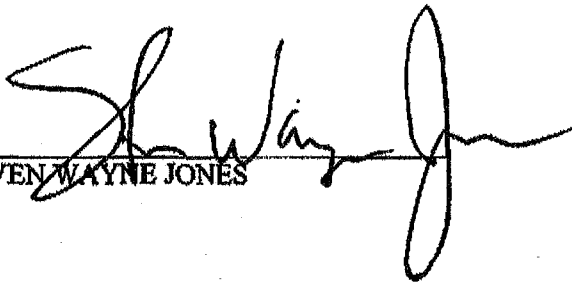
Personally appeared before me, the undersigned authority in and for the said county and state, on this 3 day of March, 2023, within my jurisdiction, the within named Samuel Coy Jones, by Alan Farr Jones as attorney in fact for Samuel Coy Jones, acting by, through and under that certain Special Power of Attorney executed by Samuel Coy Jones dated December 7, 2021, who acknowledged that he executed the above and foregoing instrument.

{SEAL}



[Signature]  
NOTARY PUBLIC  
My Commission Expires: June 29, 2023

STEVEN WAYNE JONES



STATE OF North Carolina  
COUNTY OF Wake :

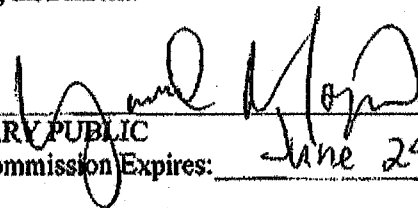
Personally appeared before me, the undersigned authority in and for the said county and state, on this 3 day of March, 2023, within my jurisdiction, the within named Steven Wayne Jones, who acknowledged that he executed the above and foregoing instrument.

{SEAL}



NOTARY PUBLIC

My Commission Expires:



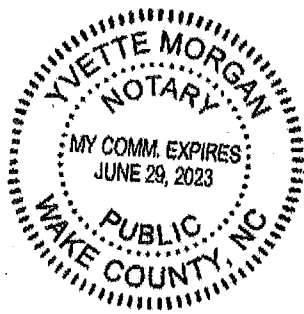
June 29, 2023

Alan Farr Jones  
ALAN FARR JONES

STATE OF North Carolina  
COUNTY OF Wake :

Personally appeared before me, the undersigned authority in and for the said county and state, on this 3 day of March, 2023, within my jurisdiction, the within named Alan Farr Jones, who acknowledged that he executed the above and foregoing instrument.

{SEAL}



Yvette Morgan  
NOTARY PUBLIC  
My Commission Expires: June 29, 2023

**EXHIBIT A**  
**Description of Property**

**The South 1/2 of North 1/2 of Northeast 1/4 of Section 6, Township 8 South, Range 7 West, Jackson County, Mississippi.**

EXHIBIT B  
Exceptions to Title

1. Taxes for the year 2023 and subsequent years, not yet due and payable.
2. Any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including, but not limited to, oil, gas, sand, and gravel in, on, or under the Property.
3. Reservation of interest in and to all oil, gas and minerals, and rights in connection therewith, as contained in instrument recorded in Book 205, page 389.
4. Easement granted to Jackson County in Book 1345, Page 899, as corrected in Book 1388, Page 375, and as amended in Book 1572, Page 461.
5. Utility Easement granted Houston Estates Utility Company recorded in Book 1412, page 405.

**This notice is being mailed to you as the owner of property near the project described below.  
Copies are sent via standard mail at the cost of the applicant.**

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City of Ocean Springs  
Planning Development  
P. O. Box 1800  
Ocean Springs, MS 39566-1800  
228-875-4415

**PUBLIC NOTICE**

**PUBLIC NOTICE** is hereby given that the City of Ocean Springs Planning Commission will hold a Public Hearing in the regular meeting place of the Board of Aldermen located in City Hall at:

1018 Porter Avenue  
Ocean Springs, MS, 39564 on

**Tuesday, May 12, 2026 @ 6:00 p.m.**

Regarding the following:

**Palmetto Pointe Dr – PIDN: 62506020.000 – Palm Pointe Subdivision Phase 3 – Freddie Fountain on behalf of BJ2 Holdings, LLC – Requesting Sketch Plat approval of a 10-lot single-family residential subdivision**

Written comments related to the above request will be accepted and may be mailed to the City of Ocean Springs Planning Department, Post Office Box 1800, Ocean Springs, MS 39566-1800 or emailed to [acrose@oceansprings-ms.gov](mailto:acrose@oceansprings-ms.gov) , [edill@oceanpsrings-ms.gov](mailto:edill@oceanpsrings-ms.gov), or [rwilliams@oceansprings-ms.gov](mailto:rwilliams@oceansprings-ms.gov).

All parties of interest shall have an opportunity to be heard at the public meeting.

