



5000 Diamondhead Circle - Diamondhead, MS 39525

Phone: 228.222.4626 Fax: 228-222-4390

www.diamondhead.ms.gov

## STAFF REPORT – 5584 DIAMONDHEAD DRIVE EAST VARIANCE

TO: Planning & Zoning Commission

FROM: Beau King, Building Official

DATE: March 19, 2026

SUBJECT: Variance request before the Planning & Zoning Commission – 5584 Diamondhead Drive East

NATURE OF REQUEST: Randolph Uren and Jeanne Uren have filed an application requesting a variance from the Zoning Ordinance Article 4.11.7b) to allow a short-term rental within 1,000 linear feet of another short-term rental. The property address is 5584 Diamondhead Drive East. The tax parcel number is 131D-2-13-161.000. The property is in a R-10 zoning district. The property is 875 linear feet from another short-term rental. The variance requested is 125 linear feet. The Case File Number is 202600133.

DATE OF PUBLIC HEARING: March 24, 2026, at 6:00 PM.

RECOMMENDATION: To **deny** the variance as petitioned.

The staff recommends approving the variance based on the following findings of fact.

- A. That special conditions and circumstances *do not* exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures, or buildings in the same district. *Not applicable to this request.*
- B. That literal interpretation of the provisions of this title *would not* deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this title. *A short-term rental is not a commonly enjoyed use in R-10.*
- C. That special conditions and circumstances, if any, *do not* result from the actions of the applicant. *The existing nearby short-term rental is already permitted.*
- D. That granting the variance requested *will* confer on the applicant any special privilege that is denied by this title to other lands, structures, or buildings in the same zoning district. *having a fenced rear yard larger than 5' is not a special privilege.*
- E. The variance, if authorized, *will* represent the minimum variance that will afford relief and *will* represent the least modification possible of the regulation in issue. *The linear feet measurement from property to property is the minimum possible.*
- F. The Variance *does not* observe the spirit of the Ordinance and *will* change the character of the district (area). *Short term rentals are not common in R-10.*
- G. The Variance *will* observe the spirit of the Comprehensive Plan. *Short term rental policy recognized in comprehensive plan.*
- H. That the Variance requested *will not* result in any change in use or density of the subject property. *The use is allowed by right in the R-10 district, but has additional conditions.*

# DIAMONDHEAD

COUNTRY CLUB & PROPERTY OWNERS ASSOCIATION  
7610 Country Club Circle- Diamondhead, MS 39525 – Phone (228) 255-1900

March 11, 2026

To: City of Diamondhead Planning Commission

RE: Variance Request Case File 202600133

To Whom It May Concern:

Please allow this letter to serve as official notice that the Diamondhead Country Club and Property Owners Association is opposed to the variance requested in the abovementioned case file.

We respectfully request that you deny the request for a variance request of 125 linear feet for a neighboring short term rental and instead uphold the normally permitted footage.

Sincerely,

**Wallace 'Hoppy' Smith**

General Manager

Diamondhead Country Club and POA

## Beau King

---

**From:** Andrea Jones <ajones@dhpooa.org>  
**Sent:** Wednesday, March 11, 2026 3:27 PM  
**To:** Beau King  
**Cc:** Wallace Smith  
**Subject:** Variance oppositions 202600133 & 202600124  
**Attachments:** Variance Opposition 202600133.docx.pdf; Variance Opposition 202600124.docx.pdf

You don't often get email from ajones@dhpooa.org. [Learn why this is important](#)

**[EXTERNAL EMAIL]** DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Good Afternoon,

Please find the attached notices of opposition to the above referenced variances.

Thank You,

**Andrea C. Jones, Esq.**

Legal/HR Administrator

**The Club at Diamondhead & POA**

7610 Country Club Circle

Diamondhead, MS 39525

Office: 228-255-1900 Ext 100

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**PRIVILEGED AND CONFIDENTIAL:** The information contained in this email and any attachments hereto may be confidential and / or privileged. The information has been sent for the sole use of the intended recipient(s). If the reader of this message is not an intended recipient, you are hereby notified that any unauthorized review, use, disclosure, dissemination, distribution, or copying of this communication, or any of its contents, is strictly prohibited. If you have received this communication in error, please contact the sender by reply email and destroy all copies of the original message.

# NOTICE OF PUBLIC HEARING

## PLANNING AND ZONING COMMISSION

### DIAMONDHEAD, MS

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In accordance with the Comprehensive Zoning Ordinance Article 9.8, the Planning Commission may recommend to the Mayor and City Council a variance be granted as the variance was applied for or in a modified form or subject to conditions or the application may be denied. A variance may be revocable, may be granted for a limited period, or may be granted subject to conditions as the Planning Commission or Mayor and City Council may prescribe.

The Planning and Zoning Commission will consider this application at its next regularly scheduled meeting on **Tuesday, March 24, 2026, at 6:00 p.m.** The public hearing will be held at Diamondhead City Hall in the Council Chambers at 5000 Diamondhead Circle in Diamondhead, MS 39525. Interested members of the public are invited to attend. This meeting will also be live streamed for your convenience.

If you have any questions or comments or would like to review the application, you may contact Beau King, Building Official, at [bking@diamondhead.ms.gov](mailto:bking@diamondhead.ms.gov) or 228-222-4023.

# The Sea Coast Echo

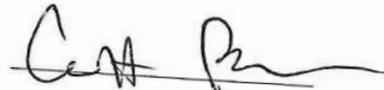
POST OFFICE BOX 2009  
BAY SAINT LOUIS, MS 39521-2009

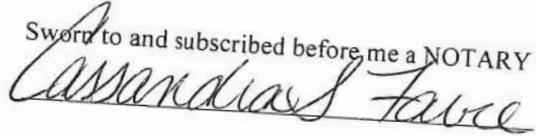
## PROOF OF PUBLICATION

STATE OF MISSISSIPPI  
HANCOCK COUNTY

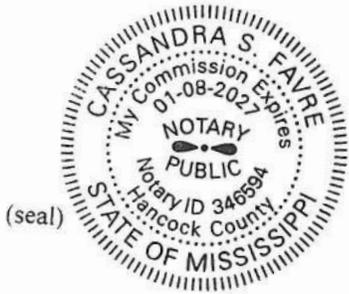
PERSONALLY appeared before me the undersigned authority in and for said County and State. GEOFF BELCHER, Publisher of THE SEA COAST ECHO, a newspaper published in the City of Bay Saint Louis, said County, who being duly sworn, deposes and says the publication of this notice hereunto annexed has been made in the said publication 1 week(s) to-wit:

On the 5 day of March 2026  
On the \_\_\_ day of \_\_\_ 2026  
On the \_\_\_ day of \_\_\_ 2026  
On the \_\_\_ day of \_\_\_ 2026

  
Publisher

Sworn to and subscribed before me a NOTARY PUBLIC  


This 5 day of March 2026



NOTICE OF PUBLIC HEARING  
PLANNING AND ZONING COMMISSION  
DIAMONDHEAD, MS  
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PUBLISH DATE: 3/5/26

March 5, 2026 at 10:22 AM  
5595-559 Diamondhead Dr E  
Diamondhead MS 39525



5584 DH. DK CUST.

42.

OWNER_NAME	LRMADD	CITY_ST_ZIP_OWNR
✓ WILLIAMS JANE E	897 MAILI WAY	DIAMONDHEAD, MS 39525
✓ BUCK KATHLEEN	559 AHONI ST	DIAMONDHEAD, MS 39525
✓ SCARAMUZZO MICHELE	25750 KARLY DR	PICAYUNE, MS 39466
✓ ADCOCK WILLIAM J ETAL	5514 AHONI STREET	DIAMONDHEAD, MS 39525
✓ HAND SCOTT ETAL	5583 DIAMONDHEAD RD E	DIAMONDHEAD, MS 39525
✓ SEAL JEB W ETAL	248 COTTAGE WAY	THIBODAUX, LA 70301
✓ ATHEY TYLER SCOTT	813 E EUREKA ST	GREENVILLE, MI 48838
✓ LIVINGSTON RAYMOND DEAN	5519 AHONI STREET	DIAMONDHEAD, MS 39525
✓ VIOLA RAYFORD K	5512 AHONI STREET	DIAMONDHEAD, MS 39525
✓ MARINARO PAMELA L TRUSTEE	38 FINCH ST	NEW ORLEANS, LA 70124
✓ ENGLISH JAMES B	556 AHONI ST	DIAMONDHEAD, MS 39525
✓ KILPATRICK ROBERT J ETAL	5581 DIAMONDHEAD DR E	DIAMONDHEAD, MS 39525
✓ CHATELAIN JUDITH	5584 DIAMONDHEAD DR E	DIAMONDHEAD, MS 39525
✓ FLOYD LIVING TRUST	5592 E DIAMONDHEAD DR	DIAMONDHEAD, MS 39525
✓ HARWOOD JOSEPH ETAL	553 GOLF CLUB DRIVE	DIAMONDHEAD, MS 39520
✓ ENGEL CARMEN T ETAL	5578 DIAMONDHEAD DR E	DIAMONDHEAD, MS 39525
✓ DIAMONDHEAD COUNTRY CLUB &	7600 COUNTRY CLUB DR	DIAMONDHEAD, MS 39525
✓ WALTERS ROBERT	5513 AHONI ST	DIAMONDHEAD, MS 39525
✓ NICHOLS JANELL K	551 AHONI STREET	DIAMONDHEAD, MS 39525
✓ HARVILLE SHELBY	5569 DIAMONDHEAD DR E	DIAMONDHEAD, MS 39525
✓ HUDSON TERREN J ETAL	5621 AHONI STREET	DIAMONDHEAD, MS 39525
✓ BARGERY PAUL S ETAL	5575 DIAMONDHEAD DRIVE E	DIAMONDHEAD, MS 39525
✓ BUCK KATHLEEN M	559 AHONI STREET	DIAMONDHEAD, MS 39525
✓ NECAISE CARL L ETAL	5515 AHONI ST	DIAMONDHEAD, MS 39525
✓ SMITH MARK P	558 AHONI ST	DIAMONDHEAD, MS 39525
✓ HERNANDEZ LUIS M TRUST	P O BOX 395	PANACEA, FL 32346
✓ RATCLIFF EDITH W	5511 AILA ST	DIAMONDHEAD, MS 39525
✓ ROUSE MARGAURETTE D	566 AKAMU COURT	DIAMONDHEAD, MS 39525
✓ KAHL MORGAN KIM T ETAL	551 GOLF CLUB DR	DIAMONDHEAD, MS 39525
✓ MONROE BETTY J	5511 AHONI ST	DIAMONDHEAD, MS 39525
✓ LANDMARK CONTRACTORS LLC	1079 TINA LADNER VIC FAYE F	PASS CHRISTIAN, MS 39571
✓ GIUFFRIA JOSHUA P	5517 AHONI ST	DIAMONDHEAD, MS 39525
✓ LARSEN KENT P ETAL	5579 DIAMONDHEAD DR E	DIAMONDHEAD, MS 39525
✓ RUMORE LENA R (LIFE ESTATE)	5516 AHONI ST	DIAMONDHEAD, MS 39525
✓ JOHANNSEN JEFFREY ETAL	PO BOX 6412	DIAMONDHEAD, MS 39525
✓ LERILLE LINDA M	555 AHONI ST	DIAMONDHEAD, MS 39525
✓ PERNICIARO THOMAS R ETUX	7531 CROOKED STICK DR	DIAMONDHEAD, MS 39525
✓ PURCELL CO INC	4401 E ALOHA DR	DIAMONDHEAD, MS 39525
✓ MARCEL BARBARA M S ETAL	5510 AHONI ST	DIAMONDHEAD, MS 39525
✓ HAWKINS YVETTE	1076 VIEW DR	RICHMOND, CA 94803-1250
<del>CHATELAIN JUDITH</del>	<del>5584 DIAMONDHEAD DR E</del>	<del>DIAMONDHEAD, MS 39525</del>
YOUNGBLOOD MICHAEL SCOTT ET.	5594 DIAMONDHEAD DR EAS1	DIAMONDHEAD, MS 39525



5000 Diamondhead Circle  
Diamondhead, MS 39525  
Ph: 228-222-4626  
FX: 228-222-4390

4.11.76)

APPLICATION FOR VARIANCE REQUEST

Case Number: 202600133

Date 2-20-20

Applicant: Randolph E. Uren and Jeanne S. Uren

Applicant's Address: 4526 SR 164 E DOVER AR 72837

Applicant's Email Address: uren@centurytel.net

Applicant's Contact Number: (Home) X (Work) X (Cell) 479-858-2416

Property Owner: Randolph E and Jeanne S Uren

Owner's Mailing Address: 4526 SR 164 E DOVER AR 72837

Owner's Email Address uren@centurytel.net

Owner's Contact Number: (Home) X (Work) X (Cell) 479 8582416

Tax Roll Parcel Number: 131D-2-13-161.000

Physical Street Address: 5584 DIAMONDHEAD DR E.

Legal Description of Property: Lot 5, Block 10, Diamondhead, Unit 1, Phase 1

Zoning District: R1

State Purpose of Variance: (Front/Side/Rear/Lot Size/Parking/Building/Coverage)  
(Signage-Size-Height)

Need Variance to allow operation of short term rental business  
at this location by current owners in 2026

**REQUIRED ITEM A**

Property Owner Randolph + Jeanne Uren

Street Address 5584 Diamondhead DR E.

Statement Describing Variance Request

Requesting a variance to operate a short-term rental business out of this property.

The reasons why it complies with the criteria for variances:

1. DO THE SPECIAL CONDITIONS AND/OR CIRCUMSTANCES EXIST WHICH AFFECT ONLY THE LAND OR STRUCTURE IN QUESTION AND NO OTHER SURROUNDING OR SIMILAR PROPERTIES?

Response: Yes, the short-term rental activity would be confined to this property and would not affect the surrounding properties.

2. WOULD LITERAL INTERPRETATION OF THE ZONING ORDINANCE DEPRIVE THE OWNER/APPLIANT OF RIGHTS COMMONLY ENJOYED BY OTHER PROPERTIES IN THE SAME ZONING DISTRICT?

Response: Yes, we purchased this furnished property to be our retirement home in a few years and need the flexibility to collect rental income in the meantime.

The previous owner demonstrated a history of adequate income from short-term rentals, and that is the best use of this property until we move to Diamondhead. Our distance from the closest STR permit holder is within 120ft of the required 1,000 ft.

3. ARE THE SPECIAL CONDITIONS OR CIRCUMSTANCES NOT CAUSED BY THE OWNER/APPLICANT?

Response: Yes, they are not. We believed the property to be eligible for short-term rental income because the previous owner was running a short-term rental business there already.

4. WOULD THE REQUESTED VARIANCE NOT GIVE THE OWNER/APPLICANT ANY SPECIAL PRIVILEGES OR RIGHTS NOT SHARED BY OWNERS OF SIMILAR PROPERTIES?

Response: Yes, it would not. This would allow us to create income just like other short-term rentals in the area.



# CITY OF DIAMONDHEAD

5000 Diamondhead Circle  
Diamondhead, MS 39525  
(228) 222-4626 FAX (228) 222-4390

## VARIANCE PROJECT

<b>PERMIT #:</b> 202600133	<b>DATE ISSUED:</b> 2/20/2026
	<b>MUST COMMENCE BY:</b> 2/20/2027
<b>JOB ADDRESS:</b> 5584 DIAMONDHEAD DR EAST	
<b>PARCEL ID:</b>	<b>BLK #:</b>
<b>SUBDIVISION:</b>	<b>ZONING:</b>
<b>LOT #:</b>	<b>SFHA:</b>
<b>OWNER:</b> RANDOLPH UREN	<b>CONTRACTOR:</b> RANDOLPH UREN
<b>ADDRESS:</b> 5584 DIAMONDHEAD DR EAST	<b>ADDRESS:</b> 5584 DIAMONDHEAD DR EAST
<b>CITY, STATE ZIP:</b> DIAMONDHEAD MS 39525	<b>CITY, STATE ZIP:</b> DIAMONDHEAD MS 39525
<b>PHONE:</b>	<b>PHONE:</b>
<b>VALUATION:</b> \$ 0.00	<b>APPLICANT:</b> RANDOLPH UREN
<b>SQ FT:</b> 0.00	
<b>OCCP TYPE:</b>	
<b>CNST TYPE:</b>	
<b>DESCRIPTION OF WORK:</b>	

<b>TOTAL</b>	\$ 100.00
<b>PREVIOUSLY PAID</b>	\$ 0.00
<b>BALANCE DUE</b>	\$ 100.00

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS DOCUMENT AND KNOW THE SAME TO BE TRUE AND CORRECT.  
I HAVE RECEIVED A PRINTED RECEIPT FOR THE AMOUNT THAT I HAVE PAID TO THE BUILDING DEPARTMENT.

\_\_\_\_\_  
Applicant Signature

*Sammy Brand*  
Approval Signature

\_\_\_\_\_  
Date

*2-20-26*  
Date

2025 6995  
Recorded in the Above  
Deed Book & Page  
03-27-2025 03:49:54 PM  
Tiffany L Cowman  
Hancock County

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

Grantor:  
**Judith Chatelain**  
5751 Dunbar Circle  
Milton, FL 32583  
(228) 363-2875

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

Grantees:  
**Randolph Uren**  
**Jeanne Uren**  
4526 SR 164 E  
Dover, AR 72837  
(479) 858-2416

File No. Z-25-930

**INDEXING INSTRUCTIONS: Lot 5, Blk. 10, Diamondhead, Unit 1, Ph. 1, Hancock County, MS**

STATE OF MISSISSIPPI  
COUNTY OF HANCOCK

**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, I, **Judith Chatelain**, an unmarried person, do hereby sell, convey and warrant unto **Randolph Uren and Jeanne Uren**, as joint tenants with right of survivorship and not as tenants in common, all of that certain tract, piece or parcel of land situated in Hancock County, Mississippi, together with all improvements, buildings, fixtures, and appurtenances thereunto belonging, and being more particularly described as follows, to-wit:

**Lot 5, Block 10, Diamondhead, Unit 1, Phase 1, a subdivision according to a map or plat thereof which is on file of record in the Office of the Chancery Clerk of Hancock County, Mississippi, in Plat Book 4, at Page 1.**

This being the same property as that conveyed to Judith Chatelain, by instrument recorded in Deed Book 2025, at Page 5521, Land Deed Records of Hancock County, Mississippi.

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 Hancock 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.

**This conveyance is not part of the Grantor(s) Homestead.**

WITNESS MY SIGNATURE, on this the 30<sup>th</sup> day of May, 2025.



Judith Chatelain

Hancock County  
I certify this instrument was filed on  
05-27-2025 03:49:54 PM  
and recorded in Deed Book  
2025 at pages 6995 - 6996  
Tiffany L Cowman

**ACKNOWLEDGMENT**

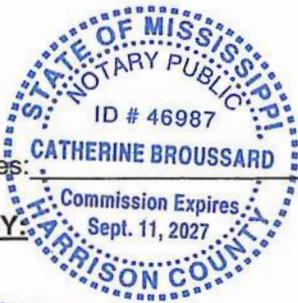
STATE OF MISSISSIPPI  
COUNTY OF HANCOCK

*Heddi M. Ford*

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, the within named **Judith Chatelain**, who acknowledged before me that she 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 30<sup>th</sup> day of May, 2025.

(AFFIX SEAL)



Catherine Broussard

NOTARY PUBLIC

My commission expires:

**DEED ACCEPTED BY:**

Randolph Uren  
Randolph Uren

Jeanne Uren  
Jeanne Uren

# Parking in driveway



## Pat Rich

---

**From:** Pat Rich  
**Sent:** Monday, October 27, 2025 2:34 PM  
**To:** amber@coastaccommodationgroup.com  
**Cc:** Beau King; Tammy Braud  
**Subject:** Short Term Rental Application 5584 Diamondhead Dr. E.  
**Attachments:** Application for Variance Request.pdf

Amber,

During the review of the application for the above address, we found that it is located less than the 1000 linear foot (875 linear feet) requirement from an existing short term rental. Therefore we are unable to permit short term rental at this address. You may request a variance to this requirement (\$100 fee). See attached application.

Please contact me if you have any questions.

J. Pat Rich  
Development Coordinator

City of Diamondhead  
5000 Diamondhead Circle  
Diamondhead, MS 39525  
228-242-1613

beta) Buffer

Measure

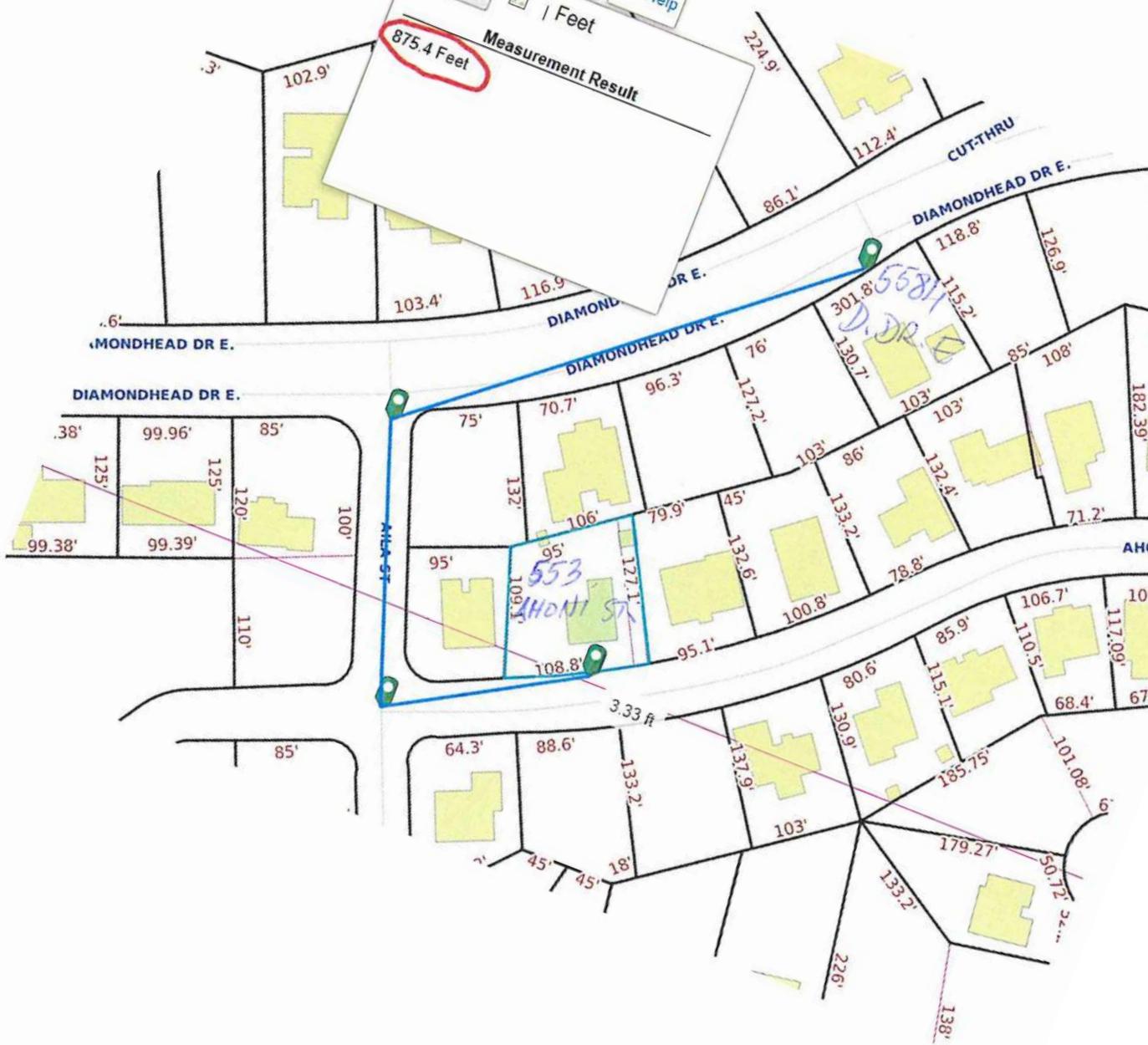
Print

Help

1 Feet

875.4 Feet

Measurement Result



Filter

License Status Expiration Date  Thru License Code  

License #	Exp. Date	Type	Name	Cont Status	St No#	Street	Unit	
01718	7/22/2026	R	COLATO, OSCAR	A	7332	ANALII ST		str
01739	4/07/2026	R	HOOVER/ SHEEHAN, DONALD / N	A	776	MOANALUA WAY	103	str
01743	9/26/2025	N	JERSECAT INC STEVEN & DENISI	A	181	LANAI VILLAGE		str
01752	10/13/2026	N	FRIENDSHIP OAKS PROPERTIES I	A	202	LAKESIDE VILLA	A	str
01770	7/07/2026	R	GRAVES, BARBARA	A	276	LANAI VILLAGE		str
01773	7/08/2026	R	COBBS, KATHY S	A	201	LAKESIDE VILLA		str
01781	9/30/2026	R	MEARES, HURSHEL & RITA	A	88130	KIPAPA WAY		str
01864	6/06/2026	R	ROGERS, TERRY	A	6832	HILLO ST		str
01909	7/07/2026	R	ATHEY, TYLER	A	553	AHONI ST		str
01911	7/17/2026	R	MILES, KEVIN	A	6612	HALE CT		str
01916	8/04/2026	R	REED, THERESA	A	229	LAKESIDE VILLA		str



5000 Diamondhead Circle  
Diamondhead, MS. 39525

## SHORT TERM RENTAL PERMIT APPLICATION

Date: 9-5-2025

Physical Address of Rental:

5584 DIAMONDHEAD DR E.

Name of Property Owner: Randolph and Jeanne Uben

Address 4526 SR164 E

City, State, Zip DOVER AR 72837

Number of Bedrooms in Rental 3

Number of Persons Proposed to Accommodate 6

Local Contact Person:

Name Amber Rouse / Coast Accommodation Group

Address 109252 Diamondhead Dr. E

City, State, Zip Diamondhead, MS 39525

Email Address amber@coastaccommodationgroup.com

Phone # 228-800-7773

How Many Miles From Rental 1

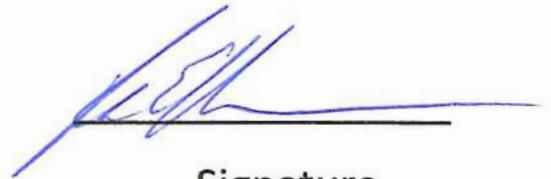
Right of Entry :

I Randolph Uren, do hereby give permission to representatives of the Building and Fire Departments to conduct an inspection of the premises and structure for the purpose of obtaining a SHORT TERM RENTAL PERMIT.

The 5 day of September, 2025

Randolph Uren

Print

  
Signature

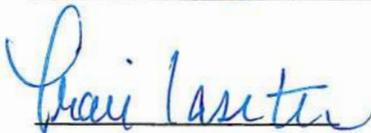
### ACKNOWLEDGEMENT

STATE OF MISSISSIPPI

COUNTY OF HANCOCK

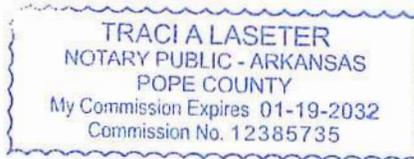
PERSONALLY APPEARED BEFORE ME, THE ABOVE SIGNED NAME, ON

5, DAY OF Sept, 2025



SEAL

NOTRY PUBLIC



MY COMMISSION EXPIRES:

1-19-32

Time & Date Received

\_\_\_\_\_

#1

2025 6995  
Recorded in the Above  
Deed Book & Page  
05-27-2025 03:49:54 PM  
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Hancock County

Prepared By:  
**David B. Pilger**  
Attorney at Law  
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(228) 215-0011

Grantor:  
**Judith Chatelain**  
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Milton, FL 32583  
(228) 363-2875

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**Jeanne Uren**  
4526 SR 164 E  
Dover, AR 72837  
(479) 858-2416

File No. Z-25-930

**INDEXING INSTRUCTIONS: Lot 5, Blk. 10, Diamondhead, Unit 1, Ph. 1, Hancock County, MS**

STATE OF MISSISSIPPI  
COUNTY OF HANCOCK

**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, I, **Judith Chatelain**, an unmarried person, do hereby sell, convey and warrant unto **Randolph Uren and Jeanne Uren**, as joint tenants with right of survivorship and not as tenants in common, all of that certain tract, piece or parcel of land situated in Hancock County, Mississippi, together with all improvements, buildings, fixtures, and appurtenances thereunto belonging, and being more particularly described as follows, to-wit:

**Lot 5, Block 10, Diamondhead, Unit 1, Phase 1, a subdivision according to a map or plat thereof which is on file of record in the Office of the Chancery Clerk of Hancock County, Mississippi, in Plat Book 4, at Page 1.**

This being the same property as that conveyed to Judith Chatelain, by instrument recorded in Deed Book 2025, at Page 5521, Land Deed Records of Hancock County, Mississippi.

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 Hancock 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.

**This conveyance is not part of the Grantor(s) Homestead.**

WITNESS MY SIGNATURE, on this the 30<sup>th</sup> day of May, 2025.



Judith Chatelain

Hancock County  
I certify this instrument was filed on  
05-27-2025 03:49:54 PM  
and recorded in Deed Book  
2025 at pages 6995 - 6996  
Tiffany L Cowman

STATE OF MISSISSIPPI  
COUNTY OF HANCOCK

Hester M Ford

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, the within named **Judith Chatelain**, who acknowledged before me that she 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 30<sup>th</sup> day of May, 2025.

(AFFIX SEAL)



My commission expires:

**DEED ACCEPTED BY:**

[Signature]  
NOTARY PUBLIC

[Signature]  
Randolph Uren

[Signature]  
Jeanne Uren

# 3

**THE PARTIES.** This Short-Term Rental Agreement ("Agreement") made on {{reservation\_date}} between the following:

Guest: {{guest\_name}} ("Guest"), and

Host: {{host\_name}} ("Host").

**THE PREMISES.** The Host agrees to lease the described property below to the Guest, and the Guest agrees to rent from the Host:

Mailing Address: {{address}}

Hereinafter known as the "Premises."

**LEASE TERM.** The Guest shall be allowed to occupy the Premises starting {{checkin\_date}} from {{checkin\_time}} and ending {{checkout\_date}} at {{checkout\_time}} ("Lease Term").

**QUIET HOURS.** Quiet hours begin at 10:00 PM each night and continue until sunrise. Quiet hours consist of no music and keeping all audio at a minimum level out of respect for the surrounding residents.

**OCCUPANTS.** The total number of individuals staying on the Premises during the Lease Term shall be a total of {{number\_of\_guests}} guests.

If more than the authorized number of guests listed above are found on the Premises, this Agreement will be subject to termination by the Host.

**BOOKING FEES.** The Guest shall pay the Host the amount as detailed during the booking process.

**UTILITIES.** The Host shall be responsible for all utilities and services to the Premises EXCEPT for the following: None.

**SECURITY DEPOSIT.** The Guest shall be obligated to pay the following amounts upon the execution of this Agreement:

Security Deposit amount as detailed in the booking process. The Security Deposit is for the faithful performance of the Guest under the terms and conditions of this Agreement. The Guest must pay the Security Deposit at the execution of this Agreement. The Security Deposit shall be returned to the Guest within the State's requirements after the end of the Lease Term less any itemized deductions. This Security Deposit shall not be credited towards any Rent unless the Host gives their written consent.

**PETS.** The Host does not allow pets: There are no pets allowed on the Premises. If the Guest is found to have pets on the Premises, this Agreement and any Security Deposit shall be forfeited.

**SMOKING POLICY.** Smoking on the Premises is prohibited.

**PERSON OF CONTACT.** The Host can be contacted at:

Host's Name: {{host\_name}}

Telephone: {{host\_phone}}

E-Mail:

**SUBLETTING.** The guest does not have the right to sublet the Premises.

**INSPECTION.** The Host has the right to inspect the Premises with prior notice as in accordance with State law. Should the Guest violate any of the terms of this Agreement, the rental period shall be terminated immediately in accordance with State law. The Guest waives all rights to process if they fail to vacate the premises upon termination of the rental period. The Guest shall vacate the Premises at the expiration time and date of this agreement.

**MAINTENANCE AND REPAIRS.** The Guest shall maintain the Premises in a good, clean, and ready-to-rent condition and use the Premises only in a careful and lawful manner. The Guest shall leave the Premises in a ready to rent condition at the expiration of this Agreement,

defined by the Host as being immediately habitable by the next Guest. The Guest shall pay for maintenance and repairs should the Premises be left in a lesser condition. The Guest agrees that the Host shall deduct costs of said services from any Security Deposit prior to a refund if Guest causes damage to the Premises or its furnishings.

**TRASH.** The Guests shall dispose of all waste material generated during the Lease Term under the strict instruction and direction of the Host.

**QUIET ENJOYMENT.** The Guest, along with neighbors, shall enjoy each other's company in a quiet and respectful manner to each other's enjoyment. The Guest is expected to behave in a civilized manner and shall be good neighbors with any residents of the immediate area. Creating a disturbance of the area by large gatherings or parties shall be grounds for immediate termination of this Agreement.

**HOST'S LIABILITY.** The Guest and any of their guests hereby indemnify and hold harmless the Host against any and all claims of personal injury or property damage or loss arising from the use of the Premises regardless of the nature of the accident, injury or loss. The Guest expressly recognizes that any insurance for property damage or loss which the Host may maintain on the property does not cover the personal property of Guest and that Guest should purchase their own insurance for their guests if such coverage is desired.

**ATTORNEY'S FEES.** The Guest agrees to pay all reasonable costs, attorney's fees, and expenses that shall be made or incurred by the Host enforcing this agreement.

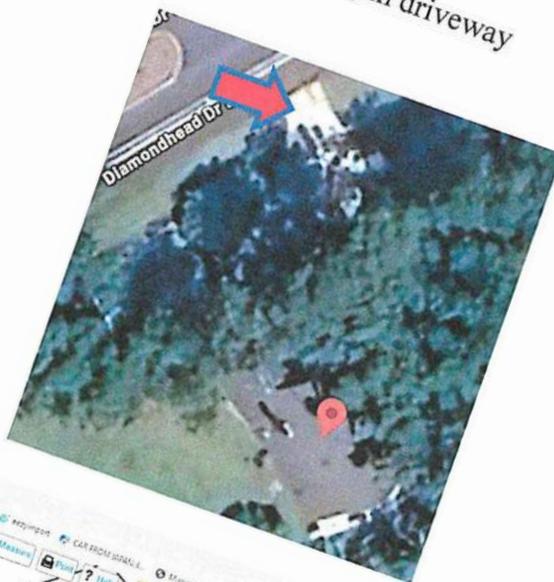
**USE OF PREMISES.** The Guest shall use the Premises for residential use only. The Guest is not authorized to sell products or services on the Premises or conduct any commercial activity.

**ILLEGAL ACTIVITY.** The Guest shall use the Premises for legal purposes only. Any other such use that includes but is not limited to illicit drug use, verbal or physical abuse of any person or illegal sexual behavior shall cause immediate termination of this Agreement with no refund of pre-paid Rent.

**POSSESSIONS.** Any personal items or possessions that are left on the Premises are not the responsibility of the Host. The Host shall make every reasonable effort to return the item to the Guest. If claims are not made within the State's required time period or two (2) weeks, whichever is shorter, the Host shall be able to keep such items to sell or for personal use.

**GOVERNING LAW.** This Agreement shall be governed and subject to the laws located in the jurisdiction of Premise's location.

Parking in driveway



45 Ac. INTERSTATE 10

INTERSTATE 10



#5

## House Rules

- Absolutely no smoking or vaping in the house.
- Vehicles must be parked in the driveway. No vehicles are to be parked on the street.
- No parties or unauthorized guests.
- Max occupancy is 6 people.
- Please leave the linens on the bed and towels in the bathroom.
- Take trash to the outdoor can.
- Report any problems or broken item to Amber immediately so we may have it fixed for you and our next guest.



#7

Randolph Uren  
5584 Diamondhead Dr E  
Diamondhead, MS 39525

Without  
jurisdiction

DIAMONDHEAD FIRE DISTRICT

# Payment History

Payments made through Nexbillpay will be available for up to 12 months online. Please call Diamondhead Fire Protection District at 228-255-5560 to review history older than 12 months.

Payment Date	Payment Amount	Payment Method	Confirmation Number
9/7/2025 <a href="#">View Receipt</a>	\$29.00	Check	25VU8GR
8/12/2025 <a href="#">View Receipt</a>	\$29.00	Check	25G8VU3
7/7/2025 <a href="#">View Receipt</a>	\$29.00	Check	259WFAN
6/9/2025 <a href="#">View Receipt</a>	\$29.00	Check	25PQ8T6