



City of Gulfport, Mississippi

Agenda City Council

2309 15th Street
Gulfport, MS 39501

Tuesday, January 2, 2018

1:30 PM

*Gulfport City Hall
Council Chambers*

1:30 P.M. Invocation, Pledge of Allegiance, Call to Order

Agenda Order Confirmation or adjustment of the agenda order

Presentation Agenda

- **Mayor's Report**

Policy Issues

Minutes / Special Committee Report

- 1 Approval of minutes - for December 19 & 27, 2017.
- 2 Special Committee Report.

Appointments

- 3 Ratification - of appointments / re-appointments to the City of Gulfport Planning Commission.
- 4 Ratification - of appointments / re-appointments to the City of Gulfport Zoning Board of Adjustments and Appeals.
- 5 Ratification - of appointments - re-appointments to the City of Gulfport Construction Board of Appeals.
- 6 Ratification - of appointments / re-appointments to the City of Gulfport Civil Service Commission.
- 7 Ratification - of appointments / re-appointments to the Gulfport Redevelopment Commission.

- 8 Ratification - of appointments for the City of Gulfport Election Commission.
- 9 Ratification - of appointments / re-appointments to the Gulfport School District Board of Trustees.
- 10 Ratification - of appointment to Memorial Hospital Board of Trustees.
- 11 Ratification - of re-appointment to the Harrison County Development Commission.
- 12 Ratification - of re-appointment to the Mississippi State Port Authority Board of Commissioners.
- 13 Ratification - of appointment to the Coast Transit Authority Board of Commissioners.
- 14 Resolution - ratifying the appointment of Brittany Rodgers as Deputy City Clerk and for related purposes.

Planning / Ordinances

- 15 Certificate of Resubdivision - resubdivision two parcels zoned R-2 (Single Family): located north of 29th Street, south of and adjacent to 30th Street, east of 25th Avenue, and west of 23rd Avenue - Case # 1710PC113 - Ward 3.
- 16 Certificate of Resubdivision - resubdivide into six parcels zoned R-1-10 (Single Family): located north of and adjacent to 4th Street, south of Prudie Circle, east of and adjacent to Three Rivers Road, and west of Wingate Drive - Case # 1711PC127 - Ward 6.
- 17 Certificate of Resubdivision - resubdivide into two parcels, zoned T3 (Suburban Zone): located north of Finley Street, south of W Railroad Street, east of Hardy Avenue, and west of and adjacent to Ruth Avenue, Case # - 1711PC131 - Ward 2.
- 18 Certificate of Resubdivision - resubdivision into five parcels zoned T4+ (General Urban Zone "Plus"): located north of and adjacent to 16th Street, south of 17th Street, east of 34th Avenue, and west of and adjacent to 33rd Avenue - Case # 1711PC132 - Ward 2.
- 19 Ordinance - rezoning property from R-1-7.5 (Single Family) and R-2 (Single Family) to entirely B-1 (Neighborhood Business): located north of and adjacent to 11th Street, south of and adjacent to Old Pass Road, east of and adjacent to Fournier Avenue, and west of Mills Avenue - Case # 1711PC128 - Ward 1.
- 20 Ordinance - rezoning property from T4+ (General Urban Zone "Plus") to T5 (Urban Center Zone): located north of E Pass Road, south of and adjacent to Magnolia Street, east of Cowan Road, and west of Old Taylor Place - Case # 1711PC129 - Ward 4.

- 21 Ordinance - rezoning property from T4L (General Urban Zone "Limited") to T4+ (General Urban Zone "Plus"): located north of N Railroad Street, south of Silver Lane, east of and adjacent to Tegarden Road, and west of Live Oak Avenue - Case # 1711PC126 - Ward 2.
- 22 Ordinance - rezoning property from R-2 (Single Family) to R-B (Residential Business): located north of Magnolia Street, south of W Taylor Road, east of Carl Legett Road, and west of and adjacent to Lorraine Road - Case # - 1712PC144 - Ward 4.

Resolutions / Requests

- 23 Resolution - approving Agreement with Levanway & Associates, PLLC for legislative affairs and authorizing the Mayor to execute the same.
- 24 Resolution - approving Change Order No. 2 (Summary) to the contract with Miller Enterprises, LLC., for the Poplar Circle & Chamberlain Avenue Sewer Improvements Project, to authorize the Mayor to execute the same.
- 25 Resolution - by the Gulfport City Council, reconfirming and extending the status of a State of Emergency due to the impacts of Hurricane Nate on the City of Gulfport, and for related purposes
- 26 Request - by the Krewe of Gemini, for temporary road closures for parades scheduled for February 11, 2018 and February 13, 2018.

Budget Amendments / Docket of Claims

- 27 Budget Amendment #15 - to transfer funds for Poplar Circle/Chamberlain Avenue Project.
- 28 Docket of Claims - to be approved through January 3, 2018.

Routine Agenda

- 29 Resolution - awarding bids for lot clean-ups and/or demolitions.
- 30 Public Records Report - for the months of October & November 2017 -- to be a part of the minutes.
- 31 Request - from Records Manager requesting permission to properly dispose of documents in which have surpassed their retention dates - to be made a part of the minutes.

Public Agenda

- **Citizen Forum - Up to thirty minutes shall be allowed for public input with a three minute time limit on each speaker.**

Council Comments

Memorial Adjournment

Executive Session

Setting of Next Meeting and Adjournment



Memorandum

To: Mayor Billy Hewes and
Gulfport City Council

From: Brittany Rodgers, Deputy Clerk of Council
City Council

Date: 12/27/2017

Subject: Approval of minutes - for December 19 & 27, 2017.

Recommendation:



Memorandum

To: Mayor Billy Hewes and
Gulfport City Council

From: Ronda Cole, Clerk of Council
City Council

Date: 12/28/2017

Subject: Special Committee Report

Recommendation:



OFFICE OF COUNCILMAN
R.LEE FLOWERS

P.O. Box 1780
Gulfport, MS 39502
Phone: 228-868-5848
Fax: 228-868-3856

December 28, 2017

City Hall
2309 15th St.
Gulfport, MS 39501

Honorable Rusty Walker, Council President
P.O. Box 1780
Gulfport, MS 39502

Via electronic delivery.

Dear Mr. Walker,

At the September 19, 2017 Council meeting, the Council voted to move the CitySourced application project to a special committee to review the application before moving forward. This committee consisted of the following council members: Councilman Flowers (Chair), Councilwoman Holmes-Hines, and Councilman Roland. The committee met and discussed this project with the major parties involved. Key stakeholders included department directors and employees as well as representatives from City of Longview, TX, City of Mobile, AL, Tyler Technologies, Cityworks, CitySourced, and New Edge Services, Inc.

ACR, the current 311 Call Center software, is being phased-out and no longer supported by Active Network, its parent company. It is still functional for our use on their network, but we need implement a replacement plan to ensure continuous call center operations.

Committee Recommendations to Council:

- 1. Purchase CitySourced Application (\$20,800 with Google Geocoding; \$16,100 annually)**
 - a. Hosted Solution with Tech Support
 - b. Smart Phone App
 - c. Citizen Portal – Web Console
 - d. Administration and Council Access to Reports
 - e. API – Bi-directional Sync with Cityworks
- 2. Phased Implementation over Four Years**
 - a. Start with Public Works and 311
 - b. Future Phases include Leisure Services, Water Billing, Urban Development, and other departments as per the Administration's priorities.
- 3. Eliminate Superseded and Obsolete Software Packages**
 - a. Geocast Web, NotifyMe, and NXT (\$16,500)
 - b. ACR – Active Network
 - c. Other workflows, tally sheets, and redundant processes as identified

The committee submits these recommendations for consideration by the City Council on January 2, 2018 meeting. Pertinent documentation supporting our recommendations is attached to this letter.

Furthermore the committee wishes to thank Ryan Merrill for his efforts and contributions to this project. If you would like to further discuss this matter with me, please call my office at (228)868-5848.

Sincerely,



R. Lee Flowers
Councilman, Ward 6

Enclosures:

1. Recommendation to Approve CitySourced Contract & Mobile App Purchase, October 23, 2017
2. Email from Erik Sickinger with CitySourced to Ryan Merrill, Re: CitySourced Revised Quote, December 01, 2017
3. Deliverables and Milestones Quick Checklist
4. Customer Onboarding Guide
5. Responses to 311 Memo

Cc: Council Clerk Ronda Cole [via e-mail]
Deputy Council Clerk Brittany Rodgers [via e-mail]
Councilwoman Ella Holmes-Hines [via e-mail]
Councilman Ron Roland [via e-mail]



**DEPARTMENT OF
PUBLIC WORKS**

P.O. Box 1780
Gulfport, MS 39502
Phone: 228-868-5740
Fax: 228-214-2238

MEMORANDUM

To: The Honorable Mayor and City Council

From: Ryan D. Merrill, M.S., Assistant Director of Public Works

Date: October 23rd, 2017

Subject: Recommendation to Approve CitySourced Contract & Mobile App Purchase

Public Works & Engineering
4050 Hewes Ave
Gulfport, MS 39507

On July 28, 2017, the City of Gulfport received four (4) submissions in response to a RFP for a Software Development Application. The RFP was written to have a smartphone application as well as a website available to serve our citizens with the ability to report City issues. The software application will allow the citizens to make us aware of public safety issues including, but not limited to, potholes, down lights/light poles, broken guardrails, down traffic signals, ADA issues, storm water issues and other residential concerns that pertain to the City of Gulfport's city services. Citizens will have the ability to submit requests through a CRM application, which will then push the requests to our work order system (CityWorks - Azteca) via an API. On August 18th, 2017, the selection committee agreed to request approval to enter into a service agreement with CitySourced, Inc. to provide the above mentioned services.

CitySourced would be applicable to the following services: 311, Streets & Drainage, Water & Sewer, Traffic Division, Maintenance Garage, Engineering, Public Works inspectors, Solid Waste inspectors, Water Payments, Water/Sewer verifications, Code Enforcement, Environmental Court, Building Permits, Building inspections, Leisure Services daily activities & special events, press releases and other city notifications as needed.

The CitySourced application has been effectively used in: Jackson, Mississippi; 45 agencies in California; 25 in Texas; Abu Dhabi; the city of Gold Coast; various cities in British Columbia; and the entire country of Panama. CitySourced is also used by many other U.S. cities in the following states: AZ, CT, FL, DE, GA, HI, IA, IL, KS, MI, NC, NM, OH, NY, PA, NE, and WY. All of the aforementioned locations combined totals approximately 20 million potential CitySourced users. The city's existing GIS maps can be used with the application and will be instantly updated, negating the requirement to update the application via the App Store or the Android Marketplace. Additionally, CitySourced will work hand-in-hand with the CityWorks app, which has worked effectively for the City since 2002.

The app will be fully customizable for citizens, allowing them to instantly view nearby issues, filter search results, make certain items private, and opt in for certain notification preferences. Additionally, CitySourced offers a Push Notification feature, which can be location based. It has the ability to send any notifications that the city would like to send out to citizens, like such as boil water notices, road closures, special events and other public notices. Workers in the field will be able to update/close tickets and send notifications electronically to citizens instantly.

Citizens will also be able to pay any service fees/bills that are currently available online, such as water bills and citations, via CitySourced's Mobile Payments feature.

CitySourced's numerous benefits would allow the City to phase out less effective technologies such as the airbus communication software currently in use (Geocast web & NotifyMe). This change alone would provide cost savings of approximately \$16,500.00. Additionally, the City will save on postage and printing costs by sending completion notices through text, email, and/or push notification instead mailing letters. The original quote for CitySourced was based on city population and totaled \$28,000.00 (\$18,500.00 annual recurring fee + \$9,500.00 one-time start-up fee).

See updated Customer Agreement

We recommend your approval to enter into a service agreement with CitySourced, Inc.

Thank you for your consideration.

Ryan D. Merrill

City directors that see the potential in using CitySourced in their departments and would like to see this project move forward:

Director of Public Works

Wayne E. Miller

Director of Engineering

Robert K. Riemann

Director of Information Technology

John D. L. L.

Director of Urban Development

John D. L. L.

Manager of Water Billing

Wayne E. Miller

Director of Leisure Services

John D. L. L.

311 Call Center Manager

Sharon P. L. L.

Ryan Merrill

From: Erik Sickinger <erik.sickinger@citysourced.com>
Sent: Friday, December 01, 2017 1:53 PM
To: Ryan Merrill
Cc: Connie Debenport
Subject: Re: CitySourced Revised Quote
Attachments: CitySourced - Customer Agreement - Gulfport, MS v3 - Marked.pdf; CitySourced - Customer Agreement - Gulfport, MS v3 - Clean.pdf

Attached is the updated from our side as well - you'll note the numbers still match up, we've just removed pricing and references to the geocoding service.

On Fri, Dec 1, 2017 at 1:36 PM, Ryan Merrill <rmerrill@gulfport-ms.gov> wrote:

Connie,

I have received a revised quote from CitySourced.

Thanks,

Ryan D. Merrill, M.S.
City of Gulfport
4050 Hewes Avenue
Gulfport, MS 39507
Assistant Director of Public Works
228-868-5740 ext. 6603



Erik Sickinger
Senior Enterprise Account Executive | CitySourced
[424-270-9438 ext 713](tel:424-270-9438)

[Check out our blog!](#)

CITYSOURCED, INC.

MOBILE APPLICATION CUSTOMER AGREEMENT

This Mobile Application Customer Agreement (this “**Agreement**”) is entered into by and between CitySourced, Inc. (“**Provider**”), having a principal place of business at 1545 Sawtelle Blvd., Suite 36, Los Angeles, CA 90025 and Gulfport, Mississippi, a municipal corporation (“**Subscriber**”) and is effective upon signature by the Subscriber (the “Effective Date”). In consideration of the mutual agreements contained herein, the parties hereto agree as follows:

1. Software, Support Services.

1.1 General. Provider is an application services provider that has developed a mobile application that allows end users to send messages to Subscriber via a mobile device (the “**Application**”). Provider has developed associated software that allows Subscriber the ability to receive and respond to such messages (together with future versions of such software made by Provider from time to time, collectively the “**Software**”), as further described on Schedule A.

1.2 Access, Fees. Commencing no later than sixty (60) days after the Effective Date, and provided that the Subscriber has delivered all necessary assets to Provider for deployment, Provider shall provide to Subscriber access to the Software at the level described in the attached Schedule A via an Internet web browser under the terms and conditions of this Agreement and in consideration of the fees described in Schedule A.

1.3 Support Services. Subscriber acknowledges and agrees that Provider does not provide custom development for the Software, except pursuant to a separate, written support and custom development agreement and at Provider’s hourly charges as defined in Schedule A.

1.4 No Consulting or Advisory Services. Subscriber acknowledges and agrees that Provider is not providing any consulting or advisory services to Subscriber, legal or otherwise, in connection with the Software or Application.

1.5 Geographical Files. Promptly following the Effective Date, Subscriber shall provide to Provider the geographic boundary file for the applicable covered area (the “**Area**”) in the form of an ESRI shape file. Additionally, any geographic data including, but not limited to, municipal district boundaries, school board boundaries, shall be provided by the Subscriber at the Provider’s request if such data exists.

1.6 Promotion. In consideration for the rights granted hereunder by Provider, Subscriber agrees to use its reasonable, good faith efforts to promote the Application in the Area, which includes without limitation (a) posting a link on Subscriber’s main website page to Provider’s website for the downloading of the Application, (b) emailing or otherwise notifying the residents in the Area of the availability of the Application and associated services, and (c) contacting local news and media outlets about the availability of the Application and associated services.

1.7 Third Party Providers. In addition to the Application and the Software and at the request of the Subscriber, Provider may make available to Subscriber additional software products licensed by third party provider(s) (each a “Third Party Provider”) to be integrated with the Application and/or Software. Such third party’s software is provided “As Is”. The use of such software shall be governed by the terms and conditions provided by the respective Third Party Provider. Subscriber will be required to accept such terms and conditions prior to their use of the additional software

products. Subscriber is responsible for reviewing and complying with any licenses necessary to use any such third-party software.

2. Intellectual Property Rights. Subject to the terms and conditions of this Agreement, Provider hereby grants to Subscriber a limited, non-exclusive, non-transferable, non-sublicensable license to access and use the versions of the Software indicated on Schedule A as specifically permitted hereunder. The Subscriber hereby grants to Provider an irrevocable, perpetual, royalty-free license to all information stored by the Software and Application as assigned and used by the Subscriber (“**Data**”). Other than the rights expressly granted in this Agreement, each party retains all of its rights to its trademarks, logos, trade names, and service marks (collectively, “**Brands**”), Web site(s), technologies, patents, copyrights, trade secrets, know-how, and other intellectual property and proprietary rights. Without limiting the generality of the foregoing, (i) Provider shall at all times solely and exclusively own all rights, title, and interest in and to the Software and Application, and all intellectual property rights therein; and (ii) Subscriber shall at all times solely and exclusively own all rights, title, and interest in and to the Data, and all intellectual property rights therein. No implied licenses are granted herein. Subscriber agrees not to use any reverse compilation, reverse engineering, decompilation or disassembly techniques or similar methods to determine any design structure, concepts and construction method of the Application or Software or replicate the functionality of the Application or Software for any purpose. Subscriber shall not remove, modify, or obscure any Provider or other copyright, trademark, and other proprietary notices affixed to or displayed on the Application or Software, and shall not allow any third party to take any such action.

3. Term and Termination.

3.1 Term. This Agreement shall commence on the Effective Date and continue until the “Termination Date” listed on Schedule A, or terminated in the manner provided in Section 3.23-2 Below.

3.2 Termination. Either party may terminate this Agreement at any time upon written notice in the event the other party has committed a material breach of this Agreement which remains uncured forty-five (45) days after written notice of such breach, except that Provider may terminate this Agreement immediately upon written notice for failure by Subscriber to pay the required fees or breach of Sections 2 or 4.

3.3 Effect of Termination. Upon termination for any reason, Subscriber shall cease all use of the Software and Application.

4. Confidential Information.

4.1 Definition of Confidential Information. Provider and Subscriber understand and agree that in the performance of this Agreement, each party may have access to or may be exposed to, directly or indirectly, proprietary or confidential information of the other party, including, but not limited to, trade secrets, Web site usage statistics, marketing and business plans and technical information (“Confidential Information”).

4.2 Protection of Confidential Information. Each party agrees that it shall not, during the term of this Agreement and after its termination, use (except as expressly authorized by this Agreement) or disclose Confidential Information of the other party without the prior written consent of the other party, unless the receiving party can prove such Confidential Information (i) was

known to the receiving party prior to the Effective Date of this Agreement, or (ii) is or becomes publicly available without breach of this Agreement, or (iii) becomes known to the receiving party after rightful disclosure from a third party not under an obligation of confidentiality; or (iv) was independently developed by the receiving party without the use of the disclosing party's Confidential Information. The receiving party will have the right to disclose Confidential Information without being in breach of this Agreement to the minimum extent necessary to comply with a lawful court order or government regulation, provided that the receiving party provide the disclosing party with advance written notice thereof, and reasonably cooperates with the disclosing party to seek confidential or protective treatment of such Confidential Information. In addition, the receiving party agrees to take all reasonable measures to protect and maintain in confidence the Confidential Information received from the disclosing party. With respect to Confidential Information disclosed by a party under this Agreement, this Section 4 shall supersede any existing agreement relating to confidential treatment and/or non-disclosure of Confidential Information.

5. Warranties.

5.1 By Both Parties. Each party represents and warrants to the other party that (i) it has the right to enter into this Agreement and perform its obligations hereunder in the manner contemplated by this Agreement, and (ii) this Agreement shall not conflict with any other agreement entered into by it.

5.2 By Subscriber. Subscriber represents, warrants, and covenants that it shall comply with all applicable laws of the United States of America, any State thereof, and any other applicable rules, ordinances, and regulations in connection with the performance of Subscriber's obligations under this Agreement.

6. Disclaimer. THE SOFTWARE AND APPLICATION ARE PROVIDED "AS IS" WITHOUT ANY WARRANTY, AND SUBSCRIBER'S USE OF THE SOFTWARE AND APPLICATION OR ANY DATA ACCESSED OR OBTAINED THEREFROM IS SOLELY AT SUBSCRIBER'S OWN RISK. PROVIDER DOES NOT WARRANT THAT THE SOFTWARE OR APPLICATION WILL MEET SUBSCRIBER'S REQUIREMENTS OR THAT THE OPERATION WILL BE UNINTERRUPTED OR ERROR-FREE. TO THE FULLEST EXTENT PERMISSIBLE UNDER APPLICABLE LAW, PROVIDER DISCLAIMS ALL REPRESENTATIONS AND WARRANTIES, EXPRESS, IMPLIED, AND STATUTORY, CONCERNING THE SOFTWARE AND APPLICATION, OR OTHERWISE RELATED TO THIS AGREEMENT, INCLUDING, BUT NOT LIMITED TO, THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE, AND ANY STATUTORY WARRANTIES OF NON-INFRINGEMENT.

7. Limitation of Liability. EXCEPT FOR A BREACH OF SECTIONS 2 OR 4, IN NO EVENT SHALL EITHER PARTY BE LIABLE TO THE OTHER PARTY OR TO ANY THIRD PARTY FOR ANY INDIRECT, INCIDENTAL, SPECIAL, EXEMPLARY OR CONSEQUENTIAL DAMAGES, INCLUDING, BUT NOT LIMITED TO, LOST PROFITS, ARISING OUT OF OR IN RELATION TO THIS AGREEMENT. PROVIDER'S AGGREGATE LIABILITY AND THAT OF ITS AFFILIATES AND SUPPLIERS UNDER OR IN CONNECTION WITH THIS AGREEMENT SHALL BE LIMITED TO THE AMOUNT PAID FOR THE SOFTWARE, IF ANY. THIS LIMITATION WILL APPLY EVEN IN THE EVENT OF A FUNDAMENTAL OR MATERIAL BREACH OR A BREACH OF THE FUNDAMENTAL OR MATERIAL TERMS OF THIS AGREEMENT. THE PROVISIONS OF THIS SECTION APPLY ONTO TO THE EXTENT ALLOWED BY AND/OR PERMISSIBLE UNDER APPLICABLE LAW.

8. Force Majeure. Provider shall not be liable to Subscriber or any other person or entity for any delay or failure in the performance of this Agreement or for loss or damage of any nature whatsoever suffered by such party due to disruption or unavailability of communication facilities, utility or Internet service provider failure, acts of war, acts of vandalism, terrorism, lightning,

fire, strike or any other causes beyond Provider's reasonable control.

9. Verification. Provider may, at its expense, automatically audit Subscriber's use of the Software and Application, provided that any such audit shall not interfere with Subscriber's business activities. Provider shall be permitted to conduct automated audits at its discretion, provided that such automated audits take place without accessing Subscriber's internal information technology networks and do not materially interfere with Subscriber's use of the Software. If an audit reveals that Subscriber has utilized more users than authorized or otherwise underpaid fees to Provider, Subscriber shall pay Provider applicable fees based upon Provider's then-current fee schedule.

10. Independent Contractor. The relationship of Parties is solely that of independent contractors. Nothing contained in this Agreement shall be construed to give either party the power to direct or control the activities of the other or constitute either party as the other's partner, joint venturer, co-owner, agent, franchisee or employee.

11. Billing:

11.1 Fees. All Fees listed on Schedule A are exclusive of all taxes; billed on an annual basis in advance; and, due upon receipt of invoice. This secures site, servers and resources necessary to begin project. Payments over 45 days from initial contract start date will accrue interest at a rate of one (1%) per month. Renewal payments made after contract renewal date will accrue interest at a rate of one (1%) per month.

11.2 Taxes. Our fees do not include any taxes, levies, duties or similar governmental assessments of any nature, including, for example, value-added, sales, use or withholding taxes, assessable by any jurisdiction whatsoever (collectively, "Taxes"). You are responsible for paying all Taxes associated with Your purchases hereunder. If We have the legal obligation to pay or collect Taxes for which You are responsible under this Section 12, We will invoice You and You will pay that amount unless You provide Us with a valid tax exemption certificate authorized by the appropriate taxing authority. For clarity, we are solely responsible for taxes assessable against us based on our income, property and employees.

11.3 Payments. All payments should be made directly to CitySourced, Inc. and will not be deemed received until actually received in Provider offices. Provider mailing address for all payments is:

CitySourced, Inc.
1545 Sawtelle Blvd., Suite 36
Los Angeles, CA 90025

12. Miscellaneous. This Agreement contains the entire agreement of the parties, and supersedes (i) any and all previous or contemporaneous agreements with respect to the subject matter hereof, whether oral or written and (ii) the End User Agreement contained on the Application. In addition, any purchase orders issued by any entity other than Provider shall be valid only for the purpose of identifying this contract for reference purposes only, and any terms included in such purchase orders are void and shall be of no effect. This Agreement shall be binding and shall inure to the benefit of the parties hereto and their respective successors and permitted assigns. This Agreement may not be assigned by Subscriber without Provider's prior written consent, such consent not to be unreasonably withheld. Provider may assign, delegate and/or subcontract any or all of its rights or obligations hereunder. Any attempted assignment in violation of

the foregoing shall be null and void. All notices and consents required or permitted to be given under this Agreement shall be in writing to the parties at the addresses designated herein or to such other address as either party may designate to the other by written notice, and shall be effective upon receipt. Written notice shall be made in the form of a certified letter, confirmed facsimile transmission or acknowledged receipt of electronic mail. Receipt shall be deemed to have occurred: four days following mailing of a certified letter; upon receipt of confirmation of fax; and upon receipt of confirmation of receipt of e-mail. This Agreement shall be governed in all respects, including validity, interpretation and effect, by the laws of the State of ~~California~~Mississippi, without reference to the conflicts of laws rules or any other rules that would result in the application of a different body of law. If any part of this Agreement shall be held to be void or unenforceable, such part will be treated as severable, leaving valid the remainder of this Agreement notwithstanding the part or parts found to be void or unenforceable. No waiver shall be effective unless it is in writing and signed by an authorized representative of the waiving party, and any such waiver shall only be applicable to the specific instance referenced in such writing. This Agreement may be executed in two counterparts, each of which shall be deemed to be an original, and both of which together shall constitute one contract. Fax copies of signatures shall also be treated as originals for purposes of this Agreement. Subscriber acknowledges and agrees that Provider retains the right at any time to change the features, functionality and look-and-feel of the Software and Application. The headings in this Agreement are for purposes of reference only and shall not limit or otherwise affect the meaning hereof. Any outstanding payment obligation of Subscriber, the restrictions and ownership provisions of Section 2, and all of Sections 3.3, 4, 7 and 12, and any other term hereof which contemplates continuing effectiveness, shall survive the termination or expiration of this Agreement for any reason.

13. Referral. Subscriber may know of some organization, municipality, government or other entity that may benefit from Provider's services ("Referred Party"), which Subscriber wishes to refer to Provider (a "Referral"). A Two Hundred and Fifty Dollar (\$250) credit (the "Referral Credit") will be applied toward Subscriber's next subscription billing cycle for each such Referral provided that the following conditions are met: (i) the Subscriber

notifies Provider of a Referral via an email to 'info@citysourced.com' ("Referral Notice), which will also include a carbon copy (cc:) to the Referred Party; (ii) the Referral Notice must proceed any written or verbal confirmation by the Referred Party to Provider to engage its services; (iii) Provider and the Referred Party must enter into a contract for the Provider's services within twelve (12) months of the Referral Notice; and (iv) the initial fee to be paid by the Referred Party to Provider for the engaged services has been received. Subscriber shall not be entitled to any additional compensation or expense reimbursement with regard to the Referral. In the event that Provider and Subscriber have terminated their engagement, no Referral Credit will be owed or due to Subscriber.

14. Acceptance. IN WITNESS WHEREOF, the parties have caused this Agreement to be executed by their duly authorized representatives effective as of the Effective Date.

PROVIDER:

Signature: _____

Name: _____

Title: _____

Date: _____

SUBSCRIBER:

Signature: _____

Name: _____

Title: _____

Date: _____

SCHEDULE A

1. SOFTWARE SUBSCRIPTION PACKAGE

Software Package Name	Fee	Term
☒ Enterprise Plus Mobile PaaS	See below.	The "Initial Term" shall be for three (3) calendar years from the Effective Date (the "Termination Date"). Upon the expiration of Initial Term, the term will continue to auto-renew to subsequent annual terms subject to any fee increases implemented by the Provider unless Subscriber notifies Provider in writing of its intention not to extend the term at least thirty (30) days prior to the Termination Date.
For a full listing of software features:	Contact CitySourced Sales	

2. SOFTWARE FEES: Fees are locked in for Initial Term. After Initial Term, the Annual Recurring fees will increase three percent (3%) annually. Additionally, fees may be modified by Provider by written notice to subscriber thirty (30) days in advance of such modification. If Subscriber requests an integration or an integration is included as part of the Software Subscription Package, Subscriber must provide Provider the necessary publicly accessible web service endpoint(s) ("**Endpoints**"). The Endpoints must be standard, based on an official software release by the third party vendor, and cannot be modified in any way. If the Endpoints have been modified, additional fees may apply as determined by Provider.

Any and all custom software development performed by Provider not included in the fees below are billed at current hourly rates and subject to an agreed upon statement of work. All prices below are in US Dollars. *All checked apply:*

Product	One Time Setup	Annual Recurring
☒ CitySourced Service Requests	\$3,500	\$14,000
☒ Add On: Knowledge Base	\$1,200	\$2,100
☒ Add On: Custom Geocoder	\$4,800	\$2,400
☒ Native iPhone Application	\$0	\$0
☒ Native Android Application	\$0	\$0
☒ Mobile Optimized HTML5 Application	\$0	\$0

3. PRICING SUMMARY:

Initial Term Setup Costs	\$9,500 4,700
Initial Term Annual Recurring Costs	\$18,500 16,100
Initial Term Year One (1) Total	\$28,000 20,800

4. MILESTONE PAYMENT TERM SCHEDULE:

	Deliverable/ Milestone	Acceptance Criteria	Payment
1	Customer Kick Off Call Completed	None	\$9,500 4,700
2	Administrative Console Access	Subscriber has been provided access to the Administrative Console.	\$14,000
3	Knowledge Base Access	Subscriber has been provided: (1)1 access to Knowledge Base Console; and (2)2 embeddedable embeddable source code for website	\$2,100
4	Custom Geocoder	Geocoding and Reverse Geocoding functionality associated with service requests within Software is achieved utilizing Subscriber's custom hosted geocoder service.^A	\$2,400

^A Deliverable is dependent on Subscriber's responsibility to make required geocoding / reverse geocoding services publicly accessible and delivered in the standard ~~Esri~~ published by ESRI on their website. At the time of this Agreement, that standard can be found at the [URLs below](#):format:

<https://developers.arcgis.com/rest/geocode/api-reference/geocoding-find-address-candidates.htm>
<https://developers.arcgis.com/rest/geocode/api-reference/geocoding-reverse-geocode.htm>

CITYSOURCED, INC.

MOBILE APPLICATION CUSTOMER AGREEMENT

This Mobile Application Customer Agreement (this “**Agreement**”) is entered into by and between CitySourced, Inc. (“**Provider**”), having a principal place of business at 1545 Sawtelle Blvd., Suite 36, Los Angeles, CA 90025 and Gulfport, Mississippi, a municipal corporation (“**Subscriber**”) and is effective upon signature by the Subscriber (the “Effective Date”). In consideration of the mutual agreements contained herein, the parties hereto agree as follows:

1. Software, Support Services.

1.1 General. Provider is an application services provider that has developed a mobile application that allows end users to send messages to Subscriber via a mobile device (the “**Application**”). Provider has developed associated software that allows Subscriber the ability to receive and respond to such messages (together with future versions of such software made by Provider from time to time, collectively the “**Software**”), as further described on Schedule A.

1.2 Access, Fees. Commencing no later than sixty (60) days after the Effective Date, and provided that the Subscriber has delivered all necessary assets to Provider for deployment, Provider shall provide to Subscriber access to the Software at the level described in the attached Schedule A via an Internet web browser under the terms and conditions of this Agreement and in consideration of the fees described in Schedule A.

1.3 Support Services. Subscriber acknowledges and agrees that Provider does not provide custom development for the Software, except pursuant to a separate, written support and custom development agreement and at Provider’s hourly charges as defined in Schedule A.

1.4 No Consulting or Advisory Services. Subscriber acknowledges and agrees that Provider is not providing any consulting or advisory services to Subscriber, legal or otherwise, in connection with the Software or Application.

1.5 Geographical Files. Promptly following the Effective Date, Subscriber shall provide to Provider the geographic boundary file for the applicable covered area (the “**Area**”) in the form of an ESRI shape file. Additionally, any geographic data including, but not limited to, municipal district boundaries, school board boundaries, shall be provided by the Subscriber at the Provider’s request if such data exists.

1.6 Promotion. In consideration for the rights granted hereunder by Provider, Subscriber agrees to use its reasonable, good faith efforts to promote the Application in the Area, which includes without limitation (a) posting a link on Subscriber’s main website page to Provider’s website for the downloading of the Application, (b) emailing or otherwise notifying the residents in the Area of the availability of the Application and associated services, and (c) contacting local news and media outlets about the availability of the Application and associated services.

1.7 Third Party Providers. In addition to the Application and the Software and at the request of the Subscriber, Provider may make available to Subscriber additional software products licensed by third party provider(s) (each a “Third Party Provider”) to be integrated with the Application and/or Software. Such third party’s software is provided “As Is”. The use of such software shall be governed by the terms and conditions provided by the respective Third Party Provider. Subscriber will be required to accept such terms and conditions prior to their use of the additional software

products. Subscriber is responsible for reviewing and complying with any licenses necessary to use any such third-party software.

2. Intellectual Property Rights. Subject to the terms and conditions of this Agreement, Provider hereby grants to Subscriber a limited, non-exclusive, non-transferable, non-sublicensable license to access and use the versions of the Software indicated on Schedule A as specifically permitted hereunder. The Subscriber hereby grants to Provider an irrevocable, perpetual, royalty-free license to all information stored by the Software and Application as assigned and used by the Subscriber (“**Data**”). Other than the rights expressly granted in this Agreement, each party retains all of its rights to its trademarks, logos, trade names, and service marks (collectively, “**Brands**”), Web site(s), technologies, patents, copyrights, trade secrets, know-how, and other intellectual property and proprietary rights. Without limiting the generality of the foregoing, (i) Provider shall at all times solely and exclusively own all rights, title, and interest in and to the Software and Application, and all intellectual property rights therein; and (ii) Subscriber shall at all times solely and exclusively own all rights, title, and interest in and to the Data, and all intellectual property rights therein. No implied licenses are granted herein. Subscriber agrees not to use any reverse compilation, reverse engineering, decompilation or disassembly techniques or similar methods to determine any design structure, concepts and construction method of the Application or Software or replicate the functionality of the Application or Software for any purpose. Subscriber shall not remove, modify, or obscure any Provider or other copyright, trademark, and other proprietary notices affixed to or displayed on the Application or Software, and shall not allow any third party to take any such action.

3. Term and Termination.

3.1 Term. This Agreement shall commence on the Effective Date and continue until the “Termination Date” listed on Schedule A, or terminated in the manner provided in Section 3.2 Below.

3.2 Termination. Either party may terminate this Agreement at any time upon written notice in the event the other party has committed a material breach of this Agreement which remains uncured forty-five (45) days after written notice of such breach, except that Provider may terminate this Agreement immediately upon written notice for failure by Subscriber to pay the required fees or breach of Sections 2 or 4.

3.3 Effect of Termination. Upon termination for any reason, Subscriber shall cease all use of the Software and Application.

4. Confidential Information.

4.1 Definition of Confidential Information. Provider and Subscriber understand and agree that in the performance of this Agreement, each party may have access to or may be exposed to, directly or indirectly, proprietary or confidential information of the other party, including, but not limited to, trade secrets, Web site usage statistics, marketing and business plans and technical information (“Confidential Information”).

4.2 Protection of Confidential Information. Each party agrees that it shall not, during the term of this Agreement and after its termination, use (except as expressly authorized by this Agreement) or disclose Confidential Information of the other party without the prior written consent of the other party, unless the receiving party can prove such Confidential Information (i) was

known to the receiving party prior to the Effective Date of this Agreement, or (ii) is or becomes publicly available without breach of this Agreement, or (iii) becomes known to the receiving party after rightful disclosure from a third party not under an obligation of confidentiality; or (iv) was independently developed by the receiving party without the use of the disclosing party's Confidential Information. The receiving party will have the right to disclose Confidential Information without being in breach of this Agreement to the minimum extent necessary to comply with a lawful court order or government regulation, provided that the receiving party provide the disclosing party with advance written notice thereof, and reasonably cooperates with the disclosing party to seek confidential or protective treatment of such Confidential Information. In addition, the receiving party agrees to take all reasonable measures to protect and maintain in confidence the Confidential Information received from the disclosing party. With respect to Confidential Information disclosed by a party under this Agreement, this Section 4 shall supersede any existing agreement relating to confidential treatment and/or non-disclosure of Confidential Information.

5. Warranties.

5.1 By Both Parties. Each party represents and warrants to the other party that (i) it has the right to enter into this Agreement and perform its obligations hereunder in the manner contemplated by this Agreement, and (ii) this Agreement shall not conflict with any other agreement entered into by it.

5.2 By Subscriber. Subscriber represents, warrants, and covenants that it shall comply with all applicable laws of the United States of America, any State thereof, and any other applicable rules, ordinances, and regulations in connection with the performance of Subscriber's obligations under this Agreement.

6. Disclaimer. THE SOFTWARE AND APPLICATION ARE PROVIDED "AS IS" WITHOUT ANY WARRANTY, AND SUBSCRIBER'S USE OF THE SOFTWARE AND APPLICATION OR ANY DATA ACCESSED OR OBTAINED THEREFROM IS SOLELY AT SUBSCRIBER'S OWN RISK. PROVIDER DOES NOT WARRANT THAT THE SOFTWARE OR APPLICATION WILL MEET SUBSCRIBER'S REQUIREMENTS OR THAT THE OPERATION WILL BE UNINTERRUPTED OR ERROR-FREE. TO THE FULLEST EXTENT PERMISSIBLE UNDER APPLICABLE LAW, PROVIDER DISCLAIMS ALL REPRESENTATIONS AND WARRANTIES, EXPRESS, IMPLIED, AND STATUTORY, CONCERNING THE SOFTWARE AND APPLICATION, OR OTHERWISE RELATED TO THIS AGREEMENT, INCLUDING, BUT NOT LIMITED TO, THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE, AND ANY STATUTORY WARRANTIES OF NON-INFRINGEMENT.

7. Limitation of Liability. EXCEPT FOR A BREACH OF SECTIONS 2 OR 4, IN NO EVENT SHALL EITHER PARTY BE LIABLE TO THE OTHER PARTY OR TO ANY THIRD PARTY FOR ANY INDIRECT, INCIDENTAL, SPECIAL, EXEMPLARY OR CONSEQUENTIAL DAMAGES, INCLUDING, BUT NOT LIMITED TO, LOST PROFITS, ARISING OUT OF OR IN RELATION TO THIS AGREEMENT. PROVIDER'S AGGREGATE LIABILITY AND THAT OF ITS AFFILIATES AND SUPPLIERS UNDER OR IN CONNECTION WITH THIS AGREEMENT SHALL BE LIMITED TO THE AMOUNT PAID FOR THE SOFTWARE, IF ANY. THIS LIMITATION WILL APPLY EVEN IN THE EVENT OF A FUNDAMENTAL OR MATERIAL BREACH OR A BREACH OF THE FUNDAMENTAL OR MATERIAL TERMS OF THIS AGREEMENT. THE PROVISIONS OF THIS SECTION APPLY ONTO TO THE EXTENT ALLOWED BY AND/OR PERMISSIBLE UNDER APPLICABLE LAW.

8. Force Majeure. Provider shall not be liable to Subscriber or any other person or entity for any delay or failure in the performance of this Agreement or for loss or damage of any nature whatsoever suffered by such party due to disruption or unavailability of communication facilities, utility or Internet service provider failure, acts of war, acts of vandalism, terrorism, lightning,

fire, strike or any other causes beyond Provider's reasonable control.

9. Verification. Provider may, at its expense, automatically audit Subscriber's use of the Software and Application, provided that any such audit shall not interfere with Subscriber's business activities. Provider shall be permitted to conduct automated audits at its discretion, provided that such automated audits take place without accessing Subscriber's internal information technology networks and do not materially interfere with Subscriber's use of the Software. If an audit reveals that Subscriber has utilized more users than authorized or otherwise underpaid fees to Provider, Subscriber shall pay Provider applicable fees based upon Provider's then-current fee schedule.

10. Independent Contractor. The relationship of Parties is solely that of independent contractors. Nothing contained in this Agreement shall be construed to give either party the power to direct or control the activities of the other or constitute either party as the other's partner, joint venturer, co-owner, agent, franchisee or employee.

11. Billing:

11.1 Fees. All Fees listed on Schedule A are exclusive of all taxes; billed on an annual basis in advance; and, due upon receipt of invoice. This secures site, servers and resources necessary to begin project. Payments over 45 days from initial contract start date will accrue interest at a rate of one (1%) per month. Renewal payments made after contract renewal date will accrue interest at a rate of one (1%) per month.

11.2 Taxes. Our fees do not include any taxes, levies, duties or similar governmental assessments of any nature, including, for example, value-added, sales, use or withholding taxes, assessable by any jurisdiction whatsoever (collectively, "Taxes"). You are responsible for paying all Taxes associated with Your purchases hereunder. If We have the legal obligation to pay or collect Taxes for which You are responsible under this Section 12, We will invoice You and You will pay that amount unless You provide Us with a valid tax exemption certificate authorized by the appropriate taxing authority. For clarity, we are solely responsible for taxes assessable against us based on our income, property and employees.

11.3 Payments. All payments should be made directly to CitySourced, Inc. and will not be deemed received until actually received in Provider offices. Provider mailing address for all payments is:

CitySourced, Inc.
1545 Sawtelle Blvd., Suite 36
Los Angeles, CA 90025

12. Miscellaneous. This Agreement contains the entire agreement of the parties, and supersedes (i) any and all previous or contemporaneous agreements with respect to the subject matter hereof, whether oral or written and (ii) the End User Agreement contained on the Application. In addition, any purchase orders issued by any entity other than Provider shall be valid only for the purpose of identifying this contract for reference purposes only, and any terms included in such purchase orders are void and shall be of no effect. This Agreement shall be binding and shall inure to the benefit of the parties hereto and their respective successors and permitted assigns. This Agreement may not be assigned by Subscriber without Provider's prior written consent, such consent not to be unreasonably withheld. Provider may assign, delegate and/or subcontract any or all of its rights or obligations hereunder. Any attempted assignment in violation of

the foregoing shall be null and void. All notices and consents required or permitted to be given under this Agreement shall be in writing to the parties at the addresses designated herein or to such other address as either party may designate to the other by written notice, and shall be effective upon receipt. Written notice shall be made in the form of a certified letter, confirmed facsimile transmission or acknowledged receipt of electronic mail. Receipt shall be deemed to have occurred: four days following mailing of a certified letter; upon receipt of confirmation of fax; and upon receipt of confirmation of receipt of e-mail. This Agreement shall be governed in all respects, including validity, interpretation and effect, by the laws of the State of Mississippi, without reference to the conflicts of laws rules or any other rules that would result in the application of a different body of law. If any part of this Agreement shall be held to be void or unenforceable, such part will be treated as severable, leaving valid the remainder of this Agreement notwithstanding the part or parts found to be void or unenforceable. No waiver shall be effective unless it is in writing and signed by an authorized representative of the waiving party, and any such waiver shall only be applicable to the specific instance referenced in such writing. This Agreement may be executed in two counterparts, each of which shall be deemed to be an original, and both of which together shall constitute one contract. Fax copies of signatures shall also be treated as originals for purposes of this Agreement. Subscriber acknowledges and agrees that Provider retains the right at any time to change the features, functionality and look-and-feel of the Software and Application. The headings in this Agreement are for purposes of reference only and shall not limit or otherwise affect the meaning hereof. Any outstanding payment obligation of Subscriber, the restrictions and ownership provisions of Section 2, and all of Sections 3.3, 4, 7 and 12, and any other term hereof which contemplates continuing effectiveness, shall survive the termination or expiration of this Agreement for any reason.

13. Referral. Subscriber may know of some organization, municipality, government or other entity that may benefit from Provider's services ("Referred Party"), which Subscriber wishes to refer to Provider (a "Referral"). A Two Hundred and Fifty Dollar (\$250) credit (the "Referral Credit") will be applied toward Subscriber's next subscription billing cycle for each such Referral provided that the following conditions are met: (i) the Subscriber

notifies Provider of a Referral via an email to 'info@citysourced.com' ("Referral Notice), which will also include a carbon copy (cc:) to the Referred Party; (ii) the Referral Notice must proceed any written or verbal confirmation by the Referred Party to Provider to engage its services; (iii) Provider and the Referred Party must enter into a contract for the Provider's services within twelve (12) months of the Referral Notice; and (iv) the initial fee to be paid by the Referred Party to Provider for the engaged services has been received. Subscriber shall not be entitled to any additional compensation or expense reimbursement with regard to the Referral. In the event that Provider and Subscriber have terminated their engagement, no Referral Credit will be owed or due to Subscriber.

14. Acceptance. IN WITNESS WHEREOF, the parties have caused this Agreement to be executed by their duly authorized representatives effective as of the Effective Date.

PROVIDER:

Signature: _____

Name: _____

Title: _____

Date: _____

SUBSCRIBER:

Signature: _____

Name: _____

Title: _____

Date: _____

SCHEDULE A

1. SOFTWARE SUBSCRIPTION PACKAGE

Software Package Name	Fee	Term
☒ Enterprise Plus Mobile PaaS	See below.	The "Initial Term" shall be for three (3) calendar years from the Effective Date (the "Termination Date"). Upon the expiration of Initial Term, the term will continue to auto-renew to subsequent annual terms subject to any fee increases implemented by the Provider unless Subscriber notifies Provider in writing of its intention not to extend the term at least thirty (30) days prior to the Termination Date.
For a full listing of software features:	Contact CitySourced Sales	

2. SOFTWARE FEES: Fees are locked in for Initial Term. After Initial Term, the Annual Recurring fees will increase three percent (3%) annually. Additionally, fees may be modified by Provider by written notice to subscriber thirty (30) days in advance of such modification. If Subscriber requests an integration or an integration is included as part of the Software Subscription Package, Subscriber must provide Provider the necessary publicly accessible web service endpoint(s) ("**Endpoints**"). The Endpoints must be standard, based on an official software release by the third party vendor, and cannot be modified in any way. If the Endpoints have been modified, additional fees may apply as determined by Provider.

Any and all custom software development performed by Provider not included in the fees below are billed at current hourly rates and subject to an agreed upon statement of work. All prices below are in US Dollars. *All checked apply:*

Product	One Time Setup	Annual Recurring
☒ CitySourced Service Requests	\$3,500	\$14,000
☒ Add On: Knowledge Base	\$1,200	\$2,100
☒ Native iPhone Application	\$0	\$0
☒ Native Android Application	\$0	\$0
☒ Mobile Optimized HTML5 Application	\$0	\$0

3. PRICING SUMMARY:

Initial Term Setup Costs	\$4,700
Initial Term Annual Recurring Costs	\$16,100
Initial Term Year One (1) Total	\$20,800

4. MILESTONE PAYMENT TERM SCHEDULE:

	Deliverable/ Milestone	Acceptance Criteria	Payment
1	Customer Kick Off Call Completed	None	\$4,700
2	Administrative Console Access	Subscriber has been provided access to the Administrative Console.	\$14,000
3	Knowledge Base Access	Subscriber has been provided: 1) access to Knowledge Base Console; and 2) embeddable source code for website	\$2,100

^A Deliverable is dependent on Subscriber's responsibility to make required geocoding / reverse geocoding services publicly accessible and delivered in the standard published by ESRI on their website. At the time of this Agreement, that standard can be found at the URLs below:

<https://developers.arcgis.com/rest/geocode/api-reference/geocoding-find-address-candidates.htm>
<https://developers.arcgis.com/rest/geocode/api-reference/geocoding-reverse-geocode.htm>



Deliverables and Milestones Quick Checklist

	Deliverable/Milestone	Responsible By	Timeline
1	Kickoff Meeting	Provider	10 Business days
2	Graphic Assets	Subscriber	30 Business Days
3	Copy/Text Assets	Subscriber	30 Business Days
4	Console Users List with Security Role	Subscriber	30 Business Days
5	Service Request Types List	Subscriber	30 Business Days
6	Workflow Rules	Subscriber	30 Business Days
7	GIS Boundaries as Shape Files	Subscriber	30 Business Days
8	Cityworks API Made Publicly Accessible	Subscriber	30 Business Days
9	iOS App Submitted to Apple	Provider	30 Calendar Days ^A
10	Android App Submitted to Google	Provider	30 Calendar Days ^A
12	HTML5 App Deployed	Provider	30 Calendar Days ^A
13	Administrative Console Access	Provider	30 Calendar Days ^B
14	Cityworks Comments Sync	Provider	20 Calendar Days ^C
15	Four (4) Basic Training Sessions Completed	Provider	30 Calendar Days ^B
16	One Train the Trainer Session Completed	Provider	30 Calendar Days ^B
17	Bi-Directional Routing/ Integration into Cityworks	Provider	30 Calendar Days ^C

^A Deliverables that are dependent on deliverables #2 & 3.

^B Deliverable dependent on deliverable #3, 4, 5, 6, & 7.

^C Deliverable dependent on deliverable #8.

City Phasing

1. Year 1 - Public Works and 311
2. Year 2 - Leisure Services
 - a. Phase out Geocast Web (Cassidian) savings of \$16,500
3. Year 3 - Water Billing
4. Year 4 - Urban Development



Customer Onboarding Guide

City of Gulfport P.O.C. - Ryan Merrill Assistant Director of Public Works

228-868-5740 rmerrill@gulfport-ms.gov

CitySourced Project Manager - Erick Martinez

(424) 270-9438 ext. 715 erik.sickinger@citysourced.com

THE PROCESS

(12 WEEK PROCESS TO COMPLETE)

PHASE 1: PRE-BUILD (APP BRANDING ASSETS AND CONSOLE SETUP ASSETS)

WEEK 1 -TO- WEEK 3

The Pre-Build phase is where our team works with CitySourced to gather all the information that is needed for building and deploying your app and setting your users up in our Web Console.

PHASE 2: BUILD AND TRAINING

WEEK 3 -TO- WEEK 6

The Build phase is where CitySourced will build out our custom mobile application and configure our access to our Web Console.

Also, they will focus on training our team on our new Web Console. This is also the time when you and your team should determine your internal processes for handling requests that come from our solution. You should also begin planning the public launch for the application.

PHASE 3: TESTING AND INTERNAL LAUNCH

WEEK 7 -TO- WEEK 9

The Testing phase is where we are provided with our newly built app so we can familiarize ourselves with it. We will continue to train as well as test the web console and app internally to ensure a great public launch.

PHASE 4: PUBLIC LAUNCH

WEEK 10 -TO- 12 WEEK

Using Citysourced's Download Day approach, which is the Public Launch phase where you actually launch the application publically to community with an event, press and media communications, and many other strategies. We'll support you with planning, but keep in mind that a successful download day and promotion is the single most important step your organization can take to have a successful app experience.

The following pages describe all of the assets required to complete **Phase 1: Pre-Build**. The last page of this Guide includes a full checklist of all required assets. Please send this complete checklist and attach all additional required material it requests in an email to CitySourced.

APP BRANDING ASSETS

The assets required for branding your Mobile App are described below. If you do not have the ability to create graphics in-house, CitySource can help. (We can do this in-house)

GRAPHICS

All graphics should be created as .png or .eps files, with a resolution of 96dpi or higher.

APP HOME SCREEN IMAGE

For your App's Home Screen image, it is best practice to use a graphic that represents your organization, like a popular landmark, City seal, organization logo, or another recognizable feature. The Title Bar color can be customized (see below) in order to coordinate with your graphics. Home Screen guides are provided that can be overlaid onto your image in order to ensure that no text or important information is cut off by the Title Bar or Home Screen Buttons at the bottom.

PORTRAIT ORIENTATION

- 640 x 960 pixels
- 640 x 1136 pixels

LANDSCAPE ORIENTATION

- 1024 x 768 pixels
- 1440 x 900 pixels



APP ICON IMAGE

The App Icon appears in the App Stores, on the smartphone's home page (to launch the app), and within the App's Side Menu. The App Icon can be your logo, City Seal, or any graphic that represents your Organization/Municipality either through Color or Text. Keep in mind, the Icon will be significantly reduced in size, so small text/images will not appear the same as in the large file.

- 1024 x 1024 pixels

FEATURE GRAPHIC

This graphic will appear in the Google Play Store and will be viewable by Android Users as they navigate to your App's Store Entry.

- 1024 x 500 pixels



APP CONFIGURATION

TITLE BAR COLOR

Please provide a hexadecimal number for your Title Bar Color. The Title Bar will appear at the top of your App's Home Screen, and will include your App's Display Name.

REQUEST SUCCESS MESSAGE

This message will be sent back to App Users after they submit a Service Request. There is a **150 character limit**. The default message is below:

Example: "Your report has been submitted. Thanks for making your community a better place!"

HARDCODED APP OPTIONS

Please choose either True or False for the following three settings. 90% of our Customers select TRUE for all three options

- Users NOT required to provide telephone number?
- Reports without Media (photo/video) allowed?
- Anonymous Reporting allowed?

APP STORE ENTRY

APP STORE NAME

Two versions of your App Name are necessary. The first, the full App Store Name, will appear only in App Stores has a **limit of 30 characters**. It is recommended that this App Store Name include spaces and no abbreviations, such as *City of YOURCITY Mobile*.

APP DISPLAY NAME

The Display Name of the App will appear on your Smartphone's Home Screen, under the icon you click on to launch the App. This name will also appear within the App. There is a limit of **12 characters** for the Display Name.

The App Display name can simply be your City/Organization Name, or with the addition of 'Mobile', '311', or 'Report'. Please let us know if you would like assistance in selecting your App Display name!

APP DESCRIPTION

The App Description appears in App Store Entries. There is a **limit of 4000 characters** for the Description.

Example: "{Application Name} is a real time mobile civic engagement platform. {Application Name} provides a free, simple, and intuitive tool to identify civic issues and report for resolution. A picture tells a thousand words. Download it today!"

CONSOLE SET UP ASSETS

The following assets are required for setting up your Console. With the exception of the boundary file, these assets can all be compiled in the provided spreadsheet title 'Console Set Up'. A Description of all items is provided below.

BOUNDARY FILE

Need a **separate boundary file** for each boundary the will be used with the application. The boundary files should consist of several files (**.DBF, .PRJ, .SBN, .SHP, .SHX**). We prefer WGS84, but can re-project most other types.

REPORT TYPES

These are the application report types (e.g., Pothole, Broken Streetlight, Flooding, etc.) which are displayed to users. Each report type should be less than **30 characters total, including spaces**.

Report types can optionally be "**configurable forms**" which allow you to nest multiple sub-report types under one Top-Level Report Type. **Go to this [video link](#)** to see more. Use the attached Excel Sheet.

WORKFLOWS

Workflows & Users can be provided in the Excel Sheet utilized above for Report Types. System automated Workflows are triggered upon the submission of a new Service Request, and include:

- **Assigned Users:** *One User per Report Type. The Assigned User will be expected to manage the incoming Service Request. Requests can be re-assigned within the Console*
- **Notified Users:** *Multiple Users can be notified per Report Type. Each Notified User will receive an email with full details about the Request.*
- **Canned Response:** *This is optional, but if implemented, will be sent back to the Citizen as an email and/or Push Notification. Canned Responses can be customized per Report Type.*
- **Privacy:** *Service Requests can be Public or Private automatically. Private requests will only be seen by your Staff and the Citizen that submitted the request. Public requests are viewable within the App/Widget via the "Nearby Requests" feature. Public requests **do not** reveal a user or staff member's name or contact information.*

USERS

Users can also be provided in the Excel Sheet utilized above. Your team can include an unlimited number of Console Users, which can also be added at any time after launch by Admins. The following User roles are available:

- **Viewer** - *Can log into the Console and VIEW Service Requests/Metrics but cannot edit any Service Requests.*
- **User - Standard Role for staff who will manage Service Requests.** *The User can update Statuses, Re-Assign, Add Comments, and have full access to Views and Metrics. The User CANNOT delete Requests, send Mass Notifications, or access Admin Settings.*
- **Power User** - *In addition to the abilities of the above roles, the Power User can delete Service Requests and send Mass Notifications.*
- **User Admin** - *In addition to the abilities of the above roles, the User Admin can also manage Console Users (add & update).*
- **System Admin – Standard role for Console Admins.** *The System Admin has full access to the Console and the Admin Settings, like Workflows and Widgets.*

CITYWORKS INTEGRATION REQUIREMENTS

In order to configure the integration between CitySourced and Cityworks, please provide the following:

- **Cityworks Version** – *ex. Cityworks 2014*
- **Externally (Public) Facing URL**
- **Username and Password** – Permissions to Add and Update Requests is needed
- **Projection SRID (Spatial Reference ID)**

PRE-BUILD ASSET CHECKLIST

Please first complete and deliver the Mobile App Assets required in this checklist, then continue compiling the Console Set-up Assets in the attached Console Setup Spreadsheet.

MOBILE APP ASSETS

- ☐ Graphics: **AS ATTACHMENTS**
 - Home Screen Image as 640 x 960
 - Home Screen Image as 640 x1136
 - Home Screen Image as 1024 x 768
 - Home screen Image as 1440 x 900
 - App Icon 1024x1024
 - Feature Graphic 1024 x 500
- ☐ Title Bar Color Hex Number:
- ☐ Request Success Message:
- ☐ App Settings (Enter True or False):
 - Users NOT required to Phone Number?
 - Reports without Media(Photo/Video) Allowed?
 - Anonymous Reporting Allowed?
- ☐ App Store Name: (Full Name, 30 Characters Max)
- ☐ App Display Name: (12 Characters Max)
- ☐ App Description:

CONSOLE SETUP ASSETS

- ☐ Boundary File(s) **AS ATTACHMENT**
- ☐ Console Setup Spreadsheet **AS ATTACHMENT**
- ☐ Cityworks Requirements

Responses to 311 memo per request of Councilman Flowers, Chair of CitySourced Committee.

Responses in blue below by Ryan Merrill, 12-14-2017

Jolene Johnson

Gulfport, MS

(228) 209-4769

December 1, 2017

Dear Mayor Hewes and City Council,

I hope this finds you all doing well. I would like to take this opportunity to say thank you for your continued support during my tenure with the City while serving the wonderful citizens of Gulfport.

As requested, I have taken the time to jot down a few recommendations for the future of 311 in the City of Gulfport.

1. Structure – Keep 311 Contact Center directly under the Administration. Having the citizens. 311 operates as a 'hub'/liaison between citizens and all of the City departments, ensuring that their needs, concerns, complaints and compliments are addressed appropriately and followed up on.

❖ **In response to the structure and location of 311 under Administration, we feel this is completely up to the Administration to decide where 311 is located physically as well as structurally. Given the current staffing and responsibilities they are tasked with daily, City Hall is a great location which allows 311 to give City Hall a public presence as visitors (citizens, council members, administration, and other city employees) come in to voice any concerns. Also, because Sharon has extensive knowledge of what goes on at Public Works, Water Billing and other City departments, her appointment as 311 Manager is an invaluable resource. She will be able to push and pull on other City employees for information as needed, without having to be directly located within the departments. This allows the 311 to remain an independent city hub where information and requests funnel in and out.**

2. Support - Add additional personnel and designate one of the current staff as a Lead Customer Service Rep (name provided on request). When 311 took over the dispatch function for Public Works, the funding for the 2 positions removed from the O & M contract were to be transferred to 311; however, this transfer never came to fruition (leaving a deficit of 2 positions). In addition, there is a position that was vacated 2 years ago that has not been filled (leaving a deficit of 1 position). Currently when 1 person is out on vacation or sick, it leaves the office operating with only 1 person for 4 hours out of that day. When this happens it causes citizens to be placed on hold in the queue until they can be assisted.

- ❖ **To properly respond to the staffing recommendations we would need to know the budget constraints in it's entirety, but assuming there is room in the budget these are our recommendations.**
- ❖ **Currently There are 4 employees in 311:**
 - **(1) Full-Time - 311 Manager**
 - **(2) Full-Time - Customer Service Representatives**
 - **(1) Part-Time - Customer Service Representative**
- ❖ **Proposed:**
 - **(1) Full-Time - 311 Manager**
 - **(1) Full-Time - Lead Customer Service Representative**
 - **(2) Full-Time - Customer Service Representatives**
- ❖ **We feel moving the Part-Time Customer Service Representative to Full-Time and promoting one employee to a Lead allows for more consistent scheduling when you factor in vacation and sick days, and also allows growth of responsibilities with 311 employees. Additionally, having point-of-contact in the call center when the 311 manager is out handling other responsibilities outside of the call center aids in the day-to-day workflow.**

Looking ahead, by CitySourced allowing our citizens to report issues in the field as well as receive status updates via the CitySourced App, the 311 Call Center "call volume" should naturally become less and less. In turn, this could allow the Call Center employees to take on more time-consuming tasks, such as: looking up information for Citizens; "water bills"; "court fines"; "and gathering service request information for Public Works and Code Enforcement" etc. This will aid in resolving a major issue we have in Water Billing in which customers call, but never get through to Water Billing. Naturally, our Call Center employees will become more knowledgeable about the inter-workings of the City, and as they do, they also become a talent pool to look at first when we have a vacancy in city. Furthermore, they are already trained in the different

city software applications, so they have a much easier transition while “we” promoted from within.

3. Tools - Invest in a new CRM (Citizen Request Management) Program, which is a must for call centers. Research shows that most 311s use an independent CRM system as a hub functioning as a filter and directing those contacts (should this be “conflicts”) not immediately resolved to the appropriate department for action. Although 311 has been using Active Network since 2011 at minimal costs and without any updates, it needs to have an independent system that can interact with all departments on some level. (It would be worthwhile to have the 311 Manager & Lead CSR visit Mobile's 311 Center - they use the same system for a majority of their departments including 311 - it is MUNIS/TYLER. The City of Gulfport currently uses MUNIS/TYLER in our Courts, Police, Water Billing, General Finance, HR & Urban Development-if the 311 module can do what 311 needs then it may be an easy solution.)

- ❖ In response to a new CRM (Citizen Request Management) program, we believe this change is imperative, and the sooner the better. 311 is currently operating by using ACR and Cityworks. ACR is a program that is no longer supported by its parent company. We do have a fear of ACR “unplugging” us, and the vast amount of information that has been entered would be lost. We need to select a date to stop entering in any information in ACR and just use it as a knowledge base. Prior to this, we need to internally fill any gaps within Cityworks to have a seamless transition to Cityworks and have 311 solely enter requests into Cityworks, until CitySourced is up and running.

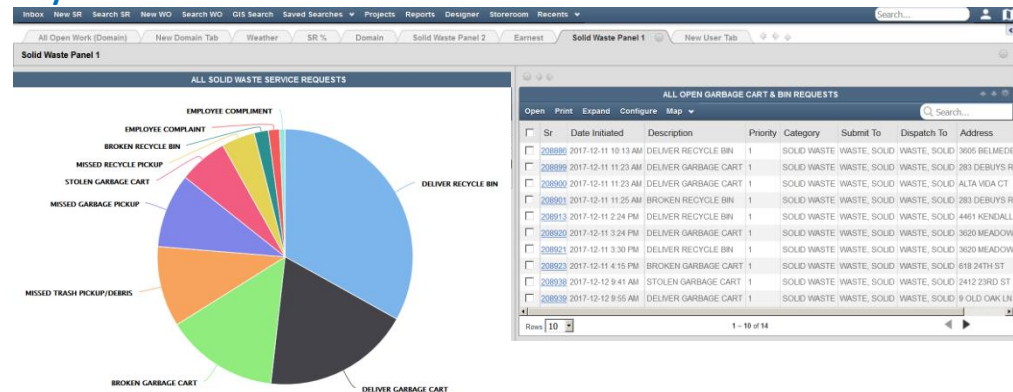
Since 2002, our Public Works departments (Engineering, Water & Sewer, Streets & Drainage, Traffic, and Inventory) have been successfully using (Azteca) Cityworks CRM, which was recently upgraded in 2017. Cityworks is a program that the 311 center has been using since it was created along with ACR. This would be an easy transition for 311, would save them from doing double entry, thereby saving time, and allow the Service Request #'s given to citizens to be consistent with what the departments are using internally. Currently, they may be given ACR # and a Cityworks SR#. Cityworks has a built-in mapping component that correlates directly with current and past service requests. Our GIS map data is served by our GIS department and is updated daily.

The most beneficial part of Cityworks as a call taker is the ability to separate all current and past requests via the Cityworks Inbox (see graphic below). Any request type can be displayed; however, each department and/or individual would like its request to be viewed. These requests can be separated by problem types, pre-defined benchmarks, escalations rules, priorities, who it is dispatched to, and if opened or closed, and so on. These variables can be displayed in a spreadsheet type format, a map, and/or a graph.

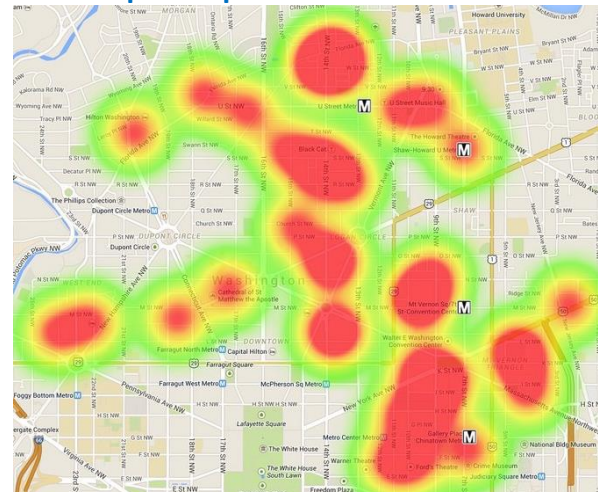
After Hurricane Katrina, the city was tasked with providing data to determine the value of what was damaged south of the railroad tracks. We provided Cityworks heat maps showing open service requests before the storm and after the storm, along with estimated costs to replace everything, and the end result was \$100 million dollars of federal funding to replace all damaged infrastructure. Clearly, this program has been invaluable to this city.

Presently, are we are ready to implement the CitySourced smartphone app. One feature of this app allows anyone with a smartphone to snap a photo and report issues to the city, while being automatically geocoded (auto addressing his or her location). These issues will be routed automatically to Cityworks via CitySourced. This seamless integration gets the requests to the right person or division within the city without anyone having to make a phone call. This will save time and allow call takers to focus on more time-consuming tasks. Please note CitySourced and Cityworks bi-directionally sync each other; as one application receives new data, it will push and pull data to update both applications.

Cityworks Inbox



Heat Map Example



We went out for RFPs and received proposals from numerous companies in this tech space. CitySourced is the company that was selected by the committee and was the only company that met all of the requirements placed in the city's request for this application, and SeeClickFix finished 2nd place.

Through this process, we were referred by New Edge Technologies, INC to contact Longview, TX. NewEdge is the software installers for Cityworks and CitySourced, and recently completed our upgrade to Cityworks. Longview is a city that is very similar to us in population, the way they handle service requests by software, and the types of services they provide to citizens. They have been Cityworks users for years and started out with the smartphone app SeeClickFix but had many issues. For the past 5 years or so now, Longview has been using CitySourced with Cityworks and is truly enjoying its paperless environment.

In response to the MUNIS/TYLER 311 CRM, it seemed to us like a similar project comparison to what we would like to accomplish on the surface. However, after calling the City of Mobile and evaluating their issues and/or concerns, the goals they are trying to accomplish are different. Also, throughout our conversations, the IT director said they have not been able to get it working 100%. My gut feeling is that a large tech company (Tyler Tech) is trying to sell an app to an already acquired customer, but it does not have a lot of experience in this space. The app space is not its primary focus with customers. We did reach out to MUNIS to receive a quote, so we would have a price comparison. It is \$116,000 initially and \$48,000 annually. CitySourced fills our needs and more with a cost of only \$20,800 initially and \$16,100 annually. This shows the incredible difference between a company providing a service when it is its primary focus and a situation in which it is probably sub-contracting out the majority of the work to provide a service and tacking a percentage to each phase.

The Mayor and City Council were forward thinking with the creation of the 3rd in the state and only 311 Center on the coast between Mobile and New Orleans. These recommendations are given for the future progression of 311 as a benefit to the citizens and so that it continues to be the advocate for them in manners dealing with the local government. I encourage you to continue to provide the best for the citizens of Gulfport by giving 311 the structure, support and tools necessary to operate most effectively.

I welcome the opportunity to discuss any of this with you if you so desire.



OFFICE OF MAYOR

P.O. Box 1780
Gulfport, MS 39502
Phone: 228-868-5700
Fax: 228-868-5800

December 22, 2017

City Hall
2309 15th St.
Gulfport, MS 39501

Council President F. B. "Rusty" Walker, IV
Councilman Kenneth Casey
Councilman Ron Roland
Councilwoman Ella Holmes-Hines
Councilman Myles Sharp
Councilman R. Lee Flowers
Councilwoman Cara Pucheu

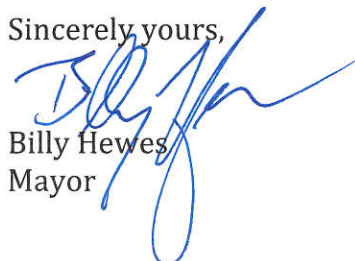
Dear Council Members,

I present to you for ratification the following information regarding the appointments to the City of Gulfport Planning Commission. I would ask for your confirmation of two new appointees and ratification of the current appointees so that they may continue to serve.

Member	Status	Date Term Expires	Ward
William "Prince" Jones	Current	October 31, 2019	1
Charles Hewes	Current	October 31, 2018	2
Harold Spann	New Appointment	October 31, 2020	3
Doug Hancock	Current	October 31, 2021	4
Keith Williams	Current	October 31, 2021	5
Virginia Adolph	Current	October 31, 2018	6
Bryan Jacobs	New Appointment	October 31, 2020	7
B.J. Sellers	Current	October 31, 2020	At-Large - A
Colette Towles	Current	October 31, 2021	At-Large - B
John Anthony	Current	October 31, 2018	At-Large - C
Everette Ladner	Current	October 31, 2019	At-Large - D

I sincerely appreciate your consideration for their appointments.

Sincerely yours,



Billy Hewes
Mayor



OFFICE OF MAYOR

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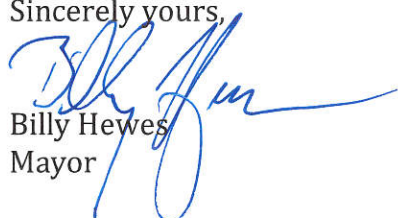
Dear Council Members,

I present to you for ratification the following information regarding the appointments to the City of Gulfport Zoning Board of Adjustments and Appeals. I would ask for your confirmation of three members requiring reappointment so that they may continue to serve.

Member	Status	Date Term Expires
Lee Palermo	Current	March 31, 2019
Leslie North	Reappointment	July 17, 2022
Michael Daniels	New Appointment	July 17, 2022
Jonathan Marshall	Reappointment	July 17, 2022
Robert Pharr	Current	October 31, 2019
Nathan Boddie	Current	April 22, 2020
Mary Ann Wiginton	Current	October 31, 2019

I sincerely appreciate your consideration of their reappointments.

Sincerely yours,


Billy Hewes
Mayor



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December 22, 2017

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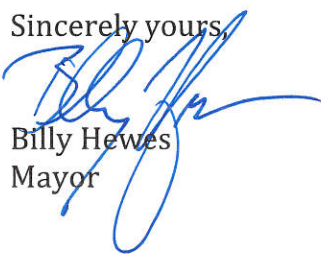
Dear Council Members,

I present to you for ratification the following information regarding the appointment of one new member and the reappointment of seven members to the Construction Board of Appeals.

Member	Status	Date Term Expires	Profession
Mike Dodson	Reappointment	January 2023	Electrical/Mech
Chris Crighton	Reappointment	January 2022	Construction
M.L. Bryant	Reappointment	January 2019	Plumbing
Brian Dove	Reappointment	January 2020	Fire Alarms/Sprinkler
Bill Mitchell	New Appointment	January 2021	Engineer
Randy Brown	Reappointment	January 2023	Elect/Mech/Alt
Steve Hall	Reappointment	January 2023	Construction/Alt
Garlon Pemberton	Reappointment	January 2023	Construction/Alt

I sincerely appreciate your consideration of their reappointments.

Sincerely yours,


Billy Hewes
Mayor



OFFICE OF MAYOR

P.O. Box 1780
Gulfport, MS 39502
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December 22, 2017

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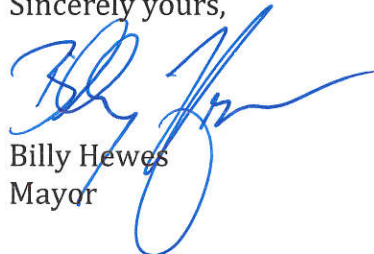
Dear Council Members,

I present to you for ratification the following information regarding the appointments to the City of Gulfport Civil Service Commission. I would ask for your confirmation of one new appointment and four members requiring reappointment so that they may continue to serve.

Member	Status		Date Term Expires	Ward
Jimmie Jenkins	Reappointment		12/31/2023	Ward 1
Joe McClammy	Reappointment		12/31/2023	Ward 2
Don Knox	Reappointment		12/31/2023	Ward 3
Melanie Clark	Reappointment		12/31/2023	Ward 4
Marty Warren	New Appointee		12/31/2023	Ward 5
Angie Juzang	Current		12/31/2020	Ward 6
Robert Raybourn	Current		12/31/2021	Ward 7

I sincerely appreciate your consideration and have attached a resume' for our new appointee for your review.

Sincerely yours,



Billy Hewes
Mayor



OFFICE OF MAYOR

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December 22, 2017

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Councilman Kenneth Casey
Councilman Ron Roland
Councilwoman Ella Holmes-Hines
Councilman Myles Sharp
Councilwoman Cara Pucheu

Dear Council Members,

I present to you for ratification the following information regarding the re-appointments to the Gulfport Redevelopment Commission. I would ask for your confirmation of two members requiring reappointment so that they may continue to serve.

Member	Status	Date Term Expires	Length of Term
Carole Lynn Meadows	Current	July 15, 2020	5 years
Don Halle	Current	July 15, 2019	5 years
Don Mason	Reappointment	July 15, 2021	5 years
David Duhe	Reappointment	July 15, 2022	5 years
Sal Domino	Current	July 15, 2018	5 years

I sincerely appreciate your consideration of their appointments.

Sincerely yours,

A blue ink signature of Billy Hewes, written in a cursive style.

Billy Hewes
Mayor



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December 22, 2017

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Council President F. B. "Rusty" Walker, IV
Councilman Kenneth Casey
Councilman Ron Roland
Councilwoman Ella Holmes-Hines
Councilman Myles Sharp
Councilman R. Lee Flowers
Councilwoman Cara Pucheu

Dear Council Members,

I present to you for ratification the following information regarding the appointment of two new members to the City of Gulfport Election Commission.

Member	Status	Date Term Expires
Ferrell Alman	Current	No term limit
Dr. Brenda Matthews	Current	No term limit
Warren White	Current	No term limit
Cindy Creel	New Appointment	No term limit
Marci Wilson	New Appointment	No term limit

I sincerely appreciate your consideration of their appointments.

Sincerely yours,

A blue ink signature of Billy Hewes, written in a cursive style, is placed over the text "Sincerely yours,".

Billy Hewes
Mayor



OFFICE OF MAYOR

P.O. Box 1780
Gulfport, MS 39502
Phone: 228-868-5700
Fax: 228-868-5800

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2309 15th St.
Gulfport, MS 39501

December 22, 2017

Council President F. B. "Rusty" Walker, IV
Councilman Kenneth Casey
Councilman Ron Roland
Councilwoman Ella Holmes-Hines
Councilman Myles Sharp
Councilman R.Lee Flowers
Councilwoman Cara Pucheu

Dear Council Members,

I present to you for ratification the following information regarding the appointments to the City of Gulfport School District Board of Trustees. I would ask for your confirmation of one member requiring reappointment so that she may continue to serve.

Member	Status	Date Term Expires	Term
Bridget Weatherly	Current	February 28, 2021	5 years
Randy Richardson	Current	March 17, 2020	5 years
Steven Warren	Current	March 2018	5 years
Gerald Norris	Current	March 31, 2019	5 years
Gwen Jones	Reappointment	March 2022	5 years

I sincerely appreciate your consideration of Mrs. Jones' reappointment as she has represented our city and our young students well over the past several years.

Sincerely yours,

A handwritten signature in dark ink, appearing to read "Billy Hewes". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Billy Hewes
Mayor



Memorandum

To: Mayor Billy Hewes and
Gulfport City Council

From: Linda Elias, Comptroller
Administration

Date: 12/28/2017

Subject: Resolution - ratifying the appointment of Brittany Rodgers as Deputy City Clerk and for related purposes.

Recommendation:

There came on for consideration at a duly constituted meeting of the Mayor and Members of the City Council of the City of Gulfport, Mississippi, held on the 2nd day of January, 2018, the following Resolution:

**A RESOLUTION BY THE GULFPORT CITY COUNCIL APPOINTING AN
ADDITIONAL DEPUTY CITY CLERK FOR THE CITY OF GULFPORT AND FOR
RELATED PURPOSES**

WHEREAS, Section 21-15-23 of the Mississippi Code of 1972, as amended, provides that one or more Deputy City Clerks may be appointed by the Governing Authority of the City of Gulfport, Mississippi; and

WHEREAS, Brittany L. Rodgers is recognized by the Mayor and City Council a qualified and proper person to administer the duties of Deputy City Clerk.

**NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF
THE CITY OF GULFPORT, MISSISSIPPI, AS FOLLOWS, TO WIT:**

SECTION 1. That the appointment of Brittany L. Rodgers as an additional Deputy City Clerk be and the same is hereby confirmed and that said officer is hereby vested with authority to and shall have responsibility for performing all the powers and duties vested in the City Clerk under the laws of the State of Mississippi, including, but not limited to, the duties prescribed by Section 21-15-23 of the Mississippi Code of 1972, as Amended.

SECTION 2. That the additional responsibilities of Brittany L. Rodgers as a Deputy City Clerk shall not result in a salary increase, but shall take effect immediately upon passage of this Resolution.

The above and foregoing Resolution, after having been first reduced to writing and read by the Clerk, was introduced by Councilmember _____, seconded by Councilmember _____ was adopted by the following roll call vote:

AYES:

NAYS:

ABSENT:

WHEREUPON, the President declared the motion carried, and the Resolution adopted,
this the ____ day of January, 2018.

(SEAL)

ATTEST:

ADOPTED:

CLERK OF THE COUNCIL

PRESIDENT OF THE COUNCIL

The above and foregoing Resolution submitted to and approved by the Mayor, this the
____ day of January, 2018.

MAYOR



Comptroller/City Clerk

P.O. Box 1780

Gulfport, MS 39502

Phone: 228-868-5705

Email: lelias@gulfport-ms.gov

City Hall

2309 15th St.

Gulfport, MS 39501

Memorandum – City of Gulfport

To: Mayor Billy Hewes and Gulfport City Council

From: Linda Elias, Comptroller/City Clerk

Date: December 18, 2017

RE: Resolution – ratifying the appointment of Brittany Rodgers as Deputy City Clerk

Please find this letter as my request to appoint Brittany Rodgers as a Deputy City Clerk. This is necessary to assist Ms. Rodgers in completing her duties in the Council's Office. I am confident that her appointment will better service the citizens of Gulfport.

STATE OF MISSISSIPPI
COUNTY OF HARRISON
CITY OF GULFPORT

OATH OF OFFICE

I, Brittany L. Rodgers, do solemnly swear that I will faithfully support the Constitution of the United States and the Constitution of the State of Mississippi, and obey the laws thereof; and that I am not disqualified from holding the office of Deputy (Municipal) City Clerk for the City of Gulfport, Mississippi, and that I will faithfully discharge the duties of the office upon which I am about to enter.

SO HELP ME GOD.

Brittany L. Rodgers
DEPUTY CITY CLERK
City of Gulfport

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE ____ DAY OF
____, A.D., 2018.

BILLY HEWES, MAYOR

REBECCA KAJDAN, WITNESS

MEMORANDUM

To: Mayor Billy Hewes and
Gulfport City Council

From: Greg Holmes, Planning Administrator
Urban Development Department

Date: December 22, 2017

Re: Resubdivision 1710PC113:

Subject: Rodney Ladner, agent for Voetress Lucille Ladner Breazeale Trustee for Voetress Lucille Ladner Breazeale Living Trust, property owner, requests to divide the 19,262 square foot tax parcel 0810N-04-023.000 into two parcels zoned R-2 (Single Family): located north of 29th Street, south of and adjacent to 30th Street, east of 25th Avenue, and west of 23rd Avenue, in Ward 3.

Planning Commission recommendation: To Approve

Motion: Mr. Sellers

Second: Mr. Jones

KEITH WILLIAMS – Chairman

MICHAEL DANIELS – **Yea**

COLETTE TOWLES – **Absent**

VIRGINIA ADOLPH – **Yea**

CHARLIE HEWES – **Absent**

EVERETTE LADNER – **Absent**

BJ SELLERS – **Yea**

WM. PRINCE JONES – **Yea**

DOUG HANCOCK – **Yea**

MARTIN WARREN, JR – **Yea**

JOHN ANTHONY – **Yea**

Action: Motion was carried unanimously.

Speaking for the Petition: Rodney Ladner

Speaking against the Petition: None

On November 16th, 2017 the Planning Commission recommended approval of the above referenced case.

Please place the attached item on the Council agenda for January 2, 2018

Technical Report

RESUBDIVISION

GENERAL INFORMATION

Case File Number: 1710PC113

Hearing Date: October 26, 2017

Current Zoning/Use: R-2 (Single Family) / Two Single-Family Homes

Legal: Rodney Ladner, agent for Voetress Lucille Ladner Breazeale Trustee for Voetress Lucille Ladner Breazeale Living Trust, property owner, requests to divide the 19,262 square foot tax parcel 0810N-04-023.000 into two parcels zoned R-2 (Single Family): located north of 29th Street, south of and adjacent to 30th Street, east of 25th Avenue, and west of 23rd Avenue, in Ward 3.

TECHNICAL DETAILS

The applicant is requesting a resubdivision of a parcel with two homes into two parcels with one of the existing homes on each parcel. This property is approximately 100 feet wide, and the proposed parcels are to be 50 feet each and depth remains unchanged.

Gulfport Subdivision Regulations require that:

1. Each new lot created is in compliance with appropriate zoning ordinances, building codes and restrictive covenants, if any;
2. Each new lot created shall have direct access to a dedicated public street for at least 35 feet; and
3. Each new lot created shall have available capacity for water and sewer

This resubdivision will create conditions not allowed by the city's requirements for the district while fixing the non-conforming condition of having two single-family homes on one property. Specifically, the district requires each new lot to be a minimum of 60 feet wide at the setback line. Moreover, the proposed inner-dividing line between the two houses will cause setbacks below the district minimum. Conversely, the existing outer-side setbacks of the homes are already below the district regulations and will remain legally non-conforming after the subdivision. Outside of these stated conditions, the resubdivision will make the situation of two homes on one property more conforming by creating parcels for each and be, otherwise, conforming.

A variance to address the inner-side setbacks and 50-foot property depths will have been heard by the Zoning Board at the time of this hearing, case 1710ZB112. If approved, it will make the possibility of dividing the property, as proposed, legal.

The proposed parcels are located adjacent to existing city rights-of-way, are protected by Gulfport Fire and Police, and will have capacity for city water and sewer. In addition, the

Technical Report

RESUBDIVISION

applicant states there are no protective or restrictive covenants which would prevent the resubdivision of the parcels.

Any approval should consider these conditions:

- Variance case 1710ZB112 must be approved.
- Separate water and sewer services are needed for each parcel; coordinate with Public Works.
- Must meet all current City of Gulfport's adopted Building Codes and Ordinances.

DEPARTMENTAL CONDITIONS

Engineering: Separate water and sewer services are needed for each parcel; coordinate with Public Works. Memo dated October 10, 2017.

Public Works: Water and Sewer needs to be in place for each parcel. Contact Public Works to coordinate. Memo dated October 11, 2017.

Traffic and Safety: No conditions. Memo dated October 10, 2017.

Building Code Services: Must meet all current City of Gulfport's adopted Building Codes and Ordinances. Memo dated October 6, 2017.

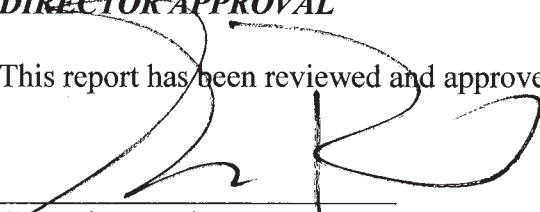
Police Department: No conditions. Memo dated October 8, 2017.

Fire Department: No conditions. Memo dated October 13, 2017.

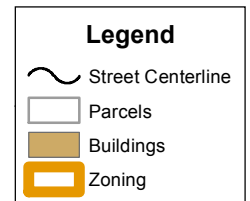
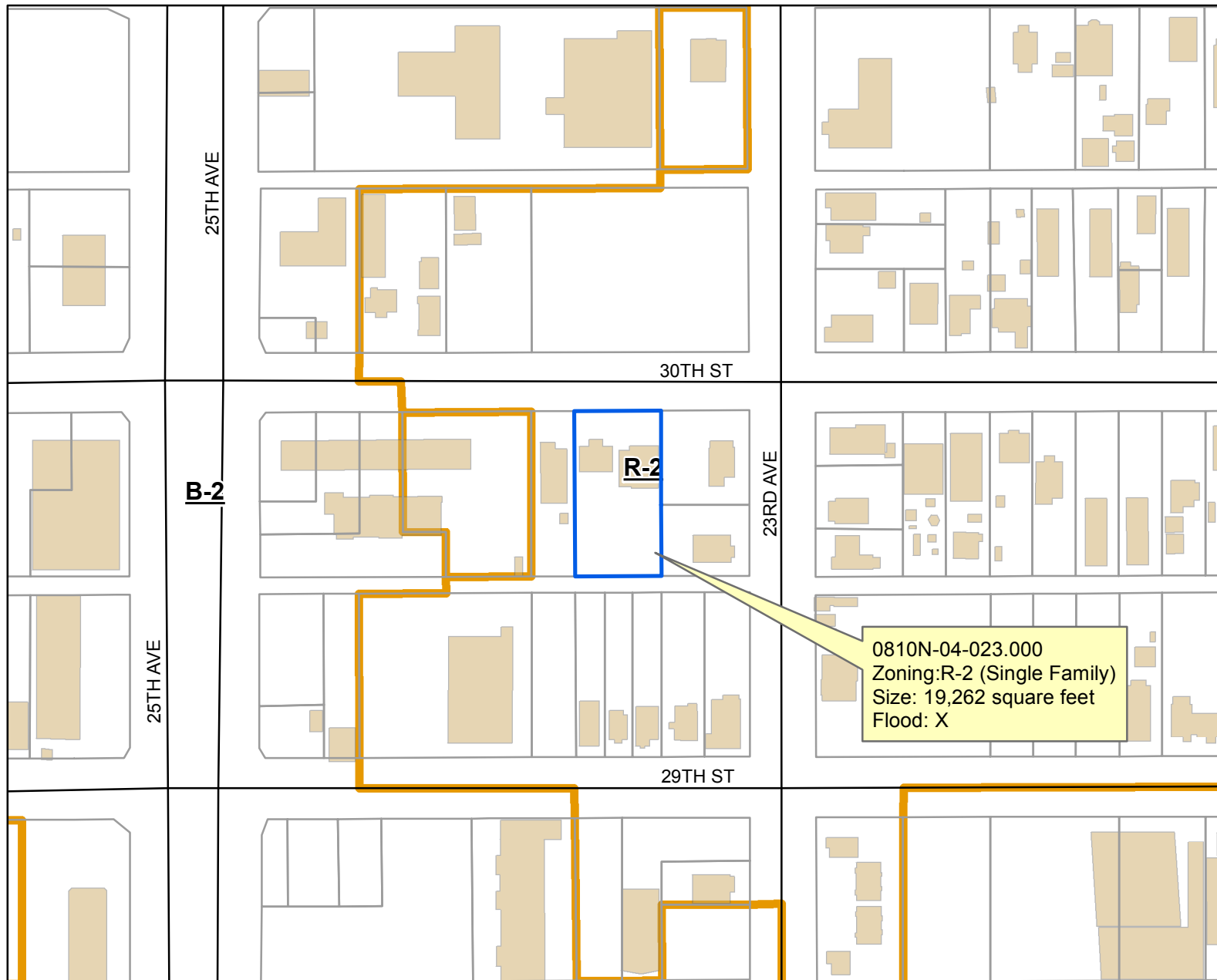
G.I.S.: No conditions. Memo dated October 6, 2017.

DIRECTOR APPROVAL

This report has been reviewed and approved by:



Greg Pietrangelo
Director of Urban Development Department

**DATA DISCLAIMER:**

All information that is provided on this map is believed to be correct. However, no liability is assumed by the City of Gulfport for errors in substance or form of any of the materials published on this map. The GIS Division, City of Gulfport, provides the information represented on this map as a service to the community and makes every effort possible to provide quality information. However, no claims, promises, or guarantees about the accuracy, completeness or adequacy of the information contained on this map are expressed or implied.



CITY OF GULFPORT
Urban Development - Planning Division
1410 24th Avenue
Gulfport, MS 39501
(228) 868-5710

APPLICATION FOR RESUBDIVISION

Property Information

TAX PARCEL #

0	8	1	0	N	0	4	0	2	3	0	0	0

For Staff Use Only

Case File #: 1710 PC 113

Date Received: 8-30-17

Receipt #: 8581830

Received By: GH

Zoning: R-2

Ward: 3 Flood: X

Size: 19,262 sq ft

(If necessary, use separate sheet of paper)

Address of Property Involved: 2323 AND 2325, 30TH STREET, GULFPORT, MISSISSIPPI 39501

Lot(s) 3 and 4, Block(s) 10, Subdivision STANDARD LAND COMPANY ADDITION

General Location: LOCATED ON 30TH ST., EAST OF HWY 49 AND WEST OF 23RD AVE., SE 1/4-SW 1/4, SEC 33-7-11

GENERAL DESCRIPTION OF REQUEST:

DIVIDE PARCEL IN HALF, BACK TO THE ORIGINAL LOT LINES OF LOT 3 AND LOT 4, BLOCK 10, STANDARD LAND

COMPANY ADDITION, CITY OF GULFPORT, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI.

AS PER MAP OR PLAT THEREOF ON FILE & OF RECORD IN COPY PLAT ONE (1), PAGE THIRTY SIX (36).

OWNERSHIP AND CERTIFICATION:

I hereby certify that I have read and understand this application and that all information and attachments are true and correct. I also certify that I agree to comply with all applicable city codes, ordinances and state laws. Finally, I certify that I am the owner of the property involved in this request or have authorization to act as the owner's agent for the herein described request.

OWNER

Voetress Lucille Ladner Breazeale

Printed Name Of Owner

6006 Vista Circle

Mailing Address

Gulfport MS 39507

City State Zip code

228-669-7708

Home Phone Work/Cell Phone

Cityladner@gmail.com

Email

Voetress Lucille Ladner Breazeale

Signature Of Owner

AGENT

Rodney Ladner

Printed Name Of Agent

2302 Magnolia PL.

Mailing Address

Gulfport MS 39501

City State Zip code

228-518-1256

Home Phone Work/Cell Phone

Cityladner@gmail.com

Email

Rodney Ladner

Signature Of Agent

If the property or properties listed above have more than one owner, please check this box. In the case of multiple owners, reverse side must be completed. Each additional owner will need to complete and sign the reverse side of this application. We can only accept applications with original signatures.



SECTIONS A. THROUGH G. MUST BE SUBMITTED FOR A COMPLETE APPLICATION.

9-25-17

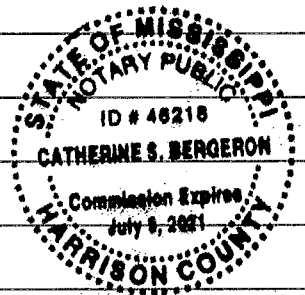
To whom it may concern:

The Property at 2323 + 2325 30th Street Gulfport, Ms.
Parcel # 0810N-04-023.000 has no covenant that
would prohibit the Resubdivision or Variance.

I give my son Rodney Ladner consent to act as my
agent for the Resubdivide + Variance at 2323 + 2325
30th St. Gulfport, MS. Parcel # 0810N-04-023.000.

Rodney Ladner is also acting as Trustee over my
living trust.

Voetress Lucille Ladner Breazeal
Voetress Lucille Ladner Breazeal



Certificate of Acknowledgement

State of Mississippi
County of Harrison

on Sept 26th, 2017, before me, Catherine S. Bergeron,
(date) (notary)

personally appeared, Voetress Lucille Ladner Breazeal,
(signers)
personally known to me

-- OR --

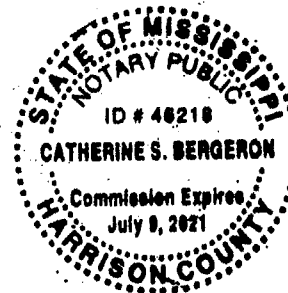
proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument

WITNESS my hand and official seal

Catherine S. Bergeron
(notary signature)

My Commission Expires: 7/9/2021

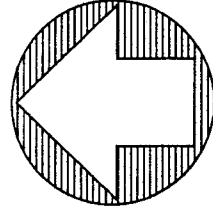
(seal)



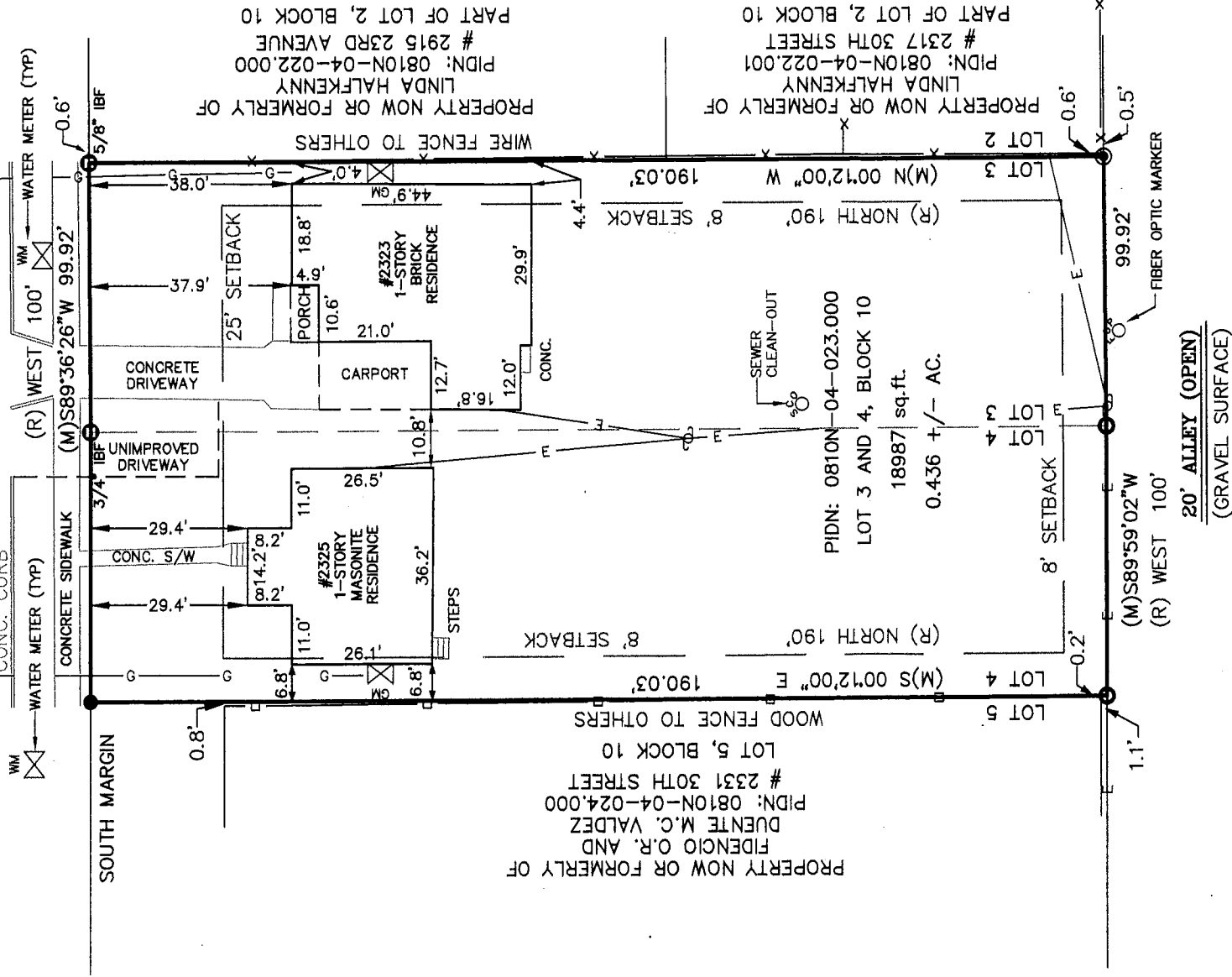
BEARINGS SHOWN HEREON ARE GEODETIC. BASED
ON CONVERSIONS FROM GPS OBSERVATIONS
REFERENCED TO NAD 1983

30th STREET

(1) COPY PLAT BOOK 1 AT PAGE 36.
(2) DEED BOOK 1034 AT PAGE 621.



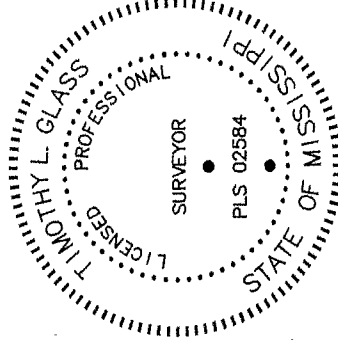
NORTH
SCALE: 1" = 30'



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

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

Timothy L. Glass
TIMOTHY L GLASS, P.L.S.



TYPE SURVEY: RESUBDIVISION	JOB NO.: L3-4B10SLCA.DWG
DATE OF SURVEY: 08/25/17	REVISED:
CHECKED BY: TLG	SCALE: 1" = 30'
CREW CHIEF: WEM	SHEET NO: 1 OF 4

SURVEY BY:

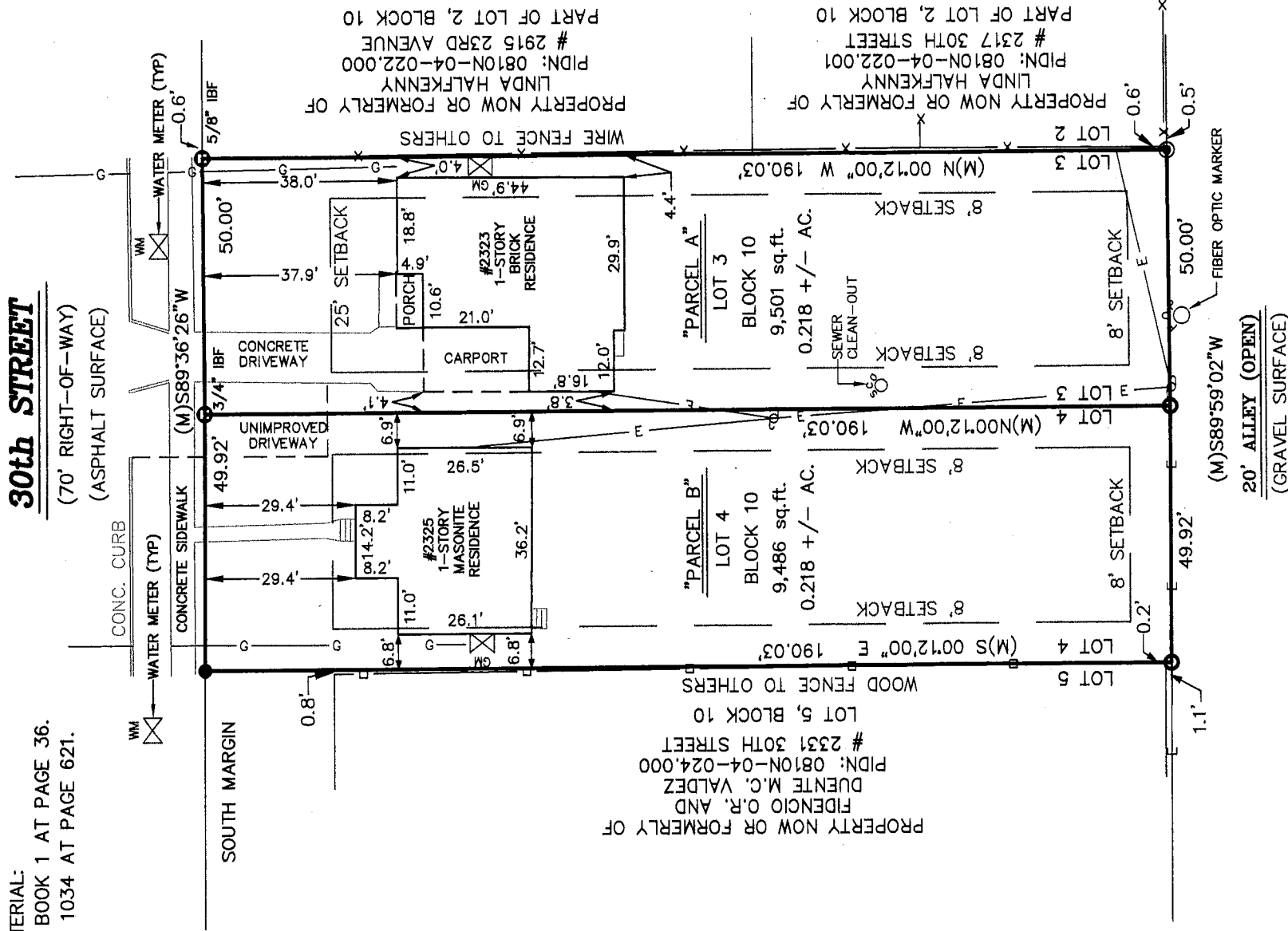
 **Glass Land Surveying, Inc.**
10453 Pin Oak Drive
Biloxi, Mississippi 39532
Ph/Fax (228) 392-9004
e-mail: glasurvey@aol.com

FOR:
LYNDON W. LADNER
RODNEY J. LADNER
6006 Vista Circle
Gulfport, MS 39501
Phone: 228-518-1256

BEARINGS SHOWN HEREON ARE GEODETIC. BASED
ON CONVERSIONS FROM GPS OBSERVATIONS
REFERENCED TO NAD 1983

NORTH
SCALE: 1" = 30'

(1) COPY PLAT BOOK 1 AT PAGE 36.
(2) DEED BOOK 1034 AT PAGE 621.

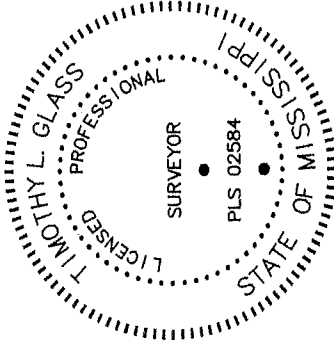


Note: Municipal water and sewer readily available for both sites.

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

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

Timothy L. Glass
TIMOTHY L. GLASS, P.L.S.
AUGUST 25, 2017
MS. REG. NO. 02584



TYPE SURVEY: RESUBDIVISION	JOB NO.: L3-4810SLCADWG
DATE OF SURVEY: 08/25/17	REVISED:
CHECKED BY: TLG	SCALE: 1" = 30'
CREW CHIEF: WEM	SHEET NO: 2 OF 4

FOR:
LYNDON W. LADNER
RODNEY J. LADNER
6006 Vista Circle
Gulfport, MS 39501
Phone: 228-518-1256

CERTIFICATE OF RESUBDIVISION

In accordance with Section 9-48 of the Code of Ordinance (Subdivision Regulations) of the City of Gulfport as amended, it is hereby certified that the Gulfport City Planning Commission Chairman and Gulfport City Council have reviewed and approved this Final Plat for Resubdivision of a 0.436 acre parcel of land known as TAX PARCEL (0810N-04-023.000) situated and being located in the SE 1/4 of the SW 1/4 of Section 33, Township 7 South, Range 11 West, City of Gulfport, First Judicial District of Harrison County, Mississippi, into Two (2) parcels known hereafter as "Parcel A", containing 0.218 acres and "Parcel B" containing 0.218 acres, both being completely within the limits of the parcel of land as described in Instrument Number 2016 2788 D -J1 on file in the office of the Chancery Clerk of the above said Judicial District of Harrison County, Mississippi. The subject property is generally described as being bounded on the north by 30TH Street, bounded on the east by property now or formerly of Linda Halfkenny, bounded on the south by 20 ft Alley (OPEN) (gravel surface) and bounded on the west by property now or formerly of Fidencio O.R. and Diente M.C. Valdez.

The valorem tax parcel number of subject property is 0810N-04-023.000. (INSTRUMENT NO. 2016 2788 D J1)

The case file number is _____

LEGAL DESCRIPTION OF LAND PRIOR TO THIS RESUBDIVISION:

LEGAL DESCRIPTION of: OVERALL PARCEL (INST. # 2016 2788 D -J1)

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

Lots Three (3) and Four (4) in Block Ten (10) of the Standard Land Company Addition to the City of Gulfport according to the official map or plat thereof on file and of record in the office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi.

Said parcel contains 18,987 S.F. or 0.436 acres more or less.

LEGAL DESCRIPTION OF THE TWO (2) PARCELS CREATED BY THIS RESUBDIVISION:

LEGAL DESCRIPTION of: "Parcel A" as per survey

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

Lot Three (3), in Block Ten (10) of the Standard Land Company Addition to the City of Gulfport according to the official map or plat thereof on file and of record in the office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi.

Said Lot contains 9501 S.F. or 0.218 acres more or less.

LEGAL DESCRIPTION of: "PARCEL B" as per survey

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

Lot Four (4), in Block Ten (10) of the Standard Land Company Addition to the City of Gulfport according to the official map or plat thereof on file and of record in the office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi.

Said Lot contains 9486 S.F. or 0.218 acres more or less.

RESUBDIVISION OF PARCEL: 0810N-04-023.000
INTO PARCELS "A" AND "B"

TYPE SURVEY: RESUBDIVISION	JOB NO.: L3-4B10SLCA.DWG	SURVEY BY: <i>Glass Land Surveying, Inc.</i> <i>10453 Pin Oak Drive</i> <i>Biloxi, Mississippi 39532</i> <i>Ph/Fax (228) 392-9004</i> <i>e-mail: glasurv@aol.com</i>	SURVEY FOR: <i>LYNDON W. LADNER</i> <i>RODNEY J. LADNER</i> <i>6006 Vista Circle</i> <i>Gulfport, MS 39501</i> <i>Phone: 228-518-1256</i>
DATE OF SURVEY: 08/25/17	REVISED:		
CHECKED BY: TLG	SCALE: 1" = 30'		
CREW CHIEF: WEM	SHEET NO: 3 OF 4		

The applicant hereby covenants and agrees indemnify and hold harmless the City of Gulfport, its agents, servants, and or employees against any and all claims, demands, or causes of action of whatever nature which may arise as a result of the Planning Commission, its agents, and/or employees concerning the petition for resubdivision of the real property described herein.

Ratified and Approved by:

Voetress Lucille Ladner Breazeale VOETRESS LUCILLE LADNER BREAZEALE
(Owners' Signature) (Print Owner's Name)

This 30th day of August, 2017.

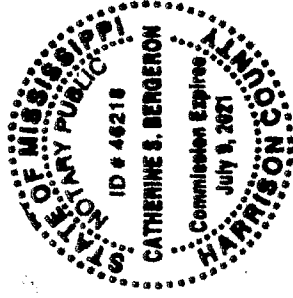
ACKNOWLEDGE

Before me, the undersigned, authorized in and for the State of Mississippi, County of Harrison, personally appeared the aforementioned Voetress Lucille Ladner Breazeale, who acknowledge that they accepted this plat and executed the foregoing certificate and dedication for the purpose therein set forth.

NOTARY SEAL

Catherine S. Bergeron
NOTARY PUBLIC

My Commission Expires: 7/9/21



PLANNING COMMISSION

Submitted to and approved by the Gulfport Planning Commission on the _____ day of _____, 2017.

Planning Commission Chairman

Planning Division Administrator

APPROVAL

Submitted to and approved by the City of Gulfport, City Council, at the regular meeting of said Council held on the _____ day of _____, 2017

ATTEST:

ADOPT

CLERK OF COUNCIL

PRESIDENT

This resubdivision plat and Certificate of Resubdivision, having been

submitted and approved by the Mayor this _____
day of _____, 2017.

MAYOR

RESUBDIVISION OF PARCEL: 0810N-04-023.000
INTO PARCELS "A" AND "B"

TYPE SURVEY: RESUBDIVISION	JOB NO.: L3-4B10SLC.ADWG	SURVEY BY: Glass Land Surveying, Inc.	SURVEY FOR: LYNDON W. LADNER RODNEY J. LADNER
DATE OF SURVEY: 08/25/17	REVISED:	10453 Pin Oak Drive Biloxi, Mississippi 39532	6006 Vista Circle Gulfport, MS 39501
CHECKED BY: TLG	SCALE: 1" = 30'	Ph/Fax (228) 392-9004	Phone: 228-518-1256
CREW CHIEF: WEM	SHEET NO: 4 OF 4	e-mail: glasurv@aol.com	



URBAN DEVELOPMENT
PLANNING DIVISION

October 6, 2017

P.O. Box 1780
Gulfport, MS 39502
Phone: 228-868-5710
Fax: 228-868-5708

Voetress Lucille Ladner Breazeale Living Trust(Trustee)
6006 Vista Cir
Gulfport, MS 39507

Wm. H. Hardy Building
1410 24th Avenue
Gulfport, MS 39501

RE: Resubdivision 1710PC113: Rodney Ladner, agent for Voetress Lucille Ladner Breazeale Trustee for Voetress Lucille Ladner Breazeale Living Trust, property owner, requests to divide the 19,262 square foot tax parcel 0810N-04-023.000 into two parcels zoned R-2 (Single Family): located north of 29th Street, south of and adjacent to 30th Street, east of 25th Avenue, and west of 23rd Avenue, in Ward 3.

To Whom It May Concern:

The purpose of this letter is to inform you of the above referenced application. A map showing the general location of the property involved is on the back of this letter.

The City of Gulfport Planning Commission will hold a public hearing to consider the above request at 4:30 P.M. on **Thursday, October 26, 2017** in the Council Chambers at the Gulfport City Hall located at 2309 15th Street.

It is your option whether or not to appear personally or speak for or against the request at the scheduled hearing. If you are unable to attend the public hearing you may submit your opinion in writing and request that it be read into the public record. If you desire, it is also your choice to be represented by an agent or attorney.

A copy of the filed application to be considered will be available for public review at the office of the Department of Urban Development - Planning Division located at the Hardy Building, 1410 24th Avenue. Adjacent property owners will not be provided any further correspondence on the matter unless an appeal is filed but may, as stated above, contact this office for additional information.

Any interested party that may feel aggrieved by the Planning Commission's recommendation may file a written notice of objection within fifteen (15) calendar days after the date of the Planning Commission hearing. The notice of objection and reasons for objecting to the decision should be stated in writing and filed with the Department of Urban Development-Planning Division. This notice of objection shall be forwarded as part of the record with the record and recommendation from the Planning Commission to the Mayor and City Council. The City Council shall make a final decision based upon the record as submitted. No new evidence may be presented at the meeting.

If you have any questions or comments, please contact this office.

Sincerely,

Thomas S. Lane
Planner II

CC: Agent, Adjacent Property Owners (You have been identified as owning property within 160 feet of this request)

PARCEL_ID 113	NAME	ADDRESS_1	CITY	STATEZIP
	Voetress Lucille Ladner Breazeale Living Trust(Trustee)	6006 Vista Cir	Gulfport	MS 39507
	Rodney Ladner	2302 Magnolia Pl	Gulfport	MS 39501
	Adjacent Property Owner			
0810N-04-025.000	CHURCH OF GOD OF GULFPORT	2414 29TH ST	GULFPORT	MS 39501
0810N-04-025.001	DODGE HENRY C III ET AL	P O DRAWER 1688	TUPELO	MS 38802
0810N-04-042.000	GULFPORT CHURCH OF GOD	2412 29TH STREET	GULFPORT	MS 39501
0810N-04-022.000	HALKENNY LINDA	2915 23RD AVE	GULFPORT	MS 39501
0810N-03-010.000	HAYDEL MARGARET A	801 41ST AVE	GULFPORT	MS 39501
0810N-04-023.000	LADNER LYNDON W ET AL	6006 VISTA CIR	GULFPORT	MS 39501
0810N-04-019.000	LENSKA LLC	2247 LEVANTE ST	SAN DIEGO	CA 92009
0810N-03-011.000	MICHUA AUSENCIO	3000-23RD AVE	GULFPORT	MS 39501
0810N-04-044.000	NEW TESTAMENT PENTECOSTAL CHURCH	2323 29TH ST	GULFPORT	MS 39501
0810N-03-028.000	TRUE VISION CENTER OF HOPE INC	2727 22ND AVE	GULFPORT	MS 39501
0810N-04-024.000	VALDEZ FIDENCIO O R & PUENTE M C	2331 30TH ST	GULFPORT	MS 39501
0810N-03-027.000	WAHEED ALFONSO	2204 33RD ST	GULFPORT	MS 39501
0810N-04-043.000	WILLIAMS LATONYA	2336 32ND ST	GULFPORT	MS 39501
0810N-04-046.001	WILLIAMS LATONYA	P O BOX 7504	GULFPORT	MS 39506
0810N-04-046.000	WILLIAMS MARY	2310 29TH STREET	GULFPORT	MS 39501
0810N-04-045.000	WILLIAMS NAKISHA	2111 31ST STREET	GULFPORT	MS 39501
0810N-03-029.000	WILLIAMS WILLIE	2310 29TH STREET	GULFPORT	MS 39501
0810N-03-026.000	WILSON BETTY J	2237 30TH ST	GULFPORT	MS 39501



DEPARTMENT OF
URBAN DEVELOPMENT
PLANNING DIVISION

October 27, 2017

P.O. Box 1780
Gulfport, MS 39502
Phone: 228-868-5710
Fax: 228-868-5708

Voetress Lucille Ladner Breazeale Living
Trust(Trustee)
6006 Vista Cir
Gulfport, MS 39507

Wm. H. Hardy Building
1410 24th Avenue
Gulfport, MS 39501

RE: Resubdivision 1710PC113: Rodney Ladner, agent for Voetress Lucille Ladner Breazeale Trustee for Voetress Lucille Ladner Breazeale Living Trust, property owner, requests to divide the 19,262 square foot tax parcel 0810N-04-023.000 into two parcels zoned R-2 (Single Family): located north of 29th Street, south of and adjacent to 30th Street, east of 25th Avenue, and west of 23rd Avenue, in Ward 3.

To Whom It May Concern:

At their public hearing on **Thursday, October 26, 2017**, the Gulfport City Planning Commission deferred the hearing until **November 16, 2017** meeting.

The City of Gulfport Planning Commission will hold a public hearing to consider the above request at 4:30 P.M., Thursday, February 25, 2016, in the Council Chambers at the Gulfport City Hall, located at 2309 15th St. A copy of the petition will be available for public review at the office of the Department of Urban Development – Planning Division located at 1410 24th Ave. in the Hardy building.

As applicant, you and / or your agent are required to be present at the scheduled hearing. If you are unable to attend the public hearing, you may submit your opinion in writing and request that it be read into the public record. If you desire, it is also your choice to be represented by an agent or attorney.

Any interested party that may feel aggrieved by the Planning Commission recommendation is entitled to have their objection considered by filing a written notice of objection on or before fifteen (15) days after the date of the Planning Commission hearing. The objection and reasons for objecting to the recommended decision should be stated in writing and filed with the Department of Urban Development-Planning Division. This objection shall be forwarded as part of the record with the record and recommendation from the Planning Commission to the Mayor and City Council. The City Council shall make a final decision based upon the record as submitted. No new evidence may be presented at the meeting.

If you have any questions or comments.
Sincerely,

Thomas Lane
Planner II

cc: Agent, Adjacent Property Owners, Building Code Services

**LEGAL NOTICE
PUBLIC HEARING**

In conformance with Section VIII of the Comprehensive Zoning Ordinance of the City of Gulfport, Mississippi, 1979, as amended, notice is hereby given advising that the Gulfport City Planning Commission will hold a public hearing in the City of Gulfport, Mississippi, at 4:30 P.M., Thursday, October 26, 2017 in the Council Chambers of the Gulfport City Hall located at 2309 15th Street to consider the following requests. A copy of the requests will be available for public review at the office of the Department of Urban Development, Planning Division, located on first floor of the William H. Hardy Building, 1410 24th Avenue.

Resubdivision 1710PC113:
Rodney Lachner, agent for Voetrees Lucille Lachner Breazeale Trustee for Voetrees Lucille Lachner Breazeale Living Trust, property owner, requests to divide the 19,282 square foot tax parcel 0810N-04-023.000 into two parcels zoned R-2 (Single Family): located north of 25th Street, south of and adjacent to 30th Street, east of 25th Avenue, and west of 23rd Avenue, in Ward 3.

Planning Commission Approval 1710PC118:
Ronnie Simnicht of The Salvation Army, property owner, requests a homeless assistance facility use at 8405 Highway 49 on the tax parcels 0810C-05-005.000 and 0810C-05-005.001 zoned B-4 (Highway Business): located north of Polk Street, south of Russell Boulevard, east of and adjacent to Arkansas Avenue, and west of and adjacent to Highway 49, in Ward 3.

Resubdivision 1710PC118:
Barbara Dorman et al. for St. Pelicans, LLC, property owner, requests to divide the 1.03 acre tax parcel 0711N-02-054.000 into four parcels zoned T3 (Suburban Zone): located north of Finley Street, south of and adjacent to Ruth Avenue, and west of Reginald Avenue, in Ward 2.

Planning Commission Approval 1710PC120:
Bradley E. Roberts, agent for Bilcoi River Baptist Church, property owner, requests a mobile home use at 13305 Bonnie Street on the tax parcel 09071-05-021.000 zoned R-1-5 (Single Family): located north of Ornel Road, south of and adjacent to Boles Boulevard, east of and adjacent to Rene Avenue, and west of and adjacent to Bonnie Street, in Ward 6.

Final Plat 1710PC121:
Jacques Pucheu of 9P Holding, LLC, property owner, requests approval for a 15-lot subdivision (Bridgewater Bay Subdivision) on the tax parcels 1010D-01-005.000, 1010D-01-006.000, 1010D-01-008.000, and 1010D-01-008.003, containing approx. 18.2 acres, zoned R-2 (Single Family): located north of West Pine Street, south of West Taylor Road, east of and adjacent to Carl Leggett Road, and west of Cowen Road, in Ward 4.

Final Plat 1710PC122:
Robert Heinrich, agent for Gary and Mary McCabe, property owner, requests approval for a 13-lot subdivision (Bayou Bend) on the tax parcels 09091-02-004.000, 09091-02-008.000, and 09091-02-009.001 containing approx. 4.3 acres zoned R-1-7.5 (Single Family): located north of Hillcrest Road, adjacent to the north and south of Evans Street, east of Bayou Bernard, and west of Stone Road, in Ward 4.

General Plan 1710PC123:
Robert J. Kneal, agent for Barbara C. Allen, property owner, requests a 108-lot, with 3 out-parcels, subdivision (Brookstone) on the tax parcels 1009N-01-002.000, 1009N-01-002.001, 1009N-01-002.002, 1009N-01-002.003, 1009N-01-002.004, 1009N-01-002.005, 1009N-01-002.006, 1009N-01-002.007, 1009N-01-002.008, and 1009N-01-002.009 containing approx. 73.5 acres zoned R-2 (Single Family): located north of and adjacent to E Taylor Road, south of Dolphin Lane, east of Britany Court, and west of Bayou Plantation Lane, in Ward 5.

Resubdivision 1710PC125:
J. Michael Cassidy, agent for David J. Easterling, property owner, requests to divide the tax parcels 1011D-03-009.000 and 1011D-03-010.000, containing an aggregate of 18,481 square feet into two parcels zoned T5 (Urban Center Zone): located north of Beach Drive, south of Township Road, east of and adjacent to Mertham Drive, and west of Phillips Drive, in Ward 2.

This the 4th day of October, 2017
Keith Williams, Chairman
Gulfport City Planning Commission
ADV11

Proof of Publication

STATE OF MISSISSIPPI

COUNTY OF HARRISON

Before me, the undersigned Notary of Harrison County, Mississippi personally appeared Crista Brackett who, being by me first duly sworn, did depose and say that she is a clerk of The Sun Herald, a newspaper published in the city of Gulfport, in Harrison County, Mississippi, and the publication of the notice, a copy of which is hereto attached, has been made in said paper 1 times in the following numbers and on the following dates of such paper, viz:

Vol. 134 No., 8 dated 11 day of Oct 2017
Vol. _____ No., _____ dated _____ day of _____, 20____
Vol. _____ No., _____ dated _____ day of _____, 20____
Vol. _____ No., _____ dated _____ day of _____, 20____
Vol. _____ No., _____ dated _____ day of _____, 20____
Vol. _____ No., _____ dated _____ day of _____, 20____
Vol. _____ No., _____ dated _____ day of _____, 20____
Vol. _____ No., _____ dated _____ day of _____, 20____

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

Crista Brackett

Clerk

Sworn to and subscribed before me this 11 day of Oct A.D., 2017

Meri A. Jackson

Notary Public

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



1. CITY OF GULFPORT PLANNING COMMISSION

2

3 1710PC113

4

5 TRANSCRIPT OF HEARING

6 November 16, 2017

7 *****

PLANNING

8 TRANSCRIPT OF HEARING HELD BEFORE THE CITY OF GULFPORT

9 COMMISSION HELD IN THE CITY COUNCIL CHAMBERS, GULFPORT,

10 MISSISSIPPI, ON THE 16TH DAY OF NOVEMBER 2017 COMMENCING AT

11 4:30 P.M. AND REPORTED BY

12 NORMA JEAN LADNER SOROE, CERTIFIED SHORTHAND REPORTER.

13 *****

14

COMMISSION MEMBERS PRESENT:

15

KEITH WILLIAMS, President

16

JOHN ANTHONY

17

WILLIAM "PRINCE" JONES

18

MARTY WARREN

19

DOUG HANCOCK

20

B.J. SELLERS

VIRGINIA ADOLPH

21

MICHAEL DANIELS

JOHN ANTHONY

22

21 STAFF PRESENT:

22

GREG PIETRANGELO

23

GREG HOLMES

24

CORY LONG

MATILDA WELCH

SU-LIN BOLIN

N.J. SOROE, CSR #1297

1. 6. Resubdivision 1710PC113
2. MS. WELCH: Case Number 113 has been duly and
3. timely noticed as required by law. The applicant requests to
4. divide the 19,262 square foot tax parcel into two parcels zoned
5. R-2 single family located north of 29th Street, south of an
6. adjacent to 30th Street, east of 25th Avenue, and west of 23rd
7. Avenue, in Ward 3. A copy of the packet considered is hereby
8. offered into the record.
9. MR. WILLIAMS: Thank you.
10. Someone here to speak for this case?
11. MR. LADNER: 2302 Magnolia Place, Gulfport,
12. Mississippi, Rodney Ladner.
13. What I have is two 2 homes that are tenant
14. occupied. One of the tenants is requesting to purchase he
15. property and be a homeowner. And the house was built probably
16. 70 years ago on one parcel. And I'm just requesting to get it
17. subdivided.
18. MR. WILLIAMS: All right. Any additional
19. questions from the commissioners for the applicant? All right.
20. If something comes up, well bring you back up. Thank you, Mr.
21. Ladner.

22. MR. LADNER: Thank you.

23. MR. WILLIAMS: Anyone else here to speak for the

24. request?

25. Anyone to speak against the request?

N.J. SOROE, CSR #1297

1. All right, commissioners. We've heard the case,
2. you've had a chance to study it. Can I get a motion?
3. MR. SELLERS: I move we approve Case File
4. 1710PC113.
5. MR. JONES: Second.
6. MR. WILLIAMS: Got a motion and a second to
7. approve the case. Any further discussion? All those in
favor
8. signify by saying aye.
9. (Unanimous vote.)
10. MR. WILLIAMS: Any opposed.
11. (None.)
12. MR. WILLIAMS: It's been passed. Thank you.
- 13
- 14
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N.J. SOROE, CSR #1297

1. BEFORE THE CITY OF GULFPORT PLANNING COMMISSION.

2

3

4 1711PC132

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7

COURT REPORTER'S CERTIFICATE

8

9 I, Norma Jean Ladner Soroe, Certified Shorthand

10 Reporter, do hereby certify that to the best of my skill
and

11 ability I have reported the hearing held before the City of
12 Gulfport Planning Commission and that the foregoing 3 pages
13 constitute a true and correct transcription of said hearing
14 held on the 16th day of November 2017.

15 I do further certify that my certificate annexed
16 hereto applies only to the original and certified
transcript.

17 The undersigned assumes no responsibility for the accuracy
of
18 any reproduced copies not made under my control and
direction.

19 Witness my signature this the 27th day of
November
20 2017.

21

22

23

24

NORMA JEAN LADNER SOROE, CSR #1297
Certified Shorthand Reporter

25

N.J. SOROE, CSR #1297

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- 19
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- 21
- 22
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- 25

N.J. SOROE, CSR #1297

MEMORANDUM

To: Mayor Billy Hewes and
Gulfport City Council

From: Greg Holmes, Planning Administrator
Urban Development Department

Date: December 22, 2017

Re: Resubdivision 1711PC127:

Subject: Virgil G. Gillespie, agent for the Estate of Helen M. Holliman, property owner, requests to divide the tax parcels 0808I-01-003.000 and 0808I-01-004.000 containing 15.36 acres into six parcels zoned R-1-10 (Single Family): located north of and adjacent to 4th Street, south of Prudie Circle, east of and adjacent to Three Rivers Road, and west of Wingate Drive, in Ward 6.

Planning Commission recommendation: To Approve

Motion: Mr. Warren

Second: Ms. Adolph

KEITH WILLIAMS – **Chairman**

MICHAEL DANIELS – **Yea**

COLETTE TOWLES – **Absent**

VIRGINIA ADOLPH – **Yea**

CHARLIE HEWES – **Absent**

EVERETTE LADNER – **Absent**

BJ SELLERS – **Yea**

WM. PRINCE JONES – **Yea**

DOUG HANCOCK – **Yea**

MARTIN WARREN, JR – **Yea**

JOHN ANTHONY – **Absent**

Action: Motion was carried unanimously.

Speaking for the Petition: Virgil Gillespie

Speaking against the Petition: Pat McCaffrey

On November 16, 2017 the Planning Commission recommended approval of the above referenced case.

Please place the attached item on the Council agenda for January 2, 2018.

Technical Report

RESUBDIVISION

GENERAL INFORMATION

Case File Number: 1711PC127

Hearing Date: November 16, 2017

Current Zoning/Use: R-1-10 / Single Family Homes

Legal: Virgil G. Gillespie, agent for the Estate of Helen M. Holliman, property owner, requests to divide the tax parcels 0808I-01-003.000 and 0808I-01-004.000 containing 15.36 acres into six parcels zoned R-1-10 (Single Family): located north of and adjacent to 4th Street, south of Prudie Circle, east of and adjacent to Three Rivers Road, and west of Wingate Drive, in Ward 6.

TECHNICAL DETAILS

The applicant is requesting a resubdivision of two parcels, with one parcel being 5.810 acres and one parcel being 9.551 acres, into six parcels; parcels "A" through "F", each being approximately 2.560 acres. The proposed parcels meet the requirements the City of Gulfport's subdivision ordinance.

The Gulfport Subdivision Regulations require that:

1. Each new lot created is in compliance with appropriate zoning ordinances, building codes and restrictive covenants, if any;
2. Each new lot created shall have direct access to a dedicated public street for at least 35 feet; and
3. Each new lot created shall have available capacity for water and sewer

Special note, the depth of all proposed Lots, except Lot "D", are above the maximum depth of lots allowed by the City of Gulfport Subdivision Ordinance. Where the ordinance requires the depth of a lot to be no deeper than 3 and ½ times the property width at the setback line, the proposed lots in question have widths significantly below that required to allow their extensive depths. Therefore, to approve this request, the Planning Commission would need to utilize its authority to make an exception to the depth regulations.

The proposed parcels are located adjacent to existing city rights-of-way, are protected by Gulfport Fire and Police, and will have capacity for city water and sewer. The applicant states there are no protective or restrictive covenants which would prevent the resubdivision of the parcels.

Any approval should consider these conditions:

1. Must meet all current City of Gulfport's adopted Codes and Ordinances.

Technical Report

RESUBDIVISION

2. This property is located in the wetlands. Prior to proposing any development it must be shown that the wetlands have been mitigated.
3. No permits will be allowed until water and sewer is complete.

DEPARTMENTAL CONDITIONS

Engineering:

No conditions. Easements are shown as agreed. Memo dated November 2, 2017.

Public Works:

No conditions. But please see engineering comments. No permits will be allowed until water and sewer is complete. Memo dated November 2, 2017.

Traffic and Safety:

No conditions. Memo dated November 2, 2017.

Building Code Services:

Conditions. This property is located in the wetlands. Prior to proposing any development it must be shown that the wetlands have been mitigated. Memo dated November 1, 2017.

Police Department:

No comment as of dated November 1, 2017.

Fire Department:

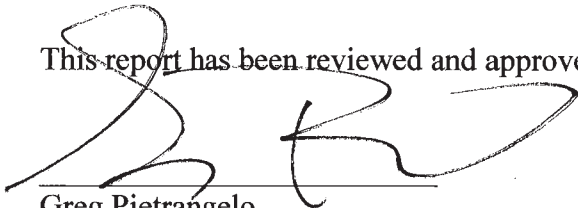
No conditions. Memo dated November 1, 2017.

G.I. S.

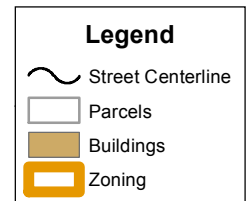
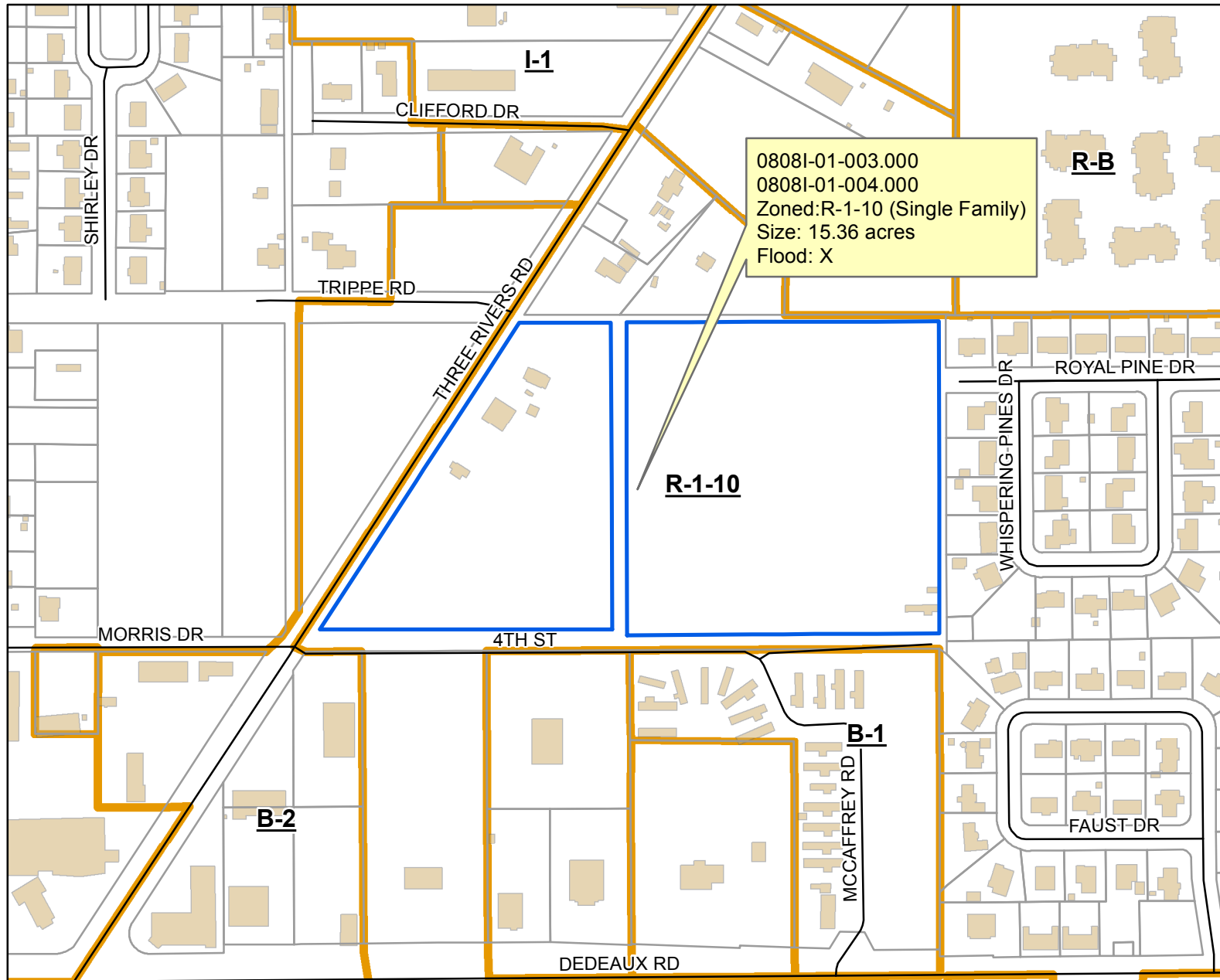
No conditions. Memo dated November 2, 2017.

DIRECTOR APPROVAL

This report has been reviewed and approved by:



Greg Pietrangelo
Director of Urban Development Department



DATA DISCLAIMER:

All information that is provided on this map is believed to be correct. However, no liability is assumed by the City of Gulfport for errors in substance or form of any of the materials published on this map. The GIS Division, City of Gulfport, provides the information represented on this map as a service to the community and makes every effort possible to provide quality information. However, no claims, promises, or guarantees about the accuracy, completeness or adequacy of the information contained on this map are expressed or implied.



CITY OF GULFPORT
Urban Development - Planning Division
1410 24th Avenue
Gulfport, MS 39501
(228) 868-5710

For Staff Use Only

Case File #: 1711PC127Date Received: 10-5-17

Receipt #: _____

Received By: _____

Zoning: R-1-10Ward: 6 Flood: X

Size: _____

APPLICATION FOR RESUBDIVISION

Property Information

TAX PARCEL # 0808I-01-003.000
0808I-01-004.000

(If necessary, use separate sheet of paper)

Address of Property Involved: 11454 THREE RIVERS ROAD AND 14006 4th St.

Lot(s) _____, Block(s) _____, Subdivision _____

General Location: NORTHEAST CORNER OF THREE RIVERS ROAD AND 4th St.

GENERAL DESCRIPTION OF REQUEST:

RESUBDIVING TWO PARCELS INTO SIX PARCELS

OWNERSHIP AND CERTIFICATION:

I hereby certify that I have read and understand this application and that all information and attachments are true and correct. I also certify that I agree to comply with all applicable city codes, ordinances and state laws. Finally, I certify that I am the owner of the property involved in this request or have authorization to act as the owner's agent for the herein described request.

OWNER

Estate of Helen M. Holliman

Printed Name Of Owner

11550 Three Rivers Rd.

Mailing Address

Gulfport Ms 39503.

City State Zip code

N/A 228-313-4854

Home Phone Work/Cell Phone

V99@gillespielawfirm.com

Email

Vonnie Lee Holliman

Executor, Signature Of Owner

AGENT

Virgil G. Gillespie

Printed Name Of Agent

1901 24th Ave.

Mailing Address

Gulfport Ms 39501

City State Zip code

228-697-8181 228-864-4520.

Home Phone Work/Cell Phone

V99@gillespielawfirm.com

Email

Vyl G. Gillespie

Signature Of Agent

If the property or properties listed above have more than one owner, please check this box. In the case of multiple owners, reverse side must be completed. Each additional owner will need to complete and sign the reverse side of this application. We can only accept applications with original signatures.



SECTIONS A. THROUGH G. MUST BE SUBMITTED FOR A COMPLETE APPLICATION.

AFFIDAVIT

I hereby certify that there are no restrictive or protective covenants that would prohibit resubdividing Tax parcel numbers 0808I-01-003.000 and 0808I-01-004.000 located in the City of Gulfport, Mississippi, into six parcels.

Vonnie Holliman

Oct. 2, 2017

Vonnie Holliman

Dated

Sworn to and subscribed before me this the
2nd Day of October, 2017



Virgil Gillespie
NOTARY Public

**A RESUBDIVISION OF TWO PARCELS TOTALING
15.361 ACRES, CITY OF GULFPORT, FIRST
JUDICIAL DISTRICT OF HARRISON COUNTY,
MISSISSIPPI, INTO LOTS "A", "B", "C", "D", "E"
AND "F". SAID PARCELS BEING REFERRED TO
AS TAX PARCEL NO. 08081-01-003.000 AND
08081-01-004.000, ADDRESSES-
11454 THREE RIVERS ROAD AND 14006 4TH
STREET**

FLOOD ZONE NOTE:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS
LOCATED IN THE FIRM ZONE "X" ACCORDING TO MAP
NUMBER 28047C0255G, DATED JUNE 16, 2009. THE
ABOVE STATEMENT IS FOR INFORMATION ONLY AND
DOES NOT REPRESENT THIS SURVEYOR'S OPINION
OF THE PROBABILITY OF FLOODING. THIS SURVEYOR
ASSUMES NO LIABILITY FOR THE CORRECTNESS OF
THE CITED MAP.

**SCALE 1" = 120'
REFERENCE: GRID NORTH
BY GPS OBSERVATION
(DATUM=NAD 83)**

NOTES:

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

**MINIMUM BUILDING
SETBACKS:**

THIS PARCEL OF LAND IS LOCATED IN A
ZONE R-1-10, SINGLE FAMILY RESIDENCE
DISTRICT AS PER CITY OF GULFPORT
ONLINE ATLAS.

FRONT YARD - 25 FEET
SIDE YARD - 8 FEET
REAR YARD - 8 FEET

PREPARED BY:

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

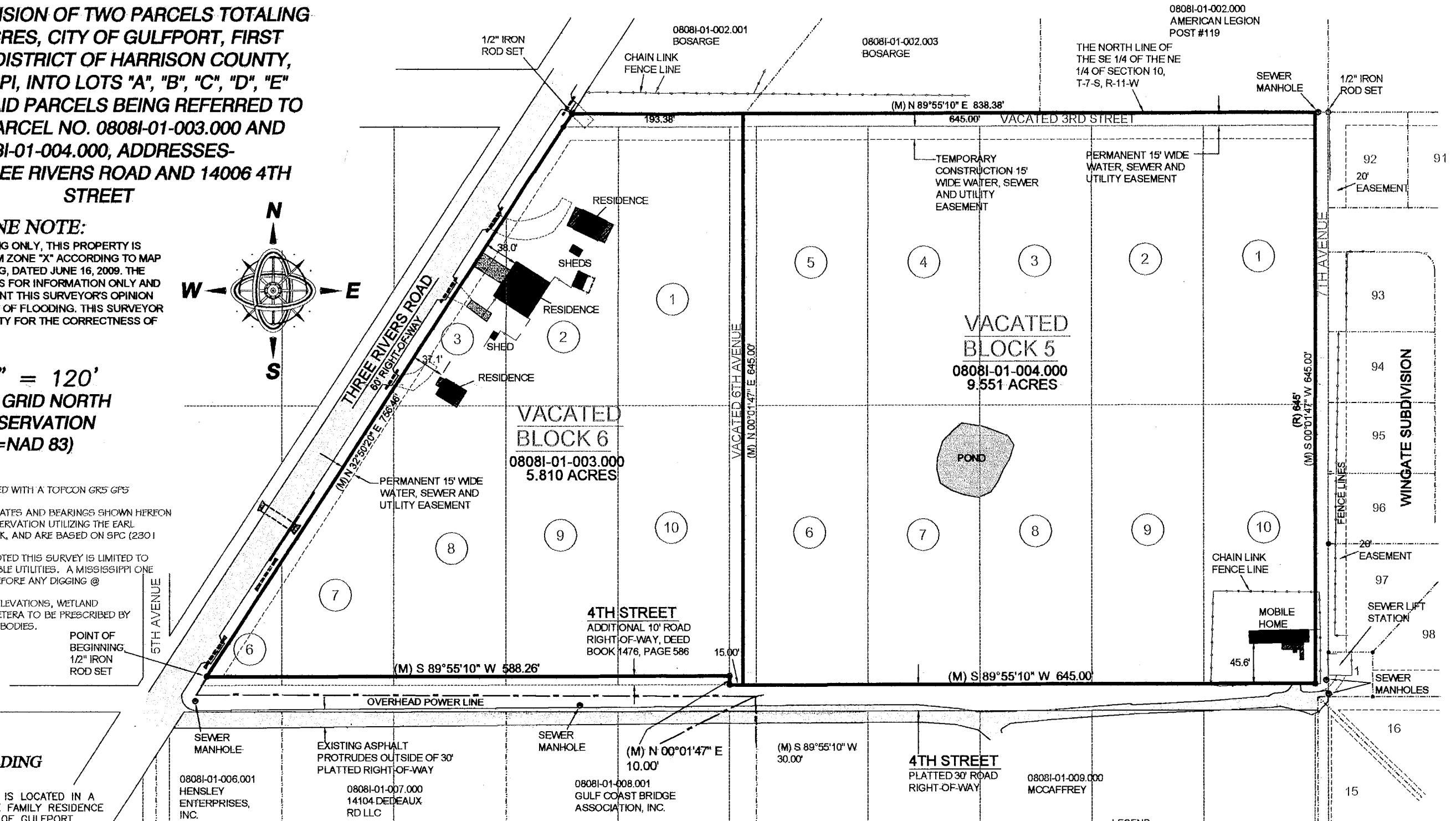
NOTE:

PROPERTY IS
SERVICED BY CITY
OF GULFPORT
WATER AND SEWER
AT THIS TIME.

CLIENT: HOLLIMAN ESTATE
DATE OF FIELD SURVEY:
7/17/2017
DRAWN BY: CAC
JOB NUMBER: 17144.dwg

**REFERENCE
MATERIALS:**

- 1.) HARRISON COUNTY TAX MAPS
- 2.) HARRISON COUNTY MAPPING
INTERFACE
- 3.) GULFPORT ONLINE ATLAS
- 4.) PLAT OF THE RESURVEY OF
PECAN GROVE TRUCK FARMS
- 5.) PLAT OF WINGATE
SUBDIVISION
- 6.) PLAT OF WINGATE PHASE 2
SUBDIVISION
- 7.) VACATION DECREE, CAUSE
NO. 24CH1:17-ev-01334-JS



LEGEND:

- IRON ROD FOUND
- IRON PIPE FOUND
- IRON ROD SET
- △ SPIKE FOUND
- △ SPIKE SET
- CONCRETE MONUMENT FOUND
- CONCRETE MONUMENT SET
- LIGHTYARD KNOT FOUND
- APR AS PER SURVEY
- APR AS PER RECORD
- APR AS PER PLAT
- IRF IRON ROD FOUND
- IRS IRON ROD SET

**GPS OBSERVATION
NOTE**

DATE OF FIELD WORK: 7/17/2017
TOPCON GR-5 RECEIVER WAS
USED FOR GPS OBSERVATION,
UTILIZING THE EARL DUDLEY, INC.
REAL-TIME NETWORK

A RESUBDIVISION OF TWO PARCELS TOTALING 15.361 ACRES, CITY OF GULFPORT, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI, INTO LOTS "A", "B", "C", "D", "E" AND "F". SAID PARCELS BEING REFERRED TO AS TAX PARCEL NO. 08081-01-003.000 AND 08081-01-004.000, ADDRESSES- 11454 THREE RIVERS ROAD AND 14006 4TH STREET

FLOOD ZONE NOTE:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN THE FIRM ZONE "X" ACCORDING TO MAP NUMBER 28047C0255G, DATED JUNE 16, 2009. THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND DOES NOT REPRESENT THIS SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING. THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP.

SCALE 1" = 120'
REFERENCE: GRID NORTH
BY GPS OBSERVATION
(DATUM=NAD 83)

NOTES:

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- 3.) UNLESS OTHERWISE NOTED THIS SURVEY IS LIMITED TO ABOVE GROUND AND VISIBLE UTILITIES. A MISSISSIPPI ONE CALL SHOULD BE MADE BEFORE ANY DIGGING @ 1-800-227-6477.
- 4.) BUILDING SETBACKS, ELEVATIONS, WETLAND DETERMINATION AND ET CETERA TO BE PRESCRIBED BY APPROPRIATE GOVERNING BODIES.

P.O.C. FOR ALL AND P.O.B. FOR LOT "E", 1/2" IRON ROD SET

MINIMUM BUILDING SETBACKS:

THIS PARCEL OF LAND IS LOCATED IN A ZONE R-1-10, SINGLE FAMILY RESIDENCE DISTRICT AS PER CITY OF GULFPORT ONLINE ATLAS.

FRONT YARD - 25 FEET
SIDE YARD - 8 FEET
REAR YARD - 8 FEET

PREPARED BY:

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

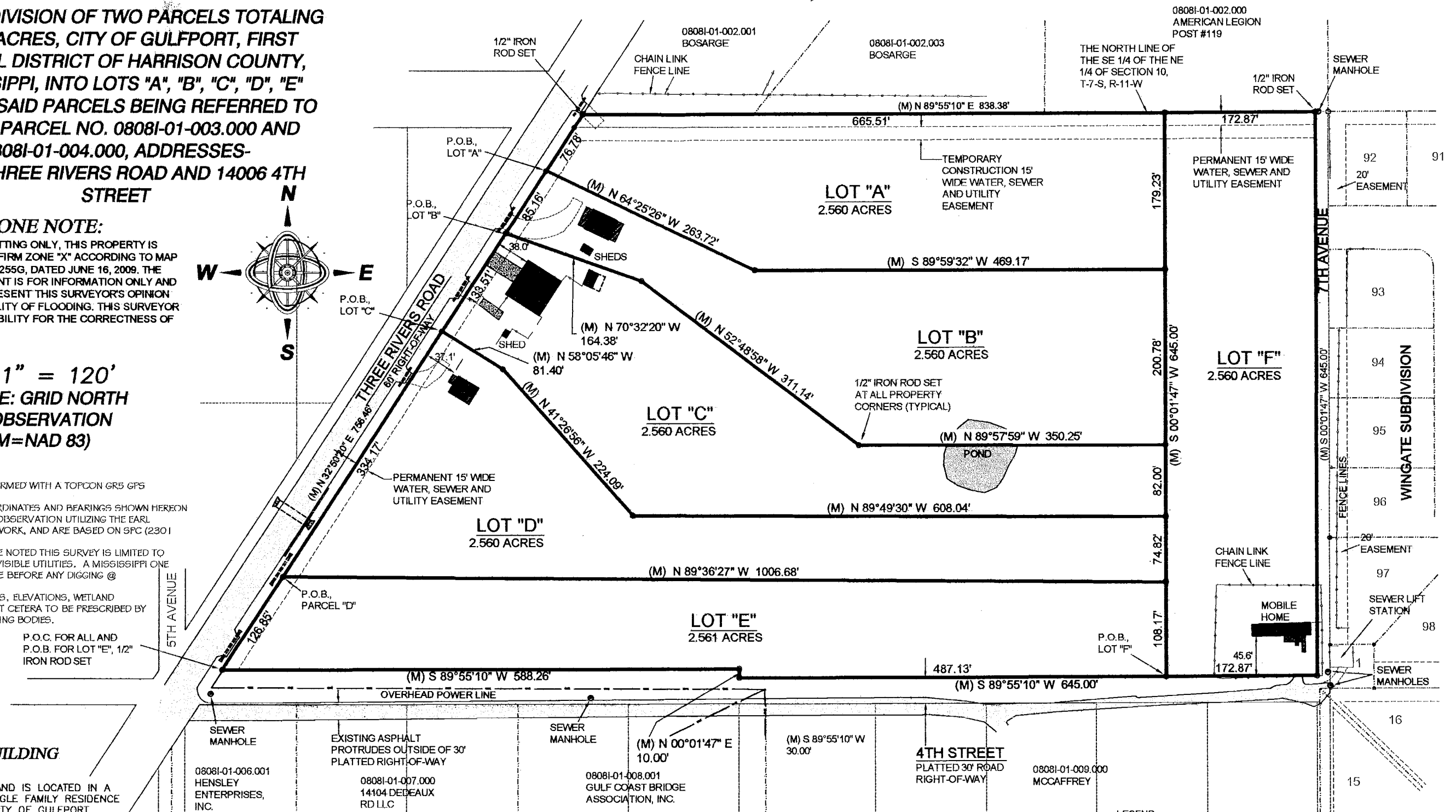
NOTE:

PROPERTY IS SERVICED BY CITY OF GULFPORT WATER AND SEWER AT THIS TIME.

CLIENT: HOLLIMAN ESTATE
DATE OF FIELD SURVEY: 7/17/2017
DRAWN BY: CAC
JOB NUMBER: 17144.dwg

REFERENCE MATERIALS:

- 1.) HARRISON COUNTY TAX MAPS
- 2.) HARRISON COUNTY MAPPING INTERFACE
- 3.) GULFPORT ONLINE ATLAS
- 4.) PLAT OF THE RESURVEY OF PECAN GROVE TRUCK FARMS
- 5.) PLAT OF WINGATE SUBDIVISION
- 6.) PLAT OF WINGATE PHASE 2 SUBDIVISION
- 7.) VACATION DECREE, CAUSE NO. 24CH1:17-ev-01334-JS



LEGEND:

- IRON ROD FOUND
- IRON PIPE FOUND
- IRON ROD SET
- SPIKE FOUND
- SPIKE SET
- CONCRETE MONUMENT FOUND
- CONCRETE MONUMENT SET
- LIGHTARD KNOT FOUND
- AS PER SURVEY
- AS PER RECORD
- AS PER PLAT
- IRON ROD FOUND
- IRON ROD SET
- P.O.C. - POINT OF COMMENCEMENT
- P.O.B. - POINT OF BEGINNING

GPS OBSERVATION NOTE

DATE OF FIELD WORK: 7/17/2017
TOPCON GR-5 RECEIVER WAS USED FOR GPS OBSERVATION, UTILIZING THE EARL DUDLEY, INC. REAL-TIME NETWORK

**A RESUBDIVISION OF TWO PARCELS TOTALING
15.361 ACRES, CITY OF GULFPORT, FIRST
JUDICIAL DISTRICT OF HARRISON COUNTY,
MISSISSIPPI, INTO LOTS "A", "B", "C", "D", "E"
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STREET**

GENERAL NOTES:

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- 4.) THIS SURVEY MEETS MISSISSIPPI MINIMUM REQUIREMENTS FOR A CLASS "B" SURVEY.
- 5.) THIS SURVEY AND PLAT WERE PREPARED ONLY FOR THE CLIENT NAMED HEREON AND NO THIRD PARTY CERTIFICATION IS EXPRESSED OR IMPLIED.
- 6.) A COPY OF THIS PLAT IS VALID ONLY IF IT IS COMPLETE AND INTACT, HAS AN ORIGINAL SIGNATURE AND DATE, AND HAS THE ORIGINAL EMBOSSED OR COLORED (NOT BLACK) STAMPED SURVEYOR'S SEAL.

BOUNDARY NOTE:

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

RECORD DESCRIPTION

LOTS 1 THROUGH 10 INCLUSIVE, BLOCK 5 AND ALL OF THE LOTS IN BLOCK 6 LYING EAST OF THREE RIVERS ROAD, PECAN GROVE TRUCK FARM RESURVEY, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI, TOGETHER WITH PORTIONS OF SIXTH AVENUE AND ALL OF THIRD STREET.

LEGAL DESCRIPTIONS OF LOTS CREATED BY THIS SUBDIVISION:

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

A PARCEL OF LAND SITUATED IN THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 7 SOUTH, RANGE 11 WEST, CITY OF GULFPORT, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH THE BEARINGS BASED ON STATE PLANE GRID NORTH:

COMMENCING AT AN IRON ROD SET AT THE POINT OF INTERSECTION OF THE NORTH MARGIN OF 4TH STREET WITH THE EAST MARGIN OF THREE RIVERS ROAD; THENCE ALONG SAID EAST MARGIN OF THREE RIVERS ROAD, N32°50'20"E 679.89' TO AN IRON ROD AT THE POINT OF BEGINNING; THENCE FURTHER ALONG SAID EAST MARGIN OF THREE RIVERS ROAD, N32°50'20"E 76.78' TO AN IRON ROD LYING ON THE NORTH LINE OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 10; THENCE ALONG SAID NORTH LINE, N89°55'10"E 665.51' TO AN IRON ROD; THENCE S00°01'47"W 179.23' TO AN IRON ROD; THENCE S89°59'32"W 469.17' TO AN IRON ROD; THENCE N64°25'26"W 263.72' TO THE POINT OF BEGINNING, CONTAINING 2.560 ACRES. BEING SUBJECT TO A PERMANENT WATER AND SEWER AND UTILITY EASEMENT ACROSS THE NORTH 15 FEET AND THE WEST 15 FEET OF HEREIN DESCRIBED PROPERTY. ALSO BEING SUBJECT TO A TEMPORARY WATER AND SEWER AND UTILITY EASEMENT ACROSS THE SOUTH 15 FEET OF THE NORTH 30 FEET OF HEREIN DESCRIBED PROPERTY, SAID TEMPORARY EASEMENT SHALL END EITHER UPON THE END OF ANY CONSTRUCTION OF UTILITIES, ETC. WITHIN SAID EASEMENT OR BY DECEMBER 31, 2018, WHICHEVER OCCURS FIRST.

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

A PARCEL OF LAND SITUATED IN THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 7 SOUTH, RANGE 11 WEST, CITY OF GULFPORT, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH THE BEARINGS BASED ON STATE PLANE GRID NORTH:

COMMENCING AT AN IRON ROD SET AT THE POINT OF INTERSECTION OF THE NORTH MARGIN OF 4TH STREET WITH THE EAST MARGIN OF THREE RIVERS ROAD; THENCE ALONG SAID EAST MARGIN OF THREE RIVERS ROAD, N32°50'20"E 594.53' TO AN IRON ROD AT THE POINT OF BEGINNING; THENCE FURTHER ALONG SAID EAST MARGIN OF THREE RIVERS ROAD, N32°50'20"E 85.16' TO AN IRON ROD; THENCE S64°25'26"E 263.72' TO AN IRON ROD; THENCE N89°59'32"E 469.17' TO AN IRON ROD; THENCE S00°01'47"W 200.78' TO AN IRON ROD; THENCE N89°57'59"W 350.25' TO AN IRON ROD; THENCE N52°48'58"W 311.14' TO AN IRON ROD; THENCE N70°32'20"W 164.38' TO THE POINT OF BEGINNING, CONTAINING 2.560 ACRES. BEING SUBJECT TO A PERMANENT WATER AND SEWER AND UTILITY EASEMENT ACROSS THE WEST 15 FEET OF HEREIN DESCRIBED PROPERTY.

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

A PARCEL OF LAND SITUATED IN THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 7 SOUTH, RANGE 11 WEST, CITY OF GULFPORT, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH THE BEARINGS BASED ON STATE PLANE GRID NORTH:

COMMENCING AT AN IRON ROD SET AT THE POINT OF INTERSECTION OF THE NORTH MARGIN OF 4TH STREET WITH THE EAST MARGIN OF THREE RIVERS ROAD; THENCE ALONG SAID EAST MARGIN OF THREE RIVERS ROAD, N32°50'20"E 461.02' TO AN IRON ROD AT THE POINT OF BEGINNING; THENCE FURTHER ALONG SAID EAST MARGIN OF THREE RIVERS ROAD, N32°50'20"E 133.51' TO AN IRON ROD; THENCE S70°32'20"E 164.38' TO AN IRON ROD; THENCE S52°48'58"E 311.14' TO AN IRON ROD; THENCE S89°57'59"E 350.25' TO AN IRON ROD; THENCE S00°01'47"W 82.00' TO AN IRON ROD; THENCE N89°49'30"W 608.04' TO AN IRON ROD; THENCE N41°26'56"W 224.09' TO AN IRON ROD; THENCE N58°05'46"W 81.40' TO THE POINT OF BEGINNING, CONTAINING 2.560 ACRES. BEING SUBJECT TO A PERMANENT WATER AND SEWER AND UTILITY EASEMENT ACROSS THE WEST 15 FEET OF HEREIN DESCRIBED PROPERTY.

PREPARED BY:

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

**A RESUBDIVISION OF TWO PARCELS TOTALING
15.361 ACRES, CITY OF GULFPORT, FIRST
JUDICIAL DISTRICT OF HARRISON COUNTY,
MISSISSIPPI, INTO LOTS "A", "B", "C", "D", "E"
AND "F". SAID PARCELS BEING REFERRED TO
AS TAX PARCEL NO. 08081-01-003.000 AND
08081-01-004.000, ADDRESSES-
11454 THREE RIVERS ROAD AND 14006 4TH
STREET**

GENERAL NOTES:

- 1.) THIS SURVEY WAS PREPARED FROM INFORMATION PROVIDED BY CLIENT, WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT.
- 2.) THIS PROPERTY IS LOCATED IN F.I.R.M. ZONE "X" ACCORDING TO MAP NUMBER 28047C0255G DATED JUNE 16, 2009.
- 3.) BEARINGS SHOWN HEREON ARE DERIVED BY: GRID NORTH BY GPS OBSERVATION. ALL LINES RELATIVE TO.
- 4.) THIS SURVEY MEETS MISSISSIPPI MINIMUM REQUIREMENTS FOR A CLASS "B" SURVEY.
- 5.) THIS SURVEY AND PLAT WERE PREPARED ONLY FOR THE CLIENT NAMED HEREON AND NO THIRD PARTY CERTIFICATION IS EXPRESSED OR IMPLIED.
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BOUNDARY NOTE:

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

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

A PARCEL OF LAND SITUATED IN THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 7 SOUTH, RANGE 11 WEST, CITY OF GULFPORT, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH THE BEARINGS BASED ON STATE PLANE GRID NORTH:

COMMENCING AT AN IRON ROD SET AT THE POINT OF INTERSECTION OF THE NORTH MARGIN OF 4TH STREET WITH THE EAST MARGIN OF THREE RIVERS ROAD; THENCE ALONG SAID EAST MARGIN OF THREE RIVERS ROAD, N32°50'20"E 126.85' TO AN IRON ROD AT THE POINT OF BEGINNING; THENCE FURTHER ALONG SAID EAST MARGIN OF THREE RIVERS ROAD, N32°50'20"E 334.17' TO AN IRON ROD; THENCE S58°05'46"E 81.40' TO AN IRON ROD; THENCE S41°26'56"E 224.09' TO AN IRON ROD; THENCE S89°49'30"E 608.04' TO AN IRON ROD; THENCE S00°01'47"W 74.82' TO AN IRON ROD; THENCE N89°36'27"W 1006.68' TO THE POINT OF BEGINNING, CONTAINING 2.560 ACRES. BEING SUBJECT TO A PERMANENT WATER AND SEWER AND UTILITY EASEMENT ACROSS THE WEST 15 FEET OF HEREIN DESCRIBED PROPERTY.

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

A PARCEL OF LAND SITUATED IN THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 7 SOUTH, RANGE 11 WEST, CITY OF GULFPORT, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH THE BEARINGS BASED ON STATE PLANE GRID NORTH:

BEGINNING AT AN IRON ROD SET AT THE POINT OF INTERSECTION OF THE NORTH MARGIN OF 4TH STREET WITH THE EAST MARGIN OF THREE RIVERS ROAD; THENCE ALONG SAID EAST MARGIN OF THREE RIVERS ROAD, N32°50'20"E 126.85' TO AN IRON ROD; THENCE S89°36'27"E 1006.68' TO AN IRON ROD; THENCE S00°01'47"W 108.17' TO AN IRON ROD LYING ON THE NORTH MARGIN OF 4TH STREET; THENCE ALONG SAID NORTH MARGIN, S89°55'10"W 487.13' TO AN IRON ROD; THENCE FURTHER ALONG SAID NORTH MARGIN, N00°01'47"E 10.00' TO AN IRON ROD; THENCE FURTHER ALONG SAID NORTH MARGIN, S89°55'10"W 588.26' TO THE POINT OF BEGINNING, CONTAINING 2.561 ACRES. BEING SUBJECT TO A PERMANENT WATER AND SEWER AND UTILITY EASEMENT ACROSS THE WEST 15 FEET OF HEREIN DESCRIBED PROPERTY.

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

A PARCEL OF LAND SITUATED IN THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 7 SOUTH, RANGE 11 WEST, CITY OF GULFPORT, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH THE BEARINGS BASED ON STATE PLANE GRID NORTH:

COMMENCING AT AN IRON ROD SET AT THE POINT OF INTERSECTION OF THE NORTH MARGIN OF 4TH STREET WITH THE EAST MARGIN OF THREE RIVERS ROAD; THENCE ALONG SAID NORTH MARGIN OF 4TH STREET, N89°55'10"E 588.26' TO AN IRON ROD; THENCE FURTHER ALONG SAID NORTH MARGIN, S00°01'47"W 10.00' TO AN IRON ROD; THENCE FURTHER ALONG SAID NORTH MARGIN, N89°55'10"E 487.13' TO AN IRON ROD AT THE POINT OF BEGINNING; THENCE N00°01'47"E 645.00' TO AN IRON ROD LYING ON THE NORTH LINE OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 10; THENCE ALONG SAID NORTH LINE, N89°55'10"E 172.87' TO AN IRON ROD LYING ON THE WEST MARGIN OF 7TH AVENUE; THENCE ALONG SAID WEST MARGIN, S00°01'47"W 645.00' TO AN IRON ROD LYING ON THE NORTH MARGIN OF 4TH STREET; THENCE ALONG SAID NORTH MARGIN OF 4TH STREET, S89°55'10"W 172.87' TO THE POINT OF BEGINNING, CONTAINING 2.560 ACRES. BEING SUBJECT TO A PERMANENT WATER AND SEWER AND UTILITY EASEMENT ACROSS THE NORTH 15 FEET OF HEREIN DESCRIBED PROPERTY. ALSO BEING SUBJECT TO A TEMPORARY WATER AND SEWER AND UTILITY EASEMENT ACROSS THE SOUTH 15 FEET OF THE NORTH 30 FEET OF HEREIN DESCRIBED PROPERTY, SAID TEMPORARY EASEMENT SHALL END EITHER UPON THE END OF ANY CONSTRUCTION OF UTILITIES, ETC. WITHIN SAID EASEMENT OR BY DECEMBER 31, 2018, WHICHEVER OCCURS FIRST.

PREPARED BY:

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

CERTIFICATE OF RESUBDIVISION

IN ACCORDANCE WITH SECTION 9-48 OF THE CODE OF ORDINANCE (SUBDIVISION REGULATIONS) OF THE CITY OF GULFPORT AS AMENDED, IT IS HEREBY CERTIFIED THAT THE GULFPORT CITY PLANNING COMMISSION CHAIRMAN AND GULFPORT CITY COUNCIL HAVE REVIEWED AND APPROVED THIS FINAL PLAT FOR THE RESUBDIVISION OF TAX PARCEL # 08081-01-003.000 AND 08081-01-004.000, SECTION 10, TOWNSHIP 7 SOUTH, RANGE 11 WEST, BEING 15.361 ACRES. THE SUBJECT PROPERTY IS GENERALLY DESCRIBED AS BEING LOCATED AT THE NORTHEAST CORNER OF THREE RIVERS ROAD AND 4TH STREET. THE AD VALOREM TAX PARCEL NUMBER(S) OF THE SUBJECT PROPERTY IS

08081-01-003.000 AND 08081-01-004.000 THE CASE FILE NUMBER IS _____

OWNER'S DEDICATION

THIS IS TO CERTIFY THAT THE ESTATE OF ~~WILLIAM~~ AND HELEN M. HOLLIMAN IS THE OWNER OF RECORD OF THE LAND SHOWN ON THIS PLAT, DECLARE THIS TO BE A CORRECT PLAT.

WITNESS MY SIGNATURE ON THIS 2nd DAY OF October, 2017.

BY: Vonnie Holliman
VONNIE HOLLIMAN, EXECUTOR

THE APPLICANT HEREBY COVENANTS AND AGREES TO INDEMNIFY AND HOLD HARMLESS THE CITY OF GULFPORT, ITS AGENTS, SERVANTS, AND OR EMPLOYEES AGAINST ANY AND ALL CLAIMS, DEMANDS, OR CAUSES OF ACTION OF WHATEVER NATURE WHICH MAY ARISE AS A RESULT OF THE ACTION OF THE PLANNING COMMISSION, ITS AGENTS, AND/OR EMPLOYEES CONCERNING THE PETITION FOR RESUBDIVISION OF THE REAL PROPERTY DESCRIBED HEREIN.

RATIFIED AND APPROVED BY:

Vonnie Holliman
VONNIE HOLLIMAN, EXECUTOR

THIS 2nd DAY OF October, 2017.

ACKNOWLEDGEMENT

BEFORE ME, THE UNDERSIGNED, AUTHORIZED IN AND FOR THE STATE OF MISSISSIPPI, COUNTY OF HARRISON COUNTY, PERSONALLY APPEARED THE AFORENAMED VONNIE HOLLIMAN, WHO ACKNOWLEDGED THAT HE ACCEPTED THIS PLAT AND EXECUTED THE FOREGOING CERTIFICATE AND DEDICATION FOR THE PURPOSE THEREIN SET FORTH.

[Signature]
NOTARY PUBLIC

MY COMMISSION EXPIRES: 11/4/2017



PLANNING COMMISSION

SUBMITTED TO AND APPROVED BY THE GULFPORT CITY PLANNING COMMISSION ON THE _____ DAY OF _____, 2017.

BY: _____ DATED: _____
PLANNING COMMISSION CHAIRMAN PRINT NAME

BY: _____ DATED: _____
PLANNING ADMINISTRATOR PRINT NAME

APPROVAL

SUBMITTED TO AND APPROVED BY THE CITY OF GULFPORT, CITY COUNCIL, AT THE REGULAR MEETING OF SAID COUNCIL HELD ON THE _____ DAY OF _____, 2017.

ATTEST: _____ ADOPT

CLERK OF COUNCIL

PRESIDENT

THIS RESUBDIVISION PLAT AND CERTIFICATE OF RESUBDIVISION, HAVING BEEN SUBMITTED AND APPROVED BY THE MAYOR, THIS _____ DAY OF _____, 2017.

Billy Hewes
BILLY HEWES, MAYOR

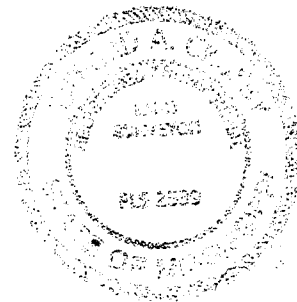
A RESUBDIVISION OF TWO PARCELS TOTALING 15.361 ACRES, CITY OF GULFPORT, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI, INTO LOTS "A", "B", "C", "D", "E" AND "F". SAID PARCELS BEING REFERRED TO AS TAX PARCEL NO. 08081-01-003.000 AND 08081-01-004.000, ADDRESSES- 11454 THREE RIVERS ROAD AND 14006 4TH STREET

SURVEYOR'S CERTIFICATE

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

WITNESS MY SIGNATURE AND SEAL THIS 2nd DAY OF OCT., 2017.

[Signature]
CLIFFORD A. CROSBY, MS PLS 2539



PREPARED BY:

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



URBAN DEVELOPMENT
PLANNING DIVISION

October 30, 2017

P.O. Box 1780
Gulfport, MS 39502
Phone: 228-868-5710
Fax: 228-868-5708

Estate of Helen H. Holliman (Owner)
11550 Three Rivers RD
Gulfport, MS 39503

Wm. H. Hardy Building
1410 24th Avenue
Gulfport, MS 39501

RE: Resubdivision 1711PC127: Virgil G. Gillespie, agent for the Estate of Helen M. Holliman, property owner, requests to divide the tax parcels 0808I-01-003.000 and 0808I-01-004.000 containing 15.36 acres into six parcels zoned R-1-10 (Single Family): located north of and adjacent to 4th Street, south of Prudie Circle, east of and adjacent to Three Rivers Road, and west of Wingate Drive, in Ward 6.

To Whom It May Concern:

The purpose of this letter is to inform you of the above referenced application. A map showing the general location of the property involved is on the back of this letter.

The City of Gulfport Planning Commission will hold a public hearing to consider the above request at 4:30 P.M. on **Thursday, November 16, 2017** in the Council Chambers at the Gulfport City Hall located at 2309 15th Street.

It is your option whether or not to appear personally or speak for or against the request at the scheduled hearing. If you are unable to attend the public hearing you may submit your opinion in writing and request that it be read into the public record. If you desire, it is also your choice to be represented by an agent or attorney.

A copy of the filed application to be considered will be available for public review at the office of the Department of Urban Development - Planning Division located at the Hardy Building, 1410 24th Avenue. Adjacent property owners will not be provided any further correspondence on the matter unless an appeal is filed but may, as stated above, contact this office for additional information.

Any interested party that may feel aggrieved by the Planning Commission's recommendation may file a written notice of objection within fifteen (15) calendar days after the date of the Planning Commission hearing. The notice of objection and reasons for objecting to the decision should be stated in writing and filed with the Department of Urban Development-Planning Division. This notice of objection shall be forwarded as part of the record with the record and recommendation from the Planning Commission to the Mayor and City Council. The City Council shall make a final decision based upon the record as submitted. No new evidence may be presented at the meeting.

If you have any questions or comments, please contact this office.

Sincerely,

Thomas S. Lane
Planner II

CC: Agent, Adjacent Property Owners (You have been identified as owning property within 160 feet of this request)

PARCEL_ID 127	NAME	ADDRESS_1	CITY	STATE& ZIP
	Estate of Helen H. Holliman (Owner)	11550 Three Rivers RD	Gulfport	MS 39503
	Virgil G. Gillespie (Agent)	1901 24th Avenue	Gulfport	MS 39501
	Adjacent Property Owners			
08081-01-007.000	14104 DEDEAUX RD LLC	294 HOLLY DR	HAMMOND	LA 70401
08081-01-002.000	AMERICAN LEGION POST #119 C/O JOE GRAHAM	12010 KLEIN RD	GULFPORT	MS 39503
09081-02-035.000	BEHRENDT KEVIN R & LAURIE J	95 WHISPERING PINE DR	GULFPORT	MS 39503
08081-01-002.001	BOSARGE GLADYS M -EST-	11490 THREE RIVERS RD	GULFPORT	MS 39503
08081-01-002.003	BOSARGE JERRY R	11504 THREE RIVERS RD	GULFPORT	MS 39503
08081-01-002.002	BOSARGE KATHY	11508 THREE RIVERS RD	GULFPORT	MS 39503
08081-03-166.000	CLARK DANNY J & DEBBIE S	14707 N SWAN ROAD	GULFPORT	MS 39503
09081-02-015.011	CLAYTON JOHN G II & MAYBELLINE MENDOZA	12450 THREE RIVERS RD APT 7	GULFPORT	MS 39503
09081-02-028.000	COLE NICHOLAS R	114 WHISPERING PINE	GULFPORT	MS 39503
09081-01-078.000	CONERLY RIA YVETTE	92 ROYAL PINE DR	GULFPORT	MS 39503
09081-02-034.000	GAYTEN DEBORAH	96 WHISPERING PINES DR	GULFPORT	MS 39503
08081-01-008.001	GULF COAST BRIDGE ASSOCIATION INC	854 OPLA CT	DIAMONDHEAD	MS 39525
09081-01-079.002	GULFPORT PARTNERS IX LP	124 ONE MADISON PLAZA STE 1500	MADISON	MS 39110
08081-01-006.000	HENSLEY ENTERPRISES INC	P O BOX 3347	GULFPORT	MS 39505
08081-02-001.000	HMEM HOLDINGS LLC	12208 PRESERVATION DR	GULFPORT	MS 39503
08081-01-004.000	HOLLIMAN AVON Z & HELEN -EST-	11454 THREE RIVERS RD	GULFPORT	MS 39503
08081-01-003.000	HOLLIMAN HELEN M -EST-	11454 THREE RIVERS RD	GULFPORT	MS 39503
09081-02-037.000	JOHNSON ANDRE & CONSTANCE	93 WHISPERING PINE	GULFPORT	MS 39503
09081-02-036.000	JOHNSON PATRICIA R & LOVING MICHAEL	94 WHISPERING PINE DR	GULFPORT	MS 39503
08081-03-165.000	KEARNS ROBERT R & MARCIE R	14112 TRIPE RD	GULFPORT	MS 39503
09081-02-029.000	KOCH VICKI L	113 WHISPERING PINE DR	GULFPORT	MS 39503
09081-02-033.000	KUHARICH KENNETH & WF	97 WHISPERING PINE DR	GULFPORT	MS 39503
08081-01-009.000	MCCAFFREY PATRICK A & SARAH H	12313 LUNDY RD	GULFPORT	MS 39503
09081-01-077.000	PORTER VICTOR MATURE TRUSTEE	12473 BEAU FOREST DR	GULFPORT	MS 39503
09081-02-027.000	SMITH DONNA M S & JAMES MICHAEL	209 LOCUST ST	GULFPORT	MS 39507
09081-02-031.000	SOUTHLAND ENTERPRISES	12251 BERNARD PARKWAY SUITE 200	GULFPORT	MS 39503
08081-02-050.000	TEMPLE BAPTIST CHURCH LTD	14190 DEDEAUX RD	GULFPORT	MS 39503
08081-02-002.000	TEMPLE BAPTIST CHURCH OF GULFPORT	14190 DEDEAUX ROAD	GULFPORT	MS 39503
08081-01-005.000	WEE ONES CHILD CARE INC	11376 THREE RIVERS RD	GULFPORT	MS 39503
09081-02-030.000	WENDT THOMAS MICHAEL & LESLIE M	112 WHISPERING PINE DR	GULFPORT	MS 39503
09081-02-015.010	WISE LEWIS C	126 FAUST DR	GULFPORT	MS 39503

1. CITY OF GULFPORT PLANNING COMMISSION

2

3 1711PC127

4

5 TRANSCRIPT OF HEARING

6 November 16, 2017

7 *****

PLANNING

8 TRANSCRIPT OF HEARING HELD BEFORE THE CITY OF GULFPORT

9 COMMISSION HELD IN THE CITY COUNCIL CHAMBERS, GULFPORT,

10 MISSISSIPPI, ON THE 16TH DAY OF NOVEMBER 2017 COMMENCING AT

11 4:30 P.M. AND REPORTED BY

12 NORMA JEAN LADNER SOROE, CERTIFIED SHORTHAND REPORTER.

13 *****

14

COMMISSION MEMBERS PRESENT:

15

KEITH WILLIAMS, President

16

JOHN ANTHONY

17

WILLIAM "PRINCE" JONES

18

MARTY WARREN

19

DOUG HANCOCK

20

B.J. SELLERS

21

VIRGINIA ADOLPH

22

MICHAEL DANIELS

23

STAFF PRESENT:

24

GREG PIETRANGELO

GREG HOLMES

CORY LONG

MATILDA WELCH

SU-LIN BOLIN

N.J. SOROE, CSR #1297

1. 2. Zoning Map Amendment 1711PC127
2. MS. WELCH: Case Number 127 has been duly and
3. timely noticed as required by law. The applicant requests to
4. divide tax parcel containing 15.36 acres into six parcels zoned
5. R-1-10 single family located north of and adjacent to Fourth
6. Street, south of Prudie Circle, east of and adjacent to Three
7. Rivers Road, and west of Wingate Drive, in Ward 6. A copy of
8. the packet considered is hereby offered into the record.
9. MR. WILLIAMS: Thank you.
10. Someone here to speak for this case?
11. MR. GILLESPIE: I'll be very brief. This is I
12. don't think a very controversial matter, but I do want to make
13. a record on what we're doing and why we're here.
14. This is a relatively large piece of property
15. located on the east side of Three Rivers Road about a block or
16. so north of its intersection with Dedeaux Road. Y'all know
17. where Temple Baptist Church is, just north of there on the east
18. side.
19. This was one of the old subdivisions they did
20. back in the hey day in the early part of last century, and it

21. divided the lot up that was unacceptable. So we have vacated
22. the plat.
23. And in the process of vacating the plat, we have
24. fully cooperated with the city. We granted the city an
25. easement running east and west for sewer, and then we gave them

N.J. SOROE, CSR #1297

1. a wide expansion of Three Rivers Road for water and sewer
where
2. they could put their sewer along there. And so that's been
3. done.
4. Now what we're doing is, this property was owned
5. by Helen Holliman when she died, and she left it to her six
6. children. So basically what we're doing is we are dividing
the
7. property up where each one of those six people can have a
sixth
8. of this large piece of property. That will give them each
9. almost three acres apiece. And that's why we're here.
10. They don't want to sell the property. They want
11. to keep the property. So any questions?
12. MR. WILLIAMS: Any questions of Mr. Gillespie?
13. Thank you, sir.
14. Anyone else here to speak for this request?
15. Have anyone here tonight to speak against this
16. request?
17. MR. MCCAFFERY: I'm Pat McCaffery. I own the
18. property south of them, the trailer park. That entire
property
19. behind my property, the flow of water that comes from there
is
20. controlled by one five-foot culvert right in the middle of
the
21. property. It was on TV a couple of weeks ago when we had
all

- 22. the rain and the flooding showing how bad that floods right
- 23. now.
- 24. Dividing that is not the problem. But if they
- 25. divide it and then they go to develop it, who's going to handle

N.J. SOROE, CSR #1297

1. the situation of the overflow of water? We get flooded every
2. time we have a bad rain. The city has refused to do anything
3. with the drainage ditch there. All of that is controlled by
4. one culvert. And all that water dumps right onto my property.
5. We've had, in this past rain, the water was
6. about two and a half foot deep on the back of my mobile homes
7. there. All this is going to do if they clear that property and
8. develop it, it will just make my situation much worse.
9. I'm all for them developing it if they can and
10. want to. But that puts me in a very bad situation.
11. MR. WILLIAMS: All right. Thank you.
12. Anyone else here to speak against the request?
13. All right, commissioners. You've heard the
14. public comment now. So I ask if you have any questions or ask
15. for a motion.
16. MR. SELLERS: If I could ask the staff a
17. question. It's zoned R-1-10; correct?
18. MR. HOLMES: Yes.
19. MR. SELLERS: So with this subdivision, all they
20. could currently do is build one single family residence on each

21. of these six lots; is that correct? They couldn't further
--
22. they couldn't go build an apartment complex or build
multiple
23. single family residences on each of these individual lots;
is
24. that correct?
25. MR. HOLMES: Yes, sir.

N.J. SOROE, CSR #1297

1. MR. SELLERS: The worst case scenario is you get
2. six houses out there.
3. MR. HOLMES: That's correct.
4. MR. SELLERS: Okay.
5. MR. WILLIAMS: All right.
6. MR. WARREN: I move we approve application
7. 1711PC127.
8. MR. WILLIAMS: All right. Got a motion to
9. approve the case. Do I have a second?
10. MS. ADOLPH: Second.
11. MR. WILLIAMS: Motion and second. Any further
12. discussion? If not, all those in favor signify by saying
- aye.
13. (Unanimous vote.)
14. MR. WILLIAMS: Any opposed?
15. (None.)
16. MR. WILLIAMS: All right. It's been passed.
17. Thank you all.
- 18.
- 19.
- 20.
- 21.
- 22.
- 23.
- 24.

N.J. SOROE, CSR #1297

1. BEFORE THE CITY OF GULFPORT PLANNING COMMISSION.

2

3 1711PC127

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5

6

COURT REPORTER'S CERTIFICATE

7

8 I, Norma Jean Ladner Soroe, Certified Shorthand

9 Reporter, do hereby certify that to the best of my skill
and

10 ability I have reported the hearing held before the City of
11 Gulfport Planning Commission and that the foregoing 5 pages
12 constitute a true and correct transcription of said hearing
13 held on the 16th day of November 2017.

14 I do further certify that my certificate annexed
15 hereto applies only to the original and certified
transcript.

16 The undersigned assumes no responsibility for the accuracy
of
17 any reproduced copies not made under my control and
direction.

18 Witness my signature this the 27th day of
November

19 2017.

20

21

22

23

NORMA JEAN LADNER SOROE, CSR #1297
Certified Shorthand Reporter

24

25

N.J. SOROE, CSR #1297

MEMORANDUM

To: Mayor Billy Hewes and
Gulfport City Council

From: Greg Holmes, Planning Administrator
Urban Development Department

Date: December 22, 2017

Re: Resubdivision 1711PC131:

Subject: J. Michael Cassady, agent for Deborah and Freddie Rodrigue, property owners, requests to divide the tax parcel 0711N-02-076.000 containing approx. 9,734 square feet into two parcels, zoned T3 (Suburban Zone): located north of Finley Street, south of W Railroad Street, east of Hardy Avenue, and west of and adjacent to Ruth Avenue, in Ward 2.

Planning Commission recommendation: To Approve

Motion: Mr. Jones

Second: Ms. Adolph

KEITH WILLIAMS – Chairman
MICHAEL DANIELS – **Yea**
COLETTE TOWLES – **Absent**
VIRGINIA ADOLPH – **Yea**
CHARLIE HEWES – **Absent**
EVERETTE LADNER – **Absent**
BJ SELLERS – **Yea**
WM. PRINCE JONES – **Yea**
DOUG HANCOCK – **Yea**
MARTIN WARREN, JR – **Yea**
JOHN ANTHONY – **Yea**

Action: Motion was carried unanimously.

Speaking for the Petition: Michael Cassady

Speaking against the Petition: None

On November 16, 2017 the Planning Commission recommended approval of the above referenced case.

Please place the attached item on the Council agenda for January 2, 2018.

Technical Report

RESUBDIVISION

GENERAL INFORMATION

Case File Number: 1711PC131

Hearing Date: November 16, 2017

Current Zoning/Use: R-1-10 / Single Family Homes

Legal: J. Michael Cassady, agent for Deborah and Freddie Rodrigue, property owners, requests to divide the tax parcel 0711N-02-076.000 containing approx. 9,734 square feet into two parcels, zoned T3 (Suburban Zone): located north of Finley Street, south of W Railroad Street, east of Hardy Avenue, and west of and adjacent to Ruth Avenue, in Ward 2.

TECHNICAL DETAILS

The applicant is requesting a resubdivision of one 9,508 square-foot parcel with two single-family homes into two parcels; parcel "A" and parcel "B", each with approximately 4,754 square feet, 50 feet in width, and a single-family home. The proposed parcels meet the requirements of the City of Gulfport's subdivision ordinance.

The Gulfport Subdivision Regulations require that:

1. Each new lot created is in compliance with appropriate zoning ordinances, building codes and restrictive covenants, if any;
2. Each new lot created shall have direct access to a dedicated public street for at least 35 feet; and
3. Each new lot created shall have available capacity for water and sewer

The property is located in the T3 (suburban zone) district in the Westside Community Plan, which requires a minimum 8,712 square feet and 60-foot width for each new parcel. Given the request has two homes on the existing parcel that are required to each be on their own parcel, the SmartCode Consolidated Review Committee approved a warrant to allow reduced parcel sizes and width on September 1, 2017, case number 1709SC110. Therefore, the Planning Commission now has the ability to approve the request as submitted.

The proposed parcels are located adjacent to existing city rights-of-way, are protected by Gulfport Fire and Police, and will have capacity for city water and sewer. The applicant states there are no protective or restrictive covenants which would prevent the resubdivision of the parcels.

Any approval should consider these conditions:

1. Must meet all current City of Gulfport's adopted Codes and Ordinances.
2. Easement (Existing from FEMA Area 1 Drainage) to be shown on certificate.

Technical Report

RESUBDIVISION

DEPARTMENTAL CONDITIONS

Engineering: Conditions. Easement (Existing from Fema Area 1 Drainage) to be shown on certificate. Memo dated November 2, 2017.

Public Works: Conditions. Need to have easement shown on drawing. Memo dated November 2, 2017.

Traffic and Safety: No conditions. Memo dated November 1, 2017.

Building Code Services: No conditions. Memo dated November 1, 2017.

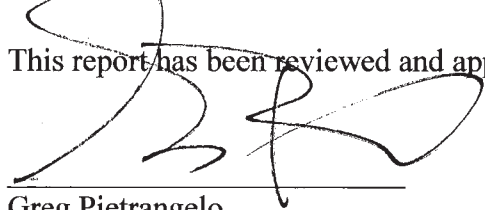
Police Department: No comment as of dated November 6, 2017.

Fire Department: No conditions. Memo dated November 1, 2017.

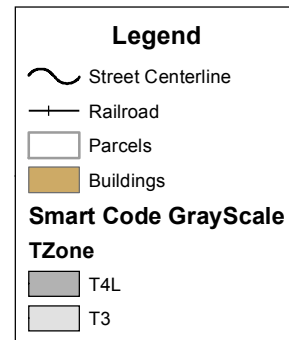
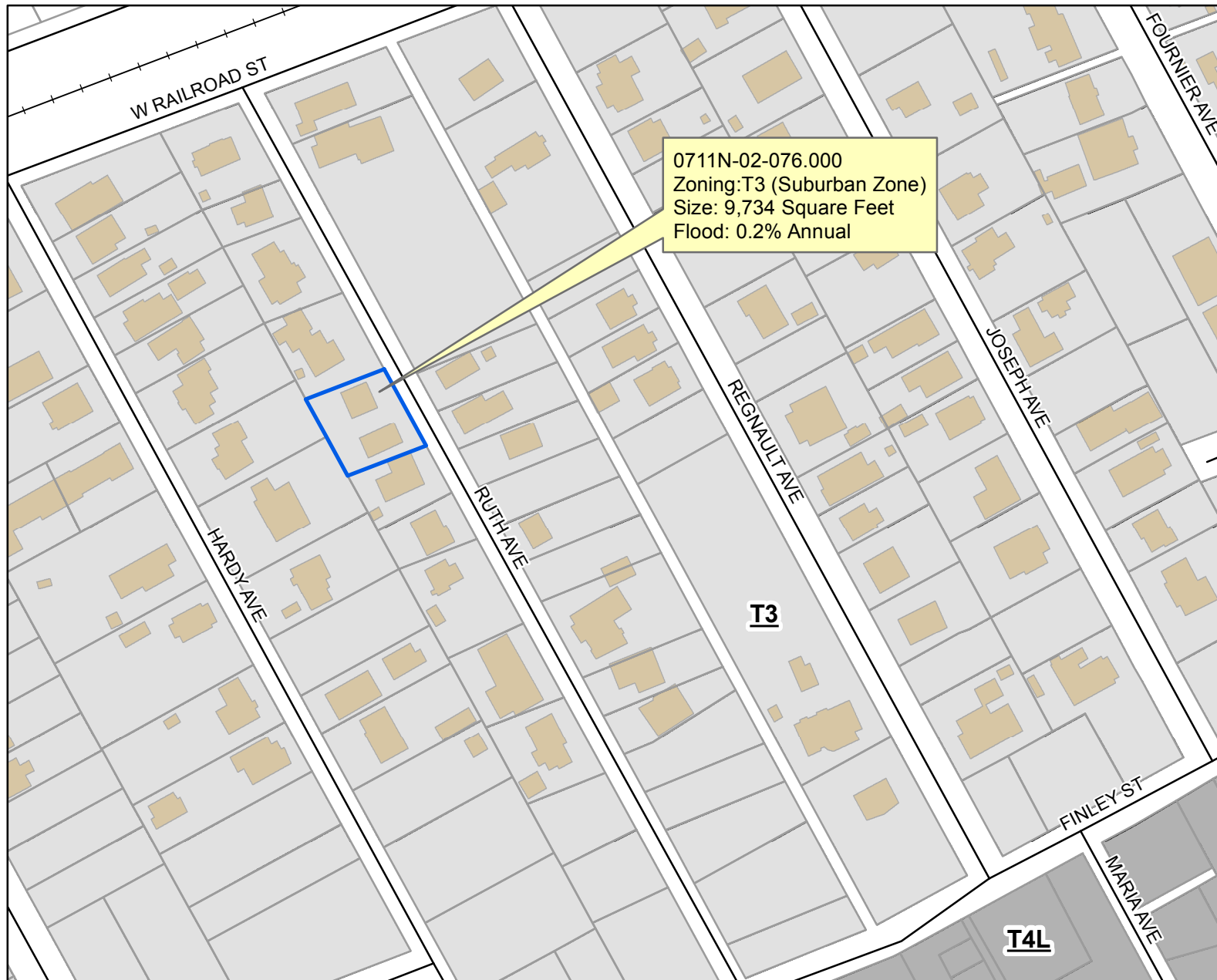
G.I. S. No conditions. Memo dated November 2, 2017.

DIRECTOR APPROVAL

This report has been reviewed and approved by:



Greg Pietrangelo
Director of Urban Development Department



DATA DISCLAIMER:

All information that is provided on this map is believed to be correct. However, no liability is assumed by the City of Gulfport for errors in substance or form of any of the materials published on this map. The GIS Division, City of Gulfport, provides the information represented on this map as a service to the community and makes every effort possible to provide quality information. However, no claims, promises, or guarantees about the accuracy, completeness or adequacy of the information contained on this map are expressed or implied.



CITY OF GULFPORT
Urban Development - Planning Division
1410 24th Avenue
Gulfport, MS 39501
(228) 868-5710

For Staff Use Only

Case File #: 0711PC 131Date Received: 10-3-17Receipt #: 8637670Received By: M.12Zoning: T-3Ward: 2 Flood: _____Size: 9,734

(If necessary, use separate sheet of paper)

TAX PARCEL # 0711N-02-076-000
0000-0000-0000-0000
0000-0000-0000-0000

Address of Property Involved: 725 Ruth Ave. 727 Ruth AveLot(s) 22, Block(s) _____, Subdivision GOTTSCALK SURVEYGeneral Location: ON RUTH AVE., 380'S. OF RAILROAD R/W

GENERAL DESCRIPTION OF REQUEST:

Taking one parcel and dividing into two
parcels. PARCEL "A" AND PARCEL "B"

OWNERSHIP AND CERTIFICATION:

I hereby certify that I have read and understand this application and that all information and attachments are true and correct. I also certify that I agree to comply with all applicable city codes, ordinances and state laws. Finally, I certify that I am the owner of the property involved in this request or have authorization to act as the owner's agent for the herein described request.

DEBORAH RODRIGUE

Freddie Rodrigue

Printed Name Of Owner

3614 OAKLAND RD.

Mailing Address

OAKLAND, LA 70752

City

State

Zip code

(225) 573-4373

Home Phone

Work/Cell Phone

Fred-Ashley@yahoo.com

Email

Deborah Rodrigue Freddie Rodrigue
 Signature Of Owner

AGENT

J. MICHAEL CASSADY

Printed Name Of Agent

P.O. Box 7301

Mailing Address

GULFPORT MS 39506

City

State

Zip code

228. 326. 6601

Home Phone

Work/Cell Phone

CASSADY CONSULTING INCEmail 9mail.com

J. Michael Cassidy
 Signature Of Agent

If the property or properties listed above have more than one owner, please check this box. In the case of multiple owners, reverse side must be completed. Each additional owner will need to complete and sign the reverse side of this application. We can only accept applications with original signatures.



SECTIONS A. THROUGH G. MUST BE SUBMITTED FOR A COMPLETE APPLICATION.

This page must be completed if the property or properties involved have more than one owner. All persons listed as owners to the property or properties listed on page one must complete and sign this part of the application.

I hereby certify that I have read and understand this application and that all information and attachments are true and correct. I also certify that I agree to comply with all applicable city codes, ordinances and state laws. Finally, I certify that I am the owner of the property involved in this request or authorized to act as the owner's agent for herein described request.

NAME OF OWNER (PRINT) FREDDIE P. RODRIGUE, SR.

ADDRESS (STREET, CITY, STATE, ZIP CODE) 3614 OAKLAND RD, LAKELAND, LA 70752

PHONE # (H) 225-573-4373 (W) _____

TAX PARCEL NUMBER(S) OWNED 0711N-02-076.000

SIGNATURE: Freddie P. Rodrigue, Sr.

NAME OF OWNER (PRINT) DEBORAH B. RODRIGUE

ADDRESS (STREET, CITY, STATE, ZIP CODE) 3614 OAKLAND RD, LAKELAND, LA 70752

PHONE # (H) 225-573-4373 (W) _____

TAX PARCEL NUMBER(S) OWNED 0711N-02-076.000

SIGNATURE: Deborah B. Rodrigue

NAME OF OWNER (PRINT) _____

ADDRESS (STREET, CITY, STATE, ZIP CODE) _____

PHONE # (H) _____ (W) _____

TAX PARCEL NUMBER(S) OWNED _____

SIGNATURE: _____

(Use additional forms as needed)

IN CASES OF MULTIPLE APPLICANTS, PLEASE IDENTIFY THE PERSON WHO WILL BE ACTING AS YOUR SPOKES PERSON/AGENT FOR YOU: _____

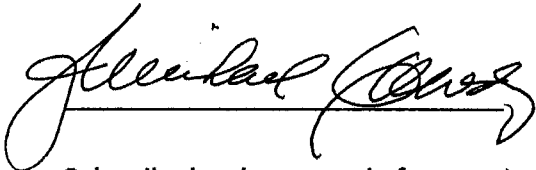
September 28, 2017

To: City of Gulfport/Urban Development-Planning Division

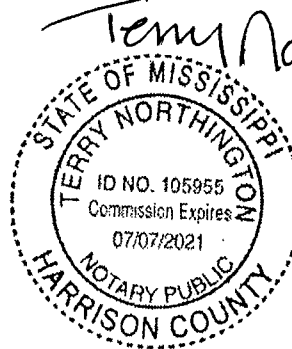
From: J. Michael Cassady, P.S.

Re: Affidavit for Parcel 0711N-02-076.000

This is to CERTIFY that I have researched the records of the Chancery Clerk of Harrison County and found no restrictive or protective covenants prohibiting the resubdivision of subject parcels.



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



Terry Northington
10.3.2017

REFERENCES:

SURVEY BY H. D. SHAW
DATED: 9-24-1947

SURVEY BY J. A. MARTIN
DATED: 6-27-1952

SURVEY BY J. M. CASSADY
DATED: 3-16-1976

SURVEY BY J. M. CASSADY
DATED: 12-23-2004

SURVEY BY J. M. CASSADY
DATED: 5-6-2008

SURVEY BY J. M. CASSADY
DATED: 4-16-2014

By Graphic Plotting only, this property is in Zone "X" of the Flood Insurance Rate Map, Community Panel No. 28047C0376G, revision date June 16, 2009. Check with Building Official for community determined base flood elevation. Exact designation can only be determined by an Elevation Certificate. The above statement is for information only and this surveyor assumes no liability for the correctness of the cited map(s). In addition, the above statement does not represent this surveyor's opinion of the probability of flooding.

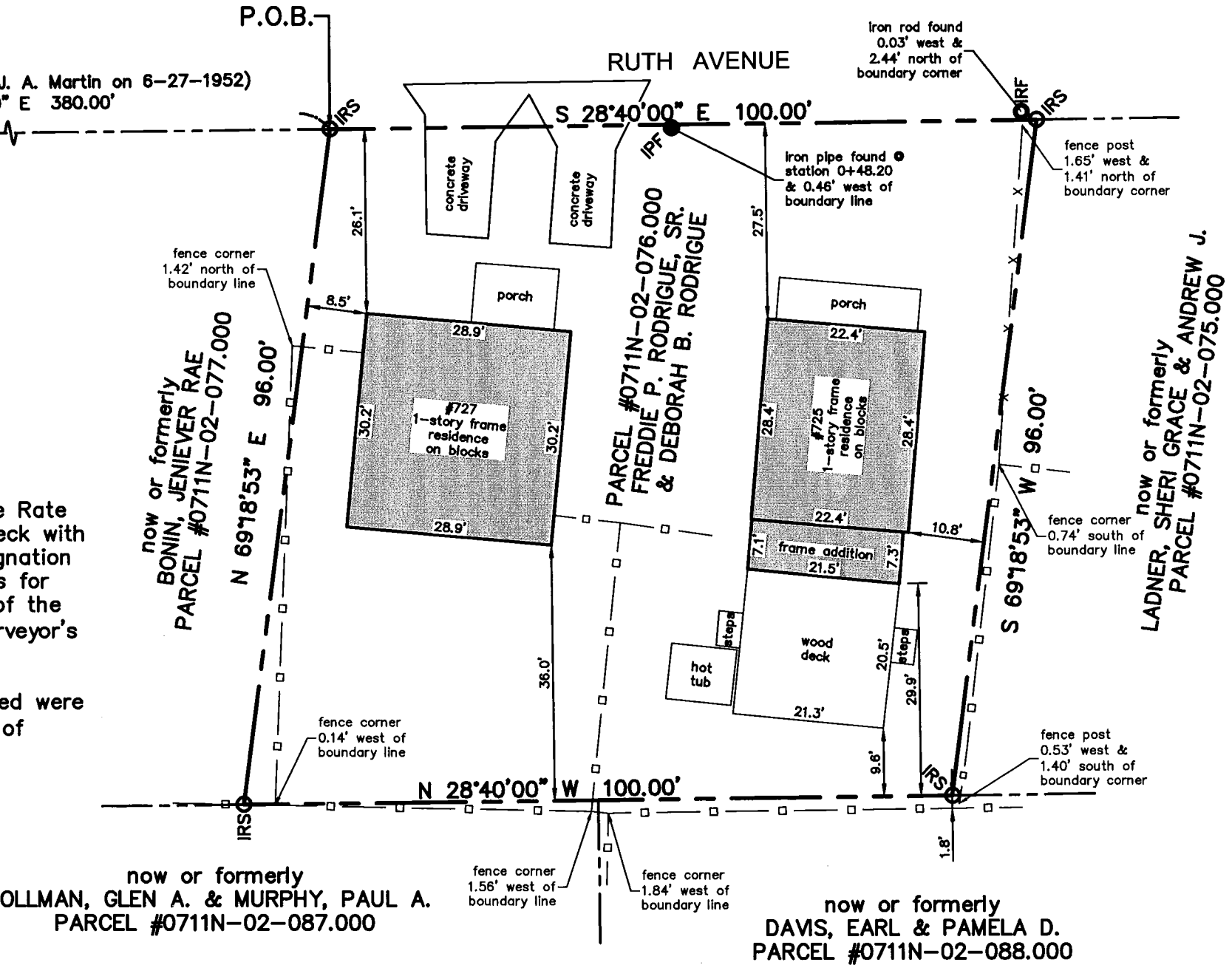
This is to CERTIFY that this map or plat and the survey on which it is based were made in accordance with "Standards of Practice for Surveying in the State of Mississippi".

J. Michael Cassady
J. MICHAEL CASSADY, PS
Dated: September 29, 2017

MISSISSIPPI CLASS "B" SURVEY



RESUBDIVISION OF PARCEL
0711N-02-076.000 INTO
PARCELS A & B
SHEET 1 OF 4



- IPF = IRON PIPE FOUND
- IRF = IRON ROD FOUND
- IRS = IRON ROD SET
- □ — = WOOD FENCE LINE
- x — = WIRE FENCE LINE

Scale:	1"=20'	Drawn By:	JET	Job Number:	08438-171
Date:	09/29/17	Revised:		Filename:	Resubdivision.dwg

REFERENCES:

SURVEY BY H. D. SHAW
DATED: 9-24-1947

SURVEY BY J. A. MARTIN
DATED: 6-27-1952

SURVEY BY J. M. CASSADY
DATED: 3-16-1976

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By Graphic Plotting only, this property is in Zone "X" of the Flood Insurance Rate Map, Community Panel No. 28047C0376G, revision date June 16, 2009. Check with Building Official for community determined base flood elevation. Exact designation can only be determined by an Elevation Certificate. The above statement is for information only and this surveyor assumes no liability for the correctness of the cited map(s). In addition, the above statement does not represent this surveyor's opinion of the probability of flooding.

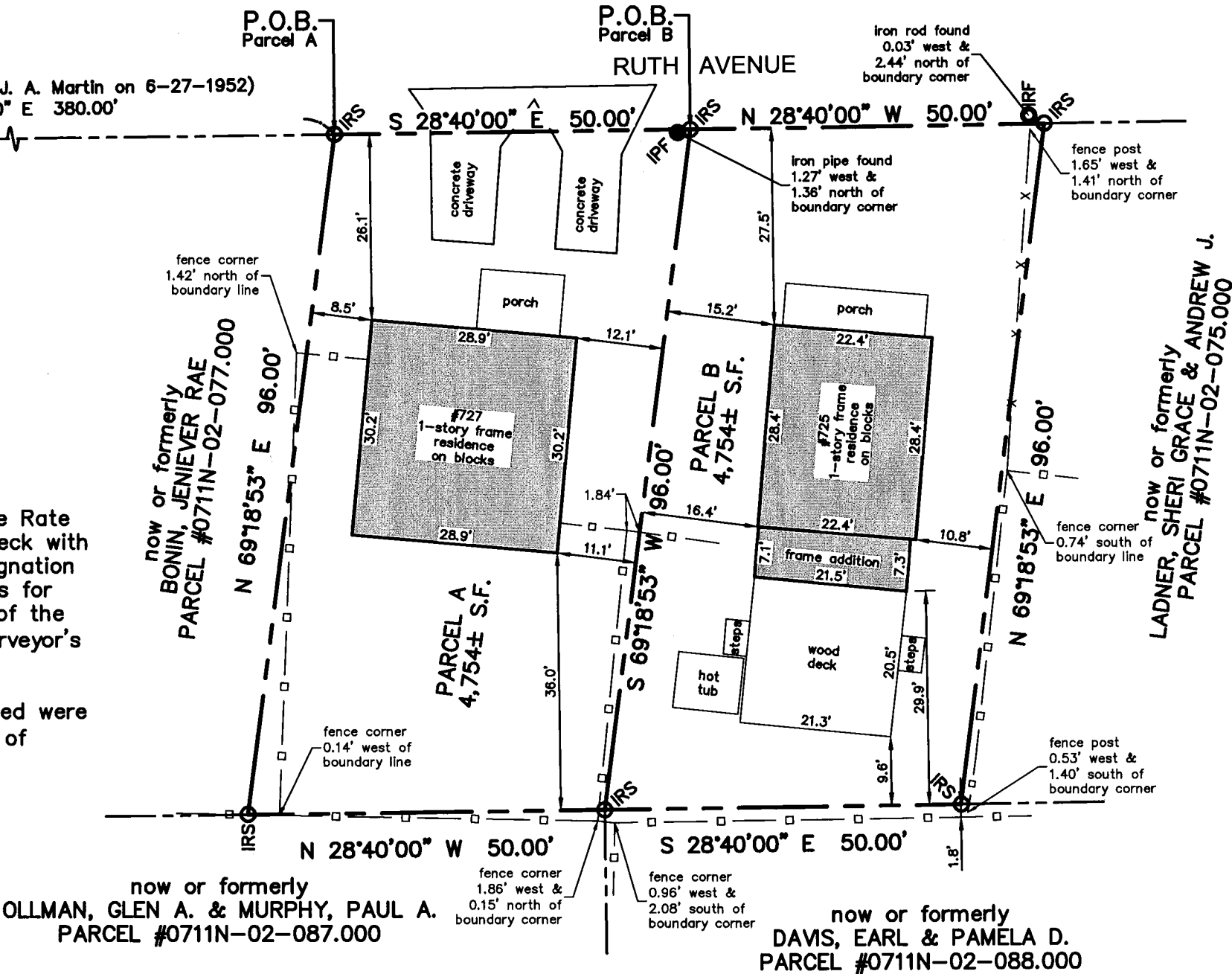
This is to CERTIFY that this map or plat and the survey on which it is based were made in accordance with "Standards of Practice for Surveying in the State of Mississippi".

J. Michael Cassady
J. MICHAEL CASSADY, PS
Dated: September 29, 2017

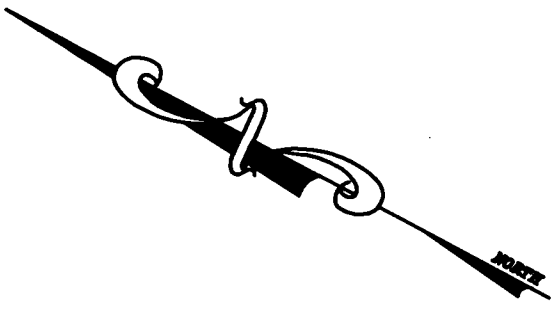
MISSISSIPPI CLASS "B" SURVEY



RESUBDIVISION OF PARCEL
0711N-02-076.000 INTO
PARCELS A & B
SHEET 2 OF 4



- IPF = IRON PIPE FOUND
- IRF = IRON ROD FOUND
- IRS = IRON ROD SET
- □ — = WOOD FENCE LINE
- x — = WIRE FENCE LINE



Scale:	1"=20'	Drawn By:	JET	Job Number:	08438-17
Date:	09/29/17	Revised:		Filename:	Resubdividing

CERTIFICATE OF RESUBDIVISION

In accordance with Section 9-48 of the Code of Ordinance (Subdivision Regulations) of the City of Gulfport as amended, it is hereby certified that the Gulfport City Planning Commission Chairman and Gulfport City Council have reviewed and approved this Final Plat for the Resubdivision of "PARCEL 0711N-02-076.000" in Section 7, Township 8 South, Range 11 West into Parcel "A" and Parcel "B". The subject property is generally described as being located west of Ruth Avenue. The ad valorem tax parcel number of the subject property is 0711N-02-076.000. (Instrument No. 2015-1515-D-J1). The Case File Number is _____.

LEGAL DESCRIPTION OF LAND PRIOR TO THIS RESUBDIVISION (PER DEED):

PROPERTY OF FREDDIE P. RODRIGUE, SR. & DEBORAH B. RODRIGUE:
PARCEL NO. 0711N-02-076.000
(Instrument No. 2015-1515-D-J1)

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

That certain lot or parcel of land described as beginning at a point 380 feet South of the South line of the right of way of the Louisville & Nashville Railroad on the East line of Lot 22 of the Gottschalk Survey of the Claude Lадnier Grant, from thence run South 28 degrees 40 minutes East, along the Eastern boundary line of said Lot 22, a distance of 100 feet; thence West, parallel with the right of way of the said Louisville & Nashville Railroad, 96 feet to the Western boundary line of said Lot 22; run thence North 28 degrees 40 minutes West 100 feet; thence East and parallel with the South boundary line of the said Louisville & Nashville Railroad right of way, a distance of 96 feet to the point of beginning. Being a part of Lot 22 of the Gottschalk Survey.

Together with all and singular the rights, privileges, improvements and appurtenances to the same belonging or in any wise appertaining.

LEGAL DESCRIPTIONS OF THE (2) PARCELS CREATED BY THIS RESUBDIVISION:

LEGAL DESCRIPTION OF PARCEL A: AS PER SURVEY

A parcel of land situated and being located in Lot 22 of the Gottschalk Survey of the Claude Lадnier Grant, City of Gulfport, First Judicial District of Harrison County, Mississippi and being more particularly described as follows, to-wit:

Commencing at the intersection of the westerly margin of Ruth Avenue with the southerly right-of-way of CSX Transportation (formerly Louisville & Nashville Railroad); thence run South 28 degrees 40 minutes 00 seconds East 380.00 feet along the westerly margin of Ruth Avenue to an iron rod set at the Point of Beginning; thence continue South 28 degrees 40 minutes 00 seconds East 50.00 feet along the westerly margin of Ruth Avenue to an iron rod set; thence run South 69 degrees 18 minutes 53 seconds West 96.00 feet to an iron rod set; thence run North 28 degrees 40 minutes 00 seconds West 50.00 feet to an iron rod set; thence run North 69 degrees 18 minutes 53 seconds East 96.00 feet to the Point of Beginning.
Containing 4,754 square feet, more or less.

LEGAL DESCRIPTION OF PARCEL B: AS PER SURVEY

A parcel of land situated and being located in Lot 22 of the Gottschalk Survey of the Claude Lадnier Grant, City of Gulfport, First Judicial District of Harrison County, Mississippi and being more particularly described as follows, to-wit:

Commencing at the intersection of the westerly margin of Ruth Avenue with the southerly right-of-way of CSX Transportation (formerly Louisville & Nashville Railroad); thence run South 28 degrees 40 minutes 00 seconds East 380.00 feet along the westerly margin of Ruth Avenue to an iron rod set; thence continue South 28 degrees 40 minutes 00 seconds East 50.00 feet along the westerly margin of Ruth Avenue to an iron rod set at the Point of Beginning; thence run South 69 degrees 18 minutes 53 seconds West 96.00 feet to an iron rod set; thence run South 28 degrees 40 minutes 00 seconds East 50.00 feet to an iron rod set; thence run North 69 degrees 18 minutes 53 seconds East 96.00 feet to an iron rod set on the westerly margin of Ruth Avenue; thence run North 28 degrees 40 minutes 00 seconds West 50.00 feet along the westerly margin of Ruth Avenue to the Point of Beginning.
Containing 4,754 square feet, more or less.

RESUBDIVISION OF PARCEL
0711N-02-076.000 INTO
PARCELS A & B
SHEET 3 OF 4

Scale:	N.T.S.	Drawn By:	JET	Job Number:	08438-17
Date:	09/29/17	Revised:		Filename:	Resubdividing

The applicant hereby covenants and agrees to indemnify and hold harmless the City of Gulfport, its agents, servants, and/or employees against any and all claims, demands, or causes of action of whatever nature which may arise as a result of the action of the Planning Commission, its agents, and/or employees concerning the petition for resubdivision of the real property described herein.

Ratified and Approved by:

Freddie P. Rodrigue Sr.
(Signature) By: Freddie P. Rodrigue, Sr., Owner

This 2nd day of 10, 2017.

ACKNOWLEDGE

Before me, the undersigned, personally appeared the aforementioned Freddie P. Rodrigue, Sr., who acknowledged that he is the Owner and he accepted this plat and executed the foregoing certificate and dedication for the purpose therein set forth.

Patricia L. Johnson
NOTARY PUBLIC

My Commission Expires: 5/31/2020

Ratified and Approved by:

Deborah B. Rodrigue
(Signature) By: Deborah B. Rodrigue, Owner

This 2nd day of October, 2017.

ACKNOWLEDGE

Before me, the undersigned, personally appeared the aforementioned Deborah B. Rodrigue, who acknowledged that he is the owner and he accepted this plat and executed the foregoing certificate and dedication for the purpose therein set forth.

Patricia L. Johnson
NOTARY PUBLIC

My Commission Expires: 5/31/2020



PLANNING COMMISSION

Submitted to and approved by the Gulfport City Planning Commission on the _____ day of _____, 2017.

Gulfport City Planning Commission Planning Division Administrator

APPROVAL

Submitted to and approved by the City of Gulfport, City Council, at the regular meeting of said Council held on the _____ day of _____, 2017.

ATTEST: ADOPT:

CLERK OF COUNCIL PRESIDENT

This resubdivision plat and Certificate of Resubdivision, having been submitted and approved by the Mayor, this _____ day of _____, 2017.

BILLY HEWES, MAYOR

RESUBDIVISION OF PARCEL
0711N-02-076.000 INTO
PARCELS A & B
SHEET 4 OF 4

Scale:	N.T.S.	Drawn By:	JET	Job Number:	08438-17
Date:	09/29/17	Revised:		Filename:	Resubdivided.dwg



URBAN DEVELOPMENT
PLANNING DIVISION

October 30, 2017

P.O. Box 1780
Gulfport, MS 39502
Phone: 228-868-5710
Fax: 228-868-5708

Deborah and Freddie Rodrigue (Owner)
3614 Oakland Rd
Lakeland, LA 70752

Wm. H. Hardy Building
1410 24th Avenue
Gulfport, MS 39501

RE: Resubdivision 1711PC131: J. Michael Cassady, agent for Deborah and Freddie Rodrigue, property owners, requests to divide the tax parcel 0711N-02-076.000 containing approx. 9,734 square feet into two parcels, zoned T3 (Suburban Zone): located north of Finley Street, south of W Railroad Street, east of Hardy Avenue, and west of and adjacent to Ruth Avenue, in Ward 2.

To Whom It May Concern:

The purpose of this letter is to inform you of the above referenced application. A map showing the general location of the property involved is on the back of this letter.

The City of Gulfport Planning Commission will hold a public hearing to consider the above request at 4:30 P.M. on **Thursday, November 16, 2017** in the Council Chambers at the Gulfport City Hall located at 2309 15th Street.

It is your option whether or not to appear personally or speak for or against the request at the scheduled hearing. If you are unable to attend the public hearing you may submit your opinion in writing and request that it be read into the public record. If you desire, it is also your choice to be represented by an agent or attorney.

A copy of the filed application to be considered will be available for public review at the office of the Department of Urban Development - Planning Division located at the Hardy Building, 1410 24th Avenue. Adjacent property owners will not be provided any further correspondence on the matter unless an appeal is filed but may, as stated above, contact this office for additional information.

Any interested party that may feel aggrieved by the Planning Commission's recommendation may file a written notice of objection within fifteen (15) calendar days after the date of the Planning Commission hearing. The notice of objection and reasons for objecting to the decision should be stated in writing and filed with the Department of Urban Development-Planning Division. This notice of objection shall be forwarded as part of the record with the record and recommendation from the Planning Commission to the Mayor and City Council. The City Council shall make a final decision based upon the record as submitted. No new evidence may be presented at the meeting.

If you have any questions or comments, please contact this office.

Sincerely,

Thomas S. Lane
Planner II

CC: Agent, Adjacent Property Owners (You have been identified as owning property within 160 feet of this request)

PARCEL_ID 131	NAME	ADDRESS_1	CITY	STATE	ZIP
	Deborah and Freddie Rodrigue (Owner)	3614 Oakland Rd	Lakeland	LA	70752
	J. Michael Cassidy (agent)	P.O. Box 7301	Gulfpport	MS	39506
	Adacent Property Owners				
0711N-02-055.000	BOND JEFFERY D & KAREN B	45294 SOL HANNA ROAD	ST AMANT	LA	70774
0711N-02-077.000	BONIN JENIEVER RAE C/O JEANNIE CLOUSE	2130 E 7800 S	SOUTH WEBER	UT	84405
0711N-02-086.000	DANNHEIM VIRGIE L	808 HARDY AVE	GULFPORT	MS	39501
0711N-02-089.000	DAVIS EARL & PAMELA D	4298 WOODCREST DR	MEMPHIS	TN	38111
0711N-02-088.000	DAVIS EARL & PAMELA D	800 HARDY AVE	GULFPORT	MS	39501
0711N-02-049.000	FINLEY CHESTER LAWRENCE	3211 ASHWOOD DR	OPELOUSAS	LA	70570
0711N-02-085.000	J P SILVA PROPERTIES LLC	P O BOX 7379	GULFPORT	MS	39502
0711N-02-074.000	JACKSON MARGARET & JOHN NORTHCUTT	719 RUTH AVE	GULFPORT	MS	39501
0711N-02-090.001	JOHNSON CARMINE	2623 W ANGELA CIR	GULFPORT	MS	39503
0711N-02-058.000	LACOSTE KENDRICK	16397 SAM FAVRE RD	KILN	MS	39556
0711N-02-075.000	LADNER SHERI GRACE & ANDREW J	123 LAFAYETTE AVE APT 3A	BROOKLYN	NY	11217
0711N-02-056.000	LOPER BRYAN E & JENNIFER G	800 RUTH AVE	GULFPORT	MS	39501
0711N-02-087.000	OLLMAN GLEN A & MURPHY PAUL R	111 FAIRWAY OVERLOOK	WOODSTOCK	GA	30188
0711N-02-052.000	ORRELS ARLA F ET AL	9140 TWIN OAKS RD	BASTROP	LA	71220
0711N-02-050.000	RAND CLAYTON T III	409 CARIBE PLACE SOUTH	GULFPORT	MS	39507
0711N-02-051.000	RICHMOND RONALD D & HARRIS JEANETTE	19634 CHAMPION CIR	GULFPORT	MS	39503
0711N-02-076.000	RODRIGUE FREDDIE P SR & DEBORAH B	725 RUTH AVE	GULFPORT	MS	39501
0711N-02-057.000	SCHMIDT KARL & PATRICIA	63431 LOWERY ROAD	AMITE	LA	70422
0711N-02-048.000	SCHROCK OSCAR A & KUCHTA STACY L	721 REGNAULT AVE	GULFPORT	MS	39501
0711N-02-054.000	SIX PELICANS LLC	306 SIKES CR	FT WALTON BEACH	FL	32548
0711N-02-059.000	SMITH TIMOTHY PAUL	718 RUTH AVE	GULFPORT	MS	39501
0711N-02-084.000	TOMOHAWK PROPERTIES LLC	7247 LIVE OAK WAY	PASS CHRISTIAN	MS	39571
0711N-02-078.000	WRIGHT TERRY L SR & LOUISE B	809 RUTH AVE	GULFPORT	MS	39501

1. CITY OF GULFPORT PLANNING COMMISSION

2

3 1711PC131

4

5 TRANSCRIPT OF HEARING

6 November 16, 2017

7 *****

PLANNING

8 TRANSCRIPT OF HEARING HELD BEFORE THE CITY OF GULFPORT

9 COMMISSION HELD IN THE CITY COUNCIL CHAMBERS, GULFPORT,

10 MISSISSIPPI, ON THE 16TH DAY OF NOVEMBER 2017 COMMENCING AT

11 4:30 P.M. AND REPORTED BY

12 NORMA JEAN LADNER SOROE, CERTIFIED SHORTHAND REPORTER.

13 *****

14

COMMISSION MEMBERS PRESENT:

15

KEITH WILLIAMS, President

16

JOHN ANTHONY

17

WILLIAM "PRINCE" JONES

18

MARTY WARREN

19

DOUG HANCOCK

20

B.J. SELLERS

VIRGINIA ADOLPH

21

MICHAEL DANIELS

JOHN ANTHONY

22

21 STAFF PRESENT:

22

GREG PIETRANGELO

23

GREG HOLMES

24

CORY LONG

MATILDA WELCH

SU-LIN BOLIN

N.J. SOROE, CSR #1297

1. 5. Resubdivision 1711PC131
2. MS. WELCH: Case Number 131 has been duly and
3. timely noticed as required by law. The applicant requests to
4. divide the tax parcel containing approximatel 9,734 square feet
5. into two parcels zoned T3 suburban zone located north of FInley
6. Street, south of West Ralroad Street, east of Hardy Avenue, and
7. west of and adjacent to Ruth venue, in Ward 2. A copy of the
8. packet considered is hereby offered into the record.
9. MR. WILLIAMS: Thank you.
10. Someone here to speak for the case?
11. MR. CASSADY: I'm Mike Cassady. I live at 626
12. Secnd Street, Gulfport. I prepared the resubdivision plat and
13. applicaqtion for the Rodrigues, theapplicant, and they hafe
14. complied with all the resubdivision ordinances by the city.
15. I'm here to answer any questions.
16. MR. WILLIAMS: Any questions for Mr. Cassady?
17. All right. If somethign comes up, we'll bring you back up.
18. Thank you, sir.
19. Anyone else here to speak for the rqueest?
20. Anyone here to speak against the rquest?
21. vcommisoners you've heard the public comment. D
22. o I have a motin?

23. MR. JONES: I move that we accept the

24. recommendation for Code 1711PC131.

25. MR. WILLIAMS: Coach, do you mind if I clarify

N.J. SOROE, CSR #1297

1. that sayingthat we approve that case as opposed to accept
the
2. recommendation?
3. MR. JONES: Yes.
4. MR. WILLIAMS: All right. Do we have a second
5. to Coacfh's motion to approve the case?
6. MS. ADOLPH: Second.
7. MR. WILLIAMS: Got a motin and secon. Any
8. further discussion? If not, all those in favor signify by
9. saying aye.
10. (Unanimous vote.)
11. MR. WILLIAMS: Any opposed?
12. (None.)
13. MR. WILLIAMS: It's been aprpoved. Thank you,
14. Mr. Cassady.
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N.J. SOROE, CSR #1297

1. BEFORE THE CITY OF GULFPORT PLANNING COMMISSION.

2

3

4 1711PC131

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7

COURT REPORTER'S CERTIFICATE

8

9 I, Norma Jean Ladner Soroe, Certified Shorthand

10 Reporter, do hereby certify that to the best of my skill
and

11 ability I have reported the hearing held before the City of
12 Gulfport Planning Commission and that the foregoing 3 pages
13 constitute a true and correct transcription of said hearing
14 held on the 16th day of November 2017.

15 I do further certify that my certificate annexed
16 hereto applies only to the original and certified
transcript.

17 The undersigned assumes no responsibility for the accuracy
of
18 any reproduced copies not made under my control and
direction.

19 Witness my signature this the 27th day of
November
20 2017.

21

22

23

24

NORMA JEAN LADNER SOROE, CSR #1297
Certified Shorthand Reporter

25

N.J. SOROE, CSR #1297

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N.J. SOROE, CSR #1297

MEMORANDUM

To: Mayor Billy Hewes and
Gulfport City Council

From: Greg Holmes, Planning Administrator
Urban Development Department

Date: December 22, 2017

Re: **Zoning Map Amendment 1711PC132**

Subject: Jonathan Jr. and Cathy Tate, property owners, request to divide the tax parcel 0811E-05-027.000 containing 13,556 square feet into five parcels zoned T4+ (General Urban Zone "Plus"): located north of and adjacent to 16th Street, south of 17th Street, east of 34th Avenue, and west of and adjacent to 33rd Avenue, in Ward 2.

Planning Commission recommendation: To approve the request

Motion: Mr. Sellers

Second: Mr. Jones

KEITH WILLIAMS – **Chairman**
MICHAEL DANIELS – **Yea**
COLETTE TOWLES – **Absent**
VIRGINIA ADOLPH – **Yea**
CHARLIE HEWES – **Absent**
EVERETTE LADNER – **Absent**
BJ SELLERS – **Yea**
WM. PRINCE JONES – **Yea**
DOUG HANCOCK – **Yea**
MARTIN WARREN, JR – **Nay**
JOHN ANTHONY – **Yea**

Action: Motion was carried unanimously.

Speaking for the Petition: Jonathan Tate

Speaking against the Petition: Fred Hall

On November 16, 2017 the Planning Commission recommended approval of the above referenced case.

Please place the attached item on the Council agenda for January 2, 2018.

Technical Report

Resubdivision

GENERAL INFORMATION

Case File Number: 1711PC132

Hearing Date: November 16, 2017

Current Zoning/Use: T4+ / Vacant

Legal: Jonathan Jr. and Cathy Tate, property owners, request to divide the tax parcel 0811E-05-027.000 containing 13,556 square feet into five parcels zoned T4+ (General Urban Zone "Plus"): located north of and adjacent to 16th Street, south 17th Street, east of 34th Avenue, and west of and adjacent to 33rd Avenue, in Ward 2.

TECHNICAL DETAILS

As proposed, the applicants would like to divide a parcel of land into five smaller parcels. Four of the proposed parcels are intended to be utilized as properties for townhomes with the fifth parcel having an uncertain future. The property is within the City's SmartCode Westside district and requires a Warrant regarding minimum square footage to be within regulations. Beyond this issue, the property meets all other rules.

The Gulfport Subdivision Regulations require that:

1. Each new lot created is in compliance with appropriate zoning ordinances, building codes and restrictive covenants, if any;
2. Each new lot created shall have direct access to a dedicated public street for at least 35 feet; and
3. Each new lot created shall have available capacity for water and sewer

The proposed parcels are located adjacent to existing city rights-of-way, are protected by Gulfport Fire and Police, and will have capacity for city water and sewer. The applicant states there are no protective or restrictive covenants which would prevent the resubdivision of the parcels.

Any approval should consider these departmental comments and conditions.

1. Water is available
2. Sewer is not available for parcels A,B,C,D; to be installed by the developer/owner
3. Tie-in connections to be coordinated with Public Works
4. Developer must extend to each new parcel
5. Must meet all of the current Building Codes and City of Gulfport Ordinances
6. Warrant must be approved prior to approval of the Resubdivision

Technical Report

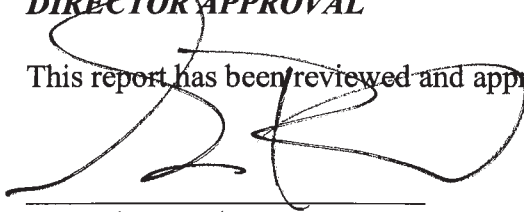
Resubdivision

DEPARTMENTAL CONDITIONS

- Engineering:** Water is available. Sewer is not available for parcels A,B,C,D; to be installed by the developer/owner. Tie-in connections to be coordinated with Public Works. Memo dated 11/02/16.
- Public Works:** Developer must extend to each new parcel. Memo dated 11/02/17.
- Traffic and Safety:** No conditions. Memo dated 11/01/17.
- Building Code Services:** Must meet all of the current Building Codes and City of Gulfport Ordinances. Memo dated 11/01/17.
- Police Department:** No conditions. Memo dated 11/01/17.
- Fire Department:** No conditions. Memo dated 11/01/17.

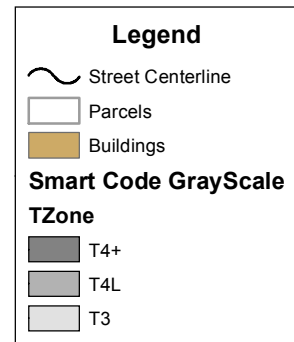
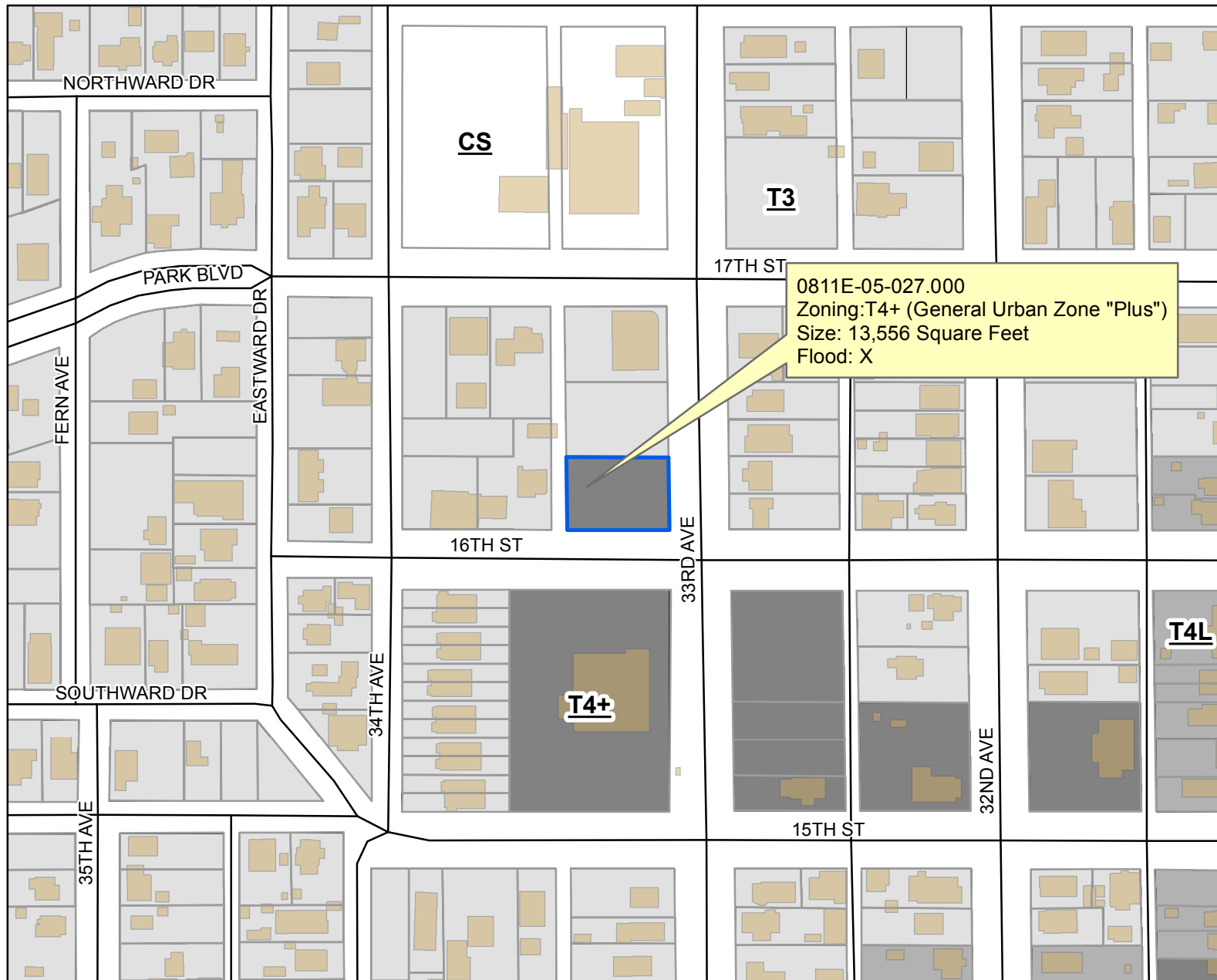
DIRECTOR APPROVAL

This report has been reviewed and approved by:



Greg Pietrangelo
Director of Urban Development Department

7.12



DATA DISCLAIMER:

All information that is provided on this map is believed to be correct. However, no liability is assumed by the City of Gulfport for errors in substance or form of any of the materials published on this map. The GIS Division, City of Gulfport, provides the information represented on this map as a service to the community and makes every effort possible to provide quality information. However, no claims, promises, or guarantees about the accuracy, completeness or adequacy of the information contained on this map are expressed or implied.

\$195.00



CITY OF GULFPORT
Urban Development - Planning Division
1410 24th Avenue
Gulfport, MS 39501
(228) 868-5710

For Staff Use Only

APPLICATION FOR RESUBDIVISION

Property Information

TAX PARCEL #

0	8	1	1	E	-	0	5	-	0	2	7	.	0	0	5
					-			-				.			
					-			-				.			

Case File #: 1711PC132

Date Received: 10/3/17

Receipt #: _____

Received By: _____

Zoning: T4+

Ward: 2 Flood: X

Size: 13,556

(If necessary, use separate sheet of paper)

Address of Property Involved: 1601 33rd Ave GPT MS 39501

Lot(s) 9-12, Block(s) 144, Subdivision Gulfport City of Biks 1601

General Location: _____

GENERAL DESCRIPTION OF REQUEST:

To Change property from 1 parcel to 4 parcels

OWNERSHIP AND CERTIFICATION:

I hereby certify that I have read and understand this application and that all information and attachments are true and correct. I also certify that I agree to comply with all applicable city codes, ordinances and state laws. Finally, I certify that I am the owner of the property involved in this request or have authorization to act as the owner's agent for the herein described request.

OWNER

AGENT

Jonathan Tate Jr. - Cathy

Printed Name Of Owner

12360 Brittany Blvd

Mailing Address

Gulfport MS 39503

City State Zip code

228 609 0950

Home Phone Work/Cell Phone

Jonathan Cathy @ bellsouth-net

Email

Cathy Tate

Signature Of Owner

Jonathan Tate Jr.

Printed Name Of Agent

Mailing Address

City State Zip code

Home Phone Work/Cell Phone

Email

Signature Of Agent

If the property or properties listed above have more than one owner, please check this box. In the case of multiple owners, reverse side must be completed. Each additional owner will need to complete and sign the reverse side of this application. We can only accept applications with original signatures.



SECTIONS A. THROUGH G. MUST BE SUBMITTED FOR A COMPLETE APPLICATION.

This page must be completed if the property or properties involved have more than one owner. All persons listed as owners to the property or properties listed on page one must complete and sign this part of the application.

I hereby certify that I have read and understand this application and that all information and attachments are true and correct. I also certify that I agree to comply with all applicable city codes, ordinances and state laws. Finally, I certify that I am the owner of the property involved in this request or authorized to act as the owner's agent for herein described request.

NAME OF OWNER (PRINT) CATHY Tate

ADDRESS (STREET, CITY, STATE, ZIP CODE) 12360 Brittany Blvd GPT MS 39503

PHONE # (H) 228-697-1911 (W) _____

TAX PARCEL NUMBER(S) OWNED 0811E-05-027.000

SIGNATURE: Cathy Tate

NAME OF OWNER (PRINT) _____

ADDRESS (STREET, CITY, STATE, ZIP CODE) _____

PHONE # (H) _____ (W) _____

TAX PARCEL NUMBER(S) OWNED _____

SIGNATURE: _____

NAME OF OWNER (PRINT) _____

ADDRESS (STREET, CITY, STATE, ZIP CODE) _____

PHONE # (H) _____ (W) _____

TAX PARCEL NUMBER(S) OWNED _____

SIGNATURE: _____

(Use additional forms as needed)

IN CASES OF MULTIPLE APPLICANTS, PLEASE IDENTIFY THE PERSON WHO WILL BE ACTING AS YOUR SPOKES

PERSON/AGENT FOR YOU: _____

October 18, 2017

To: Planning Board for the City of Gulfport

RE: Resubdivision of 1601 33rd Ave Gulfport MS 39501

We are asking for approval for Resubdivision to build a four-unit Town Home. The change will cost less to build and maintain. Townhomes will give lease options and opportunities for purchase. This will not cause any known negative impact to the neighborhood. The design of the town homes will enhance the area and provide affordable housing.

We believe the approval of this project will encourage other builders to offer this type of housing.

Thank You

Jonathan Tate Jr

Cathy Tate

SURVEY OF:
LOTS 9 THRU 12
BLOCK 144
ORIGINAL GULFPORT
HARRISON CO. MS.

PARCEL # 0811E-05-027.000

Dated: 10/16/2017

SCALE: 1"=20'

CLASS "B" SURVEY

Base Bearing by: GPS RTK (NAD 83)



F.I.P. FOUND IRON PIPE
F.C. FENCE CORNER
S.I.R. SET IRON ROD

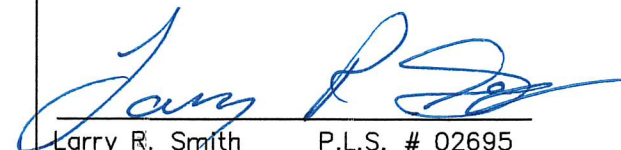
REFERENCES:

PLAT OF ORIGINAL GULFPORT
HARRISON COUNTY TAX MAP

NOTES: This survey was performed without the benefit of a
current title search. Property is subject to any/all
Easements, Right-of-ways and/or Restrictions on record.

CERTIFICATION

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

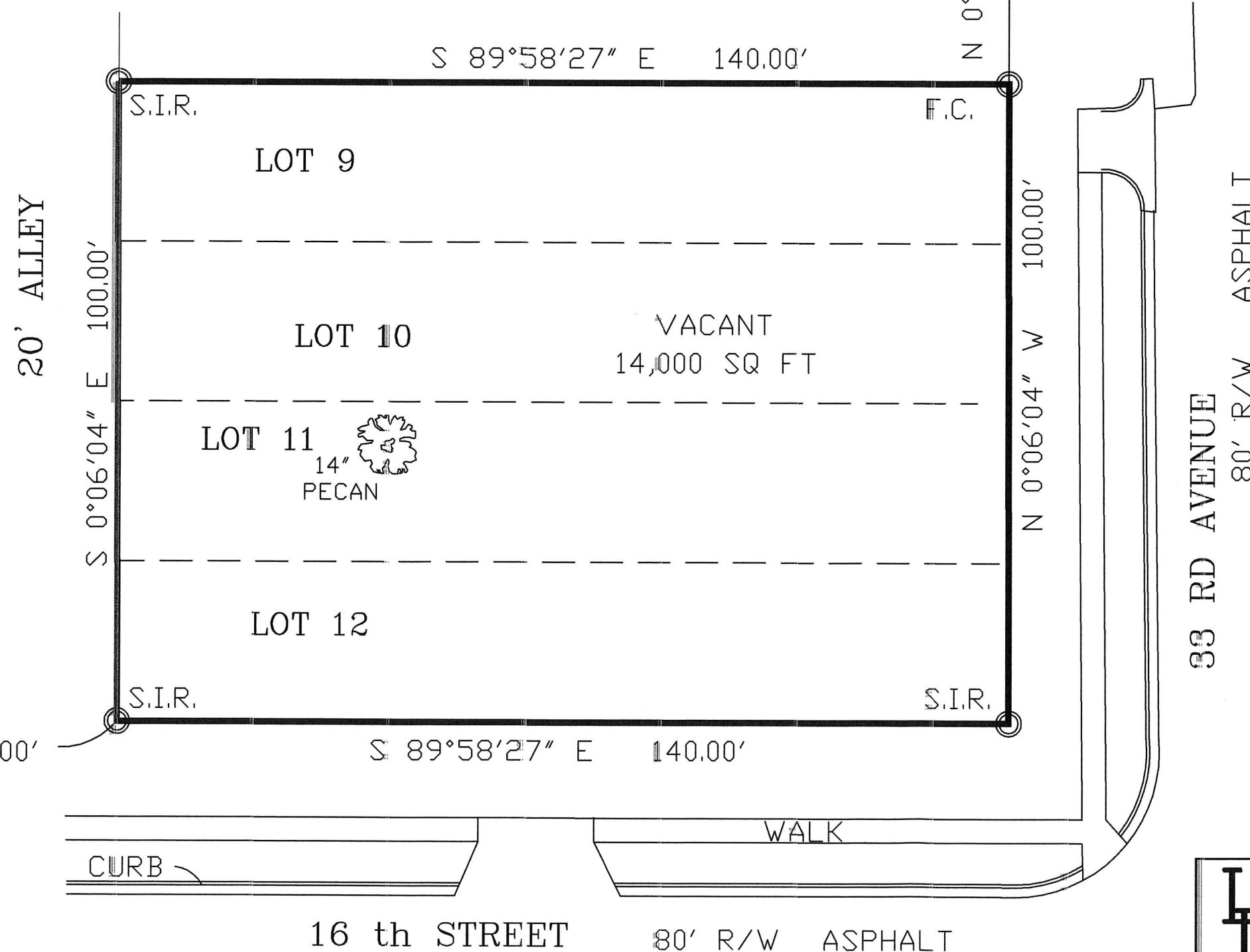

Larry R. Smith P.L.S. # 02695

This property is located in Zone(s) "X",
as published by the Federal Insurance Administration,
Official Flood Hazard Map, Community Panel Number
28047C0376G, revised 6/16/2009.



LS LAND SURVEYING
105 N. KERN DRIVE GULFPORT MS. 39503 PHONE: (228) 832-9643

THIS CERTIFICATE PREPARED BY: LARRY SMITH
SHEET 1 OF 4



RESUBDIVISION OF:
LOTS 9 THRU 12
BLOCK 144
ORIGINAL GULFPORT
HARRISON CO. MS.
PARCEL # 0811E-05-027.000
INTO PARCELS A,B,C,D & E

F.I.P.

ZONE T-4+
FYSB = 0'- 18'
SYSB = 6'
RYSB = 6'
SYSB W/ RD = 0- 12'

Dated: 10/16/2017
SCALE: 1"=20'
CLASS "B" SURVEY
Base: Bearing by GPS RTK (NAD 83)

PARCELS A,B,C&D - TOWNHOMES
PARCEL E - FUTURE USE

F.I.P. FOUND IRON PIPE
F.C. FENCE CORNER
S.I.R. SET IRON ROD

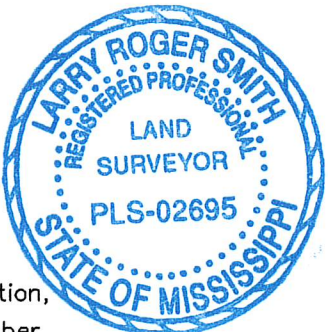
REFERENCES:
PLAT OF ORIGINAL GULFPORT
HARRISON COUNTY TAX MAP

NOTES: This survey was performed without the benefit of a
current title search. Property is subject to any/all
Easements, Right-of-ways and/or Restrictions on record.

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

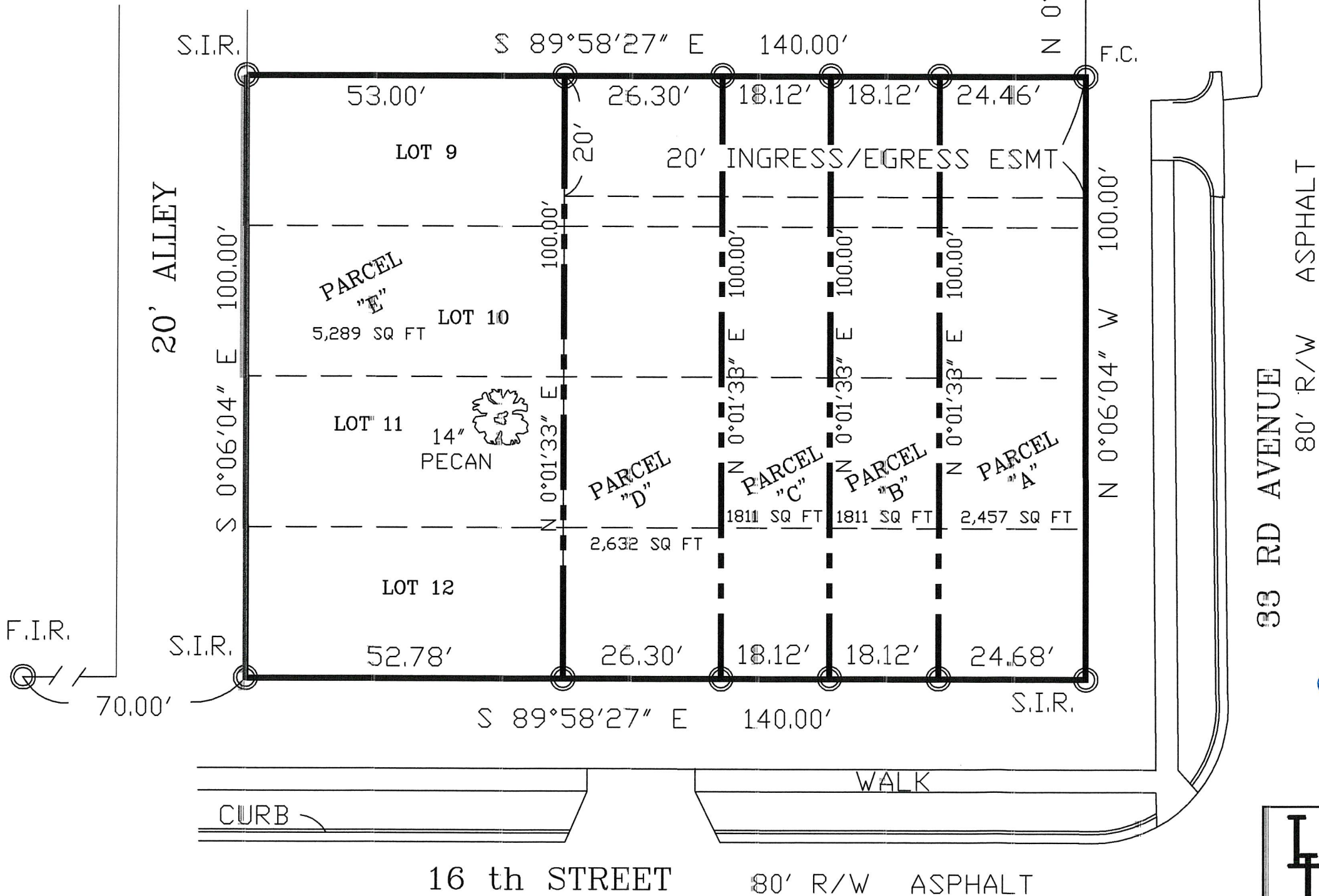
Larry R. Smith
Larry R. Smith P.L.S. # 02695

This property is located in Zone(s) "X",
as published by the Federal Insurance Administration,
Official Flood Hazard Map, Community Panel Number
28047C0376G, revised 6/16/2009



LS LARRY SMITH
LAND SURVEYING
105 N. KERN DRIVE GULFPORT MS. 39503 PHONE: (228) 832-9643

THIS CERTIFICATE PREPARED BY: LARRY SMITH
SHEET 2 OF 4



EXISTING DESCRIPTION

LEGAL DESCRIPTION

LOTS 9 THRU 12, BLOCK 144, ORIGINAL GULFPORT, HARRISON COUNTY MS.
SAID PARCEL CONTAINS 14,000 SQUARE FEET MORE OR LESS.

PROPOSED DESCRIPTIONS

LEGAL DESCRIPTION (PARCEL "A")

BEGINNING AT THE INTERSECTION OF THE NORTH MARGIN OF 16th STREET WITH THE WEST MARGIN OF 33rd AVENUE; THENCE N89°58'27"W, ALONG THE NORTH MARGIN OF 16th STREET A DISTANCE OF 24.68 FEET; THENCE N00°01'33"E A DISTANCE OF 100.0 FEET; THENCE S89°58'27"E A DISTANCE OF 24.46 FEET TO THE WEST MARGIN OF 33rd AVENUE; THENCE S00°06'04"E ALONG THE WEST MARGIN OF 33rd AVENUE A DISTANCE OF 100.0 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 2,457 SQUARE FEET, MORE OR LESS.

SUBJECT TO A 20 FOOT INGRESS AND EGRESS EASEMENT ALONG THE NORTH 20 FEET OF SAID PARCEL.

LEGAL DESCRIPTION (PARCEL "B")

COMMENCING AT THE INTERSECTION OF THE NORTH MARGIN OF 16th STREET WITH THE WEST MARGIN OF 33rd AVENUE; THENCE N89°58'27"W, ALONG THE NORTH MARGIN OF 16th STREET A DISTANCE OF 24.68 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N89°58'27"W, ALONG SAID NORTH MARGIN A DISTANCE OF 18.12 FEET; THENCE N00°01'33"E A DISTANCE OF 100.0 FEET; THENCE S89°58'27"E A DISTANCE OF 18.12 FEET; THENCE S00°01'33"W A DISTANCE OF 100.0 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 1,811 SQUARE FEET, MORE OR LESS.

SUBJECT TO A 20 FOOT INGRESS AND EGRESS EASEMENT ALONG THE NORTH 20 FEET OF SAID PARCEL.

LEGAL DESCRIPTION (PARCEL "C")

COMMENCING AT THE INTERSECTION OF THE NORTH MARGIN OF 16th STREET WITH THE WEST MARGIN OF 33rd AVENUE; THENCE N89°58'27"W, ALONG THE NORTH MARGIN OF 16th STREET A DISTANCE OF 42.80 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N89°58'27"W, ALONG SAID NORTH MARGIN A DISTANCE OF 18.12 FEET; THENCE N00°01'33"E A DISTANCE OF 100.0 FEET; THENCE S89°58'27"E A DISTANCE OF 18.12 FEET; THENCE S00°01'33"W A DISTANCE OF 100.0 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 1,811 SQUARE FEET, MORE OR LESS.

SUBJECT TO A 20 FOOT INGRESS AND EGRESS EASEMENT ALONG THE NORTH 20 FEET OF SAID PARCEL.

LEGAL DESCRIPTION (PARCEL "D")

COMMENCING AT THE INTERSECTION OF THE NORTH MARGIN OF 16th STREET WITH THE WEST MARGIN OF 33rd AVENUE; THENCE N89°58'27"W, ALONG THE NORTH MARGIN OF 16th STREET A DISTANCE OF 60.92 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N89°58'27"W, ALONG SAID NORTH MARGIN A DISTANCE OF 26.30 FEET; THENCE N00°01'33"E A DISTANCE OF 100.0 FEET; THENCE S89°58'27"E A DISTANCE OF 26.30 FEET; THENCE S00°01'33"W A DISTANCE OF 100.0 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 2,632 SQUARE FEET, MORE OR LESS.

SUBJECT TO A 20 FOOT INGRESS AND EGRESS EASEMENT ALONG THE NORTH 20 FEET OF SAID PARCEL.

LEGAL DESCRIPTION (PARCEL "E")

COMMENCING AT THE INTERSECTION OF THE NORTH MARGIN OF 16th STREET WITH THE WEST MARGIN OF 33rd AVENUE; THENCE N89°58'27"W, ALONG THE NORTH MARGIN OF 16th STREET A DISTANCE OF 87.22 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N89°58'27"W, ALONG SAID NORTH MARGIN A DISTANCE OF 52.78 FEET TO THE EAST MARGIN OF A 20 FOOT WIDE ALLEY; THENCE N00°06'04"W, ALONG THE EAST MARGIN OF SAID ALLEY A DISTANCE OF 100.0 FEET; THENCE S89°58'27"E A DISTANCE OF 53.00 FEET; THENCE S00°01'33"W A DISTANCE OF 100.0 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 2,632 SQUARE FEET, MORE OR LESS.

20' WIDE INGRESS AND EGRESS EASEMENT

COMMENCING AT THE INTERSECTION OF THE NORTH MARGIN OF 16th STREET WITH THE WEST MARGIN OF 33rd AVENUE; THENCE N00°06'04"W, ALONG THE WEST MARGIN OF 33rd AVENUE A DISTANCE OF 80.0 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N00°06'04"W, ALONG THE WEST MARGIN OF 33rd AVENUE A DISTANCE OF 20.0 FEET; THENCE N89°58'27"W A DISTANCE OF 87.0 FEET; THENCE S00°01'33"W A DISTANCE OF 20.0 FEET; THENCE S89°58'27"E A DISTANCE OF 87.00 FEET TO THE POINT OF BEGINNING.

LS LARRY SMITH
LAND SURVEYING

105 N. KERN DRIVE GULFPORT MS. 39503 PHONE: (228) 832-9643

CERTIFICATE OF RESUBDIVISION

In accordance with Section 9-48 of the Codes of Ordinance (Subdivision Regulations) of the City of Gulfport as amended, it is hereby certified that the Gulfport City Planning Commission Chairman and Gulfport City Council have reviewed and approved this Final Plat for the Resubdivision of a Parcel of land, into (5) Parcels A THRU E. The Subject Property is generally described as being located in Block 144 of the Original Gulfport Subdivision, Section 4, Township 8 South, Range 11 West, City of Gulfport, Harrison County, Mississippi. (WEST OF 33rd AVENUE/ NORTH OF 16th STREET), On file and recorded in Instrument # 2016-0001678-D-J1, in the office of the Chancery Clerk. The ad velorem tax numbers of the subject property is 0811E-05-027.000, The Case FileNumber is _____

The applicants hereby covenants and agrees to indemnify and hold harmless the City of Gulfport, its agents, servants and or employees against any and all claims, demands, or causes of action of whatever nature which may arise as a result of the action of the Planning Commision, its agents and/or employees concerning the petition for resubdivision of the real property described:

Ratified and Approved by:

OWNER: Jonathan Tate Jr.
JONATHAN TATE Jr.

This the 19th day of October, 2017

ACKNOWLEDGEMENT

Before me, the undersigned, authorized in and for the State of Mississippi, County of Harrison, Personally appeared the

aforenamed Jonathan Tate Jr who acknowledged that He/She accepted this plat and executed the foregoing certificate and dedication for the purpose therein set forth.

Naol R. Olson Palmer
NOTARY PUBLIC
My Commission Expires: _____
STATE OF MISSISSIPPI
NOTARY PUBLIC
ID # 115601
NAOL RENE OLSON PALMER
Commission Expires
March 13, 2020
HARRISON COUNTY

The applicants hereby covenants and agrees to indemnify and hold harmless the City of Gulfport, its agents, servants and or employees against any and all claims, demands, or causes of action of whatever nature which may arise as a result of the action of the Planning Commision, its agents and/or employees concerning the petition for resubdivision of the real property described:

Ratified and Approved by: OWNER: Cathy E. Tate
CATHY E. TATE

This the 19th day of October, 2017

ACKNOWLEDGEMENT

Before me, the undersigned, authorized in and for the State of Mississippi, County of Harrison, Personally appeared the

aforenamed Cathy E. Tate who acknowledged that He/She accepted this plat and executed the foregoing certificate and dedication for the purpose therein set forth.

Naol R. Olson Palmer
NOTARY PUBLIC
My Commission Expires: _____
STATE OF MISSISSIPPI
NOTARY PUBLIC
ID # 115601
NAOL RENE OLSON PALMER
Commission Expires
March 13, 2020
HARRISON COUNTY

PLANNING COMMISSION

Submitted to and approved by the Gulfport City Planning Commission on the _____ day of _____, 20____.

Chairman
Gulfport City Planning Commission

Planning Division Administrator

APPROVAL

Submitted to and approved by the City of Gulfport, City Council, at the regular meeting of said Council held on the _____ day of _____, 20____.

ATTEST:

ADOPT:

CLERK OF THE COUNCIL

PRESIDENT

This resubdivision plat and Certificate of Resubdivision, having been submitted and approved by the Mayor, This the _____ day of _____, 20____.

MAYOR (City of Gulfport)

THIS CERTIFICATE PREPARED BY: LARRY SMITH SHEET 4 OF 4

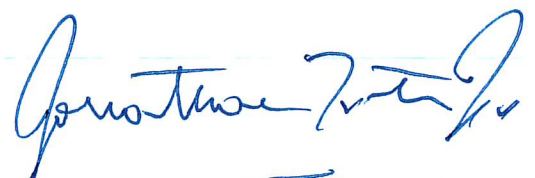
LS LARRY SMITH
LS LAND SURVEYING
105 N. KERN DRIVE GULFPORT MS. 39503 PHONE: (228) 832-9643

RESUBDIVISION OF PARCEL 11
INTO PARCELS A THRU E
CITY OF GULFPORT BLK 144

The Property located at 1601 33'd Ave. Gulfport
Ms. Parcel No. 0811E-05-027.000. To my knowledge
there are no known covenants on file that would
prevent the subdivide that has been requested on
said property.

Sworn to and subscribed to me this
15 day of October
2017
Notary: 





Jonathan Tate Jr.
Oct. 25, 2017

Lots 9 to 12 Block 144
Original Gulfport

PARCEL_ID	NAME	ADDRESS_1	CITY	STATE	ZIP
0811E-05-027.000	LADNER EDWIN & THELMA	11321 LANDON LAKE BLVD	GULFPORT	MS	39503
	Adjacent Property Owners				
0811E-03-073.000	CALHOUN CLINTON	1605 32ND AVE	GULFPORT	MS	39501
0811E-03-080.000	FLORY TIMOTHY A & MIKKI	1620 23RD AVE	GULFPORT	MS	39501
0811E-05-028.000	HALL FREDRICK W & DONNA S D	3314 16TH ST	GULFPORT	MS	39501
0811E-03-080.001	HEBERT BEVERLY C	1616 33RD AVE	GULFPORT	MS	39501
0811E-03-079.000	HEBERT JAMAL EDWARD & KAVITA V	1610 33RD AVE	GULFPORT	MS	39501
0811E-05-026.000	HEBERT KAVITA & JAMAL	1610 33RD AVE	GULFPORT	MS	39501
0811E-03-081.000	JOHNSON LEVIE G	1236 MARINA DR	SLIDELL	LA	70458
0811E-03-088.000	LADNER ERMA R ET AL	1523 32ND AVE	GULFPORT	MS	39501
0811E-03-076.000	MILES CLAIBORNE E	PO BOX 580	GULFPORT	MS	39502
0811E-03-078.000	NECAISE ALTON C	28030 LAKE CYPRESS DR	PERKINSTON	MS	39573
0811E-03-077.000	NICHOLS CAROLYN M ETAL	1502 MILL RD	GULFPORT	MS	39507
0811E-03-080.002	OLSON SHARON L	3209 17TH ST	GULFPORT	MS	39501
0811E-05-035.001	PARIONA PROPERTIES LLC	2596 BIENVILLE BLVD	OCEAN SPRINGS	MS	39564
0811E-03-072.000	PHAM LONG VAN	1607 32ND AVE #B	GULFPORT	MS	39501
0811E-05-035.000	S & C PROPERTIES LLC	117 SHIRMAC DRIVE	SLIDELL	LA	70461
0811E-03-083.000	SAMPLES MARGIE I	1501 32ND AVE	GULFPORT	MS	39501
0811E-05-035.002	SKM PROPERTIES LLC	2011 POINTE CLEAR BLVD	BILOXI	MS	39531
0811E-05-030.000	TRAN SANG VAN & BICH NGOC N	1200 2ND ST	GULFPORT	MS	39501
0811E-05-025.000	UNITY PRINT COMPANY	202 COX AVE	LONG BEACH	MS	39560
0811E-05-035.006	US BANK NA TRUSTEE	2121 CLIFF DR STE 205	EAGAN	MN	55122
0811E-03-074.000	WEEMS DOUGLAS E & REBECCA L	11722 ROBERTS DR	BILOXI	MS	39532
0811E-05-031.000	WILSON RICHARD M & ERMA L	1523 32ND AVE	GULFPORT	MS	39501
0811E-05-032.000	WILSON SAMUEL W & JOYCE B	3315 17TH ST	GULFPORT	MS	39501



URBAN DEVELOPMENT
PLANNING DIVISION

October 27, 2017

Jonathan & Cathy Tate
12360 Brittany Blvd
Gulfport, MS 39503

P.O. Box 1780
Gulfport, MS 39502
Phone: 228-868-5710
Fax: 228-868-5708

Wm. H. Hardy Building
1410 24th Avenue
Gulfport, MS 39501

RE: Resubdivision 1711PC132: Jonathan Jr. and Cathy Tate, property owners, request to divide the tax parcel 0811E-05-027.000 containing 13,556 square feet into five parcels zoned T4+ (General Urban Zone "Plus"): located north of and adjacent to 16th Street, south of 17th Street, east of 34th Avenue, and west of and adjacent to 33rd Avenue, in Ward 2.

To Whom It May Concern:

The purpose of this letter is to inform you of the above referenced application. A map showing the general location of the property involved is on the back of this letter.

The City of Gulfport Planning Commission will hold a public hearing to consider the above request at 4:30 P.M. on **Thursday, November 16, 2017** in the Council Chambers at the Gulfport City Hall located at 2309 15th Street.

It is your option whether or not to appear personally or speak for or against the request at the scheduled hearing. If you are unable to attend the public hearing you may submit your opinion in writing and request that it be read into the public record. If you desire, it is also your choice to be represented by an agent or attorney.

A copy of the filed application to be considered will be available for public review at the office of the Department of Urban Development – Planning Division located at the Hardy Building, 1410 24th Avenue. Adjacent property owners will not be provided any further correspondence on the matter unless an appeal is filed but may, as stated above, contact this office for additional information.

Any interested party that may feel aggrieved by the Planning Commission's recommendation may file a written notice of objection within fifteen (15) calendar days after the date of the Planning Commission hearing. The notice of objection and reasons for objecting to the decision should be stated in writing and filed with the Department of Urban Development-Planning Division. This notice of objection shall be forwarded as part of the record with the record and recommendation from the Planning Commission to the Mayor and City Council. The City Council shall make a final decision based upon the record as submitted. No new evidence may be presented at the meeting.

If you have any questions or comments, please contact this office.

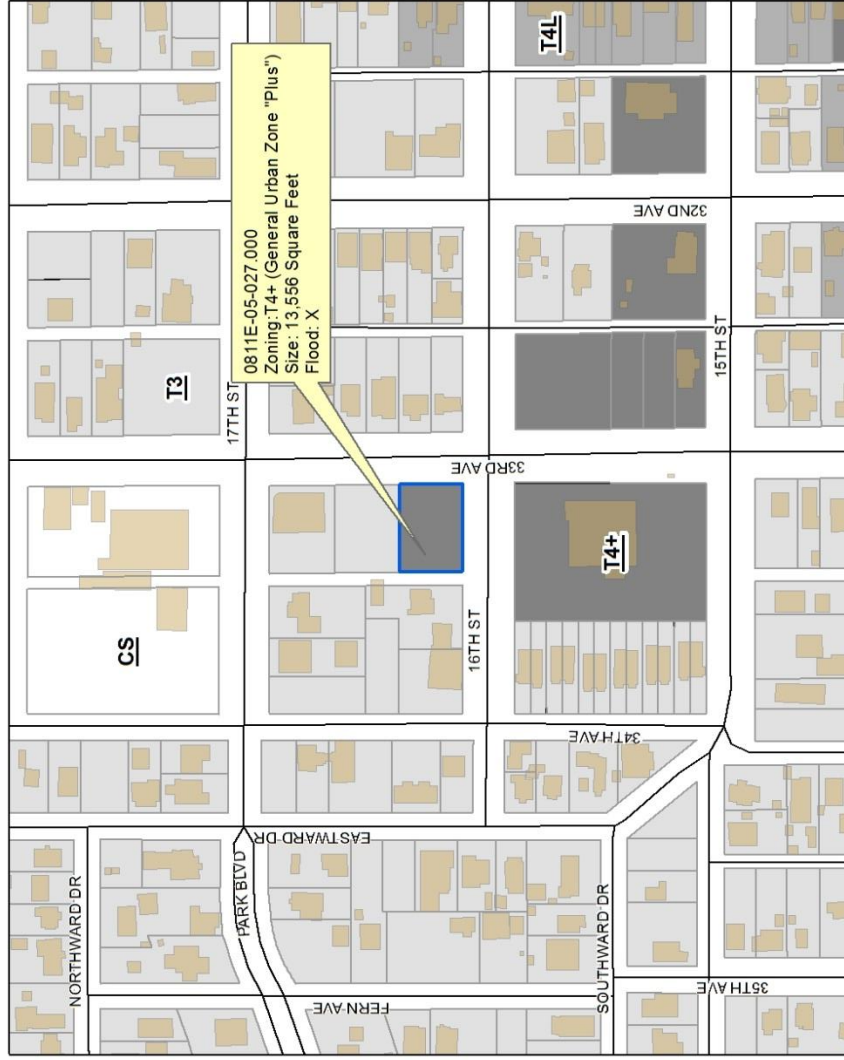
Sincerely,

Thomas S. Lane
Planner II

CC: Agent, Adjacent Property Owners (You have been identified as owning property within 160 feet of this request)

1711PC132

Resubdivision



1. CITY OF GULFPORT PLANNING COMMISSION

2

3 1711PC133

4

5 TRANSCRIPT OF HEARING

6 November 16, 2017

7 *****

PLANNING

8 TRANSCRIPT OF HEARING HELD BEFORE THE CITY OF GULFPORT

9 COMMISSION HELD IN THE CITY COUNCIL CHAMBERS, GULFPORT,

10 MISSISSIPPI, ON THE 16TH DAY OF NOVEMBER 2017 COMMENCING AT

11 4:30 P.M. AND REPORTED BY

12 NORMA JEAN LADNER SOROE, CERTIFIED SHORTHAND REPORTER.

13 *****

14

COMMISSION MEMBERS PRESENT:

15

KEITH WILLIAMS, President

16

JOHN ANTHONY

17

WILLIAM "PRINCE" JONES

18

MARTY WARREN

19

DOUG HANCOCK

20

B.J. SELLERS

VIRGINIA ADOLPH

21

MICHAEL DANIELS

JOHN ANTHONY

22

21 STAFF PRESENT:

22

GREG PIETRANGELO

23

GREG HOLMES

24

CORY LONG

MATILDA WELCH

SU-LIN BOLIN

N.J. SOROE, CSR #1297

1. 6. Resubdivision 1711PC132
2. MS. WELCH: Case Number 132 has been duly and
3. timely noticed as required by law. The applicant requests to
4. divide tax parcel containing 13,566 square feet into five
5. parcels zoned T4+ general urban zone plus located north of and
6. adjacent to 16th Street, south of 17th Street, east of 34th
7. Avenue, and west of and adjacent to 33rd Avenue, in Ward 2. A
8. copy of the packet considered is hereby offered into the
9. record.
10. MR. WILLIAMS: Is someone here to speak for the
11. case?
12. MR. TATE: My name is Jonathan Tate. I live at
13. 12360 Ripley Boulevard, Gulfport.
14. I'm asking that the commission will consider the
15. subdivide for the property. We are planning to put an
16. apartment complex there, and it will give us an opportunity to
17. better use the property. This will give us a way to get -- we
18. have the apartments already planned out, designed. This will
19. give us an opportunity to make townhouses, not just apartments.
20. MR. WILLIAMS: Questions, commissioners? If
21. something comes up, we'll bring you back up. Thank you.

22. MR. TATE: Thank you.

23. MR. WILLIAMS: Anyone else here to speak for the

24. request?

25. Anyone here to speak against the request?

N.J. SOROE, CSR #1297

1. MR. HALL: Oh, yes. I'm Frederick Hall. A
2. little history. I'm retired Navy. I bought the property
3. exactly next door to the lot he has 35 years ago. I have
built
4. a \$120,000 house on that property before they had all the
5. apartments south of us next to the old health care
building.
6. It used to be the old Lang funeral home, if you're familiar
7. with that. And ever since they built those apartments,
we've
8. had robberies, shootings, theft, loud music, cops over
there
9. all the time.
10. Mr. Tate was not aware of that. I talked to him
11. when he was mowing the property over there and introduced
12. myself, and he expressed the information he was not aware
of
13. how bad those apartments were and that he wouldn't be able
to
14. charge as much rent.
15. In the neighborhood on my block, Block 144,
16. there's three of us that live there. There's three
property
17. owners that live in heir houses. We're all over 50.
There's
18. no children. We've settled down; that's where we're going
to
19. live. My wife and I expect some day to give our property
to
20. our son and our daughter-in-law.

- 21. We've invested quite a bit in planting ourselves
- 22. there. We're not going to move. Okay?
- 23. When we did that, it was a nice quiet
- 24. neighborhood. The property owner of the health care
building
- 25. built those apartments, and I was here at the hearing for
that,

N.J. SOROE, CSR #1297

1. and he assured us they were going to be nice townhomes with
2. responsible people. What we ended up with is a bunch of
dog
3. box duplexes with just cop call after cop call. If you
4. remember, a year ago there was a lady that got shot in her
5. kitchen, a gang banger shot through the house four or five
6. times. Well, that was across the street from my property.
And
7. when they left, they ran through my property to get over
out of
8. the neighborhood.
9. If Mr. Tate wanted to build a nice house there,
10. I'd welcome him -- and live in it -- I'd welcome him as a
good
11. neighbor. But a bunch of more dog box apartments that you
12. can't charge a lot of rent for will not improve our block.
13. Okay?
14. If he wanted to put something in -- I don't know
15. what the zoning -- that's not my job. But there's two
16. commercial properties on the block already. They cause no
17. problems. Something that was a commercial property on
there
18. that was closed on Sunday so that it was quiet on Sunday
would
19. not be a problem for me or my wife.
20. But we are vehemently opposed to having a bunch
21. of apartments that are going to be like the ones across the
22. street, with the shootings and the cop calls and the loud

- 23. music, and just every stereotypical thing you could think of
- 24. for low rent housing happens over there at those apartments.
- 25. We really don't want them next door where we have to have armed

N.J. SOROE, CSR #1297

1. guard keep the people off the property that we own.
2. MR. WILLIAMS: All right.
3. MR. HALL: But what can I say?
4. MR. ANTHONY: You're talking about your house is
5. over there to the west on that picture?
6. MR. HALL: Yes. Go back. Go back.
7. MR. ANTHONY: That's your house to the west?
8. MR. HALL: That is the big house on the left
9. there. That's a 1600 or little more square foot house. We
had
10. a custom Jim Walters house which is hard to get done but we
11. bribed them. It's a two bedroom house because there's me,
and
12. we have one son, and we ain't bringing in a whole bunch of
13. inlaws or nothing. We're old. We don't like banging into
14. furniture.
15. MR. ANTHONY: And then south of that is where
16. you're talking about across the street?
17. MR. HALL: Yes, off the picture to the left one
18. street down, yes. You see all the red spot below his red
spot?
19. You see all of those horizontal lines? That's all those
little
20. dog box apartments. And the guy had made glowing
21. recommendations about how good they would be, and now
the're
22. moldy and, you know...

23. MR. ANTHONY: In that particular vicinity, are

24. those the only apartments --

25. MR. HALL: Yes. That block has -- the big red

N.J. SOROE, CSR #1297

1. part you can see there's a building in the center that's kind
2. of orange, that's the health care. He's gone into, I don't
3. know, some addiction treatment thing. You know, that's
4. wonderful. Bring that into the neighborhood.
5. But all those little apartments over there, I
6. know one person over there of all of those houses, and that's
7. the guy right across the street who lives in the apartment now,
8. where the family left after the mother got shot dead in her
9. kitchen through he wall, mind you, and he's a retired Marine.
10. He goes to the V.A. for treatment. He's disabled. I know him
11. because I get to take him around sometimes because I drive for
12. the V.A. I take patients to their doctor's appointments, and
13. I'm very happy to say at 69 I can get to serve.
14. MR. ANTHONY: And you just mentioned there's
15. some other commercial property --
16. MR. HALL: Right. Right. On our block, 144, on
17. the top left, there's Mr. Wils -- old Mr. Wilson's auto repair
18. shop, which closed, because he's jus too used up to do that.
19. Okay? And on the north on the top right corner of the block,

20. there's like a resale shop with fancy gowns and stuff
people
21. bring in, a consignment shop, Callie's Closet or something.
22. And they're nice and quiet. And there's, you know, you
don't
23. have like in the morning and the evening you don't have a
great
24. big rush of people coming in and out. And they're closed
on
25. Sunday. So it's nice and quiet.

N.J. SOROE, CSR #1297

1. To my left is a guy who just finally hired a
2. lawyer and is buying the property to the house to my left.
3. There was a Vietnamese guy that owned it that was just scum
of
4. the earth, lying, cheating piece of scum. He has finally
got a
5. lawyer to get him off the property, so I have somebody
living
6. there now who's investing in that house and living there
and
7. working on it and making it better.
8. And directly behind my property on the north
9. side of that lot is Mr. Wilson's brother, and we're all old
and
10. we're all planted there, we're not moving.
11. MR. ANTHONY: You've made your point quite
12. clearly.
13. I would like to ask the staff. On a T4+, what
14. is some of the things that are allowed in a T4+?
15. MR. HOLMES: You're allowed single family,
16. townhome, what they call patio homes, zero lot line homes,
17. limited commercial activity like offices and maybe very
limited
18. retail.
19. MR. ANTHONY: Any of those commercial buildings
20. like he had mentioned that's already existing in that block
or
21. in that vicinity with any of those spots were T4+, auto
stuff

22. like that.

23. MR. HOLMES: Well, a lot of this stuff in the

24. area is nonconforming. It's an older neighborhood. Like
the

25. consignment store is not -- T3 actually where that is. But
it

N.J. SOROE, CSR #1297

1. would be more appropriate to what's in that T4+.
2. MR. HANCOCK: So my question is, the parcel is
3. already T4+. He's not asking to change the zoning, he's
just
4. trying to subdivide. So on the property as it is right
now,
5. how many homes could he put on the property without
6. resubdividing it into T4+?
7. MR. HOLMES: Technically one home. But as far
8. as multifamily, I'd have to do the math. But it allows 18
9. units per acre. I'd have to do the math to break it down.
He
10. could put an apartment building on there right now. So by
11. cutting it up, he's got to have townhomes.
12. MR. HANCOCK: So the one apartment building, he
13. could put kind of-- how many apartments could he fit? I
guess
14. my point is, as it currently stands without approval from
us,
15. he could put multifamily building on the property.
16. MR. HOLMES: Correct.
17. MR. HANCOCK: With more than five units did you
18. say?
19. MR. SELLERS: How many per acre?
20. MR. HOLMES: About right at five units.
21. MR. SELLERS: How many per acre is allowed in a
22. T4+?

23. MR. HOLMES: Eighteen.

24. MR. WILLIAMS: Thank you, sir. We appreciate

25. it. Thank you. Appreciate it.

N.J. SOROE, CSR #1297

1. MR. HALL: Thank you.
2. MR. WILLIAMS: Anyone else here to speak against
3. this request?
4. All right, commissioners. We've heard it. Any
5. further comments? Or I'll take a motion, please.
6. MR. SELLERS: If I could, so is there such thing
7. as a minimum lot size in a T4+ by code?
8. MR. HOLMES: There is. 2020 square feet. It's
9. a small lot. You can have a single family home as in Smart
10. Code.
11. MR. SELLERS: Well, two of these are 1811, so
12. they're smaller. And then also in the subdivision
regulations
13. you have to have 35 feet frontage on the road, and there's
14. three of these that have less than 35 feet.
15. MR. HOLMES: There's an exception for townhomes.
16. MR. SELLERS: There is an exception in the --
17. okay.
18. MR. HOLMES: It's actually in the zoning
19. ordinance, not the subdivision regulations. But it is
20. referenced in the subdivision regulations.
21. MR. SELLERS: What about the size of the lot
22. issue? Is that something he'd have to ask for a variance
for?
23. Or what --
24. MR. HOLMES: He got a warrant from the CRC. A

25. warrant is like a variance. It goes to the review committee.

N.J. SOROE, CSR #1297

1. He did get a warrant.
2. MR. SELLERS: Okay.
3. MR. ANTHONY: Mr. Sellers, I saw you doing
4. something with the calculator. Did you come up --
5. MR. SELLERS: I hit the button wrong. I think
6. it's about six -- he could put about a six unit apartment
7. complex is what he could put. That's what I was trying to
8. figure.
9. MR. WILLIAMS: Can I get a motion, please?
10. MR. HANCOCK: Mr. Chairman, I'll just state that
11. like he said, without coming to this body, he could put a
five
12. or six unit apartment complex on the property as it is. So
I
13. would say -- I would move that we approve this Case File
Number
14. 1711PC132.
15. MR. WILLIAMS: Got a motion to approve the case.
16. Do I have a second?
17. MR. ANTHONY: I'm going to agree with that
18. motion, as well, because I want to let you know that I
19. understand your concerns, but as it stands of today, he
doesn't
20. have to come before this body, and he could put an
apartment
21. complex there without our approval. I think this would be
the

22. most appropriate way to deal with it that will, you know,

23. between y'all being neighbors of how to make sure that
things

24. go on. I know the city and the staff --

25. MR. HALL: (Speaking out from audience.) He's

N.J. SOROE, CSR #1297

1. not going to be my neighbor. He's not going to live there.
2. MR. ANTHONY: Well, I know.
3. MR. HALL: (Speaking out from audience.) I know
4. you wouldn't want to live there for sure.
5. MR. ANTHONY: My motion was to -- I second.
6. MR. WILLIAMS: Thank you. Got a motion and a
7. second to approve the case. Any further discussion? All
those
8. in favor signify by saying aye. Any opposed?
9. MR. WARREN: Nay.
10. MR. WILLIAMS: Following that vote, it's been
11. approved. Thank you all.

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N.J. SOROE, CSR #1297

1. BEFORE THE CITY OF GULFPORT PLANNING COMMISSION.

2

3 1711PC132

4

5

6

COURT REPORTER'S CERTIFICATE

7

8 I, Norma Jean Ladner Soroe, Certified Shorthand

and

9 Reporter, do hereby certify that to the best of my skill

10 ability I have reported the hearing held before the City of

pages

11 Gulfport Planning Commission and that the foregoing 11

12 constitute a true and correct transcription of said hearing

13 held on the 16th day of November 2017.

14 I do further certify that my certificate annexed

transcript.

15 hereto applies only to the original and certified

of

16 The undersigned assumes no responsibility for the accuracy

direction.

17 any reproduced copies not made under my control and

November

18 Witness my signature this the 27th day of

19 2017.

20

21

22

23

NORMA JEAN LADNER SOROE, CSR #1297
Certified Shorthand Reporter

24

25

N.J. SOROE, CSR #1297

MEMORANDUM

To: Mayor Billy Hewes and
Gulfport City Council

From: Greg Holmes, Planning Administrator
Urban Development Department

Date: December 22, 2017

Re: **Zoning Map Amendment 1711PC128:**

Subject: Dorothy R. Prior, property owner, requests to rezone the tax parcels 0711K-02-088.000 and 0711K-02-089.000 containing approx. 2.58 acres from R-1-7.5 (Single Family) and R-2 (Single Family) to entirely B-1 (Neighborhood Business): located north of and adjacent to 11th Street, south of and adjacent to Old Pass Road, east of and adjacent to Fournier Avenue, and west of Mills Avenue, in Ward 1.

Planning Commission recommendation: To approve applicant request.

Motion: Adolph

Second: Daniels

KEITH WILLIAMS - Chairman
MICHAEL DANIELS – **Yea**
COLETTE TOWLES – **Absent**
VIRGINIA ADOLPH – **Yea**
CHARLIE HEWES – **Absent**
EVERETTE LADNER – **Absent**
BJ SELLERS – **Yea**
WM. PRINCE JONES – **Yea**
DOUG HANCOCK – **Yea**
MARTIN WARREN, JR – **Yea**
JOHN ANTHONY – **Yea**

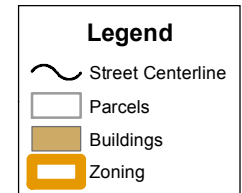
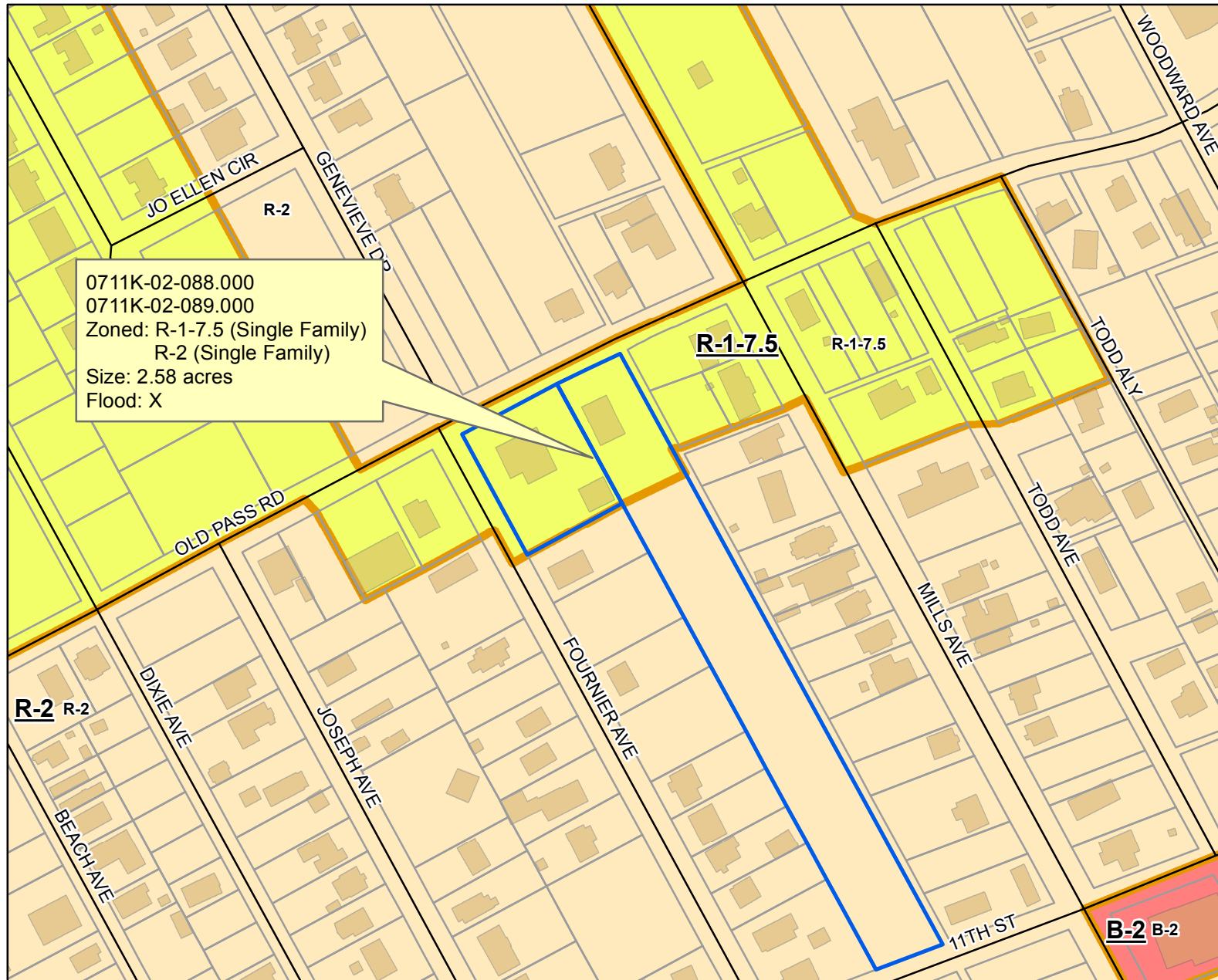
Action: Motion was carried unanimously.

Speaking for the Petition: Dorothy Prior

Speaking against the Petition: Fred Fleming

On November 16, 2017 the Planning Commission recommended approval of the above referenced case.

Please place the attached item on the Council agenda for January 2, 2017.

**DATA DISCLAIMER:**

All information that is provided on this map is believed to be correct. However, no liability is assumed by the City of Gulfport for errors in substance or form of any of the materials published on this map. The GIS Division, City of Gulfport, provides the information represented on this map as a service to the community and makes every effort possible to provide quality information. However, no claims, promises, or guarantees about the accuracy, completeness or adequacy of the information contained on this map are expressed or implied.

Technical Report

Zoning Map Amendment

GENERAL INFORMATION

Case File Number: 1711PC128

Hearing Date: November 16, 2017

Current Zoning/Use: R-1-7.5 / Commercial

Legal: Dorothy R. Prior, property owner, requests to rezone the tax parcels 0711K-02-088.000 and 0711K-02-089.000 containing approx. 2.58 acres from R-1-7.5 (Single Family) and R-2 (Single Family) to entirely B-1 (Neighborhood Business): located north of and adjacent to 11th Street, south of and adjacent to Old Pass Road, east of and adjacent to Fournier Avenue, and west of Mills Avenue, in Ward 1.

TECHNICAL DETAILS

Amendment of the Zoning Ordinance, including the zoning map, is intended to carry out the objective of a sound, stable, and desirable environment. Casual amendment of the ordinance would be detrimental to the achievement of that objective. Therefore, the ordinance dictates that a property should be considered for rezoning only when one or more of the following conditions prevail:

- (a) *Error*. There is a manifest error in the article.
- (b) *Change in conditions*. Changed or changing conditions in a particular area or in the city or metropolitan area generally make a change in the regulations necessary and desirable.
- (c) *Increase in need for sites*. Increased or increasing needs for business or industrial sites in addition to sites that are available make it necessary and desirable to reclassify an area or to extend the boundaries of an existing area.
- (d) *Annexation*. It is necessary and desirable to reclassify territory annexed to the city.
- (e) *Ordinance changes*. Amendment to the ordinance not involving a change in classification of land is necessary.
- (f) *Change in governmental property*. It is necessary to reclassify property as a result of acquisition or disposition of such property by the United States of America, the State of Mississippi, or Harrison County.

According to the City's Legal Department:

When requesting rezoning of real property, **an applicant must prove, by clear and convincing evidence**, one of the following:

1. That there was a mistake in the original zoning, or
2. That the character of the neighborhood has changed to such an extent as to justify reclassification, **and** that there was a public need for rezoning.

Technical Report

Zoning Map Amendment

The applicants are requesting to rezone approximately 2.58 acres of residential zoned property from R-1-7.5 (Single Family District) to B-1(Neighborhood Business District) located at 4619 and 4613 Old Pass.

The existing structure that is located at 4613 Old Pass Road is currently a variety store that is Grand-fathered. The existing structure that is located at 4619 Old Pass Road is now a vacant building; however, years ago it was used as a daycare center and later used as a self-service laundry. The applicant would like to change the zoning to make the current use as well as future use legally conforming to the City of Gulfport Ordinance.

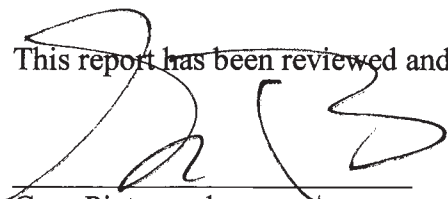
The applicant has chosen several justifications for change of the current zoning district. These justifications include: error, change in conditions, increase need for sites, and ordinance changes.

- (a) Error is indicated by the applicant as “the property has always had a commercial use on site even though the zoning was residential.”
- (b) Change in conditions is another justification for the request indicated by the applicant. They state “the area has still kept its commercial presence and has never reverted to residential despite residential zoning.”
- (c) Increased need for sites is addressed as a justification by the applicant. They indicate that “over the last few years’ permits has been applied for to renovate building for commercial use, however, was not able to do so because of zoning.”
- (d) Annexation is not applicable to this site nor are any statements provided by the applicant.
- (e) Ordinance changes are the final justification for change indicated by the applicant. “ No changes have been made, however, commercial business license has been present for years for non-conforming use.”

Staff found that based on historical uses in this area, this particular area has always had a commercial use even though the use was non-conforming due to the zoning. Also, an estimated 100 yards away is a church (Little Rock Baptist Church) as well as a Memorial Physician Clinic.

DIRECTOR APPROVAL

This report has been reviewed and approved by:



Greg Pietrangelo

Director of Urban Development Department



CITY OF GULFPORT
Urban Development - Planning Division
1410 24th Avenue
Gulfport, MS 39501
(228) 868-5710

For Staff Use Only

**APPLICATION FOR ZONING MAP
AMENDMENT/LAND USE
RECLASSIFICATION (SMARTCODE)**

Property Information

TAX PARCEL #

0	7	1	1	K
0	7	1	1	K

 -

0	2
0	8

 -

0	8	9
0	8	8

 .

0	0	0
0	0	0

Case File #: 1711PC128
Date Received: 10-1-17
Receipt #: 8636139
Received By: D.L.
Zoning: R-1-7.5

Ward: 1 Flood: _____
2.58 acres

(If necessary, use separate sheet of paper)

Address of Property Involved: 21619 Old Pass RoadLot(s) 1-7, Block(s) 001, Subdivision 1 RidgewoodGeneral Location: Ridgewood Old Pass Rd.zoned to b-1**GENERAL DESCRIPTION OF REQUEST:**

4613 Old Pass Rd 71 Ridgewood 7 Adjoining Building 7 to Brother's Mini-Mart
with a 10^{ft} Alley - East side of Store 1619 Old Pass Rd 7 Owned by Dorothy Prior

OWNERSHIP AND CERTIFICATION:

I hereby certify that I have read and understand this application and that all information and attachments are true and correct. I also certify that I agree to comply with all applicable city codes, ordinances and state laws. Finally, I certify that I am the owner of the property involved in this request or have authorization to act as the owner's agent for the herein described request.

OWNER

AGENT

Printed Name Of Owner

1600 - Rich Ave

Mailing Address

Gulfport, ms, 39501

City

State

Zip code

228-868-8756

Home Phone

Work/Cell Phone

Email

Signature Of Owner

Printed Name Of Agent

Mailing Address

City

State

Zip code

Home Phone

Work/Cell Phone

Email

Signature Of Agent

If the property or properties listed above have more than one owner, please check this box. In the case of multiple owners, reverse side must be completed. Each additional owner will need to complete and sign the reverse side of this application. We can only accept applications with original signatures.



SECTIONS A. THROUGH H. MUST BE SUBMITTED FOR A COMPLETE APPLICATION.

L. P. Robinson
I Dorothy Prior is requesting
re-zoning 4619 old Pass rd Back
to Commercial Building I own both
Building they are side by side.
A 10 ft. Alley is on the East side
of 4613 Pass rd. And on the West
Side of the Building 4619 is a
Street frontage.

This Property has always been Commercial
was a Washetter for years before
closing it was a Day Care, need no
development, the building is in Commercial
Condition.

Nan
Dorothy Robinson



URBAN DEVELOPMENT
PLANNING DIVISION

October 30, 2017

Dorothy R. Prior
1600 Rich Ave.
Gulfport, MS 39501

P.O. Box 1780
Gulfport, MS 39502
Phone: 228-868-5710
Fax: 228-868-5708

Wm. H. Hardy Building
1410 24th Avenue
Gulfport, MS 39501

RE: Zoning Map Amendment 1711PC128: Dorothy R. Prior, property owner, requests to rezone the tax parcels 0711K-02-088.000 and 0711K-02-089.000 containing approx. 2.58 acres from R-1-7.5 (Single Family) and R-2 (Single Family) to entirely B-1 (Neighborhood Business): located north of and adjacent to 11th Street, south of and adjacent to Old Pass Road, east of and adjacent to Fournier Avenue, and west of Mills Avenue, in Ward 1.

To Whom It May Concern:

The purpose of this letter is to inform you of the above referenced application. A map showing the general location of the property involved is on the back of this letter.

The City of Gulfport Planning Commission will hold a public hearing to consider the above request at 4:30 P.M. on **Thursday, November 16, 2017** in the Council Chambers at the Gulfport City Hall located at 2309 15th Street.

It is your option whether or not to appear personally or speak for or against the request at the scheduled hearing. If you are unable to attend the public hearing you may submit your opinion in writing and request that it be read into the public record. If you desire, it is also your choice to be represented by an agent or attorney.

A copy of the filed application to be considered will be available for public review at the office of the Department of Urban Development - Planning Division located at the Hardy Building, 1410 24th Avenue. Adjacent property owners will not be provided any further correspondence on the matter unless an appeal is filed but may, as stated above, contact this office for additional information.

Any interested party that may feel aggrieved by the Planning Commission's recommendation may file a written notice of objection within fifteen (15) calendar days after the date of the Planning Commission hearing. The notice of objection and reasons for objecting to the decision should be stated in writing and filed with the Department of Urban Development-Planning Division. This notice of objection shall be forwarded as part of the record with the record and recommendation from the Planning Commission to the Mayor and City Council. The City Council shall make a final decision based upon the record as submitted. No new evidence may be presented at the meeting.

If you have any questions or comments, please contact this office.

Sincerely,

Thomas S. Lane
Planner II

CC: Agent, Adjacent Property Owners (You have been identified as owning property within 160 feet of this request)

PARCEL_ID 128	NAME	ADDRESS_1	CITY	STATE/ZIP
0711K-02-089.000	PRIOR DOROTHY	1600 RICH AVE	GULFPORT	MS 39501
	Adjacent Property Owners			
0711K-02-078.001	11TH & MILLS AVE PROPERTIES LLC	11200 EVA DR	GULFPORT	MS 39503
0711K-02-096.000	ALSTON BOBBY RAY & PATRICIA	20020 TOURNAMENT DR	GULFPORT	MS 39503
0711K-02-087.000	ANDERSON TOMMIE L	1113 MILLS AVE	GULFPORT	MS 39501
0711K-03-010.001	AUSTIN ROSIE ELLEN	1203 FOURNIER AVE	GULFPORT	MS 39501
0711K-02-068.000	AVERY TITO F & DANA L	1245 MILLS AVENUE	GULFPORT	MS 39501
0711K-03-009.000	B&B PROPERTIES MS LLC	14316 JIM RAMSAY RD	VANCLEAVE	MS 39565
0711K-02-074.000	BARKUM NATHANIEL & TERESA	P O BOX 247	LONG BEACH	MS 39560
0711K-02-046.000	BATES & BATES PARTNERSHIP	P O BOX 1725	GULFPORT	MS 39502
0711K-01-038.000	BEARDEN LUCIOUS & WF	1435 GENEVIEVE DR	GULFPORT	MS 39501
0711K-02-069.000	BENDER MAHOLA-EST-	1301 MILLS AVE	GULFPORT	MS 39501
0711K-01-037.000	BROOKS LIZZIE R L/E	2226 31ST AVE	GULFPORT	MS 39501
0711K-02-073.000	BROWN ROBERTA A O ET AL	1217 MILLS RD	GULFPORT	MS 39501
0711K-02-073.001	BROWN ROBERTA A OWENS ET AL	1209 MILLS AVE	GULFPORT	MS 39501
0711K-03-006.000	BROWN TINA	1235 FOURNIER ST	GULFPORT	MS 39501
0711K-03-022.000	BRUNER BARBARA GAYLE	1404 BONNIE BROOK	NORMAN	OK 73071
0711K-02-053.000	BUFORD JAMES J & BERTHA C-ESTATE-	1228 MILLS AVE	GULFPORT	MS 39501
0711K-03-016.000	COASTAL PROPERTIES MANAGEMENT LLC	9171 ASHBURY LANE	GULFPORT	MS 39503
0711K-02-095.000	CODDING ANDRA C	10830 PLUMMER CIR	GULFPORT	MS 39503
0711K-02-075.000	COLSTON CHARLES III & JAMES	4602 11TH ST	GULFPORT	MS 39501
0711K-02-094.001	COSPELICH GEORGE LARRY	1501 42ND AVE	GULFPORT	MS 39501
0711K-02-052.000	COTTON SMITH & DORA -EST-	1220 MILLS AVE	GULFPORT	MS 39501
0711K-02-077.000	FAVRE ART	P O BOX 82285	BATON ROUGE	LA 70884
0711K-02-048.000	FLEMING FRED E & ERNESTINE L	16431 RD 503	SAUCIER	MS 39574
0711K-02-058.000	FLOYD FATE -ESTATE-	1318 MILLS AVE	GULFPORT	MS 39501
0711K-01-028.000	GREEN LANNIE B	P O BOX 1853	GULFPORT	MS 39502
0711K-02-076.000	GULFPORT CITY OF	2309 15TH ST	GULFPORT	MS 39505
0711K-02-092.000	HALL CHRISTOPHER	1218 FOURNIER AVE	GULFPORT	MS 39501
0711K-02-051.000	HALL THIDA	P O BOX 74	GULFPORT	MS 39502
0711K-02-057.000	HAVEN CHAPEL UNITED METH CHURCH	4815 15TH ST	GULFPORT	MS 39501
0711K-01-025.000	HAWTHORNE DAVIS & FLONCINE	25068 ST STEPHENS RD	PASS CHRISTIAN	MS 39571
0711K-01-030.000	HAWTHORNE DONALD RAY	804 WEST RAILROAD	LONG BEACH	MS 39560

0711K-02-072.000	HOLLIMAN GARY	1213 WOODWARD AVE	GULFPORT	MS	39501
0711K-02-054.000	HOLLIMON MINNIE LEE	1230 MILLS AVE	GULFPORT	MS	39501
0711K-02-064.000	HOLLOWAY WINNIE	1323 MILLS AVE	GULFPORT	MS	39501
0711K-03-007.000	JIM-LEE PROPERTIES INC	1922- 25TH AVENUE	GULFPORT	MS	39501
0711K-02-047.000	JOHNSON ISAAC JR ET AL	1202 MILLS AVE	GULFPORT	MS	39501
0711K-02-049.000	JOHNSON TRICSHHELL K	1504 CAMP AVE	GULFPORT	MS	39501
0711K-03-021.000	JONES ARVIS	1326 JOSEPH AVE	GULFPORT	MS	39501
0711K-02-067.000	JORDAN MARY L	1317 MILLS AVENUE	GULFPORT	MS	39501
0711K-03-010.000	KUREK HARRY F & HENRYKA REV TRUST	738 FILBERT WAY	CAMPBELL	CA	95008
0711K-02-053.001	LATTIMORE FELICIA HOLLIMON	1228 MILLS AVE	GULFPORT	MS	39501
0711K-03-001.000	LAYTON MARK	213 LA JOLLA DR	TEMPE	AZ	85282
0711K-02-062.000	MCGOWAN FLOSSIE M THOMAS-EST- ET AL	4575 OLD PASS RD	GULFPORT	MS	39501
0711K-02-097.000	MITCHELL ALBERTA	1811 61ST AVE	GULFPORT	MS	39501
0711K-03-004.000	MOORE ROSIA D	1239 FOURNIER AVE	GULFPORT	MS	39501
0711K-02-087.001	MSONE MANAGEMENT GROUP LLC	11200 EVA DR	GULFPORT	MS	39503
0711K-02-094.000	NILSEN DAWN	5970 ABBEY RD	FERNDAL	WA	98248
0711K-04-038.000	OWEN JOSEPH SAM & TOFIE M JR ET AL	P O BOX 673	GULFPORT	MS	39502
0711K-01-039.000	OWEN TOFIE M JR	P O BOX 673	GULFPORT	MS	39502
0711K-01-029.000	PARKER ANNETTE HATHORN	67 SPANGENBURG AVE	EAST STROUDSBURG	PA	18301
0711K-02-091.000	REAL ESTATE DEVELOPMENT LLC	1244 KENSINGTON DRIVE	BILOXI	MS	39530
0711K-02-093.000	ROBINSON ROBERT J	1438 W MAGNOLIA	COMPTON	CA	90220
0711K-02-071.000	RUPERT DOROTHY	1229 MILLS AVE	GULFPORT	MS	39501
0711K-02-070.000	SHAW ERIK & SHAW YVONNE-EST	1602 WOODWARD AVE	GULFPORT	MS	39501
0711K-02-068.001	SHEFFIELD GLADYS F	1243 MILLS AVE	GULFPORT	MS	39501
0711K-02-063.000	SMITH ANGELA B -EST-	1325 MILLS AVE	GULFPORT	MS	39501
0711K-03-020.001	STEPHENS ROSE MARY L/E	1216 JOSEPH AVE	GULFPORT	MS	39501
0711K-02-090.000	STEVENS JANICE C -EST-	1324 FOURNIER AVE	GULFPORT	MS	39501
0711K-03-008.001	SUDDETH DONALD C	P O BOX 280	LONG BEACH	MS	39560
0711K-02-066.000	TAYLOR LINDA B	1319 MILLS AVE	GULFPORT	MS	39501
0711K-03-002.000	TRAN MIEN THI	117 JEFF DAVIS AVE	LONG BEACH	MS	39560
0711K-02-050.000	TROTTER LEE M ET AL	12097 PATRICIA AVE	GULFPORT	MS	39501
0711K-02-065.000	USEY ANTHONY	10476 TRACE AVE	GULFPORT	MS	39503
0711K-03-008.000	WILLIS GEORGE KEITH & CAROL LYNN	P O BOX 1512	LONG BEACH	MS	39560
0711K-01-036.000	WSMBD LLC	P O BOX 320073	FLOWOOD	MS	39232

There came on for consideration at a duly constituted meeting of the City Council and Mayor of the City of Gulfport held on the _____ day of _____, 2018, the following Ordinance:

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF GULFPORT, MISSISSIPPI ADOPTED THE 29TH DAY OF JUNE, 1979, AS AMENDED, TO REZONE CERTAIN PROPERTY FROM ITS PRESENT ZONING CLASSIFICATION OF R-1-7.5(SINGLE-FAMILY RESIDENCE) DISTRICT TO B-1 (NEIGHBORHOOD-BUSINESS) DISTRICT

WHEREAS, the Mayor and City Council of the City of Gulfport, Mississippi, find and do so determine, based upon the recommendation of the Gulfport City Planning Commission and City departments, and based upon a reasonable consideration of the character of the district and neighborhood and suitability for particular purposes, that ad valorem tax parcel number 0711K-02-089.000, and 0711K-02-088.000 which is generally described as being located north of and adjacent to 11th Street, south of and adjacent to Old Pass Road, east of and adjacent to Fournier Avenue, and west of Mills Avenue, should be rezoned from its present classification of R-1-7.5 (Single-Family Residence) and R-2 (Single Family) District to B-1 (Neighborhood Business) District. The Case File Number is 1711PC128.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF GULFPORT, MISSISSIPPI, AS FOLLOWS:

SECTION 1: That the Official Zoning Map of the Comprehensive Zoning Ordinance of the City of Gulfport, adopted the 29th day of June, 1979, as amended, be and the same is hereby amended to provide that the following legally described property **be rezoned from its present classification of R-1-7.5 (Single-Family Residence) and R-2 (Single-Family) District to B-1 (Neighborhood Business) District.**

Ad valorem tax parcel number 0711K-02-089.000 is legally described as:

Lots 1 to 7 Block 1, Ridgewood Subdivision, Harrison County, First Judicial District as per the official map or plat thereof on file and of record in the office of the Chancery Clerk of Harrison County, Mississippi.

Ad valorem tax parcel number 0711K-02-088.000 is legally described as:

That part of Lot Thirty-four (34) of the Gottschalk Survey bounded on the North by Old Pass Road and South by 11th Street, or 2nd Street, bounded on the West by Block1, Ridgewood Addition to the City of Gulfport, and bounded on the East by a 10 foot alley; being a parcel of land with approximate dimensions of 96 feet east and west by 885 feet north and south, all in the City of Gulfport, Harrison County, Mississippi, First Judicial District, as per map or plat thereof on file and of record in the office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi.

This being the same property as conveyed to Joseph J. Schepens in Warranty Deed recorded in Book 1201 at Page 53.

SECTION 2: The rezoning of said parcel shall be further subject to the following conditions: The owner, agent or lessee who requested rezoning of the property, which was subsequently rezoned by the Mayor and City Council must secure a building permit

BILLY HEWES, Mayor

1. CITY OF GULFPORT PLANNING COMMISSION

2

3 1711PC128

4

5 TRANSCRIPT OF HEARING

6 November 16, 2017

7 *****

PLANNING

8 TRANSCRIPT OF HEARING HELD BEFORE THE CITY OF GULFPORT

9 COMMISSION HELD IN THE CITY COUNCIL CHAMBERS, GULFPORT,

10 MISSISSIPPI, ON THE 16TH DAY OF NOVEMBER 2017 COMMENCING AT

11 4:30 P.M. AND REPORTED BY

12 NORMA JEAN LADNER SOROE, CERTIFIED SHORTHAND REPORTER.

13 *****

14

COMMISSION MEMBERS PRESENT:

15

KEITH WILLIAMS, President

16

JOHN ANTHONY

17

WILLIAM "PRINCE" JONES

18

MARTY WARREN

19

DOUG HANCOCK

20

B.J. SELLERS

21

VIRGINIA ADOLPH

22

MICHAEL DANIELS

23

STAFF PRESENT:

24

GREG PIETRANGELO

25

GREG HOLMES

26

CORY LONG

27

MATILDA WELCH

28

SU-LIN BOLIN

N.J. SOROE, CSR #1297

1. 3. Zoning Map Amendment 1711PC128

2. MS. WELCH: Case Number 128 has been duly and

3. timely noticed as required by law. The applicant requests
to

4. rezone tax parcels containing approximately 2.58 acres from

5. R-1-7.5 single family and R-2 single family to entirely B-1

6. neighborhood business, located north of and adjacent to

7. Eleventh Street, south of and adjacent to Old Pass Road,
east

8. of and adjacent to Fournier Avenue, and west of Mills
Avenue,

9. in Ward 1. A copy of the packet considered is hereby
offered

10. into the record.

11. MR. WILLIAMS: Thank you.

12. Someone here to speak for this request?

13. MS. PRIOR: Yes. My name is Dorothy Prior. And

14. I own the property that's west of the property that I would

15. like to rezone. It's just a convenience store. And what I

16. would like to do is rezone the property that's east -- the

17. property I want to rezone is located in the center, and I
own

18. both properties right there. The alleyway on the east side
of

19. the convenience store and Fournier is on the west side of
the

20. property I would like to have rezoned. I just hope one day

21. that I can do something that would be great for the
community,

22. whether it be a beauty shop or hair salon or nail salon or
23. something of that nature, day care. So if I don't have the
24. property zoned, I can't do anything with the property.
25. MR. WILLIAMS: Thank you. Any questions of the

N.J. SOROE, CSR #1297

1. applicant, commissioners? Thank you, ma'am.
2. Anyone else here to speak for the request?
3. Have anybody here tonight to speak against the
4. request?
5. MR. FLEMINGS: I'm Fred Flemings. I own the
6. property on Mills Avenue. I'm just trying to get a full
7. understanding as to I heard her mention the property up on
15th
8. Street.
9. My question is will all these residential
10. properties be taxed along with -- as a business?
11. MR. WILLIAMS: No, sir. The residential
12. properties will continue to be taxed as residential.
13. MR. FLEMINGS: If the tax doesn't change, then I
14. have no objection.
15. MR. WILLIAMS: Okay. Thank you. Thank you for
16. coming for clarification.
17. Anyone else here to speak against the request?
18. All right, commissioners. We've heard the public
19. comment. Can I get a motion if you don't have any further
20. questions?
21. MS. ADOLPH: Mr. Chairman, I offer a motion to
22. approve Case Number 1711PC128.
23. MR. DANIELS: Second.
24. MR. WILLIAMS: Got a motion and a second. Any

25. further discussion? All those in favor signify by saying
aye.

N.J. SOROE, CSR #1297

1. (Unanimous vote.
2. MR. WILLIAMS: Any opposed?
3. (None.)
4. MR. WILLIAMS: It's been approved. Thank you
5. all.
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N.J. SOROE, CSR #1297

1. BEFORE THE CITY OF GULFPORT PLANNING COMMISSION.

2

3

4 1711PC128

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COURT REPORTER'S CERTIFICATE

8

9 I, Norma Jean Ladner Soroe, Certified Shorthand

10 Reporter, do hereby certify that to the best of my skill
and

11 ability I have reported the hearing held before the City of
12 Gulfport Planning Commission and that the foregoing 4 pages
13 constitute a true and correct transcription of said hearing
14 held on the 16th day of November 2017.

15 I do further certify that my certificate annexed
16 hereto applies only to the original and certified
transcript.

17 The undersigned assumes no responsibility for the accuracy
of
18 any reproduced copies not made under my control and
direction.

19 Witness my signature this the 27th day of
November
20 2017.

21

22

23

24

NORMA JEAN LADNER SOROE, CSR #1297
Certified Shorthand Reporter

25

N.J. SOROE, CSR #1297

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N.J. SOROE, CSR #1297

MEMORANDUM

To: Mayor Billy Hewes and
Gulfport City Council

From: Greg Holmes, Planning Administrator
Urban Development Department

Date: December 22, 2017

Re: **Zoning Map Amendment 1711PC129**

Subject: Brax Clark, agent for Sandra G. and Vernon A. Clark, property owner, requests to rezone the tax parcel 1010F-02-041.000 containing 2.2 acres from T4+ (General Urban Zone "Plus") to T5 (Urban Center Zone): located north of E Pass Road, south of and adjacent to Magnolia Street, east of Cowan Road, and west of Old Taylor Place, in Ward 4.

Planning Commission recommendation: To approve.

Motion: Warren

Second: Sellars

KEITH WILLIAMS - Chairman
MICHAEL DANIELS – **Yea**
COLETTE TOWLES – **Absent**
VIRGINIA ADOLPH – **Yea**
CHARLIE HEWES – **Absent**
EVERETTE LADNER – **Absent**
BJ SELLERS – **Recused**
WM. PRINCE JONES - **Yea**
DOUG HANCOCK – **Yea**
MARTIN WARREN, JR – **Yea**
JOHN ANTHONY – **Yea**

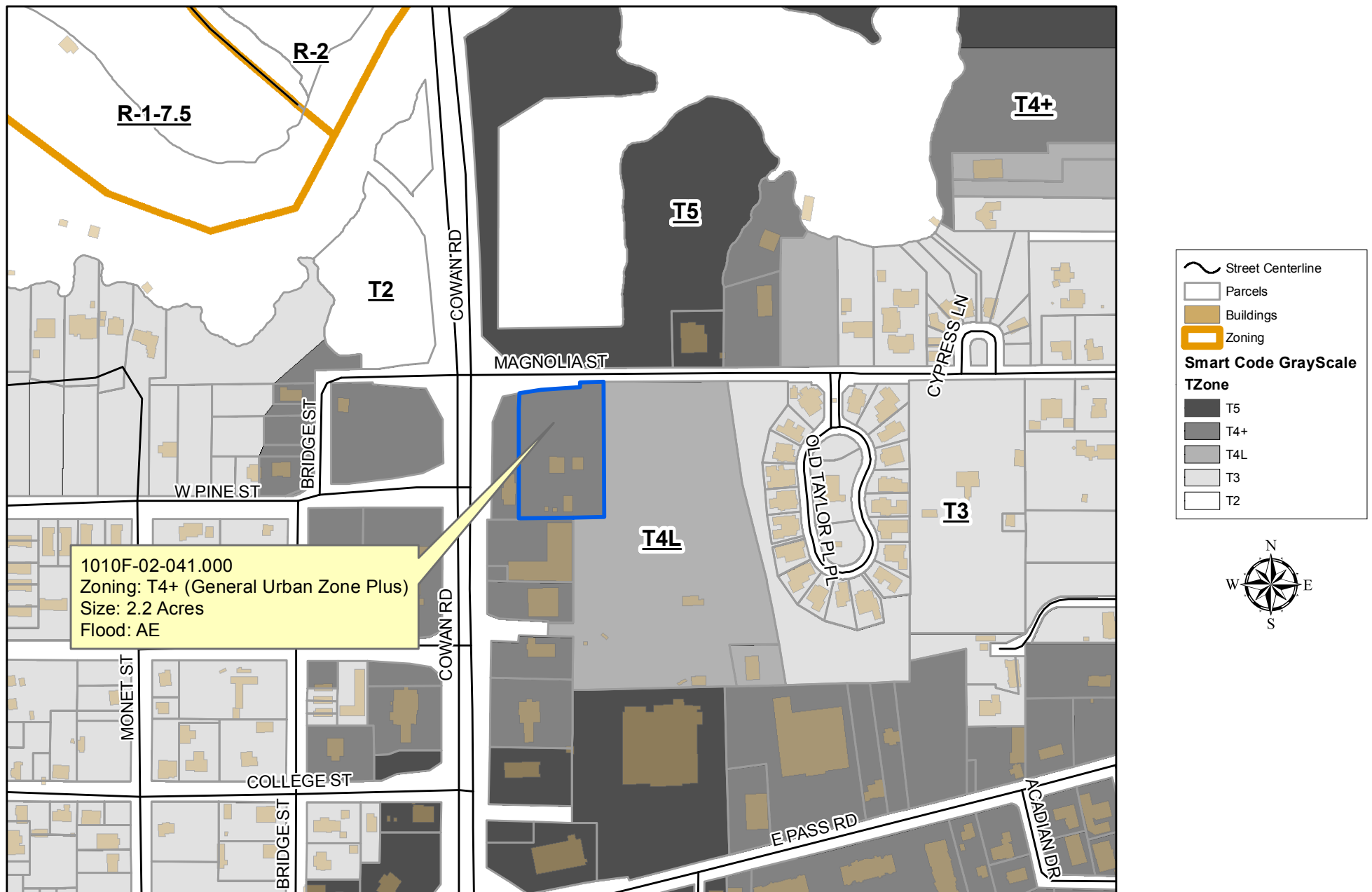
Action: Motion was carried unanimously.

Speaking for the Petition: Brax Clark

Speaking against the Petition: None

On November 16, 2017 the Planning Commission recommended approval of the above referenced case.

Please place the attached item on the Council agenda for January 2, 2018.

**DATA DISCLAIMER:**

All information that is provided on this map is believed to be correct. However, no liability is assumed by the City of Gulfport for errors in substance or form of any of the materials published on this map. The GIS Division, City of Gulfport, provides the information represented on this map as a service to the community and makes every effort possible to provide quality information. However, no claims, promises, or guarantees about the accuracy, completeness or adequacy of the information contained on this map are expressed or implied.

Technical Report

Zoning Map Amendment

GENERAL INFORMATION

Case File Number: 1711PC129

Hearing Date: November 16, 2017

Current Zoning/Use: T4+ / Single-Family Home

Legal: Brax Clark, agent for Sandra G. and Vernon A. Clark, property owner, requests to rezone the tax parcel 1010F-02-041.000 containing 2.2 acres from T4+ (General Urban Zone "Plus") to T5 (Urban Center Zone): located north of E Pass Road, south of and adjacent to Magnolia Street, east of Cowan Road, and west of Old Taylor Place, in Ward 4.

TECHNICAL DETAILS

Amendment of the Zoning Ordinance, including the zoning map, is intended to carry out the objective of a sound, stable, and desirable environment. Casual amendment of the ordinance would be detrimental to the achievement of that objective. Therefore, the ordinance dictates that a property should be considered for rezoning only when one or more of the following conditions prevail:

- (a) *Error*. There is a manifest error in the article.
- (b) *Change in conditions*. Changed or changing conditions in a particular area or in the city or metropolitan area generally make a change in the regulations necessary and desirable.
- (c) *Increase in need for sites*. Increased or increasing needs for business or industrial sites in addition to sites that are available make it necessary and desirable to reclassify an area or to extend the boundaries of an existing area.
- (d) *Annexation*. It is necessary and desirable to reclassify territory annexed to the city.
- (e) *Ordinance changes*. Amendment to the ordinance not involving a change in classification of land is necessary.
- (f) *Change in governmental property*. It is necessary to reclassify property as a result of acquisition or disposition of such property by the United States of America, the State of Mississippi, or Harrison County.

According to the City's Legal Department:

When requesting rezoning of real property, **an applicant must prove, by clear and convincing evidence**, one of the following:

1. That there was a mistake in the original zoning, or
2. That the character of the neighborhood has changed to such an extent as to justify reclassification, **and** that there was a public need for rezoning.

Technical Report

Zoning Map Amendment

The applicants are requesting to rezone approximately 2.2 acres zoned T4+ (General Urban Zone Plus) to T5 (Urban Center Zone). At present, the applicants have not stated what the new use would be after the demolition of an existing single-family home and rezoning. Upon a site visit, it was observed by the staff that there are a multitude of businesses that abut Cowan Road. The particular zoning the applicant is requesting would harmonize with the variety of businesses in the area such as Champion Cleaners, Beach Pharmacy, The Exchange Plaza, and McDonalds adjacent to Cowan Road.

(b) It is stated by the applicants, "the conditions in the area have changed to a commercial usage and the catalyst for this change was the widening of Cowan-Lorraine Road which has created a major north-south corridor." Although the applicant's property does not border on a major road, it is adjacent to a T5 zoned parcel which satisfies one of the requirements for a Zoning Map Amendment.

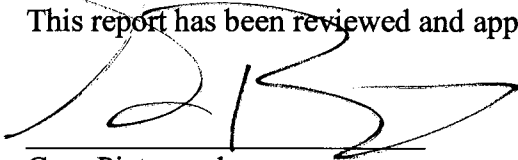
(c) The applicant, in their change of condition statement, addresses an increase need for sites by referencing public need. They state "there is a public need for businesses allowed in T5 zoning exemplified by the 100% occupancy and low turnover in "The Exchange" shopping center." This statement is about a property that is zoned T4+, which the applicant's property is also zoned.

Any approval should consider these conditions:

1. Demolition would need to be done within a year.
2. The single-family home would need to be brought up to commercial standards if not demolished.

DIRECTOR APPROVAL

This report has been reviewed and approved by:



Greg Pietrangelo
Director of Urban Development Department



CITY OF GULFPORT
Urban Development - Planning Division
1410 24th Avenue
Gulfport, MS 39501
(228) 868-5710

For Staff Use Only

Case File #: 1711PC129Date Received: 10-3-17Receipt #: 8637430

Received By: _____

Zoning: T4+Ward: 4 Flood: AE2.2 acres

APPLICATION FOR ZONING MAP AMENDMENT/LAND USE RECLASSIFICATION (SMARTCODE)

Property Information

TAX PARCEL #

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(If necessary, use separate sheet of paper)

Address of Property Involved: 1423 Magnolia Street Gulfport, MS 39507

Lot(s) _____, Block(s) _____, Subdivision _____

General Location: EAST of COWAN Rd just south of Bayou Bernard Bridge

GENERAL DESCRIPTION OF REQUEST:

Rezone map FROM T4+ to T5 zoning AS SAME AS adjacent property to North is zoned

OWNERSHIP AND CERTIFICATION:

I hereby certify that I have read and understand this application and that all information and attachments are true and correct. I also certify that I agree to comply with all applicable city codes, ordinances and state laws. Finally, I certify that I am the owner of the property involved in this request or have authorization to act as the owner's agent for the herein described request.

OWNER

Vernon A. Clark

Printed Name Of Owner

PO BOX 3327

Mailing Address

Gulfport MS 39505

City State Zip code

228-539-5377

Home Phone

Work/Cell Phone

vernonclark@rockingcine.com

Email

Signature Of Owner

AGENT

Brax Clark

Printed Name Of Agent

P.O. Box 3327

Mailing Address

Gulfport MS 39505

City State Zip code

228-539-5377

Home Phone

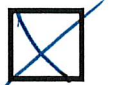
Work/Cell Phone

braxclark@rockingcine.com

Email

Signature Of Agent

If the property or properties listed above have more than one owner, please check this box. In the case of multiple owners, reverse side must be completed. Each additional owner will need to complete and sign the reverse side of this application. We can only accept applications with original signatures.



SECTIONS A. THROUGH H. MUST BE SUBMITTED FOR A COMPLETE APPLICATION.

This page must be completed if the property or properties involved have more than one owner. All persons listed as owners to the property or properties listed on page one must complete and sign this part of the application.

I hereby certify that I have read and understand this application and that all information and attachments are true and correct. I also certify that I agree to comply with all applicable city codes, ordinances and state laws. Finally, I certify that I am the owner of the property involved in this request or authorized to act as the owner's agent for herein described request.

NAME OF OWNER (PRINT) Sandra G. Clark
ADDRESS (STREET, CITY, STATE, ZIP CODE) PO Box 3327 Gulfport, MS 39505

PHONE # (H) 228-539-5377 (W) _____

TAX PARCEL NUMBER(S) OWNED 1010F-02-041.000

SIGNATURE: Sandra G. Clark

NAME OF OWNER (PRINT) _____

ADDRESS (STREET, CITY, STATE, ZIP CODE) _____

PHONE # (H) _____ (W) _____

TAX PARCEL NUMBER(S) OWNED _____

SIGNATURE: _____

NAME OF OWNER (PRINT) _____

ADDRESS (STREET, CITY, STATE, ZIP CODE) _____

PHONE # (H) _____ (W) _____

TAX PARCEL NUMBER(S) OWNED _____

SIGNATURE: _____

(Use additional forms as needed)

IN CASES OF MULTIPLE APPLICANTS, PLEASE IDENTIFY THE PERSON WHO WILL BE ACTING AS YOUR SPOKES
PERSON/AGENT FOR YOU: _____

F. REASONS FOR ZONING CHANGE***CHANGE IN CONDITION***

The conditions in the area have changed to a commercial usage. The catalyst for this change was the widening of Cowan-Lorraine Road which has created a major north-south corridor. The adjacent properties have businesses that are consistent with the T-5 zoning. The property to the north is presently zoned T-5. Changing the zoning of this property to T-5 will simply make the permitted uses consistent with the present uses of the adjacent properties.

There is a public need for businesses allowed in T-5 zoning exemplified by the 100% occupancy and low turnover in "The Exchange" shopping center and other adjacent properties. The number of residential properties, in close proximity to the north of this property has increased significantly creating a need for convenient retail businesses to service the population increase to this area. The zoning change for this property will fill this public need.

SEPTEMBER 29, 2017

STATEMENT IN ACCORDANCE WITH AMENDMENT REQUEST

1. INTERESTED PARTIES

Vernon A. Clark & Sandra G. Clark

P.O. Box 3327

Gulfport, MS 39505

Brax Clark

P.O. Box 3327

Gulfport, MS 39505

2. CONDITION FOR CHANGE

Rezone property from T-4+ to T-5 zoning. Property is being requested to be rezoned to coincide with the adjacent property currently zoned T-5 according to the current map.

3. DEVELOPMENT SCHEDULE

January 2018	-	Demo existing structures and assess and planning
February 2018	-	Site work and begin new construction
October 2018	-	Occupy and use completed project

4. EFFECTS OF AMENDMENT

The effects of a zoning change on the surrounding properties would effectively be none. The changes in zoning would make the allowed uses of this property consistent with the present use of the surrounding properties.

5. ERROR

The zoning change is addressing a "Change in Condition" not an error.



Area Map

Printed 10/3/2017



● Addresspoints □ Parcels

N
W E
S
1 inch = 104 feet

DATA DISCLAIMER:

All information that is provided on this map is believed to be correct. However, no liability is assumed by the City of Gulfport for errors in substance or form of any of the materials published on this map. The GIS Division, City of Gulfport, provides the information represented on this map as a service to the community and makes every effort possible to provide quality information. However, no claims, promises, or guarantees about the accuracy, completeness or adequacy of the information contained on this map are expressed or implied.



URBAN DEVELOPMENT
PLANNING DIVISION

October 31, 2017

Vernon A. and Sandra G. Clark
P.O. Box 3327
Gulfport, MS 39505

P.O. Box 1780
Gulfport, MS 39502
Phone: 228-868-5710
Fax: 228-868-5708

Wm. H. Hardy Building
1410 24th Avenue
Gulfport, MS 39501

RE: Zoning Map Amendment 1711PC129: Brax Clark, agent for Sandra G. and Vernon A. Clark, property owner, requests to rezone the tax parcel 1010F-02-041.000 containing 2.2 acres from T4+ (General Urban Zone "Plus") to T5 (Urban Center Zone): located north of E Pass Road, south of and adjacent to Magnolia Street, east of Cowan Road, and west of Old Taylor Place, in Ward 4.

To Whom It May Concern:

The purpose of this letter is to inform you of the above referenced application. A map showing the general location of the property involved is on the back of this letter.

The City of Gulfport Planning Commission will hold a public hearing to consider the above request at 4:30 P.M. on **Thursday, November 16, 2017** in the Council Chambers at the Gulfport City Hall located at 2309 15th Street.

It is your option whether or not to appear personally or speak for or against the request at the scheduled hearing. If you are unable to attend the public hearing you may submit your opinion in writing and request that it be read into the public record. If you desire, it is also your choice to be represented by an agent or attorney.

A copy of the filed application to be considered will be available for public review at the office of the Department of Urban Development - Planning Division located at the Hardy Building, 1410 24th Avenue. Adjacent property owners will not be provided any further correspondence on the matter unless an appeal is filed but may, as stated above, contact this office for additional information.

Any interested party that may feel aggrieved by the Planning Commission's recommendation may file a written notice of objection within fifteen (15) calendar days after the date of the Planning Commission hearing. The notice of objection and reasons for objecting to the decision should be stated in writing and filed with the Department of Urban Development-Planning Division. This notice of objection shall be forwarded as part of the record with the record and recommendation from the Planning Commission to the Mayor and City Council. The City Council shall make a final decision based upon the record as submitted. No new evidence may be presented at the meeting.

If you have any questions or comments, please contact this office.

Sincerely,

A handwritten signature in dark ink, appearing to be 'TS' or 'TL' with a stylized flourish.

Thomas S. Lane
Planner II

CC: Agent, Adjacent Property Owners (You have been identified as owning property within 160 feet of this request)

PARCEL_ID	NAME	ADDRESS_1	CITY	STATE/ZIP
	VERNON A. CLARK (OWNER)	P.O. BOX 3327	GULFPORT	MS 39505
	BRAX CLARK (AGENT)	P.O. BOX 3327	GULFPORT	MS 39505
1010F-02-041.000	PAGE BRUCE L & PAGE MARY MARGARET S	1423 MAGNOLIA ST	GULFPORT	MS 39507
1010F-02-036.000	WENTWORTH JUDY	1226 W PINE ST	GULFPORT	MS 39507
1010F-02-042.000	BAYWOOD CAMP GROUNDS INC	12506 LORRAINE RD	BILOXI	MS 39532
1010F-02-037.000	PLATTS ARTHUR W & MARY KATE-TRUSTEE	65 54TH STREET	GULFPORT	MS 39507
1010F-01-021.000	WEIN-AIR HOLDINGS LLC	315 S COURT ST	OPELOUSAS	LA 70570
1010F-02-036.001	LANDMARK REAL ESTATE HOLDINGS MS	1116 COWAN RD SUITE A	GULFPORT	MS 39507

1. CITY OF GULFPORT PLANNING COMMISSION

2

3 1711PC129

4

5 TRANSCRIPT OF HEARING

6 November 16, 2017

7 *****

PLANNING

8 TRANSCRIPT OF HEARING HELD BEFORE THE CITY OF GULFPORT

9 COMMISSION HELD IN THE CITY COUNCIL CHAMBERS, GULFPORT,

10 MISSISSIPPI, ON THE 16TH DAY OF NOVEMBER 2017 COMMENCING AT

11 4:30 P.M. AND REPORTED BY

12 NORMA JEAN LADNER SOROE, CERTIFIED SHORTHAND REPORTER.

13 *****

14

COMMISSION MEMBERS PRESENT:

15

KEITH WILLIAMS, President

16

JOHN ANTHONY

17

WILLIAM "PRINCE" JONES

18

MARTY WARREN

19

DOUG HANCOCK

20

B.J. SELLERS

VIRGINIA ADOLPH

21

MICHAEL DANIELS

JOHN ANTHONY

22

21 STAFF PRESENT:

22

GREG PIETRANGELO

23

GREG HOLMES

24

CORY LONG

MATILDA WELCH

SU-LIN BOLIN

N.J. SOROE, CSR #1297

1. 4. Zoning Map Amendment 1711PC129
2. MS. WELCH: Case Number 129 has been duly and
3. timely noticed as required by law. The applicant requests to
4. rezone tax parcel containing 2.2 acres from T4+ general urban
5. zone plus to T5 urban center zone located north of East Pass
6. Road, south of and adjacent to Magnolia Street, east of Cowan
7. Road, and west of Old Taylor Place, in Ward 4. A copy of the
8. packet considered is hereby offered into the record.
9. MR. WILLIAMS: Thank you.
10. Someone here to speak for this case?
11. MR. CLARK Brax Clark, 5515 Kendall Avenue in
12. Gulfport.
13. I'd like to ask the commission to consider
14. changing the zoning on this parcel that we have from the T4+ to
15. a T5 in order to coincide with possible development of retail
16. businesses, you know, in keeping with the current usages in the
17. businesses that are in that area.
18. The adjacent properties to it are T5, and I
19. think that, you know, this general move will keep with the
20. usages of the surrounding businesses with the possibility of

21. developing this for retail.

22. MR. WILLIAMS: Any additional questions of Mr.

23. Clark while he's here?

24. All right. If something comes up, we'll bring

25. you back up. Thank you, sir.

N.J. SOROE, CSR #1297

1. Anyone else here to speak for the request?
2. Anyone here tonight to speak against this
3. request?
4. Commissioners, once again, we've heard the
5. public comment in the case. I'd ask if there's any
questions
6. or comments, or I'll ask for a motion.
7. MR. HANCOCK: I've got a question for the staff.
8. This would not be considered a case of spot zoning because
T5
9. is across the street; is that correct?
10. MR. HOLMES: Yes.
11. MR. WARREN: I move we approve application Case
12. Number 1711PC129.
13. MR. WILLIAMS: Do I have a second?
14. MR. SELLERS: Second.
15. MR. WILLIAMS: Any further discussion? All
16. those in favor signify by saying aye.
17. (Unanimous vote.)
18. MR. WILLIAMS: Any opposed?
19. (None.)
20. MR. WILLIAMS: It's been approved. Thank you
21. all.
- 22
- 23
- 24

N.J. SOROE, CSR #1297

1. BEFORE THE CITY OF GULFPORT PLANNING COMMISSION.

2

3

4 1711PC129

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7

COURT REPORTER'S CERTIFICATE

8

9 I, Norma Jean Ladner Soroe, Certified Shorthand

10 Reporter, do hereby certify that to the best of my skill
and

11 ability I have reported the hearing held before the City of
12 Gulfport Planning Commission and that the foregoing 3 pages
13 constitute a true and correct transcription of said hearing
14 held on the 16th day of November 2017.

15 I do further certify that my certificate annexed
16 hereto applies only to the original and certified
transcript.

17 The undersigned assumes no responsibility for the accuracy
of
18 any reproduced copies not made under my control and
direction.

19 Witness my signature this the 27th day of
November
20 2017.

21

22

23

24

NORMA JEAN LADNER SOROE, CSR #1297
Certified Shorthand Reporter

25

N.J. SOROE, CSR #1297

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N.J. SOROE, CSR #1297

There came on for consideration at a duly constituted meeting of the City Council
and Mayor of the City of Gulfport held on the _____ day of _____,
2017, the following Ordinance:

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF GULFPORT, MISSISSIPPI ADOPTED THE 29TH DAY OF JUNE, 1979, AS AMENDED, TO REZONE CERTAIN PROPERTY FROM ITS PRESENT ZONING CLASSIFICATION OF T4+ (GENERAL URBAN ZONE "PLUS") DISTRICT TO T5 (URBAN CENTER ZONE) DISTRICT.

WHEREAS, the Mayor and City Council of the City of Gulfport, Mississippi, find and do so determine, based upon the recommendation of the Gulfport City Planning Commission and City departments, and based upon a reasonable consideration of the character of the district and neighborhood and suitability for particular purposes, that ad valorem tax parcel number 1010F-02-041.000, which is generally described as being located north of E Pass Road, south of and adjacent to Magnolia Street, east of Cowan Road, and west of Old Taylor Place, should be rezoned from its present classification of T4+ (General Urban Zone "Plus") to T5 (Urban Center Zone). The Case File Number is 1711PC129.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF GULFPORT, MISSISSIPPI, AS FOLLOWS:

SECTION 1: That the Official Zoning Map of the Comprehensive Zoning Ordinance of the City of Gulfport, adopted the 29th day of June, 1979, as amended, be and the same is hereby amended to provide that the following legally described property **be rezoned from its present classification T4+ (General Urban Zone "Plus") to T5 (Urban Center Zone) District.**

Ad valorem tax parcel number 1010F-02-041.000 is legally described as:

Beginning at a point on the South margin of Magnolia Street in Handsboro, Harrison County, Mississippi, which point is 210 feet, more or less, East of the East margin of Gulf Street in said village, and being in the Northeast corner of the property now or formerly belonging to Cuendet; running thence Easterly along the South margin of Magnolia Street, a distance of 254.18 feet to a point; running thence South and parallel with the East margin of said Gulf Street, a distance of 407 feet to a point; running thence in a Westerly direction and parallel with the South margin of said Magnolia Street, a distance of 254.18 feet to a point; running thence Northerly and parallel with the East margin of said Gulf Street, a distance of 407 feet to the South margin of Magnolia Street, the point of beginning. Said property being situated in and being a part of Southeast Quarter of Section 30, Township 7 South, of Range 10 West in said County.

LESS AND EXCEPT:

Begin at a point that is 10 meters (32.808 feet) Southerly of and perpendicular to the centerline of the relocation of a County road at Station 1 + 110 as shown on the plans for State Project No. 94-9371-00-004-10; from said point of beginning run thence South 85° 58' West, a distance of 35.057 meters (115.016 feet) to a point that is 12 meters (39.370 feet) Southerly of and perpendicular to the centerline of the relocation of a County road at Station 1 + 075; thence run South 79° 59' West, a distance of 20.341 meters (66.736 feet) to the West line of the

SECTION 2: The rezoning of said parcel shall be further subject to the following conditions: The owner, agent or lessee who requested rezoning of the property, which was subsequently rezoned by the Mayor and City Council must secure a building permit from the Building Official and commence construction within one year from the date of approval of rezoning by the City Council. If no building permit has been obtained and said plan development is not completed according to approved plans, the rezoning of said parcel shall be null and void and automatically revert back to its original zoning classification.

SECTION 3: For good cause being shown and the interest and welfare of the City of Gulfport, the citizens thereof require that the said Ordinance be in full force and effect immediately upon its passage and this Ordinance shall be in full force and effect from and after its passage, but shall nevertheless be published and enrolled as provided by law.

YEAS: ABSTENTIONS: ABSENCES: NAYS:

ATTEST: _____ ADOPT: _____

PRESIDENT

BILLY HEWES, Mayor

MEMORANDUM

To: Mayor Billy Hewes and
Gulfport City Council

From: Greg Holmes, Planning Administrator
Urban Development Department

Date: December 22, 2017

Re: **Zoning Map Amendment 1711PC126**

Subject: Angie A. and John D. Molyneaux, property owners, request to rezone the tax parcels 1010M-04-051.000, 1010M-04-051.001, and 1010M-04-051.003 containing approx. 1.88 acres from T4L (General Urban Zone "Limited") to T4+ (General Urban Zone "Plus"): located north of N Railroad Street, south of Silver Lane, east of and adjacent to Tegarden Road, and west of Live Oak Avenue, in Ward 2.

Planning Commission recommendation: To approve applicant request.

Motion: Warren

Second: Jones

KEITH WILLIAMS - Chairman
MICHAEL DANIELS – **Nay**
COLETTE TOWLES – **Absent**
VIRGINIA ADOLPH – **Nay**
CHARLIE HEWES – **Absent**
EVERETTE LADNER – **Absent**
BJ SELLERS – **Yea**
WM. PRINCE JONES – **Yea**
DOUG HANCOCK – **Yea**
MARTIN WARREN, JR – **Yea**
JOHN ANTHONY – **Absent**

Action: Motion was carried unanimously.

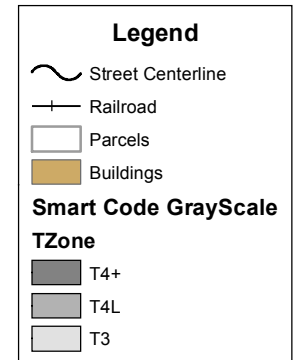
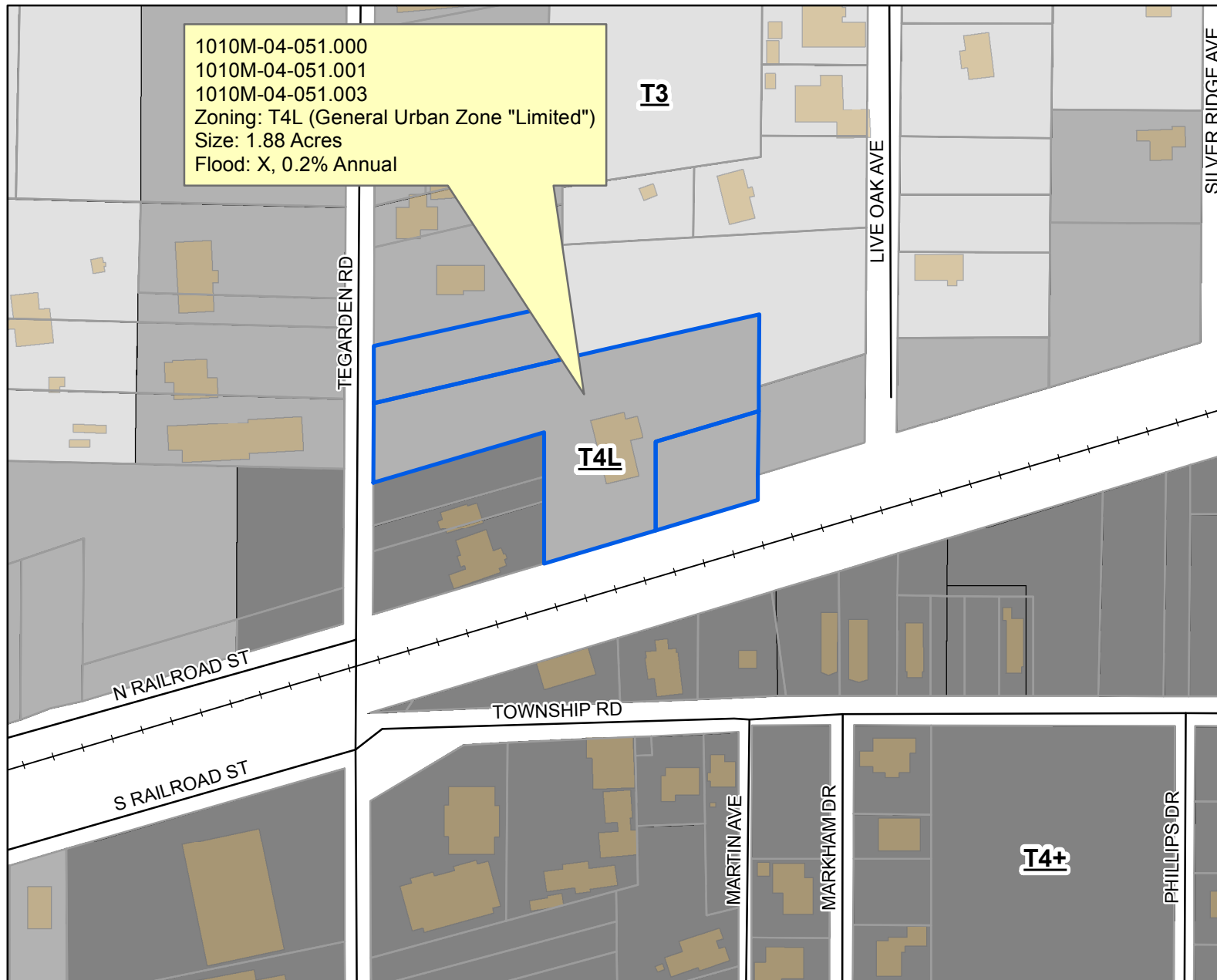
Speaking for the Petition: Doug Molyneaux

Speaking against the Petition:

1. Mathew Cospelich
2. Belinda Gray

On November 16, 2017 the Planning Commission recommended approval of the above referenced case.

Please place the attached item on the Council agenda for January 2, 2017.



DATA DISCLAIMER:

All information that is provided on this map is believed to be correct. However, no liability is assumed by the City of Gulfport for errors in substance or form of any of the materials published on this map. The GIS Division, City of Gulfport, provides the information represented on this map as a service to the community and makes every effort possible to provide quality information. However, no claims, promises, or guarantees about the accuracy, completeness or adequacy of the information contained on this map are expressed or implied.

Technical Report

Zoning Map Amendment

GENERAL INFORMATION

Case File Number: 1711PC126

Hearing Date: November 16, 2017

Current Zoning/Use: T4L / Vacation

Legal: Angie A. and John D. Molyneaux, property owners, request to rezone the tax parcels 1010M-04-051.000, 1010M-04-051.001, and 1010M-04-051.003 containing approx. 1.88 acres from T4L (General Urban Zone "Limited") to T4+ (General Urban Zone "Plus"): located north of N Railroad Street, south of Silver Lane, east of and adjacent to Tegarden Road, and west of Live Oak Avenue, in Ward 2.

TECHNICAL DETAILS

Amendment of the Zoning Ordinance, including the zoning map, is intended to carry out the objective of a sound, stable, and desirable environment. Casual amendment of the ordinance would be detrimental to the achievement of that objective. Therefore, the ordinance dictates that a property should be considered for rezoning only when one or more of the following conditions prevail:

- (a) *Error*. There is a manifest error in the article.
- (b) *Change in conditions*. Changed or changing conditions in a particular area or in the city or metropolitan area generally make a change in the regulations necessary and desirable.
- (c) *Increase in need for sites*. Increased or increasing needs for business or industrial sites in addition to sites that are available make it necessary and desirable to reclassify an area or to extend the boundaries of an existing area.
- (d) *Annexation*. It is necessary and desirable to reclassify territory annexed to the city.
- (e) *Ordinance changes*. Amendment to the ordinance not involving a change in classification of land is necessary.
- (f) *Change in governmental property*. It is necessary to reclassify property as a result of acquisition or disposition of such property by the United States of America, the State of Mississippi, or Harrison County.

According to the City's Legal Department:

When requesting rezoning of real property, **an applicant must prove, by clear and convincing evidence**, one of the following:

- 1. That there was a mistake in the original zoning, or
- 2. That the character of the neighborhood has changed to such an extent as to justify reclassification, **and** that there was a public need for rezoning.

The applicants are requesting to rezone approximately 2.23 acres of vacant, mixed commercial and residential zoned property from T4L (General Urban Zone Limited) to T4+ (General Urban Zone Plus) for the new construction of a maximum 40 unit multi-family development.

Technical Report

Zoning Map Amendment

The applicant states "the current zoning allows for up to 28 units. The maximum effect/impact of the change in the zoning to T4+ would be an additional 12 apartment units on the site." If the feasibility study is positive, the applicant will begin the design phase and hire the architect and engineer. Soil/site studies and design is estimated to take 90 to 180 days depending on conditions. The applicant expects to bid out the project during the first quarter of 2019, thus obtaining conventional bank financing and beginning construction to be complete by the end 2019.

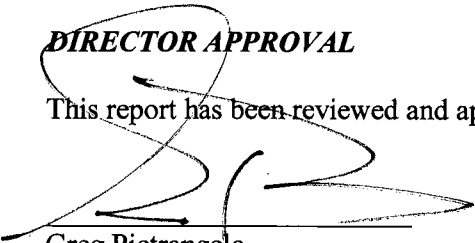
Upon a site visit to the area, the staff found that this area is an existing mixed use area. The existing area has a mixed use of residential single family and multi-family uses such as Tegarden Commons, Teagarden Park Apartments and two duplexes. Commercial businesses include: Miller Ice Machine, Advanced Heating & Air, and Tegarden Ice Company. The multi-family use would be in harmony with the existing neighborhood; however, upon the site visit several apartment complexes were vacant and not at full capacity.

The applicant has chosen several justifications for change of the current zoning district. These justifications include: change in conditions, increase need for sites.

- (a) Change in conditions is justification for the request indicated by the applicant. They state "two restaurants and two salons have opened recently just south of the subject property. There is a commercial ice manufacturing business and HVAC Contractor across the street from the subject property. In addition, less than a hundred yards from the subject property is Skeeter's Restaurant and bar. The area has been slow to develop since Hurricane Katrina; however the development that has occurred on Tegarden Road since then has been almost exclusively commercial with some higher density multi-family.
- (b) Increased need for sites is addressed as a justification by the applicant. Most of the affordable apartments built over the past decade on the coast have been in some way subsidized through tax credits or HUD financing. As a result, if someone makes more than 60% of the area's median income or just over \$28,000 annually, they don't qualify for many of these properties. Someone who makes \$30,000 per year, or more, should also have affordable options for rental units.

DIRECTOR APPROVAL

This report has been reviewed and approved by:



Greg Pietrangelo

Director of Urban Development Department



CITY OF GULFPORT
Urban Development - Planning Division
1410 24th Avenue
Gulfport, MS 39501
(228) 868-5710

For Staff Use Only

Case File #: 1711PC126.Date Received: 10/02/17

Receipt #: _____

Received By: _____

Zoning: _____

Ward: _____ Flood: _____

APPLICATION FOR ZONING MAP AMENDMENT/LAND USE RECLASSIFICATION (SMARTCODE)

Property Information

TAX PARCEL #

1	0	1	0	M
1	0	1	0	M
1	0	1	0	M

 -

0	4
0	4
0	4

 -

0	5	1
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 .

0	0	0
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0	0	1

(If necessary, use separate sheet of paper)

Address of Property Involved: 316 TEGARDEN RD, GULFPORT MS 39507

Lot(s) _____, Block(s) _____, Subdivision _____

General Location: EAST SIDE OF TEGARDEN NORTH OF RR TRACKS

GENERAL DESCRIPTION OF REQUEST:

REZONING PARCELS FROM T-4/L TO T-4 PLUS. 1000 ADJACENT PARCEL
1010M-04-051.002 WHICH IS ALREADY T-4 PLUS.

OWNERSHIP AND CERTIFICATION:

I hereby certify that I have read and understand this application and that all information and attachments are true and correct. I also certify that I agree to comply with all applicable city codes, ordinances and state laws. Finally, I certify that I am the owner of the property involved in this request or have authorization to act as the owner's agent for the herein described request.

OWNER

AGENT

JOHN D. MOLYNEUX

Printed Name Of Owner

2701 ENGLISH DRIVE

Mailing Address

OCEAN SPRINGS MS 39564

City State Zip code

228-875-4408 228-233-3208

Home Phone Work/Cell Phone

doug@naisawyer.com

Email

Signature Of Owner

Printed Name Of Agent

Mailing Address

City State Zip code

Home Phone Work/Cell Phone

Email

Signature Of Agent

If the property or properties listed above have more than one owner, please check this box. In the case of multiple owners, reverse side must be completed. Each additional owner will need to complete and sign the reverse side of this application. We can only accept applications with original signatures.



SECTIONS A. THROUGH H. MUST BE SUBMITTED FOR A COMPLETE APPLICATION.

This page must be completed if the property or properties involved have more than one owner. All persons listed as owners to the property or properties listed on page one must complete and sign this part of the application.

I hereby certify that I have read and understand this application and that all information and attachments are true and correct. I also certify that I agree to comply with all applicable city codes, ordinances and state laws. Finally, I certify that I am the owner of the property involved in this request or authorized to act as the owner's agent for herein described request.

NAME OF OWNER (PRINT) ANGIE A. MOLYNEAUX

ADDRESS (STREET, CITY, STATE, ZIP CODE) 2701 ENGLISH DR, OCEAN SPRINGS MS 39564

PHONE # (H) 228-875-4408 (W) _____

TAX PARCEL NUMBER(S) OWNED 1010M-04-051.000, 1010M-04-051.003, 1010M-04-051.007

SIGNATURE: 

NAME OF OWNER (PRINT) _____

ADDRESS (STREET, CITY, STATE, ZIP CODE) _____

PHONE # (H) _____ (W) _____

TAX PARCEL NUMBER(S) OWNED _____

SIGNATURE: _____

NAME OF OWNER (PRINT) _____

ADDRESS (STREET, CITY, STATE, ZIP CODE) _____

PHONE # (H) _____ (W) _____

TAX PARCEL NUMBER(S) OWNED _____

SIGNATURE: _____

(Use additional forms as needed)

IN CASES OF MULTIPLE APPLICANTS, PLEASE IDENTIFY THE PERSON WHO WILL BE ACTING AS YOUR SPOKES PERSON/AGENT FOR YOU: _____

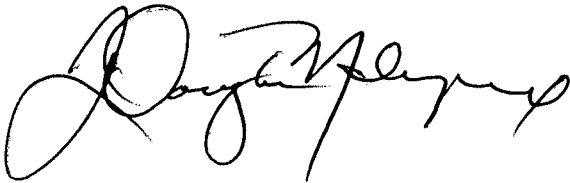
I have included a "preliminary" site plan (overlaid on the survey) showing a proposed layout for the maximum 40 units that would be allowed if my request is granted. This layout would require that I only impact 1 of 18 protected trees. This is not the final plan. The final plan will have 32, 36 or 40 two story units. With this site plan I wanted to make sure the property could effectively handle the maximum 40 units and meet the parking requirements.

If the feasibility study is positive I would begin the design phase and hire the architect and engineer. Soil/site studies and design is estimated to take 90 to 180 days depending on conditions.

I would expect to be bidding out the project during the first quarter of 2019. Obtaining conventional bank financing and beginning construction to be complete by the end 2019.

Effects of Amendment: The current property zoning allows for up to 28 units. The maximum effect/impact of the change in the zoning to T-4 Plus would be an additional 12 apartments on the site.

Thank you for your consideration.

A handwritten signature in black ink, appearing to read "Douglas M. Ferguson". The signature is fluid and cursive, with a large initial "D" and "F".

Applicant: John D. Molyneaux and Angie A. Molyneaux

Change in Conditions: 2 restaurants and 2 salons have opened recently just south of the subject property. There is a commercial ice manufacturing business and HVAC Contractor across the street from the subject. In addition, less than 100 yards from the subject property is Skeeter's Restaurant and Bar.

There is already some higher density older multi-family development in the immediate area both north and south of the subject. In addition, there is a self-storage warehouse facility approximately 410 feet north of the subject which includes an outside storage area for boats and RVs.

Lastly, one of my 4 parcels that make up the 2.23 acre site, the adjacent property to the south, and the property across the street are already zoned T-4 Plus and there is T-4 Plus zoning and development beginning just 160 feet to the north.

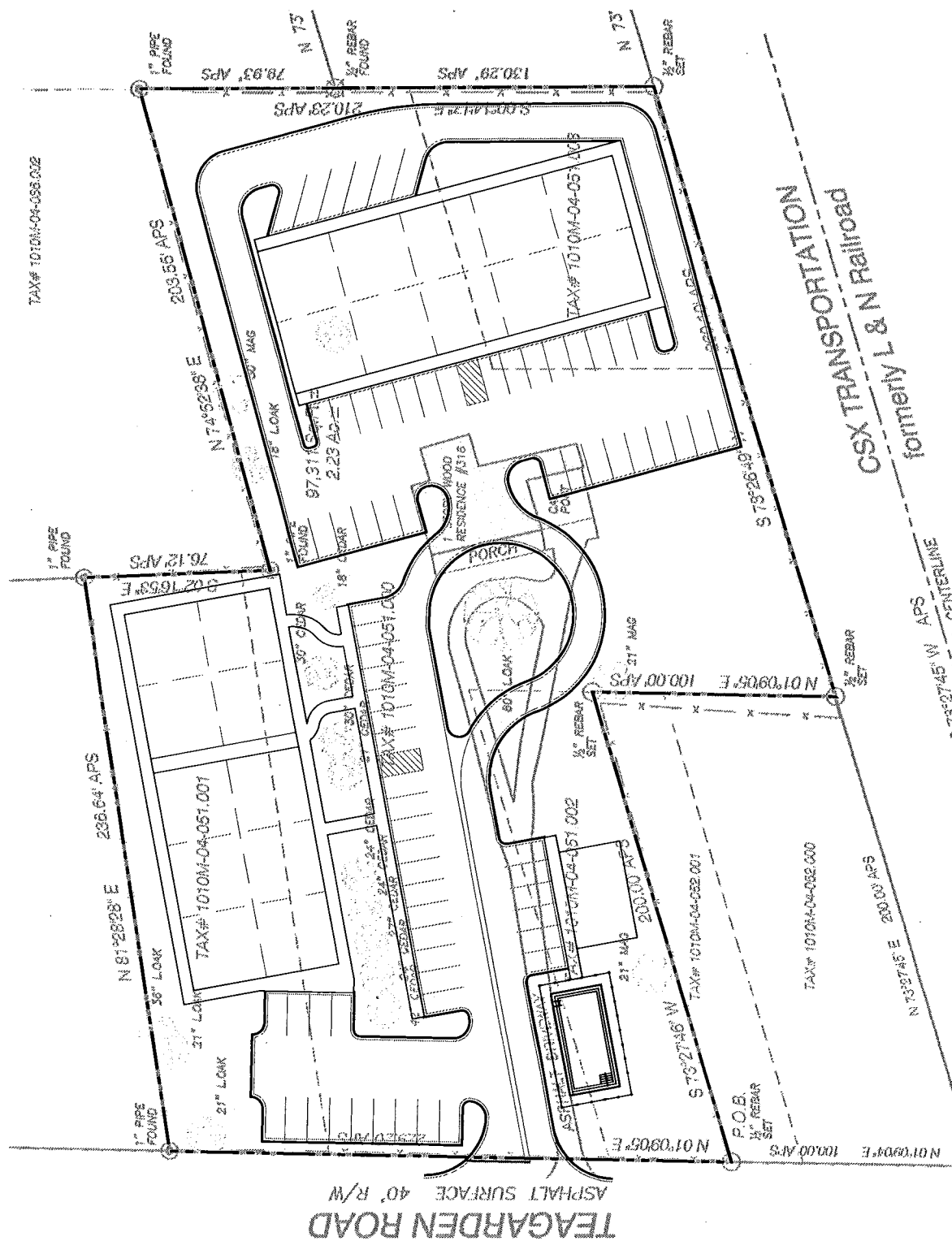
The area has been slow to develop since Hurricane Katrina, however the development that has occurred on Tegarden Road since then has been almost exclusively commercial with some higher density multi-family.

Increase in need for sites: Currently there is very little nice quality workforce apartments in the area. There are some older tired apartment units on Tegarden and in South Gulfport, but I don't know of any affordable newer multi-family developments. With the jobs that will be created in the vicinity of downtown Gulfport with the addition of the Mississippi Aquarium, Grand Hyatt Hotel, casino expansion at the port, and businesses moving downtown there is a need for high quality and affordable apartment units in south Gulfport. That need should continue to grow in the future. Nice affordable rentals are critical to job growth and population growth.

Most of the "affordable" apartments built over the past decade on the MS Gulf Coast have been in some way subsidized through tax credits or HUD financing. As a result, if someone makes more than 60% of the area's median income, or just over \$28,000 annually, they don't qualify for many of these properties. Someone who makes \$30,000 per year, or more, should also have affordable options for rental units.

Development Schedule: I closed on the property on August 25th of this year. It was severely overgrown and there was an unsafe and dilapidated residential structure on the property. I have removed the structure and have cleaned up the property.

The next step is to conduct a feasibility study. Under the current zoning, .25+/- acres are T-4 Plus and approximately 2 acres are T-4, the maximum number of apartments allowed would be 28 if I could put 4 units on the .25 acres zoned T-4 Plus and 24 units on the 2 acres zoned T-4. If granted the request for rezoning, I could put up to 40 units on the property. It is important to know the number of units for the feasibility study as land cost per unit effects the rent. I would conduct the feasibility study during the first half of 2018.



FROM DRIVE LOOKING EAST ON TO BUCKLEY



FROM SUBJECT DRIVEWAY LOOKING NORTH



FROM SUBJECT'S DRIVEWAY LOOKING
WEST ACROSS THE STREET





URBAN DEVELOPMENT
PLANNING DIVISION

October 30, 2017

John D. & Angie A. Molyneaux
2701 English Drive
Ocean Springs, MS 39564

P.O. Box 1780
Gulfport, MS 39502
Phone: 228-868-5710
Fax: 228-868-5708

Wm. H. Hardy Building
1410 24th Avenue
Gulfport, MS 39501

RE: Zoning Map Amendment 1711PC126: Angie A. and John D. Molyneaux, property owners, request to rezone the tax parcels 1010M-04-051.000, 1010M-04-051.001, and 1010M-04-051.003 containing approx. 1.88 acres from T4L (General Urban Zone "Limited") to T4+ (General Urban Zone "Plus"): located north of N Railroad Street, south of Silver Lane, east of and adjacent to Tegarden Road, and west of Live Oak Avenue, in Ward 2.

To Whom It May Concern:

The purpose of this letter is to inform you of the above referenced application. A map showing the general location of the property involved is on the back of this letter.

The City of Gulfport Planning Commission will hold a public hearing to consider the above request at 4:30 P.M. on **Thursday, November 16, 2017** in the Council Chambers at the Gulfport City Hall located at 2309 15th Street.

It is your option whether or not to appear personally or speak for or against the request at the scheduled hearing. If you are unable to attend the public hearing you may submit your opinion in writing and request that it be read into the public record. If you desire, it is also your choice to be represented by an agent or attorney.

A copy of the filed application to be considered will be available for public review at the office of the Department of Urban Development – Planning Division located at the Hardy Building, 1410 24th Avenue. Adjacent property owners will not be provided any further correspondence on the matter unless an appeal is filed but may, as stated above, contact this office for additional information.

Any interested party that may feel aggrieved by the Planning Commission's recommendation may file a written notice of objection within fifteen (15) calendar days after the date of the Planning Commission hearing. The notice of objection and reasons for objecting to the decision should be stated in writing and filed with the Department of Urban Development-Planning Division. This notice of objection shall be forwarded as part of the record with the record and recommendation from the Planning Commission to the Mayor and City Council. The City Council shall make a final decision based upon the record as submitted. No new evidence may be presented at the meeting.

If you have any questions or comments, please contact this office.

Sincerely,

Thomas S. Lane
Planner II

CC: Agent, Adjacent Property Owners (You have been identified as owning property within 160 feet of this request)

PARCEL_ID 126	NAME	ADDRESS_1	CITY	STATE	ABZIP
	Angie A. and John D. Molyneaux (Owner)	2701 English Dr	OCEAN SPRINGS	MS	39564
	Adjacent Property Owners				
1010M-03-036.000	BUCKLEY JOSEPH L	16156 MARINER DR	GULFPORT	MS	39503
1010M-04-051.000	CATHOLIC SOCIAL & COMM SERVICES INC	1790 POPPS FERRY RD	BILOXI	MS	39532
0910P-02-008.000	COSPELICH MARION M & PATTI A	325 TEAGARDEN RD	GULFPORT	MS	39507
1010M-03-030.000	CREELE BARNEY M & CYNTHIADORA	19536 CHAMPION CIRCLE	GULFPORT	MS	39503
1010M-03-033.001	DICKERSON DAVID & JENNY	92 TUSCANY TRAIL	DALLAS	GA	30157
1010M-04-033.000	GEOTES JOHNNY	1751 MAGNOLIA ST	GULFPORT	MS	39507
0910P-02-009.000	GRAY H WAYNE	321 TEAGARDEN RD	GULFPORT	MS	39507
0910P-02-010.000	HANSON HOLDINGS LLC	11195 WOODLEY COVE	GULFPORT	MS	39503
1010M-03-035.000	JIM-LEE PROPERTIES INC	1922 25TH AVE	GULFPORT	MS	39501
1010M-04-039.000	KEMP WATT L & FANNIE M	P.O.BOX 7942	GULFPORT	MS	39507
1010M-03-033.000	KNOWLES KATELIN MARIE	901 TOWNSHIP ROAD	GULFPORT	MS	39507
1010M-04-050.000	LEACH CALVIN JR & WF	330 TEAGARDEN	GULFPORT	MS	39501
0910P-02-011.000	NICNMIC ENTERPRISES INC	186 S FLOWER HILL ST	BREA	CA	92821
1010M-04-049.000	PETERS STEVEN D	P O BOX 7094	GULFPORT	MS	39506
1010M-04-052.000	RETTIG NELWYN ANNE L/E	114 TANGLEWOOD DR	HATTIESBURG	MS	39402
0910P-02-007.000	SMITH STROM W & TERESA E	PO BOX 1770	OCEAN SPRINGS	MS	39566
1010M-04-034.000	SPENCER ANTONIA	3808 ANITA DR	GULFPORT	MS	39501
1010M-04-036.001	STOFFER RONALD F & BARBARA T	840 S LONGWOOD AVE	LOS ANGELES	CA	90005
0910P-02-008.001	STRAHAN CANDIE C	331 TEAGARDEN RD	GULFPORT	MS	39507
1010M-04-048.004	TERRENOS LLC	7577 OAKLAWN RD	BILOXI	MS	39532
1010M-04-036.002	THOMPkins KENYA ETAL	4736 HIBISCUS	TALLAHASSEE	FL	32305

1. CITY OF GULFPORT PLANNING COMMISSION

2

3 1711PC126

4

5 TRANSCRIPT OF HEARING

6 November 16, 2017

7 *****

PLANNING

8 TRANSCRIPT OF HEARING HELD BEFORE THE CITY OF GULFPORT

9 COMMISSION HELD IN THE CITY COUNCIL CHAMBERS, GULFPORT,

10 MISSISSIPPI, ON THE 16TH DAY OF NOVEMBER 2017 COMMENCING AT

11 4:30 P.M. AND REPORTED BY

12 NORMA JEAN LADNER SOROE, CERTIFIED SHORTHAND REPORTER.

13 *****

14

COMMISSION MEMBERS PRESENT:

15

KEITH WILLIAMS, President

16

JOHN ANTHONY

17

WILLIAM "PRINCE" JONES

18

MARTY WARREN

19

DOUG HANCOCK

20

B.J. SELLERS

21

VIRGINIA ADOLPH

22

MICHAEL DANIELS

23

STAFF PRESENT:

24

GREG PIETRANGELO

25

GREG HOLMES

26

CORY LONG

27

MATILDA WELCH

28

SU-LIN BOLIN

N.J. SOROE, CSR #1297

1. 1. Zoning Map Amendment 1711PC126
2. MS. WELCH: Case Number 126 has been duly and
3. timely noticed as required by law. The applicant requests to
4. rezone tax parcels containing approximately 1.88 acres from T4L
5. general urban zone limited to T4+ general urban zone plus
6. located north of North Railroad Street, south of Silver Lane,
7. east of and adjacent to Tegarden Road, and west of Live Oak
8. Avenue, in Ward 2. A copy of the packet considered is hereby
9. offered into the record.
10. MR. WILLIAMS: All right. Thank you.
11. Do we have someone here tonight to speak for
12. this request?
13. MR. MOLYNEAUX: Doug Molyneaux, 2701 English
14. Drive, Ocean Springs.
15. Closed on 2.23 acres on Tegarden Road back on
16. August. Cleaned it up. And it's currently zoned for about 28
17. apartment units with the zoning as T-4 whatever, T4+. And I'm
18. interested in potentially developing some work force housing
19. there. And I would like to increase the density. T4+ would
20. allow me up to 40 units. Don't think I want to build 40 units.

21. If I can show you what I'd like to build.
22. I have six of these if you can kind of pass them
23. down.
24. This is a development in Ocean Springs. They
25. are Mississippi cottages. They have about two acres, and

N.J. SOROE, CSR #1297

1. they've got 35 or 36 of those single family units on site.
2. That's what I would like to put there. I'm not sure if it's
3. financially feasible yet because I have not done the
4. feasibility study.
5. Now, I understand when you rezone property it's
6. not what the developer would like to do, it's what he can do.
7. I have a site plan here that shows what could be
8. done on the property if I decided. Forty units would fit quite
9. nicely on the property. Still have the required amount of
10. parking and plenty of green space.
11. I know I have to talk a little bit about the
12. change in the character of the neighborhood for a zoning
13. change. This property is less than a hundred yards from
14. Skeeter's Billiard Club. It's across the street from a ice
15. manufacturing facility and HVAC contractor. There are just
16. south of the property within the last few years two salons have
17. opened, two restaurants have opened. Just north of the
18. property there's some self-storage, off-site RV storage. And
19. the multifamily that is in the area, it's kind of dated, but
20. it's all built to 18 units per acre for a T4+. And that's what
21. I'd like to do.

22. So the impact, if you approve the zoning
23. request, will allow me up to 12 more units than is currently
24. allowed on the property. Like I said, I probably won't go that
25. high, probably 32 or 36, but it will allow up to 40.

N.J. SOROE, CSR #1297

1. MR. WILLIAMS: All right. Any questions by the
2. commissioners right now?
3. MS. ADOLPH: Yes, sir. Being quite familiar
4. with that area and noting the potential for flooding in
that
5. area especially in that valley on the east side of Tegarden
if
6. you're going south, that whole area is like in a valley,
how do
7. you propose to remediate any water concerns?
8. MR. MOLYNEAUX: Oh, whatever the -- I'm not an
9. engineer, and I would certainly hire engineers to make sure
10. that the, you know, those issues are covered.
11. To my knowledge and to my research, that
12. property here did not flood during Katrina. And it was 24
foot
13. elevation I believe right there. So it's pretty --
14. MS. ADOLPH: Because it drops off considerably.
15. I just wanted you to think --
16. MR. MOLYNEAUX: Obviously, if I get approved and
17. I understand when I decide what, you know, will actually be
18. built there, we'll hire designers and engineers to take
care of
19. that.
20. Noted.
21. MR. WILLIAMS: All right. Any other questions,
22. commissioners? Thank you. If something comes up, we'll
bring

23. you back up. Appreciate it.

24. Anyone else here to speak for this request?

25. Anyone here tonight to speak against this

N.J. SOROE, CSR #1297

1. request?
2. MR. COSPELICH: My name is Matthew Cospelich. I
3. live at 325 Tegarden Road. It's across the street from
that
4. complex.
5. That piece of property is low. It's going to
6. interfere with drainage. It's going to cause way more
traffic
7. in Tegarden Road. Tegarden Road has a pretty good traffic
load
8. right now. And we're adding 40 families, 80 cars, to it.
9. And I have lived there for 76 years. My family
10. has been there for over 100 years. And I don't know, it's
just
11. going to change the neighborhood too much, in my opinion.
12. I'm not a good speaker. We just don't need that
13. right now. The piece of property is 1.88, and he's going
to
14. build that many single family homes, that's a lot of homes
on a
15. little piece of property. And one way in and one way out,
what
16. is his plans for going in and out of that complex? You
know,
17. that weighs on it.
18. I don't know. I just don't think we're ready
19. for that. But that's me. Thank you.
20. MR. WILLIAMS: Thank you, sir. Appreciate it.
21. Anyone else here to speak against the request?

22. MS. GRAY: Yes. My name is Belinda Gray. I'm

23. at 321 Tegarden Road, right across the street from said

24. development.

25. And the neighbors aren't really wanting this

N.J. SOROE, CSR #1297

1. rezoning change. There's several reasons.
2. I understand that many of our concerns do not
3. affect rezoning, as in more traffic, you know, it's going to
4. put a high burden on the school systems, damage to our property
5. as in our property value will go down so it will devalue our
6. property.
7. You guys have already -- we have six or eight
8. apartment complexes already on our street, and since the
9. increase of traffic, foot traffic, we've had to call the
10. police, Gulfport police, several times because they're coming
11. in our yards, they're ransacking through our cars, they're
12. trying to find things, and we've had a lot of increase in the
13. public -- in the police department.
14. We don't want to live in fear, you know.
15. There's so much these days, and we don't know this man. We
16. don't know the families that he wants to bring there. And it
17. is a small piece of property, and there is flooding on that
18. side of the street.
19. So with respect to the gentleman for wanting to
20. better his circumstances, I have signatures from my neighbors
21. that we ask you to reconsider rezoning and to not allow extra

22. than what he is already going to be doing.

23. So that is my request. At this time, I have

24. official signatures.

25. MR. WILLIAMS: Thank you.

N.J. SOROE, CSR #1297

1. MS. GRAY: One more thing. I have grandsons.
2. They play out -- I have almost an acre myself -- they play out
3. in the yard all the time, of course, with supervision. But
4. it's going to change the quality of the neighborhood. They're
5. already over there tearing down a bunch of trees so our air
6. quality has already changed. And there will be more exhaustion
7. from the vehicles and that will be more air quality that will
8. be damaged and changed. Thank you.
9. MR. WILLIAMS: Thank you.
10. Anyone else here to speak against the request?
11. All right. Commissioners, we've heard our
12. public comments. You've had a chance to review the packet.
13. I'd ask if you have any questions or comments, or I'll
14. entertain a motion for the case.
15. MR. SELLERS: Could I ask the staff, on the
16. petition, how many signatures there are.
17. MS. BOLIN: Ten.
18. MR. SELLERS: Thank you.
19. MR. WARREN: I have a question. Mr. Holmes, Mr.
20. Molyneaux may have mentioned it, as I appreciate it now on this
21. particular parcel, you can -- I believe he said he could put up

22. to 40 if the zoning was changed. What can he put -- how many

23. can he put on there right now?

24. MR. HOLMES: Right now in T4L currently zoned,

25. that property could have 12 units per acre. If you rezone it,

N.J. SOROE, CSR #1297

1. it goes to 18 units per acre.
2. MR. WARREN: Okay. And this property is almost
3. two acres?
4. MR. HOLMES: So at almost two acres, you know,
5. he could probably get from 24 units to maybe 36 units.
6. MR. WARREN: And Mr. Chairman, if I can ask Mr.
7. Molyneaux if he can come back up.
8. MR. WILLIAMS: Sure.
9. MR. WARREN: Mr. Molyneaux, would you like to
10. expound on that?
11. MR. MOLYNEAUX: Just for clarification, the
12. entire property is 2.23 acres. A portion of the property
is
13. already zoned T4+, so the part that's not zoned T4+ is the
14. 1.88. So with the property that I have with the current
15. zoning, I am allowed 28 units. With the new zoning, we're
16. talking about a maximum of 12 units, just for
clarification, 12
17. additional units. I don't think, again, I don't think
they'll
18. fit the way what I want to do, but I wanted to show you
what
19. the maximum impact would be.
20. MR. WARREN: So if the rezoning occurs, you
21. would be able to possibly could put 40, without the
rezoning
22. 28.

23. MR. MOLYNEAUX: Correct.

24. And no trees are being cut over there now.

25. We've cleaned the property up and cleared the underbrush
and

N.J. SOROE, CSR #1297

1. made it look nice. There was a dilapidated old house on the
2. property that we removed and saved it.
3. MR. WARREN: I don't mean to put you on the
4. spot, but would you still consider going forward if you did not
5. get the rezoning?
6. MR. MOLYNEAUX: I would. I'd have to look at
7. it. Again, will I put 40? If I could do the single family
8. development that I've shown you, my friends did that in Ocean
9. Springs, I'm a partner with them, they've done a great job, I
10. think we could probably get about the maximum 35 or 36 units on
11. there, but in order to do that, I still need the zoning change.
12. And, of course, if I didn't develop it, somebody else could put
13. 40 units on there. That's why I'm showing --
14. MR. WARREN: So at this time you're considering
15. even with the zoning change only adding maybe six more than
16. what you would be allowed right now?
17. MR. MOLYNEAUX: Pretty much, yeah. And I
18. haven't had an engineer lay that plan out yet, but they did two
19. and a quarter acres in Ocean springs and got 36 units, and it
20. looks real nice.

21. MR. WARREN: Thank you.

22. MR. DANIELS: So pretty much once you got

23. approval, you're planning to move forward putting up these
--

24. MR. MOLYNEAUX: Yes. My next step is to do a

25. feasibility analysis and a pro forma to see what I can do

N.J. SOROE, CSR #1297

1. there. Obviously, the more units you can get on a piece of
2. property, the less rent you have to charge because your
costs
3. per unit go down. I think that in the area I've got to get
the
4. rents as low as I can so I'd like to, you know, make it a
nice
5. development.
6. MR. DANIELS: I think what the neighbors are
7. concerned about whenever you're saying making the rent
lower,
8. then that also, of course, can affect their property
values.
9. And also depending on what type of tenants that would be in
10. that complex.
11. MR. MOLYNEAUX: Yeah. When I talk about lower
12. rent, take most of the affordable apartments in this area
are
13. usually subsidized in some way with government financing or
14. some kind of government program. As a result, if you make
more
15. than 60 percent of the median household income, you don't
16. qualify to live there. Okay? And 60 percent of the median
17. household income in south Mississippi or in our MSA is
about
18. \$28,000. So if you've got a couple who are earning thirty,
19. thirty-five thousand dollars a year, they don't qualify for
a

20. lot of the affordable rentals in our area because they make too
21. much money.
22. So when you think about it, thirty thousand a
23. year and \$2500 a month, they shouldn't have to spend more than
24. \$800 a month in rent based on their, you know, percentage of
25. their income. There's just not many options for those.

N.J. SOROE, CSR #1297

1. I'm trying to do this without government
2. subsidies so I don't have to restrict my tenants to a certain
3. income level. I'd rather fill that niche or that gap in that
4. thirty to forty thousand dollar a year range as opposed to
5. under twenty-eight thousand.
6. MR. WARREN: I believe you made the comment
7. early on when you were first up, I thought I heard you say work
8. force housing. What do you mean by that?
9. MR. MOLYNEAUX: Work force, you know, is
10. generally housing that people who are earning, you know, your
11. typical wage in rent for less than -- no more than 33 percent
12. of their income. That's not a -- a () on the other hand is
13. where it's usually subsidized and you can't make more than 60
14. percent of the median income to live there.
15. So work force is not subsidized. It's filling a
16. gap that's hard to fill here because construction costs are so
17. high and rents are typically so low. So it's sort of a
18. balancing act. And the best way to fill that need obviously is
19. you want to maximize the density so you'll have a good quality

20. of life, but the jobs that are coming to downtown Gulfport.
21. You've got the aquarium, you've got the Port expansion,
you've
22. got casino expansion, you've got possibly the hotel, the
23. Markham building. People should be able to live where they
24. work, in close proximity to where they work. It reduces
25. traffic congestion. It just makes it -- it reduces
expenses

N.J. SOROE, CSR #1297

1. for the workers if they don't have to use a car. It's just all
2. kind of benefits. It's better for the public transportation
3. system and basically everybody.
4. MR. WILLIAMS: Any other questions?
5. MR. JONES: I have a statement and a question.
6. When you build a complex with twenty-eight thousand -- people
7. under \$28,000, and the area may not be real, you know, like
8. upscale, but it's a nice area.
9. Now, my question to you. If you build that, a
10. lot of income at twenty-eight thousand, you're going to get all
11. kind of peoples in there. What type of plan would you have as
12. far as cleanliness and keeping the property up? Would you have
13. some type of plan?
14. MR. MOLYNEAUX: Of course, every investment
15. property that I've been involved in, we maintain at a very high
16. level but that's not part of the zoning change. I don't have a
17. written plan in place for this property. It doesn't exist yet;
18. this investment doesn't exist yet. But if you don't maintain
19. it, you don't maintain your rents, either, you don't maintain

- 20. your profitability. You have to maintain it.
- 21. I love, like I said, the pictures that I showed
- 22. you would be my preferred development if I could make a cash
- 23. flow. You have to maintain it at a high level.
- 24. What I also like about it, there's really no
- 25. impervious surface in that development so you have less

N.J. SOROE, CSR #1297

1. drainage issues to contend with.
2. MR. JONES: All right.
3. MR. MOLYNEAUX: So basically I'm asking for up
4. to 12 more units. And probably, you know, like I said, my
5. intention would be to be somewhere between zero and 12 more
6. units, but if you approve it, it would allow up to 12.
7. MR. WILLIAMS: Other questions, commissioners?
8. MR. SELLERS: If I could just real quick for
9. clarification. You mentioned part of this is already T4+;
10. correct?
11. MR. MOLYNEAUX: Yes. The lot that's at the very
12. south fronting Tegarden Road --
13. MR. SELLERS: This right here; correct?
14. MR. MOLYNEAUX: Yes, sir. A quarter of an acre
15. of the property is --
16. MR. SELLERS: Here's the railroad track, and
17. these two parcels here are also currently zoned as T4+.
18. MR. MOLYNEAUX: That's correct.
19. MR. SELLERS: What is on those?
20. MR. MOLYNEAUX: Single family residential right
21. now, one house on both those lots.
22. MR. WILLIAMS: All right.
23. MR. HANCOCK: And I've got one question. So if
24. I'm reading this map correctly, the corner of the property
is

25. the only property on that corner currently that's T4+; is
that

N.J. SOROE, CSR #1297

1. right?
2. MR. MOLYNEAUX: I don't have the zoning map in
3. front of me, but I think the north side of the track, west
side
4. of Tegarden is also T4+.
5. MR. HANCOCK: On that corner.
6. MR. MOLYNEAUX: Both corners.
7. MR. HANCOCK: And across the street.
8. MR. MOLYNEAUX: And the corner cut out of that
9. is T4+. So it's adjacent to T4+, the railroad tracks, and
then
10. the north side I think is all T4 if I remember correctly.
But
11. just north of that, you know, it becomes T4+ again.
There's
12. more apartments, 18 units an acre, and there are some
13. self-storage and RV storage and some other commercial
buildings
14. just north of there, 400 feet or so.
15. MR. WILLIAMS: Other questions, commissioners?
16. Comments? Thank you, sir, appreciate it.
17. MR. MOLYNEAUX: Thank you.
18. PERSON IN AUDIENCE: Well, since he had --
19. MR. WILLIAMS: No, ,ma'am. No, ma'am. We're
20. through with public comment. Thank you.
21. Commissioners, I'm looking for a motion.
22. MR. WARREN: I move we approve application

23. 1711PC126.

24. MR. WILLIAMS: Got a motion to approve the case.

25. Do I have a second?

N.J. SOROE, CSR #1297

1. MR. JONES: Second.
2. MR. WILLIAMS: Got a motion and a second.
3. Commissioners, any further discussion? All those in favor
4. signify by saying aye. Any opposed?
5. (Adolph and Daniels nay.)
6. MR. WILLIAMS: Got one against. So the motion
7. passes. Two? I'm sorry. Thank you. Two against. So the
8. motion passes.
9. Thank y'all.

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N.J. SOROE, CSR #1297

1. BEFORE THE CITY OF GULFPORT PLANNING COMMISSION

2

3 1711PC126

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COURT REPORTER'S CERTIFICATE

7

8 I, Norma Jean Ladner Soroe, Certified Shorthand

9 Reporter, do hereby certify that to the best of my skill
and

10 ability I have reported the hearing held before the City of

11 Gulfport Planning Commission and that the foregoing 15
pages

12 constitute a true and correct transcription of said hearing

13 held on the 16th day of November 2017.

14 I do further certify that my certificate annexed

15 hereto applies only to the original and certified
transcript.

16 The undersigned assumes no responsibility for the accuracy
of

17 any reproduced copies not made under my control and
direction.

18 Witness my signature this the 27th day of
November

19 2017.

20

21

22

23

NORMA JEAN LADNER SOROE, CSR #1297
Certified Shorthand Reporter

24

25

N.J. SOROE, CSR #1297

There came on for consideration at a duly constituted meeting of the City Council and Mayor of the City of Gulfport held on the _____ day of _____, 2018, the following Ordinance:

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF GULFPORT, MISSISSIPPI ADOPTED THE 29TH DAY OF JUNE, 1979, AS AMENDED, TO REZONE CERTAIN PROPERTY FROM ITS PRESENT ZONING CLASSIFICATION OF T4L (GENERAL URBAN ZONE LIMITED) DISTRICT TO T4+ (GENERAL URBAN ZONE PLUS) DISTRICT

WHEREAS, the Mayor and City Council of the City of Gulfport, Mississippi, find and do so determine, based upon the recommendation of the Gulfport City Planning Commission and City departments, and based upon a reasonable consideration of the character of the district and neighborhood and suitability for particular purposes, that ad valorem tax parcel number 1010M-04-051.000, 1010M-04-051.003, and 1010M-04-051.001, which is generally described as being located north of North Railroad Street, south of Silver Lane, east of and adjacent to Tegarden Road, and west of Live Oak Avenue, should be rezoned from its present classification of T4L (General Urban Zone “Limited”) District to T4+ (General Urban Zone “Plus”) District. The Case File Number is 1711PC126.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF GULFPORT, MISSISSIPPI, AS FOLLOWS:

SECTION 1: That the Official Zoning Map of the Comprehensive Zoning Ordinance of the City of Gulfport, adopted the 29th day of June, 1979, as amended, be and the same is hereby amended to provide that the following legally described property **be rezoned from its present classification of T4L (General Urban Zone “Limited”) District to T4+ (General Urban Zone “Plus”) District.**

Ad valorem tax parcel number 1010M-04-051.000, 1010M-04-051.003, 1010M-04-051.001 are legally described as:

Beginning on the East side of Teagarden Road, go 150 feet North of L&N Railroad to the Point of Beginning, thence East 200 feet, thence South 150 feet to the L&N Railroad, thence East 120 feet, thence North 100 feet, thence East 120 feet to the West line of Silver Ridge Addition, thence North 105 feet, thence Southwesterly to a point 445.5 feet North of the Point of Beginning, thence South 90 feet to the Point of Beginning.

(Parcel 1010M-04-051.000)

Beginning at a stake on the East side of the Teagarden Road, which stake is 243.5 feet North of the right of way of the L&N Railroad; from said Point of Beginning East 226 feet, thence North 64 feet; thence West 226 feet to the Teagarden Road; thence South along Teagarden Road to the Point of Beginning, the said parcel being on and the same as was conveyed by Dock Everett, Jr. to Stephen and Helen Jones by deed dated February 10, 1965, and recorded in land records of the First Judicial District of Harrison County, Mississippi at Book 545 at Page 57.

(Parcel 1010M-04-051.001)

A lot of 100 feet by 120 feet bounded on the South by the L&N Railroad on the East by the Silver Ridge Addition, on the North by Lizana, and on the West by Lee Lizana part of Lot 1 Day Baker Survey.

(Parcel 1010M-04-051.003)

A survey of a parcel of land situated and being located in the Day-Baker Survey in the SW 1/4 of the SW 1/4 of Section 31, Township 7 South, Range 10 West, City of Gulfport, First Judicial District of Harrison County, Mississippi, and being more particularly described as follows, to-wit: Commencing at a 1/2" rebar set at the intersection of the east right-of-way of Teagarden Road with the north right-of-way of the CSX Transportation, and being the same point as described in Deed Instrument 2011-003742-D-J1; thence N 01°09'04" E 100.00 feet along said east right-of-way of Teagarden Road to a 1/2" rebar set and being the Point of Beginning; thence continue N 01°09'04" E 229.20 feet further along said east right-of-way to a 1" pipe found; thence N 81°28'28" E 236.64 feet to a 1" pipe found; thence S 02°16'53" E 76.12 feet to a 1" pipe found; thence N 74°52'38" E 203.55 feet to a 1" pipe found; thence S 00°14'17" E 210.23 feet to a 1/2" rebar set on the north right-of-way of CSX Transportation; thence S 73°26'49" W 260.10 feet along said north right-of-way of CSX Transportation to a 1/2" rebar set; thence N 01°09'05" E 100.00 feet to a 1/2" rebar set; thence S 73°27'46" W 200.00 feet to the Point of Beginning. Said parcel of land contains 97,311 square feet or 2.23 acres, more or less. The following description is based on geodetic bearings. Being the same property as described in Deed Instrument 2011-003742-D-J1 recorded June 6, 2011

SECTION 2: The rezoning of said parcel shall be further subject to the following conditions: The owner, agent or lessee who requested rezoning of the property, which was subsequently rezoned by the Mayor and City Council must secure a building permit from the Building Official and commence construction within one year from the date of approval of rezoning by the City Council. If no building permit has been obtained and said plan development is not completed according to approved plans, the rezoning of said parcel shall be null and void and automatically revert back to its original zoning classification.

SECTION 3: For good cause being shown and the interest and welfare of the City of Gulfport, the citizens thereof require that the said Ordinance be in full force and effect immediately upon its passage and this Ordinance shall be in full force and effect from and after its passage, but shall nevertheless be published and enrolled as provided by law.

The above and foregoing Ordinance, after having been first reduced to writing, was introduced by _____, seconded by _____ and was adopted by the following roll call votes, to-wit:

YEAS: ABSTENTIONS: ABSENCES: NAYS:

WHEREUPON the President declared the motion carried and the Ordinance adopted, this the _____ day of _____, _____.

(SEAL:)

ATTEST:

ADOPT:

CLERK OF THE COUNCIL

PRESIDENT

The above and foregoing Ordinance, having been submitted and approved by the Mayor, this the _____ day of _____, _____.

BILLY HEWES, Mayor

Technical Report

Zoning Map Amendment

GENERAL INFORMATION

Case File Number: 1712PC144

Hearing Date: December 14, 2017

Current Zoning/Use: R-2 / Commercial Structure

Legal: Virgil G. Gillespie, agent for 9P Holdings, LLC, property owner, requests to rezone the tax parcels 1010D-01-009.004, 1010D-01-009.006, 1010D-01-009.005, and 1010D-01-009.000 containing approx. 4.18 acres from R-2 (Single Family) to R-B (Residential Business): located north of Magnolia Street, south of W Taylor Road, east of Carl Legett Road, and west of and adjacent to Lorraine Road, in Ward 4.

TECHNICAL DETAILS

Amendment of the Zoning Ordinance, including the zoning map, is intended to carry out the objective of a sound, stable, and desirable environment. Casual amendment of the ordinance would be detrimental to the achievement of that objective. Therefore, the ordinance dictates that a property should be considered for rezoning only when one or more of the following conditions prevail:

- (a) *Error*. There is a manifest error in the article.
- (b) *Change in conditions*. Changed or changing conditions in a particular area or in the city or metropolitan area generally make a change in the regulations necessary and desirable.
- (c) *Increase in need for sites*. Increased or increasing needs for business or industrial sites in addition to sites that are available make it necessary and desirable to reclassify an area or to extend the boundaries of an existing area.
- (d) *Annexation*. It is necessary and desirable to reclassify territory annexed to the city.
- (e) *Ordinance changes*. Amendment to the ordinance not involving a change in classification of land is necessary.
- (f) *Change in governmental property*. It is necessary to reclassify property as a result of acquisition or disposition of such property by the United States of America, the State of Mississippi, or Harrison County.

According to the City's Legal Department:

When requesting rezoning of real property, **an applicant must prove, by clear and convincing evidence**, one of the following:

1. That there was a mistake in the original zoning, or
2. That the character of the neighborhood has changed to such an extent as to justify reclassification, **and** that there was a public need for rezoning.

Technical Report

Zoning Map Amendment

The applicants are requesting to rezone approximately 4.18 acres of property, residentially zoned property from R-2 (Single Family medium density) to R-B (Residential Business). This property was subject to a rezoning change approved January 19, 2016 to a B-1 zone that was later reverted by Circuit Court Judgement on October 19, 2017 (pending any possible appeal). Consequently, the commercial structure that is on the property is incorrectly zoned for the existing use.

Change in conditions and increase needs for sites are the applicant's choices in justification for zoning change.

- b) The applicant mentions the increase in traffic along the Highway 605 corridor as a change in conditions of the area. Specifically stated by the applicant "this traffic count of 33,000 cars per day was obtained from the website of Mississippi Department of Transportation". While the application does not include specific examples from the website, the staff was able to quickly find 2016 traffic data on their website, confirm 33,000 cars per day in 2016, and then cross reference this data through the traffic counts from the Gulf Regional Planning Commission to determine 32,000 cars per day were available in 2015 (counts attached).

One of the most important changes in the area is the creation of Highway 605. Current zoning of the subject site reflects the area prior to the creation of the highway. The intersection of Carl Legett Road and W Taylor Road was once a juncture with enough volume to warrant commercial endeavors. Relocation of the intersection 750 feet to the east and more than doubling the carrying capacity of the now principal arterial road has not reduced those circumstances. Additional changes can be noted when comparing the aerial photography between 1992 and 2017 (attached images).

Additionally, there have been various zoning changes on property in the area to some sort of commercial nature over the last several years, including this property. The lone exception is a property in the southwest corner of Carl Leggett Road and W Taylor Road, which was zoned from commercial to residential in 2006 and to this date has yet to have residential structure built. See the attached map "Neighborhood Change" for visualization of the change.

- c) The applicant indicates and increase need for sites by stating the change in conditions in the areas traffic patterns and a study by the Mississippi Power Company (not provided) that "indicates that there is increasing need for additional commercial sites within a five-mile radius." While the local neighborhood has a multitude of needs, the through traffic the highway creates has needs as well. The Zoning Ordinance defines R-B districts as:

These districts are composed of areas containing a mixture of residential, public and semipublic, and light commercial uses. Although usually located between residential areas and business areas, these districts are, in some instances, freestanding and may include hotel, hospital, or similar building groups and related uses or land suitable for such uses. The district regulations are designed to encourage further appropriate development by limiting the permitted uses to dwellings and uses of a public, semipublic or light

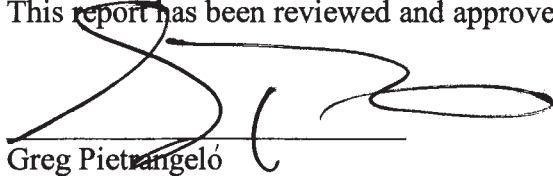
Technical Report

Zoning Map Amendment

commercial nature and to protect the abutting and surrounding residential areas by requiring certain minimum yard, area and other standards to be met, standards that are comparable to those called for in the residence district.

DIRECTOR APPROVAL

This report has been reviewed and approved by:



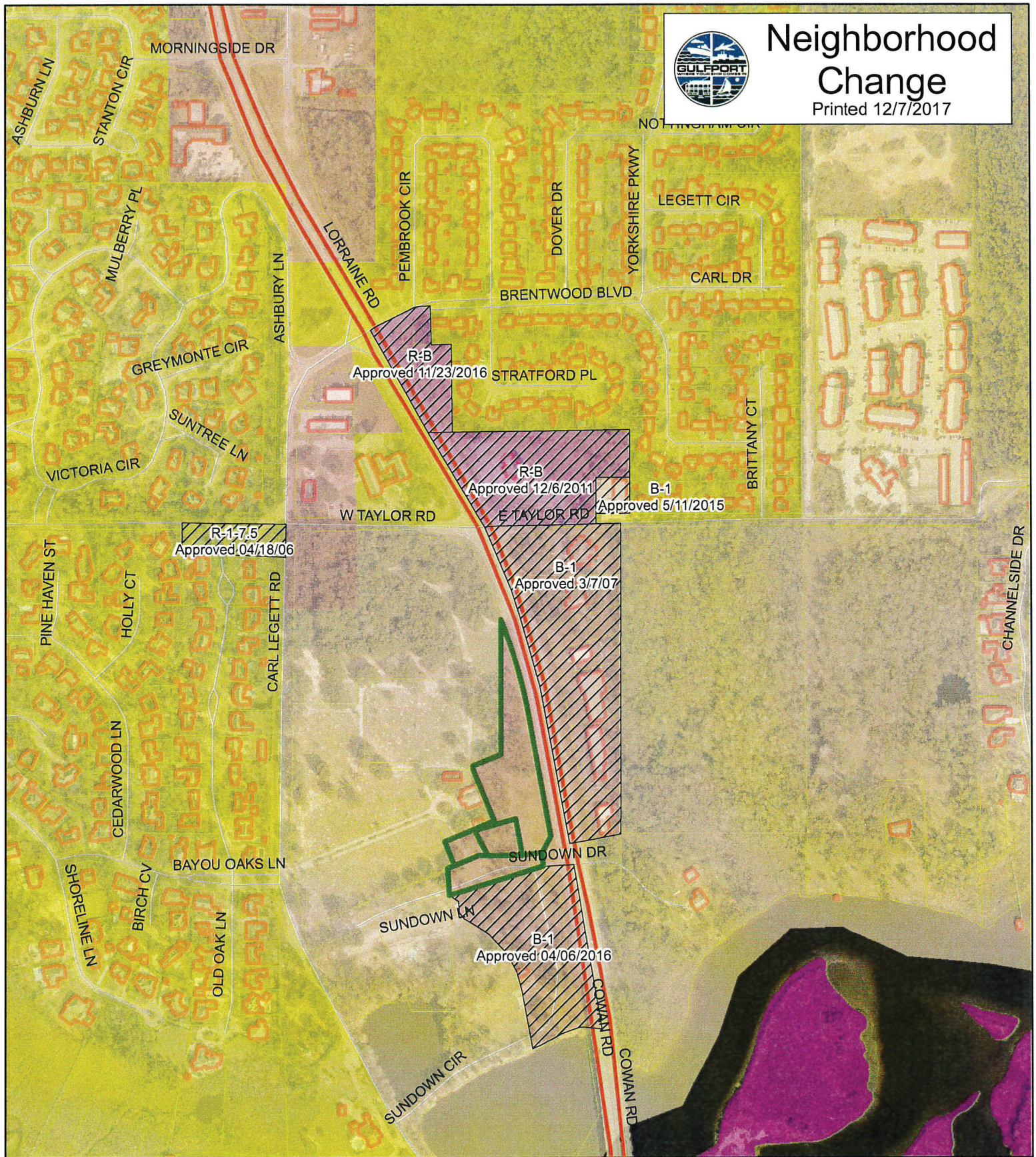
Greg Pietrangelo
Director of Urban Development Department



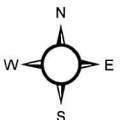
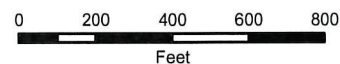


Neighborhood Change

Printed 12/7/2017

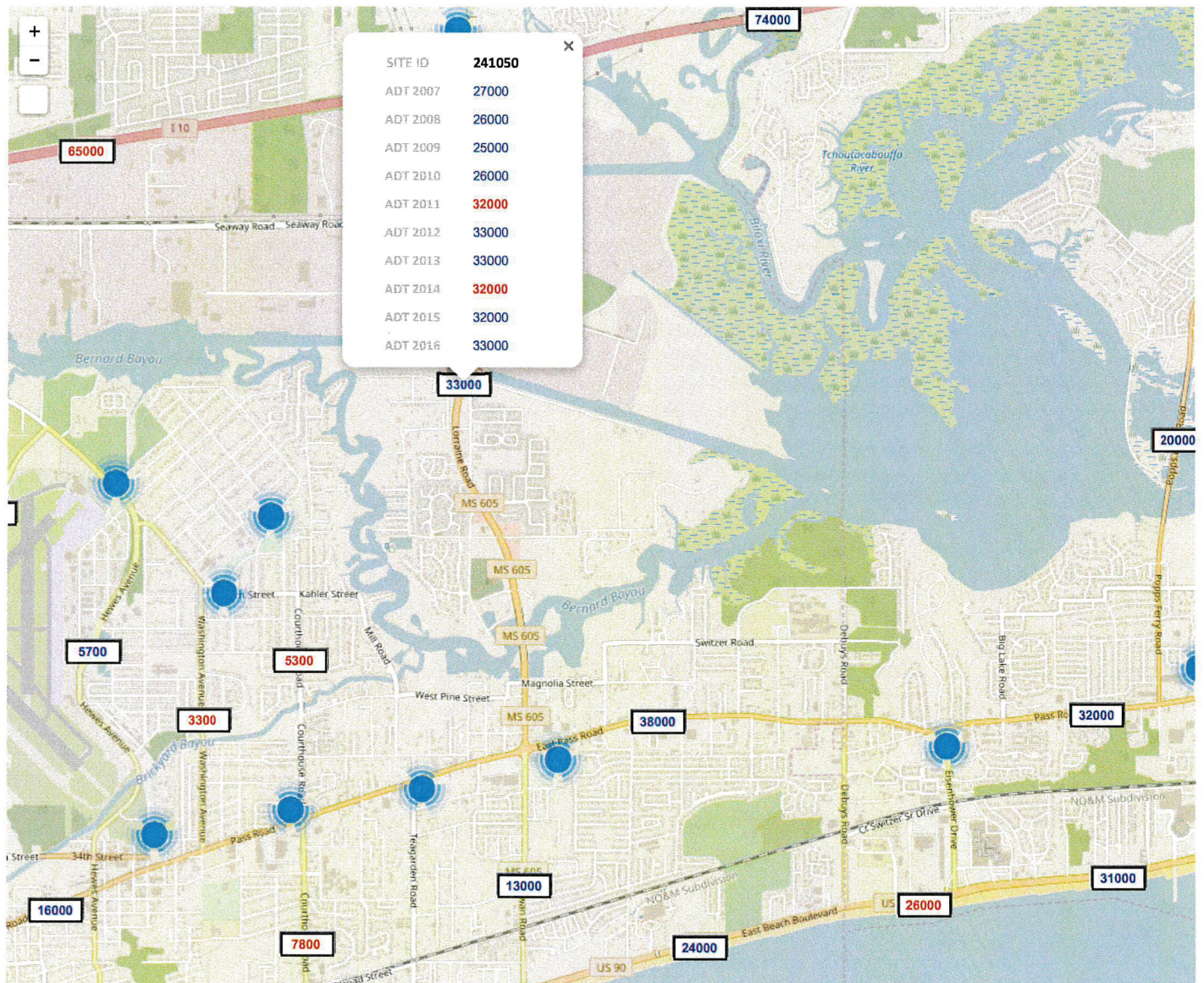


- Subject Properties
- Zoning Changes
- Buildings
- Principal Arterial
- Minor/Residential
- Parcels

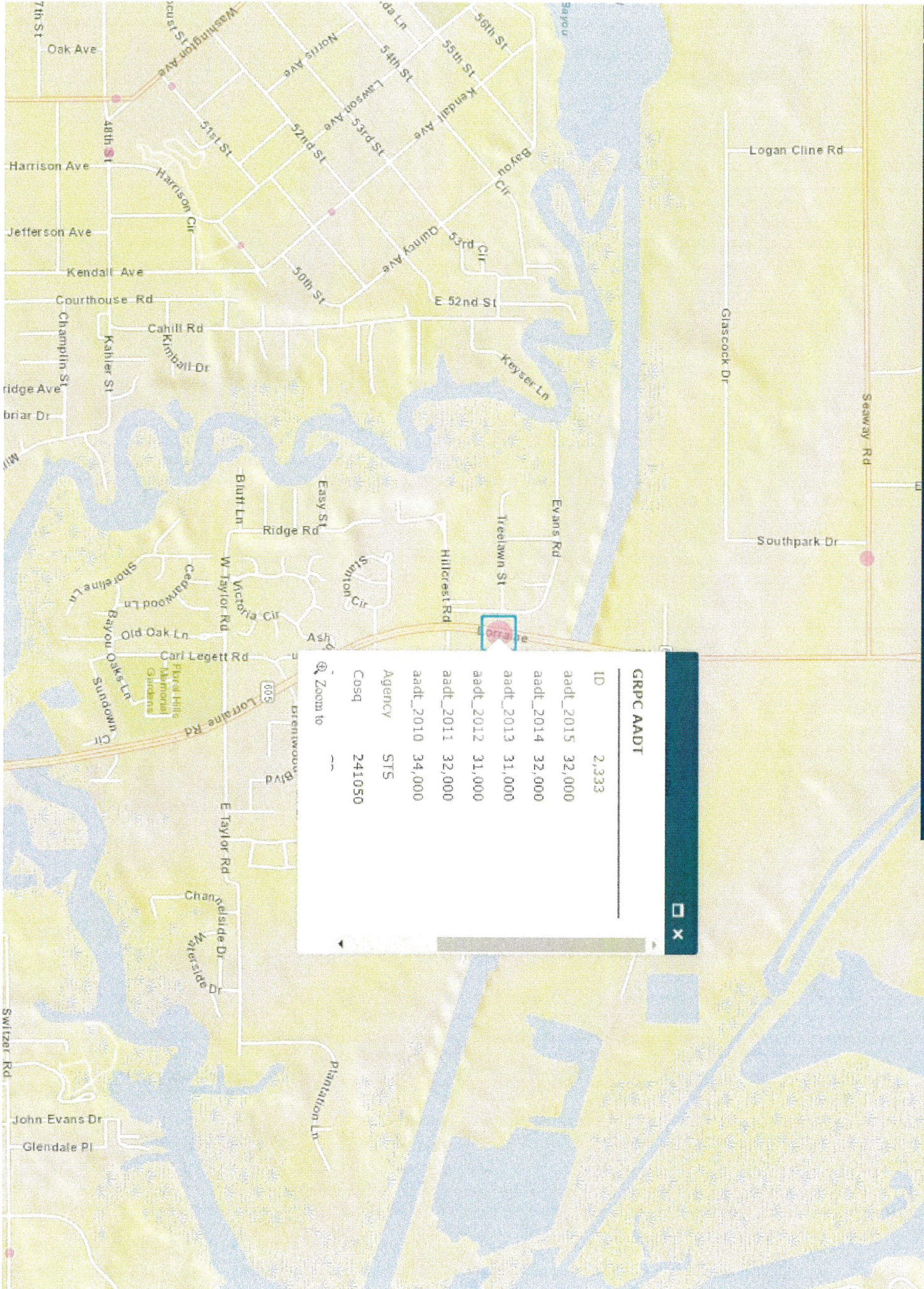


DATA DISCLAIMER:

All information that is provided on this map is believed to be correct. However, no liability is assumed by the City of Gulfport for errors in substance or form of any of the materials published on this map. The GIS Division, City of Gulfport, provides the information represented on this map as a service to the community and makes every effort possible to provide quality information. However, no claims, promises, or guarantees about the accuracy, completeness or adequacy of the information contained on this map are expressed or implied.



This map was printed using information provided by the Mississippi Department of Transportation
Data shown is 2016 AADT



GRPC AADT

ID	2,333
aadt_2015	32,000
aadt_2014	32,000
aadt_2013	31,000
aadt_2012	31,000
aadt_2011	32,000
aadt_2010	34,000
Agency	STS
Cosq	241050

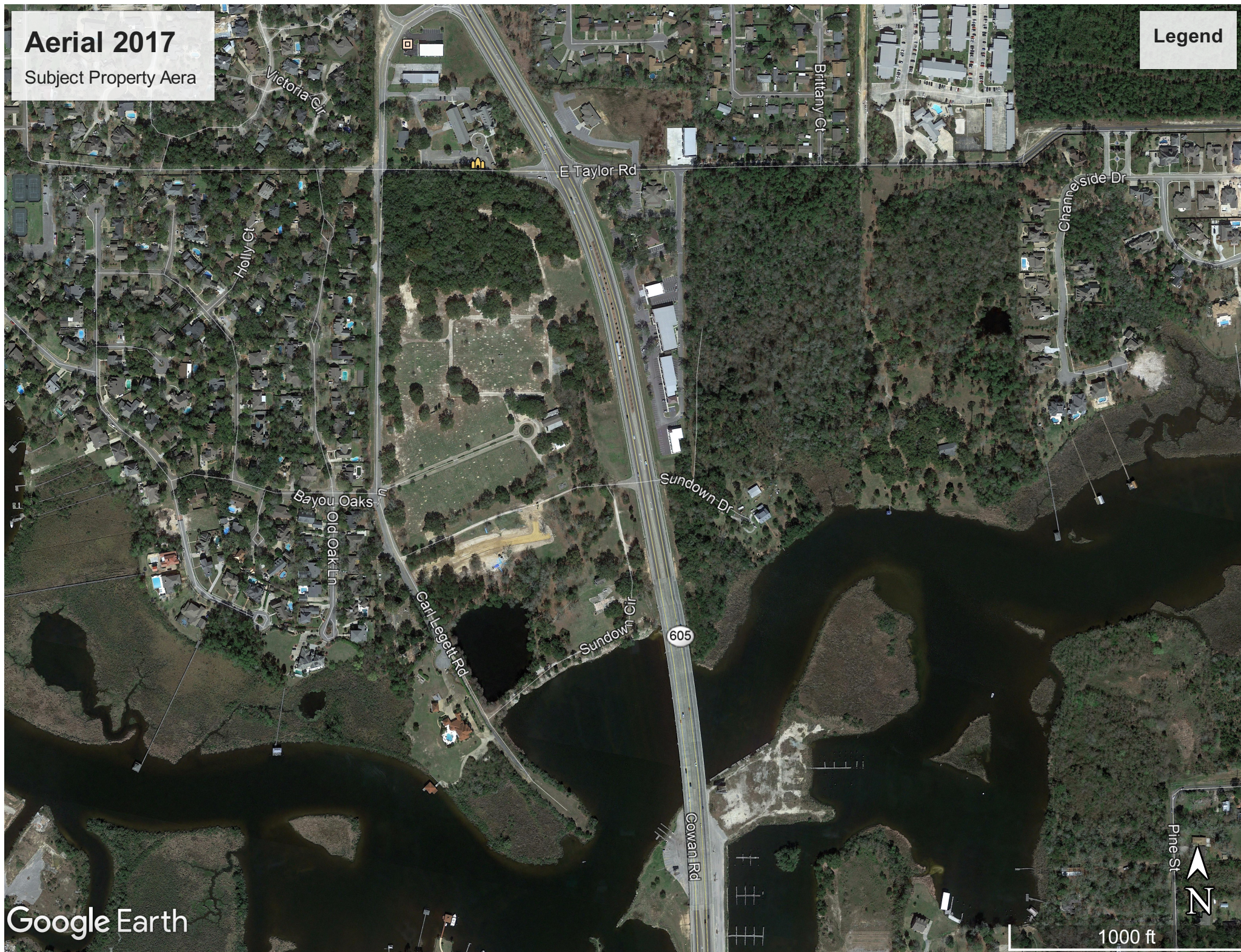
Zoom to



Aerial 2017

Subject Property Aera

Legend



Google Earth

Pine St



1000 ft

Aerial 1992

Subject Property Aera

Legend



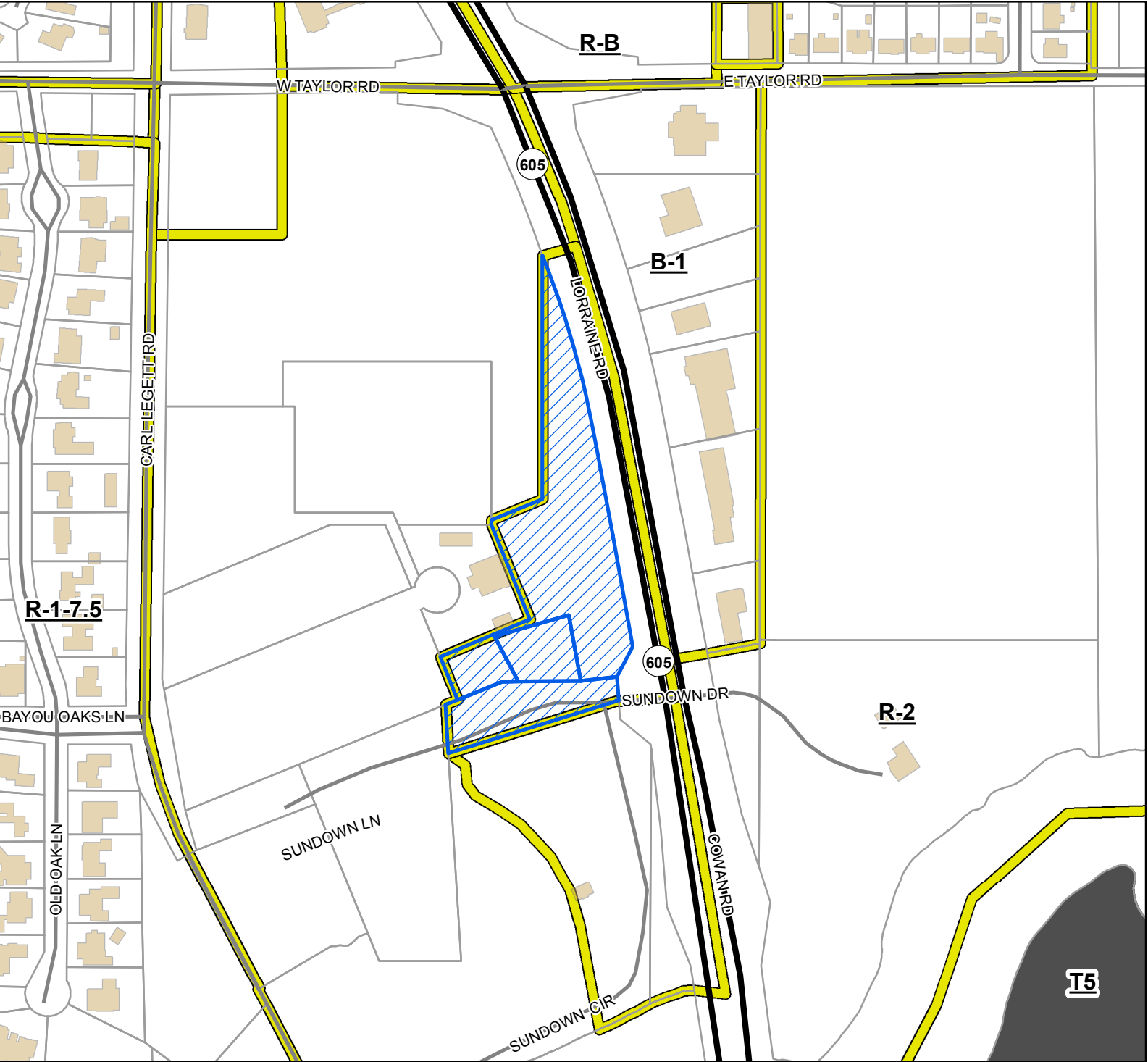
Google Earth

Image U.S. Geological Survey

Pine St



1000 ft

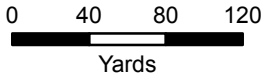


Legend

- Site
- US or State Highway
- Street
- Parcels
- Buildings
- Zoning

Site Information

1010D-01-009.004
1010D-01-009.006
1010D-01-009.005
1010D-01-009.000
Zoning: R-2 (Single Family)
Size: 4.18 Acres
Flood: .2% Annual, AE



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CITY OF GULFPORT
Urban Development - Planning Division
1410 24th Avenue
Gulfport, MS 39501
(228) 868-5710

For Staff Use Only

Case File #: 1712PC144

Date Received: _____

Receipt #: _____

Received By: _____

Zoning: R-2 ishWard: 4 Flood: .2%, AC
4.18 acres

APPLICATION FOR ZONING MAP AMENDMENT/LAND USE RECLASSIFICATION (SMARTCODE)

Property Information

TAX PARCEL #

1	0	1	0	D	-	0	1	-	0	0	9	•	0	0	4
1	0	1	0	D	-	0	1	-	0	0	9	•	0	0	6
1	0	1	0	D	-	0	1	-	0	0	9	•	0	0	5

(If necessary, use separate sheet of paper)

Address of Property Involved: Lorraine Road, Gulfport, MsLot(s) _____, Block(s) _____, Subdivision N/AGeneral Location: West of Lorraine Rd and South of West Taylor Road.

GENERAL DESCRIPTION OF REQUEST:

Re zone TO RB

OWNERSHIP AND CERTIFICATION:

I hereby certify that I have read and understand this application and that all information and attachments are true and correct. I also certify that I agree to comply with all applicable city codes, ordinances and state laws. Finally, I certify that I am the owner of the property involved in this request or have authorization to act as the owner's agent for the herein described request.

OWNER

9 P Holding, LLC
Printed Name Of Owner
P.O. Box 10080
Mailing Address
Gulfport Ms 39505
City State Zip code
228-760-3773
Home Phone Work/Cell Phone
jacques@edgrefg.com
Email
[Signature]
Signature Of Owner

AGENT

Virgil G. Gillespie
Printed Name Of Agent
1901 24th Ave.
Mailing Address
Gulfport Ms 39501
City State Zip code
228-864-4520
Home Phone Work/Cell Phone
vgg@gillespiefirm.com
Email
[Signature]
Signature Of Agent

If the property or properties listed above have more than one owner, please check this box. In the case of multiple owners, reverse side must be completed. Each additional owner will need to complete and sign the reverse side of this application. We can only accept applications with original signatures.



SECTIONS A. THROUGH H. MUST BE SUBMITTED FOR A COMPLETE APPLICATION.

PAGE 1A OF APPLICATION

(Additional Parcel No.)

1010D-01-009.000

CHANGE OF CONDITIONS

The property fronts on Highway 605. Highway 605 was completed and opened up several years before Hurricane Katrina. At that time, with very few exceptions, the area called the Island, which is the area between Bayou Bernard and the Industrial Canal, was served by Cowan Lorraine Road and there were very few commercial establishments in that area. Since the opening of 605 the traffic count has vastly increased and now stands at 33,000 per day. This traffic count of 33,000 cars per day was obtained from the website of Mississippi Department of Transportation. The site of this count was on the Island area of 605 at the point of the property to be rezoned. This traffic count is higher than anywhere on U.S. Highway 90 within the city limits of Gulfport and 5000 cars per day higher than the area of Highway 49 between Pass Road and Highway 90. This traffic count indicates that this is the new commercial corridor for this area of Gulfport and Harrison County, Mississippi. Its desirability for residential is substantially decreased by such traffic count and the desirability for commercial is substantially increased thereby. Highway 605, with its four-lane capacity and increased traffic counts and other factors, has encouraged commercial activity in the island area.

NEED FOR ADDITIONAL SIZES

In addition to the obvious change in conditions in the area from residential to commercial, which in itself indicates a need for additional commercial sites, a recent demographic study made by Mississippi Power Company indicates that there is increasing need for additional commercial sites within a five-mile radius.

The need for additional sites is born out by the increasingly rapid rate in which commercial businesses are being established within the Island area along 605.

A drive along Highway 605 will establish this need and the change of conditions.

**APPLICATION FOR ZONING MAP AMENDMENT
9P HOLDING, LLC**

DEVELOPMENT SCHEDULE

The property sought to be rezoned in this matter is intended to be an expansion similar to the building already built on the property. Development of additional buildings and locations will begin immediately upon rezoning and be completed with one-year thereof.

**APPLICATION FOR ZONING MAP AMENDMENT
9P HOLDING, LLC**

STATEMENT OF EFFECTS OF AMENDMENT

The effect of the amendment allowing RB zoning of these four tax parcels will enhance the area since additional compatible commercial activities can be added to this area. The property is immediately across the street from Bridgewater Center, which has been a welcome addition to the neighborhood. This will further enhance the area, allowing for additional businesses to be developed that are compatible with this high-end neighborhood. This addition to the neighborhood should be welcomed by all living within the immediate area.





URBAN DEVELOPMENT
PLANNING DIVISION

November 27, 2017

P.O. Box 1780
Gulfport, MS 39502
Phone: 228-868-5710
Fax: 228-868-5708

9 P Holdings, LLC
PO Box 10080
Gulfport, MS 39505

Wm. H. Hardy Building
1410 24th Avenue
Gulfport, MS 39501

RE: Zoning Map Amendment 1712PC144: Virgil G. Gillespie, agent for 9P Holdings, LLC, property owner, requests to rezone the tax parcels 1010D-01-009.004, 1010D-01-009.006, 1010D-01-009.005, and 1010D-01-009.000 containing approx. 4.18 acres from R-2 (Single Family) to R-B (Residential Business): located north of Magnolia Street, south of W Taylor Road, east of Carl Legett Road, and west of and adjacent to Lorraine Road, in Ward 4.

To Whom It May Concern:

The purpose of this letter is to inform you of the above referenced application. A map showing the general location of the property involved is on the back of this letter.

The City of Gulfport Planning Commission will hold a public hearing to consider the above request at 4:30 P.M. on **Thursday, December 14, 2017** in the Council Chambers at the Gulfport City Hall located at 2309 15th Street.

It is your option whether or not to appear personally or speak for or against the request at the scheduled hearing. If you are unable to attend the public hearing you may submit your opinion in writing and request that it be read into the public record. If you desire, it is also your choice to be represented by an agent or attorney.

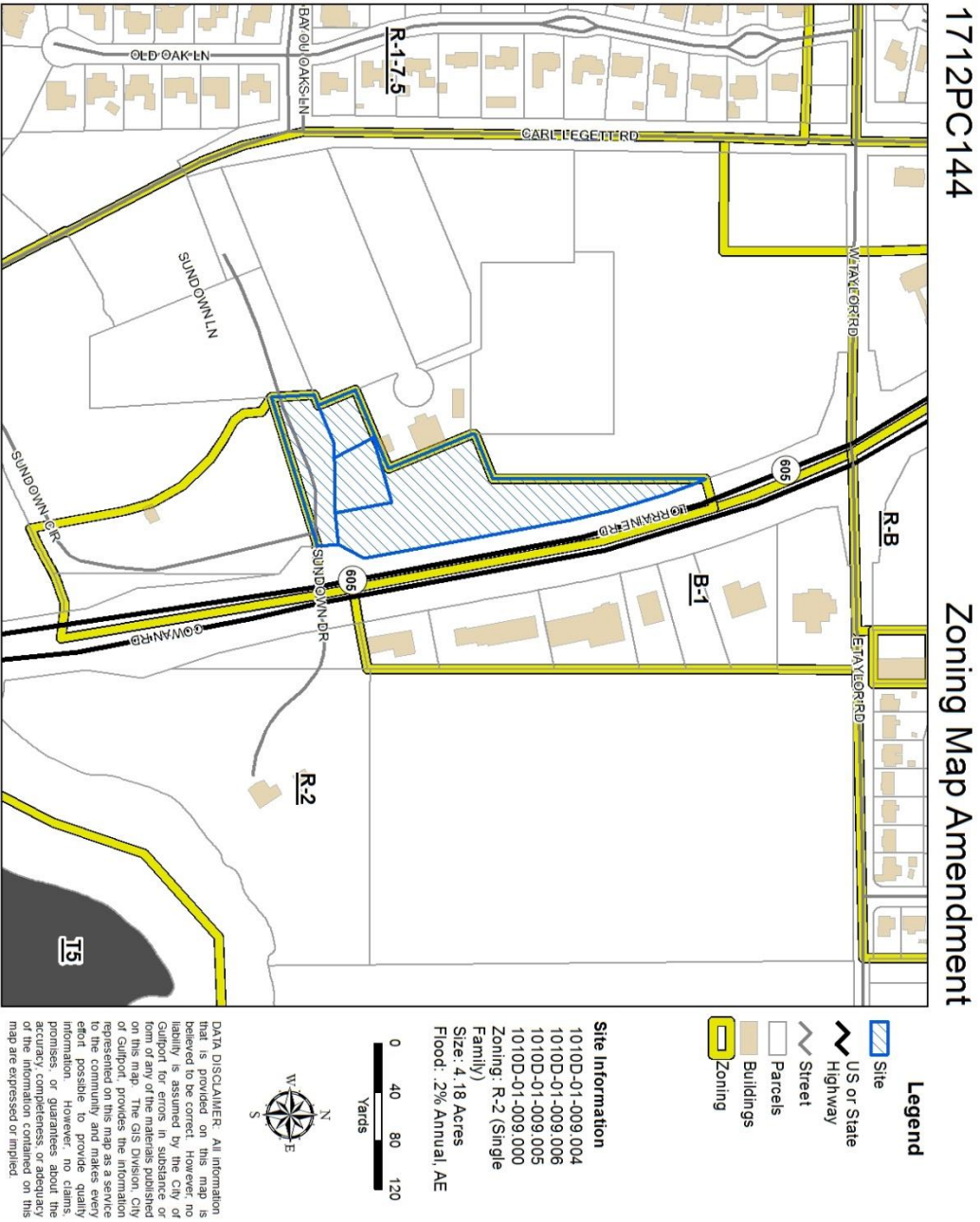
A copy of the filed application to be considered will be available for public review at the office of the Department of Urban Development – Planning Division located at the Hardy Building, 1410 24th Avenue. Adjacent property owners will not be provided any further correspondence on the matter unless an appeal is filed but may, as stated above, contact this office for additional information.

Any interested party that may feel aggrieved by the Planning Commission's recommendation may file a written notice of objection within fifteen (15) calendar days after the date of the Planning Commission hearing. The notice of objection and reasons for objecting to the decision should be stated in writing and filed with the Department of Urban Development-Planning Division. This notice of objection shall be forwarded as part of the record with the record and recommendation from the Planning Commission to the Mayor and City Council. The City Council shall make a final decision based upon the record as submitted. No new evidence may be presented at the meeting.

If you have any questions or comments, please contact this office.

Sincerely,
City of Gulfport Planning Division

c. Agent, Adjacent Property Owners (You have been identified as owning property within 160 feet of this request)



c. Agent, Adjacent Property Owners (You have been identified as owning property within 160 feet of this request)

PARCEL_ID	PPIN	NAME	ADDRESS_1	CITY	STATE	ZIP
1010D-01-001.010	140614	5P HOLDING LLC	9P Holdings, LLC	GULFPORT	MS	39505
1010D-01-006.000	56011	5P HOLDING LLC	9P Holdings, LLC	GULFPORT	MS	39505
1010D-01-009.005	121325	5P HOLDING LLC	9P Holdings, LLC	GULFPORT	MS	39505
1010D-01-007.000	56010	9P HOLDING LLC (Owner)	9P Holdings, LLC	GULFPORT	MS	39505
1010D-01-008.001	117626	9P HOLDING LLC	9P Holdings, LLC	GULFPORT	MS	39505
1010D-01-009.000	56016	9P HOLDING LLC	9P Holdings, LLC	GULFPORT	MS	39505
1010D-01-009.004	117627	9P HOLDING LLC	9P Holdings, LLC	GULFPORT	MS	39505
1010D-01-009.006	124315	9P HOLDING LLC	9P Holdings, LLC	GULFPORT	MS	39505
		Virgil G. Gillespie (Agent)	1901 24th Ave	GULFPORT	MS	39501
		ADJACENT PROPERTY OWNERS				
1010C-01-003.001	115335	BOND LIMITED PARTNERSHIP	11272 SUNDOWN DR	GULFPORT	MS	39503
1010C-01-003.000	83631	BOND MARGARET K REV TRUST	11272 SUNDOWN DR	GULFPORT	MS	39503
1010D-01-001.002	133068	BOV ENTERPRISES LLC	15190 COMMUNITY ROAD STE 260	GULFPORT	MS	39503
1010D-01-008.000	83641	ELLIS GEORGE MICHAEL C/O MARGARET BOND	11272 SUNDOWN DR	GULFPORT	MS	39503
1010D-01-001.005	140619	MAMIE STREET PROPERTIES LLC	17 RIVERS BEND DR	GULFPORT	MS	39507
1010D-01-001.008	140615	PELICAN HOMES LLC	17 RIVERS BEND DR	GULFPORT	MS	39507
1010D-01-001.011	142075	PELICAN HOMES LLC	17 RIVERS BEND DR	GULFPORT	MS	39507
1010D-01-001.003	140617	PWH HOLDINGS LLC	14231 SEAWAY RD SUITE 3004	GULFPORT	MS	39503
1010D-01-001.001	113165	SOUTHERN MS CEMETERY PROPERTIES LLC	123 ARLINGTON AVE	GREENVILLE	SC	29601
1010D-01-004.000	83639	SOUTHERN MS CEMETERY PROPERTIES LLC	123 ARLINGTON AVE	GREENVILLE	SC	29601
1010D-01-009.001	112353	SOUTHERN MS CEMETERY PROPERTIES LLC	123 ARLINGTON AVE	GREENVILLE	SC	29601
1010D-01-009.002	113166	SOUTHERN MS CEMETERY PROPERTIES LLC	123 ARLINGTON AVE	GREENVILLE	SC	29601
1010D-01-001.000	56017	TDC HOLDINGS LLC	11295 E TAYLOR RD	GULFPORT	MS	39503

1. CITY OF GULFPORT PLANNING COMMISSION

2

3 1712PC144

4

5 TRANSCRIPT OF HEARING

6 December 14, 2017

7 *****

8 TRANSCRIPT OF HEARING HELD BEFORE THE CITY OF GULFPORT

9 PLANNING COMMISSION HELD IN THE CITY COUNCIL CHAMBERS,

10 GULFPORT, MISSISSIPPI, ON THE 14TH DAY OF DECEMBER 2017

11 COMMENCING AT 4:30 P.M. AND REPORTED BY

12 NORMA JEAN LADNER SOROE, CERTIFIED SHORTHAND REPORTER.

13 *****

14

COMMISSION MEMBERS PRESENT:

15

VIRGINIA ADOLPH, Acting President

16

JOHN ANTHONY

17

WILLIAM "PRINCE" JONES

18

MARTY WARREN

19

B.J. SELLERS

20

MICHAEL DANIELS

21

EVERETT "LAD" LADNER

22

CHARLIE HEWES

23

24

STAFF PRESENT:

21

GREG PIETRANGELO

22

GREG HOLMES

23

CORY LONG

24

SU-LIN BOLIN

THOMAS LANE

N.J. SOROE, CSR #1297

1. 6. Zoning Map Amendment 1712PC144

2. MR. LANE: Zoning Map Amendment 1712PC144 has

3. been duly and timely notified by law. The property owner

4. requests to rezone four tax parcels containing 4.18 acres

5. approximately from R-2 single family to R-B residential

6. business. It's located north of Magnolia Street, south of

7. West Taylor Road, east of Carl Legett Road, and west of and

8. adjacent to Lorraine Road, in Ward 4. A copy of the packet

9. considered is hereby offered to the record.

10. MS. ADOLPH: Thank you.

11. Anyone to speak for this request?

12. MR. GILLESPIE: My name is Virgil Gillespie,

13. 1901 24th Avenue, Gulfport. I am here representing the

14. owner of this property.

15. Now, I'm going to put in a lot of exhibits.

16. Don't let me scare y'all. And I hope I'm not up -- I don't

17. think this is as controversial as this property has been

18. before.

19. I need to go over a little history about this

20. where everybody will know where we are.

21. About two years ago, Mary Ann Mach owned this

22. property, we came in and we were asking to rezone all of
her

23. property that lies up there right over the bridge, you
know,

24. I think everybody knows where this is, between the old

25. Lorraine Road 605 and Carl Legett and south of the cemetery.

N.J. SOROE, CSR #1297

1. It's a pretty big piece of property.
2. We tabled that, and we came back on that
3. application and just asked that this we're asking for
4. tonight be rezoned. Y'all approved B-1 zoning. It went to
5. the city. They approved B-1 zoning.
6. Then we came back and asked for the property
7. right below that all the way down to the bayou to be
8. rezoned, and y'all approved it, the city approved it. And
a
9. group of the neighbors appealed that rezoning of the
10. combined properties. And Judge Barnett said that we did
not
11. prove need.
12. Now, while I disagree with that, I'm back
13. here tonight just on this part. This is half of the
14. property we went on appeal for. And we've come back.
15. You know, we already built a building on that
16. property. And let me tell you about the dilemma you get in
17. in a situation like this. The Gulfport code says that if
18. you have a piece of property rezoned by the City Council
19. you've got to start your project within one year or it
20. reverts back. So we had no choice. We had to either lose
21. it by reverting back, so we went ahead and built the
22. building. Then we lost the appeal. We're in a mess;
aren't
23. we?

24. So we're here today, and this is allowed by

25. the code, to ask y'all to zone this R-B. Of course, R-B is

N.J. SOROE, CSR #1297

1. a much less restrictive zoning than B-1, and we're allowed
2. to do that.
3. Now, since this has been so controversial,
4. I'm going to put on a pretty good case of not only change
of
5. circumstances but need. So y'all just have to bear with
me.
6. So if you let me do this, first I'm going to
7. put in my exhibits, and then later we will talk about the
8. significance of these exhibits.
9. I have already marked the exhibits. Numbers
10. 1 through 45 are photographs in the area. I have aerials.
11. I have direct photographs. And also I have Mr. Donovan
12. Scruggs who's going to testify here today. He's an expert
13. in this area. I have his report. I have the demographics
14. report that was made by Mississippi Power Company for the
15. five mile radius at the stop light right there at East and
16. West Taylor Road right there by the church. I have a
17. demographic study showing need. And I have a map on here
18. that shows where all these photographs are. I'm going to
19. give each one of y'all this to go through it. That's the
20. first 45 exhibits.
21. 46 is the Gulf Coast economic report. This
22. is the one John Harrelson (ph.) talked about. We're going
23. to get into that one later. Of course, it supports our
24. position.

25. Exhibit 47 is a bunch of maps and things that

N.J. SOROE, CSR #1297

1. Jacques Pucheu will talk about when he gets up here.
2. 48 is a real interesting thing. I didn't
3. find this. One of the owners here found this. This is what
4. we put out to people. This is the brochure that we put out,
5. and it says Highway 605 is one of Gulfport's greatest
6. opportunity for commercial growth. Isn't that something?
7. That's the city advertising this property for commercial
8. growth.
9. 49, I have to show need. Need. The first is
10. the lease with Edward Jones & Company in their building.
11. They're already there.
12. The next is a letter of intent for a small
13. boutique restaurant. I could not -- he wouldn't let me give
14. you his name, so I had to strike out his name. I'm sorry to
15. have to do that, but he wouldn't allow his name to be given.
16. The next is the lease with Palazzo. They're
17. already there.
18. Next is the building permits and the down
19. payment and a copy of the proposed lease for four doctors
20. who want to build their clinic there.
21. The next is a very interesting matter. This
22. is 9P applied for a TIF type of thing. And the Board of

23. Supervisors has approved the TIF for them. We're talking
24. about millions of dollars. This covers the whole TIF
25. program. I have the minutes from the Board of Supervisors

N.J. SOROE, CSR #1297

1. approving the TIF program. I have the TIF program itself,
2. an explanation of it. And, by the way, I have the minutes
3. of the Gulfport City Council where they recommend the TIF
4. project to do exactly what we're asking to do here, to the
5. Board of Supervisors.

6. The next thing I have, and I don't want to
7. have to read this, this is the Gulfport Comprehensive
8. Development Plan. This is the current one. Of course, you
9. know what it says about this property.

10. The last thing I would like to put in is that
11. when we've come up here before, there's been this problem
12. with the neighbors not wanting us to have commercial access
13. out on Carl Legett Road. Before this ever even came up
14. before we made this, we got in with Mr. Vlahos and
everybody
15. else out there, we have filed on record an access covenant
16. that denies any of this property that might be zoned
17. commercial, not just this, any of this property access out
18. onto Carl Legett Road. That's always been a factor.

19. Now, if I could, I'd like to give y'all
20. Exhibits 1 through 44 because I want to go through those
21. each one because I'm under an obligation to prove -- I'm
22. under an obligation to show need, and I'm going to show it
23. in visual graphic fashion here.

24. This is really graphic demonstration of

25. what's happened out there. Let me start with Exhibit 1 and

N.J. SOROE, CSR #1297

1. quickly go through these.
2. Exhibit 1 -- and by the way, these aerial
3. photographs came -- I went over to the Harrison County
4. Mapping Department and got these printed out. I'm not
smart
5. enough to do it myself.
6. Exhibit 1 is an aerial photograph of the
7. island area made in 1996. The black line shows where
8. Highway 605 is going to be placed. If you'll notice right
9. in the bottom there, it does say 605. I darkened that
10. because you couldn't see it. But what I want to point out
11. on that is there is nothing commercial along there. The
12. only thing that you could possibly say is commercial is
13. right up at the top you will see Buchanan's Garage and what
14. not. Now, they did not face this, and I don't think they
do
15. today. They face the old Cowan-Lorraine Road. The other
16. one is the Women's Center. It's shown on on there.
Nothing
17. else but vacant property and residential.
18. Then we go up to Exhibit 2. Exhibit 2 is
19. taken about a year after the road is built, and you can see
20. it's still the same way. You've got a road going through
21. there. You do have a little coffee cup there indicating
22. that that coffee shop is there right on the other side,
23. right north of St. Mark's Episcopal Church. Other than

24. that, in 2003, there's nothing there.

25. Then I thought I'd just go on up to 2011.

N.J. SOROE, CSR #1297

1. You've got a few more commercial businesses in there. But
2. by 2011 not much had happened.
3. But, ladies and gentlemen, turn to the next
4. map, 2017. That place has exploded out there. And the
5. significant thing is not only do you see Bridgewater Plaza
6. in there and you see all the stuff north of the church, you
7. see Coldwell Banker. This is in early '17. There is at
8. least that much activity going on between then and now.
9. This place is like the Gulfport advertisement to people,
10. this place is the commercial corridor of Gulfport,
11. Mississippi.
12. Number 5. This is an aerial looking from the
13. west to east showing the Bridgewater Plaza, and it also
14. shows the building we've built on the property, the Palazzo
15. and the Edward Jones office. And I've got a map attached
16. to this that shows where each one of these are located along
17. the road. And on the aerials, it shows which direction
18. you're looking.
19. Exhibit 6 is like you're standing on top of
20. the church steeple at St. Mark's and looking east. And you
21. see doctor's office on one corner, you see another doctor's
22. office, you see all that stuff with Bridgewater Plaza. And
23. looking back down East Taylor Road, you see the Farm
24. Bureau,
25. you see the clothing stores, there's a dentist's office in

25. there. That's all pretty new.

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1. The next is another aerial, and you're still
2. like you're on the steeple at St. Mark's, but your're
3. looking north and you see Ray Crowell's office, the
4. different businesses in that little center. And you might
5. see that I have written in there Negrotto's. Negrotto's is
6. in the process, and I've got pictures, of building their
new
7. studio on that piece of property right along the highway.
8. Now, what I've done with the next pictures
9. starting with 8 is I'm coming over the bridge in my car,
and
10. I'm going north. I'm going to pick up every business on the
11. right, and I'm going to go from business to business to
12. business until I run out of things on the east side, then
13. I'm going to turn around the other side and come back in
14. this direction.
15. The first picture, Number 8, is the first
16. thing you see to your right coming over the bridge, and
17. that's the orthodontic clinic. And behind that, that's
18. what's called Chic Physique. It is obviously a place that
I
19. don't go to. But I guess that's a workout type place where
20. I guess chic people go. I don't know. I haven't been in
21. there.
22. Okay. Then right across the parking lot,
23. keep going north, there's Bella Rose Clothing. Then
there's

24. Allure Nails. There's Allstate. There's Dressed in Blue.

25. There's Willow. And by the way, y'all remember when we

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1. presented for the Marshalls last time, Willow wants to
2. double its business. They want another place to go. I
3. mean, this place is hot, and y'all know that. Next is
Pecan
4. House. Next is Subway. Next is Gatlin's.
5. And then we get into the Memorial. Memorial
6. has three different clinics out there. I mean, we're
7. talking about three separate clinics. The first one is the
8. Spine Institute. Then we get to the Physicians Clinic.
9. Then there's another one that's Number 19, and I can't
10. really read what that is, that's another physician's
clinic.
11. Then we keep on going. Number 20 is a psychiatric place.
12. They tried to keep me there, but I wouldn't let them. That
13. was, if you remember, two years ago, that was a slab when
we
14. came here the first time.
15. Then 21, I just put a picture of Bridgewater
16. board showing all those businesses that are in there.
17. 22. That's on the southeast corner of East
18. Taylor Road and Lorraine Road. That's a doctor's office.
19. Then we go right across the street to the northeast corner,
20. and we've got another doctor's office.
21. Then we go back down East Taylor Road, and
22. you got the Honeycomb Salon. You've got Taunt Apparel. I
23. took two pictures of Taunt Apparel because they didn't want

24. just one space, they used two spaces. Then you've got

25. pediatric dental clinic. Then you've got Farm Bureau.

N.J. SOROE, CSR #1297

1. Those are the ones, they're back off the highway. That's
2. how attractive this is. People just want to be here.
3. Okay. Then you come back up on Lorraine
4. Road, just past that doctor's office on the northeast
5. corner, and you've got a brand-new dental office there.
6. It's not even open yet.
7. Then the next picture shows all this
8. construction going on north of the dental office. That's
9. going to be their parking lot. That means they must be
10. expecting a lot. This is something, a dental center.
11. That's a big parking lot.
12. Okay. The next thing we come along, we see
13. this Jones Dental clinic. I'm amazed by this. A 20,000
14. square foot dental clinic costing four million dollars.
15. There's going to be like 12 dentists in there. That's a
16. heck of a business.
17. And then 32 is just showing that they are
18. clearing the property. That's the dental office.
19. Then we go across the street. We see the
20. Women's CLinic. That's the first thing over there. Then
21. you can see the Coldwell Banker building. That's a pretty
22. impressive building. That's a commercial giant, shall we
23. say.
24. We keep on going, and the first thing that

25. I'm showing in 35 is them digging out the foundation for
the

N.J. SOROE, CSR #1297

1. Negrotto's.

2. The second Negrotto's photograph, Number 36,

3. shows them building a road in from Carl Legett Road. We're

4. not doing that; they are.

5. And then you see on each side of that road

6. are the two little shopping centers in there, and that's

7. what the next pictures are. Run N Tri, Foundations, the

8. Hanger clinic, and Ray Crowell's office, they're in one

9. building. Then you go over to Pilger Title. All of those

10. in there.

11. The next thing just to show you where we are,

12. here's St. Mark's Episcopal Church.

13. The next is this map. That shows you where

14. everything is, if you don't know. And the emphasis of that

15. is to show that this is all built out there.

16. The next is just for y'all's purpose of

17. having a copy of Mr. Donovan Scruggs' report. Mr. Scruggs

18. is a planner, and he's going to give his report, and I
think

19. he's going to flash pictures up here where we can see his

20. report. But I put that in there where I'd have it in the

21. record and if any of y'all want to look at it because it's

22. pretty interesting. This man has really put a lot of time

23. in this and definitely finds change of circumstances and a

24. need for more sites.

25. Exhibit 45. This sort of puts the frosting

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1. on the cake. This is a demographic study made this year by
2. Mississippi Power Company for the Marshalls with the center
3. being East Taylor Road and 605. It shows the demographics
4. within a five mile radius. And it's so interesting the way
5. they do. They list the groups of businesses. They list
how
6. much demand there is. And then they list how much is being
7. taken care of in the island area or within that five mile
8. area. And you can see over here, some of it's minus 100
9. percent. Some of it's minus 54. Some of it's minus 61,
64,
10. 100, 100. That shows more than anything we can put on that
11. we have a great need.
12. Now, Mr. Scruggs is going to hit on some
13. things that we're not trying to hurt the neighborhood
there.
14. That's a great neighborhood. But proper city planning
15. requires that you integrate businesses in with commercial -
-
16. I mean residential. That's a requisite to have that on a
17. properly balanced plan.
18. Now, I might say again, we're asking for R-B,
19. not B-1, this time. That's the kind of businesses that are
20. needed here.
21. Now, I think that you're going to be fully
22. convinced that we've proved our case once you hear Mr.

23. Scruggs, Mr. Pucheu and his partner and a lawyer from
24. Jackson who's going to get up here and give you a little
bit
25. of history about need and the requirements.

N.J. SOROE, CSR #1297

1. So that's all I've got to say. I think I did
2. pretty good if you ask me, timewise I'm talking about.
3. Thank you.
4. MS. ADOLPH: Thank you, Mr. Gillespie.
5. Anyone else to speak for this request?
6. MR. SCRUGGS: Good evening. My name is
7. Donovan Scruggs. I'm a city planner. And Mr. Gillespie
8. asked me to help him out with his case. My address is 317
9. Pine Drive in Ocean Springs.
10. I did put together a little Power Point to
11. pretty much identify some of the issues related to this
12. project.
13. Greg, if you could go to that first slide,
14. I'd appreciate it.
15. Just as Virgil pointed out, the area has
16. changed significantly. I believe everybody really knows
17. that. But because they did a comprehensive plan, you
really
18. start looking at this not five years ago or three years
ago,
19. you really go back to 1990 when the comp plan was actually
20. adopted.
21. So in 1996, that was 605, it didn't exist.
22. That dotted line was about as much 605 that you had there.
23. Now, in '03, it had been properly developed. It's now a

24. road. And as you see in that picture, there really is

25. nothing there. A bunch of green space, which is basically

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1. tree canopy, that had yet to be built out.
2. The next slide, please, Greg. Just as Virgil
3. did, too, I went back and looked and tried to trace what
4. actually has occurred on this property. If you look at the
5. upper left image of 2010, there's not a whole lot there
even
6. at that point there. The church had been constructed.
7. There was the Run N Tri place that's just to the north of
8. that. But for the most part, it had not really kicked in.
9. But as you see in the 2013 image that's to
10. the right and then in the '15 and '17, with the arrows that
11. are pointing to the developments, it continues to grow.
And
12. the most arrows are really in '15 and '17 where the place
13. really kicked off and really started moving. The image to
14. the right shows pretty much an aerial of the whole site and
15. the immediate developments that have occurred with the red
16. dots. I mean, clearly, there has been a change in
17. character. I don't think anybody can really argue that
that
18. has not occurred. In fact, when I first started looking at
19. this project with the Marshalls, there have been two
20. additional places that have actually started construction
21. during this process. And, in fact, right now there's three
22. buildings that are underway on that corridor. So it's not
23. just changing over a three or four year period, it's

24. changing over a two or three week period. It changes almost

25. every day. And I understand that there is another permit

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1. that is pending for another building along that corridor.
2. Go to the next slide, please, Greg.
3. And with this development with 605, it is
4. what's called a triple arterial. It's designed to get you
5. from A to B and to get you there efficiently. It is not
6. designed for a residential type occupancy. In fact, when
7. you look at your other arterials, you look at Highway 49,
8. Highway 90, Pass Road, none of those are ideal locations
for
9. residential type developments.
10. And for two reasons. One, it's not safe.
11. It's not really what you want to bog down with a bunch of
12. residential type structures.
13. But more importantly, the city has to be very
14. mindful of the way it uses its commercial land in these
15. corridors, that they're ripe for development. Now, I know
16. when we talk, you know, planning principles, we're not
17. supposed to talk highest and best use with the idea for the
18. price of the property. But again that is important for a
19. person who wants to convey that property and make the most
20. they can. It's also very important for a city to realize
21. that's an asset. You don't have a lot of assets when it
22. comes to your commercial property, and you don't want to
bog
23. it down with residential developments on these corridors

24. because what does is it requires a buffer. So if somebody
25. puts a single family residential property out there, all of

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1. a sudden there's a hundred foot buffer or a 50 foot buffer
2. that's got to be respected by anybody who wants to do a
3. commercial development.
4. So when you put commercial developments or if
5. you put a residential development on this corridor, not
only
6. would it take up or occupy and diminish the use of that
7. property, it also diminishes the use of abutting
properties.
8. So you really need to be very mindful of the way you treat
9. your corridors because, you know, there's not a whole bunch
10. more of them and that's what pretty much what you've got to
11. work with. You can always build a new road, but that's not
12. very easy.
13. So with the way it has developed, it's a very
14. good road, and it's ideal. When you look at the traffic
15. count, it increases for a couple of reasons. One is
because
16. moving north and they want to get to the city. But it's
17. also because all the new development that has occurred
along
18. that corridor. New development, new commercial means
higher
19. traffic. So you can see that the traffic count has
20. increased just over a five or six year period by 27 to 33
21. percent.
22. Next slide, please, Greg.

23. Now, for some reason -- and I know the reason

24. -- but, I mean, there's still a bunch of property that's
out

25. there that is zoned residential. And for the most part,

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1. that's just not appropriate. You look at it probably the
2. primary reason it's done that way is because there has no
3. been a comprehensive rezoning and a new comp plan following
4. the time that 605 was actually constructed. You're living
5. off a comp plan that's outdated and it does not have a new
6. future land use map that would go in and address the way
7. this corridor really should be treated. And a
comprehensive
8. zoning is what needs to happen.
9. That's not where we're at, but what we're
10. doing is piecemealing it. And over the years, this body
and
11. the City Council has made several rezonings that have kind
12. of gotten us into the dilemma that we are in today. R-1
13. abutting B-2 or B-1.
14. So we're moving in the right direction, but
15. we still have a bunch of property that's out there that is
16. zoned residential. And when you look at these properties,
17. you realize that there are really a lot of them are public
18. rights-of-way. Not even viable buildable properties. Some
19. of them are residential, but they're being advertised for
20. commercial ventures. There's no prospect whatsoever for
21. these properties that are zoned residential to actually
22. develop that way. They will develop commercially, it's
just
23. when will they be rezoned so they can do so.

24. And I have a pretty good suspicion that it
25. will happen sooner than later.

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1. There are a couple of properties, like there's
2. the Bond property, that is actually occupied by a single
3. family residence, but it doesn't have direct access to the
4. corridor. In fact, the only place it abuts it is at the
5. bridge, and you have to go through the other property along
6. Sundown Drive to actually get to 605. There's another
7. property that has about eight feet of abutment on the
8. corridor, and that doesn't have actual access, either.
It's
9. off of Pleasure Street.
10. Next slide, please, Greg.
11. Now, this slide right here is basically
12. saying that the city has not adopted its comprehensive plan
13. and that's what needs to happen. The change in character,
14. you know, should be based on, as I said previously, back on
15. what was there prior to 605. So I don't think anybody can
16. really argue or plans to argue that the area has not
17. changed. But we did it to make sure if this goes to court
18. for appeal or anything that we have properly documented our
19. case.
20. Next slide, please, Greg.
21. And there is no public need for additional
22. residential spaces along this corridor. In fact, GRPC did
a
23. study, they do this every year for a () study, and it

24. says that in Gulfport, there's about a seven percent vacancy

25. rate of multifamily use. Because of the slow growth of

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1. Gulfport, four percent would be considered normal. So
three
2. percent vacancy rate is actually a surplus of units,
meaning
3. that there is no public need for additional multifamily.
We
4. know that 605 is not appropriate for single family
5. residential, and now we have a study that says basically
6. there's not a need for multifamily. So the best thing we
7. can do is to begin to move this thing toward a commercial
8. development and commercial corridor and to zone the
9. properties accordingly.
10. Next slide, please, Greg.
11. Now, when I did my report, I went through and
12. actually tried to identify which properties are currently
13. zoned commercial. And there's a handful of them. But as
14. you begin to dissect them, you begin to realize that there
15. are really not that many that are available for
development.
16. Go to the next slide.
17. Up to the north, you have the Audubon Point
18. Ventures, which is an available site, and it looks on the
19. zoning map as a vacant piece of property. When you look at
20. other things, you see first of all, the property is split
21. zoned. Half is commercial; half is residential. So it's
22. not really ready for development.

- 23. Additionally, it's located on the top beside
- 24. a pretty significant wastewater treatment -- wastewater lift
- 25. station. So it's got a couple of negative attributes with

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1. that.
2. And finally, there's the wetlands that are
3. actually on the site. So to go in and develop this property
4. would require some kind of mitigation, and it could be done,
5. but it also requires a rezoning and the lengthy process of
6. going through the mitigation deal.
7. The property to the south was available a
8. couple of months ago, but now it's not. Dr. Jones is
9. building her clinic out there, and that property has been
10. taken off the market.
11. Next slide.
12. Of course, previously, you had two spots to
13. the south that were available. But based on Judge Barnett's
14. decision, these two sites are no longer available. The
15. south to the north by 9P Holdings is the one that is before
16. you tonight for rezoning. The one to the south was
17. overturned. So it no longer is commercial. It goes back to
18. the original residential zoning that it was previously.
19. And as stated previously, there is a building
20. that had been placed on the site since the rezoning, and
21. that's one reason we're here today trying to get it rezoned
22. to where that building can remain and be used.

23. Next slide.

24. This week I believe they started work on

25. Negrotto's Gallery. I mean, they've poured dirt. They're

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1. getting ready to construct it. But it does change
2. routinely. And this is another parcel that was available a
3. couple of weeks ago, but now it's indicated as no longer
4. available.
5. The parcel to the north is owned by the Hardy
6. Court, LLC. And it is really the only site that is
7. available on this entire corridor that is ()
8. commercially. One site on this entire one mile stretch.
9. Now, that is a public need for what Gulfport
10. is calling one of its best and high energy commercial
11. corridors. You've got to accommodate this growth by
12. allowing for rezonings. And keep in mind, this dilemma is
13. something that has really been welcomed by the city because
14. it continues to do rezonings that put these units out
there,
15. that put commercial properties out there, that makes
16. somebody point to it as a change in neighborhood character.
17. If no rezonings had occurred and the () had been told
18. that we're not going to do rezonings, we wouldn't be here
19. tonight trying to get a rezoning. You would be established
20. as a commercial -- as a residential corridor or as some
kind
21. of suburban corridor.
22. Anyway, it's becoming more and more
23. commercial in nature.

24. Next slide.

25. So as stated, I want to make sure we get the

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1. public need on this. There are limited commercial
2. properties that are available for commercial development.
3. Three sites are currently under development. Over the past
4. two years, five sites have been developed commercially.
And
5. as of right now, there's only one site available. It
6. doesn't take a rocket scientist to realize that with one
7. site available and this rate of growth going on that we're
8. going to run out of space if additional rezonings do not
9. occur on this corridor.
10. Next slide, please.
11. This is the rezonings that have occurred
12. recently, '07, '11, 15, you did one in '16 and '17. Of
13. course, two at the bottom have been overturned. But we are
14. -- this body and City Council has been continuously
rezoning
15. properties out there to, you know, welcome this kind of
16. development.
17. Next slide, please.
18. I mentioned this before, but these are the
19. actual images of the sites that are currently under
20. construction. And if you look at them, every one of them
is
21. high quality good projects. I know at the previous meeting
22. back in October, somebody suggested that it was going to be
23. another Highway 49. That is really not what I'm seeing out

24. there. The developers that are in this room that have come
25. to you for rezonings have put good projects on the ground,

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1. and I don't believe there's anything on 49 that could touch
2. any of the projects that are being built along this
3. corridor.
4. Next slide, please.
5. Virgil hit on this, too, and it is pretty
6. important because if there ever was evidence of a public
7. need, I think the TIF bond provided by the Harrison County
8. Supervisors, you know, provides that evidence. They
 adopted
9. -- give me the next slide -- a bond issue for this entire
10. project. And, of course, Mr. Pucheu moved forward
11. immediately to start doing it as laid out.
12. According to the TIF plan, this project in
13. its entirety is going to yield about \$560,000 per year in
14. taxes. That's pretty significant. And it's also going to
15. provide 175 new jobs with a local investment of thirty-
 three
16. million dollars. I mean, the state case law says you've
 got
17. to demonstrate a public need. It does not really quantify
18. what a public need is. And I've had numerous arguments for
19. public need for a Dollar General or some other small
20. commercial structure that really is not of big benefit.
21. Thirty-three million dollars in investment,
22. 175 new jobs, and \$560,000 a year in taxes, and that's not

23. counting the hotel taxes that may be generated which I
think

24. is also about \$500,000 per year. I mean, this project is

25. significant, and it's really just what the City of Gulfport

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1. needs.

2. Next slide, please.

3. So I'm going to try to summarize this and get

4. out of your way. But the change in character,

5. reconfiguration of 605. That is big time, and it is

6. unarguable. I mean, it's very significant and it's the

7. reason we're here today.

8. The development on the corridor has been

9. exclusively commercial or non-residential. There is not
one

10. single residential structure that has been built since the

11. highway has been reconfigured. Everything that's out there

12. was either built in the '70s or '80s, not in even the '90s

13. or 2000s. There is no residential character of that

14. corridor. With three sites under construction and five
that

15. were completed in the past two years, there is just no more

16. available space out there, and a rezoning needs to happen
to

17. accommodate this growth.

18. Next slide, please.

19. And then to summarize the public need. As

20. stated, only one site is out there that's available, and

21. there's only two in total, I mean, and that one's got

22. wetlands and a lift station beside it. So we do need to

23. address that.

24. And with the way the growth is going on, the

25. corridor will be built out commercially within 12 months if

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1. we don't have more spaces made available. With no
2. residential development along the corridor, it really is
not
3. appropriate and there is no need for more residential
4. development along that corridor.
5. So GRPC has indicated that the Mississippi
6. Gulf Coast has lagged behind the rest of the state. And if
7. we need to -- we need to catch up. And while this one
8. project won't put us in first place or second place, it
will
9. definitely move us up from where we are right now.
10. That's pretty much my report. If there is
11. anything -- any questions you have, I mean, I'll be happy
to
12. try to answer them.
13. MR. HEWES: I've got a few questions for you.
14. And first of all, I'm not trying to shoot any holes in
15. anybody. I think what y'all are doing is very nice.
16. But when we had, as Mr. Gillespie mentioned,
17. some of the neighbors who were opposed last time, they
18. quoted some of the things from Judge Barnett that he
stated.
19. And y'all talked a lot about public need. And one of the
20. things that they hung their hat on or talked a lot about
was
21. the plethora of empty buildings up and down Pass Road
within

22. a two mile radius of where you're looking at developing,
one
23. of them being the empty Winn-Dixie. Another one might be
24. the K-Mart building that now has something going in which
is
25. going to take the whole building or not and up around that

N.J. SOROE, CSR #1297

1. area of Pass Road and 605.
2. What do you have to say as a planner in your
3. professional opinion about those areas that are vacant
right
4. now and available for construction or for people to take
5. over, although it may not be where someone wants to go.
But
6. there are vacant properties up and down the roads along
7. Gulfport and the whole Gulf Coast.
8. MR. SCRUGGS: Yeah. A lot of times as a city
9. planner, what you try to do is provide energy. And by
10. pulling more individuals and more businesses into Gulfport
11. in 605, then that more or less balloons out. It spreads
out
12. into other areas. And places like Pass Road may actually
13. be, you know, a beneficiary of that.
14. Unfortunately, in a sense of development,
15. some places are just kind of tired and worn out. You know,
16. Winn-Dixie and its vacancy is really a result of, you know,
17. the city permitting things like neighborhood Wal-Marts and
18. the Dollar Generals and things that are up and down and
19. there's not a lot you can do about them.
20. Also when you look at things like Winn-Dixie,
21. a lot of those businesses actually have deed restrictions
or
22. covenants that don't allow certain things to go in there

23. that may compete with them.

24. So sometimes it's the market, and sometimes

25. it's other things.

N.J. SOROE, CSR #1297

1. But you really can't dictate the way -- you
2. can try to dictate it, but the growth is going to go where
3. growth is going to go. And right now, you can -- they can
4. double the prices on this property. They can add impact
5. fees. They can do all kind of things. But yet people are
6. going to go in these locations because that's what's
7. available and that's where they want to be.
8. What's happening here is that buildings that
9. are being constructed are of very high value and of good a
10. architectural design. Those buildings are a lot more
11. lasting than some of these metal buildings or substandard
12. construction that oftentimes occurs or is present in older
13. corridors like Pass Road.
14. Cities have gotten very good at making
15. developers, whether they want to or not, invest more money
16. so that the structures are able to be reused. I know the
17. City of Gulfport has done that.
18. So, you know, and you just hope that
19. eventually those properties will change. But you can't
20. really just make somebody go to the area you want to go.
21. MS. ADOLPH: Thank you, sir.
22. MR. SCRUGGS: Thank you all.
23. MS. ADOLPH: Anyone else to speak for this
24. measure?

25. MR. PUCHEU: Jacques Pucheu, 12152 Kencrest

N.J. SOROE, CSR #1297

1. Drive, Gulfport, Mississippi. I am the developer of
record.

2. Those guys who do that, so I won't be able to
3. keep up with them. And since they hit on most of these
4. topics, I'm probably going to flip through these pages
5. pretty quick.

6. And I want to start by answering Mr. Hewes's
7. question that he just asked.

8. A couple of years ago, I tried to buy the
9. K-Mart Plaza. It wasn't for sale. It was shortly after
10. that that we had it selected as one of the properties of
why
11. aren't you buying it. You know, what you do with the K-
Mart
12. Plaza is like I did on Plank Road in Baton Rouge, you turn
13. it into a climate controlled self-storage.

14. What we see happening on 605 is boutique type
15. businesses that have a very close group of clients. It's
16. not hard if you walk through Edgewater Mall, and you've got
17. the smallest store in there Bella Rose, if you look at
18. ladies carrying bags, there are not as many Dillard bags or
19. J.C. Penny bags, they're carrying Bella Rose bags. And
that
20. little store does a great business. Now they're on 605
21. doing a great business. And they have a good clientele.
22. And, you know, a lot of people want to move

23. out of those malls because they don't want to run a
24. seven-day-a-week business. We have leather goods people,
25. () and those type people who want to be in our area

N.J. SOROE, CSR #1297

1. that don't want to be in a big mall where not only are they
2. dictated what their hours are going to be, somebody takes a
3. percent of their sales. And so that's why you have a boom
4. of these little neighborhood centers, and it's all over the
5. country.

6. You know, I've got another big box up north
7. of Baton Rouge, and what's crazy, there's two Lowe's right
8. by each other. One's closed down, and one turned into a
9. self-storage about six years ago. Contacted Lowe's. They
10. were just paying a lease on it. Contacted the owner. He
11. said I can't sell it to you. Lowe's has been out of
12. business for ten years at that location, but they were
still
13. paying the lease, they didn't want anybody to move in.
They
14. don't want Home Depot there because it was a great corner.
15. So when you see those empty buildings,
16. there's a lot of times more of a story behind it. They're
17. not really available. They might be empty, but they're not
18. for sale. I can't put a tenant in it, and I can't buy it
19. and do something with it.

20. Anyway, we'll go through this package. I've
21. highlighted some stuff. I'm probably going to skip a lot
of
22. the highlights because a lot of it has been covered. But

23. the reason I put the map on there is a lot of our
opposition

24. was because if you look at that whole pink area, including

25. that seven acres of water in the bay, that's why we had a

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1. whole lot of opposition last time. And I probably would
2. have opposed it, too. That's why for the last 28 months,
3. I've built a residential subdivision. I've got an 850 foot
4. buffer with a residential neighborhood.
5. The residential neighborhood is about 7.5
6. million dollars of that TIF bond that you just looked at.
So
7. a big chunk of that is going to take residential.
8. We have another little residential plan that
9. we're doing on the water. That will be another 7.5. So it
10. will be halfway to our TIF bond.
11. So anyway, what we're looking at today is on
12. the top. It's just that little hatched area, and that's
all
13. we're asking for. We've got tenants on that space. We
14. actually -- they paid the permit fees, turned plans in in
15. September, and we cleared the ground to build another
16. building. The doctor's already -- I deposited their check
17. in September. They're supposed to be in January 15th.
City
18. can't give me the permit because we have that property
19. reversed. So we have people that are willing to wait and
20. move in in July. We've got to rezone it.
21. If we turn the page, what you're going to see
22. is the Gulf Coast Economic Indicator. And I'm not going to
23. go down. What I did, I took that slide presentation and

24. bullet pointed it, and we can just say it like this. This
25. is Gulfport-Biloxi, we compare it to everywhere else, we

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1. were dead last. The only thing we beat is we beat the
State

2. of Mississippi one time on wage growth. But our sales tax

3. is flat. Everything is bad. Everybody has been to those

4. meetings. I had two of them on this.

5. The City of Gulfport, we only have just under

6. 10 percent of our property, the total property in the city,

7. zoned for commercial use. It looks like when you look at a

8. map it's a lot more, but it's not. So we got 9.35 percent.

9. If you take that number and you start looking at what
retail

10. sales are, we only get about two percent of our total area

11. zoned that makes retail sales or retail sales tax because a

12. lot of business locations are banks, insurance offices,

13. doctor's offices, dentist's offices. You don't get retail

14. sales tax from that. So you only have one or two percent.

15. And if the City of Gulfport didn't have Orange Grove which

16. is about four percent of their property is in retail sales,

17. we wouldn't make that one percent because when you look at

18. some of the areas that are R-B, this old Red Lobster area,

19. this old Ryan's Steakhouse which is in Biloxi, but that

20. stuff is zoned R-B and those businesses never came back.

21. And they're not available. And I wouldn't build down on
the

22. beach what I'm building.

23. So I'm going to skip that page because I

24. think that's all I've got to say about economics on that.

25. And I'm going to flip to, you see a couple of

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1. pages in there that says goals and objectives, it's got
that

2. red map on it. That came out of a 2011 comprehensive plan.

3. And I was sitting on the planning commission when we
adopted

4. it unanimously. The City Council indefinitely tabled it.

5. That's the only thing that has anything in Smart Code.

6. But just to give you an idea of some of the

7. language in it, I circled and highlighted suburban

8. neighborhood. It shows suburban neighborhood as the
island.

9. If you flip that page, and you look at the

10. top, it says these neighborhoods are primarily residential

11. in use with clusters of neighborhood scale civic retail

12. office uses, and then there's a lot of nice lingo, and we

13. talk Smart Code, we talk mixed use communities. And then
we

14. say, well, the old code is not that good. But it's fine,

15. just doesn't use all the good lingo.

16. So if you flip that page, we're not going to

17. use the next one. You're going to have six pages of the

18. comprehensive plan of that 177 page binder we just turned

19. in. And all I did was take the lines that applied to us,

20. and I highlighted about half of them. But we've done a

21. pretty job, so I'm going to skip over a few.

22. Let's just start with the purpose of the City

23. of Gulfport comprehensive plan is to provide policy and
24. guidance for the city regarding future growth and
25. development. Comprehensive plan serves as a policy guide

N.J. SOROE, CSR #1297

1. for the physical and economic development of the city.
2. Comprehensive plan intends to support economic development
3. within the city.
4. All right. Let's flip the page.
5. I'm going to skip 5 and 7. It's just nice
6. stuff for me.
7. But if you go down to CP-1, that's
8. Comprehensive Plan 1, the major objective, to accommodate
9. present and future residents, businesses, industry,
10. institution and business in the City of Gulfport by
planning
11. in a manner that's responsive to the changing
12. characteristics and probable needs. That's that word
needs.
13. To identify and enable development and use of sufficient
14. territory. And that's important. If you only got one
15. percent in the entire city that's neighborhood retail, you
16. probably need a little bit more. Of that one percent, how
17. much is being used by somebody else?
18. So let's flip over. I'm going to talk bout
19. Number 6. To encourage development of additional retail
20. facilities in visible highly accessible and appropriate
21. locations.
22. Comprehensive plan then and the comprehensive
23. plan now have two roads that are north-south corridors in

24. the City of Gulfport, Mississippi. And that's 605
25. Cowan-Lorraine Road and that's Highway 49. They're the only

N.J. SOROE, CSR #1297

1. ones that go from the beach up. They're called arterial
2. roads. They recommend that you do these things and put
3. these things on those roads.
4. Let's talk about land use. So you go to Page
5. 22, you go to Land Use 2. It says provide sufficient land
6. for all land use types to accommodate the city's future
7. growth and development. We'll just skip over the rest of
8. that page.
9. The next page is the one. Top of the page
10. you have Number 10. It says to provide adequate and
11. conveniently located retail and service commercial
12. locations. Number 11, to provide appropriate locations for
13. development of offices and clinics. That's R-B zone. We
14. can get those all in.
15. And I'm going to take just a second and talk
16. about R-B. About a year ago, Marty Warren and one of the
17. attorneys opposing us were asking each other some questions
18. and they talk about it when we go down to R-B. And I've
19. sat
20. in several meetings the last couple of months, and we've
21. talked about setting covenants, to not have a gas station,
22. not have a 24 hour restaurant. And rather than dealing
23. with
24. people and trying to get everybody happy, it's better to go
25. to R-B so you don't have to have -- I understand why people

24. don't want a Waffle House. I understand why they don't want

25. a 24 hour gas station. I sat on the planning commission

N.J. SOROE, CSR #1297

1. with all of you when Dr. Leatherman was here, and we did
2. R-B, because we would have had a gas station on that corner
3. because I saw the development plan that wasn't turn in to
4. the city. His doctor's office will be in the back.
5. And I understand that we'd have whole
6. different neighborhood right now if we'd allowed a gas
7. station on the corner back then.
8. If we go down to the land use map, to
9. recognize the balance between the highest and best use and
10. the most appropriate use for land with the overall best
11. interest of both property owners and residents of the city.
12. To provide for an equitable balance between private
property
13. rights and legitimate community interests.
14. You know, legitimate community interests are
15. people that are actually affected. In May, we signed a
16. document because I was legally able to sign it, Mr. Warren
17. wanted me to sign it two years ago, we finally got it
signed
18. and agreed, hey, we're not going to bring residential
19. traffic through that development.
20. And what's really funny, you start reading
21. the comprehensive plan, you shouldn't allow anybody through
22. there, you did the right thing.
23. The next one says to provide sufficient

24. acreage for future development of all land use types in

25. order that location choice and competition is assured. You

N.J. SOROE, CSR #1297

1. know, I'm competing with myself across the street and Rick
2. Marshall across the street. I'm not competing with
3. Winn-Dixie. It's hard to put something in a 40,000 square
4. foot building. It's just tough unless you want to compete
5. with John Fayard and get in the self-storage business.
6. If you look under transportation, and this
7. gets even better because under transportation, it says to
8. prevent or reduce where possible eliminate through traffic
9. from residential neighborhoods. We did that. That's why
10. some people aren't here today, they all said, hey, we're
11. good now. And you guys were good for making me do that,
12. requiring us that that be one of the requirements.
13. To restrict fronting residents on arterial
14. roads. It's an arterial road. It's not conducive to
15. residential property.
16. And if we go down to 42, to restrict
17. subdivision of land for residential use from areas subject
18. to high noise level concentrations emanating from
19. transportation facilities including those adjacent to the
20. airport, railroad, and high traffic volume areas.
21. It's actually part of our job to not put
22. residential property against that highway. I'm not going
to
23. fight that fight today, but I'm just telling you it's in
the

24. comprehensive plan. Everything that we've done follows the
25. guidelines of what we're supposed to do.

N.J. SOROE, CSR #1297

1. If you turn the page, we go to future land
2. use, it says the future land use plan recommends
3. concentrations of compatible land uses, separation of
4. incompatible land uses, for a combination of noise and
5. compatibility. So that just adds on with that.
6. So what we've done, we've got a bunch of B-1
7. coming along. We've got an R-B which is a little down zone.
8. Your community and your highway should look like a rainbow.
9. It should have a purple color. It should have a red color.
10. It should have a yellow color. As you get away, the land
11. use should change, and R-B is a good buffer. We used it for
12. the current dental office that's being built right now.
13. They're going to open in the next couple of weeks. We used
14. it for Dr. Leatherman.
15. If you drop down where it says Page 70, the
16. planning commission should accept responsibility for noting
17. the changes in local economic social and physical conditions
18. as they apply to land use and development, and they should
19. periodically make recommendations to the City Council on
20. such matters as the occasion demands. This would be one of
21. those occasions. I mean, it it's right, it's right. When
22. it's wrong, it's wrong.
23. Now this is really good because we don't

24. think this language is in that old plan that's almost 20
25. years old. If you go to the bottom of the page, it says

N.J. SOROE, CSR #1297

1. residential land use, it says small cohesive concentrated
2. groups of neighborhood type commercial service businesses
3. should be allowed in locations that would support
4. residential developments. It tells you to put those in
5. there all the way back.
6. You flip that page, and we'll skip. It talks
7. about incentives. We wouldn't have a TIF bond and those
8. incentives if our public officials at the county level
9. didn't think it was needed.
10. That next page, we're not going to talk about
11. it except -- because I don't want to throw anybody's names
12. in here, no reason to. But if you go back to that front
13. page where that pink map was, that's when everybody spoke
in
14. August. And they spoke because they were worried that we
15. were going to do something against their back fences. And
16. that has gone away. We're asking for something 850 feet
17. away.
18. What's funny is actually one of the attorneys
19. said why don't they go to R-B. Then another person, Mr.
20. Warren, wants the road access. But this is the one thing
21. that was good in that very first meeting in August, when
22. everybody got done talking, Mr. Williams spoke, Page 36,
23. Line 16 and 17. He said I didn't hear anything from any
24. people speaking against this project who said they didn't

25. want development. Every one of them that spoke said it was

N.J. SOROE, CSR #1297

1. okay to develop along Cowan-Lorraine Road, every person.
2. You can read the transcript. That's all I'm going to say
3. about that.
4. The next page ties me back to this thing. I
5. did a public information request to make sure some of my
6. numbers were right, and I was actually kind of shocked when
7. this thing came out. It had all the B-1 zoned property in
8. the city; it had all the R-B zoned property in the city. I
9. really thought those numbers would be flipped, and we'd
have
10. less R-B. But one percent of the total city land mass is
11. B-1; two percent is R-B. We have 64.2 square miles of
land.
12. The key is when you flip the page, and if you
13. look at the map and you see these big sections of R-B
hasn't
14. been properly used, and except on Old Highway 49 and except
15. for where we use it on 605 for Dr. Leatherman and the
16. current dental office is, it's not being used as a buffer
17. for residential property. It should be between your
18. residents and that highway.
19. What we've got in Gulfport Highlands, they
20. got an eleven million TIF bond. I only got 1.2. They
21. haven't built a thing out there. It's all zoned R-B.
22. They're having trouble getting people to build out there
23. now. They want me to develop it. That's trouble because I

24. can't afford that place. But you know what? They should

25. have zoned B-1 on the highway because they can't even put a

N.J. SOROE, CSR #1297

1. drugstore there that's 24 hours. So you can't get any
2. national tenants to get on that corner because they're
3. restricted. Should have been R-B back by the residents, it
4. should be B-1 by the highway. It was the wrong zoning.
5. If you look at some of the other stuff on
6. this chart, the VA property is R-B. Prudie Circle is R-B.
7. You got 716 of the 788 total acres that are R-B in the
city,
8. most of it is controlled by the city. Most of it is
9. government use. Should be a buffer. There's a piece on
10. 28th Street out in the middle of nowhere, I guess they're
11. hoping for the Port road to come through because that's
12. about when it got rezoned.
13. So if you take 716 and do some simple
14. division, you got two percent of the property, and you're
15. down to 10 percent, 91 percent of it is already controlled,
16. so you only have one-tenth of one percent in the entire
city
17. of Gulfport that's R-B available for use for something
else.
18. And there's none on that strip that's on the highway that's
19. not being used.
20. Now, we've looked at the comprehensive plan,
21. and it says when there's a shortage of land use because
22. we're supposed to, as a commission and as a department,
have

23. appropriate and sufficient amount of land to be used for
24. development and for competition. And I want to compete
25. there. I don't to compete down on Pass Road because Pass

N.J. SOROE, CSR #1297

1. Road is hurting, not just there at the K-Mart, it's hurting
2. all the way back to 49.
3. And I've been in meetings where there's some
4. incentive to do some things to clean that up. But y'all
5. need somebody else. I mean, I just can't do it all.
6. So look at the last thing, the very back
7. page, me and Virgil are good about drawing with black
8. marker, that's the old Cowan-Lorraine Road. And the only
9. thing I want to show you is what my orange circle is, and
10. there's two little pieces of pink property that are B-1,
11. more like buck teeth. There's a little strip mall on one
12. of them. There's a little convenience store used to be a good
13. healthy little gas station on the other. And their change
14. in conditions was we moved the road. And that strip mall
15. went out of business, and it sold for about \$70,000 last
16. year. It was probably worth a million bucks when people
17. were driving by it. The gas station is out of business.
18. But
19. you notice there's B-1 on both sides of that Cowan-Lorraine
20. Road. There should be B-1 on both sides of Cowan-Lorraine
21. Road except where we need some residential buffer.
22. And if a business fits in a zone that's for a
23. residential buffer, it's just better for the neighborhood.
24. I'm trying to think of what else was down

24. there. We had one more, Bessie's Milk Jug. They're all
out

25. of business because we moved the road.

N.J. SOROE, CSR #1297

1. Now, we understand future land use maps and
2. all this stuff, and it's a shame that we don't have one.
We
3. have a terrible one, can't even read it, and we need one.
4. But this old comprehensive plan gives us all the tools,
5. gives us all the direction, as a commission, what we're
6. supposed to do. And through this process, though it's been
7. long, I think we've designed something that is not harming
8. any neighbors. Nobody spoke against anything on the front
9. of that road. We've made sure that there's going to be no
10. traffic coming their way. I mean, I can build 50,000
square
11. feet of retail and have zero effect on Carl Legett Road, and
12. we're building one little art gallery and 100 percent of
his
13. traffic is going to Carl-Legett Road, and nobody spoke
14. anything about it.
15. Anyway, that's all I've got, and I'm going to
16. let some other people speak. And I thank you guys for your
17. time. This is probably Christmas party night, and I need
to
18. let you guys move on. Thank you.
19. MR. HEWES: Mr. Pucheu, can I ask you one
20. question? First of all, thank you for clarifying my
21. question. You made it really clear. I appreciate that.
22. The second thing is you said there is not

23. some of the opponents present tonight that have been here
in

24. the past. I take it, have y'all met with them?

25. MR. PUCHEU: Many times.

N.J. SOROE, CSR #1297

1. MR. HEWES: Here recently for this R-B?
2. MR. PUCHEU: Many times.
3. MR. HEWES: And everybody seems to be okay?
4. MR. PUCHEU: Actually, what's crazy is
5. they're okay with B-1 up there. But again, after looking
at
6. some of the other meetings and stuff in the room, I'm not
7. going to get into trying to write covenants and keep
meeting
8. with people. I'd rather just eliminate it. I mean, part
of
9. it is when you have some medical practitioners that sign a
10. lease and give you a check in September and their plans are
11. in, and you get a call because you think you're ready to
12. pick up some plans, you clear your site, and I had some
13. beautiful weather, I could have poured some concrete, now I
14. got a mud hole. And they want to just build, let them
move.
15. We're trying to do everything -- you know,
16. the Supervisors attached my TIF bond to jobs. So unless I
17. get at least 35 jobs there, I can't get my money. We got
14
18. jobs that we moved from outside the city limits of
Gulfport,
19. and they're full time jobs, you know.
20. So, the 174 that you saw on there, a lot of
21. that is construction. Under our economic indicators, the

22. number one loss of jobs in Gulfport and Biloxi has been
23. construction over the last 11 years. So we're going to
24. bring some of that back. We're going to have permanent
25. jobs.

N.J. SOROE, CSR #1297

1. Anything else?
2. MR. HEWES: Thank you.
3. MS. ADOLPH: Thank you, sir.
4. Anyone else to speak for this request?
5. MR. SCANLON: Good evening. My name is John
6. Scanlon. Mr. Gillespie said a couple of bad things about
7. me. He said I'm a lawyer, and he said I'm from Jackson.
So
8. I hope you won't hold either one of those things against
me.
9. I am a lawyer, and I am from Jackson. I
10. represent BM Squared. One of the principals Bob Pitalo is
11. here in the room. They're a 50 percent owner of 9P
Holdings
12. which is the owner of this tract of land.
13. I'm not here to retread the tires, and I know
14. that y'all have all been here a long time listening to
this,
15. so I'm going to try to be very brief.
16. I've spent a lot of time with zoning
17. commissions and planning boards, and I do appreciate the
18. work that you all do. Our firm also represented the City
of
19. Gulfport several times, mostly involving annexation
matters,
20. and I'm happy to be back here in the boardroom, and I
21. appreciate you all having me.

22. I want to talk just about the legal aspects
23. of this idea of public need. Again, I'm going to try to be
24. brief.
25. The Supreme Court of Mississippi adopted, and

N.J. SOROE, CSR #1297

1. I don't want to get too boring here, but years ago, the
2. Supreme Court of Mississippi adopted what's known as the
3. Modified Maryland Rule which means that for a piece of
4. property to be classified from one zoning designation to
5. another, and I'm sure you all are very familiar with this,
6. it's got to be either based on a mistake, and there's a lot
7. of case law on what constitutes a mistake, or a change of
8. character in the neighborhood, and a public need.
9. Mistake obviously does not apply to today's
10. hearing. But over here according to the Supreme Court, you
11. do have to have both a change in the character of the
12. neighborhood and a public need.
13. Now, as I understand the city's zoning
14. requirements, it says, you know, provide a statement
15. addressing the following and show that one of these
16. conditions prevails, and it's got six conditions, and one
17. of them is change in conditions and one is increasing need for
18. sites.
19. So as a result, if you follow the city's
20. requirements by the letter of the law, you could achieve a
21. rezoning that would satisfy this board and the City
22. Council,
23. but maybe on a hyper-technicality the Supreme Court or
24. another court or a Circuit Court of Harrison County may
25. look

24. at it and say, well, you didn't have public need.

25. So I just want to talk a little bit about

N.J. SOROE, CSR #1297

1. that. The Supreme Court has said many, many times a
2. petitioner for rezoning does bear the burden of proof to
3. show evidence that's going to support change in character
of
4. the neighborhood and public need. The standard is usually
5. considered to be clear and convincing evidence.
6. So what is clear and convincing evidence of a
7. public need? In 2000, the Mississippi Supreme Court said,
8. and this is interesting because this case was actually
9. overruling a rezoning for lack of clear and convincing
10. evidence, but it said that to support an appeal on
11. reclassification of zoning, the record at a minimum should
12. contain a map showing the circumstances of the area, the
13. changes in the neighborhood, statistics showing the public
14. need, and such further matters as proof so that a rational
15. informed judgment may be formed as to what the governing
16. board considered.
17. Obviously, Mr. Scruggs is the expert in the
18. room, and he has provided a lot of statistics, as well as
19. Mr. Pucheu, so I certainly think that that would be
20. satisfied there.
21. But the main point of this, to me, is that
22. there's not a hard black and white rule on what you need
and
23. what you don't need. It's rather that you have to have

24. enough proof so that a rational informed judgment may be
25. formed.

N.J. SOROE, CSR #1297

1. I think everyone on this board is probably
2. aware that as a local zoning authority you do have the
3. ability to use your own familiarity with the area. I'm
sure
4. everyone here has driven up and down 605 many times, and
you
5. are aware of what's going on there.
6. I want to say that in a Supreme Court case
7. called Faircloth versus Liles, this is from 1991, the
8. Supreme Court relaxed its strict requirement that it had
9. previously stated in a case involving a City of Clinton
10. rezoning. In the Faircloth -- and this was actually
11. observed by a later Mississippi Court of Appeals case from
12. the City of Natchez -- the Court of Appeals observed -- I'm
13. going to read from the Court of Appeals opinion -- in
14. Faircloth versus Liles, the Mississippi Supreme Court
relaxed
15. the strict requirement enumerated in Connerly. The Court
16. cited Connerly is instructed, but stated in City of Clinton
17. we simply emphasize the necessity of a record showing the
18. factual basis for the findings of the governing body.
19. Absent the record showing sufficient evidence to support
the
20. findings, it is inevitable that reversal will follow. On
21. the other hand, while recognizing the desirability of
22. specific findings by the zoning authority on each
considered

23. issue, we will not reverse for a lack of such specificity
or

24. a factual basis for the actions disclosed.

25. Of course, I think you have been putting in

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1. specific information provided, but I guess what I want to
go

2. to is rather than there being a category for change in

3. character of the neighborhood that only one type of
evidence

4. gets in under this category. And a separate category for

5. public need where only another type of evidence may fit
over

6. here. In reality, what the Supreme Court would be looking

7. for if they were to examine this is to see whether or not

8. there is a factual basis for your findings.

9. What the Courts don't like is zoning

10. ordinances or minutes that simply say yes, we find change
in

11. character and public need and there not be any evidence

12. whatsoever. And they like clear and convincing evidence.

13. The Court of Appeals from the Natchez case I

14. was talking about mentioned a couple of specifics. A copy

15. of the zoning map. A city planner discussing the nature of

16. the area. That's something we have here in Mr. Scruggs'

17. testimony. The planner talking about the development of
the

18. area. The increased traffic along that particular parcel.

19. The areas that have been previously rezoned to the zoning

20. classification that was sought in that case. And that the

21. area was moving toward an increased business of downtown

22. waterfront areas. This is the City of Natchez. There the

23. Mississippi Court of Appeals upheld the Board of Aldermen's

24. rezoning.

25. In Panola County, there was a case that went

N.J. SOROE, CSR #1297

1. up to the Mississippi Supreme Court in 2010 and talked
about

2. evidence of former industrial use, changes in the area,
high

3. agricultural versus commercial or industrial ratios of

4. county lands was the issue there, a lack of industrial

5. rezoned land, and the varied uses of land in the area

6. despite its agricultural zoning.

7. We're not talking about agriculture here

8. today, but we are talking about former use, availability,

9. things of that nature.

10. And finally, the Supreme Court has also noted

11. that presumptions must be indulged in favor of the validity

12. of zoning ordinances. I think that the other speakers have

13. already addressed that this rezoning would be in harmony

14. with the comprehensive plan. But I also want to talk about

15. how it's in harmony with the zoning ordinance very briefly,

16. and I'm about finished with my commentary.

17. The Section 3 of this city's zoning

18. ordinance, and I'm just going to read from the definition
of

19. what an R-B district is. I'm not going to read the whole

20. thing. It says, these districts are composed of areas

21. containing a mixture of residential, public and semi-
public,

22. and light commercial uses. Then it notes that these are

23. usually located between residential areas and business

24. areas.

25. So there is a presumption of validity that

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1. the zoning ordinance is going to achieve the purposes for
2. the public good in the City of Gulfport.
3. What this is talking about is a need for a
4. buffer zone, if you will, between commercial and between
5. residential. Well, on 605 immediately to the west of this
6. property, there's residential that is being developed, and
7. there is across the street from that residential that has
8. already been developed.
9. So putting in an R-B use allowing this to be
10. rezoned would, in fact, achieve exactly what R-B says it is
11. supposed to achieve, at least one of the things it's
12. supposed to achieve, that it can be between residential
13. areas and business areas and provide that buffer.
14. I don't want to -- I'm not a city planner,
15. and I don't have the education that Mr. Scruggs does. I
16. don't want to wade into his testimony, but, you know, I
17. think that it's kind of a guarantee that that area will
18. probably never develop residentially because of the
corridor
19. and the business that is developing on that corridor.
20. The other issue is that the land will
21. probably be prevented from becoming its highest and best
22. use. And again, Mr. Scruggs discussed that in some detail.
23. So the highest and best use, although that's really a
24. concern for an individual property owner, it is a concern

25. for the City of Gulfport, as well, because the city -- if

N.J. SOROE, CSR #1297

1. the county has pledged public tax money that it's going to
2. need to make off of revenues from development, that's a
3. public need there. And, of course, the city is also going
4. to have an interest in highest and best use for its own
5. revenues and for a development that's in harmony with the
6. comprehensive planning and zoning ordinance.
7. So that was one thing I wanted to mention
8. because having that buffer there, which probably would be
9. the highest and best use, but at a minimum it would uphold
10. the purposes of the zoning ordinance.
11. So when we talk about public need, you know,
12. the Supreme Court has even said there is not a, you know,
13. bright line set of definitions, set of requirements. It
14. says it is impossible to articulate or design a particular
15. test for determining what's sufficient if evidence is to
16. show a material change and a public need to support
 rezoning.
17. We're not asking you to make that test today.
18. But we are asking you to find that there's been enough
19. evidence today, clear and convincing evidence, to provide
20. this body with enough proof that a rational informed
21. judgment may be formed. And that could be seen on review
 if
22. this decision were to be taken up on appeal.
23. If there's no questions, I will tender the

24. rest of my time. Thank you very much.

25. MS. ADOLPH: Thank you, sir.

N.J. SOROE, CSR #1297

1. MR. PITALO: Hello. My name is Bob Pitalo.
2. I'm one of the partners in his development, actually my
 wife
3. and I are. I live at Number 11 La Mesa in Alamogordo, New
4. Mexico. I don't live in Gulfport, but I did in 1985. I
5. actually attended a post-graduate physical therapy
6. fellowship here and moved to New Mexico shortly after that.
7. I did meet my wife here. And at the time, she worked for
8. J.W. Puckett, and she had worked for an architecture firm
9. here in town.
10. Two or three years ago, we were trying to
11. figure out what we were going to do with some of the profit
12. from our business, and we had two options really. We could
13. invest in New Mexico, or we could come down here to
 Gulfport
14. and invest.
15. My business partner Jacques Pucheu and his
16. wife Cara started talking about the piece of land that
 we're
17. looking at right now. We thought that would be a great
18. project. So that's how we ended up here investing in this
19. property.
20. One of the things that caught my eye was this
21. brochure that's been out I guess for while for the City of
22. Gulfport. And if you look at the fist nine words under
23. Development Opportunity, it says development opportunities

24. are abundant through the City of Gulfport. Well, I hope

25. that's true.

N.J. SOROE, CSR #1297

1. The second one was about retail corridors.
2. And one of the things it talks about is opportunities on
3. Highway 605. And it says Highway 605 is one of Gulfport's
4. greatest opportunities for commercial growth with large
5. tracts of land available.
6. So that's how we ended up here investing in
7. your community. We've already invested millions of
dollars.
8. And I'm going to tell you what I see when I stand on the
9. eastern edge of my property and I look across Lorraine Road
10. is one building after another that's full of tenants with
11. lots of cars churning the economy here. And as you look
12. further north up the road, you see some more new buildings.
13. And one day soon, I would like to be able to be on the west
14. side of the road looking back at my property and seeing the
15. same thing.
16. So I appreciate your time today. I hope that
17. what is in this brochure is true. We would love to
continue
18. to invest in Gulfport. I like this town a lot, and I have
a
19. lot of family in this area. And I appreciate everybody's
20. time. Thank you.
21. MS. ADOLPH: Thank you, sir.
22. Anyone else to speak for this request?

23. Anyone else to speak on behalf of this measure? Anyone
else

24. to speak for this request?

25. Anyone to speak against this request? Anyone

N.J. SOROE, CSR #1297

1. to speak against this request? Anyone to speak against this
2. request?
3. If not, commission members, you have heard
4. extensive testimony and verbalizations regarding the request
5. being made. What is your pleasure?
6. MR. WARREN: Madam Chairman, I move that we
7. accept the zoning map application in Case Number 1712PC144.
8. MS. ADOLPH: Do we have a second?
9. MR. LADNER: Second.
10. MS. ADOLPH: We have a motion and a second.
11. Is there any need for any discussion?
12. MR. JONES: I have one question. I travel
13. Lorraine and Cowan, are they have an area that say separate
14. or say different Cowan and Lorraine Road and 605? I know
15. it's the same road, but I'm just saying the terminology
16. change, that's what I'm saying. When does the terminology
17. change if I'm going from 90, if I get on Cowan and Lorraine
18. Road going north, when I pass on Pass road, I go over the
19. interstate, when I get out of there by I guess I don't know,
20. but my thing is when does it say -- I just need to know the
21. difference, I just need to know that for my own knowledge.
22. Can you answer that for me, Greg?
23. MR. HOLMES: I believe it's Highway 605 from

24. I-10 north. From I-10 south to maybe that second bridge,
it

25. may be Lorraine-Cowan.

N.J. SOROE, CSR #1297

1. MS. ADOLPH: Coach, does that clarify?
2. MR. JONES: Yes, ma'am.
3. MR. DANIELS: I have a quick question. So if
4. hypothetically this doesn't pass, what does it do for the
5. property if the building is already erected, I mean, what
6. happens? I mean, they're not going to tear down the
7. building.
8. MR. LADNER: Turns into a house.
9. MR. DANIELS: Well, the current tenants are
10. going to be returned their money, or will the Edward Jones
11. leave? Whether we approve it or disapprove it, what
12. happens
13. is my question.
14. MS. ADOLPH: I think in terms of making sure
15. we have the right answer for that, why don't we refer this
16. to our planning department, Mr. Holmes.
17. MR. HOLMES: Yes, ma'am. Right now that
18. property is not properly zoned for what is actually there.
19. Your response is correct that it will be (). So let's
20. say that the zoning didn't pass, it would be an illegal
21. use,
22. you know, so they wouldn't be able to operate what's
23. currently there now on the property under the current
24. zoning.
25. MR. LADNER: And it could never be a legal

24. nonconforming use?

25. MR. HOLMES: No.

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1. MR. LADNER: A legal nonconforming use, it
2. could never be granted that status?
3. MR. HOLMES: It could never be a legal
4. nonconforming use.
5. MS. ADOLPH: Any other concerns?
6. MR. DANIELS: I guess I'm a little confused.
7. So it pretty much does have to be in litigation until some
8. kind of determination is made, so pretty much the current
9. tenants are just hoping and wishing that everything goes
10. through. And if it doesn't, they'll be forced to leave for
11. the most part.
12. MR. HOLMES: I don't want to put words in the
13. tenants' mouth or the property owner. All I can tell you
14. about the zoning. Currently as that property is zoned
right
15. now, the uses out there are not allowed.
16. MR. LADNER: I think it's interesting that
17. there's no one here to oppose it.
18. MR. DANIELS: I'm just curious how they were
19. able -- I guess to build the property without it being
right
20. zoned in the first place.
21. MR. HOLMES: Well, you got to remember
22. there's certain steps in the process. This body
recommended
23. it for approval to the City Council who is the determining

24. factor recommended to approve it. So in theory, at one
25. point it was correct. Now, of course, it went through the

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1. court system and the court system overturned that. But it
2. was a period of time when that property was zoned B-1
3. according to the City of Gulfport.
4. MR. LADNER: And you had to build on it
5. during a certain time or else you lose that permitted --
6. MR. HOLMES: That's correct. We have a
7. reversionary clause in our ordinance that it's one year
8. after you get approval by City Council.
9. MR. WARREN: I have a question. Mr.
10. Gillespie, just for more curiosity, has the case been
11. further appealed since Judge Barnett's order or rehearing
12. before him asked for or what?
13. MR. GILLESPIE: Okay. What has happened --
14. MS. ADOLPH: Mr. Gillespie, would you come on
15. up? Because it helps our transcriber.
16. MR. GILLESPIE: The city appealed Judge
17. Barnett's ruling. In the meantime, quite frankly, we
18. worked
19. out most of this with all the neighbors, with Mr. Schwartz,
20. Mr. Joe Sam Owen, and with Costa. And this is a failsafe
21. that we're doing tonight. We are about that far away from
22. our agreement to take care of this whole thing. But you
23. know how things go. What we've done tonight is to bring
24. this before you on a lesser zoning than the B-1 because we

24. think that we've made our case tonight. But as you can see,

25. there's nobody here to object to this tonight because we've

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1. been working closely with these people. This is the
2. neighborhood that's going to give us most of our business.
3. We want to be friendly with these people. And I don't mean
4. this facetiously. I don't want Joe Sam against me. Do you
5. blame me?

6. So we're in close communication with
7. everybody about this. We're trying to solve the very
8. problem that you asked. We're in a Catch 22 there.
9. Everybody rezoned the property. We know we got an appeal.

10. But what are we going to do? We're going to make the
 appeal

11. moot because we didn't build within that year? You know,
12. sometimes you just have to exercise the best judgment you
13. can. And we're sort of hoping that y'all will get this
14. matter taken care of tonight quite frankly.

15. MR. WARREN: You confirmed my assumption as
16. to what was going on. So hypothetically this passes, gets
17. all worked out, and the appeal would be dismissed.

18. MR. GILLESPIE: The appeal is on stay right
19. now by order of the Chief Justice of the Supreme Court
20. because we're working to get this worked out.

21. MR. JONES: I know y'all working to get it
22. out. But what was the response from those three men, Joe
23. Sam and the other two men, when you asked them or spoke to
24. them about building there?

25. MR. GILLESPIE: Well, actually the deal we

N.J. SOROE, CSR #1297

1. have with everybody now is to rezone what we're talking
2. about here as B-1.
3. MR. JONES: But were all three in agreement
4. with that?
5. MR. GILLESPIE: Yes.
6. MR. JONES: Okay.
7. MS. ADOLPH: Any other concerns,
8. commissioners? Thank you, sir.
9. We have a motion on the floor to approve
10. Zoning Map Amendment 1712PC144. All in favor of supporting
11. this measure, please signify by saying aye. Those opposed.
12. Motion carried. Thank you.
13. (Unanimous vote.)
- 14.
- 15.
- 16.
- 17.
- 18.
- 19.
- 20.
- 21.
- 22.
- 23.
- 24.

N.J. SOROE, CSR #1297

1

1. BEFORE THE CITY OF GULFPORT PLANNING COMMISSION

2

3 1712PC144

4

5

6

COURT REPORTER'S CERTIFICATE

7

8 I, Norma Jean Ladner Soroe, Certified Shorthand

and

9 Reporter, do hereby certify that to the best of my skill

10 ability I have reported the hearing held before the City of

pages

11 Gulfport Planning Commission and that the foregoing 60

12 constitute a true and correct transcription of said hearing

13 held on the 14th day of December 2017.

14 I do further certify that my certificate annexed

15 hereto applies only to the original and certified

16 transcript. The undersigned assumes no responsibility for

17 the accuracy of any reproduced copies not made under my

18 control and direction.

December

19 Witness my signature this the 19th day of

20 2017.

21

22

23

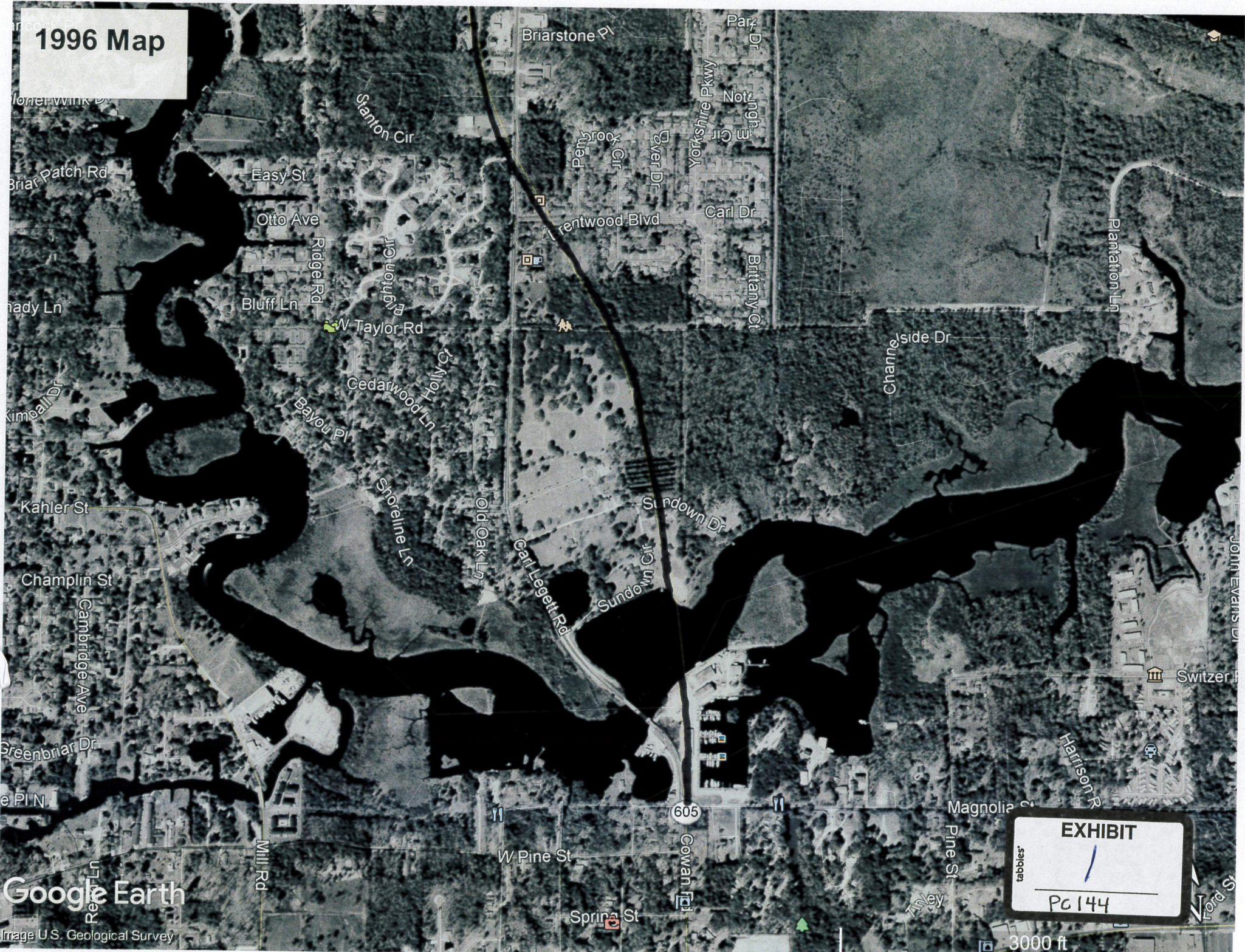
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NORMA JEAN LADNER SOROE, CSR #1297
Certified Shorthand Reporter

25

N.J. SOROE, CSR #1297

1996 Map



Google Earth

Image U.S. Geological Survey

EXHIBIT
1
PC 144

3000 ft

2003 Map



Google Earth

Image © 2017 DigitalGlobe

EXHIBIT
2

3000 ft

2011 Map



Google Earth

EXHIBIT

3

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2017 Map



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EXHIBIT
4

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EXHIBIT

5

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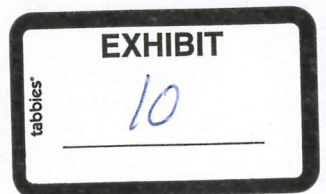
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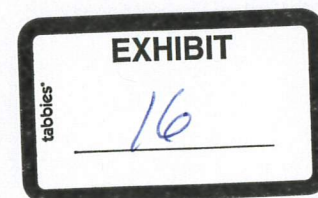


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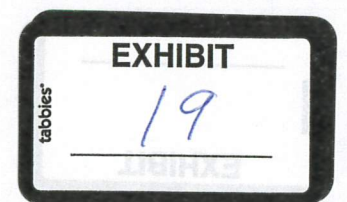




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HILLCREST DENTAL GROUP - NEW FACILITY
DR. THERESA JONES, D.M.D.

CONSTRUCTION DOCUMENTS
07.25.2017

EGH PROJECT # 16-014

PERMIT REVIEW SET - REVISION 1 09.07.2017



VOLUME C
SET NUMBER

KEY GUILD HARDY ARCHITECTS 418 East Capitol Street Jackson, Mississippi 39201 601.354.2572
JACKSON OFFICE

1091 Tommy Munro Dr. Biloxi, Mississippi 39532 228.5
BILOXI OFFICE

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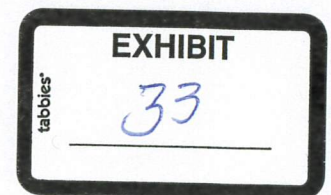
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HILLCREST DENTAL GROUP - NEW FACILITY



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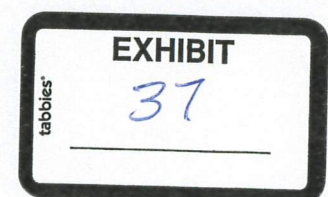
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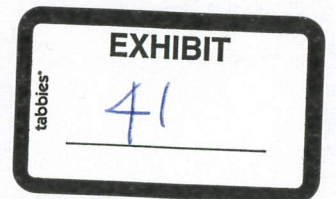
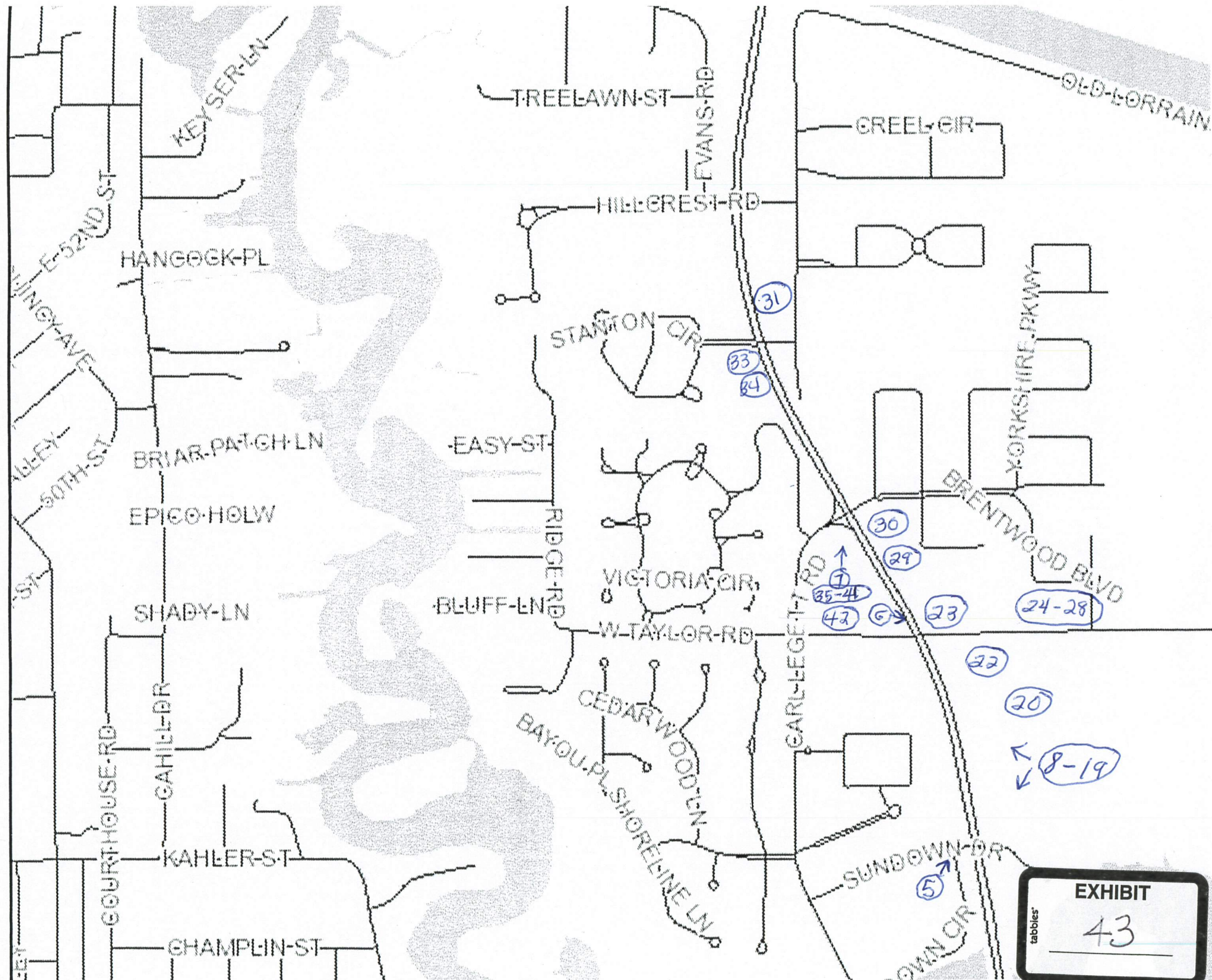




EXHIBIT
42



**Land Use Report for a
Zoning Amendment for Property Located at
Along West Side of Highway 605 and South of W. Taylor Road**

Case Number 1712PC144

Prepared by: S. Donovan Scruggs, AICP
Date: December 12, 2017

9P Holding, LLC has submitted an application to rezone several parcels of land situated along the west side of Highway 605/Lorraine Road and south of West Taylor Road. Recently, the City of Gulfport approved an amendment to have the properties rezoned to B-1, Neighborhood Business District from an R-2, Single Family Residence District. As will be more fully developed hereafter that rezoning was reversed in an appeal, and, therefore this application is requesting an R-B zoning. This is a less intensive and more restrictive zoning designation than the B-1 designation previously granted. Along this corridor in the area near West Taylor Road are a growing number of commercial developments that resulted from rezonings to accommodate this growth.

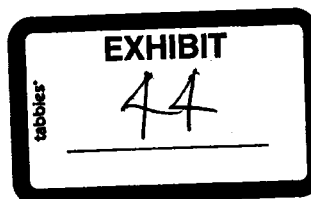
It is important to note that no residential development is occurring along this corridor, and no residential development has occurred along the corridor since the highway's construction in the early 2000s. With the configuration of Highway 605, single family residential and other residential development should be discouraged along the immediate corridor. The development trend along the corridor for the past 15 years has been exclusively commercial or non-residential. Zoning designations that limit the properties along the corridor to residential are not consistent with surrounding uses along the corridor and do not reflect the most appropriate zoning designations for the corridor. Residential zoning is not consistent with the uses, development patterns, or needs for the corridor. The request for a zoning amendment should be granted based on the change in neighborhood character and the public need/increased need for sites as required by City of Gulfport's ordinances and Mississippi Case Law.

This report will demonstrate both a change in neighborhood character and public need for the rezoning. The change in character of the area is very evident and without question. With numerous rezonings and development along the corridor, including previous actions and construction related to the subject property, the character of the area has distinctively changed from rural-suburban to commercial.

The public need for the rezoning will also be demonstrated. With only one commercial property or site ready and available for development along the corridor and in this area, the need for additional commercial parcels is very evident. The rezoning will permit a portion of a larger project to move forward that, when complete, could create approximately 175 new jobs, produce a projected \$560,000 in new ad valorem and sales taxes, and expand the economy. The Gulf Coast and Gulfport have lagged behind other parts of Mississippi in recent years, and the project could address many of the public needs that are present.

A. Educational Background and Professional Experience.

I attended Mississippi State University where I received a Bachelor of Arts degree in History in 1993, and a Masters' of Public Policy and Administration in 1995. I have been a practicing city and land-use planner in the State of Mississippi since 1995. I am a member of the American Institute of Certified Planners ("AICP") which serves as the professional institution of the American Planning Association ("APA"). APA is a nonprofit education and membership organization that includes planners, engineers, architects, elected officials, planning commissioners, and interested citizens. As the APA's professional institution, AICP is dedicated to advancing the science and profession of good planning of better communities through management of physical, social, economic, and environmental issues. I have



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It is important to note that no residential development is occurring along this corridor, and no residential development has occurred along the corridor since the highway's construction in the early 2000s. With the configuration of Highway 605, single family residential and other residential development should be discouraged along the immediate corridor. The development trend along the corridor for the past 15 years has been exclusively commercial or non-residential. Zoning designations that limit the properties along the corridor to residential are not consistent with surrounding uses along the corridor and do not reflect the most appropriate zoning designations for the corridor. Residential zoning is not consistent with the uses, development patterns, or needs for the corridor. The request for a zoning amendment should be granted based on the change in neighborhood character and the public need/increased need for sites as required by City of Gulfport's ordinances and Mississippi Case Law.

This report will demonstrate both a change in neighborhood character and public need for the rezoning. The change in character of the area is very evident and without question. With numerous rezonings and development along the corridor, including previous actions and construction related to the subject property, the character of the area has distinctively changed from rural-suburban to commercial.

The public need for the rezoning will also be demonstrated. With only one commercial property or site ready and available for development along the corridor and in this area, the need for additional commercial parcels is very evident. The rezoning will permit a portion of a larger project to move forward that, when complete, could create approximately 175 new jobs, produce a projected \$560,000 in new ad valorem and sales taxes, and expand the economy. The Gulf Coast and Gulfport have lagged behind other parts of Mississippi in recent years, and the project could address many of the public needs that are present.

A. Educational Background and Professional Experience.

I attended Mississippi State University where I received a Bachelor of Arts degree in History in 1993, and a Masters' of Public Policy and Administration in 1995. I have been a practicing city and land-use planner in the State of Mississippi since 1995. I am a member of the American Institute of Certified Planners ("AICP") which serves as the professional institution of the American Planning Association ("APA"). APA is a nonprofit education and membership organization that includes planners, engineers, architects, elected officials, planning commissioners, and interested citizens. As the APA's professional institution, AICP is dedicated to advancing the science and profession of good planning of better communities through management of physical, social, economic, and environmental issues. I have

served on the Executive Committee of the Mississippi Chapter of the APA since 2007 and presently, I am the Past-President of the organization.

From 1997 to 2000, I served as a Senior Planner and Planner for the City of Meridian. My duties and responsibilities included reviews of zoning and variance applications, updates to the City's Comprehensive Plan, preparing staff recommendations related to the construction of commercial and multifamily projects, and grant administration of Community Development Block Grant and similar grant programs. From 2000 to 2007, I served as the Director of Community Development and Planning for the City of Ocean Springs. As director of this department, I was responsible for the management of all planning, building, and code enforcement activities. During my tenure, the City of Ocean Springs confronted significant growth related issues in both commercial and single-family residential areas. I dealt with and was the primary point of contact for developers of these residential developments to assure that the developments were properly planned and would be assets to the community. I served as the Planning Manager for the City of Hattiesburg from 2012 to 2014. My job duties and responsibilities included the management of all land use planning related functions of the Urban Development Department. This routinely included the preparations of reports and analyses of land use applications. I served as chairman of the city's site plan review committee which reviewed commercial and multifamily construction and expansion projects. With these developments, I addressed site layout, infrastructure, stormwater runoff, traffic circulation and design matters. I assisted with rewrite of Hattiesburg's 1980s Land Development Code and the development of the Midtown Form-Based Code District. This plan sought to intensify and densify the "core" of the city near the University of Southern Mississippi and Forrest General Hospital with mixed uses and multi-family buildings to locate families and residents closer to employment and entertainment centers. Currently, I serve as the City Planner/Director of Planning and Building for the City of Pascagoula. My duties and responsibilities include the daily management of all planning, building, and code enforcement activities of the city. I spend a significant amount of time on zoning and land use matters, including the updating of the City's Comprehensive Plan and administration of the Unified Development Ordinance. I provide reports and recommendations on land use matters to the Planning Board and City Council. I recently led the process of a significant rezoning for the Market Street corridor to assist in the revitalization efforts of the City.

I have operated a planning and land-use consulting business since 2008. In this business, I have provided assistance in recovery related housing projects and downtown areas. I have assisted municipalities and counties in planning activities related to redistricting, trail design, and design review. As I have continued to operate this consulting business, I have served the City of Ocean Springs and Jackson County on project implementation of the Coastal Impact Assistance Program and have worked with local units of government and other consultants in creating Health Care Master Plans. Currently, I am assisting Jackson County with a comprehensive rezoning for a proposed commercial corridor. I have assisted numerous developers and citizens throughout Mississippi in land use matters and provided representation, as necessary.

My professional experience includes extensive work as both a public planner for municipalities and a private planner representing citizens, governments, and developers. In doing so, I have reviewed regulations from both perspectives and have a good understanding of intents and consequences of efforts to properly plan for the development of a community. These experiences include numerous instances related to the amendment of zoning ordinances and land use plans.

B. Information Reviewed.

Documents reviewed during the research for this Land Use Report include but are not limited to the following:

1. Application for Zoning Map Amendment/Land Use Reclassification;

2. Gulfport Zoning Ordinance and Map;
3. Opinion and Order of Judge Barnett on the Circuit Court of Harrison County case of Michael Mavar, Et. Al. vs. The City of Gulfport and May Ann Legett Mach Revocable Trust
4. WLOX news reports from 2015 through 2017 related to traffic control signal near site;
5. ESRI Retail Marketplace Data provided from Mississippi Power;
6. Mississippi Gulf Coast Apartment Market, 2017 prepared for GRPC by W.S. Loper and Associates;
7. Satellite imagery and photographs of the site;
8. The Bridgewater Bay Project Tax Increment Financing Plan, Harrison County, Mississippi 2016;
9. National Wetland Inventory mapping of the U.S. Fish and Wildlife Service; and
10. Traffic Volume Data from the Mississippi Department of Transportation website.

In addition, multiple site visits were made to physically inspect the area of the proposed zoning amendment.

C. Analyses and Professional Opinions.

1. Overview.

Since the improvements of Highway 605/Lorraine Road that resulted into a 4-lane highway, significant changes have occurred along the corridor. In general, the roadway improvements have led to higher traffic counts and a more efficient corridor. Commercial and non-residential growth along the corridor has increased, as well. This commercial growth is very evident along Highway 605/Lorraine Road from the Industrial Canal to Bayou Benard. With increasing costs of construction and other factors, commercial activities have increasingly moved further inland and north of Highway 90. Inland areas with high volumes of traffic along principal arterials are increasingly more likely to develop commercially especially near signalized intersections.

The area between the Industrial Waterway to the north and Bayou Benard to the south is locally referred to as 'the Island'. The area has substantially transformed over the past 15 years. This is most evident with the growth along the Highway 605/Lorraine Road corridor. This growth has been exclusively commercial and non-residential. Recognizing this transformation, the Planning Commission and City Council of Gulfport have approved numerous rezonings to encourage and continue the 'commercialization' of the corridor. Because no residential development has occurred along the corridor since its reconfiguration in the early 2000s and because no residential uses have direct access to the corridor, *the corridor has no residential characteristics.*

Based on the requirements of the Gulfport Zoning Ordinance, the Planning Commission and the Gulfport City Council voted to change the zoning of the subject property to B-1 in January 2017. The matter was appealed to Circuit Court and ultimately the rezoning was reversed by Judge Barnett. In the Opinion, Judge Barnett declared, "The Application in this matter fails to allege a public need for rezoning. The Staff Report fails to show a public need for rezoning. There was no evidence presented to the Planning Commission of a public need for rezoning. The Planning Commission recommendation does not mention any public need for rezoning." Judge Barnett concludes in his Opinion, "This Court finds that the Gulfport City Council's decision allowing rezoning in this matter was not supported by any evidence, or certainly by any substantial evidence, of a public need for the rezoning. The decision was, therefore, arbitrary, capricious and without a substantial evidentiary basis and should be reversed."

The Mississippi Case Law requires that a decision to rezone property must find a mistake in the original zoning or a change in neighborhood character and a public need for the rezoning. The City of Gulfport's zoning ordinance and its practices did not adhere to state law by failing to identify a public need to support the rezoning. The ruling states the decision "was not supported by any evidence, or certainly by any substantial evidence, of a public need for the rezoning." *Judge Barnett's opinion does not indicate that there is no public need for the rezoning, but that evidence was simply not submitted or considered.*

Prior to the ruling of Judge Barnett and consistent with the requirements of the City of Gulfport's zoning requirements, the applicants obtained building permits and began the construction of a building within one year of the rezoning. The structure was built and is currently occupied and leased by Palazzo CPAs and Professional Advisors and Edward Jones financial management. Additional building plans have been submitted to the City of Gulfport for approval for new lease spaces on the site.

2. Public Need/Increased Need for Sites.

The image or map on the following page indicates the available parcels for development along the corridor that have a commercial zoning designation. While this segment of Highway 605/Lorraine Road from Benard Bayou to the Industrial Waterway is more than one mile in length, there are currently only two privately held undeveloped parcels that have commercial zoning designations. With three sites currently under construction along the corridor (images to the right), the public need for more spaces is very apparent. Construction at the Pelican Enterprises site (lower image) began in December 2017.

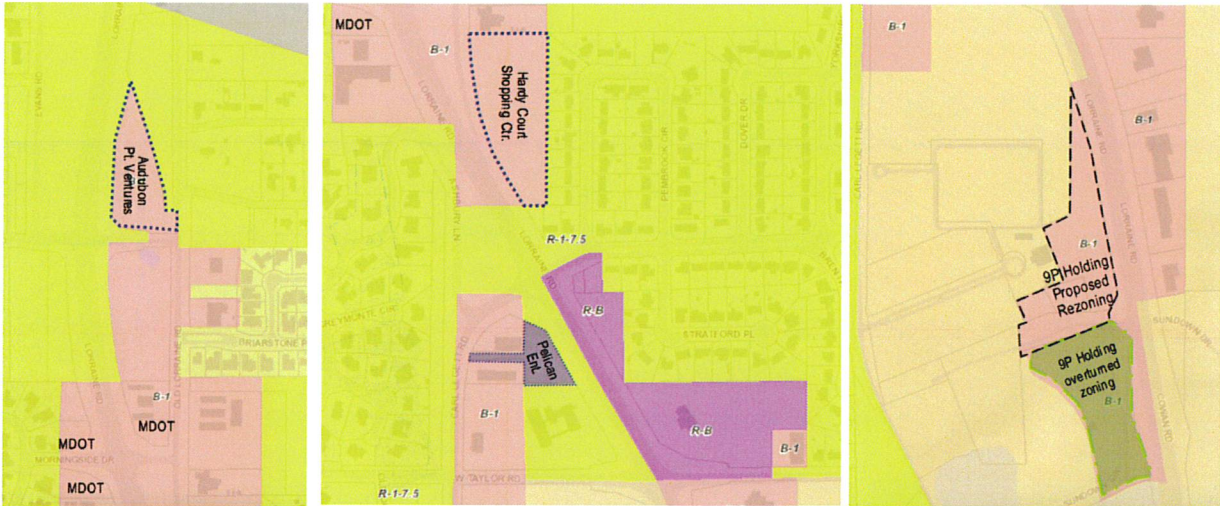
At present, there are only two other properties that have commercial zoning. The Audubon Pointe Ventures sites are available for development, but the sites have some issues and limitations. The sites are adjacent to a wastewater lift station and odors associated with the facility have a negative impact on the sites' potential for development. The properties are split-zoned with one parcel commercially zoned and the other residentially zoned. Additionally, the Industrial Waterway bridge and the restrictive cross-over or median limits access to the sites. As the elevation of the sites decreases, visibility and access are further impaired. According to the maps National Wetlands Inventory of the U.S. Fish and Wildlife Service, the sites include areas of wetlands. While the wetlands and zonings issues may be mitigated, the process could extend the time and costs associated with development.



Commercial development continues along the corridor, and currently three sites within the immediate area are under construction. This supports both the change in character and public need for more sites.

This means the only site that is ready and available for development is the Hardy Court Shopping Center property. While the Hardy Court and other sites mentioned provide additional areas to accommodate some growth, the rate of growth over the past 5 years will likely see development occur on these lots in the near future, if the issues can be mitigated. Over approximately a two-year period, 5 new buildings have either been constructed within this area, and four additional buildings are currently under construction or being permitted for construction. With continued growth at a rate consistent with the last two years, the commercial build-out of commercially zoned properties along this segment of Highway 605/Lorraine Road could occur within a 12-month period. This is concerning as the corridor has been established as a commercial area and has strong economic impact on the area with little turnover and rarely any

vacancies. With available areas to develop along the corridor diminishing and with regulatory shortcomings on available sites, more commercial properties are needed along the corridor.



The 9P Holding's recent zoning amendment approved by the City of Gulfport was overturned in Circuit Court. This rezoning should have provided additional commercial areas for development. With an existing building and office space present, and permit applications submitted for additional construction of more spaces, there is a definite public need for additional commercial areas along the corridor. However, Judge Barnett's recent ruling places any commercial development activity for the sites 'on-hold'. The issues for 9P Holding should eventually be resolved, but, at present, the sites are not ready for development.

Commercial and business uses serve the public, and the uses best serve the public when located in areas that are convenient for nearby residential areas or the commuting public. In this case, the proposed R-B district will benefit both nearby residents and commuters. The site is situated appropriately on a principal arterial near a signalized intersection. The R-B (Residential-Business) district should not be considered adverse to the area as it is regulated to be located within close proximity to and compliment residential areas. Considering no residential development has occurred along Highway 605/Lorraine Road in this area for more than 15 years and the development within this time has been exclusively commercial and nonresidential, the proposed zoning change to R-B is consistent with the public need for additional neighborhood-business related uses. The strong demand for lease space and the long tenure of many of the businesses at the location demonstrates the public demand and public need for commercial spaces along the corridor.

3. Residential is Not Consistent with Public Need within the Area.

The corridor is well established as a commercial corridor. Since the reconfiguration approximately 15 years ago, no residential development has occurred along the corridor. As a principal arterial, multifamily and single family residential development is not appropriate, desirable, or realistic. Efforts to maintain residential designations could be viewed as a takings as it places the development of the property in a holding pattern that simply will not be developed in a manner consistent with its current zoning. As the City of Gulfport and Planning Commission have approved numerous rezonings along the corridor, the corridor's use as a residential neighborhood is simply not practical or consistent with public need.

a. Lack of Residential Development or Uses Along the Corridor.

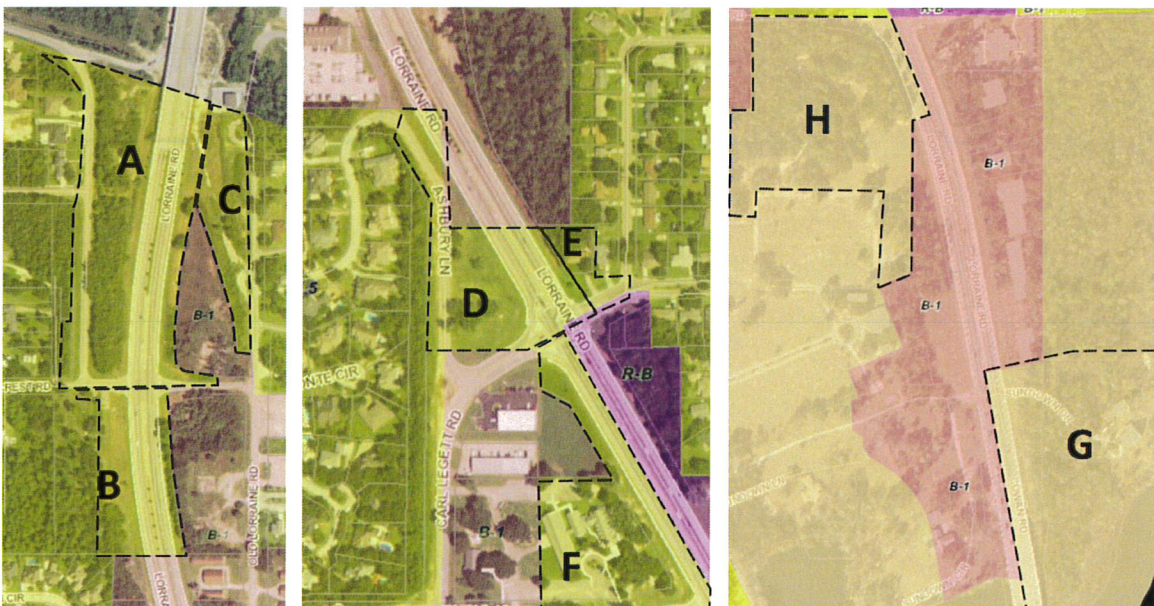
It is very obvious to travelers along the Highway 605/Lorraine Road corridor within this area that commercial development is ongoing and dominates the corridor. However, the City's zoning map continues to designate eight (8) residential zoning districts in the area. These areas have a zoning designation of R-1-7.5 or R-2 and are Single Family Residential Districts as defined by the City of Gulfport's zoning ordinance.

Upon further review of these residential areas, two of these areas are exclusively city or state rights of way or public property. Areas A and D (maps below) contain no private land based on a review of Harrison County tax and parcel data. These areas resulted from the improvements of the Highway 605 corridor and are not available for development. While these areas have residential zoning designations, the areas are not developable for a residential use.

Area B is a narrow parcel owned by Sharon Myers. The is property is adjacent to another parcel owned by Ms. Myers. Both parcels have residential zoning designations (R-1-7.5). This property is currently being marketed by a real estate company. The adjacent property to the west is being developed as a small, eleven-lot subdivision, Carriagewood Estates, but no homes have been constructed. While this property is zoned residential, there is very little chance that residential development will occur on the property based on the commercial nature of the corridor and the conflicts associated with high traffic corridors and low-density residential.

The area identified as C is held by Audubon Pointe Venture LLC. Members of the corporation include Frank Palazzo and Ben Stone of Gulfport. This property is currently undeveloped, but is not likely to develop as residential despite the residential zoning. The parcel located adjacent to the south is owned by the same group. The southern parcel has a commercial zoning designation which increases the likelihood of it developing as a commercial property. Based on an internet search of the property, both parcels are being marketed as "Perfect for a strip center, etc." A concern for the development of the property is the proximity to a wastewater lift station and limited access associated with the Industrial Waterway bridge. The property is low and likely consists of wetlands that could further limit the ability to develop the sites.

Area E contains two parcels and public right of way. A small triangular parcel is owned by Klaus Jeschke and Sandra Fayard. This parcel is approximately 4,350 square feet and fails to meet the minimum lot area requirements of 7,500 square feet of the R-1 7.5 District. This parcel is adjacent to Highway 605/Lorraine Road, but it has a size and configuration that is difficult to develop. These constraints make the parcel extremely unlikely to develop as an individual parcel. It will likely be conveyed to an adjacent property owner for a buffer yard or combined with an adjacent parcel for development. The property to the north is zoned Neighborhood Business (B-1) District.



The adjacent parcel to the east and within Area E is owned by Thomas Sutton. According to tax information, Mr. Sutton resides at the home that fronts Brentwood Boulevard. Approximately 8 feet along the southwest corner of the property abuts Highway 605/Lorraine Road right of way, but the corridor cannot be accessed from the property. This property, however, represents one of the only residential uses along the corridor. The residence is situated within the Brentwood Subdivision Replat and was constructed in 1971 (according to Harrison County Tax Accessors data).

Area F contains a large area of right of way that cannot be developed. In addition, it contains a portion of the St. Mark's Episcopal Church property. This area is zoned R-1 7.5. Churches are not considered a 'by-right' use according to the Chart of Permitted Uses of the Gulfport Zoning Ordinance. Churches are permitted within this district after review by the Planning Commission. The church represents a parcel with a residential zoning designation that is occupied with a non-residential use.

Area G contains two parcels that are managed by Margaret Bond. The parcel along Highway 605/Lorraine Road is not developed, and it is owned by George Ellis. It is a triangular tract that is approximately .5 acres. The larger parcel to the east is a waterfront residential parcel of approximately 8.8 acres. While it appears the property abuts the right of way of Highway 605/Lorraine Road, there is no direct access to the road. The access is blocked by the Benard Bayou bridge. Access to this property is along Sundown Drive that runs through the Ellis property.

The area identified as H was recently conveyed from Southern Mississippi Cemetery Properties LLC/Citadel Mississippi, LLC to Rick and Johnathan Marshall. The Marshalls requested a rezoning to B-1 to develop the site commercially in 2017. The request was not approved by the Planning Commission. At present the property remains part of the cemetery with the portions along Highway 605/Lorraine Road designated as residential. The site will not develop residentially and will ultimately be rezoned to accommodate commercial activities. A portion of the property along the west side and Carl Legett Road is currently zoned B-1.

Of the parcels identified above, only two parcels abutting Highway 605/Lorraine Road are occupied with single family residential uses. The Sutton Lot (Area E) abuts the corridor for only approximately 8 feet but cannot access the roadway directly. The owner must use Brentwood Drive. The Bond parcel (Area G) abuts the roadway but access is restricted by the Benard Bayou bridge. While the zoning map demonstrates a number of residential districts and areas abutting Highway 605, the areas are primarily: non-residential in nature; public or right of way; undevelopable; or speculative for commercial activities. The two existing residential uses that abut the roadway lack direct access to the corridor. The plans for the property owned by Ms. Sharon Myer are unknown, and it is likely that no plans exist at this time. The lots are zoned residential, but residential development is not likely abutting Highway 605/Lorraine Road. The selling price for commercial property is much higher along this corridor, and the lots will likely develop, accordingly.

b. Single Family Residential is Inappropriate.

Section VI Off Street Parking and off-street truck loading (A)2. Size and Location. permits one and two family dwellings to back into the roadway. While this is not logical for the Highway 605/Lorraine Road corridor, it demonstrates that these dwellings are typically located on roadways with lower traffic counts. No prohibitions against backing into the Highway could be found within the zoning ordinance but access limitations exist along the corridor.

Residential lots typically have smaller widths than commercial lots and with the shallowness and shape of the property, cul-de-sacs and a residential street network is not possible. If developed as single-family residential lots with frontage along the Highway 605/Lorraine Road corridor, numerous access points would be required. This would cause more congestion. With a minimum lot size of 7,500 square feet, lots widths could be as little as 60 or 70 feet. Additionally, the smaller permitted lot sizes could encourage the maximizing of lot numbers or density by reducing area and placing the dwellings within close proximity to the noisy, busy corridor.

Another concern for single family residential development along the corridor is that oftentimes these dwellings include households with children. Highway 605/Lorraine Road is not an ideal corridor for households with small children. It limits their ability to 'walk the neighborhood' or ride bicycles in the street.

The corridor is loud and bright and less than ideal for residential development. A review of the corridor demonstrates no new residences have been constructed. This reinforces the fact that regardless of the zoning the site is not suited for residential development. Residential construction along the corridor could be considered contrary to the public good.

c. No Public Need for Multifamily

While it is clear that single family residential is not appropriate for the corridor, there is also no public need for multifamily residential development in this area. Based on a recent study by W.S. Loper and Associates, the Gulfport area has a current multifamily vacancy rate of approximately 7.0 percent. This represents a .4 percent increase in vacancies since 2016. According to this report, "The annual average rate of growth between 2010 and the 2016 Census estimate in Hancock and Harrison County is slightly more than one percent... Since Hurricane Katrina the three-coastal Counties have experienced a "slow" rate of population growth. Based on the current growth rate; a vacancy rate of four percent or less would be considered "normal" in the Mississippi Gulf Coast apartment market."ⁱ "Gulfport contains 4,508 market-rent apartment units with a vacancy rate of 7.0 percent."ⁱⁱ This indicates that Gulfport currently has an "above normal" or surplus of multifamily residential units. While the corridor is not a suitable location for more apartments, the City of Gulfport has no public need additional multifamily units.

The information for both single family and multifamily residential developments indicates that the proposed site should not be utilized to introduce residential developments along the corridor. With no residential development occurring along the corridor since its construction, the corridor is incorrectly zoned in numerous areas with residential designations. These areas should be rezoned accordingly to provide the much-needed areas for commercial development.

4. Public Need for More Economic Development: Harrison County T.I.F. Plan

According to a recent information provided by the Gulf Coast Business Council, the Coast's economy has lagged behind the rest of the state. According to GCBC, the coast has seen a reduction in establishment jobs of approximately 3,490 jobs while there has been an increase statewide. In addition, almost all jobs have been within the hospitality, food and beverage industries. In addition, GCBC indicates:

- Overall city sales-tax revenue increased by 17.4 percent across the state, but by 13.6 percent along the Coast.
- Taxable income has increased by 6 percent across the state, but decreased by 2 percent along the Coast.
- Ad valorem property taxes and overall assessments have not kept up with the overall pace of the state of Mississippiⁱⁱⁱ.

The proposed rezoning will provide increased jobs opportunities, more ad valorem taxes, and more sales tax rebates. With two professional offices already in place (Palazzo CPA and Professional Advisors and Edward Jones financial), the proposal fits the needs outlined by GCBC. Applications for building permits have been submitted for an additional medical clinic (Bolte, Clifford, and McQueen, PLLC/BCM Psychology) at the site.

In an effort to encourage the proposed development, the Harrison County Board of Supervisors adopted "The Bridgewater Bay Project Tax Increment Financing Plan, Harrison County, Mississippi 2016" at its January 3, 2017 meeting. The adopted plan identifies "the County as the primary party in interest in carrying forward a proposed mixed-use multi-phased project on 23± acres consisting of the development of fifteen (15) waterfront single family homes, a luxury waterfront townhome multi-family living site, a uniquely positioned boutique hotel, and mixed-use retail and commercial office space, including professional, retail, and medical-related commercial space, along with additional residential developments with parking accommodations sidewalks and walking paths pursuant to this TIF Plan".^{iv}

The project is estimated to cost at least \$3,465,000 to include infrastructure, site improvements, and related activities. According to the TIF Plan:

- The initial phase of the project development includes a 15-lot waterfront subdivision with a residential marina and a luxury townhome waterfront community with an estimated private investment of Seventeen Million, Five Hundred Thousand Dollars (\$17,500,000.00).
- Anticipated to follow these first two residential developments will be a planned second phase development including the development of a mixed-use planned building group neighborhood retail center with retail/office space and a boutique hotel with a waterfront restaurant and two additional restaurant developments. The estimated private investment of the second phase is anticipated to be Sixteen Million Dollars (\$16,000,000).^v

At present, ad valorem taxes on the properties yield approximately \$14,578 annually. The proposed investment could yield annual ad valorem taxes in excess of \$560,000 for Harrison County, the City of Gulfport, and the Harrison County School District. Sales tax rebates provided to the City of Gulfport could reach \$143,000. The tourism tax could earn another \$566,000 with this project. Along with the significant investment and increases in tax collections, 173 full-time and part-time jobs are expected to be created.^{vi} Based on these projections, the proposed project represents a significant economic development opportunity and benefit for the City of Gulfport and Harrison County. It supports the public need to create more jobs and expand the tax base for the City and County.

5. Defining the Neighborhood: A Commercial Corridor.

The Highway 605/Lorraine Road corridor extends from Highway 90 and beyond the northern limits of the City of Gulfport. The corridor is easily divided into several different areas with different characteristics. Within these areas, specifically at intersections of streets, are increased intensities of development. This is most notable at the intersection of Pass Road and Highway 605/Lorraine Road. The areas immediately north, south, east and west are very commercial in nature. The intensity along the Lorraine Road corridor decreases toward the south with several areas of established neighborhoods directly abutting the corridor. Parcels at the intersection with Highway 90 have not redeveloped but will likely do so as commercial properties.

North of Pass Road to the Benard Bayou bridge is another well-defined area with developments that are exclusively commercial and retail with uses that include fast food restaurants, banks, pharmacies, and a dry cleaner each with drive through services. Professional office spaces also can be found in this area. This segment accommodates the demands of convenience associated with the local and commuting public.

Further north of the subject area and north of the Industrial Waterway bridge to Interstate 10 is another distinct area that is industrial in nature. With Mississippi Power, Goldin Metals, United States Marine, Newman Lumber Company, and numerous other establishments, this portion of the corridor is a tightly defined industrial area. Along the corridor is the intersection with Seaway Road that leads to the Harrison County Industrial Park.

North of Interstate 10 to the City limits, the corridor is transitional. It is initially defined with interstate related uses such as convenience stores, fast food restaurants and an automobile dealership. The development patterns of the corridor become less intense and more scattered or rural in nature northward to the City limits.

In the center of these segments or 'neighborhoods' is 'the Island.' This is a well-defined area bordered by Benard Bayou on the south end and the Industrial Waterway on the north. The corridor in this area represents a 'neighborhood' that has undergone significant change over the past 10 years. Satellite imagery demonstrates the area was largely rural and undeveloped prior to the reconfiguration of the highway approximately 15 years ago. The reconfiguration of the highway also reconfigured residential accesses. No existing residential uses have direct access to Highway 605/Lorraine Road and only two residential uses are adjacent to the corridor. Both of the uses were established long before the highway's reconfiguration and expansion. Post-Katrina development along the corridor has been exclusively commercial and non-residential, and it has emerged as a strong, vibrant commercial corridor with high demand and

low supply. The neighborhood for consideration of this rezoning should be the properties along the commercial corridor.

The corridor is commercial in nature and continues to develop in this manner. Established neighborhoods and areas are situated adjacent to properties along the corridor, these areas do not abut Highway 605/Lorraine Road. Consequently, the nearby residential areas should not be considered part of the neighborhood for zoning considerations. This particular project or rezoning request is significantly buffered from the residential area to the west by a cemetery.

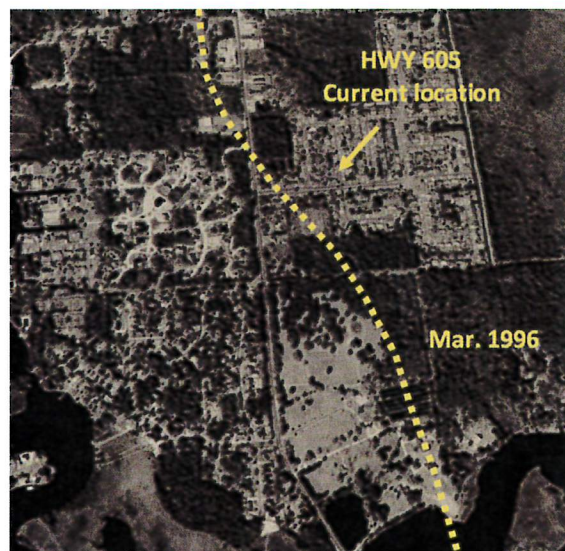
The residential areas have tried to limit connectivity to the corridor through use of buffer strips of vegetation or fencing. Strips of land owned either by a property owners' associations, individuals, or the public attempt to separate the residential areas from the corridor, and access to the residential areas is limited to the entrances. Neighborhoods generally demonstrate some form of cohesiveness and connectivity. The abutting subdivisions' treatments of the nearby commercial areas limit, discourage, and prevent these relationships. As a result, these areas should not be considered part of the neighborhood that includes the corridor.

6. Growth Pressures and Traffic Counts.

Prior to the reconfiguration of the roadways, the area was somewhat rural or rural-suburban in nature. Some residential development was beginning as demonstrated on imagery to the right, but several large tracts remained undeveloped. Access to the area was along collector streets not designed to carry large volumes of traffic. With the added lanes and new construction of Highway 605/Lorraine Road, access to the area was significantly improved. But, as shown in the 2003 images, the corridor was essentially undeveloped after its construction with numerous large tracts and smaller parcels adjacent to the roadway. *It is important to realize that at this point (February 2003) the area was not commercial in nature; was large tract residential, agriculture, or undeveloped; and was not a commercialized, principal arterial.*

Along with the realignment and improvements mentioned above, the corridor has changed significantly since that time. The changes and realignment to the roadway have created more efficient and safer conditions, and the improvements resulted in the roadway being classified as a 'principal arterial'. According to the Federal Highway Administration, "These roadways serve major centers of metropolitan areas, provide a high degree of mobility and can also provide mobility through rural areas."^{vii} The roadways transport the motoring public along longer routes, into the urban core, and into the rural areas. The roadways are not typically ideal for residential properties.

In urban areas, principal arterials are often more intense and commercialized. In rural areas, speeds and volumes make the arterials unattractive for residential properties. Highway 605/Lorraine Road is correctly identified as a



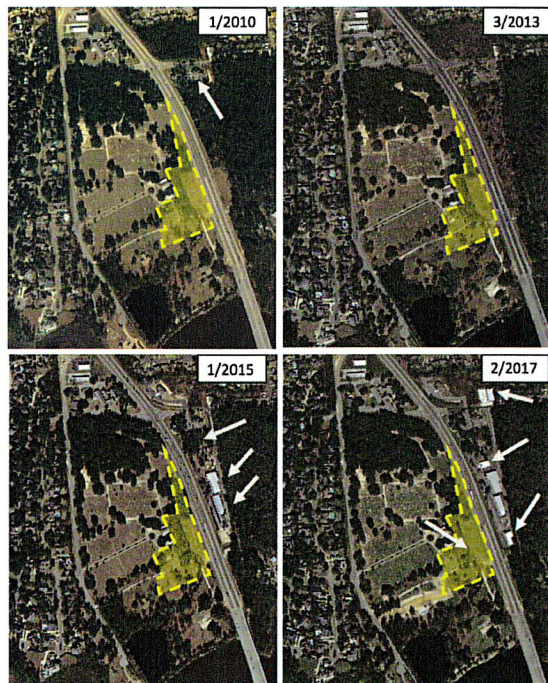
principal arterial as it is a primary route from rural Harrison County into Gulfport. It also provides north-south movement within the city. Functioning as a primary corridor, higher traffic counts have evolved. According to Mississippi Department of Transportation Traffic Volume Data, average daily traffic counts have increased significantly just north and south of the intersection of Highway 605/Lorraine Road and West Taylor Road. Just north of the site counts have increased from 26,000 in 2010 to 33,000 average trips per day in 2016. This represents a growth of 27 percent. To the south of the site and closer to Pass Road, the average daily counts have increased from 24,000 in 2010 to 32,000 in 2016. This represents a growth of 33 percent.

The City of Gulfport has a limited number of streets classified as principal arterials. These include Highway 90, Highway 49, Pass Road, and Highway 605/Lorraine Road. There are isolated shorter arterials such as 34th Street, Airport Road, 30th Avenue, and 8th Avenue. According to the Mississippi Department of Transportation Traffic Volume data, the counts on Highway 90 are less than 30,000 near the Highway 605/Lorraine Road intersection. The counts on Pass Road west of Highway 605/Lorraine Road are less than 25,000 trips per day, but on the east side of Highway 605 the counts increase to approximately 38,000. Highway 49 has significantly higher counts north of Pass Road that exceed 45,000 in several locations, but south of Pass Road the counts drop significantly to 27,000 at 22nd Street and down to 16,000 at 14th Street. Airport Road, 34th Street and 30th Avenue have counts that are less than 10,000 per day. The MDOT data demonstrates that Highway 605/Lorraine Road is one of the 'busiest' streets in Gulfport. These volumes demonstrate the corridor is not well suited for residential development, but these traffic counts reinforce the attractiveness and usefulness of the corridor for commercial development.

The counts along Highway 605/Lorraine Road have increased to a level that justified the installation of a traffic light at the intersection of West Taylor Road. At the same time, increases have occurred with the population and number of households within the area. Demographic information shows that the population has increased by 424 (from 5,172 to 5,596) persons and by 182 households within a five-minute radius of the intersection from 2010 to 2017^{viii}. This growth outpaces both the national and state trends. When a larger 10-minute radius is considered, the area continues to be significantly ahead of the national and state trends. The reconfiguration of the corridor has improved commuting and the trend to move 'north of the tracks' has helped to fuel the growth. As the numbers of persons, households, and commuting vehicles continue to increase, pressures for more commercial properties will persist.

7. Changes in Neighborhood Character.

Anyone familiar Highway 605/Lorraine Road must be aware of the changes to the character of the neighborhood that has occurred in recent years. Since the construction of St. Mark's Episcopal Church at the northwest quadrant of the intersection of Highway 605/Lorraine Road and West Taylor Road in approximately 2007, the construction in the area has been exclusively commercial. The first commercial development at the intersection was The Dermatology Clinic which was constructed more than 7 years ago. In approximately 2014, new multi-tenant commercial buildings were constructed on the west side of Highway 605/Lorraine Road. The northern building houses Memorial Physicians Clinic-Gulf Coast



The above images indicate construction (arrows) occurring through the years.

Pediatrics, the Spine Institute of Mississippi and other businesses. The southern building includes some retail shops, a nail spa, and an insurance company. In 2015, Bridgewater Psychiatry and the Memorial Physicians Clinic-Family Practice were constructed. The most recent building within the Bridgewater development to be constructed was D and N Orthodontics. This building was completed in 2016.

In approximately 2014, the Coastal Allergy and Sinus Clinic was constructed within the northeast quadrant of the intersection. Just east of that property, a small retail building that houses Taunt (an apparel shop) and Gulf Coast Pediatric Dentistry was constructed in 2016.

In 2017, a new building was constructed on the property contained within this rezoning application. This site includes the Palazzo and Company CPAs and Professional Advisors and Edward Jones. The site was rezoned to B-1 in 2016 with a unanimous vote to B-1, and developed accordingly. Permits are pending for additional developments.

Currently under construction and just north of Coastal Allergy and Sinus Clinic is a new commercial building. This is located on the east side of Highway 605.

All the buildings are within 900 feet of the proposed rezoning. Within such close proximity, the developments must be considered part of the neighborhood and represent a significant change in the character of the neighborhood.

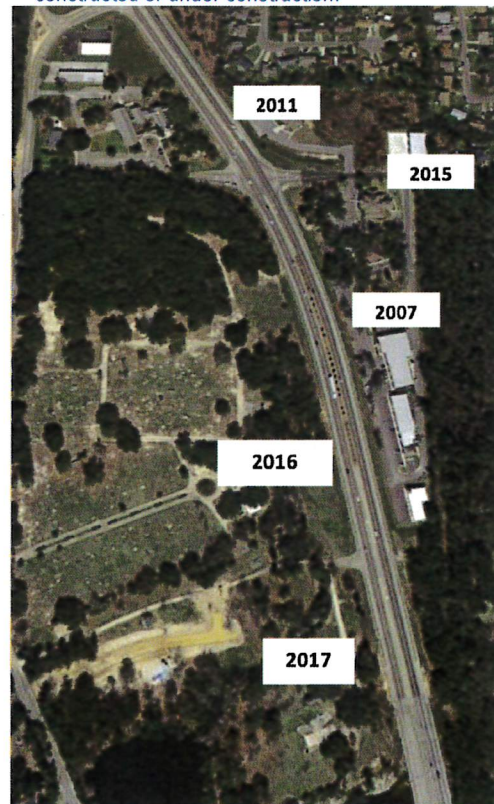
8. Rezoning Along the Corridor.

The commercial developments that have occurred along the corridor has been permitted after several amendments to the official zoning map. The initial change includes the Bridgewater site south of Taylor Road and on the east side of Highway 605/Lorraine Road. This site was rezoned in 2007 to Neighborhood Business (B-1) and now includes a variety of uses such as clinics, professional offices, retail, a restaurant, and other uses. In 2011 the site of the Coastal Allergy and Sinus Clinic in the northeast quadrant of West Taylor and Highway 605/Lorraine Road was rezoned to Residence Business (R-B). The adjacent site to the east was rezoned to B-1 in 2015. It is occupied with a retail shop and dental office.

In 2016 and 2017, sites on the west side of Highway 605/Lorraine Road were rezoned to B-1. A commercial building was constructed on these sites, and it is currently occupied by Palazzo CPA and Edward Jones financials. These sites were later appealed to circuit court and reverted back to their original zoning designation due to the actions by the City not identifying a 'public need' during the zoning amendments. The



The red circles represent new buildings recently constructed or under construction.



The image shows approved rezonings and the years the amendments to the zoning map when approved.

intensification of the corridor and the change in the character are very evident. At the same time, the corridor has changed so much in use and in zoning designations that it reduces or eliminates any chance for the current site to be developed residentially. Without a zone change, the sites will likely not develop.

As mentioned earlier in this report, the site is not suited for single family residential development. With a higher than normal vacancy rate for multifamily units, multifamily residential along the corridor or within the City is not a public need.

It is important to note that the Neighborhood Business (B-1) and the Residential Business (R-B) Districts are intended be located in close proximity to residential neighborhoods and complement the uses of those areas. The R-B District is defined as those "composed of areas containing a mixture of residential, public and semipublic, and light commercial uses [and...] usually located between residential areas and business areas. These districts are not incompatible with surrounding residential district as they are less intense than the General Business (B-2) District or the Highway Business (B-4) District. The uses are provided to serve the neighboring public and should constitute serving a public need.

D. Conclusions.

The request for a rezoning of the parcel located in the west side of the Highway 605/Lorraine Road and south of West Taylor Road should be granted. It meets the requirements of the City of Gulfport with both a change in neighborhood character and public need/need for additional sites.

As indicated in this report, the economy of the Gulf Coast has been outpaced by other parts of the State. In an effort to encourage development and support this project, the Harrison County Board of Supervisors provided TIF bonds to assist the project based on a public need for a stronger tax base and the creation of approximately 175 full and part time jobs. With an overall investment potentially exceeding \$33 million, this project addresses the public need to enhance the economy and create new jobs.

The changes along the corridor are very evident. Over the past few years, significant commercial growth has occurred. This has been primarily on the east side of Highway 605/Lorraine Road, but recently new developments are underway on the west side of the corridor. The City of Gulfport should continue to accommodate additional commercial proposals along the corridor. If not, the residentially zoned properties may simply sit idle as no one really expects the residential development to occur along the corridor. The obvious commercial character of the corridor is no longer consistent with or conducive to residential designation. This is evidenced by new building construction and those recently permitted for construction. Efforts to keep the properties residentially zoned to discourage development in a manner consistent with surrounding properties does not serve the public interest, and the actual construction of residential properties at this location may be considered adverse to the public need.

The City has been accommodating to provide zoning amendments for obvious changes in character and overall need for more sites. This happened as recently as the January 2017 with the subject properties. The corridor is just over a mile in length, and the developable areas are rapidly disappearing with the construction of new buildings. Based on the current rate of growth, the areas zoned to accommodate commercial uses could be built out in less than 18 months. At present, only one site is available for commercial development with no regulatory barriers. Other sites that are available for development have barriers or restrictions, and it could take months or years to overcome these development impediments.

The corridor and the area have experienced significant increases in population, housing and traffic. As more and more development occurs, traffic in the area will continue to rise. This will make the area more attractive for commercial development and less attractive for residential development. Nearby neighborhoods have used privacy fences, rear yards, and buffer strips to accommodate the commercial areas, and defined access points along collector streets prevents direct access from residential uses to the corridor. These barriers deter residential development through the

lack of connectivity to the subject site of the rezoning.

While the growth pressures will remain along the corridor, other sites may have access limitations or median crossing restrictions. The proposed rezoning site is an ideal location for commercial development along the corridor, and commercial growth at the location should be encouraged. Situated near the signalized intersection, the site can safely and efficiently accommodate increases in traffic without noticeable impacts to the corridor. Based on the standards associated with a rezoning, this proposal satisfies both the local and state requirements, and the request should be approved based on a change in neighborhood character and public need and need for additional commercial areas.

Respectfully Submitted:

A handwritten signature in black ink, consisting of a large, stylized 'S' or 'G' shape with a long, sweeping tail that curves upwards and to the right.

ⁱ Mississippi Gulf Coast Apartment Market, 2017. W.S. Loper and Associates.

ⁱⁱ Mississippi Gulf Coast Apartment Market, 2017. W.S. Loper and Associates.

ⁱⁱⁱ "Coast Economy Continues to Lag Behind State In Key Metrics." Justin Vicory, Mississippi Business Journal, July 5, 2017.

^{iv} "The Bridgewater Bay Project Tax Increment Financing Plan, Harrison County, Mississippi 2016", Harrison County Board of Supervisor Minutes, January 3, 2017.,

^v "The Bridgewater Bay Project Tax Increment Financing Plan, Harrison County, Mississippi 2016" Harrison County Board of Supervisor Minutes, January 3, 2017.

^{vi} "The Bridgewater Bay Project Tax Increment Financing Plan, Harrison County, Mississippi 2016" Harrison County Board of Supervisor Minutes, January 3, 2017.

^{vii} Federal Highway Administration's "Highway Functional Classification Concepts, Criteria and Procedures: 2013 Edition."

^{viii} ESRI Retail Market Data provided by Mississippi Power.



Retail MarketPlace Profile

E Taylor Rd, Gulfport, Mississippi, 39503 2
E Taylor Rd, Gulfport, Mississippi, 39503
Drive Time: 5 minute radius

Prepared by Esri

Summary Demographics

2017 Population	5,596
2017 Households	2,316
2017 Median Disposable Income	\$41,538
2017 Per Capita Income	\$31,695

Industry Summary

	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Total Retail Trade and Food & Drink	44-45,722	\$83,973,778	\$116,178,814	-\$32,205,036	-16.1	61
Total Retail Trade	44-45	\$75,846,719	\$105,828,568	-\$29,981,849	-16.5	43
Total Food & Drink	722	\$8,127,059	\$10,350,246	-\$2,223,187	-12.0	18

Industry Group

	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Motor Vehicle & Parts Dealers	441	\$16,403,452	\$27,750,399	-\$11,346,947	-25.7	6
Automobile Dealers	4411	\$13,395,441	\$20,607,605	-\$7,212,164	-21.2	3
Other Motor Vehicle Dealers	4412	\$1,439,569	\$6,208,171	-\$4,768,602	-62.4	1
Auto Parts, Accessories & Tire Stores	4413	\$1,568,441	\$934,623	\$633,818	25.3	1
Furniture & Home Furnishings Stores	442	\$2,780,096	\$7,120,985	-\$4,340,889	-43.8	4
Furniture Stores	4421	\$1,934,516	\$6,837,047	-\$4,902,531	-55.9	3
Home Furnishings Stores	4422	\$845,580	\$0	\$845,580	100.0	0
Electronics & Appliance Stores	443	\$1,780,634	\$1,860,099	-\$79,465	-2.2	2
Bldg Materials, Garden Equip. & Supply Stores	444	\$4,849,877	\$8,878,437	-\$4,028,560	-29.3	6
Bldg Material & Supplies Dealers	4441	\$4,594,033	\$8,726,501	-\$4,132,468	-31.0	6
Lawn & Garden Equip & Supply Stores	4442	\$255,844	\$0	\$255,844	100.0	0
Food & Beverage Stores	445	\$12,522,386	\$39,157,322	-\$26,634,936	-51.5	7
Grocery Stores	4451	\$11,058,174	\$37,927,276	-\$26,869,102	-54.9	5
Specialty Food Stores	4452	\$548,568	\$0	\$548,568	100.0	0
Beer, Wine & Liquor Stores	4453	\$915,645	\$1,181,452	-\$265,807	-12.7	1
Health & Personal Care Stores	446,4461	\$4,433,291	\$8,781,029	-\$4,347,738	-32.9	5
Gasoline Stations	447,4471	\$9,977,961	\$0	\$9,977,961	100.0	0
Clothing & Clothing Accessories Stores	448	\$2,645,129	\$563,988	\$2,081,141	64.9	3
Clothing Stores	4481	\$1,755,515	\$420,742	\$1,334,773	61.3	3
Shoe Stores	4482	\$471,447	\$0	\$471,447	100.0	0
Jewelry, Luggage & Leather Goods Stores	4483	\$418,167	\$0	\$418,167	100.0	0
Sporting Goods, Hobby, Book & Music Stores	451	\$1,902,392	\$1,174,209	\$728,183	23.7	2
Sporting Goods/Hobby/Musical Instr Stores	4511	\$1,584,570	\$1,174,209	\$410,361	14.9	2
Book, Periodical & Music Stores	4512	\$317,822	\$0	\$317,822	100.0	0
General Merchandise Stores	452	\$14,412,160	\$4,522,280	\$9,889,880	52.2	3
Department Stores Excluding Leased Depts.	4521	\$10,640,293	\$1,508,319	\$9,131,974	75.2	1
Other General Merchandise Stores	4529	\$3,771,868	\$3,013,962	\$757,906	11.2	2
Miscellaneous Store Retailers	453	\$3,072,792	\$2,226,385	\$846,407	16.0	6
Florists	4531	\$149,782	\$126,090	\$23,692	8.6	1
Office Supplies, Stationery & Gift Stores	4532	\$990,436	\$1,424,271	-\$433,835	-18.0	1
Used Merchandise Stores	4533	\$298,540	\$140,435	\$158,105	36.0	2
Other Miscellaneous Store Retailers	4539	\$1,634,033	\$535,589	\$1,098,444	50.6	2
Nonstore Retailers	454	\$1,066,548	\$0	\$1,066,548	100.0	0
Electronic Shopping & Mail-Order Houses	4541	\$712,234	\$0	\$712,234	100.0	0
Vending Machine Operators	4542	\$118,181	\$0	\$118,181	100.0	0
Direct Selling Establishments	4543	\$236,133	\$0	\$236,133	100.0	0
Food Services & Drinking Places	722	\$8,127,059	\$10,350,246	-\$2,223,187	-12.0	18
Special Food Services	7223	\$90,576	\$0	\$90,576	100.0	0
Drinking Places - Alcoholic Beverages	7224	\$170,162	\$0	\$170,162	100.0	0
Restaurants/Other Eating Places	7225	\$7,866,321	\$10,299,485	-\$2,433,164	-13.4	17

Data Note: Supply (retail sales) estimates sales to consumers by establishments. Sales to businesses are excluded. Demand (retail potential) estimates the expected amount spent by consumers at retail establishments. Supply and demand estimates are in current dollars. The Leakage/Surplus Factor presents a snapshot of retail opportunity. This is a measure of the relationship between supply and demand that ranges from +100 (total leakage) to -100 (total surplus). A positive value represents 'leakage' of retail opportunity outside the trade area. A negative value represents a surplus of retail sales, a market where customers are drawn in from outside the trade area. The Retail Gap represents the difference between Retail Potential and Retail Sales. Esri uses the North American Industry Classification System (NAICS) to classify businesses by their primary type of economic activity. Retail establishments are classified into 27 industry groups in the Retail Trade sector, as well as four industry groups within the Food Services & Drinking Establishments subsector. For more information on the Retail MarketPlace data, please click the link below to view the Methodology Statement.
<http://www.esri.com/library/whitepapers/pdfs/esri-data-retail-marketplace.pdf>

Source: Esri and Infogroup. Retail MarketPlace 2017. Copyright 2017 Infogroup, Inc. All rights reserved.

EXHIBIT

45

July 20, 2017



Demographic and Income Profile

E Taylor Rd, Gulfport, Mississippi, 39503 2
E Taylor Rd, Gulfport, Mississippi, 39503
Drive Time: 5 minute radius

Prepared by Esri

Summary

	Census 2010	2017	2022
Population	5,172	5,596	5,910
Households	2,134	2,316	2,449
Families	1,287	1,382	1,451
Average Household Size	2.42	2.41	2.41
Owner Occupied Housing Units	1,145	1,212	1,296
Renter Occupied Housing Units	989	1,104	1,153
Median Age	37.7	39.1	39.4

Trends: 2017 - 2022 Annual Rate

	Area	State	National
Population	1.10%	0.31%	0.83%
Households	1.12%	0.31%	0.79%
Families	0.98%	0.19%	0.71%
Owner HHs	1.35%	0.34%	0.72%
Median Household Income	0.98%	1.03%	2.12%

Households by Income

	2017		2022	
	Number	Percent	Number	Percent
<\$15,000	260	11.2%	281	11.5%
\$15,000 - \$24,999	298	12.9%	299	12.2%
\$25,000 - \$34,999	216	9.3%	213	8.7%
\$35,000 - \$49,999	389	16.8%	380	15.5%
\$50,000 - \$74,999	396	17.1%	402	16.4%
\$75,000 - \$99,999	224	9.7%	242	9.9%
\$100,000 - \$149,999	282	12.2%	325	13.3%
\$150,000 - \$199,999	121	5.2%	147	6.0%
\$200,000+	131	5.7%	160	6.5%

Median Household Income
Average Household Income
Per Capita Income

\$49,762	\$52,257
\$74,571	\$83,049
\$31,695	\$35,304

Population by Age

	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	350	6.8%	347	6.2%	367	6.2%
5 - 9	306	5.9%	337	6.0%	348	5.9%
10 - 14	297	5.7%	308	5.5%	341	5.8%
15 - 19	309	6.0%	306	5.5%	326	5.5%
20 - 24	382	7.4%	372	6.6%	379	6.4%
25 - 34	768	14.8%	823	14.7%	854	14.4%
35 - 44	652	12.6%	704	12.6%	751	12.7%
45 - 54	754	14.6%	684	12.2%	671	11.4%
55 - 64	640	12.4%	752	13.4%	748	12.7%
65 - 74	391	7.6%	560	10.0%	653	11.0%
75 - 84	254	4.9%	289	5.2%	344	5.8%
85+	70	1.4%	114	2.0%	129	2.2%

Race and Ethnicity

	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
White Alone	3,616	69.9%	3,682	65.8%	3,734	63.2%
Black Alone	1,166	22.5%	1,457	26.0%	1,646	27.9%
American Indian Alone	14	0.3%	17	0.3%	19	0.3%
Asian Alone	81	1.6%	101	1.8%	116	2.0%
Pacific Islander Alone	9	0.2%	9	0.2%	9	0.2%
Some Other Race Alone	157	3.0%	171	3.1%	197	3.3%
Two or More Races	128	2.5%	159	2.8%	188	3.2%
Hispanic Origin (Any Race)	362	7.0%	396	7.1%	449	7.6%

ta Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.

July 20, 2017



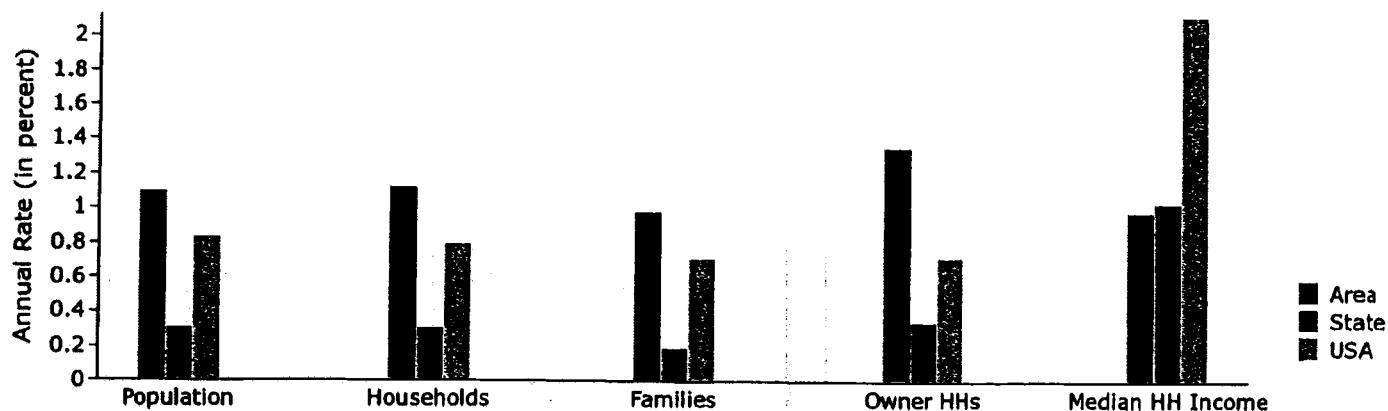
Demographic and Income Profile

E Taylor Rd, Gulfport, Mississippi, 39503 2
E Taylor Rd, Gulfport, Mississippi, 39503
Drive Time: 5 minute radius

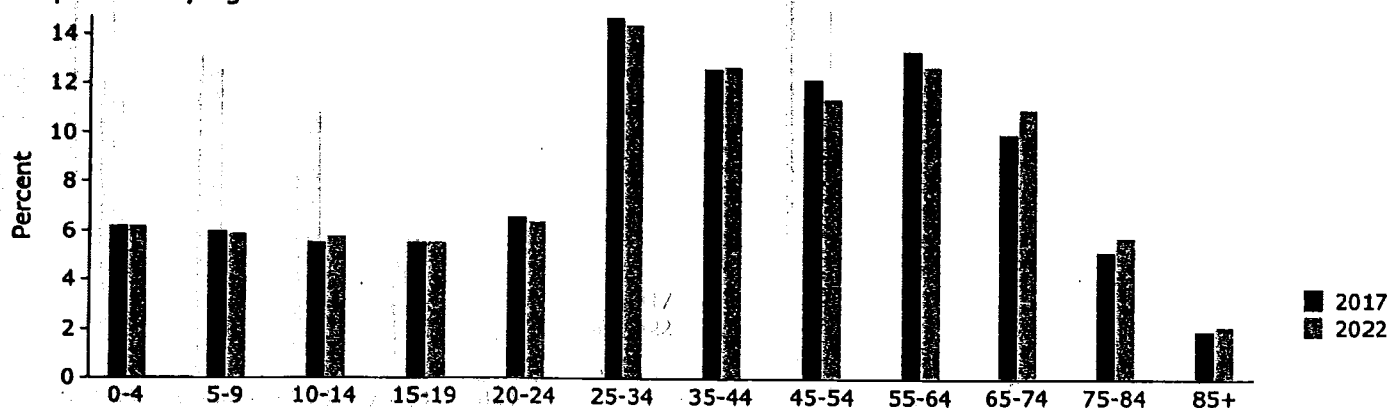
Prepared by Esri

FILED: 10/10/17
August 26, 2017

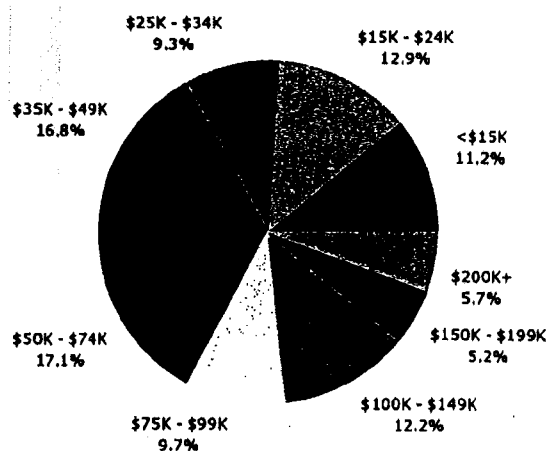
Trends 2017-2022



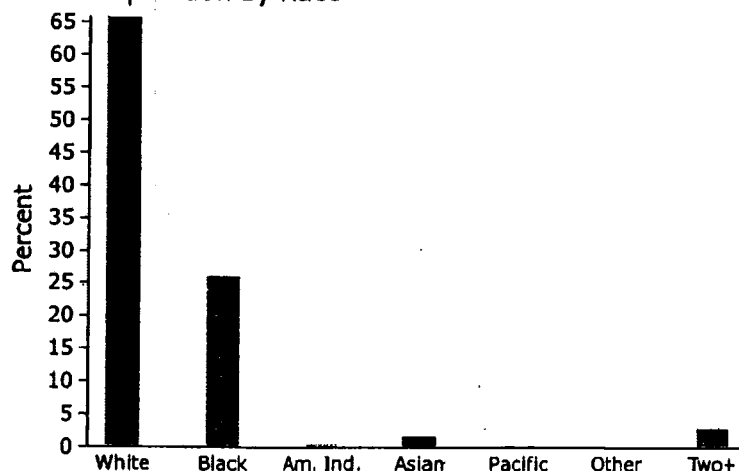
Population by Age



2017 Household Income



2017 Population by Race



2017 Percent Hispanic Origin: 7.1%

**esri****Retail Market Potential**

E Taylor Rd, Gulfport, Mississippi, 39503 2
 E Taylor Rd, Gulfport, Mississippi, 39503
 Drive Time: 5 minute radius



Prepared by Esri
 Latitude 30.41236
 Longitude -89.05001

Demographic Summary

	2017	2022
Population	5,596	5,910
Population 18+	4,425	4,660
Households	2,316	2,449
Median Household Income	\$49,762	\$52,257

Product/Consumer Behavior**Apparel (Adults)**

	Expected Number of Adults/HHs	Percent of Adults/HHs	MPI
Bought any men's clothing in last 12 months	2,011	45.4%	95
Bought any women's clothing in last 12 months	1,885	42.6%	98
Bought clothing for child <13 years in last 6 months	1,182	26.7%	97
Bought any shoes in last 12 months	2,315	52.3%	97
Bought costume jewelry in last 12 months	882	19.9%	104
Bought any fine jewelry in last 12 months	824	18.6%	103
Bought a watch in last 12 months	680	15.4%	101

Automobiles (Households)

HH owns/leases any vehicle	1,964	84.8%	99
HH bought/leased new vehicle last 12 mo	180	7.8%	79

Automotive Aftermarket (Adults)

Bought gasoline in last 6 months	3,756	84.9%	100
Bought/changed motor oil in last 12 months	2,231	50.4%	104
Had tune-up in last 12 months	1,259	28.5%	99

Beverages (Adults)

Drank bottled water/seltzer in last 6 months	2,910	65.8%	99
Drank regular cola in last 6 months	2,069	46.8%	106
Drank beer/ale in last 6 months	1,816	41.0%	97

Cameras (Adults)

Own digital point & shoot camera/camcorder	851	19.2%	90
Own digital SLR camera/camcorder	360	8.1%	98
Printed digital photos in last 12 months	562	12.7%	91

Cell Phones (Adults/Households)

Bought cell phone in last 12 months	1,694	38.3%	106
Have a smartphone	2,885	65.2%	97
Have a smartphone: Android phone (any brand)	1,528	34.5%	108
Have a smartphone: Apple iPhone	1,166	26.4%	86
Number of cell phones in household: 1	857	37.0%	116
Number of cell phones in household: 2	826	35.7%	95
Number of cell phones in household: 3+	499	21.5%	83
HH has cell phone only (no landline telephone)	1,162	50.2%	111

Computers (Households)

HH owns a computer	1,676	72.4%	95
HH owns desktop computer	951	41.1%	96
HH owns laptop/notebook	1,202	51.9%	94
HH owns any Apple/Mac brand computer	269	11.6%	75
HH owns any PC/non-Apple brand computer	1,491	64.4%	97
HH purchased most recent computer in a store	805	34.8%	93
HH purchased most recent computer online	292	12.6%	97
Spent <\$500 on most recent home computer	373	16.1%	105
Spent \$500-\$999 on most recent home computer	380	16.4%	90
Spent \$1,000-\$1,499 on most recent home computer	191	8.2%	91
Spent \$1,500-\$1,999 on most recent home computer	71	3.1%	72
Spent \$2,000+ on most recent home computer	67	2.9%	81

Data Note: An MPI (Market Potential Index) measures the relative likelihood of the adults or households in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. An MPI of 100 represents the U.S. average.

Source: These data are based upon national propensities to use various products and services, applied to local demographic composition. Usage data were collected by GfK MRI in a nationally representative survey of U.S. households. Esri forecasts for 2017 and 2022.

July 20, 2017



Retail Market Potential

E Taylor Rd, Gulfport, Mississippi, 39503 2
E Taylor Rd, Gulfport, Mississippi, 39503
Drive Time: 5 minute radius

Prepared by Esri
Latitude: 30.41238
Longitude: -89.03001

Product/Consumer Behavior	Expected Number of Adults/HHs	Percent of Adults/HHs	MPI
Convenience Stores (Adults)			
Shopped at convenience store in last 6 mos	2,257	51.0%	102
Bought brewed coffee at convenience store in last 30 days	721	16.3%	105
Bought cigarettes at convenience store in last 30 days	666	15.1%	124
Bought gas at convenience store in last 30 days	1,662	37.6%	111
Spent at convenience store in last 30 days: <\$20	326	7.4%	94
Spent at convenience store in last 30 days: \$20-\$39	428	9.7%	106
Spent at convenience store in last 30 days: \$40-\$50	395	8.9%	118
Spent at convenience store in last 30 days: \$51-\$99	233	5.3%	113
Spent at convenience store in last 30 days: \$100+	1,139	25.7%	110
Entertainment (Adults)			
Attended a movie in last 6 months	2,550	57.6%	97
Went to live theater in last 12 months	591	13.4%	103
Went to a bar/night club in last 12 months	748	16.9%	101
Dined out in last 12 months	1,912	43.2%	96
Gambled at a casino in last 12 months	556	12.6%	91
Visited a theme park in last 12 months	690	15.6%	87
Viewed movie (video-on-demand) in last 30 days	779	17.6%	96
Viewed TV show (video-on-demand) in last 30 days	529	12.0%	91
Watched any pay-per-view TV in last 12 months	470	10.6%	86
Downloaded a movie over the Internet in last 30 days	352	8.0%	96
Downloaded any individual song in last 6 months	981	22.2%	105
Watched a movie online in the last 30 days	854	19.3%	103
Watched a TV program online in last 30 days	761	17.2%	101
Played a video/electronic game (console) in last 12 months	500	11.3%	114
Played a video/electronic game (portable) in last 12 months	232	5.2%	117
Financial (Adults)			
Have home mortgage (1st)	1,114	25.2%	82
Used ATM/cash machine in last 12 months	2,114	47.8%	96
Own any stock	246	5.6%	77
Own U.S. savings bond	188	4.2%	83
Own shares in mutual fund (stock)	251	5.7%	77
Own shares in mutual fund (bonds)	184	4.2%	83
Have interest checking account	1,121	25.3%	93
Have non-interest checking account	1,369	30.9%	105
Have savings account	2,293	51.8%	95
Have 401K retirement savings plan	572	12.9%	88
Own/used any credit/debit card in last 12 months	3,239	73.2%	97
Avg monthly credit card expenditures: <\$111	562	12.7%	106
Avg monthly credit card expenditures: \$111-\$225	317	7.2%	101
Avg monthly credit card expenditures: \$226-\$450	263	5.9%	90
Avg monthly credit card expenditures: \$451-\$700	174	3.9%	74
Avg monthly credit card expenditures: \$701-\$1,000	148	3.3%	72
Avg monthly credit card expenditures: \$1,001+	287	6.5%	70
Did banking online in last 12 months	1,538	34.8%	95
Did banking on mobile device in last 12 months	768	17.4%	100
Paid bills online in last 12 months	1,907	43.1%	96

Data Note: An MPI (Market Potential Index) measures the relative likelihood of the adults or households in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. An MPI of 100 represents the U.S. average.

Source: These data are based upon national propensities to use various products and services, applied to local demographic composition. Usage data were collected by GRK MRI in a nationally representative survey of U.S. households. Esri forecasts for 2017 and 2022.

July 20, 2017

**esri****Retail Market Potential**

E Taylor Rd, Gulfport, Mississippi, 39503 2
 E Taylor Rd, Gulfport, Mississippi, 39503
 Drive Time: 5 minute radius

Prepared by Esri

Latitude: 30.41219
 Longitude: -89.07001

Product/Consumer Behavior	Expected Number of Adults/HHs	Percent of Adults/HHs	MPI
Grocery (Adults)			
Used beef (fresh/frozen) in last 6 months	1,629	70.3%	101
Used bread in last 6 months	2,170	93.7%	100
Used chicken (fresh or frozen) in last 6 months	1,581	68.3%	99
Used turkey (fresh or frozen) in last 6 months	389	16.8%	106
Used fish/seafood (fresh or frozen) in last 6 months	1,282	55.4%	101
Used fresh fruit/vegetables in last 6 months	2,008	86.7%	100
Used fresh milk in last 6 months	2,020	87.2%	100
Used organic food in last 6 months	406	17.5%	85
Health (Adults)			
Exercise at home 2+ times per week	1,304	29.5%	102
Exercise at club 2+ times per week	531	12.0%	90
Visited a doctor in last 12 months	3,299	74.6%	99
Used vitamin/dietary supplement in last 6 months	2,341	52.9%	101
Home (Households)			
Any home improvement in last 12 months	540	23.3%	86
Used housekeeper/maid/professional HH cleaning service in last 12	243	10.5%	79
Purchased low ticket HH furnishings in last 12 months	366	15.8%	97
Purchased big ticket HH furnishings in last 12 months	482	20.8%	97
Bought any small kitchen appliance in last 12 months	508	21.9%	99
Bought any large kitchen appliance in last 12 months	251	10.8%	86
Insurance (Adults/Households)			
Currently carry life insurance	1,840	41.6%	96
Carry medical/hospital/accident insurance	2,991	67.6%	98
Carry homeowner insurance	1,890	42.7%	91
Carry renter's insurance	516	11.7%	133
Have auto insurance: 1 vehicle in household covered	850	36.7%	118
Have auto insurance: 2 vehicles in household covered	579	25.0%	88
Have auto insurance: 3+ vehicles in household covered	403	17.4%	80
Pets (Households)			
Household owns any pet	1,120	48.4%	89
Household owns any cat	492	21.2%	94
Household owns any dog	790	34.1%	83
Psychographics (Adults)			
Buying American is important to me	1,921	43.4%	105
Usually buy items on credit rather than wait	512	11.6%	94
Usually buy based on quality - not price	796	18.0%	98
Price is usually more important than brand name	1,184	26.8%	101
Usually use coupons for brands I buy often	859	19.4%	107
Am interested in how to help the environment	652	14.7%	89
Usually pay more for environ safe product	581	13.1%	98
Usually value green products over convenience	516	11.7%	108
Likely to buy a brand that supports a charity	1,552	35.1%	100
Reading (Adults)			
Bought digital book in last 12 months	567	12.8%	90
Bought hardcover book in last 12 months	899	20.3%	99
Bought paperback book in last 12 month	1,301	29.4%	99
Read any daily newspaper (paper version)	1,058	23.9%	99
Read any digital newspaper in last 30 days	1,431	32.3%	95
Read any magazine (paper/electronic version) in last 6 months	3,967	89.6%	99

Data Note: An MPI (Market Potential Index) measures the relative likelihood of the adults or households in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. An MPI of 100 represents the U.S. average.

Source: These data are based upon national propensities to use various products and services, applied to local demographic composition. Usage data were collected by GfK MRI in a nationally representative survey of U.S. households. Esri forecasts for 2017 and 2022.

July 20, 2017

**esri****Retail Market Potential**

E Taylor Rd, Gulfport, Mississippi, 39503 2
 E Taylor Rd, Gulfport, Mississippi, 39503
 Drive Time: 5 minute radius

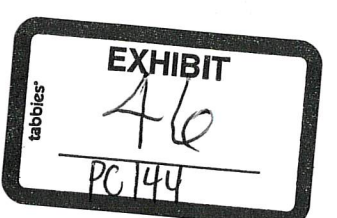
Prepared by Esri
 Latitude: 30.41238
 Longitude: -89.03061

Product/Consumer Behavior	Expected Number of Adults/HHs	Percent of Adults/HHs	MPI
Restaurants (Adults)			
Went to family restaurant/steak house in last 6 months	3,322	75.1%	100
Went to family restaurant/steak house: 4+ times a month	1,266	28.6%	104
Went to fast food/drive-in restaurant in last 6 months	4,017	90.8%	101
Went to fast food/drive-in restaurant 9+ times/mo	1,856	41.9%	107
Fast food/drive-in last 6 months: eat in	1,612	36.4%	100
Fast food/drive-in last 6 months: home delivery	380	8.6%	111
Fast food/drive-in last 6 months: take-out/drive-thru	2,233	50.5%	110
Fast food/drive-in last 6 months: take-out/walk-in	965	21.8%	108
Television & Electronics (Adults/Households)			
Own any tablet	1,377	31.1%	92
Own any e-reader	328	7.4%	86
Own e-reader/tablet: iPad	727	16.4%	80
HH has Internet connectable TV	446	19.3%	96
Own any portable MP3 player	1,128	25.5%	91
HH owns 1 TV	512	22.1%	107
HH owns 2 TVs	640	27.6%	106
HH owns 3 TVs	472	20.4%	95
HH owns 4+ TVs	373	16.1%	88
HH subscribes to cable TV	1,238	53.5%	112
HH subscribes to fiber optic	127	5.5%	69
HH owns portable GPS navigation device	549	23.7%	87
HH purchased video game system in last 12 mos	164	7.1%	92
HH owns Internet video device for TV	201	8.7%	78
Travel (Adults)			
Domestic travel in last 12 months	2,061	46.6%	92
Took 3+ domestic non-business trips in last 12 months	398	9.0%	81
Spent on domestic vacations in last 12 months: <\$1,000	464	10.5%	101
Spent on domestic vacations in last 12 months: \$1,000-\$1,499	212	4.8%	84
Spent on domestic vacations in last 12 months: \$1,500-\$1,999	133	3.0%	82
Spent on domestic vacations in last 12 months: \$2,000-\$2,999	129	2.9%	77
Spent on domestic vacations in last 12 months: \$3,000+	164	3.7%	65
Domestic travel in the 12 months: used general travel website	247	5.6%	80
Foreign travel in last 3 years	798	18.0%	74
Took 3+ foreign trips by plane in last 3 years	124	2.8%	64
Spent on foreign vacations in last 12 months: <\$1,000	138	3.1%	73
Spent on foreign vacations in last 12 months: \$1,000-\$2,999	125	2.8%	81
Spent on foreign vacations in last 12 months: \$3,000+	125	2.8%	56
Foreign travel in last 3 years: used general travel website	161	3.6%	63
Nights spent in hotel/motel in last 12 months: any	1,655	37.4%	90
Took cruise of more than one day in last 3 years	307	6.9%	87
Member of any frequent flyer program	497	11.2%	69
Member of any hotel rewards program	571	12.9%	87

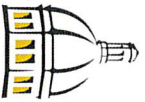
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Source: These data are based upon national propensities to use various products and services, applied to local demographic composition. Usage data were collected by GRK MRI in a nationally representative survey of U.S. households. Esri forecasts for 2017 and 2022.

July 20, 2017



Gulf Coast Economic Indicators



THE UNIVERSITY OF
SOUTHERN
MISSISSIPPI
COLLEGE OF BUSINESS



Gulf Coast | Business Council
LEADERSHIP FOR REGIONAL SOLUTIONS.



THE UNIVERSITY OF
SOUTHERN MISSISSIPPI
TRENT LOTT
NATIONAL CENTER

Focus 1

Job Growth/Decline since Oil Spill

2010-2017

Overall Mississippi

	6/30/2017	6/30/2010	Change
Manufacturing	143,200	137,100	6,100
Natural Resources & Mining	6,900	8,900	(2,000)
Construction	42,000	50,700	(8,700)
Wholesale Trade	36,100	34,300	1,800
Retail Trade	139,800	132,600	7,200
Transp. & Warehousing	57,000	46,600	10,400
Information	11,500	12,300	(800)
Finance & Insurance	32,800	33,200	(400)
Real Estate, Rental & Leasing	11,800	11,600	200
Professional and Business Services	106,300	95,800	10,500
Educational Services	12,000	10,800	1,200
Health Care & Social Asst	128,300	116,000	12,300
Arts, Entertain & Recre	13,600	12,000	1,600
Accommodation & Food Serv	124,300	109,200	15,100
Other Serv (except Public Admin)	41,100	38,700	2,400
Government and Education	244,300	250,800	(6,500)
Total Establishment jobs	1,151,000	1,100,600	50,400

Source: MDES³

Combined Gulf Coast

Establishment Jobs on the Mississippi Gulf Coast

	6/30/2017	6/30/2010	Change
Manufacturing	18,200	20,600	(2,400)
Agri., Forestry, Mining, Utilities	1,650	1,660	(10)
Construction	7,590	10,040	(2,450)
Wholesale Trade	2,300	2,300	0
Retail Trade	18,100	16,900	1,200
Transportation and Warehousing	2,860	3,390	(530)
Information	1,400	1,600	(200)
Finance & Insurance, Real Estate	5,290	5,790	(500)
Professional Services	5,190	7,260	(2,070)
Management of Companies	1,270	1,130	140
Waste Mgt and Remediation	8,330	12,410	(4,080)
Educational Services	920	740	180
Health Care	11,590	10,160	1,430
Leisure & Hospitality	31,800	26,500	5,300
Other Services and Government	5,300	5,400	(100)
Government and Education	34,000	34,310	(310)
Total Establishment Jobs	155,790	160,190	(4,400)

Source: MDES⁴

Employment Trends Pre and Post Katrina



Source: ⁵EMSI

Focus 2

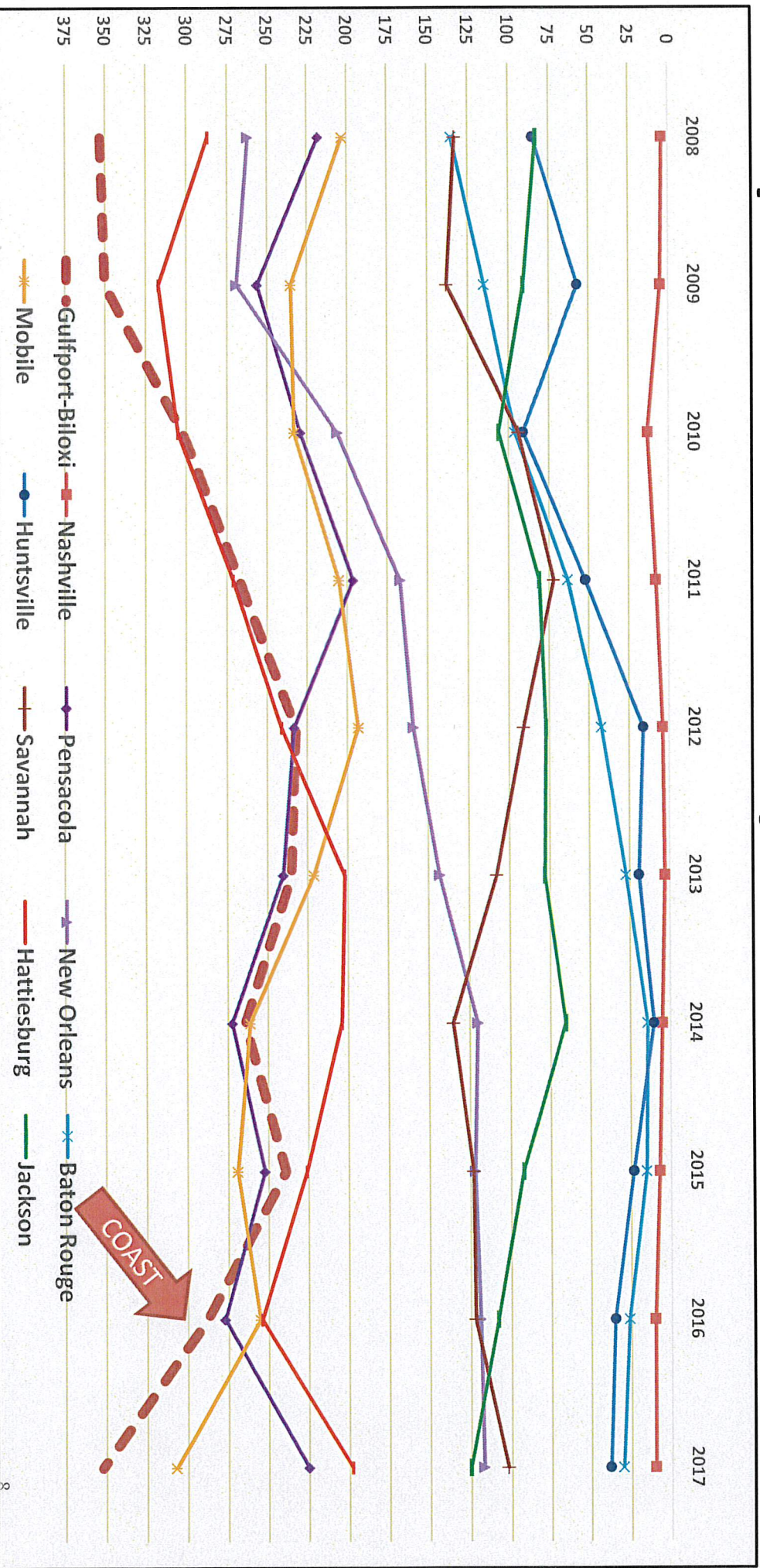
Regional Economic Strength Rankings

Policom Economic Strength Methodology

Quality (measured by earnings since it influences standards of living)	+	Flows of Money (measured by sectors most sensitive to growth or decline in economy)	+	Negative Factors (growth in these factors indicate a poor economy)
All Workers – Earnings, jobs, wages		Non Farm Proprietors – Earnings, jobs, wages		Per Capita Income Maintenance (Welfare)
Per Capita--Total worker earnings, personal income, earnings by residence		Construction – Earnings, jobs, wages		Actual Per Capita Income
Earnings by Place of Residence		Retail – Earnings, jobs, wages		Per Capita Medical Assistance for the Poor - (Medicaid)
Wage & Salaried Workers – Earnings, jobs, wages				Actual Per Capita Medical Assistance for the Poor – (Medicaid)

Note: *Economic strength* is the long-term tendency of an area to grow in size and strength.

Gulfport-Biloxi MSA Compared to Other Regions



Focus 3

Strength of Industry Sectors

Overperforming Industry Sectors (2006 - 2016)

NAICS	INDUSTRY SECTOR	Growth/Decline in the Industry Effect	Growth/Decline National Effect	Expected Change	Gulf Coast Region's Competitive Effect
72	Accommodation and Food Services	2,683	1,077	3,760	2,484
71	Arts, Entertainment, and Recreation	238	115	353	1,535
31	Manufacturing	(3,689)	1,099	(2,590)	790
53	Real Estate and Rental and Leasing	(120)	83	(37)	277
61	Educational Services	199	59	258	243
44	Retail Trade	(465)	945	480	181
52	Finance and Insurance	(262)	175	(87)	127
21	Mining, Quarrying, and Oil and Gas Extraction	(1)	2	1	39
81	Other Services (except Public Administration)	(202)	225	23	16
11	Crop and Animal Production	4	4	8	13

Underperforming Industry Sectors (2006 - 2016)

NAICS	INDUSTRY SECTOR	Growth/Decline in the Industry Effect	Growth/Decline National Effect	Expected Change	Gulf Coast Region's Competitive Effect
42	Wholesale Trade	(112)	106	(6)	(45)
55	Management of Companies and Enterprises	187	54	241	(67)
90	Government	(1,831)	2,288	457	(222)
22	Utilities	(69)	91	22	(275)
51	Information	(282)	112	(170)	(403)
23	Construction	(1,951)	543	(1,408)	(643)
62	Health Care and Social Assistance	2,037	520	2,557	(719)
48	Transportation and Warehousing	202	171	373	(765)
56	Administrative and Support and Waste Management and Remediation Services	149	441	590	(1,042)
54	Professional, Scientific, and Technical Services	710	288	998	(1,588)

Competitive Effect Trend over 10 Years

Katrina

NAICS	Description	2016	2015	2014	2013	2012	2011	2010	2009	2008	2007	2006
72	Accommodation and Food Services	827	(108)	(270)	(398)	(363)	209	(134)	(832)	112	3,157	(6,454)
44	Retail Trade	325	101	(75)	(98)	(74)	14	(32)	174	(416)	269	493
90	Government	184	(833)	(745)	(823)	(208)	(184)	(39)	551	1,309	611	(3,323)
71	Arts, Entertainment, and Recreation	74	(15)	(352)	(203)	322	(13)	36	6	(302)	1,773	(1,598)
53	Real Estate and Rental and Leasing	19	(0)	(117)	20	55	23	39	9	49	174	(159)
11	Crop and Animal Production	3	17	(3)	(6)	5	(12)	7	6	4	(9)	(12)
81	Other Services (except Public Administration)	1	(64)	(226)	354	37	(236)	(154)	(98)	132	268	(464)
48	Transportation and Warehousing	(6)	(341)	(434)	(83)	(248)	(148)	(189)	291	228	210	(369)
42	Wholesale Trade	(9)	16	11	(43)	(41)	(32)	(94)	(20)	64	118	(73)
52	Finance and Insurance	(11)	(151)	(121)	(80)	(153)	(63)	47	102	182	395	(132)
55	Management of Companies and Enterprises	(22)	34	0	(60)	(107)	284	19	56	(51)	(214)	(136)
21	Mining, Quarrying, and Oil and Gas Extraction	(53)	41	(0)	26	(7)	(25)	(19)	(16)	77	31	(7)
54	Professional, Scientific, and Technical Services	(53)	(186)	(352)	(404)	(259)	(240)	(249)	101	163	16	83
51	Information	(63)	19	12	74	(39)	(35)	(52)	(26)	(200)	(112)	(300)
22	Utilities	(65)	(81)	81	(40)	(11)	46	35	(13)	(8)	(219)	(41)
62	Health Care and Social Assistance	(66)	(50)	127	8	(435)	(32)	(352)	220	(368)	290	(851)
61	Educational Services	(75)	29	(34)	(53)	64	(47)	37	43	140	87	(243)
31	Manufacturing	(392)	(845)	773	30	(869)	(2,317)	(184)	2,438	1,373	1,061	(215)
56	Administrative and Support and Waste Management and Remediation Services	(429)	(319)	(539)	(329)	41	(1,530)	980	31	517	521	222
23	Construction	(631)	(182)	(1,496)	774	(1,231)	(805)	598	1,051	1,053	594	2,082

Note: Each year's value represents the change from previous year.

Source: EMSI, 2017

Katrina

Focus 4

Pre-Katrina Job Growth/Decline

NACS	Industry Sector	2004 Jobs	2006 Jobs	2016 Jobs	2004 - 2016 Change
90	Government	47,575	41,988	42,223	-5352
31	Manufacturing	21,352	20,411	18,518	-2834
72	Accommodation and Food Services	28,401	19,986	26,119	-2282
81	Other Services (except Public Administration)	6,716	5,592	5,681	-1035
48	Transportation and Warehousing	3,964	3,606	3,153	-811
51	Information	2,368	2,127	1,568	-800
71	Arts, Entertainment, and Recreation	4,861	2,338	4,353	-508
52	Finance and Insurance	3,730	3,507	3,379	-351
22	Utilities	1,758	1,664	1,421	-337
54	Professional, Scientific, and Technical Services	5,776	6,019	5,466	-310
42	Wholesale Trade	2,273	2,139	2,027	-246
44	Retail Trade	18,680	18,200	18,527	-153
53	Real Estate and Rental and Leasing	2,132	1,973	2,063	-69
11	Crop and Animal Production	406	300	381	-25
21	Mining, Quarrying, and Oil and Gas Extraction	48	44	89	41
55	Management of Companies and Enterprises	1,109	984	1,157	48
61	Educational Services	1,349	1,169	1,671	322
23	Construction	9,266	13,923	10,054	788
62	Health Care and Social Assistance	11,015	10,029	12,069	1054
56	Administrative and Support	7,005	9,080	8,600	1595
TOTAL		179,784	165,079	168,519	-11,265

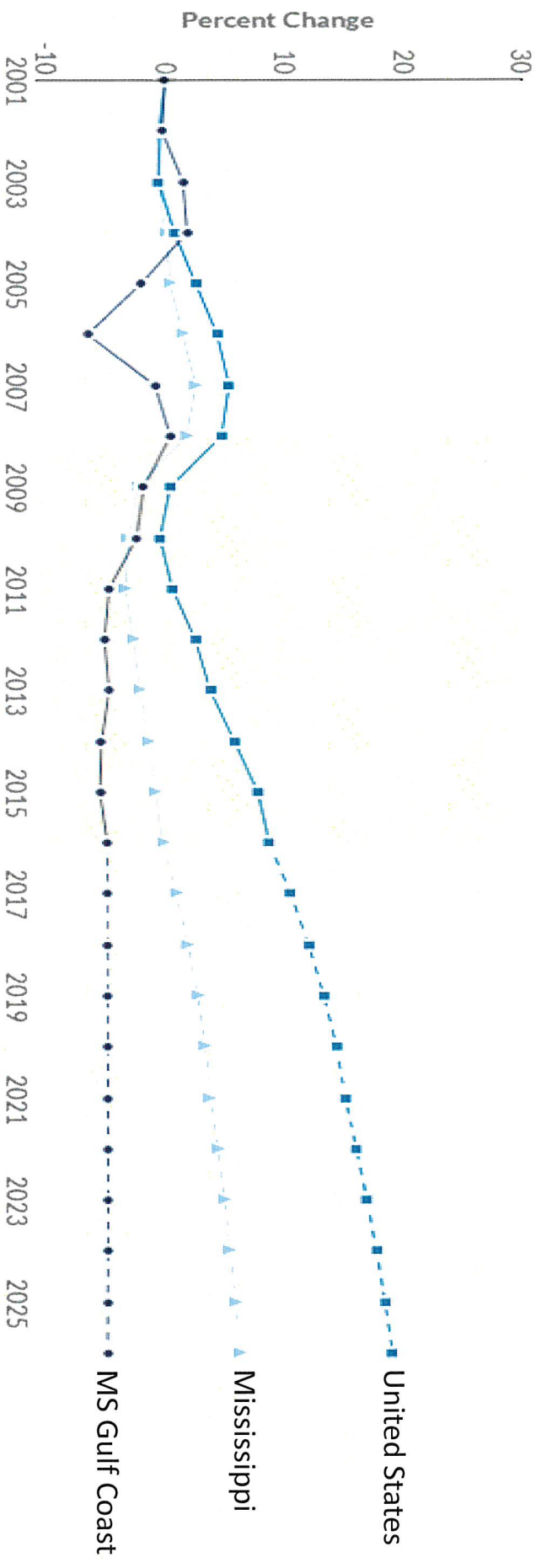
Military

Katrina & Deepwater Horizon

We are not back to pre-Katrina

Source: EMSI¹⁴

Employment Trends Pre and Post Katrina



Most Jobs Created Since Katrina

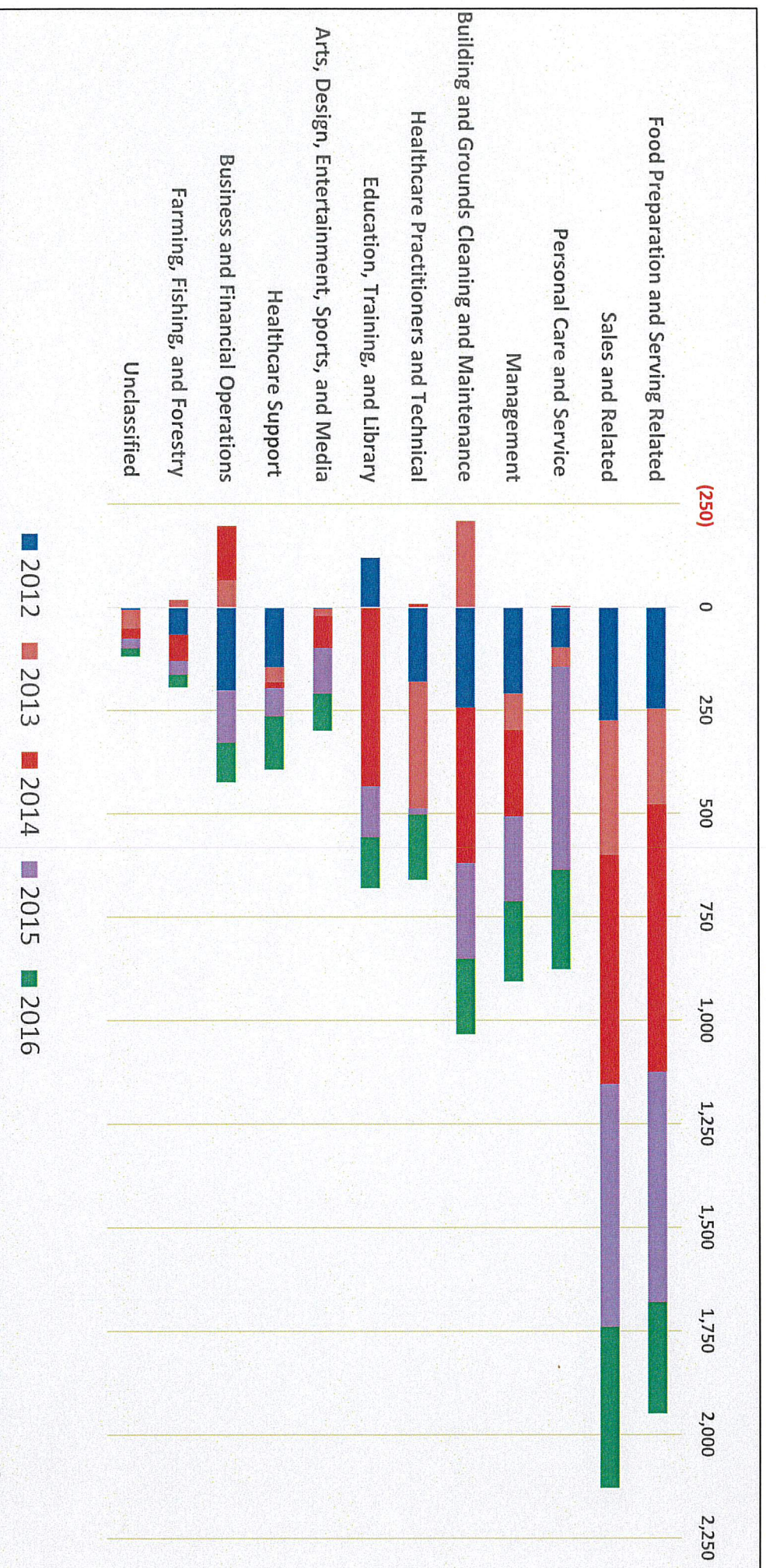
SOC	Description	New Jobs	Hourly Earnings
35-3031	Waiters and Waitresses	597	\$10.82
35-2014	Cooks, Restaurant	318	\$12.04
39-9021	Personal Care Aides	303	\$9.47
31-1011	Home Health Aides	211	\$10.40
35-1012	Supervisors of Food Preparation	206	\$14.22
35-3021	Food Preparation	197	\$10.26
41-2031	Retail Salespersons	197	\$14.42
29-1141	Registered Nurses	193	\$27.88
25-1099	Postsecondary Teachers	191	\$24.10
39-9011	Childcare Workers	173	\$8.54

Source: EMSI

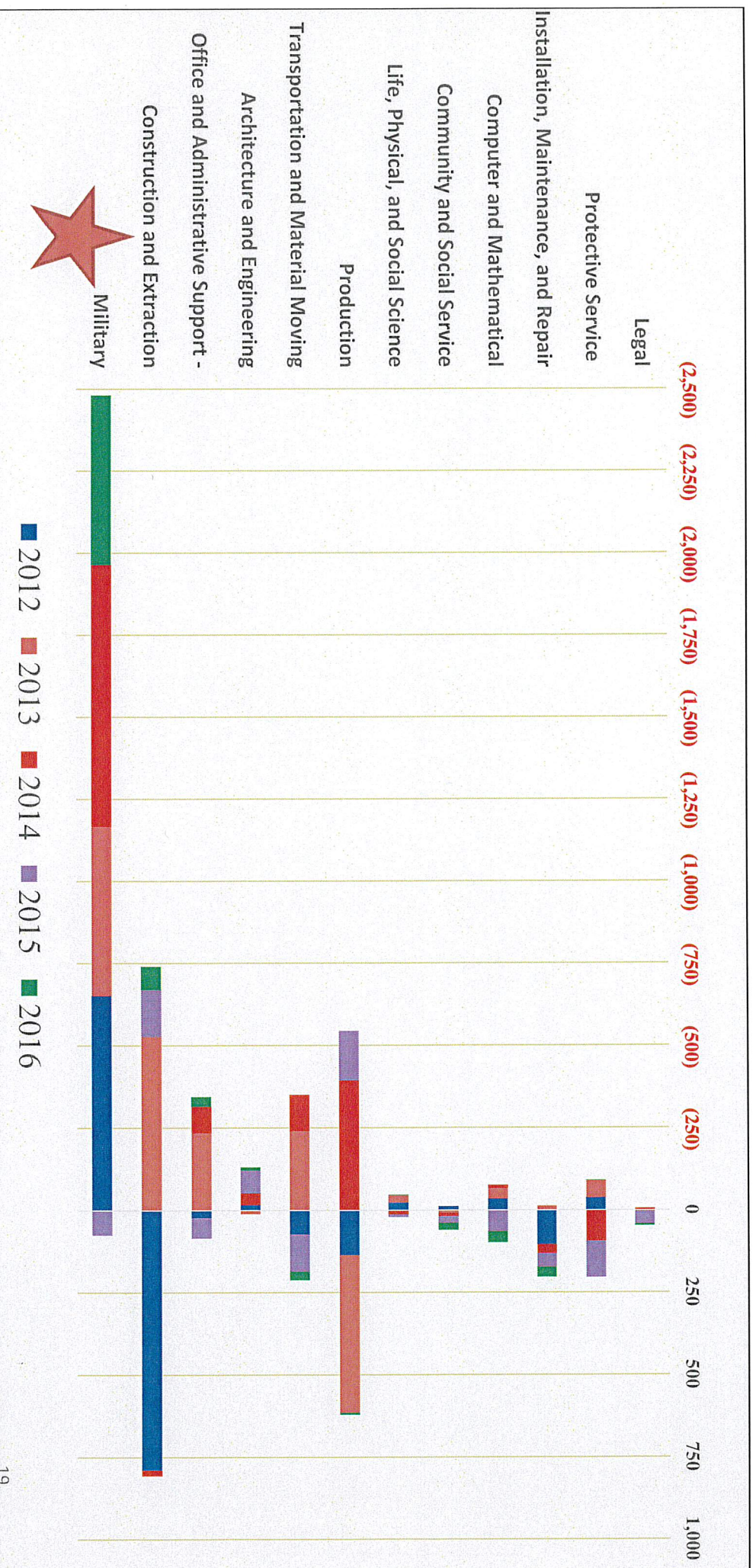
Focus 5

Occupation Trends

Positive Occupation Trends in the Gulf Coast Region (5 Years)

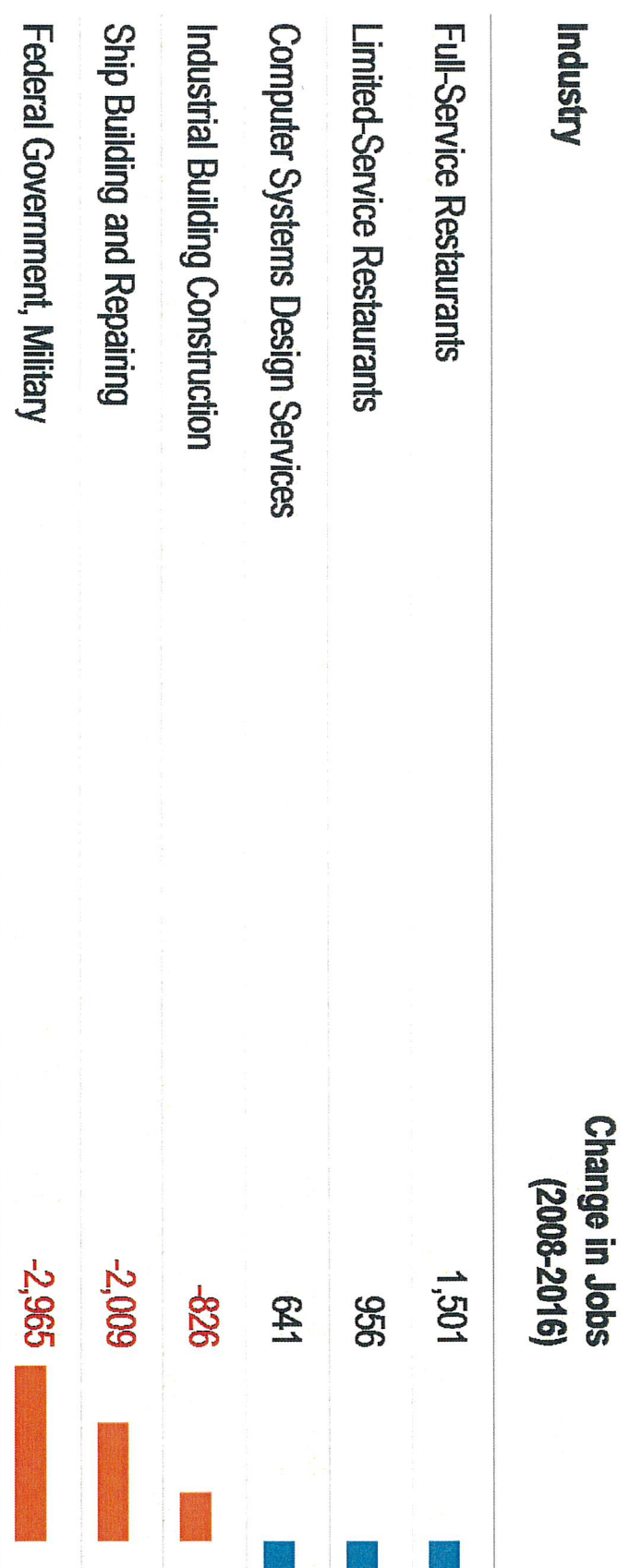


Negative Occupation Trends in the Gulf Coast Region (5 Years)



Since 2008 Recession

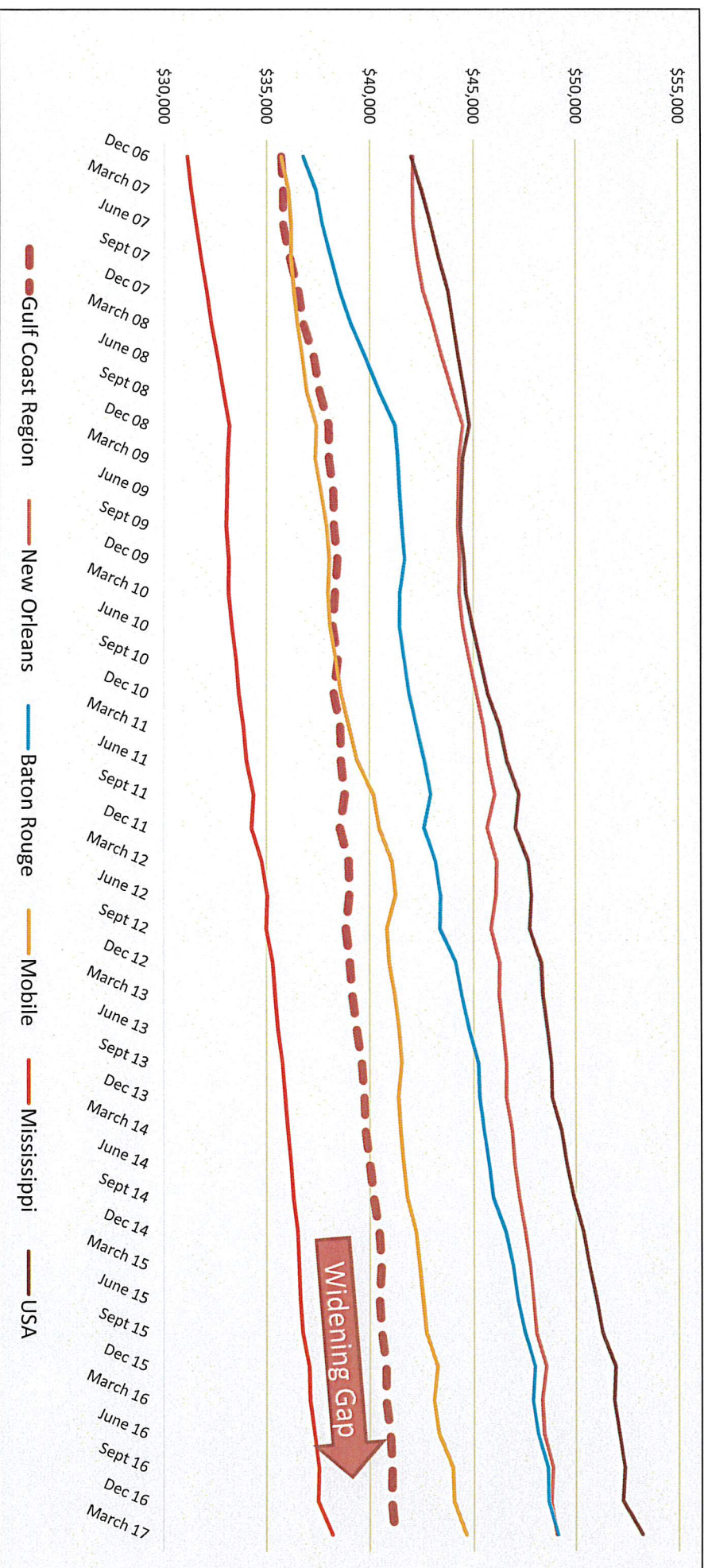
Growing & Declining Industries



Focus 6

Wages

Average Annual Wages by Quarters

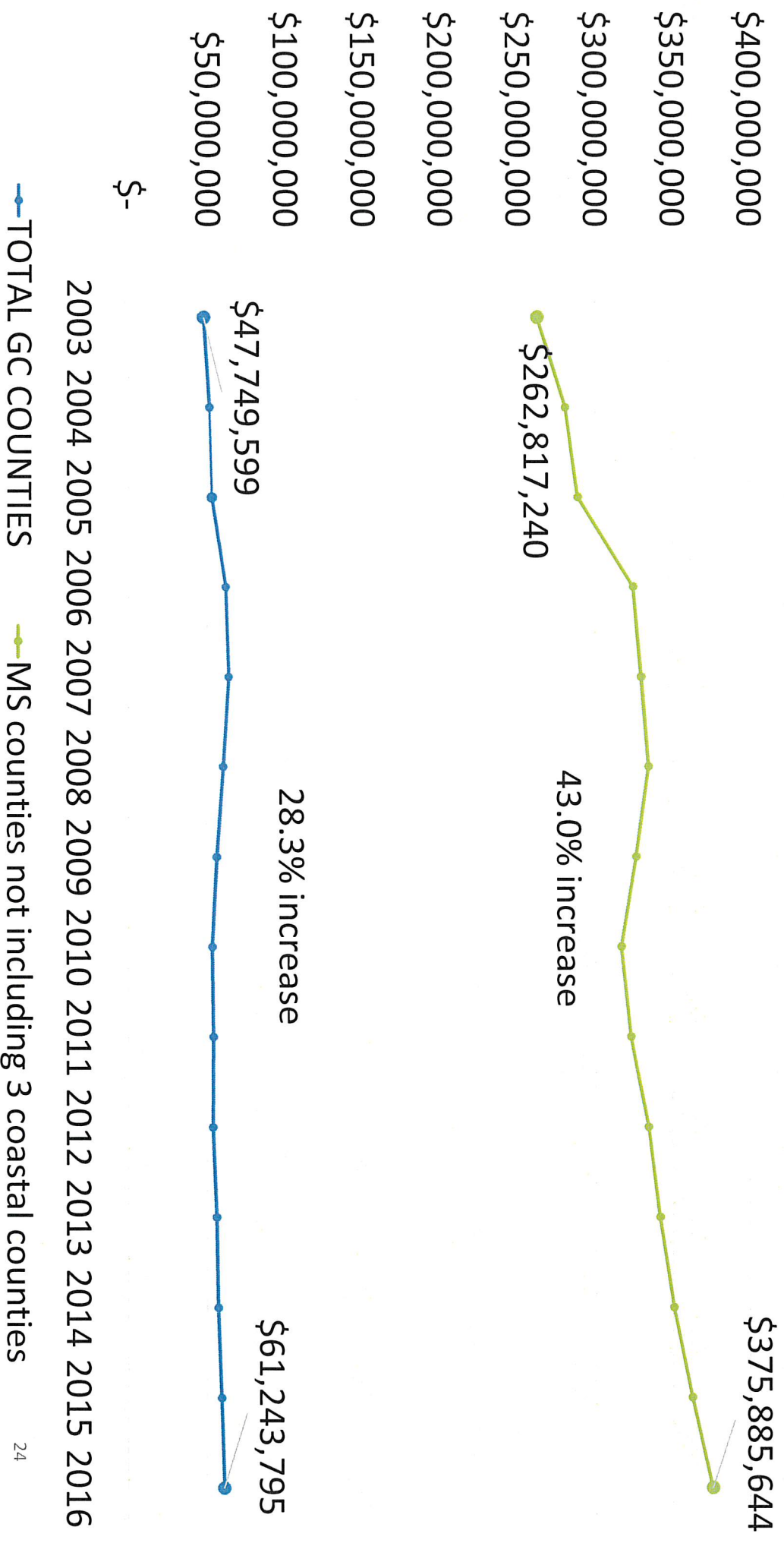


Note: Wages for Gulf Coast Region are less than other regions, but higher than Mississippi. However, MS is growing at a faster rate.

Focus 7

Sales Tax

Sales Tax Growth Trend 2003-2016



Questions to Consider:

1. What is the definition of success for the Coast?
2. How is the Coast performing?
3. Who is responsible for building the plan to close the gap (if any)?
4. Who is responsible for executing the plan?



Maureen McManus
Dog Behavioral Therapist & Trainer

228-697-DOGS (3647) office

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gulfcoast@barkbusters.com

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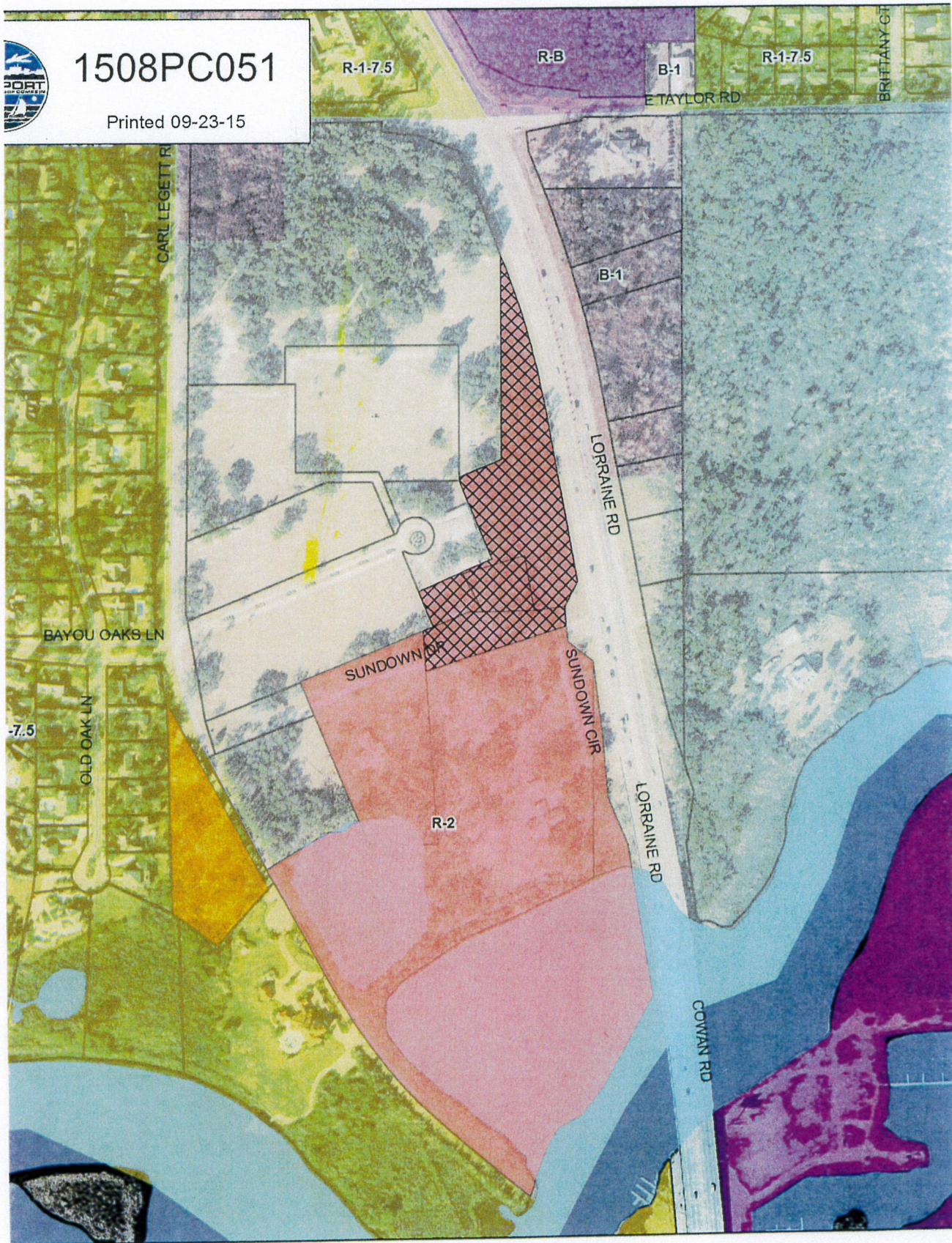
- Nuisance barking
- Aggressive behavior
- Pulling on the leash
- Jumping up
- Separation anxiety
- Toileting in the house
- Not coming when called
- Over exuberance
- Not responding to commands
- Basic obedience
- Chewing and destruction
- Digging in the yard
- Puppy training
- And more

Rate your dog's behavior at www.barkbusters.com



1508PC051

Printed 09-23-15



Current Proposal
Original Proposal
City Owned Properties
Minor/Residential

Parcels

0 125 250 500 Feet

DATA PROVIDED:

EXHIBIT

47

PC 144

1 inch = 3

However, n
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or implied.

Planning Commission December 14, 2017

Gulf Coast Economic Indicators, Gulf Coast Business Council

Seven Focus points that give the picture of the Coastal Counties as it relates to the rest of the state and the Nation over the last 12 years.

- **Focus 1; Job Growth/Decline**
 - In the 16 ranked job sectors Mississippi is down in 5 but the Gulf coast is down in 10 showing the largest drop is in Construction.
 - USA growth is up, MS growth is up, Coastal Counties flat line
- **Focus 2; Economic Strength**
 - 10 cities in the south east were used as a comparison. Mobile, New Orleans, Nashville, Huntsville, Pensacola, Baton Rouge, Savana, Jackson, Hattiesburg, Gulfport –Biloxi. Gulfport –Biloxi are dead last and are the only one with a sharp downward trend.
- **Focus 3; Strength of Industry**
 - Under performing in 13 of the 20 categories measured.\
 - Lowest performing were construction and healthcare jobs
- **Focus 4; pre-Katrina job growth**
 - From 2004 to 2016 we are down by 11,265 jobs.
- **Focus 5; Occupational Trends**
 - Food service and sales positions are up
 - Military, Construction and Manufacturing (ship building) are down
- **Focus 6; Wages, wage growth**
 - We are dead last in wages and growth.
 - The surprising thing is that the state wage growth is far exceeding us so that MS overall may come off the bottom but not with us lagging behind.
- **Focus 7; Sales Tax**
 - Decline from 2007 for four straight years then flat lined ever since.

2011 COMPREHENSIVE PLAN

The current adopted COMPREHENSIVE PLAN

Signed petition documents from our original opposition that openly admits and allows rezoning fronting the highway.

**Access Covenant closing off commercial traffic to
Carl Legget road**

**TRANSCRIPTS
AUGUST 2015
SEPTEMBER 2015**

**PUBLIC RECORDS REQUEST FOR
RB and B1**

Comparison map of current vs old Cowan road

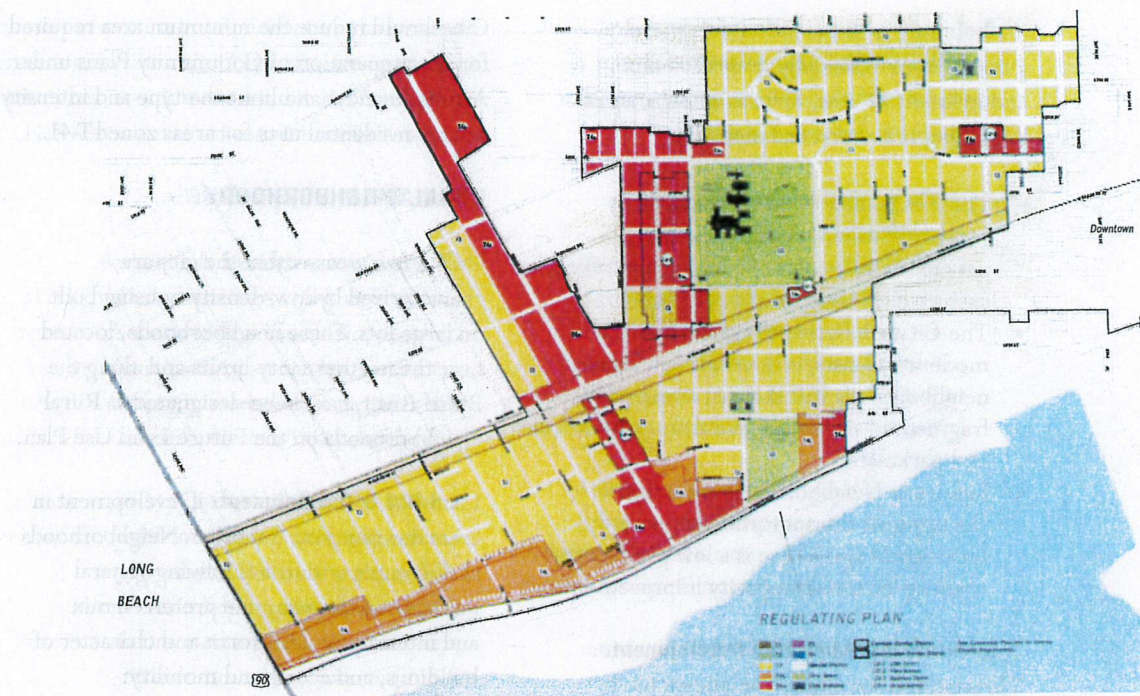


Figure 4.6. The Westside Community Plan resulted in a rezoning from R-2 to SmartCode zones that permit infill development compatible with the existing neighborhood fabric.

railroad tracks is R-2, which has the potential for moderate density multi-family residential development. The portion of the golf course south of the tracks and the William Carey University Site are currently zoned R-1-7.5, which allows for single-family housing.

Given its location within stable single-family neighborhoods and proximity to areas planned for high intensity mixed use development, this area does not appear to be appropriate for commercial or high-intensity residential development. However, the city should conduct a study to determine appropriate future uses within this area, considering the following:

- potential for resort development and a mix of low and moderate density residential development;
- potential for public and/or private recreational uses including continued use of all or a portion of the golf course;
- strategies to ensure development is

compatible with existing surrounding single family neighborhoods;

- conservation of the wetland area north of the railroad between the Great Southern Golf Course and Debuys Road; and
- effects of extending railroad boulevard east from Teagarden Road to Debuys Road.

SUBURBAN NEIGHBORHOOD

The Land Use Plan designates single-use neighborhoods in suburban settings as Suburban Neighborhoods. These areas developed during the second half of the 20th Century and are typified by low and moderate-density, residential subdivision and multi-family developments of townhouses and garden apartments. Suburban Neighborhoods are located generally east of the airport and north of I-10.

Land Use & Development. Development in areas designated as Suburban Neighborhoods

shall comply with the following general guidelines addressing the preferred mix and intensity of uses, form and character of buildings, and access and mobility:

- These neighborhoods are primarily residential in use, with clusters of neighborhood-scale civic, retail, and office uses on a fragmented street network.
- The City's Suburban Neighborhoods are moderate-density conventional suburban neighborhoods that are characterized by a fragmented street grid and front yard drives and parking.
- Suburban Neighborhoods are linked to the regional transportation network by local roadways. There is a low priority for roadway or transit capacity improvements.

Traditional Neighborhood Development.

Through the continued application of SmartCode, the revision of existing zoning, and strategic public investment, the City will support the development of neighborhoods with the following characteristics:

- a mix of housing types and price points to accommodate the diverse ages and incomes of City residents;
- housing designs with front stoops and porches and detached rear garages or alley-loaded parking;
- interconnected networks of narrow streets with crosswalks, streetscaping, and other traffic-calming measures;
- a variety of civic spaces—playgrounds and pocket parks, squares, greenways; and
- parks, schools, civic buildings, and neighborhood-serving commercial uses within walking distance of homes.

To encourage a greater mix of housing types in new developments and place appropriate limits on the scale of new multi-family projects, the City will encourage the use of SmartCode for infill and new development projects and establish limits on the amount and location of land eligible for rezonings to R-B, R-2, R-3 and R-4. To encourage the use of SmartCode, the

City should reduce the minimum area required for the preparation of Community Plans under Articles 3 and 4 and limit the type and intensity of non-residential uses for areas zoned T-4L.

RURAL NEIGHBORHOOD

Only a few areas within the city are characterized by low-density housing built on large lots. These neighborhoods, located near the northern city limits and along the Biloxi River, have been designated as Rural Neighborhoods on the Future Land Use Plan.

Land Use & Development. Development in areas designated as Suburban Neighborhoods shall comply with the following general guidelines addressing the preferred mix and intensity of uses, form and character of buildings, and access and mobility:

- Low-density residential communities in the city that have limited potential for infill housing development or public amenity improvements have been designated as Rural Neighborhoods on the Future Land Use Plan.
- Rural Neighborhoods are existing, low-density residential areas with limited public improvements. These neighborhoods have poor access to public amenities including water and sewer service, parks and recreation, and streetscape improvements.
- The Rural Neighborhoods within Gulfport are linked to the regional transportation network by local roadways. Rural Neighborhoods have low priority for roadway or transit capacity improvements.

Conservation Policies. For areas designated as Suburban Neighborhoods, allow sewer extension only in areas with failing septic systems, ensure transitions between suburban and rural neighborhoods, and explore the potential for buyouts and conservation of subdivided lots in designated flood hazard areas.

4.4 GOALS & OBJECTIVES

The following set of goals and objectives provide a comprehensive set of recommendations for community conservation, renewal, and improvement for the City of Gulfport.

GOAL 4.1. ECONOMIC DEVELOPMENT.

Ensure economic development initiatives are fully aligned with Plan goals for the creation of a livable, sustainable, and economically vital City.

GOAL 4.2. EFFICIENT DEVELOPMENT

PATTERN. Encourage forms, patterns, and intensities of development that maximize the use of limited land resources, benefit from the presence of existing infrastructure, and protect value of natural systems.

Objective 4.2.1. Encourage quality design and development to improve the economic vitality and competitive position of the City's centers and corridors, employment districts, and neighborhoods.

Objective 4.2.2. Maintain Downtown Gulfport as the priority location for high intensity, mixed use development—focus policies and public investments on retaining and attracting office and commercial uses; new housing; regionally-significant civic institutions; and arts, cultural, and entertainment venues.

Objective 4.2.3. Align planning and public investment strategies to promote the transformation of strategically-located commercial areas into Town and Neighborhood Centers and ensure infill and redevelopment projects in these areas meet City goals for the creation of compact, mixed use, walkable, and accessible centers of activity.

Objective 4.2.4. Improve safety, attractiveness, and accessibility of underutilized and under-

performing property along the City's existing commercial corridors.

Objective 4.2.5. Ensure adequate amounts and types of land are available for business expansions, start-ups, and relocations by maximizing the development potential and competitive position of designated Employment Districts and exploring the potential for new Employment Districts in Future Growth Study Area.

Objective 4.2.6. Promote the construction of new housing and rehabilitation of existing housing to satisfy the demands of an increasingly diverse local and regional housing market.

Objective 4.2.7. Preserve and enhance the value of the City's significant historic and cultural resources to the community and ensure that new development reinforces the City's unique character and sense of place.

GOAL 4.3. SUSTAINABLE NEIGHBORHOODS.

Rebuild, stabilize, and revitalize the City's older urban neighborhoods and promote the creation of new neighborhoods incorporating a mix of housing types with pedestrian oriented streets, small scale neighborhood-oriented office and commercial uses within easy walking distance of parks, schools, and civic uses.

Objective 4.3.1. Promote traditional neighborhood development as the preferred form and pattern of development. Through policies, development regulations, and public investments, support the development of neighborhoods with the following characteristics:

- a mix of housing types and price points to accommodate the diverse ages and incomes of City residents;
- housing designs with front stoops and porches and detached rear garages or alley-loaded parking;

US 49 CORRIDOR SUB-AREA

Existing Land Use. North of the Little Biloxi River along the US 49 corridor, this Growth Study Sub-Area encompasses roughly 33 square miles (21,000 acres). Less than six percent of the land area is developed in a residential or commercial use, primarily in the towns of Saucier and Wortham or along major thoroughfares like US 49. Outside of the towns, this area remains largely undeveloped with eighty percent of land forested and thirteen percent in an agricultural use. The remaining one percent of land is sand or surface water.

County Plan. This Sub-Area is located within the Saucier Community Planning Area. The Saucier Town Plan, a form-based code promoting compact development, was prepared for the 400-acre existing center located along US 49. This area is designated on the County's Future Land Use Map as Infill Redevelopment. The area surrounding the Saucier Town Center is designated Intended Growth and Controlled Growth. A smaller area between US 49 and Old Highway 49 on the southern edge of the Sub-Area is also designated Intended Growth. Thirty percent of the Sub-Area is designated Preserved Open or Reserved Open. The remaining land in the Sub-Area is designated Restricted Growth or Special District.

Growth Strategy. Saucier and the area around the intersection of US 49 and SR 67 within the SR 53 Corridor Sub-Area has the potential to become a Regional Growth Center able to support mixed-use development and should be evaluated for potential future annexation.

SR 67 & SR 605 CORRIDORS SUB-AREA

Existing Land Use. Northeast of current city limits, this approximately 64-square-mile Sub-Area (41,000 acres) is roughly defined by Saucier Creek to the west and the DeSoto National Forest to the east. At the center of this Sub-Area are new or improved major thoroughfares; SR 67, from US 49 southeast to Biloxi, and SR 605, from SR 67 south to Gulfport. This Sub-Area is the largest of the four and the least developed, with only three percent of land in a residential or commercial use. The area is predominately forested and has only ten percent of land in an agricultural use.

County Plan. Fifty percent of the Sub-Area has been defined as Preserved Open or Reserved Open, primarily the DeSoto National Forest and the Biloxi River watershed. Over 5,000 acres of the Sub-Area at the intersection of SR 67 and SR 605 are designated Intended Growth, roughly the same area planned for the Tradition master planned community. The remaining area within the Sub-Area is designated Restricted Growth or Special District. This Sub-Area is located within the Saucier and Eastern Harrison Community Planning Areas. Harrison County has also adopted a Scenic Byway Corridor Management Plan for the newly constructed SR 67 Corridor, the first designated scenic highway in the County.

Growth Strategy. Two areas, the Tradition master-planned community at the intersection of SR 67 and SR 605 and proposed Belle La View community between SR 605 and Lorraine Road within the SR 67 and SR 605 Corridors Sub-Area have the potential to become Regional Growth Centers able to support mixed-use development and should be evaluated for potential future annexation.

Pg 1

A. Purpose and Content of Comprehensive Plan

Paragraph 1-Ln 1-2: The purpose of the City of Gulfport Comprehensive Plan is to provide policy guidance for the City regarding its future growth and development.

Paragraph 3-Ln 2-6: It should be consulted and considered in all regulatory and investment decisions of the City related to growth and development....the basis for zoning decisions as required under the State of Mississippi Zoning Enabling Law.

Pg 3

H. Comprehensive Plan Overview

Paragraph 1-Ln 1-2: The Comprehensive Plan serves as a policy guide for the physical and economic development of the City of Gulfport.

Ln 9-11: The Comprehensive Plan should also be useful in attracting and locating businesses, industries and public facilities

Paragraph 2-Ln 6-9: This Comprehensive Plan for the City of Gulfport is meant to foster growth that enhances the community. The Comprehensive Plan attempts to reflect environmental realities. However, it is not a limited or no growth initiative.

Pg 4

H. Comprehensive Plan Overview- con't.

Paragraph 1-Ln 1-2: In fact, this Comprehensive Plan intends to support economic development within the City as part of an overall economic development plan and program.

Paragraph 2- Ln 1-2: Mississippi enabling law requires that zoning and other land use regulations be based on and in conformance to a Comprehensive Plan.

Paragraph 3-Ln 6-10: It is designed to accommodate the physical, social and economic needs of the people who live, work and visit the City of Gulfport. It is also a Plan for those who help build the City through investment in homes, businesses, industries and the real estate development process

Paragraph 4-Ln 1-3: As a general principal, the Comprehensive Plan espouses equity between public and private interests and between private property owners as relates to development and use of real estate.

Paragraph 5-Ln 1-2: Comprehensive Plan is to establish a basis for enactment of local land use and development

Pg 8

J. Concepts Underlying the Comprehensive Plan

Paragraph 1-Ln 2-1: intended to aid its elected leaders and advisory planning commissioners in exercising control of development and managing growth effectively.

Item 4: Focusing on the quality of life implications along with the economic and environmental consequences of planning proposals.

Item 5: Going beyond regulations to secure quality development.

Item 7: Encouraging capable real estate developers who recognize the importance of community participation to successful development projects.

Pg 19

B. General Goals for the Comprehensive Plan

Following are General Goals for the City of Gulfport Comprehensive Plan:

CP-1: To provide a long-range (25-year) statement of public policy to help guide future development within the City of Gulfport and its adjacent Planning Area, which includes Land Use, Transportation, and Community Facilities to accommodate expected population growth and economic development.

1. To accommodate present and future residents, businesses, industries and institutions, and visitors to the City of Gulfport by planning in a manner responsive to their changing characteristics and probable needs and desires.
2. To identify and enable development and use of sufficient territory with the City to accommodate continuation of its expected pace of growth during the time of the Comprehensive Plan.

Pg 20

CP-2

1. To provide land and services necessary for future residential, commercial, industrial and institutional expansion sufficient to support the City's resident population and visitors.
2. To recognize the importance of maintaining the existing balances between residential, commercial, industrial and institutional developments to the prosperity of the City, its residents, businesses and industries.
4. To create and maintain an attractive venue for private entrepreneurial and property investments.

5. To advance the causes of economic development, expansion and future diversification of the City's economy.
6. To encourage development of additional retail facilities in visible, highly accessible and appropriate locations for the convenience of the City's residents and visitors.

Pg 21

CP-3

1. To encourage public and private investment in good quality development infrastructure.

CP-4

1. To preserve and strengthen the City's economy.
2. To increase employment opportunities and raise the overall prosperity of the City's businesses and residents.

Pg 22

C. Land Use Element

LU-1: To provide an official, legislatively adopted basis for municipal use of regulation, dedication, investment, assessment, and intergovernmental cooperation in management of land use and development of real estate within the City.

LU-2:

1. To provide sufficient land for all land use types to accommodate the City's future growth and development.
2. To identify and preserve those properties that are well suited to industrial, commercial and related uses in support of the City's continued economic development.
5. To separate presently existing incompatible land uses as opportunities arise.
10. To prevent congestion of arterial roads by limiting direct frontage and access to subdivided residential lots and by internalizing new subdivisions and other residential developments with arterial road frontages.

Pg 23

LU-3: To identify a complementary and proportionally appropriate mixture of land uses throughout the City that will preserve its environments and support its continued growth and economic vitality.

1. To monitor and encourage development of an appropriate mix of residential, commercial, industrial and institutional property within the City.

10. To provide adequate and conveniently located retail and service commercial locations to serve the resident population, visitors and the surrounding trade area.
11. To provide appropriate locations for development of offices and clinics for additional health care and other professionals and providers.
12. To encourage development and enlargement of public and institutional uses and facilities to support each localized area with the City and its residents on adequately sized sites that provide sufficient vehicular access and on site parking.

Pg 24

LU-4: To encourage maintenance and expansion of compatible Land Use concentrations and future development of new compatible Land Use Areas.

3. To encourage development on bypassed subdivided lots and tracts of land that are served by adequate infrastructure.

LU-5: To recognize that a balance between the highest and best use and the most appropriate use of land is in the overall best interest of both property owners and residents of the City.

1. To provide for an equitable balance between private property rights and legitimate community interests.
5. To provide sufficient acreage for future development of all land use types in order that locational choice and competition is assured.

D. Transportation Element

Pg 29

TR-39: To prevent, reduce, and where possible eliminate through traffic from residential neighborhoods.

TR-41: To restrict fronting residences on arterial roads and highways in favor of internalizing residential subdivisions away from high traffic volume highways.

TR-42: To restrict subdivision of land for residential use from areas subject to high noise level concentrations emanating from transportation facilities including those adjacent to the airport, railroad and high traffic volume highways.

Pg 50

IV. Land Use Element

Paragraph 1-Ln 4-6: The fundamental purpose of the Future Lane Use Plan is to guide the future development and use of real estate and to preserve those existing uses that should be retained.

Paragraph 2-Ln 1-2: Developmental uses recommended are intended to adjoin presently developed areas, are generally accessed by federal and state highways and arterial roads.

Paragraph 2-Ln 4-7: The Future Land Use Plan recommends concentration of compatible land uses, separation of incompatible land uses, accommodation of noise incompatibilities, allocation of sufficient amounts of land in the various use types to provide for choice and competition.

Pg 51

Table IV-1 – Land Use Change, 1968-2000

In 2000, 9.34% of existing land use is commercial.

Pg 55

Table IV-3 – Existing Land Use, 2000 – Commercial Retail Trade

1.41% Before 1994 annexation

2.24% Area Annexed in 1994

1.85% City as enlarged by 1994 annexation

Pg 64

#22 – Neighborhood Commercial Classification: Ln8-10: It is recognized that low impact commercial uses are included in this classification's definition along with institutional and governmental facilities and functions.

Pg 70

G. Policies for Future Land Use Development

Paragraph 3-Ln4-8: The Planning Commission should accept the responsibility for noting changes in local economic, social and physical conditions as they apply to land use development, and they should periodically make recommendations to the City Council on such matters as the occasion demands.

Pg 71

H. Substantive Land Use Policies

6. New real estate developments should share in funding of infrastructure that is necessary to accommodate its inhabitants and end users.

Residential Land Use

4. Small, cohesive concentrated groups of neighborhood-type commercial service businesses should be allowed in locations that will support residential developments. The total number should be the minimum necessary to provide service in a three-mile radius.

6. Planned high quality residential development should be encouraged with incentives provided to developers of such uses.

TIFF

Pg 72

Commercial Land Use

1. Development of small, neighborhood-type, convenience retail and service centers

Transportation Plan

Pg 77

Major highways and thoroughfares – Cowan-Lorraine Road

Pg 78

Cowan-Lorraine Road widening

Pg 82

Urban Principal Arterial – Serves the major centers of activity of a Metropolitan Area, the highest traffic volume corridors, and the longest trip desires.

Planning Commission Transcript August 27, 2015

Mr. Schwartz's response to the question of "How much of the property should be rezoned and how much should be maintained as a buffer" His answer "I think it comes down to what the developer would be willing to agree to from a line of demarcation or zoning line."

Roger Wilder: I don't think anybody objects to rezoning the part out on Lorraine Road.

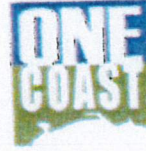
Mr. Frank Wilem: Pretty much agree with the comments made by Mr. Schwartz and Roger and Leslie Granberry. There was not necessarily in their mind as I understood, nor in mine, any opposition to the development of that land along Cowan Road.

AFTER EVERYONE SPOKE, ON PAGE 36 LINE 16 & 17: Mr. Williams stated "I didn't hear anything from any of the people speaking against it who said that they didn't want development."

Planning Commission Transcript September 24, 2015

When questioned by Mr. Sellers, Mr. Schwartz answered: "Today, they are asking for a B-1, they could ask for that would be less obtrusive, that would allow for certain uses, such as an R-B or other zoning".

Mr. Warren asking a question to Mr. Keeting "We could approve this zoning change but with the condition that the developer only access this property from the highway?"



Records Request Information

Date of request: 25 October 2017

Information requested: Total acreage of areas zoned B-1 and R-B in the City of Gulfport

Requested by: MeLynn Pattillo, melyn@mpm.email

Zone	Area (square feet)	Area (acres)
B-1	15,008,794.3	344.5
R-B	34,354,140.5	788.7

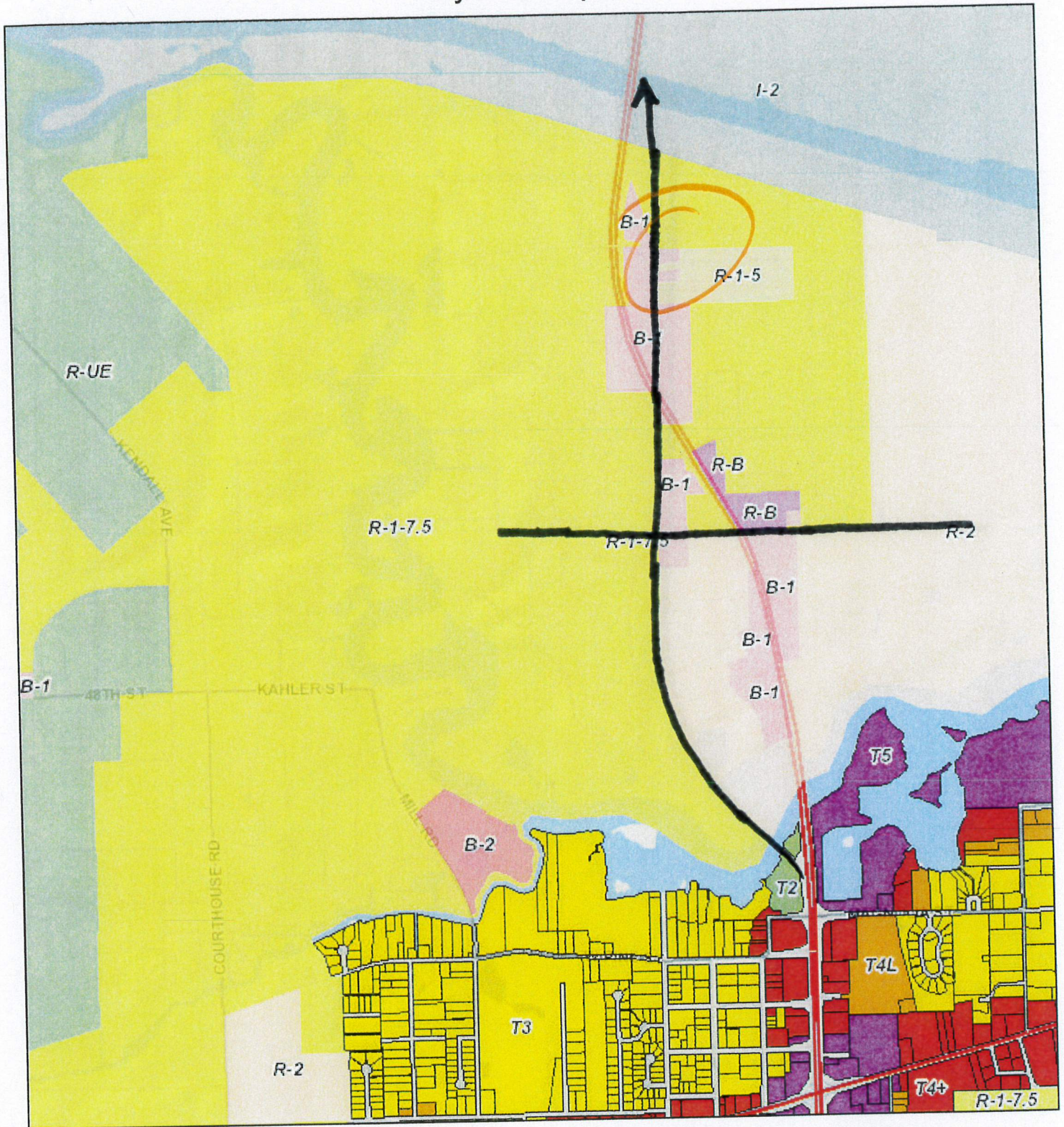
Handwritten notes in orange ink: "1%" next to the B-1 row and "2%" next to the R-B row.

City of Gulfport
Department of Urban Development – Planning Division

R-B zoning within the City of Gulfport

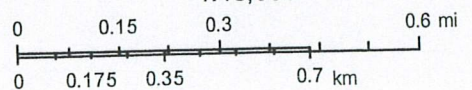
Address		Total acres	Description
1	Gulfport Highlands	135.2	
2	Helen Richards Rd	5.38	currently appears to be residential 2 owners-out of town
3	Prudie Circle	58.2	Apt complex with split zoning on City of Gpt Ballfields
4	Three Rivers & Cruthirds E & W	38.6	Apt complex East 13.9/Trailer park & frontage West 24.7
5	Three Rivers & Plantation Oaks	30.5	Subdivision?
6	Grace Temple Baptist	10.8	Church
7	Evans/Jackson across from Grace	27.5 ?	
8	Old Hwy 49 & Oak Ln	8.27	Kidney Dialysis, Commerical Office Bldg(owned by Harr Cty) 3 vacan lots
9	Gulf Coast Bapt. Old Hwy 49	1.8	The next 2 are all connected by a portion of road being zoned RB wraps around B-2 Roto-Rooter
10	Residential South of Roto-Rooter	0.59	also all lots split zoned as small portion in county?
11	Daycare	0.7	
12	End of 33rd St/46th Ave Gary Button	46.8	adjacent to what was going to be new road that didn't get built split zone mostly vacant land
13	28th St/39-44th Ave	19	North of and adjacent to cemetary
14	Memorial and surrounding medical	69.2	Memorial Old Pass 13th St Old Garden Park
15	Apt complex	12.3	West of Broad South of Engram Dr East of Woodward Ave
16	8th Ave/34th St old Par 3 apt comp	56.6	Owned mostly by City & Airport-vacant East Apt complex West
17	Pass Rd/RR Tracks	134	Gpt baseball/softball track/old laundry and Gpt VA Centennial Plaza
18	Hwy 90/Debuys to RR	47.6	Mostly condo/apartments W of Colonial vacant lots where Ryans/Red Lobster used to be
19	Corner of Debuys & Palmer	5.72	Vacant lot at corner and Champagne & Fearn Builders office Jernigan & residential
20	N of W Taylor West of Lorraine/Brentwood	7.3	Dr. Leatherwood and narrow frontage to Brentwood S/D- small parcel to E B-1 adj to residential
Total:		716.06	

City of Gulfport



12 / 13 / 2017 7 : 35 : 52 PM

1:18,056



 Government Property

 T5  T1

Smart Code Communities

 Florence Gardens

 T4+  CS

 West Side

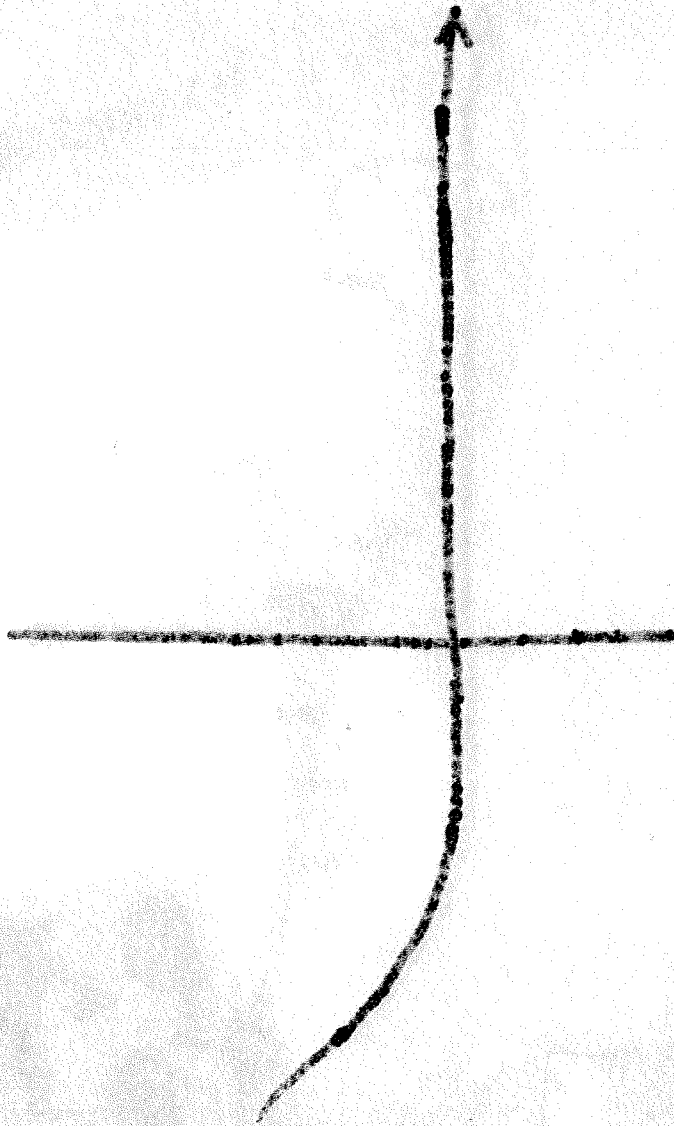
 T4L  SD

Smart Code Zones

 T6

 T3

 T2



1. The graph of a function $f(x)$ is shown below. The function is defined on the interval $[-2, 4]$. The function is continuous on the interval $[-2, 4]$ and differentiable on the interval $(-2, 4)$. The function has a local maximum at $x = 1$ and a local minimum at $x = 3$. The function is increasing on the interval $[-2, 1]$ and decreasing on the interval $[1, 3]$. The function is increasing on the interval $[3, 4]$.

1	2	3	4	5	6	7	8	9	10
11	12	13	14	15	16	17	18	19	20
21	22	23	24	25	26	27	28	29	30
31	32	33	34	35	36	37	38	39	40
41	42	43	44	45	46	47	48	49	50
51	52	53	54	55	56	57	58	59	60
61	62	63	64	65	66	67	68	69	70
71	72	73	74	75	76	77	78	79	80
81	82	83	84	85	86	87	88	89	90
91	92	93	94	95	96	97	98	99	100

LEASE AGREEMENT BY AND BETWEEN

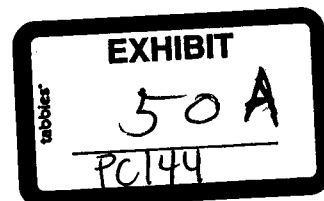
9P HOLDING, LLC
A MISSISSIPPI LIMITED LIABILITY COMPANY AS LANDLORD

AND

PALAZZO AND COMPANY, LLC
AS TENANT

FOR APPROXIMATELY ^{3,100}~~3,108~~ SQUARE FEET

IN THE BRIDGEWATER CENTER



STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT

LEASE

THIS AGREEMENT made and entered into this day between **9P HOLDING, LLC**, a Mississippi Limited Liability Company, hereinafter referred to as "Landlord"; and **PALAZZO AND COMPANY, LLC**, hereinafter referred to as "Tenant".

WITNESSETH

For and in consideration of the mutual covenants, considerations and promises contained herein the Landlord does hereby lease to Tenant and Tenant hereby leases from Landlord the premises commonly known as Demised Premises (the "Suite" and/or "Demised Premises") of the BRIDGEWATER CENTER (the "Center") located at 8910 Lorraine Rd, Gulfport, Mississippi, 39503, said entire Center's real property being further described herein on the attached Exhibit "A". A site plan of the demised premises is attached hereto and marked as Exhibit "A".

1. TERM OF LEASE: The primary term of this lease agreement shall be a period commencing on the Rent Commencement date, July 1, 2017, and continuing until June 30th, 2022 (the "primary term").

2. RENTAL PAYMENTS AND DEPOSIT: A) During the primary term, Tenant agrees to pay Landlord the annual sum of Eighteen Dollars and 25/100 (\$18.25) per square foot as rent, inclusive of Common Area Maintenance ("CAM") for the unit (based upon CAM of \$2.75 per foot during the first year of the primary term of this lease, representing equal monthly installments of Four Thousand Six Hundred Eighty Four Dollars and 17/100 (\$4,684.17) based upon a building approximately 70 ft x 44 ft, less than an offset (or containing 3,080 square feet,

AA

more or less), which shall be subject to adjustment for any changes in actual square footage and subject to any actual increases in CAM beginning with the second year of the primary term of this lease as described in Section 5 (and in other sections of this lease) for the use of the subject property during the term of the lease agreement.

B) The first rental/payment set forth in Section 2(A) and 2(B) shall be due Landlord one (1) day following the date upon which Landlord fully and finally completes its construction obligations described herein and turns over the property to the Tenant (the "Rent Commencement Date"). Rent for any partial month shall be prorated. Said rent shall be paid to the Landlord in monthly installments on the first day of each calendar month following the Rent Commencement Date (as hereinafter defined).

Monthly rent for the primary term shall be in the combined amount of [REDACTED] [REDACTED] per month (subject to adjustment for any changes in actual square footage and further subject to any actual increases in CAM beginning with the second year of the primary term of this lease as described in Section 5) for the use of the demised premises without any right of deduction or set off whatsoever. In the event that the Rent Commencement Date is after July 1, 2017, thereby making the primary term less than One Hundred Twenty (60) months and should Tenant not renew the Lease as provided in Section 3 following the primary term, Tenant shall continue with the equal monthly installments to Landlord as provided in Section 2(B) until paid in full.

Tenant shall pay to Landlord in advance the following:

Security Deposit – Equal to 1st month's rent
TOTAL DUE AT SIGNING OF LEASE

[REDACTED]
[REDACTED]

Said payments shall be made to the Landlord at 12435 Plunkett Road, Gulfport, MS 39503 or at such other address as the Landlord may designate in writing to the Tenant. Tenant further agrees to pay a late payment penalty of [REDACTED] per month should the base rental payment not be received by Landlord within fifteen (15) days after the aforesaid due date of each calendar month.

3. RENEWAL OF LEASE: Provided that the Tenant is not in default under the terms of this Lease Agreement upon the expiration of the primary term as set forth in the preamble of this Agreement the Tenant shall have the option to renew this Lease for up to two (2) consecutive renewal terms which renewal periods will consist of five (5) years each. In order for the Tenant to exercise this option to renew, the Tenant must provide written notice of its intent to renew to the Landlord at the address contained in this Agreement or at such other address as the Landlord may designate from time to time at least six (6) months prior to the termination of the primary term of this Lease Agreement (or the first renewal term, as the case may be). Should the Tenant fail to provide the Landlord with such notice the Tenant's right to renew this Lease Agreement shall expire and be of no further force or affect.

Provided that the Tenant exercises its initial option to renew this Lease Agreement for the first five (5) year renewal period, the Tenant shall be required to provide the Landlord with a second written notice as set forth above in order to exercise the option for the second renewal period. It is the intent of the parties that the Landlord must receive a separate written notice for each renewal period. Should the Tenant exercise its option to renew this Lease Agreement all terms and conditions of the original Lease Agreement shall remain in full force and effect during the renewal periods except that the base rental amount shall be increased to \$18.50 per square

foot for the first renewal term; and if applicable, during the third renewal term by the All items Consumer Price Index for All Urban Consumers (CPI-U) for the U.S. City Average, over the prior year. In no event shall the rent ever be reduced during any renewal term, even if the CPI-U calculations are negative for the applicable period(s). In addition and notwithstanding the foregoing, the parties agreed to employ a CPI-U ceiling of 2.75% annually, for each year of the term. The CPI-U rental adjustments shall be made on the commencement of the first renewal term and each 12 months thereafter. In the event the aforementioned publication is discontinued, then a publication that is similar shall be used.

4. CONSTRUCTION OBLIGATIONS AND TENANT ALLOWANCE:

The Landlord shall complete at Landlord's sole cost and expense the Landlord's work on the Demised Premises, which work is more particularly described on the attached Exhibit "B". Landlord and Tenant have reviewed Exhibit "B" and agree that this Exhibit represents the final plans and specifications for the Tenant's build out pending city design & plan approvals. Any changes or modifications to Exhibit "B" must be approved by the Landlord and Tenant, and the Landlord reserves the right to adjust the build out payment for any substantial changes to Exhibit "B" following execution of this Lease Agreement Landlord shall complete its work and turn over the property to the Tenant on or before July 1, 2017. The Completion date is premised on Landlord's timely submission of construction plans/drawings and Tenant's timely approval of construction plans/drawings on or before February 15, 2017. The Completion date may be extended by the Landlord day for day, until Tenant has approved all plans and specifications for construction.

The Tenant shall complete at Tenant's sole cost and expense all other work required to operate the premises for the permitted use. Tenant shall complete all of Tenant's work in a good and workmanlike manner and shall only employ licensed and bonded contractors for the Tenant's work and will list Landlord as an additional insured on any insurance purchased by Tenant and/or required by Landlord.

5. COMMON AREA EXPENSES: Included in the rent described in Section 2(A) above, is Tenant's pro-rata portion of the CAM for maintenance of the property for year one (1) of the primary term, all insurance for the building, as described herein, and ad valorem taxes.

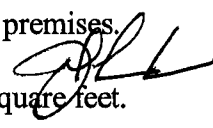
As part of the common area expenses, Landlord shall (or shall cause the same to be done) operate, manage, equip, light, repair, replace and maintain the common areas for their intended purpose in such manner as is consistent with the operation and maintenance of a first-class or well maintained property similar in nature to and within the same area of the property.

Tenant and its officers, employees, agents, customers and invitees shall have and Landlord hereby grants a non-exclusive limited use easement (in common with the other occupants of the development and their employees, agents, customers and invitees) to use the common areas for the intended purposes (e.g. parking, access, ingress and egress). Tenant shall have the exclusive right to use its loading/receiving area (if any).

As a part of the common area expenses Landlord shall complete the maintenance and repair of all paved areas (including without limitation restriping, resealing and repairing of potholes); cleaning and sweeping; maintenance of all common area lighting facilities (inclusive of electrical service therefore); landscaping; maintenance and repair of awnings for the Building (not associated with a particular Tenant); maintenance of any traffic or directional signals

benefitting the shopping center (inclusive of electrical service); premiums for public liability, property damage, fire and extended coverage insurance; fees for required licenses and permits; reasonable cost of supplies; property management fee of 2.5 percent of the monthly gross lease amount; reasonable depreciation of equipment used in the operation and/or maintenance of the common areas; costs of sewer and/or garbage service for the common areas.

The parties acknowledge that the Tenant's portion of common area expenses under this lease shall be its actual square footage of the common area expenses for the demised premises.

This calculation is based upon the square footage of the demised premises of ~~3,000~~ ^{3,100} square feet. 

The CAM expenses for the first year of the lease will be \$2.75 per square foot, and are included in Tenant's rent of \$18.25 per square foot. The parties acknowledge that the CAM expenses for year two (2) of the lease and thereafter may increase based upon the actual expenses incurred by the Landlord for said CAM expenses. In the event of any such increase, the Landlord shall notify the Tenant in writing and the Tenant shall pay the adjusted CAM expenses (i.e., Tenant's pro-rata CAM expenses greater than the \$2.75/foot included in its rent) to the Landlord commencing on the month following the receipt of such notice as additional rent.

The Tenant shall have the right to verify the CAM expenses paid by the Landlord and shall have the right to audit the Landlord's CAM records upon written request and upon paying the cost of the Landlord to produce and/or reproduce said records.

6. RIGHT OF SALE OR TRANSFER: The Landlord retains the full and complete authority to sell or transfer the demised premises at any time during the term of this lease. Should the Landlord receive a bonafide offer to purchase the demised premises during the term of the lease, the Landlord may complete the sale or transfer of the demised premises at any time during

the term of this agreement and any such sale shall be made subject to the terms and conditions of this agreement. Should the Landlord elect to sell the property, the Tenant will have a RIGHT OF FIRST REFUSAL, as described in 6(B). Should the Tenant waive their right of first refusal and the Landlord sell the subject property during this lease, a short form lease memorandum will be executed by both parties and recorded in the land records in order to place the purchaser or transferee and the general public on notice of the parties' rights under this agreement. The Landlord may assign its rights under this lease to any purchaser or transferee without the consent of the Tenant or may reserve the right to receive the rental payments as a condition of any sale or transfer of the demised property. Said determination shall be at the sole discretion of the Landlord. The Tenant shall not assign Tenant's interest under this Lease Agreement, or any part of this Lease Agreement, without the prior written consent of the Landlord, which shall not be unreasonably withheld. Any assignment by Tenant without Landlord's consent shall be voidable at the option of the Landlord, who may, on the breach, immediately re-enter and take possession of the leased premises, or any part of the leased premises, without giving any notice.

B) RIGHT OF FIRST REFUSAL: Should Landlord desire to elect to sell the subject property, the Tenant will have thirty (30) days to notify the Landlord in writing of their option to purchase and have an additional sixty (60) days to obtain financing for the subject property.

C) PURCHASE OPTION: At any time after the 1st anniversary date of this lease, the Tenant may elect to purchase the subject property. The sale price will be determined by application of a capitalization (CAP) rate applied to the actual net operating income (NOI) of the subject property of eight and one-half percent (8.5%), or appraisal based on like kind area market comps.

7. During the term of this lease and any restrictive covenants, Tenant shall use and operate the leased premises for an accounting practice. The Tenant shall not allow the leased premises to be used for any other purpose without the prior written consent of the Landlord, which will not be unreasonably withheld. Tenant will operate within normal business operational guidelines regarding store hours.

8. COMMERCIAL USE: During the period of this lease, the Tenant will not allow any illegal activity, or any activity which may be construed as a nuisance, to be conducted in, on or about the demised premises. Should the Tenant conduct any activity which constitutes a nuisance it shall constitute a non-monetary default under the terms of this agreement and will allow the Landlord the remedies described herein below.

9. UTILITIES: The Tenant agrees and covenants to pay or cause to be paid all bills, charges, and sur-charges for all utilities on the demised premises during the term of this lease, including but not limited to water, sewer, gas, cable and electricity. Tenant shall further indemnify, defend and hold Landlord harmless for all such payments and shall discharge the same in a timely manner.

10. REPAIRS: The Landlord and Tenant agree that the demised premises are accepted in "AS IS" condition without warranty or representation as to the current condition, except for the Landlord's obligation to complete the Landlord's work described on Exhibit "B".

Notwithstanding the foregoing, all work performed under the Lease by Landlord shall be free from defects in material and workmanship for a period of one (1) year from the date of substantial completion and the Landlord shall maintain, at its sole cost and expense, all of the work as described on Exhibit "B" in good repair (including, but not limited to, repair, re-work

and maintenance) during this Lease, except for repairs required thereto by reason of the acts of Tenant, Tenant's employees, agents, licensees, or contractors. Tenant shall replace, at the expense of the Tenant, any and all plate and other glass damaged or broken from any cause whatsoever in and about the leased premises. Tenant shall give Landlord written notice of the necessity for repairs coming to the attention of Tenant following which Landlord shall commence such repairs within thirty (30) days of receipt of notice and shall have a reasonable time to complete such repairs. Notice from Tenant of the need for Landlord to perform a repair to the Premises shall not be a condition to Landlord commencing such repair if Landlord has actual knowledge of the need for repairs. The provisions of this subsection shall not apply in the case of damage or destruction by fire or other casualty or by Eminent Domain which are controlled by other provisions of this lease.

Except as described above, the Tenant shall maintain, at its sole cost and expense, all of the Tenant's work in good repair, except for repairs required thereto by reason of the acts of Landlord, Landlord's employees, agents, licensees or contractors, and keep the subject property in good commercial condition and state of repair during the term of this lease. Tenant covenants that it will not cause or allow any waste to occur on the demised premises at any time during the term of this lease. It is the intent of the parties that the Landlord and Tenant shall have no obligation to conduct any repairs during the term of this lease except as set forth in this lease agreement. Notwithstanding the above, the Landlord reserves the right to make any repairs to the demised premises, which are reasonable and necessary to maintain the property in good condition, after first giving the Tenant notice that repairs are needed and giving the Tenant a reasonable opportunity to make the repairs. Should such repairs be completed by the Landlord,

the cost of said repairs shall be considered additional rent and shall become immediately due and payable by the Tenant. Should the Tenant fail or refuse to pay any such repairs made by the Landlord within 10 days of written notice by Landlord of said obligation, the delinquent amount due shall earn interest from the date of notice at the rate of (a) eighteen percent (18%) per annum; or (b) the maximum amount allowed by law (whichever is less).

11. IMPROVEMENTS: In addition to the Tenant's work, the Tenant may at its sole cost and expense make additions, improvements, alterations or changes necessary for the business of the Tenant, provided that the Tenant has obtained the Landlord's prior written consent and provided that such work shall be completed in a good and workmanlike manner. Any such improvements or alterations must be completed by a licensed and bonded contractor who has been approved in writing by the Landlord. Further, all improvements to the structure by the Tenant shall become the property of the Landlord at the termination of this lease. During any construction or modification to the demised premises the Tenant agrees and covenants that it will not allow any liens to be placed against the subject property as a result of said construction. This includes but is not limited to contractor's liens, materialman's/mechanics liens, lis pendens notices or security interests in any property which may become fixed to the realty. Tenant shall further be solely responsible for obtaining and paying for all necessary permits, applications and approvals for any contemplated repairs and/or modifications to the premises.

12. INSURANCE AND TAXES: The Landlord shall maintain casualty insurance insuring the shopping center in such sums as the Landlord shall deem appropriate, which will insure at least ninety percent (90%) of the replacement value of the property. The Tenant shall pay for the casualty insurance through CAM described herein.

Landlord shall maintain general public liability insurance for the common areas of the shopping center for the protection of the Landlord and all Tenants in the minimum sum of \$1,000,000.00, per single occurrence and \$2,000,000.00, in aggregated coverage, which policy shall name the Landlord and each Tenant as co-insured/loss payees. The Tenant shall pay for the general public liability insurance through the CAM described herein.

The Tenant will at its sole expense, maintain casualty insurance, covering all hazards such as fire, wind, flood, hail, lightning, etc. in an amount equal to the full replacement cost on the personal property, fixtures, interior build outs and equipment located within the demised premises during this lease. The policy will have a maximum deductible of \$10,000. In the event of a loss, Tenant will be solely responsible for any cost of repairs that are below the deductible amount. Tenant also agrees to carry business interruption insurance with a payout of a minimum of six (6) months that will assure the payment of rent as described in Section 2 in the event the premises are damaged by fire and/or other hazards, which would render the building unusable until restored. The insurance carrier shall be a responsible insurance carrier authorized to issue the relevant insurance, and authorized to do business in the State of Mississippi. It shall have a policyholders' rating of no less than "A" in the most current edition of *Best's Insurance Reports*. The property insurance shall contain a clause that the insurer will not cancel or change the coverage without first giving the Landlord thirty (30) days prior written notice. 9P HOLDING, LLC will be shown as Landlord and Mortgagee on the building insurance. An Evidence of Property Coverage document appropriately authenticated by the insurer evidencing such insurance and containing the provisions specified herein shall be delivered to Landlord.

Landlord shall pay the ad valorem real taxes as the same shall become due and payable. Tenant shall reimburse the Landlord the pro-rata share of said taxes which are attributable to the demised premises as part of the CAM.

Tenant shall pay the ad valorem personal property taxes on its fixtures, furniture or equipment as the same shall become due and payable. Tenant shall provide the Landlord with receipts for said payment of real and personal taxes on or before February 15th of each calendar year. If Tenant fails to pay any taxes which it is required to pay within 10 days of notice by Landlord of said tax obligation, the Landlord may at its option pay said taxes together with any penalties and said amount shall become immediately due and payable as additional rent, together with interest at the per annum rate of eighteen percent (18%).

13. "TRIPLE NET" LEASE: It is agreed between the parties that this is a "triple net" lease. It is further agreed that the Landlord shall receive rent (including CAM expenses) herein free from all charges and expenses imposed upon or by reason of the Property. Tenant may not for any reason withhold or reduce Tenant's required rental payments by right of set-off or otherwise.

14. INDEMNIFICATION: Tenant shall indemnify Landlord and save it harmless from and against all claims, actions, damages, liability and expense in connection with loss of life, personal injury or losses under workers' compensation laws and benefits, even though such loss, damage or liability might be caused by the negligence of such party, its agents, contractors, invitees, or employees and/or damage to property arising from or out of any occurrence in, upon or at the leased premises, or the occupancy or use by Tenant of the leased premises or any part thereof, or occasioned wholly or in part by any act or omission of Lessee, its agents, contractors,

employees, servants, lessees or concessionaires. In case Landlord shall, without fault on its part, be made a party to any litigation commenced by or against Tenant, then Tenant shall protect and hold Landlord harmless and shall also pay all costs, expenses and reasonable attorney's fees that may be incurred or paid by Landlord in enforcing the covenants and agreements in this lease to the extent of insurance coverage required by this lease.

15. FURNITURE AND EQUIPMENT: All furniture, equipment, and other items of personal property purchased by Tenant which are not permanently affixed to the leased premises shall remain the sole property of the Tenant who shall, provided that the Tenant is not in default under this lease or that an event of default does not occur prior to the termination of the agreement, have the right to remove same upon the termination of this agreement.

16. DEFAULT: Upon the occurrence of any one or more of the events described below which shall constitute a default, the Landlord shall have the absolute right, but not the obligation to (a) cancel and terminate this Lease, and thereupon re-enter and take possession of the demised premises; and/or (b) re-enter and re-lease said Premises from time to time, as an agent of the Tenant, but such re-entry and re-leasing shall not operate as a release or discharge of the Tenant from liability or obligations hereunder, except that the net rents collected as a result of such re-leasing shall be a credit against the Tenant's liability for rents under the lease. However, if the Landlord should re-enter and/or release the demised premises, such action shall in no way affect or postpone the Landlord's right to sue for rents, whether currently due or due by acceleration. However, the Landlord is under a duty to attempt to mitigate its damages and the tenant will be given credit for any rent collected on the property for the remainder of the lease term.

Default Events:

- (a) In the event that Tenant should fail to pay one or more of said base rental installments when the same become due and payable.
- (b) In the event an execution, pending execution or other legal proceeding is commenced against the goods, furniture, or other property of the Tenant or against said demised premises or upon the interest of the Tenant in this Lease.
- (c) In the event of a petition in bankruptcy (voluntary or involuntary) by or against the Tenant, or any guarantor of the lease.
- (d) In the event of an appointment of a Receiver of Tenant's property, or in the case of an assignment for the benefit of creditor's by the Tenant.
- (e) In the event the demised premises is used for any unlawful activity, or any other activity which in the sole discretion of the Landlord constitutes a nuisance.
- (f) In the event the Tenant establishes or allows to be established any lien against the demised premises, including but not limited to Materialman's Mechanic's and Contractor's Liens.
- (g) In the event that the Tenant fails to pay any additional rent items including but not limited to assessments for taxes; insurance, repairs, etc.

Notwithstanding the above default events, no default hereunder shall be deemed to have occurred on the part of the Tenant until ten (10) days after the first written notice of a monetary default or thirty (30) days after the first written notice of a non-monetary default shall have been given to Tenant, and within such time, Tenant has failed to cure said default. If any non-monetary default by Tenant cannot reasonably be cured within thirty (30) days after notice, then Tenant shall have an additional thirty (30) days to effect such cure; provided however, the

Tenant commences immediate action to cure said default within the original thirty (30) day notice period and works diligently, prudently and with reasonable commercial dispatch to complete the necessary actions to cure such default. The reasonableness (or lack thereof) of any such curative action shall be judged by the sole discretion of the Landlord. It is agreed and understood that should the Tenant commit any default event in breach of this agreement (whether monetary or non-monetary) after having previously received one written notice of default the Landlord may immediately terminate this agreement by providing written notice as described herein and the Tenant shall immediately surrender the demised premises. It is expressly agreed by the parties that upon Tenant's default under the terms of this agreement and failure to cure said default within the time period allowed, all rents due hereunder for the entire lease term and any other monies owed shall be and become immediately due and payable without regard as to whether the premises shall have been surrendered to or taken by the Landlord.

17. **ATTORNEY FEES:** In the event it becomes necessary for either party to employ an attorney for the enforcement of this lease or to defend any matters arising from the lease, the prevailing or non-breaching party shall recover reasonable attorney's fee and all related costs associated with the action or defense from the non-prevailing or breaching party.

18. **EXCULPATION:** Tenant agrees that it shall look solely to Landlord's interest in the property at 8910 Lorraine Rd, Gulfport, MS 39503 to satisfy any claim, judgement or decree against Landlord and no other property or assets of Landlord shall be subject to levy, execution or other enforcement procedure to satisfy any such claim, judgement or decree. In the event of a lawsuit between Landlord and Tenant the non-prevailing party does hereby covenant

and agree to promptly pay 100% of all legal fees and costs incurred by the prevailing party.

Under no circumstances will any party to this lease be liable to collect or be entitled to punitive damages.

19. **DAMAGE OR DESTRUCTION OF PREMISES:** In the event of a partial destruction of the premises during the term of this lease agreement from any cause, Landlord shall promptly repair such damage, provided the repairs can be made within One Hundred Eighty (180) days under the laws and regulations of the applicable governmental authorities. Any partial destruction shall neither annul nor void this Lease Agreement. If the Landlord does not elect to make repairs that can be made within the time specified or, in the alternative, those repairs cannot be made within the time specified herein, this Lease Agreement may be terminated at the option of either party.

20. **CONDEMNATION:** If there is a partial taking of a material portion in excess of 19% of the leased premises by condemnation or eminent domain or some other taking by any governmental authority for any purpose, then this lease shall be voidable by the tenant as of the date possession shall be taken by such authority and the rent shall be due and payable only for the period prior to the date of the taking.

21. **PROHIBITION OF SUBLEASE & ASSIGNMENT:** Tenant shall not sublease the subject premises or any portion thereof during the term of this lease and shall not assign their interest in this lease to any third party unless prior written approval for such assignment has first been obtained from the Landlord, which approval will not be unreasonably withheld. Any assignment will not relieve the original Tenant of its obligations hereunder.

22. **BROKERAGE:** The parties acknowledge that they have engaged Kenny Jones with Coldwell Banker as real estate brokers/agents and commissions due under this lease

agreement will be paid by Landlord. The parties agree to indemnify and hold each other harmless from and against any claims by other brokers or agencies relating to the subject lease.

23. **FORCE MAJEURE:** Landlord shall be excused for the period of any delay and shall not be in default with respect to the performance of any of the terms or conditions of this Lease, when prevented from so doing by cause or causes beyond the Landlord's control, which shall include, without limitation, all labor disputes, governmental regulations or controls, city and municipal regulation or controls, fire, hurricane or other casualty, inability to obtain any material, services, acts of God, or any other cause, whether similar or dissimilar to the foregoing, not within the control of the Landlord.

24. **GOVERNMENTAL REGULATIONS:** Tenant shall, at Tenant's sole cost and expense, (a) comply with all of the requirements of all governmental authorities, pertaining to the said premises and shall faithfully observe in the use of the premises all municipal and county ordinances and state and federal statutes which may be in force; (b) observe and comply with all police, fire, and sanitary codes affecting the Building; and (c) make all repairs, alterations, or modifications required to comply with all requirements of any governmental authority or board of fire underwriters. Tenant shall not operate in any manner that shall (a) violate any Certificate of Occupancy; (b) make void or voidable any fire, liability, or other insurance policy carried by the Landlord; and (c) cause structural or non-structural damages. Tenant shall properly dispose of all Hazardous Materials, complying with all Environmental Protection Agency and other governmental rules and regulations. Tenant will promptly pay any fines or costs of clean-up related to mishandling of Hazardous Materials.

25. NOTICES: Any notice which is required or desired to be given in accordance with the terms of this lease shall be deemed to have been properly give when such notice(s) shall be sent by registered or certified mail, postage prepaid and addressed as follows:

To Landlord at : 9P HOLDING, LLC
12435 Plunkett Road
Gulfport, MS 39503
Attn: Jacques Pucheu, Managing Member

and a copy to: Al Koenenn, Esq.
Perry, Murr, Teel, & Koenenn, PLLC
625 16th Street
Gulfport, MS 39507

To Tenant at: PALAZZO AND COMPANY, LLC
13155 Shriners Blvd. Ste. B
Biloxi, MS 39532
Attn:

and a copy to:

26. APPLICABLE LAW: This agreement shall be governed according to the laws of the State of Mississippi, regardless of the residency of the parties or the place of execution of this agreement.

27. SECURITY INTEREST IN IMPROVEMENTS TO THE STRUCTURE: The Tenant hereby covenants and agrees to execute any and all documents reasonably necessary in

order to grant the Landlord a collateral security interest in the Tenant's improvements to the Landlord's premises.

28. RIGHT OF ENTRY: The Landlord hereby expressly reserves the right to enter on and inspect the demised premises during the term of this Lease agreement. The Landlord shall only enter the premises during normal business hours and shall do so in a manner which will not interfere with the Tenant's operation of business.

29. MODIFICATION: No modification, alteration or amendment of this Lease shall be binding unless in writing and executed by the parties.

30. BINDING EFFECT: This agreement shall be binding upon the parties and their respective heirs, assigns, and successors in interest.

31. HEADINGS: The headings and captions contained herein are included for convenience and reference only, and shall not be considered as any indication of priority or construction of the lease.

32. ENTIRE AGREEMENT: This Lease contains the entire agreement between the parties. Neither the Tenant nor Landlord has relied upon any statements, promises, or agreements in conflict with the terms of this document.

33. SIGNAGE. A) Landlord shall construct, at its sole cost and expense, a sign stand in accordance with all applicable rules and regulations of the City of Gulfport and Tenant shall be solely responsible for purchasing and installing an insert into the sign stand, which insert shall be approved by Landlord. All other signs, as well as the advertising practices of the Tenant, will comply with all applicable rules and regulations of the Landlord and the City of Gulfport. The Tenant will not erect, install or maintain any sign other than in accordance with this section.

B) Building wall signs will be the sole expense of the lessee and approved by the landlord. The landlord will be responsible for installing electrical connection for the lighted sign and all wall signs will be constructed on a raceway with channel letters in keeping conformity with surrounding signs.

34. MISCELLANEOUS: A) Upon the reasonable request of the other party, each party shall join in the execution of a short form lease memorandum setting forth the basic terms and conditions of this agreement and such short form memorandum may be recorded in the office of the Chancery Clerk of Harrison County, Mississippi.

B) If any term, condition, or covenant of this agreement shall be held to be invalid by a court of competent jurisdiction, the remaining terms of the lease shall remain in full force and effect.

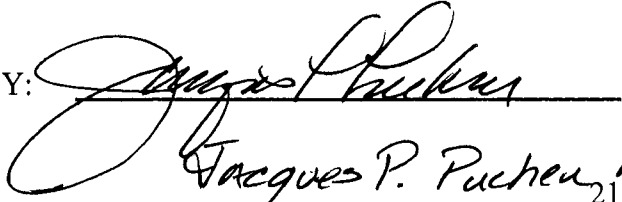
C) This agreement may be executed in any number of counterparts, each of which when signed by both parties will be deemed an original.

35. NON COMPETITION COVENANT: Landlord will not enter into a lease with any other person or entity engaged in an accounting or tax preparation business at the "Center" during the term of the Lease Agreement unless approved in writing by Tenant.

IN WITNESS WHEREOF, the parties have made and signed this Lease Agreement in duplicate in the City of Gulfport, State of Mississippi, this the 13th day of February, 2017.

Landlord: 9P HOLDING, LLC

BY:


Jacques P. Pucheu₂₁ Managing Member

AK

Jacques P. Pucheu, Managing Member

Tenant: PALAZZO AND COMPANY, LLC

BY: Lisa Palazzo

Name: LISA B. PALAZZO

Title: Manager

Exhibit "A"
Site Plan for Demised Unit

Exhibit "B"
Landlord's Scope of Work

CORPORATE GUARANTY

This Agreement is entered into this 13th day of February, 2017, by and between 9P Holding, LLC (hereafter referred to as "Landlord") and Palazzo & Company, L.L.C. (hereafter referred to as "Guarantor"). In consideration of the promises of the parties contained in this Agreement, the parties agree as follows:

1. WHEREAS, Guarantor acknowledges that Guarantor is a direct beneficiary of the Lease Agreement entered into between Landlord and Palazzo & Company, LLC ("Tenant") on February 13, 2017, and understands that Landlord would be unwilling to enter into or continue the Lease Agreement without this Corporate Guaranty being signed, and whereas Guarantor is desirous of ensuring the fulfillment of all obligations of Tenant, accordingly:

- a. Guarantor agrees that in the event Tenant has not fully complied with all requirements of the Lease Agreement, including but not limited to the failure to timely make all payments due Landlord pursuant to the Lease Agreement, Guarantor agrees that Guarantor will upon demand by Landlord, pay to Landlord all such payments not made by Tenant and in all other respects will guarantee fulfillment of the obligations of Tenant as set forth in the Lease Agreement. This Guaranty shall be applicable to all obligations of Tenant to Landlord, and includes but is not limited to all obligations of Tenant, which become due to Landlord by Tenant.
- b. This Guaranty is an absolute and unconditional guarantee of payment and of performance. It shall be enforceable against Guarantor without the necessity of any suit or proceedings on Landlord's part of any kind or nature whatsoever against Tenant, its successors and assigns, and without the necessity of any notice of nonpayment, nonperformance or nonobservance or any notice of acceptance of this Guaranty or of any other notice or demand to which Guarantor might otherwise be entitled, all of which Guarantor hereby expressly waives; and Guarantor hereby expressly agrees that the validity of this Guaranty and the obligations of the Guarantor hereunder shall in no manner be terminated, affected, diminished or impaired by reason of the assertion or the failure to assert by Landlord against Tenant, or against Tenant's successors and assigns, of any of the rights or remedies reserved to Landlord pursuant to the provisions of said Lease Agreement with Tenant, or by relief to Tenant from any of Tenant's obligations under the Lease Agreement, or otherwise by: (a) the release or discharge of Tenant in any creditors' proceedings, receivership, bankruptcy or other proceedings; (b) the impairment, limitation or modification of the liability of Tenant or any bankruptcy, or of any remedy for the enforcement of Tenant's said liability under the Lease Agreement, resulting from the operation of any present or future provision of the National Bankruptcy Act or any other statute, or from the decision of any court; (c) the rejection or disaffirmance of the Lease Agreement in any proceedings. This Guaranty shall survive the termination of any Lease Agreement between Landlord and Tenant. (d) The signature(s) below authorize 9P Holding, LLC to obtain credit and banking information on the listed entity.

AGREED TO:

9P Holding, LLC

Signature: _____

Printed Name: _____

Title: _____

Witness for Guarantor

Signature: _____

Printed Name: _____

Guarantor

Palazzo & Company, L.L.C.

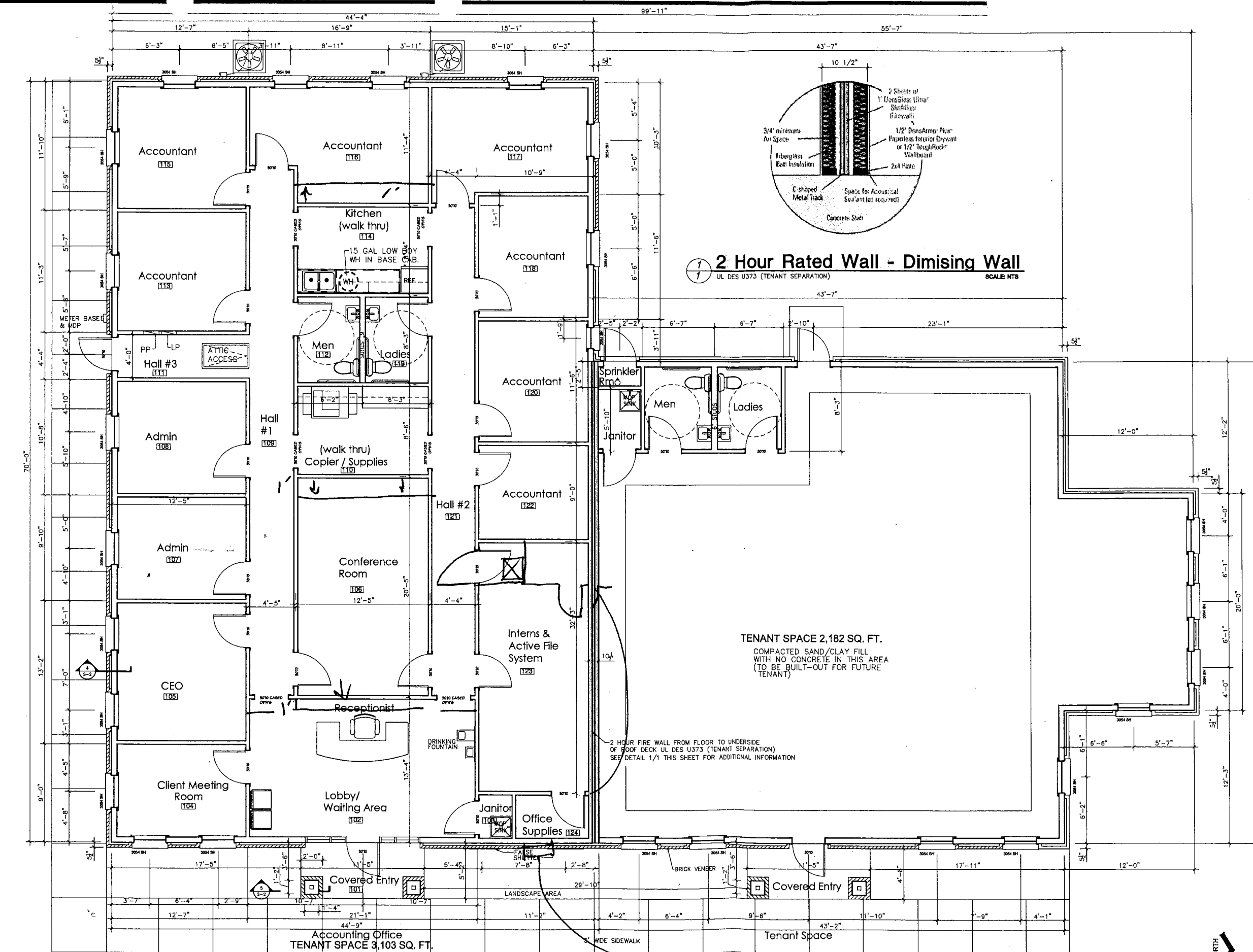
By: _____

Printed Name: Lisa B. Palazzo, Manager

Address: 13155 SHRINERS BLVD. Suite B

City, State, Zip Code: BILOXI, MS 39532

3100 SF FINISHED PLAN



Floor Plan TOTAL HEATED & COOLED AREA= 5,285 SQ. FT.

IF DRAWING IS NOT 24"X36" SCALE ACCORDINGLY

SCALE: 1/4"=1'-0"

WINDOW

TME
TERRY MORAN
ENGINEERING & SURVEYING
TERRY MORAN, P.E., P.L.S.
P.O. Box 4975 Ft. Worth, TX 76101-4975
TEL: (817) 355-5555 FAX: (817) 355-5555

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Project: New Office for:
Palazzo Accounting
Cowan-Lorraine Road
Gulfport, Mississippi
Sheet Title: Floor Plan

JOB No.:
SCALE: AS SHOWN
LOT NO.:
DRAWN BY:
SHEET:
1
SHEET X OF: X SHEETS
REV.:
DATE: FEBRUARY 16, 2017
PLAN NO.:

GULFPORT URBAN DEV O
1410 24TH AVE
GULFPORT, MS 39501

Merchant ID: 4000
Term ID: 0003

Store #: 2218
Ref #: 0004

Sale

XXXXXXXXXX1429

STERCARD

Entry Method: Chip

Total: \$ 380.00

18/17 11:21:34

II: 000004 Appr Code: 523598

Transaction ID: 1018MPLQPN61T

Approved: Online Batch#: 000124

Card

00000000041010
6800
0000003000

Customer Copy

NS (COMMERCIAL)

Address: 8933 LORRAINE RD
Model Number: 1010D-01-009.000

R ROBERT
PLUNKETT RD
PORT, MS 39505

700-5773

Owner: LEGETT HELEN
12460 BEAU FOREST DRIVE
GULFPORT, MS 39503

Permit Fee:

Amount Paid:

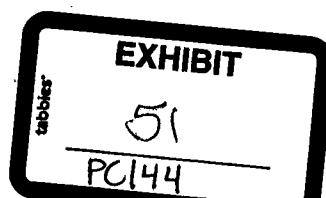
Comments: PLAN REVIEW / ADDITION TO EXISTING BLDG

Restrictions:

The holder of this permit understands that any failure to provide complete and/or accurate information on the permit application shall be grounds for the revocation of this permit. This permit may be revoked if it is issued prior to any aspect of this project being revealed as a danger to public health, safety, or welfare regardless of which party is responsible for the failure. It is further agreed upon that the contractor/owner in every respect shall comply with the terms of the application therefor, on file with BCS and comply with all applicable codes, ordinances and laws of the State of Mississippi.

Date

Signature



J&H DHE 101817

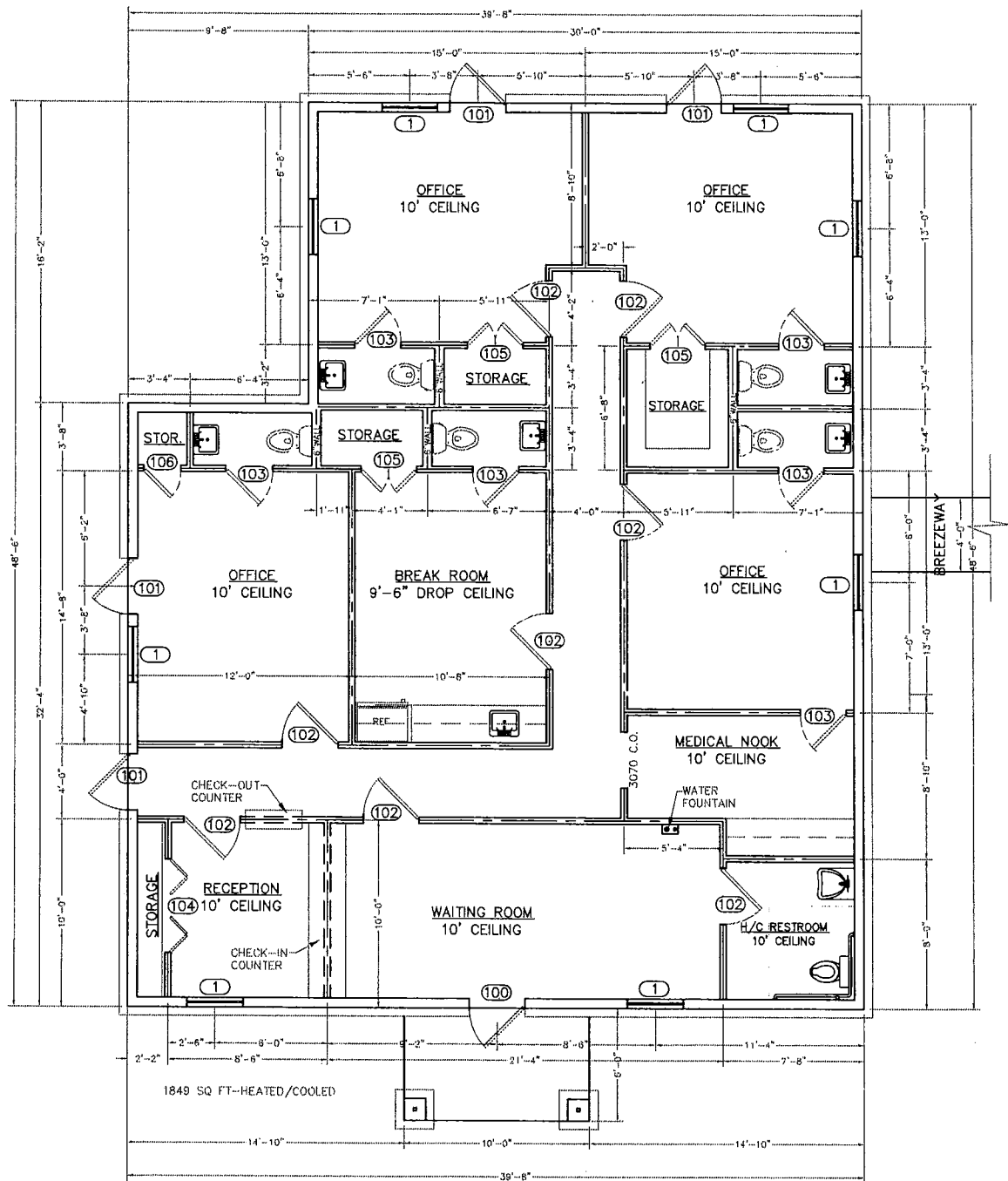
CITY OF GULFPORT, MS

Building Code Services
1410 24th Avenue, Room 114
Gulfport, MS 39501
Customer Service (228)868-5715
Fax (228)868-5716
24 Hour Inspection Line (228) 868-5717

CONSTRUCTION TRADES PERMIT

Application Number: 201702332

Permit
For
McQueen
GP
EFG/yr
CITY

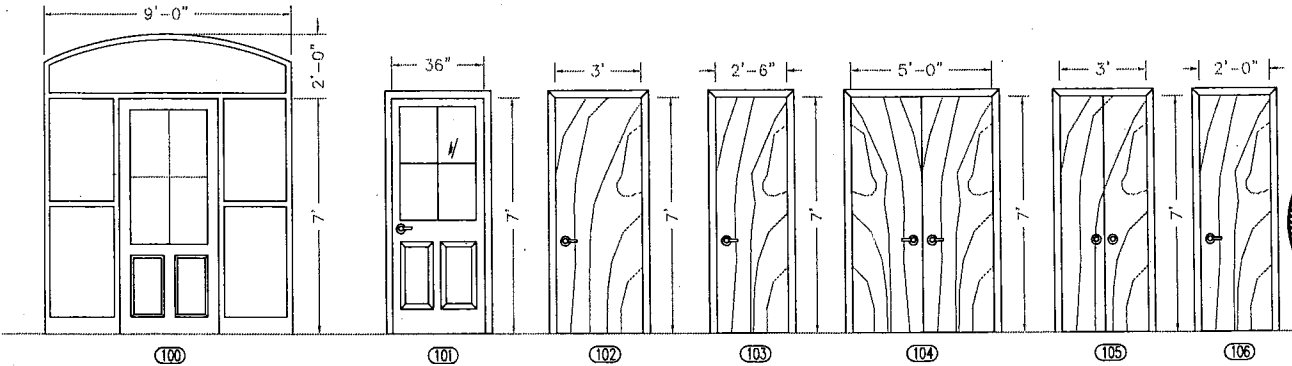


FLOOR PLAN

SCALE: 1/4"=1'-0"

DOOR SCHEDULE			
SYM	SIZE	DESCRIPTION	OPERATING HARDWARE
100	3'-0" x 7'-0"	GLAZING AND DOOR SYSTEM (BY OTHERS)	KEYED-PANIC-LEVER HANDLE-WORICE LOCKSET
101	3'-0" x 7'-0"	GLAZING AND DOOR SYSTEM (BY OTHERS)	KEYED-PANIC-LEVER HANDLE-WORICE LOCKSET
102	3'-0" x 7'-0"	6 PANEL HOLLOW BOARD, SOLID CORE	LEVER HANDLE-US 26 D FINISH-PRIVACY LOCKSET
103	2'-6" x 7'-0"	6 PANEL HOLLOW BOARD, SOLID CORE	LEVER HANDLE-US 26 D FINISH-PRIVACY LOCKSET
104	(2)2'-6" x 7'-0"	6 PANEL HOLLOW BOARD, SOLID CORE	LEVER HANDLE-US 26 D FINISH-PRIVACY LOCKSET
105	(2)1'-6" x 7'-0"	6 PANEL HOLLOW BOARD, SOLID CORE	LEVER HANDLE-US 26 D FINISH-PRIVACY LOCKSET
106	2'-0" x 7'-0"	6 PANEL HOLLOW BOARD, SOLID CORE	LEVER HANDLE-US 26 D FINISH-PRIVACY LOCKSET

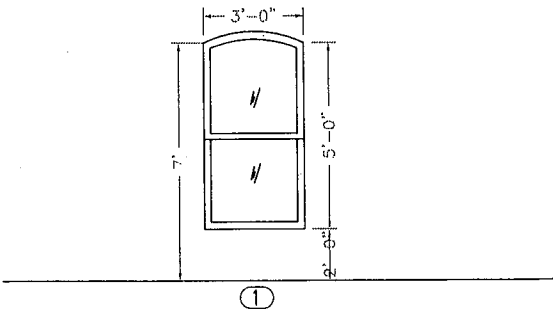
- NOTE:
- ALL DOORS AND WINDOWS WITHIN A 1HR FIREWALL MUST BE 45 MINUTE RATED (MIN)
 - ALL DOORS LOCATED WITHIN A 1HR FIREWALL SHALL BE SELF-CLOSING
 - ALL DOOR AND WINDOW STYLES AND COLORS SHALL BE SELECTED BY OWNER.
 - CONTRACTOR SHALL ENSURE THAT ALL WINDOWS MEET THE REQUIREMENTS OF SECTION 1609.1.4 OF THE INTERNATIONAL BUILDING CODE 2003 EDITION, PROTECTION FROM WINDBORNE DEBRIS AND MEET THE REQUIREMENTS OF THE LARGE MISSILE TEST OF ASTM E 1995 OR CONTRACTOR SHALL USE PRE-CUT WOOD STRUCTURAL PANELS WITH A MINIMUM THICKNESS OF 7/16" WITH A MAXIMUM SPAN OF NO MORE THAN 8 FEET THAT SHALL REMAIN ON SITE AT ALL TIMES. CONTRACTOR SHALL ENSURE THAT ALL ATTACHMENTS SHALL BE IN ACCORDANCE WITH TABLE 1609.1.4 OF INTERNATIONAL BUILDING CODE 2003 EDITION.
 - ALL DOOR SIZES SHOWN ARE CLEAR OPENING. REFER TO DOOR MANUFACTURER FOR ACTUAL ROUGH IN SIZE TO BE CONSTRUCTED.



DOOR ELEVATIONS
N.T.S.

- NOTES:
- FINISHES, APPLIANCES, WINDOWS, DOORS, ETC. PER OWNER AND CONTRACTOR.
 - ALL DETAILS OF CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE, 2012 EDITION, AND ALL REQUIRED LOCAL CODES & ORDINANCES THEREIN.
 - CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE, 2012 EDITION, THE LIFE SAFETY CODE LATEST EDITION, AND ALL APPLICABLE CITY ORDINANCES.
 - THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES OR VARIANCES TO THE DESIGN PROFESSIONAL PRIOR TO COMMENCEMENT OF CONSTRUCTION OR WITHIN A TIMELY MANNER DURING CONSTRUCTION.
 - THE CONTRACTOR SHALL NOTIFY THE DESIGN PROFESSIONAL OF ANY FOUND DIFFERENCES BETWEEN THE SITE DRAWINGS AND THE ACTUAL FIELD VERIFIED CONDITION THAT WOULD AFFECT THE QUALITY OF AESTHETIC NATURE OF THE WORK.
 - DEVIATIONS FROM THE DRAWINGS NOT APPROVED BY THE DESIGN PROFESSIONAL PRIOR TO PERFORMANCE OF SAID CHANGE, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, INCLUDING ANY AND ALL RESULTING EFFECTS TO OTHER TRADES WITHIN OR ABOUT THE CONSTRUCTION OF THE BUILDING.
 - CONTRACTOR SHALL VERIFY WITH THE OWNER, ALL DOORS AND WINDOWS (MFR, TYPE, SIZE, LOCATION), PLUMBING AND ELECTRICAL FIXTURES AND EQUIPMENT (MFR, TYPE, SIZE, LOCATION AND MOUNTING HEIGHT), AIR CONDITIONING SUPPLY AIR AND RETURN AIR GRILLES AND DUCT LOCATIONS (MFR, TYPE, SIZE, LOCATION AND MOUNTING HEIGHT IF ON VERTICAL SURFACE), HARDWOOD TRIM AND FINISHES (COLOR, TEXTURE AND LOCATION) PRIOR TO INSTALLATION.

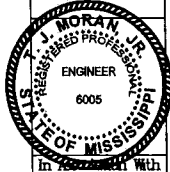
WINDOW SCHEDULE			
SYM	SIZE	DESCRIPTION	OPERATING HARDWARE
1	3'-0" x 6'-0"	ALUMINUM WINDOW	PER MANUF. SPECS.



NOTE:
NO ON SITE SUPERVISION OR INSPECTIONS ARE PROVIDED WITH THE USE OF THESE PLANS BY THE DESIGNER, BUILDER/CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS, CONDITIONS, AND SIZES OF COMPONENTS ALONG WITH SITE CONDITIONS BEFORE STARTING CONSTRUCTION. BUILDER/CONTRACTOR SHALL SEE THAT CONSTRUCTION IS IN CONFORMANCE WITH THE 2012 EDITION OF THE INTERNATIONAL BUILDING CODE (I.B.C.) AND WITH THE COUNTY/CITY BUILDING INSPECTOR. THE USE OF THESE PLANS FOR CONSTRUCTION SHALL BE EVIDENCE THAT THE REQUIREMENTS STATED ARE ACCEPTED BY THE BUILDER/CONTRACTOR.

TERRY MORAN, P.E., P.L.S.
P.O. Box 4075
Biloxi, MS 39535
Ph: (228) 896-4733
Fax: (228) 896-4769

TME
TERRY MORAN ENGINEERING



HEINRICH & ASSOCIATES
RESIDENTIAL & COMMERCIAL DESIGN
370 Courthouse Road, Suite 104 - Gulfport, MS 39507
Ph: (228) 896-4733
Email: adam@heinrichandassociates.net

Sheet Title
FLOOR PLAN & SCHEDULES

Project Title
AN ADDITION TO:
THE PALAZZO BUILDING
COWAN RD
GULFPORT, MS 39507

Date
09-15-17

Drawn By
C.A.B.

Check By
R.B.H.

REV

Sheet

B1

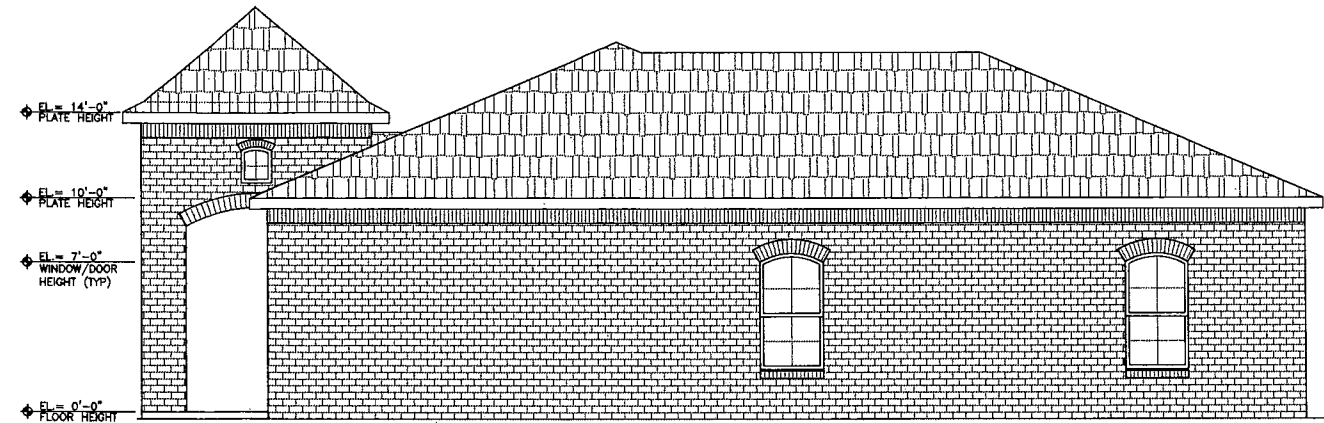
Project No

17-100



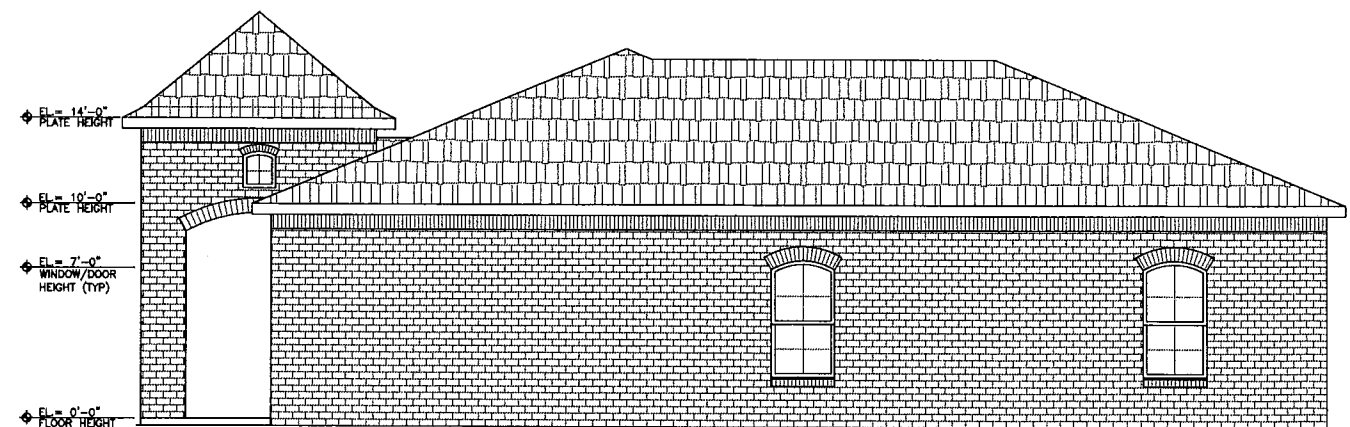
FRONT ELEVATION

SCALE: 1/4"=1'-0"



RIGHT ELEVATION

SCALE: 1/4"=1'-0"



LEFT ELEVATION

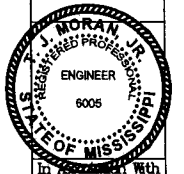
SCALE: 1/4"=1'-0"



REAR ELEVATION

SCALE: 1/4"=1'-0"

NOTE:
NO ON SITE SUPERVISION OR INSPECTIONS ARE PROVIDED WITH THE USE OF THESE PLANS BY THE DESIGNER. BUILDER/CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS, CONDITIONS, AND SIZES OF COMPONENTS ALONG WITH SITE CONDITIONS BEFORE STARTING CONSTRUCTION. BUILDER/CONTRACTOR SHALL SEE THAT CONSTRUCTION IS IN CONFORMANCE WITH THE 2012 EDITION OF THE INTERNATIONAL BUILDING CODE (I.B.C.) AND WITH THE COUNTY/CITY BUILDING INSPECTOR. THE USE OF THESE PLANS FOR CONSTRUCTION SHALL BE EVIDENCE THAT THE REQUIREMENTS STATED ARE ACCEPTED BY THE BUILDER/CONTRACTOR.



TERRY MORAN, P.E., P.L.S.
P.O. Box 4075
Blount, MS 39535
Ph (228) 896-4733
Fax (228) 896-4769

TME
TERRY MORAN ENGINEERING

HEINRICH & ASSOCIATES
RESIDENTIAL & COMMERCIAL DESIGN
370 Courthouse Road, Suite 104 - Gulfport, MS 39507
Ph (228) 896-4788 - Fax (228) 896-4789
admin@heinrichassociates.net

ELEVATIONS
AN ADDITION TO:
THE PALAZZO BUILDING
COWAN RD
GULFPORT, MS 39507

Sheet Title
Project Title

Date 09-15-17
Drawn By C.A.B.
Check By R.B.H.
REV

Sheet
B2
Project No
17-100

CHARTER BANK

BILOXI
1721 Medical Park Dr. Ste. 103
228.392.2330

OCEAN SPRINGS
2702 Blenville Blvd.
228.875.3933

GULFPORT
12008 Hwy. 49
228.831.3535

PASCAGOULA
1519 Jackson Ave.
228.762.3330

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RECEIPT CHR082

Trans#: 17
DDA Deposit

8/23/17

16:22:56

*****1271

\$4560.00

Check out www.mycharterbank.com

PP

8/23/17

16125

CHECKING DEPOSIT

☒ CASH
Bolte 3040.00
C. K. Hood 1520.00
SUB TOTAL 4560.00
LESS CASH RECEIVED
NET DEPOSIT \$ 4560.00

DATE 8/23/17
NAME 9 P Holding
DEPOSITS MAY NOT BE AVAILABLE FOR IMMEDIATE WITHDRAWAL

SIGN HERE FOR CASH RECEIVED (IF REQUIRED)
ACCOUNT NUMBER
* 0200401271

⑆065506332⑆

10

JEANNETTE BOLTE, PH.D.
(228) 897-7730
1403 43RD AVE
GULFPORT MS 39501

2040 85-368/655 10

August 10, 2017 Date

Pay to the Order of 9P Holding \$3,040.00

Three Thousand forty 00 100 Dollars

For Elizabeth McQuinn

Hancock Bank

⑆06550368⑆ 0013994333⑆ 2040

CLIFFORD PSYCHIATRIC SERVICES, LLC
1403 43RD AVE.
GULFPORT, MS 39501-2545
PHONE 228-897-7730

1033 85-334/655 05

August 10, 2017 Date

Pay to the Order of 9P Holding, LLC \$1520.00

One thousand five hundred twenty 00 100 Dollars

For dep. Bridgewater

COMMUNITY BANK
CommunityBank.net

⑆065503348⑆ 7001317796⑆ 1033

LEASE AGREEMENT BY AND BETWEEN

9P HOLDING, LLC
A MISSISSIPPI LIMITED LIABILITY COMPANY AS LANDLORD

AND

“BOLTE, CLIFFORD & MCQUEEN, PLLC”?
AS TENANT

FOR APPROXIMATELY 1,850 SQUARE FEET

IN BRIDGEWATER COMMONS

STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT

LEASE

THIS AGREEMENT made and entered into this day between **9P HOLDING, LLC**, a Mississippi Limited Liability Company, hereinafter referred to as "Landlord"; and **"BOLTE, CLIFFORD & MCQUEEN, PLLC"**?, hereinafter referred to as "Tenant".

WITNESSETH

For and in consideration of the mutual covenants, considerations and promises contained herein the Landlord does hereby lease to Tenant and Tenant hereby leases from Landlord the premises commonly known as Demised Premises (the "Suite" and/or "Demised Premises") of the BRIDGEWATER COMMONS CENTER (the "Center") located at 8933-C Lorraine Rd, Gulfport, Mississippi, 39503, said entire real property being further described herein on the attached Exhibit "A". A Site plan of the demised premises is attached hereto and marked as Exhibit "A".

1. TERM OF LEASE: The primary term of this lease agreement shall be a period commencing on the Rent Commencement date, January 1, 2018, and continuing until December 31, 2025 (the "primary term"). The parties shall verify the actual square footage of the Unit following completion of Landlord's construction obligations, defined herein. Rentable space is exterior wall to exterior wall.

2. RENTAL PAYMENTS AND DEPOSIT: During the primary term, Tenant agrees to pay Landlord the annual sum of Eighteen Dollars and 25/100 (\$18.25) per square foot as rent, inclusive of Common Area Maintenance ("CAM") for the unit (based upon CAM of

\$1.75 per foot during the first year of the primary term of this lease, representing equal monthly installments of Twenty-two Hundred Eighty Dollars and 00/100 (\$2,280.00) based upon a building approximately 29 ft x 54 ft, less an offset (or containing 1,500 square feet, more or less), which shall be subject to adjustment for any changes in actual square footage and subject to any actual increases in CAM beginning with the third year of the primary term of this lease as described in Section 5 (and in other sections of this lease) for the use of the subject property during the term of the lease agreement.

The first rental/payment set forth in the above Section shall be due Landlord one (1) day following the date upon which Landlord fully and finally completes its construction obligations described herein and turns over the property to the Tenant (the "Rent Commencement Date"). Rent for any partial month shall be prorated. Said rent shall be paid to the Landlord in monthly installments on the first day of each calendar month following the Rent Commencement Date (as hereinafter defined).

Monthly rent for the primary term shall be Two Thousand Two Hundred Eighty Dollars and 00/100 (\$2,280.00), per month (subject to adjustment for any changes in actual square footage and further subject to any actual increases in CAM beginning with the third year of the primary term of this lease as described in Section 5) for the use of the demised premises without any right of deduction or set off whatsoever.

Tenant shall pay to Landlord in advance the following:

First Month's Rents & Cam &	\$2,280.00
Security Deposit	<u>\$2,280.00</u>
TOTAL DUE AT SIGNING OF LEASE	\$4,560.00

Said payments shall be made to the Landlord at 12435 Plunkett Road, Gulfport, MS 39503 or at such other address as the Landlord may designate in writing to the Tenant. Tenant further agrees to pay a late payment penalty of Two Hundred and Fifty Dollars (\$250.00) per month should the base rental payment not be received by Landlord within fifteen (15) days after the aforesaid due date of each calendar month.

3. RENEWAL OF LEASE: Provided that the Tenant is not in default under the terms of this Lease Agreement upon the expiration of the primary term as set forth in the preamble of this Agreement, the Tenant shall have the option to renew this Lease for up to two (2) consecutive renewal terms which renewal periods will consist of five (5) years each. In order for the Tenant to exercise this option to renew, the Tenant must provide written notice of its intent to renew to the Landlord at the address contained in this Agreement or at such other address as the Landlord may designate from time to time at least six (6) months prior to the termination of the primary term of this Lease Agreement (or the first renewal term, as the case may be). Should the Tenant fail to provide the Landlord with such notice the Tenant's right to renew this Lease Agreement shall expire and be of no further force or effect.

Provided that the Tenant exercises its initial option to renew this Lease Agreement for the first five (5) year renewal period, the Tenant shall be required to provide the Landlord with a second written notice as set forth above in order to exercise the option for the second renewal period. It is the intent of the parties that the Landlord must receive a separate written notice for each renewal period. Should the Tenant exercise its option to renew this Lease Agreement all terms and conditions of the original Lease Agreement shall remain in full force and effect during the renewal periods except that the base rental amount shall be increased, if applicable, during

the renewal terms by the All Items Consumer Price Index for All Urban Consumers (CPI-U) for the U.S. City Average, over the prior year. In no event shall the rent ever be reduced during any renewal term, even if the CPI-U calculations are negative for the applicable period(s). In addition and notwithstanding the foregoing, the parties agreed to employ a CPI-U ceiling of 2.00% annually, for each year of the term. The CPI-U rental adjustments shall be made on the commencement of the first renewal term and each 12 months thereafter. In the event the aforementioned publication is discontinued, then a publication that is similar shall be used.

4. CONSTRUCTION OBLIGATIONS AND TENANT ALLOWANCE:

The Landlord shall complete at Landlord's sole cost and expense the Landlord's work on the Demised Premises, which work is more particularly shown on the attached Exhibit "A". Landlord and Tenant have reviewed Exhibit "A" and agree that this Exhibit represents the final floor plan for the Tenant's build out pending city design & plan approvals. Any changes or modifications to Exhibit "A" and/or Exhibit "B" must be approved by the Landlord and Tenant, and the Landlord reserves the right to add a build out payment for any substantial changes to Exhibit "A" and/or Exhibit "B" following execution of this Lease Agreement. Landlord shall complete its work and turn over the property to the Tenant on or before January 1, 2018. The Completion date is premised on Landlord's timely submission of construction plans/drawings and Tenant's timely approval of construction plans/drawings on or before September 1, 2017. The Completion date may be extended by the Landlord day for day, until Tenant has approved all plans and specifications for construction.

As part of the construction, Landlord and Tenant have agreed to a turn-key construction budget as referenced on Exhibit "B" of this Agreement. Tenant will choose interior colors, finishes and flooring. Landlord and Tenant have agreed to a capitation on allowances as per Exhibit "B".

The Tenant shall complete at Tenant's sole cost and expense all other work required to operate the premises for the permitted use. Tenant shall complete all of Tenant's work in a good and workmanlike manner and shall only employ licensed and bonded contractors for the Tenant's work and will list Landlord as an additional insured on any insurance purchased by Tenant and/or required by Landlord.

5. COMMON AREA EXPENSES: Included in the rent described in Section 2 above, is Tenant's pro-rata portion of the CAM for maintenance of the shopping Center for year one (1) of the primary term, all insurance for the shopping Center, as described herein, and ad valorem taxes.

As part of the common area expenses, Landlord shall (or shall cause the same to be done) operate, manage, equip, light, repair, replace and maintain the common areas for their intended purpose in such manner as is consistent with the operation and maintenance of a first-class or well-maintained shopping Center similar in nature to and within the same area of the shopping Center.

Tenant and its officers, employees, agents, customers and invitees shall have and Landlord hereby grants a non-exclusive limited use easement (in common with the other occupants of the shopping Center and their employees, agents, customers and invitees) to use the

common areas for the intended purposes (e.g. parking, access, ingress and egress). Tenant shall have the exclusive right to use its loading/receiving area (if any).

As a part of the common area expenses Landlord shall complete the maintenance and repair of all paved areas (including without limitation restriping, resealing and repairing of potholes); cleaning and sweeping; maintenance of all common area lighting facilities (inclusive of electrical service therefore); landscaping; maintenance and repair of awnings for the Center (not associated with a particular Tenant); maintenance of any traffic or directional signals benefitting the shopping Center (inclusive of electrical service); premiums for public liability, property damage, fire and extended coverage insurance; fees for required licenses and permits; reasonable cost of supplies; property management fee of 2.5 percent of the monthly gross lease amount; reasonable depreciation of equipment used in the operation and/or maintenance of the common areas; costs of sewer and/or garbage service for the common areas.

The parties acknowledge that the Tenant's portion of common area expenses under this lease shall be its actual square footage of the common area expenses for the demised premises. This calculation is based upon the square footage of the demised premises of approximately 1,500 square feet.

The CAM expenses for the first year of the lease will be \$1.75 per square foot, and are included in Tenant's rent of \$18.25 per square foot. The parties acknowledge that the CAM expenses for year four (4) of the lease and thereafter may increase based upon the actual expenses incurred by the Landlord for said CAM expenses. In the event of any such increase, the Landlord shall notify the Tenant in writing and the Tenant shall pay the adjusted CAM expenses

(i.e., Tenant's pro-rata CAM expenses greater than the \$1.75/foot included in its rent) to the Landlord commencing on the month following the receipt of such notice as additional rent.

The Tenant shall have the right to verify the CAM expenses paid by the Landlord and shall have the right to audit the Landlord's CAM records upon written request and upon paying the cost of the Landlord to produce and/or reproduce said records.

6. RIGHT OF SALE OR TRANSFER: The Landlord retains the full and complete authority to sell or transfer the demised premises at any time during the term of this lease. Should the Landlord receive a bonafide offer to purchase the demised premises during the term of the lease, the Landlord may complete the sale or transfer of the demised premises at any time during the term of this agreement and any such sale shall be made subject to the terms and conditions of this agreement. Should Landlord sell the subject property during this lease, a short form lease memorandum will be executed by both parties and recorded in the land records in order to place the purchaser or transferee and the general public on notice of the parties' rights under this agreement. The Landlord may assign its rights under this lease to any purchaser or transferee without the consent of the Tenant or may reserve the right to receive the rental payments as a condition of any sale or transfer of the demised property. Said determination shall be at the sole discretion of the Landlord. The Tenant shall not assign Tenant's interest under this Lease Agreement, or any part of this Lease Agreement, without the prior written consent of the Landlord, which shall not be unreasonably withheld. Any assignment by Tenant without Landlord's consent shall be voidable at the option of the Landlord, who may, on the breach, immediately re-enter and take possession of the leased premises, or any part of the leased premises, without giving any notice.

7. During the term of this lease and any restrictive covenants, Tenant shall use and operate the leased premises for a Psychology facility. The Tenant shall not allow the leased premises to be used for any other purpose without the prior written consent of the Landlord, which will not be unreasonably withheld. Tenant will operate within normal business operational guidelines regarding store hours.

8. **COMMERCIAL USE:** During the period of this lease, the Tenant will not allow any illegal activity, or any activity which may be construed as a nuisance, to be conducted in, on or about the demised premises. Should the Tenant conduct any activity which constitutes a nuisance it shall constitute a non-monetary default under the terms of this agreement and will allow the Landlord the remedies described herein below.

9. **UTILITIES:** The Tenant agrees and covenants to pay or cause to be paid all bills, charges, and sur-charges for all utilities on the demised premises during the term of this lease, including but not limited to water, sewer, gas, cable and electricity. Tenant shall further indemnify, defend and hold Landlord harmless for all such payments and shall discharge the same in a timely manner.

10. **REPAIRS:** The Landlord and Tenant agree that the demised premises are accepted in "New" condition with warranty on all workmanship of original contract for one year and equipment for 5 years.

All work performed under the Lease by Landlord shall be free from defects in material and workmanship for a period of one (1) year from the date of substantial completion and the Landlord shall maintain, at its sole cost and expense, all of the work as shown on Exhibit "A" in good repair (including, but not limited to, repair, re-work and maintenance) during this Lease,

except for repairs required thereto by reason of the acts of Tenant, Tenant's employees, agents, licensees, or contractors. Tenant shall give Landlord written notice of the necessity for repairs coming to the attention of Tenant following which Landlord shall commence such repairs within thirty (30) days of receipt of notice and shall have a reasonable time to complete such repairs. Notice from Tenant of the need for Landlord to perform a repair to the Premises shall not be a condition to Landlord commencing such repair if Landlord has actual knowledge of the need for repairs. The provisions of this subsection shall not apply in the case of damage or destruction by fire or other casualty or by Eminent Domain which are controlled by other provisions of this lease.

Except as described above, the Tenant shall maintain, at its sole cost and expense, all of the Tenant's work in good repair, except for repairs required thereto by reason of the acts of Landlord, Landlord's employees, agents, licensees or contractors, and keep the subject property in good commercial condition and state of repair during the term of this lease. Tenant covenants that it will not cause or allow any waste to occur on the demised premises at any time during the term of this lease. It is the intent of the parties that the Landlord and Tenant shall have no obligation to conduct any repairs during the term of this lease except as set forth in this lease agreement. Notwithstanding the above, the Landlord reserves the right to make any repairs to the demised premises, which are reasonable and necessary to maintain the property in good condition, after first giving the Tenant notice that repairs are needed and giving the Tenant a reasonable opportunity to make the repairs. Should such repairs be completed by the Landlord, the cost of said repairs shall be considered additional rent and shall become immediately due and payable by the Tenant. Should the Tenant fail or refuse to pay any such repairs made by the

Landlord within 10 days of written notice by Landlord of said obligation, the delinquent amount due shall earn interest from the date of notice at the rate of (a) eighteen percent (18%) per annum; or (b) the maximum amount allowed by law (whichever is less).

11. IMPROVEMENTS: In addition to the Tenant's work, the Tenant may at its sole cost and expense make additions, improvements, alterations or changes necessary for the business of the Tenant, provided that the Tenant has obtained the Landlord's prior written consent and provided that such work shall be completed in a good and workmanlike manner. Any such improvements or alterations must be completed by a licensed and bonded contractor who has been approved in writing by the Landlord. Further, all improvements to the structure by the Tenant shall become the property of the Landlord at the termination of this lease. During any construction or modification to the demised premises the Tenant agrees and covenants that it will not allow any liens to be placed against the subject property as a result of said construction. This includes but is not limited to contractor's liens, materialman's/mechanics liens, lis pendens notices or security interests in any property which may become fixed to the realty. Tenant shall further be solely responsible for obtaining and paying for all necessary permits, applications and approvals for any contemplated repairs and/or modifications to the premises.

12. INSURANCE AND TAXES: The Landlord shall maintain casualty insurance insuring the shopping Center in such sums as the Landlord shall deem appropriate, which will insure at least ninety percent (90%) of the replacement value of the property. The Tenant shall pay for the casualty insurance through CAM described herein.

Landlord shall maintain general public liability insurance for the common areas of the shopping Center for the protection of the Landlord and all Tenants in the minimum sum of

\$1,000,000.00, per single occurrence and \$2,000,000.00, in aggregated coverage, which policy shall name the Landlord and each Tenant as co-insured/loss payees. The Tenant shall pay for the general public liability insurance through the CAM described herein.

The Tenant will at its sole expense, maintain casualty insurance, covering all hazards such as fire, wind, flood, hail, lightning, etc. in an amount equal to the full replacement cost on the personal property, fixtures, interior build outs and equipment located within the demised premises during this lease. The policy will have a maximum deductible of \$10,000. In the event of a loss, Tenant will be solely responsible for any cost of repairs that are below the deductible amount. Tenant also agrees to carry business interruption insurance which will assure the payment of rent as described in Section 2 in the event the premises are damaged by fire and/or other hazards, which would render the building unusable until restored. The insurance carrier shall be a responsible insurance carrier authorized to issue the relevant insurance, and authorized to do business in the State of Mississippi. It shall have a policyholders' rating of no less than "A" in the most current edition of *Best's Insurance Reports*. The property insurance shall contain a clause that the insurer will not cancel or change the coverage without first giving the Landlord thirty (30) days prior written notice. 9P HOLDING, LLC will be shown as Landlord and Mortgagee on the building insurance. An Evidence of Property Coverage document appropriately authenticated by the insurer evidencing such insurance and containing the provisions specified herein shall be delivered to Landlord.

Landlord shall pay the ad valorem real taxes as the same shall become due and payable. Tenant shall reimburse the Landlord the pro-rata share of said taxes which are attributable to the demised premises as part of the CAM.

Tenant shall pay the ad valorem personal property taxes on its fixtures, furniture or equipment as the same shall become due and payable. Tenant shall provide the Landlord with receipts for said payment of real and personal taxes on or before February 15th of each calendar year. If Tenant fails to pay any taxes which it is required to pay within 10 days of notice by Landlord of said tax obligation, the Landlord may at its option pay said taxes together with any penalties and said amount shall become immediately due and payable as additional rent, together with interest at the per annum rate of eighteen percent (18%).

13. "TRIPLE NET" LEASE: It is agreed between the parties that this is a "triple net" lease. It is further agreed that the Landlord shall receive rent (including CAM expenses) herein free from all charges and expenses imposed upon or by reason of the Property. Tenant may not for any reason withhold or reduce Tenant's required rental payments by right of set-off or otherwise.

14. INDEMNIFICATION: The Parties agree to indemnify and hold harmless each other, their directors, officers and employees from and against all taxes, losses, damages, liabilities, costs and expenses, including attorneys' fees and other legal expenses, arising directly or indirectly from or in connection with (i) any negligent, reckless or intentionally wrongful act of the other Party and that Party's assistants, employees or agents, (ii) any material breach by the other Party and that Party's assistants, employees or agents of any of the covenants contained in this Agreement, (iii) or any failure of either Party to perform the obligations set forth in this Agreement in accordance with the Agreement itself and all applicable laws, rules and regulations. In case Landlord shall, without fault on its part, be made a party to any litigation commenced by or against Tenant, then Tenant shall protect and hold Landlord harmless and shall

also pay all costs, expenses and reasonable attorney's fee that may be incurred or paid by Landlord in enforcing the covenants and agreements in this lease to the extent of insurance coverage required by this lease.

15. FURNITURE AND EQUIPMENT: All furniture, equipment, and other items of personal property purchased by Tenant which are not permanently affixed to the leased premises shall remain the sole property of the Tenant who shall, provided that the Tenant is not in default under this lease or that an event of default does not occur prior to the termination of the agreement, have the right to remove same upon the termination of this agreement.

16. DEFAULT: Upon the occurrence of any one or more of the events described below which shall constitute a default, the Landlord shall have the absolute right, but not the obligation to (a) cancel and terminate this Lease, and thereupon re-enter and take possession of the demised premises; and/or (b) re-enter and re-lease said Premises from time to time, as an agent of the Tenant, but such re-entry and re-leasing shall not operate as a release or discharge of the Tenant from liability or obligations hereunder, except that the net rents collected as a result of such re-leasing shall be a credit against the Tenant's liability for rents under the lease. However, if the Landlord should re-enter and/or release the demised premises, such action shall in no way affect or postpone the Landlord's right to sue for rents, whether currently due or due by acceleration. However, the Landlord is under a duty to attempt to mitigate its damages and the tenant will be given credit for any rent collected on the property for the remainder of the lease term.

Default Events:

(a) In the event that Tenant should fail to pay one or more of said base rental installments when the same become due and payable.

(b) In the event an execution, pending execution or other legal proceeding is commenced against the goods, furniture, or other property of the Tenant or against said demised premises or upon the interest of the Tenant in this Lease.

(c) In the event of a petition in bankruptcy (voluntary or involuntary) by or against the Tenant, or any guarantor of the lease.

(d) In the event of an appointment of a Receiver of Tenant's property, or in the case of an assignment for the benefit of creditor's by the Tenant.

(e) In the event the demised premises is used for any unlawful activity, or any other activity which in the sole discretion of the Landlord constitutes a nuisance.

(f) In the event the Tenant establishes or allows to be established any lien against the demised premises, including but not limited to Materialman's Mechanic's and Contractor's Liens.

(g) In the event that the Tenant fails to pay any additional rent items including but not limited to assessments for taxes; insurance, repairs, etc.

Notwithstanding the above default events, no default hereunder shall be deemed to have occurred on the part of the Tenant until ten (10) days after the first written notice of a monetary default or thirty (30) days after the first written notice of a non-monetary default shall have been given to Tenant, and within such time, Tenant has failed to cure said default. If any non-monetary default by Tenant cannot reasonably be cured with thirty (30) days after notice, then Tenant shall have an additional thirty (30) days to effect such cure; provided however, the Tenant commences immediate action to cure said default within the original thirty (30) day

notice period and works diligently, prudently and with reasonable commercial dispatch to complete the necessary actions to cure such default. The reasonableness (or lack thereof) of any such curative action shall be judged by the sole discretion of the Landlord. It is agreed and understood that should the Tenant commit any default event in breach of this agreement (whether monetary or non-monetary) after having previously received one written notice of default the Landlord may immediately terminate this agreement by providing written notice as described herein and the Tenant shall immediately surrender the demised premises. It is expressly agreed by the parties that upon Tenant's default under the terms of this agreement and failure to cure said default within the time period allowed, all rents due hereunder for the entire lease term and any other monies owed shall be and become immediately due and payable without regard as to whether the premises shall have been surrendered to or taken by the Landlord.

17. **ATTORNEY FEES:** In the event it becomes necessary for either party to employ an attorney for the enforcement of this lease or to defend any matters arising from the lease, the prevailing or non-breaching party shall recover reasonable attorney's fee and all related costs associated with the action or defense from the non-prevailing or breaching party.

18. **EXCULPATION:** Tenant agrees that it shall look solely to Landlord's interest in the property at 8933-C Lorraine Rd, Gulfport, MS 39503 to satisfy any claim, judgement or decree against Landlord and no other property or assets of Landlord shall be subject to levy, execution or other enforcement procedure to satisfy any such claim, judgement or decree. In the event of a lawsuit between Landlord and Tenant the non-prevailing party does hereby covenant and agree to promptly pay 100% of all legal fees and costs incurred by the prevailing party. Under no circumstances will any party to this lease be liable to collect or be entitled to punitive

damages.

19. DAMAGE OR DESTRUCTION OF PREMISES: In the event of a partial destruction of the premises during the term of this lease agreement from any cause, Landlord shall promptly repair such damage, provided the repairs can be made within One Hundred Eighty (180) days under the laws and regulations of the applicable governmental authorities. Any partial destruction shall neither annul nor void this Lease Agreement. If the Landlord does not elect to make repairs that can be made within the time specified or, in the alternative, those repairs cannot be made within the time specified herein, this Lease Agreement may be terminated at the option of either party.

20. CONDEMNATION: If there is a partial taking of a material portion in excess of 19% of the leased premises by condemnation or eminent domain or some other taking by any governmental authority for any purpose, then this lease shall be voidable by the tenant as of the date possession shall be taken by such authority and the rent shall be due and payable only for the period prior to the date of the taking.

21. PROHIBITION OF SUBLEASE & ASSIGNMENT: Tenant may sublease the subject premises or any portion thereof during the term of this lease in like kind business as specified in Section 7 and may assign their interest in this lease to any third party but prior written approval for such assignment must first been obtained from the Landlord, which approval will not be unreasonably withheld. Any assignment will not relieve the original Tenant of its obligations hereunder.

22. BROKERAGE: The parties acknowledge that they have not dealt with any real estate brokers or agents and no commissions are due under this lease agreement, other than the

management fee paid 9P HOLDING, LLC. The parties agree to indemnify and hold each other harmless from and against any claims by other brokers or agencies relating to the subject lease.

23. **FORCE MAJEURE:** Landlord shall be excused for the period of any delay and shall not be in default with respect to the performance of any of the terms or conditions of this Lease, when prevented from so doing by cause or causes beyond the Landlord's control, which shall include, without limitation, all labor disputes, governmental regulations or controls, city and municipal regulation or controls, fire, hurricane or other casualty, inability to obtain any material, services, acts of God, or any other cause, whether similar or dissimilar to the foregoing, not within the control of the Landlord.

24. **GOVERNMENTAL REGULATIONS:** Tenant shall, at Tenant's sole cost and expense, (a) comply with all of the requirements of all governmental authorities, pertaining to the said premises and shall faithfully observe in the use of the premises all municipal and county ordinances and state and federal statutes which may be in force; (b) observe and comply with all police, fire, and sanitary codes affecting the Building; and (c) make all repairs, alterations, or modifications required to comply with all requirements of any governmental authority or board of fire underwriters. Tenant shall not operate in any manner that shall (a) violate any Certificate of Occupancy; (b) make void or voidable any fire, liability, or other insurance policy carried by the Landlord; and (c) cause structural or non-structural damages. Tenant shall properly dispose of all Hazardous Materials, complying with all Environmental Protection Agency and other governmental rules and regulations. Tenant will promptly pay any fines or costs of clean-up related to mishandling of Hazardous Materials.

25. NOTICES: Any notice which is required or desired to be given in accordance with the terms of this lease shall be deemed to have been properly give when such notice(s) shall be sent by registered or certified mail, postage prepaid and addressed as follows:

To Landlord at : 9P HOLDING, LLC
12435 Plunkett Road
Gulfport, MS 39503
Attn: Jacques Pucheu, Managing Member
(228) 832-1845

and a copy to: Al Koenenn, Esq.
Perry, Murr, Teel, & Koenenn, PLLC
625 16th Street
Gulfport, MS 39507
(228) 896-0020

To Tenant at: "BOLTE, CLIFFORD & MCQUEEN, PLLC"?
8933-C Lorraine Road
Gulfport MS 39503
Attn: Jeannette Bolte/Elizabeth McQueen

and a copy to: _____, Attorney

26. APPLICABLE LAW: This agreement shall be governed according to the laws of the State of Mississippi, regardless of the residency of the parties or the place of execution of this agreement.

27. SECURITY INTEREST IN IMPROVEMENTS TO THE STRUCTURE: The Tenant hereby covenants and agrees to execute any and all documents reasonably necessary in order to grant the Landlord a collateral security interest in the Tenant's improvements to the Landlord's premises.

28. **RIGHT OF ENTRY:** The Landlord hereby expressly reserves the right to enter on and inspect the demised premises during the term of this Lease agreement with 48 hours notice unless in the case of an emergency. The Landlord shall only enter the premises during normal business hours and shall do so in a manner which will not interfere with the Tenant's operation of business.

29. **MODIFICATION:** No modification, alteration or amendment of this Lease shall be binding unless in writing and executed by the parties.

30. **BINDING EFFECT:** This agreement shall be binding upon the parties and their respective heirs, assigns, and successors in interest.

31. **HEADINGS:** The headings and captions contained herein are included for convenience and reference only, and shall not be considered as any indication of priority or construction of the lease.

32. **ENTIRE AGREEMENT:** This Lease contains the entire agreement between the parties. Neither the Tenant nor Landlord has relied upon any statements, promises, or agreements in conflict with the terms of this document.

33. **SIGNAGE.** Landlord shall construct, at its sole cost and expense, a Free Standing sign in accordance with all applicable rules and regulations of the City of Gulfport and Tenant shall be solely responsible for purchasing and installing an insert into the sign stand, which insert shall be approved by Landlord. All other signs, as well as the advertising practices of the Tenant, will comply with all applicable rules and regulations of the Landlord and the City of Gulfport. The Tenant will not erect, install or maintain any sign other than in accordance with this section.

34. MISCELLANEOUS: A) Upon the reasonable request of the other party, each party shall join in the execution of a short form lease memorandum setting forth the basic terms and conditions of this agreement and such short form memorandum may be recorded in the office of the Chancery Clerk of Harrison County, Mississippi.

B) If any term, condition, or covenant of this agreement shall be held to be invalid by a court of competent jurisdiction, the remaining terms of the lease shall remain in full force and effect.

C) This agreement may be executed in any number of counterparts, each of which when signed by both parties will be deemed an original.

35. NON COMPETITION COVENANT: Landlord will not enter into a lease with any other person or entity engaged in a psychology business, at the "Center" during the term of the Lease Agreement unless approved in writing by Tenant.

IN WITNESS WHEREOF, the parties have made and signed this Lease Agreement in duplicate in the City of Gulfport, State of Mississippi, this the _____ day of _____, 2017.

Landlord: 9P HOLDING, LLC

Tenant: _____

BY: _____

BY: _____

Printed Name: Jacques P. Pucheu

Printed Name: _____

Title: Managing Member

Title: _____

Date: _____

Date: _____

BY: _____

Printed Name: _____

Title: _____

Date: _____

BY: _____

Printed Name: _____

Title: _____

Date: _____

STATE OF MISSISSIPPI
COUNTY OF HARRISON

PERSONALLY appeared before me, the undersigned authority in and for the jurisdiction aforesaid, and while within my official jurisdiction, the within named Jacques P. Pucheu, Managing Member of 9P Holding, LLC who acknowledged that he signed and delivered the foregoing lease on the day and year therein mentioned.

GIVEN under my hand and official seal this the _____ day of _____, 2017.

(SEAL)

NOTARY PUBLIC

My Commission Expires: _____

STATE OF MISSISSIPPI
COUNTY OF _____

PERSONALLY appeared before me, the undersigned authority in and for the jurisdiction aforesaid, and while within my official jurisdiction, the within named _____, who affirmed that she is the _____ of _____ and acknowledged that she signed and delivered the foregoing lease on the day and year therein mentioned for the above named _____.

GIVEN under my hand and official seal this the _____ day of _____, 2017.

(SEAL)

NOTARY PUBLIC

My Commission Expires: _____

STATE OF MISSISSIPPI
COUNTY OF _____

PERSONALLY appeared before me, the undersigned authority in and for the jurisdiction aforesaid, and while within my official jurisdiction, the within named _____, who affirmed that she is the _____ of _____ and acknowledged that she signed and delivered the foregoing lease on the day and year therein mentioned for the above named _____.

GIVEN under my hand and official seal this the _____ day of _____, 2017.

(SEAL)

NOTARY PUBLIC

My Commission Expires: _____

STATE OF MISSISSIPPI
COUNTY OF _____

PERSONALLY appeared before me, the undersigned authority in and for the jurisdiction aforesaid, and while within my official jurisdiction, the within named _____, who affirmed that she is the _____ of _____ and acknowledged that she signed and delivered the foregoing lease on the day and year therein mentioned for the above named _____.

GIVEN under my hand and official seal this the _____ day of _____, 2017.

(SEAL)

NOTARY PUBLIC

My Commission Expires: _____

**Exhibit “A”
Floor Plan**

Exhibit "B"

Landlord agrees to complete all construction improvements to Tenant space except for furnishings and professional equipment used in the daily operations of Tenant. Landlord shall complete construction as a turn-key, move-in ready space at its sole expense and Tenant agrees to pay back its portion of construction costs included in rent rate for the first term.

As Tenant agrees in Section 4 of this Agreement, any substantial changes over and above the material and fixtures as described below, the Landlord reserves the right to adjust the build out payment if expenses exceed the following budget allowances:

- 1) Flooring allowance 2.85/sq ft for flooring.
- 2) Plumbing fixtures: Wall Mount Sinks (HC), Pedestal Sinks and 17" w/c
- 3) Kitchen Cabinets included with granite top, customer picks color
- 4) Exterior Sidewalks
- 5) 5 ¼ wood baseboard throughout 544 lf
- 6) 3 ¼ crown molding in offices, lobby & hallways 329 lf
- 7) Outswing French doors in 3 offices \$3,300.00
- 8) Sound board and insulation for three offices on the interior walls
- 9) All building signs are at sole expense of Tenant.

EDWARD D. JONES & CO., L.P.
d/b/a EDWARD JONES
TERM LEASE AGREEMENT

THIS AGREEMENT (herein referred to as the "Lease") made and entered into this the 3rd day of March, 2017, by and between **9P HOLDING LLC**, having principal offices at 12435 PLUNKETT ROAD in GULFPORT, MS 39503, hereinafter referred to as the Lessor,

and

EDWARD D. JONES & CO., L.P. d/b/a EDWARD JONES, having principal offices at 12555 Manchester Road, in St. Louis, Missouri 63131, hereinafter referred to as Lessee,

WITNESSETH, that said Lessor does by these presents lease and demise unto the said Lessee the following described property hereinafter known as:

"Premises": BRIDGE WATER CENTER LOCATED AT

8933 LORRAINE ROAD, SUITE B, GULFPORT, MS 39503

Square Feet: 1,200

With appurtenances for the term of Five (5) years beginning the first day of July, 2017, and ending the last day of June, 2022, at the monthly schedule of:

07/01/2017 – 06/30/2022

Lessor agrees to accept payment of the Monthly Rent via electronic funds transfer (EFT). Upon execution of this Lease by both parties, enrollment details will be sent to Lessor. In order to implement payment via EFT, Lessor agrees to enroll in the EFT program within 30 days of execution of this Lease. If Lessee changes to another vendor for its electronic funds transfer processing, Lessor will upon Lessee's request, complete and return another EFT Form to Lessee within at least (30) calendar days before the next scheduled Monthly Rent payment. Lessor must notify Lessee in writing of any changes to its banking account to which the Monthly Rent payment is sent that would affect transmission of an electronic funds transfer at least (30) calendar days prior to the next scheduled Monthly Rent payment. Lessee shall not be deemed to be in breach of the Term Lease Agreement if payment to Lessor is late or never received by Lessor due to any of the following reasons: (i) Lessor fails to submit an EFT Form; (ii) Lessor fails to submit an EFT Form within the requisite time period set forth herein, or (iii) the EFT Form submitted by Lessor is incomplete and/or contains inaccurate information.

Should the rent commence on a day other than the first day of a calendar month, Lessee's rent for that fractional month shall be calculated on a per diem basis using a thirty-day month.

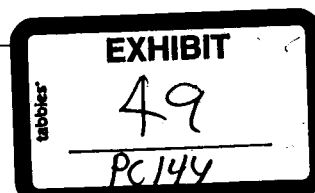
1. Form W-9

Under Section 6109 of the Internal Revenue Code, Lessor is required to provide Lessee with the correct Taxpayer Identification Number (TIN) in order for Lessee to file information returns to the IRS to report income paid to Lessor. Lessor shall complete all IRS required forms and return to Lessee as requested. Notwithstanding anything to the contrary herein, if Lessor fails to submit a properly completed Form W-9 as requested by Lessee, Lessor agrees that Lessee has the right (but not the obligation), pursuant to Section 3406 of the Internal Revenue Code, to withhold and pay to the IRS a percentage of the total monthly rent payment.

In the event that Lessor shall have a change in its business or legal name, Lessor agrees to notify Lessee in writing, within 30 days of any such change, and submit a new Form W-9 reflecting such change(s).

2. Notice to Lessee

a) It is expressly understood between the parties hereto that Lessee's employees stationed at the Premises are not empowered to give instruction regarding the leasehold and furthermore that all notices to be served by the Lessor upon the Lessee shall be in writing addressed to:



Edward D. Jones (Headquarters)
12555 Manchester Road
St. Louis, MO 63131
Attention: Branch Leasing; BR# 4329

Notices to either party shall be considered served when deposited with the United States Postal Service via Certified Mail, return receipt requested, or other nationally recognized courier. The refusal of a party to accept a notice shall not affect the giving of notice.

b) Only Principals or Authorized Officers/Agents of Lessee employed at its Headquarters are empowered to give any instruction or notice regarding the Lease and any notice or instruction issued by any other party is null and void.

c) Due to the nature of Lessee's business, any access to or entrance into the Premises by the Lessor or its employees, agents or contractors shall require 24 hours prior notice to Lessee, except in cases of an emergency.

3. Notice to Lessor

Any payments required to be paid, and all notices required to be delivered to Lessor from Lessee shall be delivered to Lessor at:

9P HOLDING LLC
12435 PLUNKETT ROAD
GULFPORT, MS 39503
PHONE: 228-832-1845
FAX: 228-832-1796
EMAIL: jacques@edgefg.com

4. Voice & Data Communications

Lessor shall grant Lessee access to any part of the Building, including common areas, hallways, and telephone/equipment rooms, needed to install phone line, cable, or fiber circuits for voice and data communication. Lessee requires either ADSL or cable communication lines to operate its business. In the event Lessee's telecommunications provider, as selected by Lessee, cannot furnish these lines, or the cost is unreasonable (in Lessee's reasonable opinion), then Lessee shall have the right to terminate (without penalty and without further obligation to pay rent per the Lessee to Lessor) by giving written notice to Lessor.

5. Occupancy and Commencement of Term

In the event the Premises are ready for occupancy prior to July 1, 2017, ("Commencement Date") Lessor will allow Lessee to take early occupancy. All terms and conditions of this Lease shall be in effect during any said early occupancy period. Base rent and other charges for any early occupancy period shall be waived. Additionally, if Lessee shall occupy the Premises prior to the Commencement Date of this Lease, with Lessor's consent, all other provisions of this Lease shall be in full force and effect as soon as Lessee occupies the Premises and the Lease expiration date shall not change.

If the Lessor shall be unable to give possession of the Premises on the Commencement Date for any reason except that caused solely by Lessee, then the rent shall not commence until possession of the Premises is given and all improvements to be made by Lessor are substantially complete, and reasonably acceptable to Lessee. Additionally in the event that the Premises are not made substantially complete and reasonably acceptable to Lessee within thirty (30) days after the Commencement Date, Lessee may, at its option, cancel this Lease, upon written notice to Lessor, without liability to Lessor and this lease shall be null and void. In the event Lessor is unable to give possession on the Commencement Date, and Lessee does not elect to cancel

this Lease, the expiration date shall be extended from the actual date of occupancy in accordance with the total lease term specified in the Lease.

6. **Early Termination** - Intentionally Deleted

7. **Option to Renew**

Provided Lessee is not in default of the Lease, Lessor will grant Lessee an option to renew this Lease for Two (2) additional, consecutive periods of Five (5) years with Two (2) months' notice at a rate of [REDACTED] per month for the first option, and a rate of Two [REDACTED] per month for the second option, respectively.

8. **Delivery Upon Termination**

Upon expiration of the Lease term, or any subsequent renewal term, or other sooner termination of this Lease, Lessee shall deliver to Lessor possession of the Premises, together with all improvements or additions in or to the Premises, in the same condition as received, ordinary wear and tear excepted.

Lessee shall not be required to remove any of said improvements or return the Premises to its original condition upon any termination of this Lease. All said improvements shall remain in place as the Property of the Lessor. Lessee shall remove its furniture, fixtures and equipment and make any repairs occasioned by said removal upon any termination of this Lease.

9. **Use**

Lessee shall use said Premises for general office space in connection with investment brokerage, insurance sales and related financial services and Lessee shall be the only business in the Building to engage in investment brokerage and insurance sales.

Lessee, its employees, customers, invitees, contractors, and agents shall have access and the right to use the Common Areas, if any, including but not limited to: corridors, sidewalks, restrooms, parking lots, entryways, lobbies and elevators, subject to Lessor's reasonable written rules and regulations which shall not adversely affect Lessee's right to use the Premises.

10. **Restricted Use**

A. The Lessor shall not lease or sell any units within the Building, Shopping Center or Property to the following user(s):

- a) Adult video/Adult entertainment stores;
- b) Abortion offices/facilities;
- c) Alcohol/Drug rehabilitation offices/facilities;
- d) Off-track betting establishments;
- e) Offices or entities that sell, barter, trade, buy, or dispenses marijuana, for medical use or otherwise; or
- f) Probation/parole offices.

B. The Lessor shall not lease or sell the units within fifty (50) feet of Lessee's demising wall to the following users(s):

- a) Bars, taverns, billiard halls;
- b) Pawn shops;
- c) Dance studios or Karate studios;
- d) Beer or wine-making stores;
- e) Psychological counseling offices/facilities;
- f) Unemployment or Social Security offices;
- g) Liquor stores;
- h) Tattoo shops/body art/piercing tenants;
- i) Beauty/Hair Salons, Cosmetology Services, or Nail Salons;

- j) Gun and Weapon shops;
- k) Smoke/Tobacco or Vapor/E-Cigarette shops;
- l) Child Care/Children's gymnasium;
- m) Dry Cleaning Plant facility;
- n) Veterinarian/Dog Grooming/Animal Boarding;
- o) Gym/Workout facility;
- p) Same day cash/loan shops;
- q) Massage parlors (except for national chains such as Massage Envy and the like);
- r) Police substations;
- s) Military recruiting offices; or
- t) Any other non-professional use similar to those listed above.

C. Each party acknowledges that Lessee may suffer irreparable damage in the event of a breach or threatened breach of any paragraph of this Article. Accordingly, in such event, Lessee shall be entitled to seek preliminary and final injunctive relief, as well as any and all other applicable remedies at law or equity, including the recovery of damages for a breach of the paragraphs of this Article. Additionally, Lessee shall have the right, but not the obligation, to cancel/terminate the Lease, without further liability to Lessor, if Lessor breaches the paragraphs of this Article, and further Lessee shall be entitled to damages from Lessor, including but not limited to the cost of relocating, real estate commissions, tenant improvement reimbursement at the current Premises, tenant improvement at the new premises, loss of business, etc.

11. Utilities

Commencing on the Commencement Date, the following utility costs for the Premises shall be paid as follows: Lessee will fully pay water, sewer, electricity, trash removal. Lessor shall provide any necessary metering devices, any utility tap fees, and any impact fees at Lessor's sole expense, without reimbursement from Lessee.

Lessee shall have the right to choose its phone/data service provider. Lessor shall be responsible for providing phone service to the building.

If permitted by law, Lessee, without Lessor's consent, shall have the right at any time and from time to time during the Lease Term, to contract for service from a different company or companies providing utility service (including but not limited to, electric, water, sewer, heat (natural gas; oil; steam or electric) and waste or trash removal, etc.) for said Premises.

12. Real Estate Taxes, Common Area Maintenance, and Insurance

Lessor shall provide, at its sole cost and expense, all reasonable Common Area Maintenance, property insurance and real estate taxes.

Operating Expenses. Common Area Maintenance ("CAM"), Real Estate Taxes, and Insurance shall hereinafter be collectively referred to as "Operating Expenses". CAM shall be defined as necessary expenses incurred by Lessor for the administration, cleaning, maintenance, and repair of the Building/Shopping Center/Property ("Property"), which shall include, but not be limited to, gardening and landscaping, cleaning, sidewalk maintenance and repair, building façade maintenance, sewer and water line maintenance and repair, parking lot sweeping and repairs, parking lot striping, and lighting, removal of snow, and such other services as Lessor may require to furnish the Common Areas. Lessee's proportionate share of Operating Expenses shall be that portion of such Operating Expenses which the leasable square footage of the Premises bears to the total leasable area of the Property, which is Five Thousand One Hundred Seventy (5,170) square feet divided by One Thousand Two Hundred (1,200) square feet, or 23.2%.

During the first year of this Lease, the monthly estimated amount of Lessee's Operating Expenses is as follows:

Estimated Total: Two Hundred Seventy Five and No/100 Dollars (\$275.00)

Said Estimated Total shall be paid in monthly installments beginning July 1, 2017. Notwithstanding anything to the contrary herein, Lessor will provide a cap on increases in controllable CAM expenses not to exceed three and one half percent (3½%) of the prior year's expenses. Controllable CAM expenses would be those, which are reasonably controllable by Lessor, and would specifically exclude Real Estate Taxes, Insurance and utilities. Lessor's administrative expenses and management fees shall be capped at no more than ten percent (10%) of the total CAM charge.

CAM shall exclude: (a) cost of any work or service rendered exclusively for any Lessee; and (b) the installation or alteration to the Property which under generally accepted accounting principles are properly classified as capital expenditures; and (c) brokerage commissions, advertising fees or other costs in procuring Lessees, income taxes on Lessor's property, and depreciation on Lessor's equipment and property; and (d) management or administrative fees exceeding ten percent (10%) of the total CAM; and (e) costs of painting, repainting, decorating and redecorating for any Lessee of the Property; and (f) all expenses, attorney fees, costs of Lessor arising out of compliance with ADA and/or in remediation of any hazardous waste problem.

Within ninety (90) days after the end of the first calendar year, and each anniversary thereof, the Lessor shall deliver to Lessee a statement setting forth the actual amount of Operating Expenses for the then current year. Lessee shall not be obligated to pay any statement for Operating Expenses if Lessor fails to deliver said statement within one hundred eighty (180) days after the end of any calendar year. If Lessee's estimated monthly Operating Expenses payments are less than Lessee's actual proportionate share, Lessee shall, within thirty (30) days after receipt of statement and itemization, pay Lessor the difference. If aforesaid estimated monthly Operating Expenses payments of a given calendar year are greater than the Lessee's proportionate share of Operating Expenses, Lessor shall subtract this amount from the thereafter monthly rental payments due to Lessor until repaid in full, or in the event of expiration or termination of this Lease, reimburse such amount to Lessee within thirty (30) days of notice. Copies of accounting statements, along with the real estate tax receipt, shall be furnished to Lessee upon request. Lessee shall have the right, upon written notice to Lessor, to audit Lessor's books. If Lessee's audit indicates Lessee has been overcharged, then an appropriate refund shall be made to Lessee. Furthermore, if said overcharge is more than five percent (5%), Lessor shall additionally pay for the actual cost of Lessee's audit.

13. Hours of Operation

Lessee's standard hours of operation shall be 8:00 a.m. to 5:00 p.m., Monday through Friday ("Standard Business Hours"), provided that, Lessee may operate evenings and weekends. Lessee and its employees shall have 24-hour access to the Premises and the Common Areas. Lessee and its employees may give its prospects, clients, agents and contractors temporary access to the Premises and the Common Areas. Lessee and its employees may conduct business on the premises during days and times outside of the Standard Business Hours. Lessee's employees are not required by this Lease to continuously occupy the Premises during Standard Business Hours due to the nature of Lessee's business operation. Lessee shall not be obligated to light the Premises or its signage beyond the Standard Business Hours. The Lessor is responsible to light and maintain the Common Areas, including the sidewalks and parking area, if applicable, at all times in a safe and secure manner.

14. Parking

Lessor will provide Lessee with Two (2) unallocated and Two (2) reserved parking spaces.

15. Signage

Lessee shall have the exclusive right to erect and maintain in, or about the exterior and interior of the Premises, at its own expense, all signs (electrical or otherwise) necessary or appropriate to the conduct of the business of Lessee. Lessor hereby approves of Lessee installing its standard signage as per proposal to be sent under separate cover. Upon full execution of this Lease, Lessee shall be allowed to install a temporary banner at Premises until such time that Lessee's permanent sign is installed. Lessee's signage shall conform to all applicable local, city and county requirements.

Notwithstanding anything contained to the contrary herein, Lessor shall, at its sole cost and expense, remove any and all existing previous Lessee signage. Lessor shall make any and all necessary repairs caused by said sign removal. This includes, but is not limited to any patch, repair, and paint to the Building, Fascia, or Multi-Tenant Signage. All sign removal and repair shall be completed prior to the Lease Commencement Date.

Any signs erected or placed in or on the Premises by Lessee may be removed by Lessee at any time during the term or on the expiration or sooner termination of this Lease. Any damage caused by the erection, maintenance or removal of any and all such signs shall be fully repaired at the expense of the Lessee.

Lessor shall also allow Lessee to place regulatory agency mandated signage (stickers) on or near the front entrance of the Premises. At any time during the term of this Lease, or any extension hereof, Lessee reserves the right to change its name. In the event Lessee does change its name, Lessee may, at its expense, change its signage to reflect the new name.

Lessor shall not place a "For Rent", "For Lease" or similar signage on the Premises prior to fifteen (15) days before the expiration of this Lease.

16. **Zoning**

Lessor hereby warrants that the Property/land/Premises are zoned for the use intended in this Lease.

17. **Peaceable and Private Enjoyment**

Lessor agrees to permit the Lessee to peaceably and quietly have and enjoy the use of the Premises and Common Areas for the purpose and for the term aforesaid. In addition, Lessor agrees to provide Lessee with access and ability to conduct business during normal business hours with the same peaceable and private enjoyment during any repairs, maintenance, and improvements.

18. **Estoppeles: Subordination and Attornment**

Lessor agrees to use Lessee's standard Estoppel Certificate (attached hereto as Exhibit B).

This Lease shall be subordinate to any ground lease, mortgage, deed of trust, or any other hypothecation of security now or hereafter placed upon the Premises or Project and to any and all advances made on the security thereof and to all renewals, modifications, consolidations, replacements and extensions thereof. Notwithstanding such subordination, Lessee's right to quiet possession of the Premises shall not be disturbed if Lessee is not in default beyond any applicable cure period and so long as Lessee shall pay the rent and observe and perform all of the provisions of this Lease, unless this Lease is otherwise terminated pursuant to its terms. If any mortgagee, trustee or ground Lessor shall elect to have this Lease prior to the Lien of its mortgage, deed of trust or ground lease, and shall give written notice thereof to Lessee, this Lease shall be deemed prior to such mortgage, deed of trust or ground lease, whether this Lease is dated prior to or subsequent to the date of said mortgage, deed of trust or ground lease or the date of the recording thereof.

Lessee agrees to execute any reasonable documents, within ten (10) days of written receipt of said request, required to effectuate an attornment, a subordination, or to make this Lease prior to the lien of any mortgage, deed of trust or ground lease, as the case may be. In the event of any foreclosure, sale, or transfer in lieu of foreclosure, Lessee shall attorn to the purchaser, transferee or Lessor as the case may be, and recognize that party as Lessor under this Lease, provided such party acquires and accepts the Premises subject to this Lease.

19. **Lease Modification and Assignment**

This Lease may be modified only upon the written and signed Agreement of Lessor and Lessee. Lessee expressly covenants that it shall not assign or sublet the Premises, except to affiliates or parent companies, without the prior written consent of the Lessor, which consent shall not be unreasonably withheld, conditioned, or delayed.

20. Tenant Improvements

Lessor at its expense, agrees to make all modifications and additions to the Premises as per the attached Exhibit A. Lessor will furnish Lessee with heating, ventilating, and air conditioning equipment which will create a comfortable working environment for Lessee.

21. Repair and Maintenance

a) Lessor shall be responsible, at its expense, for all repair, maintenance or replacement of the following Building, Common Area and Premise elements: roof, foundation, outside walls, sidewalks, parking lot, common corridors and restrooms, windows, drainage system, heating and air conditioning, plumbing, electrical wiring, construction, snow/ice removal, landscaping, pest including termite control, lighting.

b) Notwithstanding anything to the contrary herein, Lessee shall only be responsible, at its expense, for all repair and maintenance of the following: interior walls. Additionally, Lessor shall assign to Lessee or allow and participate with Lessee with regard to any warranty applicable to such items in the Building.

c) In the event Lessor should fail to address the repairs and maintenance issues as required, Lessee shall have the right to terminate this Lease upon thirty (30) days written notice with no further liability to Lessee.

d) Lessor warrants that all fixtures and equipment are in good working order at the commencement of this Lease and Lessor warrants that all fixtures and equipment shall be under warranty for one hundred eighty (180) days after commencement of this Lease. Additionally, Lessor shall assign to Lessee or allow and participate with Lessee regarding any warranty applicable to such fixtures or equipment in the building.

22. Contractor Lien

In the event a lien is filed on the Premises by a contractor under the control of the Lessee, Lessee shall have the option to satisfy the lien.

23. Condemnation

In the event of the condemnation or purchase in lieu of all or any substantial part of the Premises by any public or private corporation with the power of condemnation, Lessee reserves the right to seek a separate award due to such condemnation. Additionally, Lessee shall have the right to cancel the Lease, with no further liability to Lessor if said condemnation affects Lessee in any manner.

24. Damage or Destruction to the Premises

In the event of damage or destruction to the Premises, the Lessor or the Lessee shall be allowed to cancel the Lease if the Lessor cannot restore the Premises within 180 days. If the Lessor can restore the Premises within said 180 days, the Lessor shall commence to do so diligently. Lessor shall notify Lessee in writing within 20 days of said damage or destruction of its ability to restore the Premises within 180 days or not. If restoration is not completely restored within 180 days, or cannot be restored within 180 days, Lessee shall have the immediate right to cancel the Lease effective from the date of occurrence of said damage or destruction, and Lessee shall have no further liability to Lessor. Rent payable hereunder for the period during which such damage, repairs or restoration continues shall be abated.

25. Compliance with Laws and Ordinances

Lessor shall be responsible for making the Premises, Building and its Common Areas comply with all laws, ordinances or regulations.

26. Hazardous Materials

To the best of Lessor's knowledge, the Building, its Common Areas, and Premises contain no Hazardous Materials (as defined by the US Environmental Protection Agency), and/or harmful mold, and/or harmful contaminants, and is in compliance with all applicable local, state and federal material rules, regulations, laws and ordinances. In the event that Hazardous Materials, and/or harmful mold, and/or harmful contaminants are identified as present in the Premises, Building, its Common Areas, and/or Property during the term of this Lease, Lessor shall be responsible for the removal of said Hazardous Materials, and/or harmful mold, and/or harmful contaminants by a licensed professional. Lessor shall hold harmless and indemnify Lessee for any hazardous waste, mold, and/or contaminant costs, clean-up, fine, damage, or judgment caused by Lessor or its agents. Lessee shall be responsible for removal of any Hazardous Materials, and/or harmful mold, and/or harmful contaminants Lessee introduces into the Premises. Lessor shall be responsible for the removal of any Hazardous Materials, and/or harmful mold, and/or harmful contaminants introduced to the Building, its Common Areas, or Premises by third parties not controlled by Lessee. Additionally, Lessor shall continue to comply with all applicable local, state and federal material rules, regulations, laws, and ordinances.

27. Insurance

Lessee shall carry and maintain, during the entire term hereof, at Lessee's sole cost and expense, a broad form of comprehensive commercial general liability insurance with limits of not less than \$1,000,000.00 per occurrence, insuring against any and all liability of Lessee with respect to the demised Premises or arising out of the use or occupancy thereof. Lessee shall furnish Lessor, if requested, evidence that the insurance is in full force and effect from the Company issuing such insurance. Notwithstanding anything to the contrary herein, Lessee's maximum liability to Lessor shall not exceed the total amount of rent due for the entire Lease, except when insurance is available to cover a claim by Lessor.

Lessor shall insure the Building and its Common Areas under a fire and extended coverage policy with limits of not less than \$1,000,000.00 or to 100% of the replacement costs.

28. Indemnification

Lessee agrees to indemnify and hold harmless Lessor for any risk of loss, injury or damage of any kind or nature to the Property, Building, or its Common Areas, or persons at the Property, Building, its Common Areas, or Premises that results from the negligence of Lessee except when such injury or damage is a result of a malfunction of or damage to items to be maintained, repaired or provided by Lessor, or when such injury or damage is the result of Lessor's negligent act and/or willful misconduct.

Lessor agrees to indemnify and hold harmless Lessee for any risk of loss, injury or damage of any kind or nature to the Property, Building, or its Common Areas, or persons at the Property, Building, its Common Areas, or Premises that results from the negligence of Lessor except when such injury or damage is a result of a malfunction of or damage to items to be maintained, repaired, or provided by Lessee, or when such injury or damage is a result of Lessee's negligent act and/or willful misconduct.

29. Default

a) In the event of any non-monetary default by either party, the defaulting party shall cure or commence to cure and diligently conclude said cure, within thirty (30) days of non-defaulting party's written notice of said default. In the event that the default cannot reasonably be cured within said thirty (30) day timeframe, as long as the defaulting party has diligently commenced to cure said default within thirty (30) days from receipt of notice of default from the other party, then in such case, the defaulting party shall not be considered in default by reason of non-compliance of the thirty (30) day timeframe requirement.

b) In the event of a monetary default, Lessee shall cure said default within ten (10) days of receipt of written notice from Lessor.

30. **Late Fees**

Lessee will pay said rents in a manner and form herein before specified. Lessee shall pay to Lessor the sum of \$10.00 as late fees for any rental payment unpaid to Lessor by the tenth (10th) day of the month.

31. **Holdover**

Provided Lessee has not vacated the Premises, and provided Lessee has not exercised any option to renew, or has not entered into a new Lease regarding the Premises, then if Lessee holds over after the Lease term, this Lease shall revert to a month-to-month agreement upon expiration of the lease term and a ninety (90) day notice by either party shall be required to terminate this said month-to-month tenancy. All other terms and conditions of the original Lease would remain in effect during this month-to-month tenancy.

32. **Lessor's Default**

In the event Lessor breaks a clause in this Lease, omits to undertake what is stated it will undertake, or acts in a manner in which the Lease states it shall not act, Lessee has the right of setoff in a subsequent month's rent for the fair value of said act, omission, repair or maintenance that hinders Lessee's leasehold interests. In addition, Lessee shall have the option to cure a default/breach of Lease by Lessor, if (a) Lessee has sent written notice to Lessor of Lessee's intent to cure, and (b) Lessor fails to cure said default/breach within thirty (30) days following Lessor's receipt of such notice from Lessee.

33. **Interruption of Lease** - Intentionally Deleted.

34. **Remedies**

Lessor and Lessee shall have all remedies available at law or equity to enforce this Lease, and to proceed against the other party for any default of this Lease.

35. **Attorney's Fees**

If either party becomes a party to any litigation concerning this Lease, the Premises, or the Building or other improvements in which the Premises are located, by reason of any act or omission of the other party or its authorized representatives, the party that causes the other party to become involved in the litigation shall be liable to that party for the reasonable attorneys' fees and court costs incurred by it in the litigation.

If either party commences an action against the other party arising out of or in connection with this Lease, the prevailing party shall be entitled to have and recover from the losing party reasonable attorneys' fees and costs of suit.

36. **Agency Disclosure**

Lessee represents and warrants that it has not consulted or negotiated with any broker, finder or agent with regard to this Lease except COLDWELL BANKER COMMERCIAL, ALFONSO REALTY, INC., who shall be paid a commission on 6% of the gross amount of the base rent for the primary term and 3% of any options. Commission shall be paid one half (1/2) at lease signing and one-half at tenant occupancy. Commissions on options shall be paid at time the option is exercised.

37. **Force Majeure**

In the event that either party shall be delayed or hindered in or prevented from doing or performing any act required in this Lease by reason of strikes, lock-outs, casualties, Acts of God, labor troubles, inability to procure materials, failure of power, governmental laws or regulations, riots, insurrection, war or other causes beyond the reasonable control of such party, then such party shall not be liable or responsible for any such delays and the doing or performing of such act shall be excused for the period of the delay and the period for the performance of any such act shall be extended for a period equivalent to the period of such delay.

38. **Consent or Approval**

In each and every instance where the consent or approval of either party is required by the other party, said consent or approval shall be given in a prompt manner, and shall not be unreasonably withheld, conditioned or delayed.

39. **Heirs and Assigns**

All of the covenants, agreements, terms and conditions contained in this Lease shall inure to and be binding upon Lessor and Lessee and their respective heirs, executors, administrators, successors and assigns.

40. **Entire Agreement**

This Lease sets forth all the covenants, promises, agreements, conditions and understandings between Lessor and Lessee concerning the Premises and there are no covenants, promises, agreements, conditions or understandings either oral or written, between them other than as are herein set forth.

41. **Continuous Occupancy**

Notwithstanding anything to the contrary in the Lease, if during the term of this Lease and any extensions hereof, so long as Lessee shall continue to pay rent as outlined herein, Lessee shall not be considered in default of this Lease by reason of abandonment or non-use in the event the Lessee's employee(s) vacates or fails to initially occupy the Premises. Lessee will use its best efforts to locate other employees to occupy the Premises. Lessee shall maintain the interior appearance of the Premises in a clean and orderly fashion at all times.

This Lease is not in effect until duly signed by Lessor and Lessee.

Lessor:
9P HOLDING LLC

Lessee:
EDWARD D. JONES & CO., L.P.
d/b/a EDWARD JONES

By:

By: Cushman & Wakefield U.S., Inc.
d/b/a Cushman & Wakefield, Agent

(Authorized Signature)
Printed Name: Jacques P. Pichea
Its: MANAGING member
Date: 3/7/17
Federal ID #: 81-3137669

By: Chris Jennewein
(Authorized Signature)
Printed Name: Chris Jennewein
Its: Transaction Manager
Date: March 3, 2017

EXHIBIT "A"

NO SITE PLAN AVAILABLE
NEW CONSTRUCTION

GENERAL NOTES

- [illegible]

PROJECT CONTACT INFORMATION

LEASING COORDINATOR/PROJECT MANAGER:
CHRIS JENNIFER 314-315-4761

BUILDING OWNER/PROPERTY MANAGER CONTACT:
KENNETH JONES I. O. 228-586-4471 KJONES@COMMERCIALPWIDE.COM

GENERAL CONTRACTOR:
KENNETH JONES II O. 228-586-4471 KJONES@COMMERCIALPWIDE.COM

FLOORING CONTACT:
NATIONAL RETAIL FLOORING SERVICES, INC. 866-440-6737 info@nrf-usa.com

MEAL LOGS CONTACT:
DEB GORDA 402-339-3064

INTEGRATED NETWORK CABLES (INC) CONTACT:
DISTAL TEAM 888-519-9525

Edward Jones

BRANCH FACILITIES

BRANCH OFFICE 04329

11322 W TAYLOR RD

SUITE TBD

GULFPORT, MS 39507

TABLE OF CONTENTS

SHEET 1 COVER SHEET

SHEET 2 PARTITION PLAN

SHEET 4-6 EDWARD JONES SPECIFICATIONS

BUILDING INFORMATION

CONSTRUCTION TYPE: NEW CONSTRUCTION

1-STORY, SPRINKLERED

OCCUPANCY USE GROUP: B-BUSINESS

EQUIPMENT LEGEND

COMPUTER TERMINAL

LASER PRINTER

COPIER/FAX/SCANNER

30C (Branch Office Controller)

PHONE SYSTEM

****EQUIPMENT SUPPLIED & INSTALLED BY EDWARDS LOWERY****

LEGEND

- [illegible]

EXTERIOR SIGN CIRCUIT INSTALLATION INSTRUCTIONS

GENERAL CONTRACTOR (GC) TO VERIFY EXISTENCE AND FUNCTIONALITY OF SIGN CIRCUIT ALONG SIGN BAND SERVING SUBJECT SPACE. EXISTING CIRCUIT MUST BE LOCATED IN/ON THE SIGN BAND ABOVE THE SUBJECT SPACE AND WITHIN SIX FEET (6') OF THE CENTRELINE OF THE SPACE. THE CIRCUIT SHOULD BE A DIRECT FEED FROM THE ELECTRICAL PANEL WITHIN THE TENANT SPACE AND BE FED THROUGH A THREE-CLOCK OR PROTECTOR SHOULD THE CIRCUIT NOT EXIST AND/OR BE DEEMED NONFUNCTIONAL. GC TO PROVIDE INSTALLATION OF NEW DEDICATED SIGN CIRCUIT, PHOTOCELL AND JUNCTION BOX TO BE MOUNTED WITHIN THE SIGN BAND AND NO MORE THAN SIX FEET (6') FROM THE CENTRELINE OF THE SUBJECT SPACE. COST FOR INSTALLATION OF THE CIRCUIT, JUNCTION BOX AND PHOTOCELL TO BE INCLUDED IN THE BASE PRICE BID FOR THE PROJECT AS WELL AS FINAL CONNECTION OF SIGN BY ELECTRICIAN IF REQUIRED BY CODE.

ISSUES/REVISIONS

[illegible]

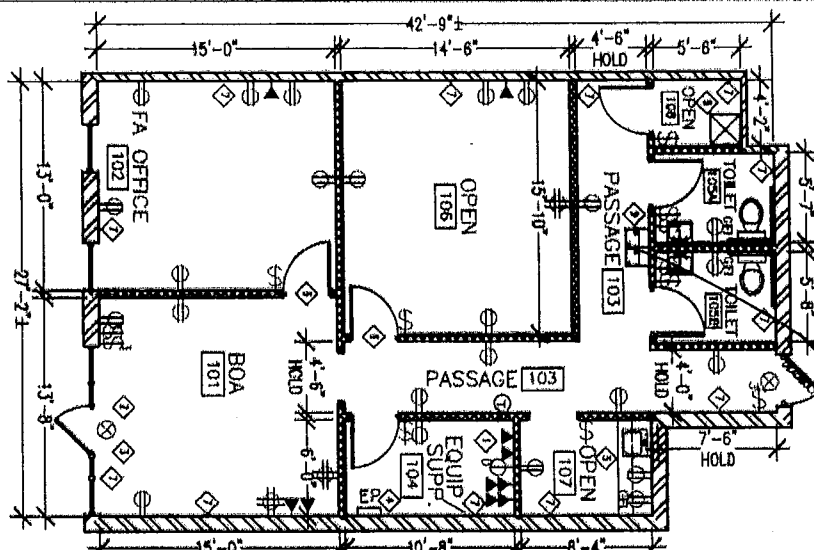
♦♦ DO NOT SCALE DRAWINGS ♦♦

**** CONTRACTOR MUST HAVE (6) PAGES FOR THIS SET OF DRAWINGS. IF YOU ARE MISSING ANY PAGES, PLEASE CONTACT DESIGNER, ANNA THIES AT: 314-515-3917**

11322 W TAYLOR RD
SUITE TBD
GULFPORT, MS 39507
SQUARE FOOTAGE 1200

Edward Jones
BRANCH FACILITIES
BRANCH OFFICE 04329
DATE: 02.17.2017

[Handwritten signature]



****BRANCH TO
BE PREFERRED****

PARTITION PLAN
1/8"=1'-0"



CONTACTED AND HAVE ALL 5 PAGES OF THESE
PERSON IDENT GRAMMS. IF YOU ARE MISSING
ANY OF THESE 5 PAGES, PLEASE CONTACT
BUREAU AT PHONE NUMBER LISTED IN
INTERPOL. SEE PAGE 1 OF 6 FOR ADDITIONAL
NOTES.

ISSUES/REVISIONS

[illegible]

CONTRACTOR (SITE SPECIFIC) NOTES:

- [illegible]

KEYED NOTES:

DEMARC EXTENSION WORK PER DETAIL ON
SHEET 8 OF 6, TO BE COMPLETED ON THE
FIRST DAY OF CONSTRUCTION. GC TO INSTALL
BOARD AND CONDUIT AND COORDINATE
INSTALL OF CATRE LINES WITH INC. EMAIL
PHOTO TO LEASING COORDINATOR TO
CONFIRM WORK COMPLETION.

Edward Jones

BRANCH FACILITIES

BRANCH OFFICE 04329

[illegible]

11322 W TAYLOR RD
SUITE TBD
GULFPORT, MS 39507

SQUARE FOOTAGE 1200

DATE: 02.17.2017

EXHIBIT A	STEEL
	2 of 6

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11322 W TAYLOR RD
SUITE TBD
GULFPORT, MS 39507

SQUARE FOOTAGE 1200

Edward Jones
BRANCH FACILITIES
BRANCH OFFICE 04329

11322 W TAYLOR RD
SUITE TBD
GULFPORT, MS 39507

SQUARE FOOTAGE 1200

DATE: 02.17.2017

EXHIBIT A
SHEET 6 of 6



City of Gulfport, Mississippi

Minutes - Final City Council

2309 15th Street
Gulfport, MS 39501

Tuesday, December 20, 2016

1:30 PM

Gulfport City Hall
Council Chambers

Routine Item
#18

Discussion –Bridgewater Bay Letter of Support.

Note: Councilmember Cara Pucheu recused herself and removed herself from the Council Chambers during the discussion and vote on this item.

Motion to suspend the Rules, Moved By Kenneth Casey, Seconded By Ella Holmes-Hines and carried by the following vote:

Aye: 5 – Casey; Dombrowski; Holmes-Hines; Walker and Flowers

Absent: 2 – Sharp and Pucheu (recused and out of the room)

The Council heard from Mr. Laurence Leyns who provided an overview of the Bridgewater Bay Project and the proposed Tax Increment Financing (TIF) Plan.

Motion to authorize the Mayor to execute and deliver a letter of support of the Bridgewater Bay TIF Plan as approved by Harrison County; provided that the project complies with all applicable ordinances rules and regulation promulgated by the City of Gulfport and applicable laws of the State of Mississippi; and provided further that indication of support in the letter is not to be construed as any commitment or obligation to undertake any future duties or responsibilities in connection with the TIF Plan, Moved By Ella Holmes-Hines Seconded By Ricky Dombrowski and carried by the following vote:

Aye: 5 – Casey; Dombrowski; Holmes-Hines; Walker and Flowers

Absent: 2 – Sharp and Pucheu (recused and out of the room)





City of Gulfport, Mississippi

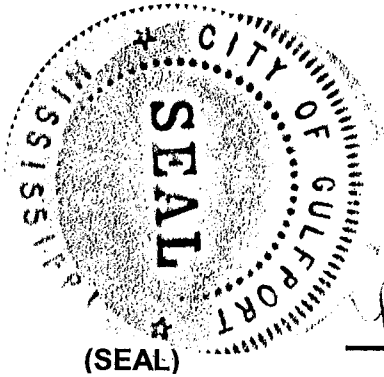
2309 15th Street
Gulfport, Ms. 39501

Official Certification

I, Ronda S. Cole, duly appointed and qualified Deputy City Clerk of the City of Gulfport, MS; do hereby certify that the foregoing is a true and correct copy of:

Discussion and action on the Bridgewater Bay Tax Increment Financing Plan as approved at the official meeting of the Mayor and City Council held on the 20th day of December, 2016. As such is recorded in the official minutes of the City of Gulfport and is under my custody and care.

IN WITNESS, WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Gulfport, Mississippi, this 30th day of December, 2016.



(SEAL)

Ronda S. Cole
Ronda S. Cole
Deputy City Clerk

12/30/16
Date



Harrison County, Mississippi

Meeting Minutes Board of Supervisors

Tuesday, January 3, 2017

9:30 AM

Gulfport

STATE OF MISSISSIPPI COUNTY OF HARRISON

BE IT REMEMBERED, that a regular meeting of the Board of Supervisors of Harrison County, Mississippi was begun and held in the meeting room of the Board of Supervisors of Harrison County, located in the First Judicial District Courthouse in Gulfport, Mississippi, on the FIRST TUESDAY OF JANUARY 2017, being January 3, 2017, the first Monday of January 2017 being a legal holiday and January 3, 2017 being the day succeeding the first Monday of January 2017, the same being the time fixed by law and the place fixed by Order of the Board of Supervisors of Harrison County, Mississippi at a former meeting thereof for holding said meeting of said Board.

THERE WERE PRESENT and in attendance Supervisors Beverly Martin, Marlin R. Ladner, Kent Jones, and Connie M. Rockco, members of said Board of Supervisors; Troy Peterson, Sheriff of Harrison County, Mississippi; Tal Flurry, Tax Assessor for Harrison County, Mississippi; and John McAdams, Chancery Clerk and Ex-Officio Clerk of the Board. Supervisor Angel Kibler-Middleton was absent and excused. Supervisor Kent Jones was elected Board President and presided at the meeting.

WHEREUPON, after proclamation of the Sheriff, the following proceedings were had and done, viz:

ROLL CALL

Present 4 - Beverly Martin; Marlin Ladner; Kent Jones and Connie Rockco

Absent & Exc 1 - Angel Kibler-Middleton

- 1 16-2376 ORDER authorizing the order of the proposed agenda to be amended to bring forth item 42 and adding one item regarding zoning.

A motion was made by Supervisor Rockco seconded by Supervisor Jones, that this Order be APPROVED by the following vote:

Aye: 4 - Supervisor Martin; Supervisor Ladner; Supervisor Jones and Supervisor Rockco

Absent & Exc: 1 - Supervisor Kibler-Middleton

- 2 16-2288 ORDER nominating and electing Kent Jones as the President of the Board for the year 2017.

[Supervisor Kent Jones, the incoming President, presented Supervisor Martin with a plaque of appreciation for her work as Board President. Supervisor Martin thanked everyone for their support during her presidency.]

A motion was made by Supervisor Rockco seconded by Supervisor Martin, that this Order be APPROVED by the following vote:

Aye: 4 - Supervisor Martin; Supervisor Ladner; Supervisor Jones and Supervisor Rockco

Absent & Exc: 1 - Supervisor Kibler-Middleton

- 3 16-2289 ORDER nominating and electing Angel Kibler-Middleton as the Vice President of the Board for the year 2017.

A motion was made by Supervisor Martin seconded by Supervisor Rockco, that this Order be APPROVED by the following vote:

Aye: 4 - Supervisor Martin; Supervisor Ladner; Supervisor Jones and Supervisor Rockco

Absent & Exc: 1 - Supervisor Kibler-Middleton

- 4 16-2290 ORDER approving the employment of Tim C. Holleman, Boyce Holleman & Associates, as Board Attorney for the year 2017.

A motion was made by Supervisor Ladner seconded by Supervisor Rockco, that this Order be APPROVED by the following vote:

Aye: 4 - Supervisor Martin; Supervisor Ladner; Supervisor Jones and Supervisor Rockco

Absent & Exc: 1 - Supervisor Kibler-Middleton

- 5 16-2291 ORDER approving the employment of Pamela Ulrich as County Administrator for the year 2017.

A motion was made by Supervisor Rockco seconded by Supervisor Martin, that this Order be APPROVED by the following vote:

Aye: 4 - Supervisor Martin; Supervisor Ladner; Supervisor Jones and Supervisor Rockco

Absent & Exc: 1 - Supervisor Kibler-Middleton

- 6 16-2292 ORDER approving the employment of Russell Weatherly as Road Manager for the year 2017.

A motion was made by Supervisor Martin seconded by Supervisor Rockco, that this Order be APPROVED by the following vote:

Aye: 4 - Supervisor Martin; Supervisor Ladner; Supervisor Jones and Supervisor Rockco

Absent & Exc: 1 - Supervisor Kibler-Middleton

- 7 16-2293 ORDER approving the employment of Daniel R. Boudreaux as County Engineer for the year 2017.

A motion was made by Supervisor Rockco seconded by Supervisor Ladner, that this Order be APPROVED by the following vote:

Aye: 4 - Supervisor Martin; Supervisor Ladner; Supervisor Jones and Supervisor Rockco

Absent & Exc: 1 - Supervisor Kibler-Middleton

- 8 16-2294 ORDER approving the employment of Jody Webster as the Purchase Clerk for the year 2017.

A motion was made by Supervisor Ladner seconded by Supervisor Rockco, that this Order be APPROVED by the following vote:

Aye: 4 - Supervisor Martin; Supervisor Ladner; Supervisor Jones and Supervisor Rockco

Absent & Exc: 1 - Supervisor Kibler-Middleton

- 9 16-2295 ORDER approving the employment of all existing employees of Harrison County for the year 2017.

A motion was made by Supervisor Rockco seconded by Supervisor Ladner, that this Order be APPROVED by the following vote:

Aye: 4 - Supervisor Martin; Supervisor Ladner; Supervisor Jones and Supervisor Rockco

Absent & Exc: 1 - Supervisor Kibler-Middleton

CONSENT AGENDA

Approval of the Consent Agenda

A motion was made by Supervisor Rockco, seconded by Supervisor Martin, to approve the Consent Agenda. The motion carried by the following vote:

Aye: 4 - Supervisor Martin; Supervisor Ladner; Supervisor Jones and Supervisor Rockco

Absent & Exc: 1 - Supervisor Kibler-Middleton

- 10 16-2297 ORDER spreading upon the minutes Addenda for changing the bid opening date for closed circuit video surveillance system to the Harrison County Sheriff's Work Center in Harrison County, as follows:

a) Addendum No. 1, change from December 28, 2016 at 10:30 a.m. to January 4, 2017 at 10: 30 a.m.

b) Addendum No. 4, change from January 4, 2017 at 10: 30 a.m. to January 6, 2017 at 10: 30 a.m.

Attachments: Addendum No.1
 Addendum No.4

This Order is hereby APPROVED by consent roll call.

- 11 16-2300 ORDER approving claims docket, per statute.

[CLAIMS DOCKET SUMMARY FOLLOWS AS ATTACHMENT 1.]

Attachments: Claims Docket Summary 1-2-17

This Order is hereby APPROVED by consent roll call.

- 12 16-2305 ORDER adjudicating signature by the County Administrator of the following documents:

a) Amendment No. 5 to CIAP Grant No. F12AF00402, MS.24.708, Pineville Community Sewer Project, requesting a budget increase to reallocate de-obligated funds from F12AF70191 in the amount of \$17,445.30 to provide continuation of inspection services.

b) Amendment No. 3 to CIAP Grant No. F12AF70006, MS.24.711, Harrison County CIAP Administration, requesting a no cost time extension until June 30, 2017 to provide management, oversight and closeout of CIAP.

Attachments: F12AF00402 MS.24#5
F12AF00402 MS.24.708 Pineville Community Sewer Project Statement
F12AF00402 MS.24.708 Pineville Sewer AMD5 JUSTIFICATION
F12AF70006 MS.24.711 Harrison Co#3
F12AF70006 MS.24.711 Harrison County CIAP Administration
F12AF70006 MS.24.711 Harrison County CIAP Administration Project

This Order is hereby APPROVED by consent roll call.

13 16-2296 ORDER approving payroll for January 2017.

This Order is hereby APPROVED by consent roll call.

14 16-2331 ORDER ratifying signature by the Board President of the 17th amendment to the amended and restated letter of credit by and between Harrison County and Bank of America, N.A. in connection with the \$2,110,000.00 Mississippi Development Bank Special Obligation refunding bonds, Series 2008A-1 and the \$12,305,000.00 Mississippi Development Bank Special Obligation refunding bonds, Series 2008B.

Attachments: 17th amendment

This Order is hereby APPROVED by consent roll call.

END OF CONSENT AGENDA

15 16-2362 RESOLUTION declaring intention of the Board of Supervisors of Harrison County, Mississippi, acting for and on behalf of Harrison County and the Gulfport West Harrison County Hospital District, to sell the Memorial Behavioral Health assets; determining and stating reasons why such a sale is in the best interests of persons living in the area served by Memorial Hospital at Gulfport and the Memorial Behavioral Health assets; establishing the requirements for proposals for the sale, the minimum required terms of all respondents and the evaluation process; approving issuance of the request for proposals; directing publication of the Resolution and the request for proposals; and for related purposes.

[DETAILED RESOLUTION FOLLOWS AS ATTACHMENT 1.]

Attachments: Resolution declaring Intention.Memorial Behavioral 1-9-17
4812-8576-7230 v.3 MBH - Behavioral Health - Request for Proposals
RFP executed document by BOT 11-02-16

A motion was made by Supervisor Rockco seconded by Supervisor Ladner, that this Order be APPROVED by the following vote:

Aye: 4 - Supervisor Martin; Supervisor Ladner; Supervisor Jones and Supervisor Rockco

Absent & Exc: 1 - Supervisor Kibler-Middleton

- 16 16-2321 ORDER authorizing Harrison County Beautification Commissioner Justin Skinner to attend the Keep America Beautiful Conference, January 23-26, 2016 in Washington D.C. (estimated cost of \$2,000.00 includes flight, registration and lodging).
[The County Administrator remarked that the travel will be paid out of the checking account receiving donations.]

A motion was made by Supervisor Rockco seconded by Supervisor Martin, that this Order be APPROVED by the following vote:

Aye: 4 - Supervisor Martin; Supervisor Ladner; Supervisor Jones and Supervisor Rockco

Absent & Exc: 1 - Supervisor Kibler-Middleton

- 17 16-2377 ORDER approving line item transfer for the Zoning Department in the amount of \$2,265.00 from 001-700-550 to the following;
- a) \$1,835.00 to 001-700-404
 - b) \$ 140.00 to 001-700-466
 - c) \$ 290.00 to 001-700-465
- [Supervisor Rockco thanked Robyn Ladner for an excellent job during her tenure at the Zoning office.]*

A motion was made by Supervisor Rockco seconded by Supervisor Martin, that this Order be APPROVED by the following vote:

Aye: 4 - Supervisor Martin; Supervisor Ladner; Supervisor Jones and Supervisor Rockco

Absent & Exc: 1 - Supervisor Kibler-Middleton

- 18 16-2304 ORDER accepting the proposal from Patrick Martino, Professional Land Surveyor, in the amount of \$3,850.00, for initial topographic survey cross sections, and \$3,850.00, for second topographic survey cross sections with calculation, for total not to exceed \$7,700.00, for survey of 2,500 L.F. of an existing channel part of Tidelands Project for West Biloxi Boat ramp near Treasure Bay Casino, located in Supervisor's Voting District 1, to be paid from 394-541-581, as recommended by Danny Boudreaux, County Engineer.

Attachments: Patrick Martino prop top surv West Biloxi Boat Ramp 01 03 17

A motion was made by Supervisor Rockco seconded by Supervisor Martin, that this Order be APPROVED by the following vote:

Aye: 4 - Supervisor Martin; Supervisor Ladner; Supervisor Jones and Supervisor Rockco

Absent & Exc: 1 - Supervisor Kibler-Middleton

- 19 16-2329 ORDER accepting subdivision application for Magnolia Springs, Phase 5, for 117 lots located in Supervisor's Voting District 3, as recommended by Danny Boudreaux, County Engineer. (Check # 5971 in the amount of \$692.50.)

Attachments: Magnolia Springs, Ph 5. Application for 117 lots 01 03 2017

A motion was made by Supervisor Martin seconded by Supervisor Ladner, that this Order be APPROVED by the following vote:

Aye: 4 - Supervisor Martin; Supervisor Ladner; Supervisor Jones and Supervisor Rockco

Absent & Exc: 1 - Supervisor Kibler-Middleton

- 20 16-2332 ORDER approving the assumption of 5 street lights in the Northern Oaks Subdivision, Phase II, located in Supervisor's Voting District 3, in accordance with the Harrison County Land Development Ordinance, as recommended by Daniel R. Boudreaux, Jr., Harrison County Engineer. (Final plat was accepted 01/04/2016.)

Attachments: Coast Electric bill for lights in Block G

A motion was made by Supervisor Martin seconded by Supervisor Ladner, that this Order be APPROVED by the following vote:

Aye: 4 - Supervisor Martin; Supervisor Ladner; Supervisor Jones and Supervisor Rockco

Absent & Exc: 1 - Supervisor Kibler-Middleton

- 21 16-2307 ORDER approving travel to the National Hurricane Center in Miami, Florida for Dusty Reed, GIS, to attend the Hurricane Preparedness for Decision Makers Course L0324 class, February 13-17 2017. (Estimated cost for travel and lodging is \$1,354.00.)

Attachments: 20161216150151

[The County Administrator stated the travel will be paid from the EOC budget.]

A motion was made by Supervisor Rockco seconded by Supervisor Ladner, that this Order be APPROVED by the following vote:

Aye: 4 - Supervisor Martin; Supervisor Ladner; Supervisor Jones and Supervisor Rockco

Absent & Exc: 1 - Supervisor Kibler-Middleton

- 22 16-2298 ORDER approving fee settlement payment to Harrison County constables for the month of December 2016, as submitted by the Justice Court Clerk.

Attachments: 12-2016 CONSTABLE MORGAN C-1
12-2016 CONSTABLE JOHNSON C-2
12-2016 CONSTABLE WEATHERFORD C-3
12-2016 CONSTABLE TAYLOR C-4
12-2016 CONSTABLE MIGUES C-5

A motion was made by Supervisor Martin seconded by Supervisor Rockco, that this Order be APPROVED by the following vote:

Aye: 4 - Supervisor Martin; Supervisor Ladner; Supervisor Jones and Supervisor Rockco

Absent & Exc: 1 - Supervisor Kibler-Middleton

- 23 16-2311 ORDER concurring with the recommendation of the Planning Commission to approve Case File 1612HC184, a Zoning Map Amendment & Conditional Use Permit requested by Betty Martin Shubert to change the zoning district classification of a 1.5-acre parcel of land from split zones E-1 (Very Low Density Residential) & R-1 (Low Density Residential) District to an R-2 (Medium Density Residential) District for the purpose of placing a manufactured home thereon. The placement of a

manufactured home in the R-2 district requires a Conditional Use Permit from the Planning Commission. The subject property is located at 11072 Edwin Ladner Road. The subject property ad valorem tax parcel number is 0108-07-016.002. Supervisor District 3

[DETAILED ORDER FOLLOWS AS ATTACHMENT 1.]

Attachments: [Zoning ORDER 1612HC184 1-3-17](#)
[1612HC184 PC minutes 12-15-16.pdf](#)
[1612HC184 documents.pdf](#)
[1612HC184-1 Staff Report Map Amend & Cond Use.doc](#)
[1612HC184-2 Site plan & land roll.pdf](#)
[1612HC184-3 map.pdf](#)
[1612HC184-4 image.pdf](#)
[1612HC184-5 Application.pdf](#)
[1612HC184-6 deed.pdf](#)
[1612HC184-7 ADJ list.xlsx](#)
[1612HC184-8 ADJ map.pdf](#)

[Supervisor Rockco requested a report showing the number of manufactured homes sites approved since Katrina showing whether they are residential or temporary use.]

A motion was made by Supervisor Ladner seconded by Supervisor Martin, that this Order be APPROVED by the following vote:

Aye: 4 - Supervisor Martin; Supervisor Ladner; Supervisor Jones and Supervisor Rockco

Absent & Exc: 1 - Supervisor Kibler-Middleton

24 16-2314

ORDER concurring with the recommendation of the Planning Commission to approve Case File 1612HC185, a Zoning Map Amendment requested by Jay Knowles to change the zoning district classification of a 2-acre parcel of land from a C-1 (Neighborhood Commercial) District to an I-1 (Light Industry) District for the purpose of subdividing property and to operate an office and trucking business. The subject property is located at XXXXX Kiln-DeLisle Road and is located north of and adjacent to Kiln-DeLisle Rd and west of and adjacent to Cleo Smith Rd. The subject property is a portion of ad valorem tax parcel number 0110-30-043.000. Supervisor District 3

[DETAILED ORDER FOLLOWS AS ATTACHMENT 1.]

Attachments: [Zoning ORDER 1612HC185 1-3-17](#)
[1612HC185 PC minutes 12-15-16.pdf](#)
[1612HC185 documents.pdf](#)
[1612HC185-1 Staff Report Map Amendment.doc](#)
[1612HC185-2 site plan.pdf](#)
[1612HC185-2 split.pdf](#)
[1612HC185-3 map.pdf](#)
[1612HC185-4 image.pdf](#)
[1612HC185-5 Application.pdf](#)
[1612HC185-6 deed.pdf](#)
[1612HC185-7 ADJ list.xlsx](#)

A motion was made by Supervisor Ladner seconded by Supervisor Martin, that this Order be APPROVED by the following vote:

Aye: 4 - Supervisor Martin; Supervisor Ladner; Supervisor Jones and Supervisor Rockco

Absent & Exc: 1 - Supervisor Kibler-Middleton

- 25 16-2315 ORDER concurring with the recommendation of the Planning Commission to approve Case File 1612HC186, a Zoning Map Amendment & Conditional Use Permit requested by Kerth & Linda Northrop to change the zoning district classification of a 21.4-acre parcel of land from an A-1 (general Agricultural) District to an E-1 (Very Low Density Residential) District for the purpose of subdividing property and to keep the existing manufactured home on the property. The changing of manufactured home lot dimensions in the E-1 or R-2 district requires a Conditional Use Permit from the Planning Commission. The subject property is located at 23977 Tim Bradley Road. The ad valorem tax parcel number is 0405E-01-003.001. Supervisor District 2

[DETAILED ORDER FOLLOWS AS ATTACHMENT 1.]

Attachments: [Zoning ORDER 1612HC186 1-3-17](#)
[1612HC186 PC minutes 12-15-16.pdf](#)
[1612HC186 documents.pdf](#)
[1612HC186-1 Staff Report Map Amend & Cond Use.doc](#)
[1612HC186-2 site plan-split.pdf](#)
[1612HC186-2 survey.pdf](#)
[1612HC186-3 map.pdf](#)
[1612HC186-4 image.pdf](#)
[1612HC186-5 Application.pdf](#)
[1612HC186-6 deed.pdf](#)
[1612HC186-7 ADJ list.xlsx](#)
[1612HC186-8 ADJ map.pdf](#)

A motion was made by Supervisor Ladner seconded by Supervisor Martin, that this Order be APPROVED by the following vote:

Aye: 4 - Supervisor Martin; Supervisor Ladner; Supervisor Jones and Supervisor Rockco

Absent & Exc: 1 - Supervisor Kibler-Middleton

- 26 16-2316 ORDER concurring with the recommendation of the Planning Commission to approve Case File 1612HC188, a Zoning Map Amendment & Conditional Use Permit requested by Misty Sigler for Robert & Janis Sigler to change the zoning district classification of a 1.5-acre parcel of land from an E-1 (Very Low Density Residential) District to an R-2 (Medium Density Residential) District for the purpose of subdividing property and placing a manufactured home thereon. The changing of manufactured home lot dimensions in the E-1 or R-2 district requires a Conditional Use Permit from the Planning Commission. The subject property is located at 14433 S. Big Hill Road. The subject property is a portion of ad valorem tax parcel number 0407-29-004.002. Supervisor District 3

[DETAILED ORDER FOLLOWS AS ATTACHMENT 1.]

Attachments: [Zoning ORDER 1612HC188 1-3-17](#)
[1612HC188 PC minutes 12-15-16.pdf](#)
[1612HC188 documents.pdf](#)
[1612HC188-1 Staff Report Map Amend & Cond Use.doc](#)
[1612HC188-2 site plan, split & survey.pdf](#)
[1612HC188-3 map.pdf](#)
[1612HC188-4 image.pdf](#)
[1612HC188-5 Application.pdf](#)
[1612HC188-6 Deed.pdf](#)
[1612HC188-7 ADJ list.xlsx](#)
[1612HC188-8 ADJ map.pdf](#)

A motion was made by Supervisor Ladner seconded by Supervisor Martin, that this Order be APPROVED by the following vote:

Aye: 4 - Supervisor Martin; Supervisor Ladner; Supervisor Jones and Supervisor Rockco

Absent & Exc: 1 - Supervisor Kibler-Middleton

27 16-2317

ORDER concurring with the recommendation of the Planning Commission to approve Case File 1612HC195, a Zoning Map Amendment & Conditional Use Permit requested by Mary Joyce Seymour to change the zoning district classification of a 1-acre parcel of land from an E-1 (Very Low Density Residential) District to an R-2 (Medium Density Residential) District for the purpose of subdividing the property and placing a manufactured home. The changing of manufactured home lot dimensions in the E-1 or R-2 district requires a Conditional Use Permit from the Planning Commission. The subject property is located at 13345 Dills Road. The subject property is a portion of ad valorem tax parcel number 0607-35-034.000. Supervisor District 2

[DETAILED ORDER FOLLOWS AS ATTACHMENT 1.]

Attachments: [Zoning ORDER 1612HC195 1-3-17](#)
[1612HC195 documents.pdf](#)
[1612HC195 PC minutes 12-15-16.pdf](#)
[1612HC195-1 Staff Report Map Amend & Cond Use.doc](#)
[1612HC195-2 Site Plan.pdf](#)
[1612HC195-3 map.pdf](#)
[1612HC195-4 image.pdf](#)
[1612HC195-5 Application.pdf](#)
[1612HC195-6 Deed.pdf](#)
[1612HC195-7 ADJ list.xlsx](#)
[1615HC195-8 ADJ Map.pdf](#)

A motion was made by Supervisor Ladner seconded by Supervisor Martin, that this Order be APPROVED by the following vote:

Aye: 4 - Supervisor Martin; Supervisor Ladner; Supervisor Jones and Supervisor Rockco

Absent & Exc: 1 - Supervisor Kibler-Middleton

28 16-2364

ORDER concurring with the Road Manager on personnel changes, as listed and on file with the Payroll Clerk and Personnel Department:

A. Employment:

1. Edward J. Barton, Equipment Operator II, Woolmarket Work Center,

regular full time, effective 12/12/2016.

A motion was made by Supervisor Ladner seconded by Supervisor Rockco, that this Order be APPROVED by the following vote:

Aye: 4 - Supervisor Martin; Supervisor Ladner; Supervisor Jones and Supervisor Rockco

Absent & Exc: 1 - Supervisor Kibler-Middleton

29 16-2365

ORDER spreading on the minutes the personnel changes of the Sheriff's Department, as listed and on file with Payroll Clerk and Personnel Department:

A. Resignations

1. Terry Necaise, Reserve Deputy, effective 7/1/2016
2. Dixie Bertucci, Bailiff, effective 12/31/2016 (AB015)

B. Employment

1. Chip Lassabe, Corrections Deputy, full time, effective 12/28/2016 (CA166)
2. Kelly Lauga, Corrections Deputy, full time, effective 12/14/2016 (CA097)
3. Joseph Yates, Corrections Deputy, full time, effective 12/3/2016 (CA192)
4. Kimberly Ezell, Corrections Deputy, full time, effective 12/5/2016 (CA107)

C. Transfer

1. William Walker, Transfer from Deputy in the Patrol Division to Deputy in the School Resource Division, effective 12/12/2016 (SR013)

D. Status/and or Salary Changes

1. Nate Fairley, Bailiff, going from part time to full time, effective 1/2/2017 (AB005)
2. Allan Cramer, Bailiff, going from 2080 to 2184 annual hours, effective 1/2/2017 (AB001)
3. Troy Edwards, Bailiff, going from 2080 to 2184 annual hours, effective 1/2/2017 (AB014)
4. Jacent Gregory, Bailiff, going from 2080 to 2184 annual hours, effective 1/2/2017 (AB011)
5. Christopher Colcord, Process Deputy, going from 2080 to 2184 annual hours, effective 1/2/2017 (AP004)
6. David Duncan, Process Deputy, going from 2080 to 2184 annual hours, effective 1/2/2017 (AP007)

7. Leroy Ladner, Process Deputy, going from 2080 to 2184 annual hours, effective 1/2/2017 (AP005)

8. Kristy Rushing, Process Deputy, going from 2080 to 2184 annual hours, effective 1/2/2017 (AP001)

A motion was made by Supervisor Ladner seconded by Supervisor Rockco, that this Order be APPROVED by the following vote:

Aye: 4 - Supervisor Martin; Supervisor Ladner; Supervisor Jones and Supervisor Rockco

Absent & Exc: 1 - Supervisor Kibler-Middleton

30 16-2367 ORDER concurring with the County Administrator on personnel changes, as listed and on file with the Payroll Clerk and the Personnel Department:

A. Resignations:

1. Charletta Ball, Program Aide II, Senior Resources Agency, effective 12/30/2016

2. Rosa Turner, Clerical Support, Department of Human Services, effective 12/30/2016 (retirement)

3. Mary Holliman, Housekeeper, Building and Grounds, effective 12/22/2016

4. Anthony Saia-Marullo, Maintenance-Laborer, Outside Building & Grounds, effective 12/8/2016

5. Ambar Garcia, Eligibility Worker, Department of Human Services, effective 12/4/2016

B. Status and/or Salary Changes:

1. Philip Resh, Firefighter I, Fire Services, effective 1/30/2017, completion of required certifications

2. Shana Lambert, Housekeeper, Building & Grounds, going from part time to regular full time, effective 12/28/2016 (replacing Mary Holliman)

A motion was made by Supervisor Rockco seconded by Supervisor Martin, that this Order be APPROVED by the following vote:

Aye: 4 - Supervisor Martin; Supervisor Ladner; Supervisor Jones and Supervisor Rockco

Absent & Exc: 1 - Supervisor Kibler-Middleton

31 16-2370 ORDER approving salary supplement for personnel in the District Attorney's office, effective 1/1/2017, as on file with the Payroll Clerk and Personnel Department. (The State-authorized supplemental salary expenses and fringe benefits shall be paid from Second Circuit Court District Attorney accounts and there will be no financial impact on the county budget.)

1. Christopher Carter, Assistant District Attorney

2. Jason Josef, Assistant District Attorney

3. Matthew Burrell, Assistant District Attorney

4. Alison Baker, Assistant District Attorney

A motion was made by Supervisor Martin seconded by Supervisor Rockco, that this Order be APPROVED by the following vote:

Aye: 4 - Supervisor Martin; Supervisor Ladner; Supervisor Jones and Supervisor Rockco

Absent & Exc: 1 - Supervisor Kibler-Middleton

- 32 16-2359 The Sheriff reported that 729 persons are currently housed in the Harrison County Jail Facility, which numbers include 75 misdemeanors and 108 females. Fifteen inmates are ready for transfer to a state facility.

NO BOARD ACTION.

- 33 16-2358 ORDER authorizing the Board President to execute the Authorization for Automated Information Services (AIS) Jail Voicemail with Securus Technologies. This is a no-cost feature that is included within the current contract term with Securus that will now be made available to the inmates within the Harrison County Adult Detention Center, and the Sheriff's Department will receive a 20% commission from this feature.

Attachments: 20161227135432

A motion was made by Supervisor Martin seconded by Supervisor Ladner, that this Order be APPROVED by the following vote:

Aye: 4 - Supervisor Martin; Supervisor Ladner; Supervisor Jones and Supervisor Rockco

Absent & Exc: 1 - Supervisor Kibler-Middleton

- 34 16-2360 ORDER approving the transfer of Asset # 22494, one 12' X 60' Office Trailer, from the Sheriff's Department to the Outside Building and Grounds Department, and authorizing the Inventory Control Clerk to make the necessary inventory changes.

Attachments: 20161227141834

A motion was made by Supervisor Martin seconded by Supervisor Rockco, that this Order be APPROVED by the following vote:

Aye: 4 - Supervisor Martin; Supervisor Ladner; Supervisor Jones and Supervisor Rockco

Absent & Exc: 1 - Supervisor Kibler-Middleton

- 35 16-2313 ORDER authorizing the interfund loan repayment in the amount of \$210,000, from U. S. 90 Gateway Improvement to I-110 Fund 316-000-149 to the County Port B & I Fund 260-000-054.

A motion was made by Supervisor Rockco seconded by Supervisor Martin, that this Order be APPROVED by the following vote:

Aye: 4 - Supervisor Martin; Supervisor Ladner; Supervisor Jones and Supervisor Rockco

Absent & Exc: 1 - Supervisor Kibler-Middleton

36 16-2303 ORDER authorizing the following transfers, as listed:

- a) \$966,007.13 to the Capital Project Road Fund account 301-000-387 from the County Port B & I Sinking Fund 260-900-950 for paving projects.
- b) \$5,052.58 from the EMSOF Fund 122-900-950 to the General Fund 001-000-387 for the reimbursement of EMSOF expenditures.
- c) \$161,325.68 from the General Fund 001-900-950 to the U. S. 90 Gateway Improvement to I-110 Fund 316-000-387 as County match on MDOT project.
- d) \$60,257.61 from the Senior Center Fund 302-900-950 to the General Fund 001-000-387 for reimbursement of related prior year's expenditures.
- e) \$3,382.75 from the Delisle Capital Project Fund 380-900-950 to the General Fund 001-000-387 to close out fund.
- f) \$9,575.52 from Long Beach Fishing Pier Capital Project Fund 383-900-950 to the General Fund 001-000-387 for reimbursement of prior year's expenditures.
- g) \$243,408.70 from the Volunteer Fire fund 106-900-950, unspent FY 2016 State Fire Rebate funds, to the Insurance Rebate Fire Protection fund 103-000-387.

Attachments: MDOT gateway project (Item c)

A motion was made by Supervisor Martin seconded by Supervisor Rockco, that this Order be APPROVED by the following vote:

Aye: 4 - Supervisor Martin; Supervisor Ladner; Supervisor Jones and Supervisor Rockco

Absent & Exc: 1 - Supervisor Kibler-Middleton

37 16-2306 ORDER approving amendment No. 1 to the lease agreement by and between Harrison County and the State of Mississippi, Department of Human Services (Biloxi Branch) for lease of 6,400 s.f. of space, effective January 1, 2017, at a rate of \$9,600.00 per month, and authorizing the Board President to execute the same.

[DETAILED ORDER FOLLOWS AS ATTACHMENT 1.]

Attachments: Order approving Amendment No. 1 to Lease Agrmnt. 1-3-17

[Supervisor Martin inquired whether the Senior Center was part of the amendment. The Board Attorney confirmed that it was.]

A motion was made by Supervisor Martin seconded by Supervisor Rockco, that this Order be APPROVED by the following vote:

Aye: 4 - Supervisor Martin; Supervisor Ladner; Supervisor Jones and Supervisor Rockco

Absent & Exc: 1 - Supervisor Kibler-Middleton

38 16-2335 ORDER approving renewal of the contract with Medical Analysis on a month to month basis to provide wellness program, including health and wellness clinic. (Contract ended December 31, 2016.)

Attachments: Medical Analysis-Executed 2016 Renewal Agreement

A motion was made by Supervisor Rockco seconded by Supervisor Martin, that this Order be APPROVED by the following vote:

Aye: 4 - Supervisor Martin; Supervisor Ladner; Supervisor Jones and Supervisor Rockco

Absent & Exc: 1 - Supervisor Kibler-Middleton

- 39 16-2336 ORDER approving advertisement for request for proposals for wellness program, including health and wellness clinic for Harrison County.

A motion was made by Supervisor Martin seconded by Supervisor Ladner, that this Order be APPROVED by the following vote:

Aye: 4 - Supervisor Martin; Supervisor Ladner; Supervisor Jones and Supervisor Rockco

Absent & Exc: 1 - Supervisor Kibler-Middleton

- 40 16-2301 ORDER approving payment of claims listed:

- a) \$750.00 to HSSM, Invoice No. HC113016, court case fee in Case #2016-3975 and Case #16-02000, payable from 001 457 765.
- b) \$7,800.00 to Election Systems & Software, LLC, Invoice No. 996892, pre-election and election day support, payable from 118 180 581.
- c) \$884.09 to attorney William P. Wessler, collection of delinquent personal property taxes during October 2016, payable from 001 100 581.
- d) \$116,387.34 to Mississippi Security Police, Inc., Invoice No. 9383, services rendered for management of the Harrison County Youth Detention Center for December 2016, payable from 001 223 581.
- e) \$94,571.74 to Correctional Medical Associates, Inc., Invoice No. 054, comprehensive health care services for Harrison County Adult Detention Center for December 2016, payable from 001 239 552.
- f) \$11,351.67 to Correctional Medical Associates, Inc., Invoice No. 054-2, comprehensive health care services for Harrison County Juvenile Detention Center for December 2016, payable from 001 223 552.
- g) \$1,203.68 to Brown, Mitchell & Alexander, Inc., Invoice No. 21696, professional engineering services for maintenance and capital improvements program, payable from 156-355-555.
- h) \$5,385.00 to Hopkins, Barvie & Hopkins, PLLC, Invoice No. 012, legal services for Harrison County Sheriff's Department, General File, 11/29/16 - 12/27/16, payable from 001 200 550.
- i) \$490,559.63 to McNeil Rhoades, Invoice No. 193 HC pay application #1 for Harrison County Energy Efficient Performance contract, payable from 001 158 921.

Attachments: Claims (a - h) 1-3-17
 McNeil Rhoades pay app #1

A motion was made by Supervisor Martin seconded by Supervisor Ladner, that this Order be APPROVED by the following vote:

Aye: 3 - Supervisor Martin; Supervisor Ladner and Supervisor Jones

Absent & Exc: 1 - Supervisor Kibler-Middleton

Out On Vote: 1 - Supervisor Rockco

- 41 16-2302 ORDER authorizing issuance of duplicate warrants listed, per certificate and affidavit filed with the Chancery Clerk:

- a) \$83.75 to Connie Rockco.
- b) \$160.00 to Walkers Small Engine

Attachments: Duplicate Warrant Rockco 1-3-17
Duplicate Warrant Walkers Small Engine 1-3-17

A motion was made by Supervisor Martin seconded by Supervisor Ladner, that this Order be APPROVED by the following vote:

Aye: 3 - Supervisor Martin; Supervisor Ladner and Supervisor Jones

Absent & Exc: 1 - Supervisor Kibler-Middleton

Out On Vote: 1 - Supervisor Rockco

- 42 16-2323** ORDER acknowledging receipt of Long Beach Water Management District Docket of Claims approved at its December 13, 2016 meeting, as submitted by Dukes, Dukes, Keating & Faneca, and authorizing the Chancery Clerk to pay claims listed:
- \$40.00 to Dave Marshall, regular meeting 12/13/16.
\$40.00 to Mary Ladner, regular meeting 12/13/16
\$40.00 to Brett Mallette, regular meeting 12/13/16
\$797.49 to Dukes, Dukes, Keating & Faneca, P.A., attorney fees 10/19/16 through 11/16/16

Attachments: LB Water District Docket of Claims 1-3-17

A motion was made by Supervisor Martin seconded by Supervisor Rockco, that this Order be APPROVED by the following vote:

Aye: 4 - Supervisor Martin; Supervisor Ladner; Supervisor Jones and Supervisor Rockco

Absent & Exc: 1 - Supervisor Kibler-Middleton

- 43 16-2361** ORDER acknowledging receipt and concurring with the notice for redemption of the outstanding Harrison County, Mississippi Urban Renewal Revenue Bonds, Series 2011 (Seashore Highland Project), and authorizing the Board President to execute same.

Attachments: Seashore Manor Redemption Notice
Harrison County - Methodist Senior Services - Seashore

A motion was made by Supervisor Martin seconded by Supervisor Rockco, that this Order be APPROVED by the following vote:

Aye: 4 - Supervisor Martin; Supervisor Ladner; Supervisor Jones and Supervisor Rockco

Absent & Exc: 1 - Supervisor Kibler-Middleton

- 44 16-2328** ORDER authorizing the paving of streets within the city of Long Beach, as per attached list.

[DETAILED ORDER FOLLOWS AS ATTACHMENT 1.]

Attachments: Order authorizing paving 1.3.17

[Supervisor Ladner remarked that the city will reimburse the county for the work.]

A motion was made by Supervisor Ladner seconded by Supervisor Rockco, that this Order be APPROVED by the following vote:

Aye: 4 - Supervisor Martin; Supervisor Ladner; Supervisor Jones and Supervisor Rockco

Absent & Exc: 1 - Supervisor Kibler-Middleton

- 45 16-2369** ORDER authorizing (1) the construction and installation of a splash pad within Hiller Park; and (2) repair and resurfacing work within Bent Oaks subdivision within the city of Biloxi.

[DETAILED ORDER FOLLOWS AS ATTACHMENT 1.]

Attachments: Order Authorizing Assistance (Hiller Park.Biloxi) 1-3-17

A motion was made by Supervisor Martin seconded by Supervisor Rockco, that this Order be APPROVED by the following vote:

Aye: 4 - Supervisor Martin; Supervisor Ladner; Supervisor Jones and Supervisor Rockco

Absent & Exc: 1 - Supervisor Kibler-Middleton

- 46 16-2356** ORDER acknowledging receipt of and spreading upon the minutes the letter of the city of Gulfport in support of the Bridgewater Bay development.

Attachments: Gulfport letter of support

A motion was made by Supervisor Martin seconded by Supervisor Rockco, that this Order be APPROVED by the following vote:

Aye: 4 - Supervisor Martin; Supervisor Ladner; Supervisor Jones and Supervisor Rockco

Absent & Exc: 1 - Supervisor Kibler-Middleton

- 47 16-2299** The Board held a public hearing at 10:00 a.m. on the Tax Increment Financing plan, Harrison County, Mississippi, for the Bridgewater Bay project located in Gulfport, Mississippi. Since no written or oral comments from the public were received, the Board adopted a RESOLUTION approving the adoption and implementation of the Bridgewater Bay Project Tax Increment Financing Plan, Harrison County, Mississippi, 2016.

[DETAILED RESOLUTION FOLLOWS AS ATTACHMENT 1.]

Attachments: Resolution adopting Bridgewater Bay Project TIF Plan 1.3
Bridgewater Bay proof of publication

[The Board questioned at length the developer and their attorney on the scope of the project.]

A motion was made by Supervisor Martin seconded by Supervisor Rockco, that this Resolution be ADOPTED by the following vote:

Aye: 4 - Supervisor Martin; Supervisor Ladner; Supervisor Jones and Supervisor Rockco

Absent & Exc: 1 - Supervisor Kibler-Middleton

- 48 16-2334** ORDER approving the list of school bus turnarounds for the Harrison County School District for school year 2016-2017, as per attached list.

Attachments: HC School bus turn around list

[Supervisor Rockco mentioned that the Board should soon receive an updated list removing turnarounds no longer used.]

A motion was made by Supervisor Martin seconded by Supervisor Rockco, that this Order be APPROVED by the following vote:

Aye: 4 - Supervisor Martin; Supervisor Ladner; Supervisor Jones and Supervisor Rockco

Absent & Exc: 1 - Supervisor Kibler-Middleton

- 49 16-2355** ORDER approving the use of the Woolmarket Community Center by Ocean Springs Health and Rehabilitation Center, March 30, 2017, to host the Hills on Wheels Beauty and Beau Pageant, and waiver of rental fees.

[DETAILED ORDER FOLLOWS AS ATTACHMENT 1.]

Attachments: Order approving use of Woolmarket Comm.Ctr. 1-3-17

A motion was made by Supervisor Martin seconded by Supervisor Rockco, that this Order be APPROVED by the following vote:

Aye: 4 - Supervisor Martin; Supervisor Ladner; Supervisor Jones and Supervisor Rockco

Absent & Exc: 1 - Supervisor Kibler-Middleton

- 50 16-2363** ORDER approving issuance of check in the amount of \$30,000.00 to Pilger Title Company for the benefit of Brianna A. Kelly, as recommended by the Administrator of the Harrison County HOME Consortium, to serve as a down payment on purchase of property located at 14294 Tori Dawn Drive, Gulfport, Mississippi, 39503, payable from 064 459 700.

Attachments: HOME program

A motion was made by Supervisor Rockco seconded by Supervisor Martin, that this Order be APPROVED by the following vote:

Aye: 4 - Supervisor Martin; Supervisor Ladner; Supervisor Jones and Supervisor Rockco

Absent & Exc: 1 - Supervisor Kibler-Middleton

- 51 16-2368** ORDER acknowledging receipt of and spreading upon the minutes the letter from Cable One notifying the county of their negotiations with Hearst Television, WDSU-NBC, Channel 6 & 1006, for retransmission consent.

Attachments: Cable One letter

[Supervisor Rockco wondered which agency regulates the cable companies. The Board only has a franchise agreement. The Board may want to revise the agreement wherein the fees it receives increase each time there is an increase in the cable rates.]

A motion was made by Supervisor Ladner seconded by Supervisor Rockco, that this Order be APPROVED by the following vote:

Aye: 4 - Supervisor Martin; Supervisor Ladner; Supervisor Jones and Supervisor Rockco

Absent & Exc: 1 - Supervisor Kibler-Middleton

52 16-2357 ORDER authorizing expenditures, as listed, to advertise the opportunities and resources of Harrison County, Mississippi, payable from 002-100-522:

a) \$500.00 to the Harrison Central Diamond Club to place name on 4'x8' sign at entrance of the facility, list name on web site and mentioned at varsity home games during the 2017 baseball season.

[DETAILED ORDER FOLLOWS AS ATTACHMENT 1.]

Attachments: Order advertising Harrison Central Diamond Club 1.3.17

A motion was made by Supervisor Martin seconded by Supervisor Rockco, that this Order be APPROVED by the following vote:

Aye: 3 - Supervisor Martin; Supervisor Jones and Supervisor Rockco

Nay: 1 - Supervisor Ladner

Absent & Exc: 1 - Supervisor Kibler-Middleton

53 16-2333 ORDER approving travel as listed:

a) Christene Brice, Election Commissioner, to attend the ECAM 2017 annual election seminar and training in Philadelphia, Mississippi, January 25-27, 2017 (estimated cost \$310.00).

b) Chiefs Pat Sullivan and Steve Moore to attend the 2017 mid-winter Mississippi Fire Chiefs conference in Ridgeland, Mississippi, January 11-13, 2017 (estimated cost: \$414.09 each).

c) Senior Centers travel for January 2017.

d) Jennifer Bell, Comptroller, to attend the MAS Mid-Winter Conference January 3-4, 2017, in Jackson, Mississippi (estimated cost \$500.00).

Attachments: ECAM seminar
 MS Fire Chiefs conference
 Senior travel Jan. 17

A motion was made by Supervisor Martin seconded by Supervisor Rockco, that this Order be APPROVED by the following vote:

Aye: 4 - Supervisor Martin; Supervisor Ladner; Supervisor Jones and Supervisor Rockco

Absent & Exc: 1 - Supervisor Kibler-Middleton

54 16-2366 ORDER authorizing the Board President to execute the Mississippi Department of Transportation application for permit to perform certain work on state highway right-of-way to plant Leland cypress trees on Hwy 67 right-of-way between Turan and Gartman Roads.

Attachments: MDOT application

A motion was made by Supervisor Martin seconded by Supervisor Rockco, that this Order be APPROVED by the following vote:

Aye: 4 - Supervisor Martin; Supervisor Ladner; Supervisor Jones and Supervisor Rockco

Absent & Exc: 1 - Supervisor Kibler-Middleton

55 16-2378 The following came on for discussion by the Board:

a) Supervisor Martin advised the board that she has found an insurance consultant who could help write and review RFP for health insurance, including pharmacy service.

NO BOARD ACTION.

56 16-2379 ADJOURN the January 2017 term in the First Judicial District.

SIGNATURE PAGE FOLLOWS AS ATTACHMENT 1.]

Attachments: Signature page 1-3-17

A motion was made by Supervisor Rockco seconded by Supervisor Martin, that this Order be APPROVED by the following vote:

Aye: 4 - Supervisor Martin; Supervisor Ladner; Supervisor Jones and Supervisor Rockco

Absent & Exc: 1 - Supervisor Kibler-Middleton

BRIDGEWATER BAY TAX INCREMENT FINANCING PLAN HARRISON COUNTY, MS - 2016

PROJECT SUMMARY

I. Project Description and Location

Sundown Circle Development, LLC, proposes to develop a multi-phased project on approximately twenty-three (23) +/- undeveloped acres, with a planned main entrance located on Lorraine Road (Highway 605) at Sundown Lane in Gulfport, Mississippi. This project represents a significant, non-gaming private investment that will generate new property taxes and sales taxes, establish multiple new luxury homes, and generate commercial and retail jobs in the City of Gulfport and Harrison County for many years to come.

The total estimated investment potential on this twenty-three (23) +/- acre site is estimated to be in excess of Thirty-Three Million, Five Hundred Thousand Dollars (\$33,500,000).

The entire mixed-use development anticipates including the development of fifteen (15) waterfront single family homes, a luxury waterfront townhome multi-family living site, a uniquely positioned boutique hotel, and a mixed-use retail and commercial office space including three new restaurants to service the market trade area with parking accommodations sidewalks and walking paths in the various green space designated areas.

This project will have a significant impact on the local economy with increases in sales tax rebates for the local economy, scores of temporary construction jobs, and will create long-term permanent employment for the community. The project is also anticipated to generate significant real and personal ad valorem property taxes for the city, county, and school district. Further, the local tourism tax of two percent (2%) will be positively impacted as a result of the additional hotel rooms being built.

Harrison County Coast Coliseum and Convention Center Tax	House Bill 1823, 2004 Regular Session;	A 2% tax is imposed on the gross proceeds from room rental of all hotels or motels in Harrison County. This levy is in addition to all other taxes imposed. Effective January 1, 2005. No repeal date.
	House Bill 1248, 2007 Regular Session	"Hotel" and "motel" means and includes any establishment engaged in the business of furnishing or providing one (1) or more rooms intended or designed for dwelling, lodging or sleeping purposes that at any one time will accommodate transient guests and that are known to the trade as such and includes every building or other structure kept, used, maintained or advertised as, or held out to the public to be, a place where sleeping accommodations are supplied for pay or other consideration to transient guests regardless of the number of rooms, units, suites or cabins available. Nursing homes and institutions for the aged or infirm are excluded.

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The various positive economic spin-off effects of job creation, construction jobs and material sales, additional tax revenues, increased property values, permanent inventory suppliers, and additional professional services will add additional measurable and positive economic values to the City of Gulfport, and Harrison County for the benefit of its local residents.

Area properties near and adjacent to the project will also significantly improve in market value and thus grow additional equity into the market trade area as a result of the additional interest created by this project.

The initial phase of the project development includes the development of a fifteen (15) lot waterfront subdivision with a residential marina and a luxury townhome waterfront community with an estimated private investment of Seventeen Million Dollars (\$17,000,000.00). Anticipated to follow these first two residential developments will be a mixed-use residential / retail center with retail, commercial and office space as well as a uniquely positioned boutique hotel with 50 rooms, guest accommodations and will include a waterfront restaurant.

This hotel will support the well-established local market demand and further support the Mississippi Coast Coliseum's established and widely understood need for additional hotel space to support large events that have not been possible due to a lack of room inventory available. The hotel property will provide full amenities including a fitness center, swimming pool, meeting rooms for tourists and business travelers with dedicated parking. The hotel occupancy will contribute directly to incremental food sales, fuel sales and retail sales that will be located on and near the project development site.

This project is expected to enhance a blighted unused industrial area of Gulfport and Harrison County, which is currently overgrown with vegetation, and was once used long ago for a sand and gravel business use. The development site offers a unique and desired environment that will contribute positively towards additional economic growth for the City of Gulfport and Harrison County.

II. Private Investment

The project represents an estimated private investment in excess of \$33,500,000

Residential:	\$17,500,000
Office/retail:	\$ 9,000,000
Boutique Hotel/Restaurant:	\$ 7,000,000
Total Estimated Investment:	<u>\$33,500,000</u>

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III. Job Creation

<u>Projects</u>	<u>Time</u>	<u>Construction Jobs</u>	<u>Payroll</u>	<u>Permanent Jobs</u>	<u>Payroll</u>
Residential	9-24 months	301	\$5.8 M	3	\$5.7 M
Retail/Office	9-36 months	210	\$3.6 M	144	\$1.4 M
<u>Restaurant/Hotel</u>	<u>15-36 months</u>	<u>113</u>	<u>\$2.2 M</u>	<u>26</u>	<u>\$5.3 M</u>
TOTALS:		624	\$11.6 M	173	\$2.4 M

IV. Economic Growth / Incremental Sales Projections

A. New Hotel Sales Forecast for the Hotel Development (Boutique Hotel - 50 rooms)

The expected total average annual sales from the proposed hotel development over the first five operating years are estimated at One Million, Three Hundred Sixty-Nine Thousand Dollars (\$1,369,000). This uniquely positioned luxury development will offer more diversity for lodging inventory and help generate new revenue from lodging sales for Harrison County and the City of Gulfport

Sales taxes generated for the State of Mississippi due to this increase in net sales assumption are estimated to be Ninety Five Thousand, Eight Hundred Thirty Dollars (\$95,830) annually with annual tax rebates to the City of Gulfport estimated at Seventeen Thousand Seven Hundred Twenty Eight Dollars (\$17,728). This hotel will also generate an additional Twenty Seven Thousand, Three Hundred Eighty Dollars (\$27,380) for the Tourism Incremental Tax for Harrison County and to help support the Gulf Coast Coliseum to retire established debt.

The following table illustrates the net new potential sales tax to the City of Gulfport for the planned hotel development based on an eighty-five percent (85%) incremental sales scenario:

<u>New Sales Assumption</u>	<u>Total Net New Sales</u>	<u>Total Net New State Sales Tax</u>	<u>Net New Tax Rebate To Gulfport</u>
85%	\$1,163,650	\$81,455	\$15,069

Total Tourism Incremental Tax a two percent (2%) tax on hotel room revenue created for Harrison County and the Gulf Coast Coliseum debt service is estimated to be Dollars (\$27,380) annually.

B. Net Annual Estimated Restaurant Sales: (three (3) planned restaurant operations)

The three planned restaurants are expected to produce Three Million, Six Hundred and Eighty Thousand Dollars (\$3,680,000.00) in gross annual sales generating an estimated sales tax for the State of Mississippi

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to be Two Hundred Fifty Seven Thousand, Six Hundred Dollars (\$257,600). Estimated rebate of sales taxes to the City of Gulfport in the amount of Forty-Seven Thousand, Six Hundred Fifty Six Dollars (\$47,656) annually.

C. Net Annual Estimated Retail/Commercial Sales: (41,100 sq. ft. of planned commercial space on approximately 11+/- acres)

Retail and commercial sales are expected to produce Six Million, Seventeen Thousand Dollars (\$6,017,000) in gross annual revenue generating an estimated sales tax for the State of Mississippi of up to Four Hundred Twenty One, One Hundred Ninety Dollars (\$421,190). This will provide an estimated rebate of sales taxes to the City of Gulfport in the amount of Seventy Seven, Nine Hundred Twenty Dollars (\$77,920) annually.

V. Property Taxes

Current ad valorem property taxes generated by the undeveloped 23 +/- acres are Fourteen Thousand Five Hundred Seventy Eight Dollars (\$14,578) annually. As a result of the planned project, real and personal property ad valorem taxes could reach approximately Five Hundred Seventy Seven Thousand, Seven Hundred and Seventy-Three Dollars (\$577,773) annually. The taxes generated by the project could be approximately thirty nine (39) times greater than the current taxes received from the tract of land today.

The following is a tabular presentation of the anticipated increase in ad valorem taxes that could be generated for the City of Gulfport, Harrison County, and the School District by the development. Estimates for real and personal property taxes were based on an estimated true value of Four Million, Two Hundred Seventy-One Thousand, Two Hundred and Fifty Dollars (\$4,271,250) for land, buildings, and FF&E as provided by the Developer, the city, and the county's tax assessor's office.

Real & Personal Property Taxes

<u>Entity</u>	<u>Millage Rate</u>	<u>Current</u>	<u>After Project</u>	<u>Increase</u>
City Real & Personal Property	(34.00)	\$3,664	\$145,223	\$141,559
County Real & Personal Property	(36.42)	\$3,925	\$155,559	\$151,634
School District Real & Personal Property	(64.85)	\$6,989	\$276,991	\$270,002
Totals:	(135.27)	\$14,578	\$577,773	\$563,195

VI. Summary of Benefits

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- The project will result in the development of approximately 23 +/- undeveloped acres into a high-quality mixed use development including residential development, a commercial hotel property, three restaurants, and a retail center that will offer the City of Gulfport and Harrison County, a high quality asset and an opportunity to significantly reduce the loss of business and its economic spin off affects to other markets on the I-10 corridor that is currently accommodating these travelers, businesses, and shoppers.
- The project will attract additional business travelers and will support the Gulf Coast Coliseum event sales with a uniquely positioned boutique hotel facility.
- The project will create three new restaurants to support the new hotel rooms, travelers, and local neighborhood residents.
- Approximately 11 acres of the 23 +/- acre site will be developed with over 41,100 square feet of commercial and retail spaces creating goods and services for travelers and local residents.
- The boutique hotel development will create 26 permanent full-time and part-time jobs with estimated annual payroll of over \$530,000 dollars, and will create 113 temporary construction jobs ranging from 10 to 14 months at an estimated total payroll of \$2.2 million dollars.
- The three restaurants will generate 210 construction jobs ranging from 9 to 36 months at an estimated construction payroll of \$3.64 million dollars and will employ approximately 144 full and part time employees at an estimated annual payroll of \$1.4 million.
- The restaurant total combined sales is anticipated to exceed \$3,680,000 generating additional sales tax for the State of Mississippi of \$257,000 and a local rebate of those sales tax to the City of Gulfport at an estimated amount of \$47,545.
- The 41,000 square foot retail commercial areas are expected to generate 210 construction jobs ranging from 9 to 36 months of building time with an associated total construction payroll of \$3.64 million dollars.
- The retail space is anticipated to generate an additional \$6,017,000 dollars in annual retail sales generating an estimated sales tax amount for the State of Mississippi of \$421,190 and a local rebate for the City of Gulfport estimated at \$77,920.
- The retail commercial space is also estimated to employ 40 to 100 full-time and part-time employees at various salary levels.
- The development will act as a catalyst for additional complimentary development opportunities in the immediate vicinity such as restaurants, gas stations, and other retail developments that benefit from being near a newly developed commercial center with over night hotel guest.

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- Additional material sales, supplies, professional services, and jobs for existing local business will benefit immediately from the construction of the project through the sale of building materials, food sales, fuel sales, and temporary lodging.
- The 23 +/- acre development will substantially increase property taxes by over Five Hundred Sixty-Three Thousand Dollars (\$563,000) for the city, county, and school district.
- The project will accommodate the City of Gulfport's desire to provide convenient and safe lodging accommodations for business and vacation travelers, support events at the Mississippi Coast Coliseum, and to support a desire for additional commercial developments including high quality restaurants and retail outlets.
- It is anticipated that the Gulfport School District will receive an estimated \$276,991 in annual ad valorem taxes as a result of this project.

SUMMARY ESTIMATED TOTALS FOR THE ENTIRE 23 +/- ACRE DEVELOPMENT

- The project is expected to result in an investment of over \$33,500,000 million dollars for Gulfport and Harrison County and will create approximately 173 permanent full-time and part-time jobs upon completion.
- Total permanent annual payroll is expected to exceed \$2,400,000 million dollars annually.
- Total direct construction jobs are expected to exceed 624 positions ranging from 9 to 36 months and at an estimated total payroll expense of \$11,600,000.
- Total annual retail sales estimated for the entire 23 +/- acre site is estimated at \$11,066,000, generating a total annual sales tax estimate for the State of Mississippi of \$774,620.
- The annual rebated sales tax generated by the entire development for the City of Gulfport could reach \$143,305 thousand dollars.
- The total net increase in annual ad valorem and personal property tax to be generated for the City of Gulfport, Harrison County, and the School District is expected to be \$563,195.
- The expected incremental 2% tourism tax benefit for Harrison County and the Gulf Coast Coliseum based on an estimated 85% increase in net new hotel sales associated with this project is projected to be Five Hundred Sixty-Six Thousand, Four Hundred Eighty-Three Dollars (\$566,483) annually.

VII. Project Feasibility/Assistance Requested

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The feasibility pro forma for the proposed project has established a scenario that makes this project not feasible without local governments help in defraying some of the public infrastructure cost requirements to be offset by the proposed Tax Increment Finance Plan and any other funding that may be available to the project from public funds. Necessary infrastructure improvements for the development of the project are unusually high due to the property being undeveloped. Abnormal development costs for this project include access road requirements; utilities, drainage, and the associated site preparation cost of the roadways and utility connections including the construction of a sewer lift station to service the project development.

The following is a list of necessary infrastructure requirements and costs that will be financed with the requested TIF funds:

Roadwork, asphalt, and parking	\$728,000
Curb and gutter	\$382,000
Sidewalk and walking paths	\$139,000
Grading and cutting for roads	\$174,000
Drainage, fill, and related earth work	\$416,000
Mechanical joints for sewer main	\$35,000
Sewer lift station, lift pumps, and directional bore	\$312,000
Water main	\$102,000
Fire hydrants and related water supply	\$34,000
Sewer manholes	\$69,000
Utility connections	\$68,000
Street lighting and traffic signalization	\$451,000
Engineering and design	\$312,000
Project management and TIF related professional fees	\$242,900

Total TIF related eligible expenses: **\$3,464,900**

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VIII. Tax Increment Financing (TIF)

The TIF bond example below illustrates proposed tax increment financing scenarios with 100% of the incremental county tax increase being pledged towards the anticipated payments of the TIF bond with a debt reserve set aside at 20%.

<u>Term</u>	<u>TIF Bond Issue</u>	<u>Annual Payment</u>	<u>Tax Increase Available</u>
15 yrs. @ 5.0%			
20% debt reserve included			
County Only TIF Plan			
100% participation	\$1,291,719	\$124,447	\$155,559

NOTE: These estimates all assume a 1.2 debt ratio of the net increase in taxes based on estimates of the development and/or sales tax revenue that were provided by the developer, the county tax assessors office. The debt ratio is represented by the difference in the "Annual Payment" verses "Tax Increase Available" columns above. Current millage rates used (city-34.00; county- 36.42, school district 64.85) with an allocated 0% commitment from the city and a 100% pledge from the county on the incremental tax increase designated towards the proposed TIF bond payments.

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II. Private Investment

The project represents an estimated private investment in excess of \$33,500,000

Residential:	\$17,500,000
Office/retail:	\$ 9,000,000
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Total Estimated Investment:	<u>\$33,500,000</u>

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III. Job Creation

<u>Projects</u>	<u>Time</u>	<u>Construction Jobs</u>	<u>Payroll</u>	<u>Permanent Jobs</u>	<u>Payroll</u>
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A. New Hotel Sales Forecast for the Hotel Development (Boutique Hotel - 50 rooms)

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Real & Personal Property Taxes

<u>Entity</u>	<u>Millage Rate</u>	<u>Current</u>	<u>After Project</u>	<u>Increase</u>
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VI. Summary of Benefits

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- The project will result in the development of approximately 23 +/- undeveloped acres into a high-quality mixed use development including residential development, a commercial hotel property, three restaurants, and a retail center that will offer the City of Gulfport and Harrison County, a high quality asset and an opportunity to significantly reduce the loss of business and its economic spin off affects to other markets on the I-10 corridor that is currently accommodating these travelers, businesses, and shoppers.
- The project will attract additional business travelers and will support the Gulf Coast Coliseum event sales with a uniquely positioned boutique hotel facility.
- The project will create three new restaurants to support the new hotel rooms, travelers, and local neighborhood residents.
- Approximately 11 acres of the 23 +/- acre site will be developed with over 41,100 square feet of commercial and retail spaces creating goods and services for travelers and local residents.
- The boutique hotel development will create 26 permanent full-time and part-time jobs with estimated annual payroll of over \$530,000 dollars, and will create 113 temporary construction jobs ranging from 10 to 14 months at an estimated total payroll of \$2.2 million dollars.
- The three restaurants will generate 210 construction jobs ranging from 9 to 36 months at an estimated construction payroll of \$3.64 million dollars and will employ approximately 144 full and part time employees at an estimated annual payroll of \$1.4 million.
- The restaurant total combined sales is anticipated to exceed \$3,680,000 generating additional sales tax for the State of Mississippi of \$257,000 and a local rebate of those sales tax to the City of Gulfport at an estimated amount of \$47,545.
- The 41,000 square foot retail commercial areas are expected to generate 210 construction jobs ranging from 9 to 36 months of building time with an associated total construction payroll of \$3.64 million dollars.
- The retail space is anticipated to generate an additional \$6,017,000 dollars in annual retail sales generating an estimated sales tax amount for the State of Mississippi of \$421,190 and a local rebate for the City of Gulfport estimated at \$77,920.
- The retail commercial space is also estimated to employ 40 to 100 full-time and part-time employees at various salary levels.
- The development will act as a catalyst for additional complimentary development opportunities in the immediate vicinity such as restaurants, gas stations, and other retail developments that benefit from being near a newly developed commercial center with over night hotel guest.

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- Additional material sales, supplies, professional services, and jobs for existing local business will benefit immediately from the construction of the project through the sale of building materials, food sales, fuel sales, and temporary lodging.
- The 23 +/- acre development will substantially increase property taxes by over Five Hundred Sixty-Three Thousand Dollars (\$563,000) for the city, county, and school district.
- The project will accommodate the City of Gulfport's desire to provide convenient and safe lodging accommodations for business and vacation travelers, support events at the Mississippi Coast Coliseum, and to support a desire for additional commercial developments including high quality restaurants and retail outlets.
- It is anticipated that the Gulfport School District will receive an estimated \$276,991 in annual ad valorem taxes as a result of this project.

SUMMARY ESTIMATED TOTALS FOR THE ENTIRE 23 +/- ACRE DEVELOPMENT

- The project is expected to result in an investment of over \$33,500,000 million dollars for Gulfport and Harrison County and will create approximately 173 permanent full-time and part-time jobs upon completion.
- Total permanent annual payroll is expected to exceed \$2,400,000 million dollars annually.
- Total direct construction jobs are expected to exceed 624 positions ranging from 9 to 36 months and at an estimated total payroll expense of \$11,600,000.
- Total annual retail sales estimated for the entire 23 +/- acre site is estimated at \$11,066,000, generating a total annual sales tax estimate for the State of Mississippi of \$774,620.
- The annual rebated sales tax generated by the entire development for the City of Gulfport could reach \$143,305 thousand dollars.
- The total net increase in annual ad valorem and personal property tax to be generated for the City of Gulfport, Harrison County, and the School District is expected to be \$563,195.
- The expected incremental 2% tourism tax benefit for Harrison County and the Gulf Coast Coliseum based on an estimated 85% increase in net new hotel sales associated with this project is projected to be Five Hundred Sixty-Six Thousand, Four Hundred Eighty-Three Dollars (\$566,483) annually.

VII. Project Feasibility/Assistance Requested

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The feasibility pro forma for the proposed project has established a scenario that makes this project not feasible without local governments help in defraying some of the public infrastructure cost requirements to be offset by the proposed Tax Increment Finance Plan and any other funding that may be available to the project from public funds. Necessary infrastructure improvements for the development of the project are unusually high due to the property being undeveloped. Abnormal development costs for this project include access road requirements; utilities, drainage, and the associated site preparation cost of the roadways and utility connections including the construction of a sewer lift station to service the project development.

The following is a list of necessary infrastructure requirements and costs that will be financed with the requested TIF funds:

Roadwork, asphalt, and parking	\$728,000
Curb and gutter	\$382,000
Sidewalk and walking paths	\$139,000
Grading and cutting for roads	\$174,000
Drainage, fill, and related earth work	\$416,000
Mechanical joints for sewer main	\$35,000
Sewer lift station, lift pumps, and directional bore	\$312,000
Water main	\$102,000
Fire hydrants and related water supply	\$34,000
Sewer manholes	\$69,000
Utility connections	\$68,000
Street lighting and traffic signalization	\$451,000
Engineering and design	\$312,000
Project management and TIF related professional fees	\$242,900

Total TIF related eligible expenses:

\$3,464,900

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VIII. Tax Increment Financing (TIF)

The TIF bond example below illustrates proposed tax increment financing scenarios with 100% of the incremental county tax increase being pledged towards the anticipated payments of the TIF bond with a debt reserve set aside at 20%.

<u>Term</u>	<u>TIF Bond Issue</u>	<u>Annual Payment</u>	<u>Tax Increase Available</u>
15 yrs. @ 5.0% 20% debt reserve included			
County Only TIF Plan			
100% participation	\$1,291,719	\$124,447	\$155,559

NOTE: These estimates all assume a 1.2 debt ratio of the net increase in taxes based on estimates of the development and/or sales tax revenue that were provided by the developer, the county tax assessors office. The debt ratio is represented by the difference in the "Annual Payment" verses "Tax Increase Available" columns above. Current millage rates used (city-34.00; county- 36.42, school district 64.85) with an allocated 0% commitment from the city and a 100% pledge from the county on the incremental tax increase designated towards the proposed TIF bond payments.

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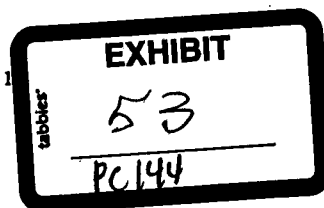
There came on for consideration at a duly constituted meeting of the Mayor and Members of the City Council of the City of Gulfport, Mississippi, held on the 2nd day of March, 2004 the following Resolution:

**A RESOLUTION BY THE GULFPORT CITY COUNCIL TO APPROVE
AND EFFECTUATE THE CITY OF GULFPORT COMPREHENSIVE PLAN,
AS A STATEMENT OF PUBLIC POLICY FOR THE PHYSICAL
DEVELOPMENT OF THE MUNICIPALITY**

WHEREAS, Zoning and Planning regulations are essential to development of the municipality as provided for by Miss. Code Ann. (1972, as amended), Title 17, Chapter 1, and planning and development of the City is to be guided by a "comprehensive plan" adopted as a "statement of policy" designed to bring about coordinated physical development for the entire municipality, consistent with its present and future needs. The comprehensive plan contemplates a dynamic community, recognizes the inevitability of change, and balances the community's gross needs and the individual's interest in using his property as he sees fit. Woodland Hills Conservation Ass'n v. City of Jackson, 443 So. 2d 1173 (Miss. Supreme Court, 1983); and

WHEREAS, a Comprehensive Plan for the City of Gulfport, inclusive of elements of Land Use, Transportation, Community Facilities, Drainage, and Water and Sewer Utilities with goals and objectives as contemplated by Title 17, Chapter 1, as a policy guide for the physical and economic development of the City of Gulfport has been prepared by Joseph A. Lusteck & Associates; and after public hearings and public input on the plan, and review and revision by the governing authority, the final draft of City of Gulfport Comprehensive Plan was accepted by the Gulfport City Council for official approval at its Special Called Meeting held on February 12, 2004, and said plan as finally approved includes as an additional appendix thereto the Questions presented in writing by Ward 3 Councilwoman Ella Holmes-Hines with written answers provided by City's Consultant, Joseph A. Lusteck, AICP, CRE; and

WHEREAS, the Governing Authority finds that the final City of Gulfport Comprehensive Plan should be hereby officially documented, approved and adopted by this Resolution as the municipality's statement of public policy to guide the physical and economic development of the municipality; and



NOW THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF GULFPORT, MISSISSIPPI, AS FOLLOWS:

SECTION 1. That the matters, facts, and things recited in the Preamble hereto are hereby adopted as the official findings of the Governing Authority.

SECTION 2. THE CITY OF GULFPORT COMPREHENSIVE PLAN identified as to all of its goals and objectives, and all of its elements for physical development by the document and outline annexed hereto as Exhibit "1", together with all maps, master plans, and other documents and appendices referred to therein and hereby incorporated by reference, and the written questions and answers to be made an appendix thereto, copy annexed hereto as Exhibit "2", be, and they in their entirety are hereby officially documented approved and adopted as the City's Statement of Public Policy.

SECTION 3. That this Resolution shall be in full force and effect immediately upon its passage and enactment according to law, and shall be spread prominently on the Minutes of the Gulfport City Council to be referred to for planning and development purposes in the City of Gulfport, as its official public policy.

The above and foregoing Resolution, after having been first reduced to writing and read by the Clerk, was introduced by Councilman Hewes, seconded by Councilman Savant, and was adopted by the following roll call vote:

AYES

Jenkins
Rose
Savant
Teston
Hewes

NAYS

Holmes-Hines

ABSENT

Dombrowski

WHEREUPON, the President declared the motion carried and the Resolution adopted, this the 2nd day of March, 2004.

(SEAL)

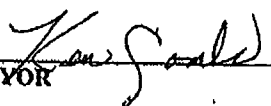
ATTEST:


CLERK OF THE COUNCIL

ADOPTED:


PRESIDENT

The above and foregoing Resolution submitted to and approved by the Mayor, this the 3rd
day of March, 2004.



MAYOR

Table of Contents

I.	Introduction	
A.	Purpose and Content of the Comprehensive Plan	1
B.	Legislative Authority and Requirements	1
C.	Role of the Comprehensive Plan in City Government	2
D.	Relationship of the Comprehensive Plan to More Detailed Planning	2
E.	Relationship of the Comprehensive Plan to Development Regulation and Municipal Investment	2
F.	Relationship Between the Comprehensive Plan and Other Governmental Jurisdictions	2
G.	Use and Maintenance of the Comprehensive Plan	3
H.	Comprehensive Plan Overview	3
I.	Non-Conformance to the Plan and Plan Amendments	6
J.	Concepts Underlying the Comprehensive Plan	8
K.	Overview of the History of the City of Gulfport	9
L.	Planning Area Delineation	10
M.	Soils	11
N.	Topography	11
O.	Floodplains and Floodways	16
II.	Goals and Objectives	18
A.	Introduction	18
B.	General Goals for the Comprehensive Plan	19
C.	Land Use Element	22
D.	Transportation Element	26
E.	Community Facilities Element	30
F.	Drainage Element	35
G.	Water Element	37
H.	Sewer Utilities Element	39
III.	Population and Economy	40
A.	Population History	40
B.	Population Projections	42
C.	Labor Force and Employment	45
D.	Conclusions and Recommendations	49
IV.	Land Use	50
A.	Introduction	50
B.	Existing Land Use History	50
C.	Existing Land Use	52
D.	Future Land Use Plan	58
E.	Summary of Land Use Classifications	60
F.	Future Land Use Plan Projections	68

G. Policies for Future Land Use Development	70
H. Substantive Land Use Policies	70
I. Zoning Ordinance Recommendations	73
J. Implementation of Future Land Use Plan Recommendations	74
V. Transportation	76
A. Existing Conditions	76
B. Port of Gulfport	82
C. Gulfport-Biloxi International Airport	84
D. Conclusion for Transportation	86
VI. Community Facilities	88
A. Housing	89
B. Neighborhoods	97
C. Schools	100
D. Public Buildings and Facilities	107
E. Historic Places	113
F. Public Safety	115
1. Fire Protection	115
2. Police	118
G. Hospitals and Medical Facilities	119
H. Parks and Recreation	121

List of Tables

III-1 History of Population, 1900-2000	40
III-2 Population by Age, 1970-2000	41
III-3 Population by Race, 1970-2000	42
III-4 Population Projections by Age, 2000-2025	43
III-5 Population Projections by Race, 200-2025	44
III-6 Labor Market Data, 1991-2001	45
III-7 Harrison County Labor Data, 1970-2000	46
III-8 Economic Census Data	47
III-9 Retail Sales Trends, 1990-2001	48
III-10 Total Gaming Revenue, 1993 – August 2002	49
IV-1 Land Use Change, 1968-2000	51
IV-2 Annual Average Land Use Change, 1968-2000	52
IV-3 Existing Land Use	55
IV-4 Future Land Use Needs	69
V-1 Commercial Aviation Projections	85
VI-1A Historical Overview of Housing Units and Households	89
VI-2A Household and Housing Characteristics for Gulfport and Orange Grove, 1980-2000	90
VI-3A Housing and Household Characteristics, 1980-2000	91
VI-4A Residential Building Permit Trends, 1996-2002	92

VI-5A Trends in Non-Assisted Apartment Supply and Vacancy	93
VI-6A Characteristics of Non-Assisted Apartment Units	94
VI-7A Population, Household, and Occupied Housing Unit Projections	95
VI-1B Population of Neighborhoods	98
VI-1C Public Schools within the City of Gulfport	102
VI-2C Public Schools in Harrison County	103
VI-3C Average Daily Attendance in Gulfport Public Schools	104
VI-4C Average Daily Attendance in Harrison County Public Schools	105
VI-1D Index to City of Gulfport Public Buildings and Facilities	108
VI-1E City of Gulfport Properties on the National Register of Historic Places and Designated as Mississippi Landmark Buildings	113
VI-1F Fire Department Facilities	117
VI-2F Police Department Facilities	118
VI-1H Community Recreation Facility Classifications	124
VI-2H Existing Parks Evaluation	126
VI-3H Commercial Sports & Recreation Businesses, March 1999	130
VI-4H Summary of Recreation Land Needs	135
VI-5H Summary of Recreation Single/Special Purpose Facility Needs, 2000	136
VI-6H Projected Recreation Land Needs	137
VI-7H Projection of Recreation Single/Special Purpose Facility Needs	138

List of Maps

I-1 Gulfport and Planning Area	13
I-2 Wetlands	15
I-3 Floodways and Floodplains	17
IV-1 Existing Land Use	57
IV-2 Future Land Use	59
V-1 Existing Transportation	80
V-2 Future Transportation	81
VI-1B Neighborhoods Map	99
VI-1C School Attendance Zones	101

Appendix

1. Detailed Table of Retail Sales Trends, 1990-2001
2. Detailed Table of Manufacturers Directory, 2001
3. Sectional Road Classification
4. Gulfport Roads Average Daily Traffic
5. Percent Change in Average Daily Traffic

Separate Documents

1. **Comprehensive Drainage Study**, Prepared by Brown and Mitchell, Inc.
2. **Comprehensive Master Plan for Water Utilities System**, Prepared by A. Garner Russell & Associates, Inc.
3. **Comprehensive Master Plan for Sewer Utilities System**, Prepared by A. Garner Russell & Associates, Inc.

I. INTRODUCTION

A. PURPOSE AND CONTENT OF THE COMPREHENSIVE PLAN

The purpose of the City of Gulfport Comprehensive Plan is to provide policy guidance for the City regarding its future growth and development. This purpose is served through the City's planning and development process, which is intended to use the Comprehensive Plan as the basis for development regulation and public investment related decisions.

The content of the Comprehensive Plan includes four component parts including goals and objectives, a land use element, a transportation element and a community facilities element. The statement of Goals and Objectives is based on an intensive visioning and community survey process, which preceded its preparation. The Goals and Objectives are broad policy statements used in preparing the Comprehensive Plan's Land Use, Transportation and Community Facilities Elements.

The Comprehensive Plan's role in City government can be either broad or narrow. Under the best of circumstances, it should be consulted and considered in all regulatory and investment decisions of the City related to growth and development. The most limited and minimal role for the Comprehensive Plan is as the basis for zoning decisions as required under the State of Mississippi Zoning Enabling Law.

It is intended that the Comprehensive Plan's four elements be read together in its application to decision making about growth and development. The Goals and Objectives help to clarify its Land Use, Transportation and Community Facilities recommendations. The Land Use, Transportation and Community Facilities Elements of the Comprehensive Plan also should be read together in that they are functionally interconnected. For example, Land Use tends to be influenced by Transportation and Community Facilities. This fundamental relationship exists between each of the Comprehensive Plan's elements.

✓ The Community Facility Elements of Drainage, Water, and Sewer Utilities are presented in separate documents. The Comprehensive Drainage Study was prepared by Brown and Mitchell, Inc. The Comprehensive Master Plan for Water Utilities Systems and Comprehensive Master Plan for Sewer Utilities Systems were prepared by A. Garner Russell & Associates, Inc.

B. LEGISLATIVE AUTHORITY AND REQUIREMENTS

Preparation, adoption and use of a Comprehensive Plan by the City of Gulfport are enabled in Title 17-1-1 of the Mississippi Code, 1972 under the Chapter 1 Heading of Planning, Zoning and Subdivision Regulation. The Zoning Enabling Legislation establishes within its definitions the content and relationship between

the zoning of land and the comprehensive plan with which it must be in conformance. The City of Gulfport Comprehensive Plan addresses each element defined in this state law.

C. ROLE OF THE COMPREHENSIVE PLAN IN CITY GOVERNMENT

The Comprehensive Plan provides policy guidance as relates to the City's built physical environment including land use, transportation and community facilities. It provides a predetermined guide regarding these matters which should influence specific decisions that will aid in its realization. The Comprehensive Plan should not be thought of as cast in stone but instead should be flexible so as to accommodate conditions within which it is used. It is intended that the Comprehensive Plan be consulted regarding regulation of land use and investment in public infrastructure and facilities. The Comprehensive Plan should be reviewed periodically. A five-year review cycle is recommended; however, it may be amended more frequently as unforeseen conditions require. It is preferable to amend the Comprehensive Plan to accommodate a needed change or opportunity rather than to take action without considering its overall implications and impacts.

D. RELATIONSHIP OF THE COMPREHENSIVE PLAN TO MORE DETAILED PLANNING

The Comprehensive Plan provides general policy guidance regarding Land Use, Transportation and Community Facilities. It provides a framework within which specific development can occur. The Comprehensive Plan is deliberately general so detailed planning and design of specific projects can be accomplished consistent with its policy guidance to accomplish end user needs. It is not intended to dictate architectural or engineering details, but simply intends to provide an overall framework within which these professions can produce them.

E. RELATIONSHIP OF THE COMPREHENSIVE PLAN TO DEVELOPMENT REGULATION AND MUNICIPAL INVESTMENT

The Comprehensive Plan provides the basis for Municipal Development Regulations and investments, which will facilitate its implementation. Where changes in the Comprehensive Plan are warranted because of unanticipated circumstances or conditions, amendment of the Comprehensive Plan may be necessary.

F. RELATIONSHIP BETWEEN THE COMPREHENSIVE PLAN AND OTHER GOVERNMENTAL JURISDICTIONS.

The City of Gulfport cannot operate in a vacuum. The City is an important part of the Mississippi Gulf Coast environment, community and economy. The City's decisions can and do influence and affect its neighbors as well as other levels of

government. Some important conditions that affect the City must of necessity be accommodated and handled on an intergovernmental basis. Provision of facilities and accommodation of the impacts of transportation by water, road and air are clearly examples. The City has historically worked on a cooperative basis with the United States, the State of Mississippi, Harrison County, its neighboring municipalities, and many local intergovernmental organizations on a variety of matters. All these types of relationships are important to the vitality of Gulfport and the Comprehensive Plan strives to support them.

G. USE AND MAINTENANCE OF THE COMPREHENSIVE PLAN

The recommended use of the Comprehensive Plan should at a minimum relate to the imposition and administration of the City's Development Regulation and investment activities. The Comprehensive Plan should be considered and that consideration should be documented in every development regulation decision made by the City. Likewise, City capital improvement decisions should be made with consideration of the Comprehensive Plan. Changes that may affect the future implementation of the Comprehensive Plan and cannot be avoided by the City will necessitate amendments to the Comprehensive Plan and perhaps its revision depending on their character, scope and scale.

H. COMPREHENSIVE PLAN OVERVIEW

The Comprehensive Plan serves as a policy guide for the physical and economic development of the City of Gulfport. It is to be used in making decisions regarding zoning variances, special exceptions, and review of site plans. The Comprehensive Plan contemplates new development and redevelopment within the presently configured City along with that in adjacent areas that are envisioned for future annexation. It is also intended to be used as the basis for decisions about public infrastructure, investment in land and improvement of roads, utilities, buildings, storm water management, schools, parks and recreation facilities and other public improvements. The Comprehensive Plan should also be useful in attracting and locating businesses, industries and public facilities. Finally, it forms the required basis for the City's regulatory and capital improvements implementation tools.

Comprehensive planning does not attempt to replace market forces of supply, demand and price. It does not dictate development patterns; instead, it indicates acceptable possibilities. The Comprehensive Plan intends to shape and influence market forces by establishing basic rules for land development and conservation. Comprehensive planning deals with relationships. It proposes development that is sustainable. This Comprehensive Plan for the City of Gulfport is meant to foster growth that enhances the community. The Comprehensive Plan attempts to reflect environmental realities. However, it is not a limited growth or no growth initiative.

In fact, this Comprehensive Plan intends to support economic development within the City as part of an overall economic development plan and program. This Comprehensive Plan for the City of Gulfport advocates an orderly and sequential process of growth and development. It intends to avoid haphazard growth, which is unsightly and wasteful of space; public facilities that result in higher public infrastructure, development and service costs, property taxes, and service charge increases.

✓ Mississippi enabling law requires that zoning and other land use regulations be based on and in conformance to a Comprehensive Plan. This means that zoning and subdivision regulations, at a minimum, must conform to the City's Comprehensive Plan. The implication is that the Comprehensive Plan must precede land use regulations in preparation and adoption. Regulations that are consistent with or conform to a Comprehensive Plan must be consistent with the Plan's policies, goals and objectives as well as the Future Land Use Plan Map and the other Plan elements. Even though there is generally not an exact identity between the City's Future Land Use Plan Map and the Official Zoning Map, the two should mirror each other as closely as possible.

The City of Gulfport Comprehensive Plan intends to improve the situation of the residents, enterprises and property owners in the presently configured and possibly enlarged municipality by creating a convenient, equitable, efficient, attractive, and sustainable environment for present and future generations. The Comprehensive Plan intends to preserve and enhance the value of real property within its area of jurisdiction and influence. It is designed to accommodate the physical, social and economic needs of the people who live, work and visit the City of Gulfport. It is also a Plan for those who help build the City through investment in homes, businesses, industries and the real estate development process.

As a general principle, the Comprehensive Plan espouses equity between public and private interests and between private property owners as relates to development and use of real estate. It provides for all the land uses, transportation needs and community facilities that make up a complete City. It also envisions equitable division of the costs of necessary infrastructure and services to support growth and development between the public and private sectors. This Comprehensive Plan supports the causes of economic development and community improvement, including the use of public/public and public/private partnerships to help build, improve and sustain the City.

Ⓟ The primary legal purpose of the Comprehensive Plan is to establish a basis for enactment of local land use and development regulations and to guide investment of public funds in transportation systems, community facilities and utilities within the municipality to accommodate the development and use of land for urban purposes. A secondary purpose of the Comprehensive Plan is to chart a long-term course for management of internal and territorial growth. The

primary and secondary purposes of the Plan are interrelated by necessity. As the City of Gulfport expands, the Comprehensive Plan should be enlarged.

The City of Gulfport Comprehensive Plan is not an ordinance. It is a statement of municipal policy, adopted by resolution, to be implemented through the City's Comprehensive Development Code, including the Zoning Ordinance, Subdivision Regulations, Flood Plain Management Ordinance, other municipal codes and ordinances, and various programs and budgets of the City of Gulfport.

A Comprehensive Plan should not be regarded as a fixed policy that cannot be changed as the City grows and changes. The Comprehensive Plan contemplates a growing and changing community. The plan encourages territorial growth, whether initiated by the legislative body or by residents' and property owners' petitions. This is a document that can and should be amended when changing conditions warrant its modification.

In a rapidly growing jurisdiction like the City Gulfport, the Comprehensive Plan should be updated every five years so that it continually provides a long-range (20 to 25-year) framework to guide future development. Before the Comprehensive Plan is adopted or amended, a public hearing must be held to publicly consider any proposed changes.

Section 17-1-9 of The Mississippi Code, 1972, Annotated, states: "Zoning regulations shall be made in accordance with a Comprehensive Plan and designed to lessen congestion in the streets; to secure safety from fire, panic, and other dangers; to provide adequate light and air; to prevent overcrowding of land; to avoid undue concentration of population; to facilitate the adequate provision of transportation, water, sewerage, schools, parks and other public requirements. Such regulations shall be made with reasonable consideration, among other things, to the character of the district and its peculiar suitability for particular uses, and with a view to conserving the value of buildings, and encouraging the most appropriate use of land throughout the municipality."

Thus, the City of Gulfport Comprehensive Plan will serve as a guide for future zoning decisions. When requests for zoning changes are submitted to the City, such requests must be viewed in light of the Comprehensive Plan. The Plan should also serve as a guide for future territorial expansion of the City and investment of the City's funds in capital improvements.

To the extent that a development proposal or rezoning request is made that clearly does not conform to the Comprehensive Plan, its consideration should be preceded by a request for Comprehensive Plan amendment. Amending the Comprehensive Plan in such situations will insure that the City's zoning and other regulatory enforcements will remain in conformance to the Comprehensive Plan as required in the related State of Mississippi enabling legislation.

I. NONCONFORMANCE TO THE PLAN AND PLAN AMENDMENTS

If a requested development approval or zoning change does not conform to the Comprehensive Plan, then it must be amended before the requested change in zoning classification can be approved. If an applicant submits a Plan amendment request to change the designation of a parcel of land, he should also submit a rezoning application. The application must explain exactly why the Comprehensive Plan amendment and Zoning Map amendment are needed. The reason for this is that the City should be informed as to the intent or the end result of the amendment and rezoning so that they can make an informed decision. Most Comprehensive Plan amendments are in pursuit of rezoning that will enable higher intensity and more valuable development.

All development proposals, both public and private, as well as proposed rezoning, need not only be reviewed in light of the standards set forth in the Zoning Ordinance but also according to each element of the Comprehensive Plan. The Goals and Objectives contained in the Comprehensive Plan should be checked against each development proposal to determine if there is any conflict. The Land Use Plan must be checked to see if the proposed rezoning is consistent with the designated land use category both in terms of territory and characteristics. Additionally, all proposed development approvals and rezoning must not be in conflict with and must be designed to accommodate the Transportation Plan element and the Community Facilities Plan element.

The Comprehensive Plan for the City of Gulfport includes all the elements contemplated under the state's statutory definitions for Planning, Zoning and Subdivision Regulations. Annexation is recognized as a potential tool for implementation of the Growth Management Strategy element of the City of Gulfport Comprehensive Plan.

Section 17-1-1 of The Mississippi Code, 1972, Annotated, as amended, defines 'Comprehensive Plan' as "...a statement of public policy for the physical development of the entire municipality adopted by resolution of the governing body, consisting of the following elements:

1. Goals and Objectives for the long-range (20 to 25 years) development of the municipality.
2. A Land Use Plan that designates in map or policy form the proposed general distribution and extent of land for residences, commerce, industry, recreation and open space, public/quasi-public facilities and lands.
3. A Transportation Plan depicting in map form the proposed functional classifications for all existing and proposed streets, roads and highways within the area encompassed by the Land Use Plan and for the same time period as that covered by the Land Use Plan.

4. A Community Facilities Plan as a basis for a Capital Improvements Program."

Goals and Objectives underlying the City of Gulfport Comprehensive Plan were prepared concurrently with the development of its Land Use, Transportation, and Community Facilities elements. They were based in part on a visioning process as an initial step in the plan development.

The primary purpose of the City of Gulfport Comprehensive Plan is to help provide for the orderly, efficient and attractive growth and development of the City. Territorial growth and corresponding enlargement of the Comprehensive Plan's elements are contemplated. The Comprehensive Plan will assist local elected officials in their everyday community development decisions to help them shape an environment that provides safe, enjoyable and attractive areas for the daily activities of the City's residents.

The Comprehensive Plan is also intended to be informational, notifying the public of the City's policies and aspirations relative to Land Use, Transportation, Community Facilities and its long-term management of growth. The Comprehensive Plan recognizes that the process of Community Development necessarily involves cooperative relationships between the public and private sectors. It is a general purpose of the Comprehensive Plan to be supportive of good quality urban development.

Two phases are presented in the City of Gulfport Comprehensive Plan. Initially, the Comprehensive Plan addressed the City's immediate and short-term needs. This resulted in an Interim Plan for territory annexed by the City in 1993. Secondly, it provides a broader view of the City's outlook and aspirations for growth and development over the next 20 to 25 years.

The Comprehensive Plan for the City of Gulfport considers all existing and potential future development within the present corporate limits as well as in the surrounding undeveloped and unincorporated areas. Relationships between the natural physical environment and the needs of the City's inhabitants to adapt and use the environment as a place to live are considered in the Comprehensive Plan.

Land is recognized for the purpose of the Comprehensive Plan as a significant privately owned resource with a monetary value in the contemporary economic system. The Comprehensive Plan also recognizes that the public interest requires the exercise of reasonable development control and provision of essential utilities and services to facilitate the productive use of land and, consequently, the maintenance of its value. In those instances where the public interest conflicts with the private interests of property owners, the public interest must prevail.

J. CONCEPTS UNDERLYING THE COMPREHENSIVE PLAN

Several general concepts underlie the City of Gulfport Comprehensive Plan. These concepts are intended to aid its elected leaders and advisory planning commissioners in exercising control of development and managing growth effectively. Factors thought to be critical to the City of Gulfport success with growth management include:

1. Designing the Comprehensive Plan around assets that make the City of Gulfport distinctive within the Mississippi Gulf Coast context.
2. Focusing the Comprehensive Plan on a vision of what the City of Gulfport could and should be.
3. Paying attention, in land use planning and related development regulations, to aesthetic concerns in addition to environmental and economic factors.
4. Focusing on the quality of life implications along with the economic and environmental consequences of planning proposals.
5. Going beyond regulations to secure quality development.
6. Recognizing the importance of persistent community leadership that will foster imaginative and beneficial planning initiatives.
7. Encouraging capable real estate developers who recognize the importance of community participation to successful development projects.
8. Providing creative public sector response to innovation and diversity in private sector development.
9. Being careful in formalizing relationships with developers to insure that the public interests are being served.
10. Recognizing the need for cooperation with neighboring units of local government.
11. Positioning the City Gulfport competitively so that it will share fully in the growth and development of the Mississippi Gulf Coast Area.

The Comprehensive Plan can and should be used for insuring concurrency. This concept provides that adequate infrastructure is in place before development is allowed or, at least, as a condition of rezoning and permitting. Otherwise, when the infrastructure is inadequate to support development, the existing facilities are overwhelmed and the cost of bringing the infrastructure up to standard is typically

more expensive and difficult. It is better to have adequate infrastructure in place before development takes place. This becomes a matter of timing and proper expense allocation.

K. OVERVIEW OF THE HISTORY OF THE CITY OF GULFPORT

William S. Hardy conceived the City of Gulfport in 1854 for development of a railroad and port on the Mississippi Gulf Coast. The railroad from Hattiesburg needed a southern terminus, which was chosen to be the present site of the City of Gulfport. This area was chosen because it had the shortest and most accessible route to deep water. The official map of Gulfport was filed in 1887, and included 5,000 acres fronting the beach. Gulfport was incorporated on July 28 1898.

Over the next decade work was completed on the G & SI Railroad from Hattiesburg to Gulfport, and work began on dredging the harbor and building a large pier. By the fall of 1896 Gulfport had a resident population of 200 persons. Captain Joseph Thomas Jones bought the G & SI Railroad in 1895 and he was responsible for the extension of the railroad from Gulfport to Jackson, the construction of a deep-water harbor in Gulfport, and the move of the county seat from Mississippi City to Gulfport.

Captain Jones also built the first three-story building, the Gulfport Yacht Club, the County Courthouse, and the first hotel in Gulfport with electricity and running water. In 1902, the harbor was completed, and the Port of Gulfport became a working seaport. The Port of Gulfport has flourished over the years and today accounts for millions of dollars in annual sales and tax revenue for the State of Mississippi.

After the beginning of the 1900's the following decades brought change and growth to the City of Gulfport. In 1908 the first paved street in Gulfport was completed. In 1925 Gulfport's first radio station aired. In 1930 the Gulfport AirField opened as the only fully lighted airport between Houston and Montgomery. In 1932 the port of Gulfport became a major site for the importation of tropical fruit. In 1942 Gulfport was selected by the U.S. Navy as one of its Construction Battalion sites. In 1951 gambling was outlawed. In 1962 the City annexed Mississippi City and Handsboro after Biloxi expanded westward to DeBuys Road. In 1965 Mississippi City and Handsboro became part of the City of Gulfport. In 1968 Gulfport was ordered to desegregate schools.

The City of Gulfport adopted its first Comprehensive Plan in 1968. It was prepared by Arch R. Winter, Planning Consultant, and John H. Friend, Inc. for the City of Gulfport and the Mississippi Research and Development Center. The report was financially aided through a federal grant from the Urban Renewal Division of the Department of Housing and Urban Development under the Urban Planning Assistance Program. This program was authorized by Section 701 of the Housing Act of 1954.

On August 17, 1969 Hurricane Camille struck the Mississippi Gulf Coast with 200 mile per hour winds. Waves as high as 20 feet destroyed parts of Highway 90, washed away the seawall and destroyed many beachfront homes. In 1985 the City's citizens voted for a mayor-council form of government.

In 1954 the Air National Guard Field Training Site at Gulfport was established at the Gulfport-Biloxi Regional Airport. Renamed the Combat Readiness Training Center (CRTC) in 1990, military training actually began with the Army Air Corps in 1941. The ANG CRTC's mission is to provide an integrated, year-round, realistic training environment of supersonic airspace, gunnery ranges, systems, facilities and equipment for deployed units to enhance their capabilities and combat readiness. The CRTC fully supports the "Total Force" concept by supporting units from all branches of the Department of Defense (DoD), as well as the National Guard and Reserve components. The Air National Guard Combat Readiness Training Center (CRTC) at Gulfport, MS hosts regular deployments of ANG units, and offers convenient offshore airspace that is fully instrumented (ACMI) for recording air to air engagements.

The Gulfport-Biloxi Regional Airport has realized a 350% increase in total passengers since 1992, when casino gaming was legalized in Mississippi. Ongoing facility expansion includes a \$10 million runway extension, expansion of military aviation facilities, an I-10 connector for faster access to Biloxi and development of a new general aviation area including a future north-south parallel runway.

Since the founding of Gulfport as a lumber and port city, it has evolved into a large and diverse community. Gulfport is a residential community with well-developed industrial and business centers. The City's downtown and beachfront areas have a unique historic character. With the approval of dockside gambling in 1992, hotel, motel, retail sales, and recreation activities have flourished and brought countless visitors to the area.

In December 1993 the City annexed 33 square miles north of Gulfport making it the second largest city in Mississippi with a land area of 62.37 square miles and a population in excess of 71,127.

L. PLANNING AREA DELINEATION

The Gulfport Planning Area was delineated early in this update and enlargement of the Gulfport Comprehensive. It is defined to include all territory within the City and the adjacent area into which the City can reasonably expect to expand during the Comprehensive Plan's 20-25 year time horizon. Territorial growth of Gulfport has occurred 14 times since the City's incorporation in 1898. Physical expansion of Gulfport should be expected to continue in the future as it has in the past.

Delineation of the City of Gulfport and its Planning Area was influenced by the boundaries of adjacent municipalities, Biloxi to the east and Long Beach to the west. They were further influenced by the Biloxi River, which has in the past and will in the future influence potential avenues of possible growth for both Gulfport and Biloxi. As a practical matter, Gulfport's remaining potential routes for territorial expansion are to the north and west. The adjacent Planning Area of the City of Gulfport Comprehensive Plan recognizes these realities and includes areas to the north and west of the present City limits which were identified and authorized by the City as an early step in the planning process.

The City of Gulfport includes 40,727 acres (64 square miles) and the adjacent Planning Area includes another 25,829 acres (40 square miles) for a combined territory of 66,556 acres (104 square miles). The City includes 5,775 acres of sound and inland water, which amounts to 14.2% of its surface area. The adjacent Planning Area includes only 409 acres of inland water area, which is 1.6% of its surface. If combined, the presently configured City of Gulfport and its adjacent Planning Area would be 9.3% water and 90.7% land.

Map I-1 outlines the City of Gulfport and its adjacent Planning Area. The map also shows major drainageways, transportation corridors and facilities and the townships, ranges and sections within which the areas are located.

M. SOILS

The City of Gulfport is situated along a 7.6 mile segment of the shoreline of Mississippi Sound. According to the General Soil Map, Harrison County, Mississippi prepared by the USDA Soil Conservation Service, the City includes four distinct soil associations that correspond to physiographic characteristics of the natural landform as it extends from the shoreline northward. That southernmost portion of the City lying in Mississippi Sound and Brickyard Bayou as it flows through the City into Big Lake is made up of dominantly organic soils flooded by salt water.

N. TOPOGRAPHY

Topographically, the City of Gulfport and its adjacent Planning Area is typical of a coastal plain environment. In overview, the landform slopes from the Planning Area's northwesternmost corner, located at the intersection of Highway 53 and County Farm Road at an elevation of 160 ft. msl, southeasterly toward the Biloxi River's outlet into Big Lake, which has an elevation of 7 ft. msl. South of Interstate 10, Brickyard Bayou and Bayou Bernard are the main drainage routes and the landform slopes generally to the east and the south toward the Big Lake and the Mississippi Sound. Elevations along the east-west CXS Railroad line paralleling the Mississippi Sound are stable at 30 ft. msl. Elevations along the KCS Railroad route from the Port of Gulfport to Highway 53 rise from 10 ft. msl to 100 ft. msl. Along the east- west KCS Railroad route from the City's western

boundary line to the north-south KCS Railroad line the elevations fall from 33 ft. msl to 23 ft. msl.

The upland area of Gulfport and its adjacent Planning Area extends north from Mississippi Sound approximately 10 miles to MS Highway 57. The southernmost portion of the uplands, roughly paralleling the shoreline north to just south of Brickyard Bayou, consists of sandy soils. A similarly parallel segment extending from just south of Brickyard Bayou to just north of Interstate 10 and extending further north up the floodplains of Brickyard Bayou and Flat Branch consists of loamy and sandy soils of the uplands on broad flats and floodplains. The northernmost part of the City and Planning Area extending from just north of Interstate 10 and up the floodplains of Brickyard Bayou and Flat Branch to the northern edge of the Comprehensive Plan's area consists of loamy soils that have loamy subsoil on uplands. These natural environmental characteristics react differently to urbanization and require different types of development regulation and development infrastructure.

In Gulfport's coastal situation, wetlands are an important environmental consideration influencing the extent and configuration of potential urban development. **Map I-2** presents an overview illustration of the wetlands situation within the City of Gulfport and its adjacent Planning Area. This was developed using soils information from the USDA Soil Conservation Service and interpretation of the hydric characteristics of the soils identified and mapped within the area. The map shows the location of water, hydric soils and non-hydric soils with the possibility of hydric inclusions as well as non-hydric soils. As a general proposition, this information should be regarded as indicative and not determinative. Final determination of wetlands requires an individual site survey by professionals trained in environmental science. The overview information is useful in that it illustrates the location and extent of potential development areas likely to be affected by wetlands within the Comprehensive Plan's Area. Accommodation of wetlands in the land development process ranges from prohibition, to replacement, to mitigation and the use other tools to preserve the areas environmental integrity while accommodating development.

The natural topography and surface water drainage patterns within Gulfport and its adjacent Planning Area also significantly influence the location of potential land for urban development and use. The general drainage pattern of the entire area overall flows southerly and easterly to and through the area's primary streams, including the Biloxi River, Bayou Bernard and the Industrial Seaway which flow into the Big Lake and the Biloxi Back Bay along with the Little Biloxi River, Fritz Creek, Flat Branch, Turkey Creek, and Brickyard Bayou which flow into them and lesser streams and drainages which flow into the Mississippi Sound. Associated with and along these drainage ways are floodways, floodplains and areas subject to less frequent inundation that further influences the potential pattern of urban development and use.

II. GOALS AND OBJECTIVES

A. Introduction

Goals are broadly worded desires that are not bound by time and may not be fully attainable. They help establish direction for the Comprehensive Plan without specifying details. Objectives tend to be more attainable than Goals. They can usually be accomplished more quickly. Objectives are more specific than Goals. They provide guidance regarding actions that can help in Goal accomplishment. Objectives may need to be accomplished sequentially to move in the direction of Goal fulfillment.

Goals and Objectives serve as the foundation for the Comprehensive Plan and its policies and actions that will guide both preservation and future growth and development within the City of Gulfport and its adjacent Planning Area. The following Comprehensive Plan Goals and Objectives present a collective statement about what the City hopes to be in the future.

The following pages are arranged into recommended and adopted Goal statements followed by Objectives in an ordered sequence. Goals are presented for:

- The Comprehensive Plan as a whole
- The Land Use Element
- The Transportation Element
- The Community Facilities Element

need more parking ~~for~~ garages downtown.

B. GENERAL GOALS FOR THE COMPREHENSIVE PLAN

Following are General Goals for the City of Gulfport Comprehensive Plan:

CP-1: To provide a long-range (25-year) statement of public policy to help guide future development within the City of Gulfport and its adjacent Planning Area, which includes Land Use, Transportation, and Community Facilities to accommodate expected population growth and economic development.

- To accommodate present and future residents, businesses, industries and institutions, and visitors to the City of Gulfport by planning in a manner responsive to their changing characteristics and probable needs and desires.
- To identify and enable development and use of sufficient territory within the City to accommodate continuation of its expected pace of growth during the time of the Comprehensive Plan.
- To upgrade the amount and diversity of new housing being built with the City of Gulfport.
- To encourage maintenance and prosperity of existing businesses, industries and institutions.
- To make the City of Gulfport a better and more attractive place to live for all residents.
- To identify adjacent territory into which the City can expect to expand when needed.
- To preserve historic buildings and sites throughout the City as a contributing element of the City's identity as an opportunity for economic development.
- To make personal safety a consideration in designing the Comprehensive Plan and the future development within the City of Gulfport.
- To fulfill all the definitions and requirements of §17-1-1 of the Mississippi Code 1972, as amended.

CP-2: To reflect the Vision Statement for City of Gulfport in the Comprehensive Plan Elements of Goals and Objectives, Land Use, Transportation and Community Facilities. To create a cohesive concept for the City's future consistent with the vision of participants in the Comprehensive Planning Process, the City Government, and other public and private interests involved with its future development.

- To provide land and services necessary for future residential, commercial, industrial and institutional expansion sufficient to support the City's resident population and visitors.
- To recognize the importance of maintaining the existing balances between residential, commercial, industrial and institutional developments to the prosperity of the City, its residents, businesses and industries.
- To minimize conflict between components of development contained in the Comprehensive Plan.
- To create and maintain an attractive venue for private entrepreneurial and property investments.
- To advance the causes of economic development, expansion and future diversification of the City's economy.
- To encourage development of additional retail facilities in visible, highly accessible and appropriate locations for the convenience of the City's residents and visitors.
- To encourage development of industrial parks and sites in accessible and otherwise appropriate locations.
- To inform the public of the City's Future Growth and Development potentials and intentions.
- To anticipate the likely characteristics of the City's future population and economy in planning for changes to accommodate their future needs and desires.

CP-3: To provide a basis for public decisions about the City's future population and economy, land use, transportation, community facilities, development regulations and requirements, and necessary infrastructure investments.

- To provide for those areas which have environmental suitability, good accessibility, and adequate utility and storm water management infrastructure and which lie in the path of identifiable development trends
- To preserve property values through application of informed forethought in reaching decisions about the City's future growth and development.
- To continue to preserve and improve the overall ambiance of the City's natural and man-made environments.

- To encourage public and private investment in good quality development infrastructure.
- To establish and require a high standard of maintenance and upkeep of all public property within the City.
- To provide all facilities necessary to support maintenance of an acceptable level of local government services.

CP-4: To reflect the aspirations, values and preferences expressed by City officials and residents who participated in the planning process.

- To preserve and strengthen the City's economy.
- To increase employment opportunities and raise the overall prosperity of the City's businesses and residents.
- To provide for and encourage localized participation in implementation of the Comprehensive Plan by identifiable community and neighborhood organizations enabled to identify and advocate localized planning proposals.
- To encourage informed public participation in the City's planning and development process.
- To respect and preserve the residential neighborhoods within the City and the rights of the owners, inhabitants and the general public to use and enjoy these areas as appropriate.
- To allow and facilitate continued growth adjacent to development that has occurred, particularly, in the remaining unimproved areas in and adjacent to the City.

W. A. Shad

C. LAND USE ELEMENT

Following are Goals and Objectives for the Land Use Element of the City of Gulfport Comprehensive Plan:

LU-1: To provide an official, legislatively adopted, basis for municipal use of regulation, dedication, investment, assessment, and intergovernmental cooperation in management of land use and development of real estate within the City.

LU-2: To strive for an orderly development pattern and land use compatibility.

- To provide sufficient land for all land use types to accommodate the City's future growth and development.
- To identify and preserve those properties that are well suited to industrial, commercial and related uses in support of the City's continued economic development.
- To the extent possible, exert control over the location, density, use and timing of new real estate developments.
- To preserve, manage and conserve natural and historic resources as an element of the City's ambiance and environmental character.
- To separate presently existing incompatible land uses as opportunities arise.
- To require separation between incompatible land uses as new development occurs.
- 7. • To prevent future adjacency of incompatible land uses.
- To prevent future development of incompatible land uses.
- To identify and require effective buffering between incompatible land uses, where they must develop.
- To prevent congestion of arterial roads by limiting direct frontage and access to subdivided residential lots and by internalizing new subdivisions and other residential developments with arterial road frontages.
- To identify, consider and articulate the land use impact of each proposal for future development, request for rezoning or subdivision before a final decision is made

LU-3: To identify a complementary and proportionally appropriate mixture of land uses throughout the City that will preserve its environments and support its continued growth and economic vitality.

- To monitor and encourage development of an appropriate mix of residential, commercial, industrial, and institutional property within the City.
- To maintain and embrace the City's existing development character.
- To accommodate a compatible diversity of housing types, tenancies and price levels.
- To maintain a reasonable level of residential density within the City.
- To prohibit the placing of more than one residence per residential lot or site in the future.
- To reduce existing instances of more than one residence per lot or site through appropriate regulation and attrition over time.
- To require that all new homes of all types within the City be sited on fully improved individual lots or sites of a size and situation consistent with the Comprehensive Plan and all related codes and ordinances.
- To require that all residential units be connected to all utilities and be on a properly engineered foundation, and contain off street parking for 2 motor vehicles within the required setback area.
- To require that all new manufactured and mobile homes be located on fully improved lots or sites adequately designed, sized and configured to accommodate the individual units. Such sites may be in a fully improved manufactured housing/mobile home park, a fully improved manufactured housing/mobile home subdivision, or may be an individual lot or tract of land.
- To provide adequate and conveniently located retail and service commercial locations to serve the resident population, visitors and the surrounding trade area.
- To provide appropriate locations for development of offices and clinics for additional health care and other professionals and providers.
- To encourage development and enlargement of public and institutional uses and facilities to support each localized area within the City and its

residents on adequately sized sites that provide sufficient vehicular access and on site parking.

- To assure that each existing and future school facility in the City is a complementary asset to adjacent residential areas.
- To provide adequate opportunity for recreational, educational and other activities that are necessary in healthy residential communities.

LU-4: To encourage maintenance and expansion of compatible Land Use concentrations and future development of new compatible Land Use Areas.

- To encourage preservation of existing and developing residential neighborhoods and foster development of new neighborhoods.
- To carefully consider the placement of new public utility improvements, to minimize their potential adverse effect on existing and future residential development.
- To encourage infill development on bypassed subdivided lots and tracts of land that are served by adequate infrastructure.

LU-5: To recognize that a balance between the highest and best use and the most appropriate use of land is in the overall best interest of both property owners and residents of the City.

- To provide for an equitable balance between private property rights and legitimate community interests. ✓
- To identify acceptable and unacceptable land use relationships in advance of development.
- To encourage planned concentrations of new development instead of a dispersed development pattern.
- To articulate and consider the Land Use impact of each future development proposal and request before decisions are reached regarding its approval.
- To provide sufficient acreage for future development of all land use types in order that locational choice and competition is assured.
- To encourage preservation and adaptive reuse of existing older development along with complementary new development.

- To control the size, location, illumination and animation of signs throughout the City so as to not adversely affect the desirability of adjacent land use and the areas environmental quality.
- To control the location and minimize the impact of communication towers on existing development.
- To minimize the impact of transportation, communications, extractive and waste disposal operations on adjacent and surrounding properties.

D. TRANSPORTATION ELEMENT

The following are goals and objectives for the Transportation Element:

TR-1: To provides a long-range (25 year) statement of public policy to help guide regulation, dedication, investment, assessment, and intergovernmental cooperation to provide an effective system of circulation within the City and its surrounding Planning Area.

TR-2: To provide a safe, convenient and efficient circulation system within the City which includes all modes of travel with sufficient capacity to accommodate present and expected future movement needs of all residents and visitors

TR-3: To provide a roadway system with sufficient capacity, safety, separation, access, convenience, attractiveness, and alternatives to provide the potential for accommodating public needs for circulation, enhancing and unifying the City's appearance and providing the opportunity for making individual travel choices.

TR-4: To provide a hierarchical network of highways, arterial, collector and local roads with different characteristics and capabilities reflecting their intended uses and expected traffic volumes.

TR-5: To improve access to and from the City to accommodate travel needs of residents and all others persons who come to the City.

TR-6: To provide for continued use and growth by all modes of travel including pedestrians, bicycles, motor vehicles, rail and air.

TR-7: To fully cooperate and coordinate local transportation plans, programs and projects with all State and National agencies with authority and interests that can help maintain and improve local access and circulation.

TR-8: To aggressively pursue and support State and National initiatives and funding sources for all modes of travel which can help to enhance capacity and safety in providing access and circulation.

TR-9: To require appropriate provision for circulation system capacity improvements associated with new large-scale developments of all types through equitable regulation and imposition of impact fees.

TR-10: To commit local resources to providing locally needed improvements to all elements of the local circulation system.

TR-11: To provide an integrated circulation system capable of enlargement to accommodate expected growth and change which facilitates movement of

people and goods to, from, through and within the City and its adjacent Planning Area.

TR-12: To prevent traffic congestion and delay on the roadway system presently serving the City and environs beyond locally tolerable levels.

TR-13: To reserve necessary rights of way to City standards for full development of arterial and collector roadways before and during the development process in anticipation of future needs.

TR-14: To clearly separate functions of different circulation system elements and remove conflicts between the different types and modes of transportation.

TR-15: To provide for adequate separation of aircraft, railroad, truck, automobile, bicycle, and pedestrian traffic.

TR-16: To provide an integrated system of traffic control devices capable of optimizing the traffic carrying capabilities of the roadway system.

TR-17: To systematically eliminate conditions which limit or impact the traffic carrying capabilities of highways and arterial streets.

TR-18: To provide access to developed and developable real estate and a roadway framework for developed and developable areas of the City and its Planning Area.

TR-19: To provide convenient higher capacity routes to those developed areas of the City where generation of external traffic is important to successful business, industrial and institutional operations.

TR-20: To generally limit land access to local and collector streets in areas of new residential development.

TR-21: To systematically reduce or eliminate capacity limiting land access along primary arterial roads as they are upgraded.

TR-22: To provide for accommodation of at least 75% of the peak capacity requirements of new high traffic generating facilities including commercial and institutional uses.

TR-23: To achieve at least a class "C" level of service on all highways and principal and minor arterial roads within the City.

TR-24: To reestablish and improve the original grid street system defining the 16 Block Downtown area located between MS 63 (Turner Street) and US 45

(Mississippi Street) and from Winters Street to the north and South Street to the south.

TR-25: To provide a system of curbs, sidewalks and distinctive streetscape elements along all streets in the Downtown area.

TR-26: To provide public parking in Downtown Gulfport, funded through a combination of public, user and benefited property resources. ✓

TR-27: To provide an adequate, integrated and uniform citywide system of street lighting, street signs, and traffic control devices to enhance the roadway system's convenience, safety and visibility.

TR-28: To provide a system of larger sized street name and address identification signs along all primary and minor arterial roads in the City for the convenience of older residents and visitors.

TR-29: To provide for tree preservation and landscaping within and along road rights of way throughout the City, where possible.

TR-30: To provide for orderly and coordinated placement of underground utilities and stormwater management improvements within street and highway rights of way before paving is installed.

TR-31: To contemplate and accommodate the long term street capacity requirements and impacts associated with private and public development, redevelopment, and adaptive reuse of real estate.

TR-32: To install at least one grade separation for east/west access traversing the KCS Railroad corridor. 7

TR-33: To provide for adequate levels of adjacent land access appropriate to each functional type of roadway.

TR-34: To provide for loading, unloading, and parking of motor vehicles in a manner which does not impede the traffic carrying capacity of the highway bypass, primary arterial, minor arterial and collector streets. 7

TR-35: To require sufficient on site of street parking for all types of development to prevent or minimize use of street travelways for parking.

TR-36: To strive to improve the safety of all railroad crossings and primary arterial intersections through use of traffic control methods, improved intersection designs, and reduction of potential points of conflict.

TR-37: To use primary roads and highways to assist in definition of residential neighborhoods and other distinct urban development and use areas.

TR-38: To accommodate the capacity requirements of through traffic with minimal impact on existing development.

TR-39: To prevent, reduce, and where possible eliminate through traffic from residential neighborhoods.

TR-40: To prevent, reduce, mitigate and where possible eliminate noise pollution associated with transportation facilities and industrial and commercial activities especially as they affect residential use areas.

TR-41: To restrict fronting residences on arterial roads and highways in favor of internalizing residential subdivisions away from high traffic volume highways.

TR-42: To restrict subdivision of land for residential use from areas subject to high noise level concentrations emanating from transportation facilities including those adjacent to the airport, railroad and high traffic volume highways.

TR-43: To determine and accommodate the surface water runoff requirements and impacts of land and roadway developments prior to their development.

TR-44: To accommodate pedestrian circulation through an interconnected system of sidewalks, pathways, trails, and controlled street intersection crossings.

TR-45: To separate pedestrian and bicycle movement from motor vehicles to the extent possible.

TR-46: To provide a sidewalk system in the Downtown area and at other locations throughout the City where pedestrian traffic and safety warrant its development.

TR-47: To encourage inclusion of sidewalks in new residential subdivisions and non-subdivided residential development sites.

TR-48: To provide a bikeway system throughout the City using a combination of clearly marked roadway lanes, utility easement trails, recreational sites, and controlled street intersection crossings.

E. COMMUNITY FACILITIES ELEMENT

Following are Goals and Objectives for the Community Facilities Element of the City of Gulfport Comprehensive Plan:

CF-1: To provide an official legislatively adopted basis for the City's use of regulation, dedication, investment, assessment, and intergovernmental cooperation to provide necessary Community Facilities.

CF-2: To provide or facilitate provision of adequate and efficient water, sewer, electrical, natural gas and telecommunication services throughout the City and its utility service area to accommodate all development.

- To support enlargement of certificated electrical, natural gas and telecommunications utility service areas and facilities to accommodate the City's development requirements.
- To constantly strive to improve the quality and quantity of utility services provided to all citizens, establishments and institutions within the City at equitable rates.
- To provide that the incremental costs associated with expansion of utility infrastructure are borne by the benefited properties through the development process.
- To encourage that the location of new Community Facilities and placement of utilities helps to implement the development aspirations of the Comprehensive Plan.

CF-3: To acquire sufficient land for Community Facilities, parks and open space and the preservation of environmentally sensitive areas in the City of Gulfport in advance of their need, or require their reservation as part of the development permitting process.

CF-4: To cooperate and support the City of Gulfport and Harrison County school districts, Mississippi Gulf Coast Community College and private educational facilities in their efforts to provide education services within the City.

- To encourage identification, reservation and enhancement of appropriately located and adequately improved and equipped educational facilities on sufficiently sized sites at which quality educational and related services can be provided for all residents.
- To encourage joint use of playgrounds, ball fields and related sports facilities between the schools, parks, and recreation programs.

- To provide adequate and attractive facilities for community and cultural activities and the performing and visual arts.

CF-5: To provide adequate land and buildings within the City of Gulfport to house City Governmental operations, accommodate delivery of public services, and facilitate public interaction with City Governments.

CF-6: To identify and make accessible historically significant historical buildings and sites within the City.

- To preserve and make accessible sites of historical and cultural significance.
- To encourage preservation and productive use of historic buildings.

CF-7: To encourage conservation of natural resources, including preservation and improvement of the water bodies and wetlands within the City of Gulfport.

- To encourage preservation of old trees and individual and public street tree planting and maintenance efforts.
- To discourage development of environmentally sensitive areas in favor of their appropriate reservation and management consistent with established standards.
- To provide public launching ramps and piers for access to attractive recreational water areas.
- To cooperate and support continued improvements and maintenance of the Sand Beach waterfront area within the City.
- To preserve areas in the City with outstanding scenic value and natural landscape qualities.

CF-8: To provide appropriate public safety services throughout the City.

- To provide high quality public safety services, adding additional facilities as needed to insure continuance of quality service as the City grows and changes.
- To insure that residents and property owners can expect effective crime and fire prevention and prompt emergency response when needed.
- To maintain the City's advantageous Class 4 fire insurance rating.

CF-9: To provide a full range of parks, recreation and open space resources commensurate with the City's needs.

- To foster provision of adequate open space for outdoor recreation to satisfy the City's present and future residents and visitors.
- To foster preservation of natural open space at those locations not suitable for development and use.
- To continually diversify recreational programs and broaden the scope of leisure time services to include all age groups and segments of the population.
- To provide recreational facilities and activities for all segments of the population.
- To recognize the aging characteristic of the City's resident population and continue to develop specific leisure and recreation facilities and programs to accommodate this growing demographic.
- To encourage development of the City of Gulfport as a location for a variety of sports, cultural and recreational events serving the City and its trade area as an economic development initiative.
- To insure that the location and development of new parks and recreation facilities are consistent with and help to implement the Comprehensive Plan.
- To address and periodically review and update the overall leisure time and recreational needs of all City residents.
- To provide that community and recreational facilities and programs are located so as to be conveniently accessible.
- To develop and promote festivals and special events which will attract visitors to the City.
- To provide recreation facilities which conform to or exceed the Mississippi Statewide Outdoor Recreation Plan standards.

CF-10: To insure that the location of new schools, parks, recreation, community facilities and utilities will help implement the Comprehensive Plan.

- To continue to strive for a higher standard of excellence in the planning, design, construction, maintenance and operation of new community facilities.

- To encourage public investment in high quality urban utilities, facilities and infrastructure.
- To anticipate and acquire sites for future community facilities of all types well in advance of their need to minimize costs and to insure adequate sites at appropriate locations.

CF-11: To insure there are adequate recreation facilities, programs, activities, management and maintenance throughout the City of Gulfport.

- Locate additional parks throughout the city in order to provide better dispersion of recreational facilities and activities.
- Increase the quantity of recreational facilities and opportunities at existing parks. Insure that future parks are fully developed as they are needed.
- Provide more variety with respect to the types of recreation facilities to serve a broader range of age and interest groups. Insure that all parks offer family oriented facilities.
- Provide a variety of programs for varied age and interest groups to complement and utilize the City's recreation facilities.
- Encourage Private/Public participation to generate interest in existing and new recreational facilities and programs.
- Develop recreation facilities that will generate revenue.
- Insure that full and equitable treatment is provided to all users of park facilities and programs.
- Encourage community participation in programs with emphasis on organized groups working with the City to accomplish desired Parks and Recreation goals.
- Develop and administer a comprehensive marketing and informational system for recreational facilities, areas, programs and services to increase participation, visibility and utilization.
- Continue to improve maintenance, security and programming methodologies for existing and future park areas
- Continue to diversify Community Center programs to respond to changing needs of patrons.

CF-12: To require concurrency between new development and adequate community facilities and improvements that should be installed in a timely manner to accommodate the development they are intended to serve.

CF-13: Although housing has traditionally been the domain of the private sector, local government can substantially affect the community's housing stock. Local government can use public services and regulatory measures to encourage or discourage undesirable poor quality types of housing developments. The provision of public services, the location of schools, zoning ordinance provisions, and building codes help to determine the location and character of housing in the City of Gulfport.

- Promotion of providing adequate and affordable housing for all residents of the City.
- Promotion of the development of a wide variety of housing types and choices throughout the City.
- Expansion of City services that are necessary for further development of adequate housing facilities.
- Protection of existing and future residential areas from encroachment of incompatible land uses.

F. DRAINAGE ELEMENT

Following are goals and objectives for the Drainage portion of the Community Facilities Element of the City of Gulfport Comprehensive Plan:

CFD-1: Minimize potential flood damage to existing and future development.

- Support and implement local projects for flood control that accommodate existing development and its surface water runoff.
- Utilize the Comprehensive Drainage Study component of the Comprehensive Plan to estimate and accommodate surface water runoff associated with new development.
- Allow development or redevelopment in floodplain or wetland areas only when impacts are adequately considered and properly mitigated.

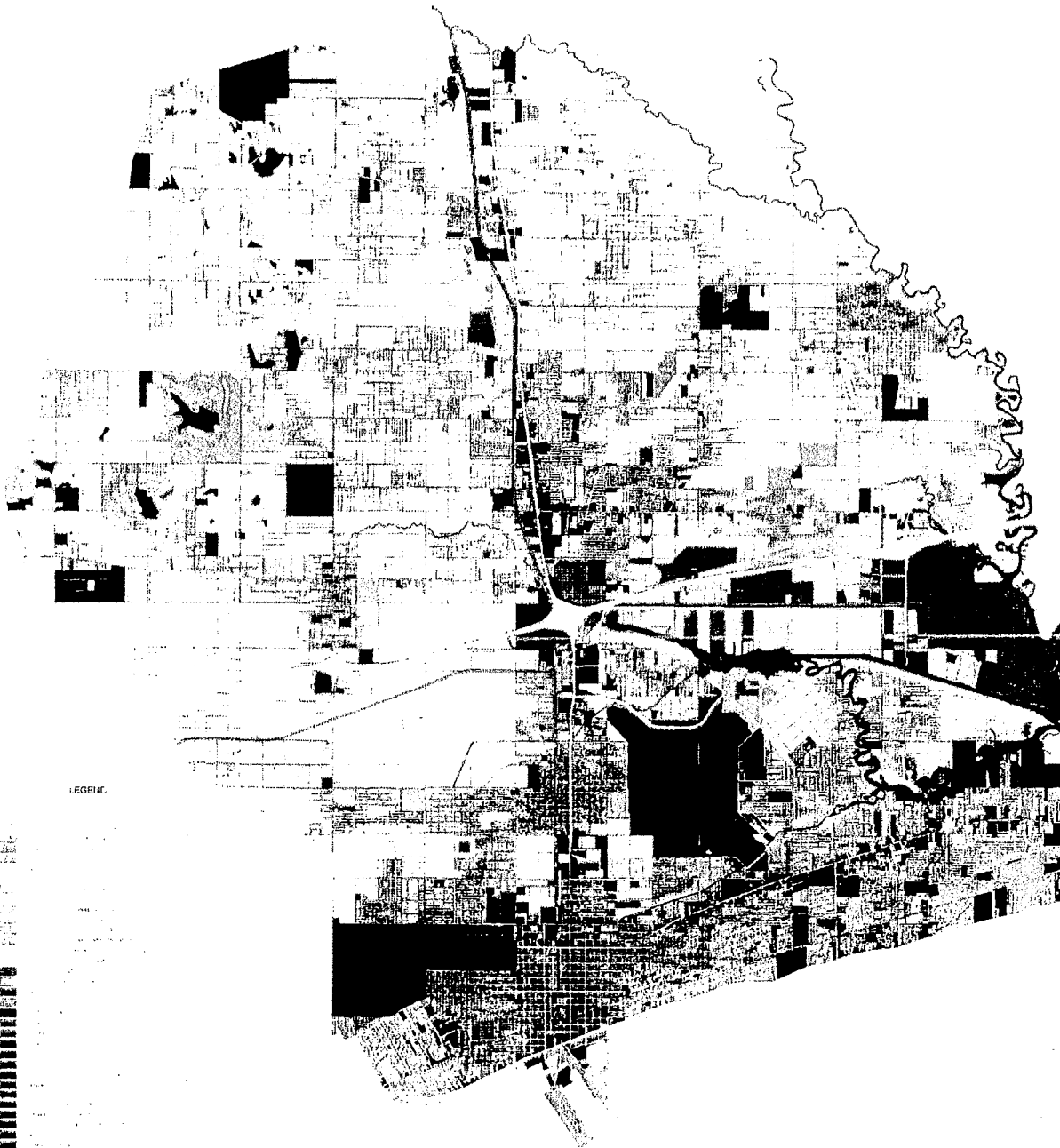
CFD-2: Minimize the drainage related impacts of development on upstream and downstream properties.

- Support and implement local projects for drainage enhancements intended to accommodate new development.
- Allow development or redevelopment only when surface water impacts are adequately considered and properly mitigated.
- Encourage sustainable development practices.
- Implement effective erosion protection and sediment control measures.

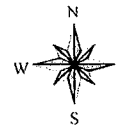
CFD-3: Implement the Comprehensive Drainage Study to promote future stormwater management and flood control.

- Upgrade the City's Stormwater Management Program to address EPA Phase II Stormwater Regulations.
- Establish a pilot program for stormwater management in high priority basins.
- Update the City's development ordinances to address recommended stormwater management practices.
- Maintain a high quality development submittal review process.

IV - 1
CITY OF GULFPORT
COMPREHENSIVE PLAN
EXISTING LAND USE



LEGEND



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E. SUMMARY OF LAND USE CLASSIFICATIONS

Conservation Land Use Classification

01. Conservation Use Classification: This land use classification is composed of lands that are not suitable for urban development and use, either due to their location and environmental characteristics, or because they are used for productive forestry, agriculture, or aquaculture purposes. Land in this classification may be swamp, tidal marsh, designated wetlands, floodways or floodplains or may contain soils that will not support urban development. Urban development in the Conservation Classification should be limited to temporary improvements unless buildings or structures meet all standards adopted by the City and all other applicable jurisdictions for construction in such areas and mitigation of resulting adverse impacts.

Residential Land Use Classifications

10. Estate (Low Density) Residential Classification: This classification is composed of real estate intended to be developed and used for low density single family residential purposes along with additional adjacent open area where it is likely and desirable that such similar development should occur. Included in the single-family residential uses contemplated for the Estate Residential Classification are mobile and modular homes as well as conventionally built residences on individual lots. Some of the land in this classification is probably not served by the full range of urban utilities such as water, sanitary sewers, natural gas or storm water drainage infrastructure. Each residence built on land with this classification must have frontage on a dedicated public road. Although this land use classification is primarily intended for residential development and use, it is recognized that forestry, agriculture and the raising of livestock may be desired activities by some owners in such situations. Therefore, provision should be made for such rural activities with appropriate safeguards for nearby residents.

The recommended density for residential development in the Estate Residential Classification is one dwelling unit per two acres or more, subject to approval by the Mississippi State Board of Health for lots not served by public sanitary sewer or a central sewage disposal and treatment system. A typical residential lot size in the two to five acre range is contemplated.

11. Suburban (Moderate Density) Residential Classification: The intent and purpose of this residential land use classification is to provide for lots resulting in low housing and population densities. Typically, residential development in this land use classification will be subdivided and fully

improved with urban infrastructure and must have frontage on a public road. However, new subdivision lots in this classification may not front on a State Highway or arterial road.

Primary uses in the Suburban Residential Classification are limited to single family detached residences. Certain structures and uses required to serve education, religious, utilities and non-commercial recreational needs of surrounding developed areas are also intended to be included within this classification subject to appropriate minimum site size and adequate on-site parking requirements.

The recommended density is up to three dwelling units per acre. However, approval of the Mississippi State Board of Health for lots not served by public sanitary sewer or a central sewage disposal system is required. A typical residential lot size in the 15,000 square foot to two-acre range is contemplated in the Suburban Residential Classification.

12. Urban (Medium Density) Residential Classification: This residential land use classification is composed of lands and structures intended for conventional medium density single family residential subdivision development and additional open area where it is desirable and likely that such similar development will occur.

Primary uses in the Urban Residential Classification are limited to single family residences and such complementary nonresidential institutional uses as are intended primarily to provide services to the neighborhood. Lots developed and used in this residential land use category will be in fully improved subdivisions with frontage on a public road. However, new subdivision lots in this classification may not front on an arterial road or state highway.

Recommended density is up to five dwelling units per acre. All structures must be connected to a public sanitary sewer system and a public water distribution system. A typical lot size in the 10,000 to 15,000 square foot range is contemplated in this classification.

13. Urban (Medium Density) Manufactured Housing Park/Subdivision Classification: This land use classification is composed of land intended for development and use of medium density mobile and modular home subdivisions and manufactured housing park development along with adjacent open area where it is desirable and likely that similar additional development will occur.

The primary use intended for land in this classification is limited to sites designed to accommodate manufactured housing. Lots developed and used in this residential land use classification will be in fully improved

subdivisions or mobile home park situations with frontage on a public road. However, new subdivision lots or mobile home parks in this classification may not front on an arterial road or state highway. Structures and uses required to serve educational, religious, utilities and non-commercial recreational needs of surrounding developed areas are also intended to be included within this classification subject to appropriate minimum site size and adequate on site parking requirements.

The recommended densities are up to five dwelling units per acre for subdivisions and up to six units per acre for manufactured housing parks. All structures must be connected to a public sanitary sewer system and a public water distribution system. A typical lot size in the 7,500 to 10,000 square foot range is contemplated in the Urban Manufactured Housing Park/Subdivision Classification.

14. Two to Four Family Residential Classification: This classification is composed of areas where it is desirable to provide alternative forms of owner and renter occupancy housing on small lots and in multiple unit structures at a slightly higher density by providing for two family and limited multiple dwelling attached structures containing up to four units in addition to single family detached residences.

Lots developed and used in this two to four family residential land use classification will be in fully improved subdivisions with frontage on a public road. However, new subdivision lots in this classification may not front on an arterial road or state highway. Structures and uses required to serve educational, religious, utility, and non-commercial recreational needs of surrounding developed areas are also intended to be included in this classification, subject to appropriate minimum site size and adequate on site parking requirements.

The recommended density for this classification is five to ten dwelling units per acre. All structures must be connected to a public sanitary sewer system and a public water distribution system. A typical lot size in the 6,000 to 10,000 square foot range is contemplated for single family detached units, and lots in the 8,000 to 12,000 square foot range are contemplated for two to four family attached units in the Two to Four Family Residential Land Use Classification.

15. General Residential Classification: This land use classification is composed of limited areas where it is desirable to provide for higher density residential use. Because of the greater density of population and concentration of vehicles, these districts are situated where they may more easily be served by public and commercial services and have direct access to major and minor thoroughfares and collector streets. Developments in this classification may face and have direct access to

arterial roads and State highways subject to all applicable standards.

The General Residential Classification provides for single-family residences, two to four unit buildings, apartment and condominium complexes as well as housing for special populations. Lots developed and used in this residential land use classification will be in fully improved subdivisions with frontage on a public road. Lots in this classification may not front directly on an arterial road or state highway. Structures and uses required to serve educational, religious, utility and non-commercial recreational needs of surrounding developed areas are also intended to be included within this classification subject to appropriate minimum site size and adequate on site parking requirements.

The recommended densities are five to ten dwelling units per acre for single family and two to four family residential use. All structures in this classification must be connected to a public sanitary sewer system and a public water distribution system. A typical lot size in the 7,500 to 10,000 square foot range is contemplated for single-family units and a 8,000 to 12,000 square foot lot size range is contemplated for two to four family attached units in this classification. Multifamily residential development at a density as high as 26 units per acre is expected. However, the existing land use survey revealed that the average multifamily residential density in the City was 10.3 units per acre

16. Transient Housing Classification: This land use classification is intended to accommodate large hotels and motels and resort complexes on competitively located commercially zoned sites. High accessibility and visibility are recognized as necessary for this type of enterprise. Density of development, on-site parking, and structural height are to conform to the zoning district in which the property is located so as to be compatible with and complement the surrounding properties. Locations on an access to an arterial road or State highway are preferred.

Commercial Land Use Classifications

20. Highway Commercial Classification: This land use classification is intended to include high intensity commercial activities requiring high visibility and accessibility for businesses where some or all of the activity is conducted outdoors. This classification includes such activities as automobile, truck or other vehicle dealerships; heavy equipment dealers; recreational vehicle sales; manufactured housing sales lots; yard and garden centers; lumber yards and building material dealers; truck stops; bus terminals; outdoor recreational enterprises such as recreational vehicle campgrounds, water parks, commercial golf courses and driving ranges, drive-in theatres, and amusement parks.

Essential to the definition of the Highway Commercial Land Use Classification is its adjacency to a major highway or interstate interchange and provision for commercial uses that require substantial use of outdoor space. Included in this classification are businesses that cater to the motoring public, such as convenience stores, fast food restaurants, service stations, branch banks, hotels and motels, and similar uses. General and neighborhood commercial uses are included in this classification definition along with institutional and governmental facilities and functions.

21. General Commercial Classification: This classification is intended to include areas to accommodate businesses in which the principal activity is conducted indoors. The General Commercial Classification is defined to include shopping centers, discount stores and freestanding retail commercial facilities such as supermarkets, home improvement centers, furniture and appliance stores, electronics stores and other "big box" type merchants. Included in this land use classification are hotels and motels, medical and other professional service establishments, commercial broadcast studios, funeral homes, veterinary clinics, office developments of all types and related facilities. All types of office and service businesses could be located in the General Commercial Land Use Classification. A higher intensity and density of development is envisioned for development in the General Commercial Land Use Classification. It is recognized that general neighborhood commercial uses would be included in this classification definition along with institutions and governmental facilities and functions. Access to development in this classification should be from an arterial route or state highway. Multi-building and multi-tenant structures are contemplated along with freestanding out-parcels on large development sites.
22. Neighborhood Commercial Classification: This classification is intended to include areas to accommodate service oriented businesses such as small convenience retail centers, freestanding grocery stores, package stores, drug/variety stores, specialty retailers, video stores, neighborhood restaurants, pick-up laundry and dry cleaning establishments, day care facilities, branch banks, and similar convenience uses that satisfy the daily household needs of the surrounding neighborhoods. A moderate development density is contemplated in this classification. It is recognized that low impact commercial uses are included in this classification's definition along with institutional and governmental facilities and functions.
23. Low Impact Trade and Services Commercial Classification: This classification is intended for areas with low intensity, low density commercial and institutional facilities and a low volume of traffic. Uses contemplated include smaller professional and business offices; instructional services such as business or technical schools; studios for

fine arts; personal service establishments such as hair styling shops, portrait studios, day care facilities; and office based professional service businesses. The Low Impact Trade and Services Classification is intended to provide a transition between low-density residential uses and higher density uses such as general commercial.

Industrial Land Use Classifications

30. Freestanding Heavy Industrial Classification: This land use classification includes uses that, by reason of their operation, create conditions that are obnoxious due to noise, odor, smoke or outdoor activities. These uses are freestanding and located independently of other uses. Construction yards are included in this classification. Adequate setbacks and buffers should be provided adjacent to nearby uses. Direct access from an Arterial road or State highway is necessary. The site may also be served by rail, water or air transportation. The largest heavy industrial use facility in the Gulfport area is the Jack Watson Electric Generating Plant. Uses of this type are preferable located in an industrial park or larger freestanding situation

General Industrial Land Use Classifications

General Industrial land use classifications include several types of facilities. Most are concentrated in the Harrison County Development District's Bernard Bayou Industrial District and at the Port of Gulfport. Following are types of industrial uses and situations contemplated for the General Industrial Land Use Classification:

31. Planned Industrial Parks: This includes uses in a self-contained environment that do not operate in such a manner as to be obnoxious to surrounding properties. Included in this classification are manufacturing, fabrication, distribution and storage or warehouse uses that are conducted both indoors and outdoors. The uses are grouped in a park-like setting with appropriate setbacks and buffers from adjoining properties. Truck, rail and water access are typically available.
32. Distribution Centers: These uses are of a bulk, storage and distribution nature that do not manufacture any product on site but receive and distribute products from the site. The uses may be freestanding with highway orientation or be grouped in a planned industrial park setting. This classification includes warehouse and storage facilities.
33. Transportation, Utility and Communications Classification: This classification includes major urban infrastructure facilities such as electric power substations, natural gas regulator stations, water towers, broadcast, microwave and other communications towers, transmission and/or

distribution installations for electricity, natural gas and water; sanitary sewage collection and treatment and telecommunications facilities.

34. Regional Airport: This classification includes all facilities of the Gulfport-Biloxi Regional Airport that are open to the general public for military, commercial, and private aircraft operations, including passenger and freight facilities.
35. Port of Gulfport: This classification includes all facilities of the Port of Gulfport that are not leased to commercial enterprises.

Institutional Land Use Classifications

Public and Semi Public Land Use Classification: Several subdivisions are included under the institutional use classification. All sites developed in this classification must be located on an arterial road and be of sufficient size to accommodate anticipated full development, including adequate, on-site vehicular access, circulation and parking.

40. Public: Property or facilities owned and used by the United States, the State of Mississippi, Harrison County, or the City of Gulfport. All existing public facilities are shown on the Plan along with all of the City of Gulfport's permanent and temporary police and fire stations and its public assembly facilities.
41. Military: Any facility owned and operated by a branch of the United States Armed Forces that is not subject to the police power of the City of Gulfport.
42. Hospital and Medical: Any licensed institution providing health services primarily for in-patients and medical and surgical care of the sick or injured. Included as integral parts of the institutions are related facilities and laboratories, outpatient facilities, training facilities, central service facilities and staff and professional offices and clinics.
43. Educational: An institution, whether public or private, that provides for the instruction in the specifics of learning to students of all ages. Location of schools adjacent to parks, recreation and open space is encouraged to facilitate joint use.
44. Religious and Related: Any facility maintained for the purpose of providing instructional or worship opportunities for persons in the service and worship of God or an acknowledged deity, along with all ancillary educational, social, and recreational facilities.

45. Civic/Social/Fraternal: An establishment owned and/or maintained by a civic organization, social group or fraternal organization that is used for meetings and activities of its members and guests.

Parks, Recreation and Open Space

50. Improved: Land and facilities that have been designated for use as parks, recreation and open space, whether privately owned or owned by a public entity. The land is set aside for recreational purposes and may be used by the public either for a user fee or at no cost.
51. Natural: Unimproved sites that may be set-aside for passive recreational use.
52. Water: Water areas that may be used for active or passive activities, either privately or commercially.
53. Beach: The sand beach along the Mississippi Sound.
54. Proposed Parks: Ten-acre neighborhood park sites are identified throughout the City for acquisition in advance of need and for improvement as surrounding development warrants.
55. Public Assembly: Buildings designed for meetings, performance, entertainment, and special purposes, whether public or privately owned and operated.

F. Future Land Use Projections

Future land use projections were prepared using existing land use data, housing trend data, population projections, historic land absorption figures and land use relationship ratios. These projections are presented in **Table IV-4** for the presently configured City, the Planning Area, and the combined area in five-year increments for each major land use category.

The starting point for the Future Land Use projections is the number of acres of land in each use type in the year 2000. Over the 25-year projection period, it is expected that total land absorption of 17,014 acres or 26.5 square miles will occur. This is an average of 680 acres per year, of which 8,124 acres (or an average of 325 acres per year) is expected to occur in the presently configured City of Gulfport and 8,899 acres (or an average of 355 acres per year) is projected for the adjacent Planning Area.

The projected Future Land Use quantities for the presently configured City are somewhat similar to the 32-year absorption average experienced between the 1968 and 2000 Existing Land Use surveys. An increasing share of new development is envisioned as moving into the Planning Area over the next 25-year period.

In 2000, the presently configured City accounted for 70.3% of the combined total of land in developed use for the City and the adjacent Planning Area. While continuing to experience growth at a declining rate, the City is expected to contain 63.9% of the combined total by 2025.

Reserved water, beach and other resources are held constant in the projections, indicating conservation. If the projections are realized, the City of Gulfport as presently configured will be 78.8% built out in urban use through 2025. The surrounding Planning Area will be 69.7% built out, and the combined area will be 75.3% built out. These are high levels of build out.

Table IV-4
City of Gulfport
Future Land Use Needs, 2000-2025

MAJOR LAND USE CLASSIFICATIONS	PRESENTLY CONFIGURED CITY (ACRES)	SURROUNDING PLANNING AREA (ACRES)	COMBINED TOTALS (ACRES)
RESIDENTIAL			16,890
2000	9,817	6,973	16,833
2005	10,593	8,040	20,375
2010	11,268	9,107	22,118
2015	11,944	10,174	23,860
2020	12,620	11,240	25,603
2025	13,295	12,307	
COMMERCIAL			2,534
2000	2,110	424	2,795
2005	2,264	542	3,057
2010	2,388	659	3,318
2015	2,541	777	3,580
2020	2,685	895	3,841
2025	2,829	1,012	
INDUSTRIAL			5,296
2000	5,211	85	5,842
2005	5,568	276	6,389
2010	5,921	468	6,935
2015	6,276	659	7,482
2020	6,631	850	8,028
2025	6,986	1,042	
PUBLIC & SEMI PUBLIC			3,511
2000	2,845	666	3,873
2005	3,039	834	4,235
2010	3,233	1,003	4,598
2015	3,427	1,171	4,960
2020	3,620	1,340	5,322
2025	3,814	1,508	
STREET & HWY. RIGHTS OF WAY			4,753
2000	3,784	969	5,243
2005	4,020	1,223	5,734
2010	4,277	1,457	6,224
2015	4,533	1,891	6,714
2020	4,790	1,925	7,205
2025	5,046	2,159	
TOTAL LAND DEVELOPED IN URBAN USES			32,984
2000	23,847	9,137	36,387
2005	25,472	10,915	38,790
2010	27,096	12,693	43,193
2015	28,721	14,471	46,596
2020	30,346	16,250	49,998
2025	31,971	18,028	
RESERVED WATER, BEACH, & RESOURCES			7,944
2000	6,330	1,614	7,944
2005	6,330	1,614	7,944
2010	6,330	1,614	7,944
2015	6,330	1,614	7,944
2020	6,330	1,614	7,944
2025	6,330	1,614	
REMAINING VACANT LAND			25,628
2000	10,550	15,078	22,225
2005	8,825	13,300	18,822
2010	7,301	11,522	15,419
2015	5,676	9,744	12,016
2020	4,051	7,965	8,614
2025	2,426	6,187	
TOTAL SURFACE AREA			66,556
2000	40,727	25,829	66,556
2005	40,727	25,829	66,556
2010	40,727	25,829	66,556
2015	40,727	25,829	66,556
2020	40,727	25,829	66,556
2025	40,727	25,829	66,556

Source: Joseph A. Lusteck & Associates, Inc. 2001

G. Policies for Future Land Use Development

After proper public hearings the City of Gulfport should adopt the Future Land Use Plan as its official policy with regard to future development of real estate within the City of Gulfport, which is its area of jurisdiction.

The Future Land Use Plan should provide one basis for all public policy decisions regarding land use development. These decisions should include, but not be limited to, such matters as zoning, subdivision control, site plan review and approval, public buildings, parks, playgrounds and other open spaces, street development and upgrading, acquisition, disposition and use of public property, public fiscal programs and financial planning, phasing of development, natural resource and environmental control and conservation, and related matters.

The Future Land Use Plan should be flexible and responsive to changing conditions, community goals and development needs and real estate realities. To accomplish this, the Comprehensive Plan should be reviewed and evaluated periodically at a minimum of once every five years. The Planning Commission should accept the responsibility for noting changes in local economic, social and physical conditions as they apply to land use development, and they should periodically make recommendations to the City Council on such matters as the occasion demands.

To achieve the support and cooperation of the citizens of the City of Gulfport as to the goals of the Future Land Use Plan, copies should be printed and made available to the general public. These also need to be reviewed periodically and revised and updated as warranted.

H. Substantive Land Use Policies

1. Existing development meeting the general criteria of land use compatibility should be preserved and enhanced.
2. Conflicts between incompatible land uses should be resolved through an equitable amortization of such land uses and such use incompatibles should be prevented in the future.
3. Policy decisions related to the phasing of development should be balanced between realistic quantities of land needed for the various land uses proposed for development and the City's fiscal ability to provide the additional facilities and utilities required by such development.
4. Transportation and community facilities should be provided concurrently with new development.

5. The impact of both existing and new developments of all types of land use on the ecological balance of the City of Gulfport should be minimized.
6. New real estate developments should share in funding of infrastructure that is necessary to accommodate its inhabitants and end users.
7. Economy and efficiency should be utilized to the extent possible in the provision of necessary public services required by new growth and development.
8. Provision of adequate major streets for the safe and efficient circulation of people and goods should be a high priority.
9. Public facilities and amenities should be provided within the City to accommodate the needs and desires of its residents.

Residential Land Use

1. Adequate amounts of land for such uses should be available in all potential development areas of the City of Gulfport.
2. A wide variety of housing types, densities and prices should be allowed and encouraged in response to the needs and demands of the market.
3. Adequate and conveniently located recreational facilities and spaces and other community facilities of a service nature should be provided.
4. Small, cohesive concentrated groups of neighborhood-type commercial service businesses should be allowed in locations that will support residential developments. The total number should be the minimum necessary to provide service in a three-mile radius.
5. Single spot-type locations of commercial uses in residential areas should be prohibited or at least discouraged.
6. Planned high quality residential development should be encouraged with incentives provided to developers of such uses.
7. Higher density residential developments should be located near major activity centers throughout the City of Gulfport with adequate amounts of useable open space for the occupants.
8. Development and implementation of a City of Gulfport Redevelopment Plan is recommended to deal with the re-use of areas that are well located but have substandard improvements.

Commercial Land Use

1. Development of a limited number of small, neighborhood-type, convenience retail and service centers with market orientation to a surrounding area of about three miles should be allowed to serve the City's built up residential areas. These facilities should be located at or near major street intersections or at intersections of major thoroughfares and collector streets.
2. All existing commercial uses, especially those in the downtown area need to be strengthened. This can be accomplished in part by creation of a more visually attractive appearance and provision of adequate parking accommodations. Preparation and implementation of the recommended Community Redevelopment Plan could assist in fulfilling this need.
3. Development of spot commercial uses should be discouraged throughout the City.

Industrial Land Use

1. Existing, freestanding location of small industrial uses in isolated areas near residential neighborhoods should be tolerated until such time that more diversely located industrial parks are established. At such time, said uses should be encouraged to relocate. Care should be used in the interpretation and implementation of the Non-conforming Use section of the Zoning Ordinance to help achieve this goal.
2. Since most major heavy industrial users require relatively large level land areas with direct access to railroad lines and major highways, vacant land within the City of Gulfport should be identified, acquired well in advance of need, appropriately zoned and set aside for future industrial use.
3. Other land uses, especially residential, should be prohibited in industrial areas. The use of wooded areas in conjunction with recreational use provides a desirable buffer between industrial uses and other developments. Preservation of industrial land from residential encroachment can be assured by appropriate industrial zoning.
4. Industrial uses should be regulated by performance standards and environmental criteria established by the Environmental Protection Agency.

Public and Semi-Public Uses

1. Public facilities should be located to provide ease of access to the citizens.

2. Advance land acquisition for future parks and public facility sites insures that prices paid for land are fair to both the landowners and the taxpayers.

Parks, Recreation, Open Space and Conservation Areas

1. Ample and suitably located land should be provided for parks and recreation development in strategically located areas of the City. There should be facilities and activities for all age levels and groups.
2. Many existing water areas and wooded areas should be preserved in their natural state both for ecological reasons and to provide nature areas. Woodland tracts provide excellent buffers between various land uses and edges of urbanization.
3. Continued identification, acquisition and preservation of a citywide system of parks, open spaces and recreation areas is a desirable City objective.
4. The provision of adequate open space and recreational areas in new residential developments should be assured through developer initiatives and regulatory codes such as the Zoning Ordinance and Subdivision Regulations.

I. Zoning Ordinance Recommendations

1. Add a planned unit development district capable of accommodating large scale mixed residential use developments and common elements under an owner's association.
2. Add Adult Entertainment Regulations
3. Add a requirement that zoning be in accordance with the City's adopted Comprehensive Plan
4. Add a special use district capable of accommodating business park type developments.
5. Add or update definitions
 - A. Group homes
 - B. Personal care homes
 - C. Contemporize the definition of convenience retail uses to include multi product/multi merchant facilities. Do not limit size.

D. Define day care facilities to include nurseries for small children, facilities for preschool and after school care for school age children and facilities for elder day care.

E. Clarify that access to a site is to be from a dedicated, improved and in use public street.

J. Implementation of Future Land Use Plan Recommendations

The proposals of the Future Land Use Plan may be realized through the use of various implementation techniques, some of which are listed below:

1. The Comprehensive Plan is the total group of plans that relate to the physical design of the City of Gulfport. The Future Land Use Plan is one part of the Comprehensive Plan. Other elements include the Transportation Plan, and the Community Facilities Plan which addresses Water, Sewer, Stormwater Management, Housing, Public Buildings and Parks and Recreation. Some elements of these plans have been incorporated into the Future Land Use Plan, such as the location of community facilities. Others have influenced its configuration.
2. Land Use Development Policies are both specific and general statements and criteria relating to realization of the City's Goals and Objectives for land use. Suggested policies are presented in this document that will serve as an official statement of guidelines for desirable land use and development.
3. A Public Works Development Plan is often referred to as the jurisdiction's Capital Improvements Plan. It identifies specific public improvements and establishes priorities for their implementation. It is in the public interest that money spent for public facilities be carefully planned and implemented in an efficient and economical manner. The Public Works Development Plan provides a flexible technique for allocation of funds for infrastructure development that can help realize the aims of the Future Land Use Plan by influencing the direction and extent of infrastructure, which will influence new development.
4. The Comprehensive Development Code is the total group of regulatory codes that provide the power under law of enforcing the regulation of those factors that are deemed necessary for the public health, safety, morals and general welfare.

The City of Gulfport Zoning Ordinance is one example of the tools that should be used to insure the successful implementation of community goals. It is important that the Zoning Ordinance interrelates with other ordinances and codes to insure the proper implementation of the Comprehensive Plan.

Citizen participation in the planning process is one of the most vital factors toward achievement of community goals and objectives expressed in the various elements of the City of Gulfport Comprehensive Plan. When the constituents have participated in the decision-making process and the policies and plans that affect them, there is more likelihood that the plans will be carried out.

An informed citizenry is more likely to respond positively to land use-planning initiatives. Therefore, it is imperative that residents of the City be kept informed of and involved with the Future Land Use Plan and its implications, development proposals and related public decisions through all possible forms of communication. In addition, formal input from interested community groups and appointed commissions should be actively solicited.

V. TRANSPORTATION PLAN

A. Existing Conditions

The Transportation Plan Element of the Comprehensive Plan for the City of Gulfport describes existing transportation resources now serving the City and its environs and also contains recommendations for the future development and improvement of streets and highways as well as for the upgrading of existing road facilities, the elimination of potentially dangerous roadways and intersections, and continued development of the Gulfport-Biloxi Regional Airport, Port of Gulfport, and railroad facilities.

Gulfport, like many other growing municipalities in Coastal Mississippi, has found that its transportation routes that were adequate in the past have become increasingly inadequate as new development occurs and the associated impact of increased traffic is felt. Significant improvement has been made to the City's development and traffic circulation capability by widening streets, improving intersections, and adding new roads to access developing areas. Two major north/south traffic routes are presently being developed. This should significantly alter and improve vehicular circulation and reduce congestion along the Highway 49 corridor. These are the Cowan-Lorraine Road corridor and the Canal Road extension, which will both connect to I-10 interchanges.

Air transportation is provided at the Gulfport-Biloxi Regional Airport, located within the City near the Interstate 10-Highway 49 interchange. The Gulfport-Biloxi Regional Airport is the primary airport in South Mississippi. It is a multifunctional airport providing scheduled passenger and charter service, freight service, general aviation and military operations.

Gulfport is accessed by three I-20 interchanges: Exit 31 at Canal Road on the west side of the City; Exit 34 at Highway 49, near the center of the City; and Exit 38 at Lorraine Road near the eastern edge of the City. An additional interstate interchange is needed for Gulfport and is recommended for a location that is midway between Exits 34 and 38.

Mississippi Department of Transportation records indicate that the City of Gulfport has 250.84 miles of streets within its boundaries. Of this total, 12.19 miles are state designated and state maintained. The remaining 238.65 miles are not state maintained. Of these, 232.07 miles are paved, and 6.58 miles are unpaved. The City's major traffic arteries are federal and state highways.

Highways and major thoroughfares in Gulfport and its Planning Area include:

- Interstate 10
- U. S. Highway 49
- Mississippi Highway 53
- Cowan-Lorraine Road
- Airport Road
- Broad Avenue
- Canal Road
- County Farm Road
- Dubuys Road
- John Clark Road
- Landon Road
- North Swan Road
- O'Neal Road
- Orange Grove Road
- Three Rivers Road
- 15th Street
- 30th Avenue
- 33rd Avenue.

Road improvements needed for Gulfport and its adjacent Planning Area contained in the cost feasible "Mississippi Gulf Coast Area 2020 Transportation Plan" include:

- 28th Street widening from two lanes to four
- 30th Avenue extension from 28th to 34th Street/new four-lane street
- U. S. Highway 49 widening from six lanes to eight/Airport Road to Landon Road
- Dedeaux Road widening from two to four lanes/Three Rivers Road to Lorraine Road
- Washington Avenue widening from two to four lanes/Hewes to Airport Road
- 15th Street widening from two lanes to four lanes/Broad Street to 30th Avenue
- Creosote Road Extension/U. S. 49 to Canal Road
- 30th Avenue Extension/30th Avenue to Canal Road
- Pass Road widening from four lanes to six lanes/28th Street to Keesler Air Force Base
- CSX Corridor through City/new four-lane.

Projects now underway that are included in the "Mississippi Gulf Coast 2020 Transportation Plan," which is the cost feasible plan for the Gulfport area, include:

U. S. Highway 49 widening from four to six lanes/28th Street to Turkey Creek
 Dedeaux Road widening from two to four lanes/U. S. 49 to Three Rivers Road

Cowan/Lorraine Road widening from two to four lanes/U. S. 90 to I-10
 Lorraine Road new four-lane/I-10 to MS 67
 Interstate 10 widening from four to six lanes/Exit 28 to Exit 58.

The Mississippi Statewide Transportation Improvement Program is updated annually. Inclusion of projects considers recommendations of the "Mississippi Gulf Coast Area Transportation Plan." Participation by the City of Gulfport in this planning process is essential to selection of needed local transportation projects for funding through the Mississippi Statewide Transportation Improvement Program.

The Gulf Coast Transit Authority prepared a proposal to improve transit service on the Mississippi Gulf Coast for the Gulf Regional Planning Commission. The proposal outlines major traffic generators in the Gulf Coast area. Following are major traffic generators in the City of Gulfport.

- CB Base
- Gulfport Factory Shops
- State Port at Gulfport
- Gulfport Biloxi International Airport
- Crossroads Mall
- Bayou Bernard Industrial Park
- Coast Coliseum and Convention Center
- Keesler Air Force Base

Map V-1 depicts the existing transportation system serving Gulfport and its environs as the baseline for the future transportation system plan. It shows the location of the Gulfport-Biloxi Regional Airport, the Port of Gulfport, streets and highways, the railroad routes, power transmission lines, and natural gas pipelines that traverse and serve the area. These essential facilities influence the potential for real estate development. Also shown on the map are water bodies and streams that significantly influence the configuration of development and circulation in the area.

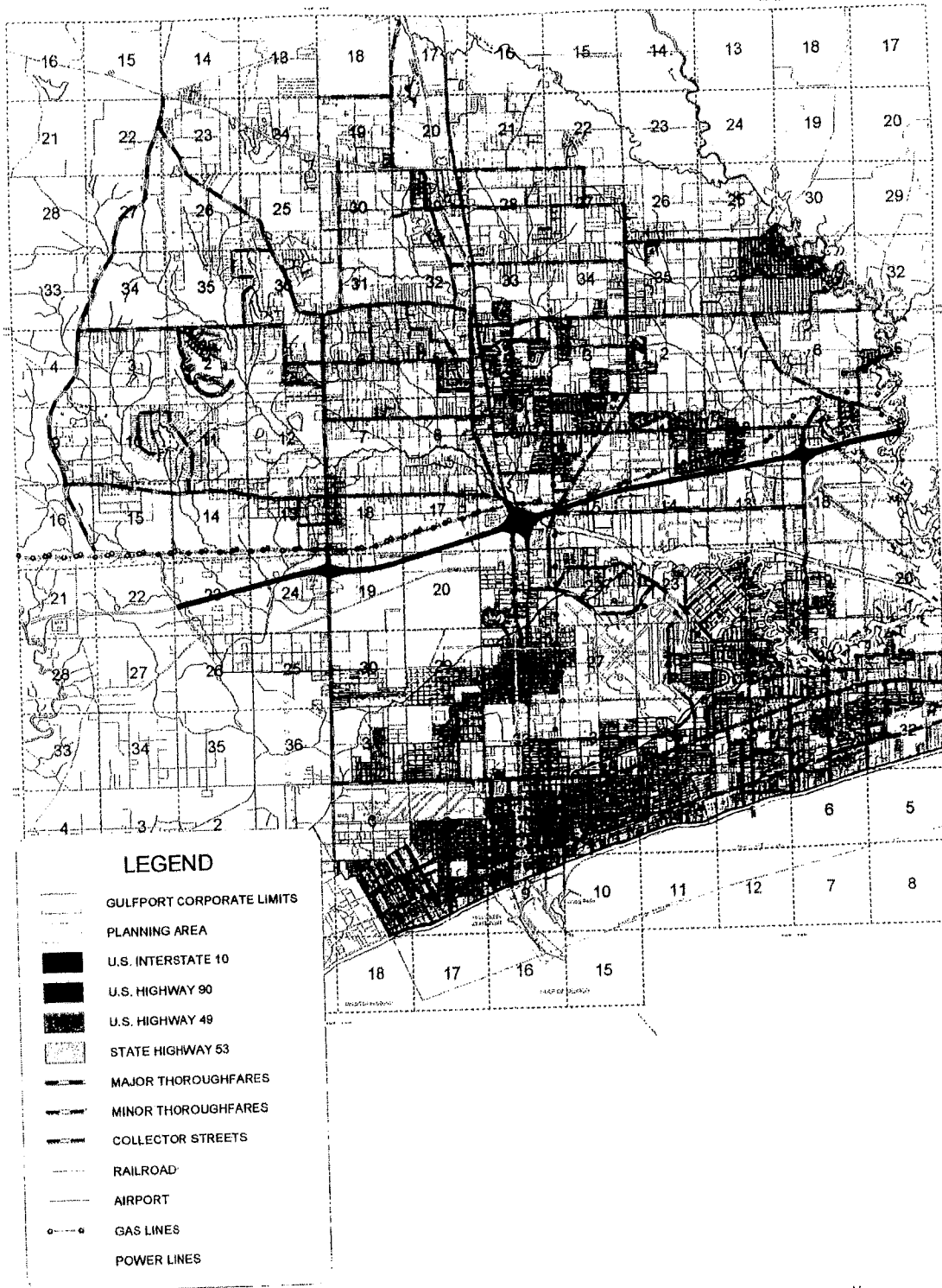
Rail transportation is an essential asset to the Gulfport economy. The City is served by two railroads. The CSX runs an east/west line approximately parallel to and north of U. S. Highway 90. The KCS runs a north/south route west of and parallel to U. S. Highway 49. KCS also has an east/west line that intersects with their north/south line south of I-10 and west of Highway 49, as well as a line that runs through the Bayou Bernard Industrial District, which runs to the Watson Electrical Generating Plant. Rail serves the Port of Gulfport and the Bayou Bernard Industrial District.

There are presently no grade separations between major streets and highways in Gulfport and the two significant railroad lines that effectively bisect parts of the City. While this matter has periodically been studied, no activity has been taken

to date regarding provision of any railroad grade separations. It is recommended that provision of at least two and preferably three railroad grade separations along the east/west and north/south railroad routes through the City be provided during the time frame of the Comprehensive Plan.

Map V-2 illustrates the Future Transportation Plan. Refer to the Appendix of this Plan for detailed tables of Sectional Road Classifications, Gulfport Roads Average Daily Traffic, and Percent Change of Average Daily Traffic.

V - 1
CITY OF GULFPORT
COMPREHENSIVE PLAN
EXISTING TRANSPORTATION PLAN



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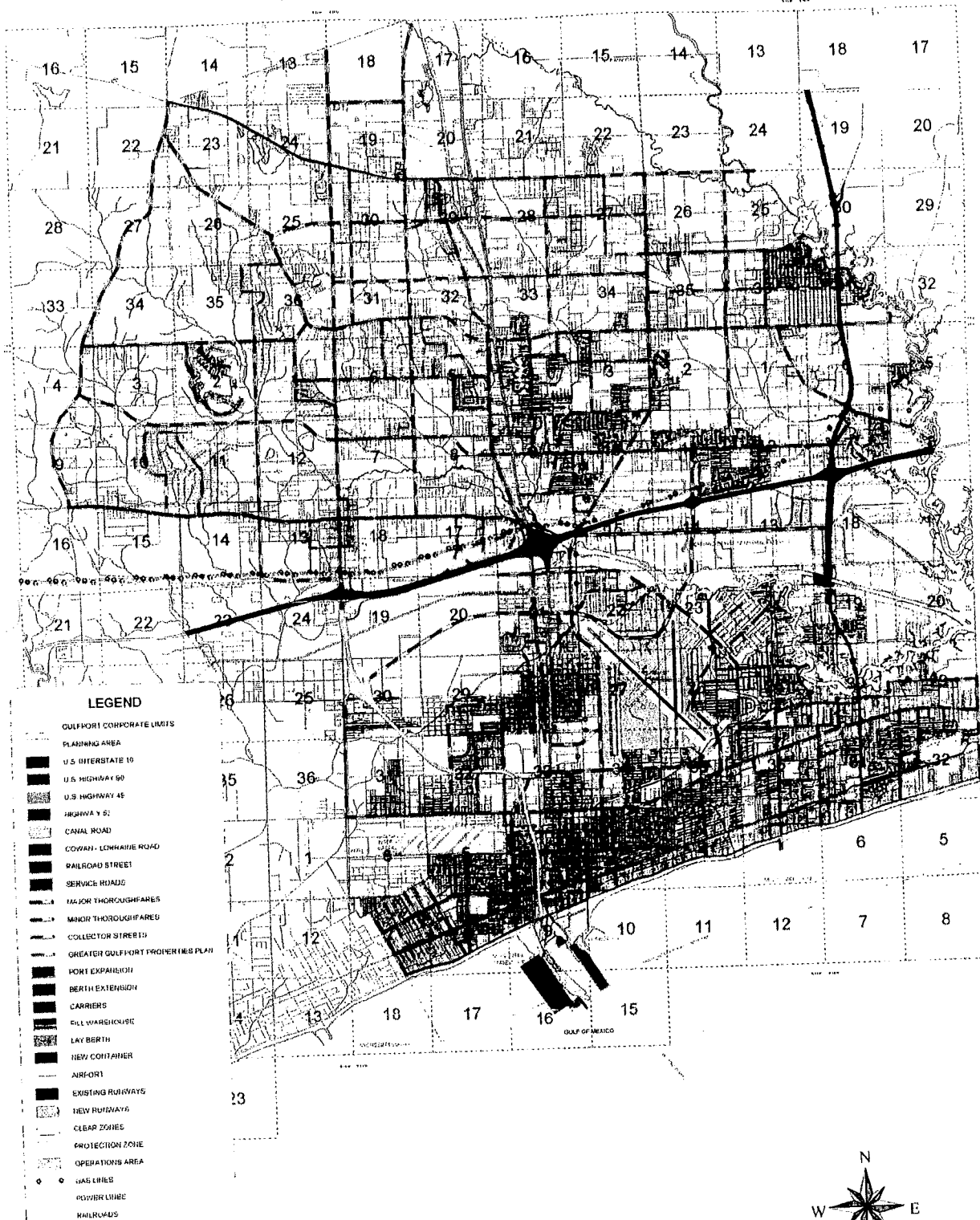
THIS MAP ACCURATE FOR PLANNING PURPOSES ONLY

V - 2

CITY OF GULFPORT

COMPREHENSIVE PLAN

FUTURE TRANSPORTATION PLAN



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THIS MAP ACCURATE FOR PLANNING PURPOSES ONLY

Road definitions used for the purpose of the City of Gulfport Comprehensive Plan are as follows:

Urban Interstate – Roads designated as part of the Interstate System in urban areas.

Urban Principal Arterial – Other Freeways and Expressways – Roads which are controlled access, but not designated as part of the Interstate system.

Urban Principal Arterial – Serves the major centers of activity of a Metropolitan Area, the highest traffic volume corridors, and the longest trip desires.

Urban Minor Arterial – Interconnects with the Urban Principal Arterial system and provides service to trips of moderate length at a somewhat lower level of travel mobility than major arterials.

Urban Collector – Provides both land access service and traffic circulation Within residential neighborhoods, commercial and industrial areas, distributing trips from the arterials through the area to the ultimate destination. The collector street also connects traffic from local streets in residential neighborhoods and channels it into the arterial system.

Urban Local – Provides direct access to abutting land and access to the higher classification systems.

The Mississippi Department of Transportation publishes these definitions.

B. Port of Gulfport

The Port of Gulfport is a 184-acre complex of public facilities located directly on the Gulf of Mexico, approximately 16 miles from sea buoys. Access to the Port is provided via a 16-mile-long shipping channel, which extends northward from vessel anchorage just south of Ship Island. Per the recent survey completed by Brown & Mitchell, the Port property encompasses 333 acres; 191 acres of land and 142 acres of water bottom.

All piers at the Port of Gulfport are public; however, most facilities (warehouses, cold storage, etc.) are operated through leases, operating agreements or space assignment agreements with private operators or users.

The Mississippi State Port Authority is an Enterprise Agency of the State of Mississippi and is governed by the Mississippi Department of Economic and

Community Development and the Mississippi State Port Authority Board of Port Commissioners.

The State Port's five-member board represents a cross-section of Harrison County and the City of Gulfport and are appointed to staggered, five-year terms. Three members are appointed by the Governor, one by the Harrison County Board of Supervisors, and one by the City of Gulfport.

As an Enterprise Agency of the State, the Port Authority receives no annual general fund allocation from the Mississippi Legislature. Instead, the Port Authority operates much like a private business in that it must plan and set its budgets based upon projected and actual revenues. The Port Authority derives these revenues from Port usage and service fees, lease agreements and other user agreements.

The port's channel is approximately 250 feet wide and is maintained to a depth of 36 feet. The Port's North Harbor is maintained to a depth of 32 feet, while the South Harbor and Turning Basin, which is approximately 1,320 feet wide, are maintained to a depth of 36 feet. Water depth at the Port's nine berths ranges from 32 to 36 feet.

The Port consists of nine berths ranging from 525 to 750 feet in length. All berths at the Port of Gulfport are multi-use, multi-purpose, but are primarily assigned as follows: two container berths, two break bulk/frozen, one breakbulk refrigerated cargo berth, three general cargo berths suitable for breakbulk, neo-bulk, project cargo, and ships gear support container operations.

The Mississippi Coast Foreign Trade Zone (FTZ), Inc. has successfully expanded FTZ #92 during 1999 to include properties in Hancock and Jackson counties making the Coast more competitive for international business. Over 1,731 acres of industrial, port and airport properties in Hancock and Jackson counties were combined with the existing 3,816 acres of industrial, State Port, and Regional Airport properties in Harrison County to create the largest foreign trade zone in Mississippi. The five sub zones of FTZ #92 make the Mississippi Coast Foreign Trade Zone the most successful in the state and region.

Through the development of a world-class deep-water port on the Gulf of Mexico with direct access to sea-lanes, air, rail, and interstate highways, the Mississippi Coast is fast becoming a leader in international trade. The Mississippi State Port at Gulfport moved nearly 2 million tons of cargo in FY 1999 including such diverse products as tropical fruit, frozen poultry, ilmenite ore, limestone, and forest products.

In addition to the positive benefits associated with the Port of Gulfport's operations, it was observed that it generates a significant volume of containerized truck traffic which primarily uses Highway 49 to move products

from the Port to its market destinations. A lot of this traffic leaves the City at night so it does not appear to interfere greatly with local daytime traffic operations.

The Port of Gulfport has underway a plan and program for expansion of its facilities, the geography of which, is illustrated on the Transportation Plan Map.

C. Gulfport-Biloxi International Airport

Air Transportation has become an important component of the City of Gulfport's overall transportation structure. Gulfport-Biloxi International Airport (GPT) has experienced significant growth in recent years. With the advent of casino gaming in 1992, the Mississippi Gulf Coast has seen an extraordinary influx of tourism related visitors. While the Coast was initially a drive-in gaming market, the Airport has realized increased passenger enplanements as the number and quality of hotel rooms and gaming venues has increased. Continued enplanement growth is anticipated as the Mississippi Gulf Coast matures to a major gaming and resort destination. These factors and the continued economic prosperity of the Gulfport-Biloxi-Pascagoula (GBP-MSA) Metropolitan Statistical Area have lead to the determination of positive growth in all areas of commercial aviation activity. Table V-1 presents these forecasts.

Based on economic growth in the region, positive growth in general aviation activity is also predicted for the entire GBP-MSA. Notable existing general aviation facilities are constrained in their present location. It is anticipated that pricing and policies implemented by airport management will allow GPT to maintain its share of the growing GBT market in the short term. However in the intermediate to long term, a new general aviation development area will be required if GPT is to reach its full growth potential.

The Mississippi Air National Guard Combat Readiness Training Center and the Mississippi Army National Guard Aviation Classification Repair Depot (AVCRAD) conduct military aircraft operations at GPT. Some activity is associated with training flights conducted by the Keesler Air Force Base located in Biloxi. Due to operational constraints posed by runway and taxiway rehabilitation, military activity declined in 1998. With these improvements completed, the Air National Guard anticipates that activity will return to previous levels and increase slightly towards the end of the planning period.

**Table V-1
City of Gulfport
Commercial Aviation Projections**

<u>Activity</u>	<u>Base Year</u>	<u>Forecast Years</u>		
	<u>1998</u>	<u>2005</u>	<u>2010</u>	<u>2020</u>
Annual Passenger Enplanements				
Scheduled	189,730	473,476	601,648	824,082
Non-Scheduled	34,964	146,970	194,618	214,184
Total	224,694	620,446	796,266	1,038,266
Annual Aircraft Operations				
Scheduled	12,128	20,286	23,779	28,479
Non-Scheduled	636	2,200	2,500	2,700
Total	12,764	22,486	26,279	31,179
Peak Hour Activity				
Scheduled	7	8	9	10
Total Passengers	156	354	400	493
Annual Air Cargo (lbs.)				
Scheduled Airlines	44,482	76,728	79,515	85,773
General Aviation Based Aircraft				
Single Engine	47	52	53	54
Multi-Engine	17	19	19	20
Jet	2	3	3	4
Rotor	9	9	10	10
Other	2	3	3	3
Total Based Aircraft	77	86	88	91
Annual Aircraft Operations	24,014	24,296	24,531	24,782
General Aviation Itinerant	40,702	52,695	58,866	65,473
General Aviation Local	64,716	76,991	83,397	90,255
Total				
Military Aircraft Operations	19,353	33,500	34,000	35,000

Source: Gulfport Biloxi Regional Airport Master Plan Update, 2000

To accommodate the activity and productive economic impact of the Gulfport-Biloxi International Airport's growth and expected future activity, plans have been prepared and implemented in order to expand the airports capacity for all user groups identified. The Geography of these plan concepts are shown on the Transportation Plan Map.

Since the Gulfport-Biloxi International Airport is located in the City of Gulfport, association with increased levels of flight activity will be additional noise consequences that will require mitigation. Depending on the level of additional

noise involved this will possible range from retrofitting to removal of some affected habitable structures.

D. Conclusion for Transportation

With continued growth as a place to live, work and visit and associated diversification of activities and land uses within the City of Gulfport, a broad range of transportation issues will likely require attention during the time frame of this Comprehensive Plan. Activities and changes in neighboring communities and jurisdictions will also affect transportation in Gulfport. Realization of local goals and objectives articulated for the City are another major contributor to the Transportation Plan Element agenda. Based upon existing conditions, expected growth and change, local transportation goals and objectives and the impact of activities in neighboring communities the following were considerations in concluding the Transportation Plan Element of the Gulfport Comprehensive Plan.

- Accommodation of a variety of complimentary travel modes,
- Traffic safety
- Roadway traffic capacity
- Separation of travel modes
- Roadway level of service
- Control of access to through traffic routes
- Peak hour traffic management
- Management and mitigation of through traffic impacts
- Accessibility for new development areas
- Economic development access requirements
- Maintenance of adequate defense facility access
- Accommodation of large traffic volume generators
- Additional interconnection with the Interstate system
- Provision of more north-south routes through the City and beyond
- Railroad / motor vehicle / pedestrian conflicts
- Travel safety of pedestrians, especially children
- Minimization of pedestrian / vehicular traffic conflicts
- Provision of addition emergency evacuation capacity
- Provision of unimpeded public safety travel routes
- Provision of railroad grade separations
- Increased use of transit resources
- Accommodation of the travel needs of the growing elderly population
- Traffic passing through residential neighborhoods
- Traffic, rail and aircraft noise impacts on residential areas
- Provision of adequate amounts of off street parking
- Accommodation of recreational walking, jogging, skating, and bicycling
- Streetscape appearance
- Provision of conveniently located water access sites

A large share of the Transportation Plan Element implementation will fall on organizations other than the City of Gulfport. Major Highway improvements are largely funded and built by Mississippi Department of Transportation. Port of Gulfport improvements are funded by the Mississippi State Port Authority.

Airport improvements are financed by the Gulfport-Biloxi International Airport Authority, in these instances; the City's role is one of accommodation, support and dealing with the consequences of and public interest in the improvements while also benefiting from them.

VI. COMMUNITY FACILITIES PLAN ELEMENT

The Community Facilities Plan Element of the City of Gulfport Comprehensive Plan, in conformance with state law definition, includes but is not limited to: housing, schools, parks and recreation, public buildings and utilities and drainage.

The Parks and Recreation portion is contained in a separate document prepared by Weatherford Mc Dade, Ltd. This work provides an inventory and analysis of Park and Recreation resources within the City and its adjacent planning area and proposes addition, upgrading and enlargement of facilities to accommodate a growing diversity of population age groups and leisure time interests. The 1995 and 2000 versions of the City of Gulfport Department of Leisure Services' "Citizen's Master Plan" provided substantial input to the Parks and Recreation component of the Comprehensive Plan's Community Facilities Plan Element.

The utilities system portions of the Community Facilities Plan Element are contained in separate studies, one of which addresses the water utilities system in detail and presents a long range plan for its enlargement and one which addresses the sewer utilities system in detail and proposes a plan for its upgrading and enlargement. A. Garner Russell and Associates, Inc prepared this utility system work.

The Comprehensive Drainage Study portion of the Community Facilities Plan Element is contained in a separate report which includes a summary of information from the drainage system survey and analysis, general information about Federal, state and local stormwater regulations, and information about impact fees which could be used by the city to help fund implementation of the overall study's recommendations. This work was done by Brown & Mitchell, Inc.

The following report addresses the neighborhoods, housing, schools, public buildings and facilities, and hospital and medical facilities portions of the Community Facilities Plan Element. It also recognizes facilities of Harrison County, the State of Mississippi, the United States Government and other important institutions including cultural and religious facilities, which are important to the City.

The Community Facilities Plan Element includes descriptions and analyses of existing facilities and conditions for each facility type listed, evaluation of the sufficiency of facilities of each type, projection of likely future need for replacement, enlargement and/or addition of needed and desired facilities to accommodate the City's expectable future growth and change.

A. HOUSING

Housing represents the largest amount and proportion of developed land in the City of Gulfport. Housing affects every household and resident of the City of Gulfport. For most households, housing is the costliest recurrent expenditure and for many it is their largest investment. Affecting the balance between need for and availability of housing is the reality that as a commodity housing is subject to the laws of supply and demand and price sensitivity.

Table VI-1A presents an historical overview of the population, number of households, and housing units in the City of Gulfport from 1950 to 2000. The largest increase in population and housing units occurred between the 1990 and 2000 census. From 1990 to 2000 the City of Gulfport population increased by 31,451 persons, and the total number of housing units increased by 11,323. However, the number of unoccupied housing units remained nearly the same, with 2,439 units unoccupied in 1990 and 2,616 units unoccupied in 2000, reflecting an increased housing demand. The large growth in population and housing units between 1990 and 2000 can be partially attributed to the 1994 annexation of the Orange Grove Area.

Table VI-1A
City of Gulfport
Historical Overview of Housing Units and Households

	<u>1950</u>	<u>1960</u>	<u>1970</u>	<u>1980</u>	<u>1990</u>	<u>2000</u>
TOTAL POPULATION	22,659	30,204	40,791	39,676	40,775	71,127
POPULATION IN HOUSEHOLDS	20,953	29,071	39,402	38,177	38,673	67,703
POPULATION IN GROUP QUARTERS	1,706	1,133	1,389	1,499	2,102	3,424
NUMBER OF HOUSING UNITS	6,889	9,393	13,525	16,092	18,236	29,559
OCCUPIED HOUSING UNITS	6,354	8,539	12,271	14,711	16,797	26,943

SOURCE: U.S. CENSUS BUREAU FOR YEARS INDICATED

Table VI-2A shows population, household, and housing characteristics from 1980, 1990, and 2000. Statistics are shown for all years for the City of Gulfport, and 1980 and 1990 for Orange Grove. This table illustrates that by annexing Orange Grove, the City of Gulfport gained over 15,000 residents, over 5,000 housing units, and over 5,000 total households.

The annexation of Orange Grove also increased the number of owner and renter occupied housing units. In 1990 the City of Gulfport had 8,957 owner occupied housing units and 6,840 renter occupied housing units. In the year 2000, the City of Gulfport had 15,827 owner and 11,116 renter occupied housing units. The number of housing units that were vacant for seasonal use doubled from 1990 to 2000. The low number of vacant housing units for seasonal use in Orange Grove was 11 for 1990. This indicates that between the 1990 and 2000 census a larger number of people used Gulfport as a vacation destination.

Table VI-2A
City of Gulfport and Orange Grove
Household and Housing Characteristics for Gulfport and Orange Grove,
1980-2000

	<u>1980</u> <u>ORANGE GROVE</u>	<u>1990</u> <u>GULFPORT</u>	<u>1980</u> <u>COMBINED</u> <u>TOTAL</u>	<u>1990</u> <u>ORANGE GROVE</u>	<u>1990</u> <u>GULFPORT</u>	<u>1990</u> <u>COMBINED</u> <u>TOTAL</u>	<u>2000</u> <u>GULFPORT</u>
TOTAL POPULATION	13,476	39,676	53,152	15,676	40,776	56,451	71,127
TOTAL HOUSEHOLDS	4,011	14,700	18,711	5,228	15,797	21,023	26,943
FAMILY HOUSEHOLDS	3,538	10,284	13,802	4,278	10,395	14,673	17,653
NON-FAMILY HOUSEHOLDS	473	4,436	4,909	948	5,402	6,350	9,290
TOTAL HOUSING UNITS	4,442	16,082	20,534	5,778	18,236	24,014	29,559
OCCUPIED HOUSING UNITS	4,133	14,711	18,844	5,228	15,797	21,023	26,943
VACANT HOUSING UNITS	294	1,341	1,635	552	2,439	2,991	2,616
VACANT FOR SEASONAL USE	15	82	97	11	148	159	317
OWNER-OCCUPIED HOUSING UNITS	3,382	8,715	12,097	3,641	8,957	12,598	15,827
RENTER-OCCUPIED HOUSING UNITS	751	5,996	6,747	1,585	6,840	8,425	11,116

SOURCE: U.S. BUREAU OF THE CENSUS

Table VI-3A shows the incremental change in housing and household characteristics in the City of Gulfport from the 1980, 1990 and 2000 censuses. The percentage changes between the 1980 and 1990 censuses were quite small compared to the percentage changes between 1990 and 2000. The largest percent increases between 1980 and 1990 were in vacant housing units and vacant housing units for seasonal use.

Between 1980 and 1990 non-family households increased by 21.78%, and between 1990 and 2000 they increased by 71.97%. The requirements for non-family housing units are somewhat different from those of family housing. The numerical and percentage increase of non-family households will modify some characteristics of market responsive housing products.

The City of Gulfport's total population increased by 74.44% from 1990 to 2000. Total households increased by 70.56%, family household by 69.82%, and non-family households by 71.97% between 1990 and 2000.

The vacant housing units for seasonal use increased by 114.19% between 1990 and 2000. The percentage of owner occupied housing increased by 76.70%, and renter occupied housing increased by 62.51% between 1990 and 2000.

Table VI-3A
City of Gulfport
Housing and Household Characteristics, 1980-2000

	<u>INCREMENTAL CHANGE</u>			<u>INCREMENTAL CHANGE</u>			<u>2000</u>
	<u>1980</u>	<u>NUMBER</u>	<u>PERCENT</u>	<u>1990</u>	<u>NUMBER</u>	<u>PERCENT</u>	
TOTAL POPULATION	39,676	1,099	2.77%	40,775	30,352	74.44%	71,127
TOTAL HOUSEHOLDS	14,700	1,097	7.46%	15,797	11,146	70.56%	26,943
FAMILY HOUSEHOLDS	10,264	131	1.28%	10,395	7,258	69.82%	17,653
NON-FAMILY HOUSEHOLDS	4,436	966	21.78%	5,402	3,888	71.97%	9,290
TOTAL HOUSING UNITS	16,092	2,144	13.32%	18,236	11,323	62.09%	29,559
OCCUPIED HOUSING UNITS	14,711	1,086	7.38%	15,797	11,146	70.56%	26,943
VACANT HOUSING UNITS	1,341	1,098	81.88%	2,439	177	7.26%	2,616
VACANT FOR SEASONAL USE	82	66	80.49%	148	169	114.19%	317
OWNER-OCCUPIED HOUSING UNITS	8,715	242	2.78%	8,957	6,870	76.70%	15,827
RENTER-OCCUPIED HOUSING UNITS	5,996	844	14.08%	6,840	4,276	62.51%	11,116

SOURCE: U.S. BUREAU OF THE CENSUS AND JOSEPH A. LUSTECK & ASSOCIATES, INC.

Table VI-4A presents numerical information on residential building permits issued in the City of Gulfport from 1996 to August 2002. The City of Gulfport issuance of building permits has remained relatively constant over the past seven years. The trend of the majority of building permits issued to single family housing units remains a constant.

Building permits issued in the City of Gulfport in 2000 were increased over the average due to 947 five or more family housing units. It is probable that these units comprised only 5 to ten new apartment buildings.

Table VI-4A
City of Gulfport
Residential Building Permit Trends, 1996- August 2002

	<u>1996</u>	<u>1997</u>	<u>1998</u>	<u>1999</u>	<u>2000</u>	<u>2001</u>	<u>2002</u>
SINGLE FAMILY	264	265	301	406	346	271	192
TWO-FAMILY	4	0	0	4	0	2	0
THREE AND FOUR FAMILY	4	4	0	0	0	3	4
FIVE OR MORE FAMILY	40	24	0	16	947	121	0
TOTAL	312	293	301	426	1,293	397	196

SOURCE: U. S. BUREAU OF THE CENSUS, 2002.

Table VI-5A presents historical trends in non-assisted apartment unit supply and vacancy for the City of Gulfport. The supply of non-assisted apartments and their vacancy rates have doubled between 1989 and 2002. As of May 2002 there was a 13.60% vacancy rate in non-assisted apartment units. However, the percent difference in the vacancy rate was only 1.5% from 1989 to 2002.

Table VI-5A
City of Gulfport
Trends in Non-Assisted Apartment Supply and Vacancy

<u>Year</u>	<u>Supply</u>	<u>Vacant</u>	<u>Vacancy Rate</u>
1989	2,653	322	12.10%
1991	2,657	166	6.20%
1992	2,657	92	3.50%
1994	3,313	116	3.50%
1995	3,571	292	8.20%
1996	4,021	484	12.00%
1997	4,021	331	8.20%
1999	4,141	196	4.70%
2000	4,186	332	7.90%
MAY 2002	4,672	634	13.60%

Source: W.S. Loper & Associates

Table VI-6A presents selected characteristics of non-assisted apartment units within the City of Gulfport. This table illustrates breakdowns in apartment characteristics by studio units, 1-bedroom units, 2-bedroom units, and 3-bedroom units. The 2-bedroom units represent the largest of non-assisted apartments.

Table VI-6A
City of Gulfport
Characteristics of Non-Assisted Apartment Units

	<u>Studio</u> <u>Units</u>	<u>1-Bedroom</u> <u>Units</u>	<u>2-Bedroom</u> <u>Units</u>	<u>3-Bedroom</u> <u>Units</u>	<u>Total</u>
Number of Apartments	105	1,422	2,724	421	4,672
Number Under Construction	0	33	28	24	85
Number Vacant	19	146	340	129	634
Vacancy Rate	18.10%	10.30%	12.50%	30.60%	13.60%
Average Rent	\$361.06	\$471.65	\$564.87	\$846.45	*
Average Rent	\$301.82	\$444.37	\$534.14	\$711.11	*
2000-2002 % Change	19.60%	6.10%	5.80%	19.00%	*
Average Size (Sq. Ft.)	460	684	955	1375	*
* Not Applicable					
Source: W.S. Loper & Associates					

Table VI-7A presents population, household and occupied housing unit projections for the City of Gulfport in five-year increments from 2000 to 2025. It estimates that by the year 2025 the resident population of the City of Gulfport will grow to 107,817, of which 94,975 will be in households.

Table VI-7A
City of Gulfport
Population, Household and Occupied Housing Unit Projections

	<u>TOTAL POPULATION</u>		<u>HOUSEHOLD POPULATION</u>		<u>GROUP QUARTERS POPULATION</u>		<u>OCCUPIED HOUSING UNITS</u>	
	<u>50 YEAR TREND (1)</u>	<u>10 YEAR TREND (2)</u>	<u>50 YEAR TREND (1)</u>	<u>10 YEAR TREND (2)</u>	<u>50 YEAR TREND (1)</u>	<u>10 YEAR TREND (2)</u>	<u>50 YEAR TREND (1)</u>	<u>10 YEAR TREND (2)</u>
2000	71,127	71,127	67,703	67,703	3,424	3,424	26,943	26,943
2005	75,973	78,465	72,174	73,250	3,799	5,215	29,013	29,445
2010	80,819	85,803	75,970	78,614	4,849	7,189	30,538	31,601
2015	85,665	93,141	79,668	84,026	5,997	9,115	32,025	33,777
2020	90,511	100,479	83,270	89,482	7,241	10,997	33,473	35,970
2025	95,367	107,817	86,775	94,975	8,582	12,842	34,882	38,178
(1) ARITHMETIC TREND INCLUDING ANNEXATIONS, 1950-2000								
(2) ARITHMETIC TREND NET OF ORANGE GROVE ANNEXATION, 1900-2000								
SOURCE: JOSEPH A. LUSTECK & ASSOCIATES, INC., 2001								

The household tenancy and housing occupancy projections presented in **Table VI-5A** were developed using the same approach as the population projections presented in **Tables III-4 and III-5**. The rationale is to present a range of possible future housing growth outlooks for the City based upon its growth history, which has included significant territorial expansion and consequent enlargement of its population and housing inventory by inclusion.

Population projections envisioned adding between 24,230 and 36,690 persons over the 25-year time horizon of the Comprehensive Plan. Basic housing options available to the City's residents are, housing units or group quarters accommodations. Based on historic trends, rate of growth expectable for group quarters accommodations is likely to grow far more rapidly than in the past. This is largely due to aging of the population.

Future Housing Issues

Residential land uses, in most instances, need to be separated from non-residential uses. Where residential and non-residential uses must adjoin, it is least detrimental when such adjacency occurs along rear lot lines in situations where fences and landscaping can be used to buffer use incompatibilities. Adverse consequences of incompatible land uses tend to be more severe with differences in the intensity and characteristics of the respective uses. This reality requires use of impact mitigation appropriate to the severity of incompatibility.

between uses. The recommended practice is to use site plan review to consider such land use situations and to require mitigation appropriate to the specifics of each instance.

Environmental suitability for residential land uses must consider site susceptibility to flooding, adequacy of elevation and slope, soil stability and permeability, on site and off site surface water drainage, other upstream and down stream conditions, noise influences, electromagnetic and other potential utility impact considerations, prior use factors including ground contamination, proximity relationships, and other identifiable positive and adverse adjacencies.

Type compatibility refers to land use types and their use characteristics. Residential use compatibilities start with identical use types and characteristics. Ideal is the adjacency of residential uses, such as found within a subdivision, and are houses of the same type, tenancy, age, size and price. Homogeneity is the standard against which comparability of residential land use types and characteristics are measured. The most incompatible uses are those which should be avoided at all costs; for example, placing a new residential development adjacent to a waste disposal site.

B. NEIGHBORHOODS

The City of Gulfport has a diverse population based who comprise the City's numerous neighborhoods. These natural neighborhoods are sometimes subdivisions or accumulations of gradual home development, but all have an identity as parts of the City. There are thirty-nine established neighborhoods in the City of Gulfport. **Table VI-1B** shows the thirty-nine neighborhoods and their population by race and the over 18 population.

The largest neighborhood is Orange Grove with 15,953 residents. In Orange Grove 11,259 citizens are over the age of 18. The smallest neighborhood is State Port and Jones Park with nine residents, all of which are over 18. Additionally, three neighborhoods have over 3,000 residents, ten neighborhoods have over 2,000 residents, eleven neighborhoods have over 1,000 residents, and 14 neighborhoods have less than 1,000 residents.

The largest neighborhood, Orange Grove has the largest White, Black, and other populations. At 3,066, College Park has the second largest White population. North Gulfport has the second largest Black population with 3,372 Black residents. CB Base has the largest other population with 203 residents from various ethnic backgrounds.

Map **VI-1B** illustrates the location of the neighborhoods listed in the population of neighborhoods table.

Table VI-1B
City of Gulfport
Population of Neighborhoods, 2000

	WHITE	WHITE	BLACK	BLACK	OTHER	OTHER	TOTAL
		18+		18+		18+	
LYMAN	1,202	864	214	121	78	48	1,494
ORANGE GROVE	11,352	8,463	3,741	2,230	860	566	15,953
BILOXI RIVER ESTATES	628	479	7	6	26	20	661
LORRAINE	1,509	1,116	323	197	77	41	1,909
THE RESERVATION	168	126	19	13	7	3	194
PINE HILLS	1,520	1,114	1,125	681	175	101	2,820
BAYOU BERNARD IND. DIST.	411	405	564	556	29	29	1,004
BAYOU VIEW NORTH	1,722	1,325	22	16	14	7	1,758
THE ISLAND	1,387	937	161	88	60	43	1,608
FERNWOOD	1,660	1,371	336	243	156	120	2,152
HANDBORO	1,451	1,157	556	398	97	69	2,104
COLLEGE PARK	3,066	2,383	470	328	126	90	3,662
SILVER RIDGE	101	78	648	478	10	8	759
GREAT SOUTHERN	1,491	1,304	98	81	65	56	1,654
MISSISSIPPI CITY	860	751	146	121	88	58	1,094
GOODEN	485	417	161	105	17	9	663
EAST PARK	632	481	126	57	43	33	801
BAYOU VIEW SOUTH	2,896	2,279	574	340	90	68	3,560
MAGNOLIA GROVE	437	360	697	517	48	29	1,182
EAST BEACH	1,273	1,090	111	88	60	40	1,444
BROADMOOR	1,913	1,577	344	235	97	77	2,354
SOFT CITY	85	69	615	433	12	9	712
CBD	141	129	36	34	17	12	194
STATE PORT & JONES PARK	7	7	1	1	1	1	9
WEST BEACH	1,735	1,486	189	124	124	81	2,048
GASTON POINT	233	178	1,897	1,283	62	28	2,192
FAIRGROUNDS	1,171	994	838	549	59	48	2,068
CENTRAL GULFPORT	275	216	921	685	36	24	1,232
25TH AVE. COMMERCIAL	128	123	74	48	8	6	210
ORIGINAL GULFPORT	791	676	329	201	61	38	1,181
MID CITY	220	170	323	216	12	8	555
BRICKYARD BAYOU	847	674	1,225	744	119	75	2,191
NORTH GULFPORT IND. CENTER	186	162	467	359	26	12	679
TURKEY CREEK	115	95	288	192	6	7	409
NORTH GULFPORT	62	51	3,372	2,334	46	27	3,480
CB BASE	1,432	1,132	529	360	203	140	2,164
GULFPORT HEIGHTS	609	461	1,549	895	29	18	2,187
FOREST HEIGHTS	6	4	754	510	4	3	764
SPORTS SUPER COMPLEX	22	15	0	0	0	0	22
TOTAL	44,229	34,719	23,850	15,847	3,048	2,052	71,127

SOURCE: US CENSUS BUREAU, 2000

Educational Facilities

Educational facilities serving the City of Gulfport and its Planning Area are numerous and diverse. These include a full range of resources from preschool to college facilities and programs. Lifelong and career oriented learning resources are available in Gulfport. Both public and private educational facilities are present within the City.

William Carey College on the Coast is located on a 20-acre beachfront site at 1856 Beach Drive in Gulfport. It is one of three locations in the William Carey College system which provides private coeducational four-year liberal arts and professional education under a Board of Trustees elected by the Mississippi Baptist Convention. Other campuses are in Hattiesburg and New Orleans. The 2001 Faculty and Staff Directory lists 40 persons at the Gulfport Campus. Enrollment is 675 students. Housing for up to 192 students is available on the property in 96 two-bedroom apartments.

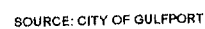
Mississippi Gulf Coast Community College has a 120-acre site on the north side of Switzer Road of which 84 acres lie west of Debuys Road in Gulfport and 36 acres lie east of Debuys Road in Biloxi. This is one of three academic complexes in the four county (Harrison, Stone, Jackson and George Counties) Mississippi Gulf Coast Junior College District.

In addition the District operates a Community Campus program at four centers that offer non-academic training and skills. In Gulfport this is accomplished at the Applied Technology and Development Center located at the corner of Express Drive and Seaway Road. The District's four community centers provide adult basic skills, adult continuing education, business and vocational training, non-credit courses, and company oriented training in cooperation with the Harrison County Development Commission, the Mississippi Department of Education, and Mississippi Power Company. Other centers are at Lucedale, Long Beach, and Keesler Air Force Base in Biloxi.

The City of Gulfport is served by both the Gulfport School District and the Harrison County Public Schools. The Gulfport Public Schools serve that portion of the City that predates the annexation of 1993. It serves only residents of the City of Gulfport. The Harrison County School District serves that portion of the City annexed after 1993. It also serves all or part of other municipalities and the unincorporated portion of the county. Individual schools within Gulfport operated as part of the Harrison County School District may or may not exclusively serve Gulfport students.

In addition to the public school district facilities, there are nine private or church affiliated schools within the City of Gulfport. **Map VI-1C** illustrates Public School Attendance Zones.

71



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Following is a list of Public Schools within the City of Gulfport.

Table VI-1C
City of Gulfport
Public Schools within the City of Gulfport

<u>Name</u>	<u>Address</u>	<u>City</u>	<u>Zip Code</u>	<u>Phone</u>
Anniston Elementary	2341 Jones St.	Gulfport	39507	228-869-6309
Bayou View Elementary	4898 Washington Ave.	Gulfport	39507	228-865-4633
Central Elementary	1043 Pass Rd.	Gulfport	39501	228-865-4642
East Ward Elementary	1525 Thomton Ave.	Gulfport	39501	228-865-4600
Gaston Point Elementary	1501 Mills Ave.	Gulfport	39501	228-865-4656
Pass Rd. Elementary	37 Pass Rd.	Gulfport	39507	228-865-4659
Twenty-Eighth St. Elementary	2810 34th Ave.	Gulfport	39501	228-865-4662
West Elementary	4051 15th St.	Gulfport	39501	228-870-1025
Bayou View Middle School	212 43rd St.	Gulfport	39507	228-865-4633
Gulfport Central Middle School	1310 42nd Ave.	Gulfport	39501	228-870-1035
Gulfport High School	100 Perry St.	Gulfport	39507	228-896-7525
Learning Center	1215 Chruch St	Gulfport	39507	228-897-6045
Source: City of Gulfport Municipal Separate School District, 2001.				

There are eight elementary schools, two middle schools, one high school, and one alternative learning center. These schools are operated by the City of Gulfport Municipal School District.

Following are a list of public schools in Harrison County.

Table VI-2C
Harrison County
Public Schools in Harrison County

<u>Name</u>	<u>Address</u>	<u>City</u>	<u>Zip Code</u>	<u>Phone</u>
Bel-Aire Elementary	10531 Klein Rd	Gulfport	39503	228-832-7436
Harrison Central Elementary	15451 Dedeaux Rd.	Gulfport	39503	228-832-2701
Lyman Elementary	14222 Old Hwy. 49	Gulfport	39503	228-832-2257
Orange Grove Elementary	11391 Old Hwy. 49	Gulfport	39503	228-832-2322
Three Rivers Elementary	13500 Three Rivers Rd.	Gulfport	39503	228-832-4504
Lizana Elementary**	15341 Lizana School Rd.	Gulfport	39503	228-832-1592
Saucier Elementary**	P.O. Box 460	Saucier	39574	228-863-0583
West Wortham Elementary**	20199 West Wortham Rd	Saucier	39574	228-863-0583
Harrison Central Ninth Grade	10453 Klein Rd.	Gulfport	39503	228-832-6711
North Gulfport 7th & 8th	4715 Illinois Ave.	Gulfport	39501	228-864-8944
West Wortham Middle School**	20199 West Wortham Rd	Saucier	39574	228-863-0583
Harrison Central High	15600 School Rd.	Gulfport	39503	228-832-2610
Harrison Co. Child Development	94 29th St.	Gulfport	39507	228-863-0583
Harrison County Vo-Tech	15600 School Rd.	Gulfport	39503	228-832-6652
**Schools outside the planning area that serve children in the planning area				
Source: Harrison County School District, 2001.				

In the Harrison County School District there are eight elementary schools, three middle schools, one high school, and two special use schools. These schools are operated by the Harrison County School District.

A list of the average daily attendance from 1991 to 2001 was compiled from both the City of Gulfport Municipal Separate School District and the Harrison County School District. A detailed table of both Districts average daily attendance is supplied in the Appendix of this Comprehensive Plan.

Following is a synopsis of the Average Daily Attendance for the City of Gulfport Municipal Separate School District.

Table VI-3C
City of Gulfport
Average Daily Attendance in Gulfport Public Schools

<u>School Year</u> <u>Average Daily</u> <u>Attendance</u>	<u>Elementary</u> <u>Total</u>	<u>Middle School</u> <u>Total</u>	<u>High School</u> <u>Total</u>	<u>Totals for</u> <u>School District</u>
1991	3,527.50	1,392.30	1,049.90	5,969.70
1992	3,605.90	1,456.90	1,130.80	6,193.60
1993	3,588.40	1,413.90	1,173.80	6,176.10
1994	3,532.90	1,523.50	1,132.20	6,188.50
1995	3,454.90	1,420.40	1,121.90	5,997.20
1996	3,352.20	1,465.00	1,107.40	5,924.50
1997	2,927.70	1,466.70	1,606.60	6,001.10
1998	2,990.30	1,417.10	1,671.90	6,079.20
1999	2,920.30	1,475.20	1,678.40	6,073.90
2000	2,918.50	1,462.90	1,689.90	6,071.40
2001	2,885.90	1,454.20	1,686.40	6,026.50

Source: City of Gulfport Municipal Separate School District

The Average Daily Attendance Table for the City of Gulfport Municipal Separate School District reflects a decrease in attendance for elementary schools from 1991 to 2001. Elementary attendance went from a peak of 3,05.90 in 1992 to 2,85.90 in 2001. The drop in elementary attendance began to occur in 1996 and 1997. This drop in elementary attendance can be partly attributed to the opening of two new elementary schools in Harrison County, Three Rivers Elementary (opened in 1995) and West Wortham Elementary (opened in 1998).

The middle schools Average Daily Attendance in the City of Gulfport Municipal Separate School District fluctuated by small increments. Average Daily Attendance peaked in 1994 with 1,123.50 and ended in 2001 with 1,454.20.

The high school experienced the largest increase in Average Daily Attendance over the ten-year period. In 1991 high school attendance was 1,049.90 and in 2001 it had grown to 1,686.40.

The Average Daily Attendance totals for the City of Gulfport Municipal Separate School District reflect an overall increase in attendance for the ten-year period. In 1991 total attendance was 5,969.70, and in 2001 it was 6,026.50.

Following is a synopsis of the Average Daily Attendance for the Harrison County School District.

Table VI-4C
Harrison County
Average Daily Attendance in Harrison County Public Schools

<u>School Year</u> <u>Average Daily</u> <u>Attendance</u>	<u>Elementary</u> <u>Total</u>	<u>Middle School</u> <u>Total</u>	<u>High School</u> <u>Total</u>	<u>Totals for</u> <u>School District</u>
1991	4,125.80	1,771.30	1,416.70	7,440.10
1992	4,023.80	1,984.50	1,324.20	7,393.90
1993	4,248.40	1,896.10	1,367.10	7,571.70
1994	4,282.70	1,913.90	1,334.10	7,593.10
1995	4,617.80	2,002.10	1,366.30	8,040.70
1996	4,643.30	1,992.90	1,398.10	8,104.70
1997	4,858.30	1,934.40	1,484.60	8,353.30
1998	5,188.10	2,077.10	1,569.10	8,951.10
1999	5,121.10	2,040.20	1,452.70	8,675.90
2000	5,167.80	2,028.10	1,496.30	8,759.80

Source: Harrison County School District

The Average Daily Attendance table for the elementary schools in the Harrison County School District has increased from 4,125.80 in 1991 to 5,167.80 in 2000.

The middle schools Average Daily Attendance in Harrison County School District fluctuated by small increments. Average Daily Attendance peaked in 1998 with 2,077.10 and ended in 2000 with 2,028.10. The lowest the Average Daily Attendance was in 1991 with 1,771.30.

The high school experienced an increase in Average Daily Attendance over the ten-year period. In 1991 high school attendance was 1,416.70 and in 2000 it had grown to 1,496.30.

The Average Daily Attendance totals for Harrison County School District reflect an overall increase in attendance for the ten-year period. In 1991 total attendance was 7,440.10, and in 2000 it was 8,759.80.

Implementation Strategies

The City of Gulfport Public Schools have set forth a strategic plan and following are strategies for implementation.

- Implement an ongoing professional development program for all staff that develops within each the skills, attitudes and behaviors essential to achieving our strategic results.
- Hire and retain personnel who model and reflect the skills, attitudes and behaviors necessary to achieve our strategic results.
- Design and implement an organizational structure necessary to achieve our strategic results.
- Develop a K-12 curriculum and assessment system that will achieve and measure the strategic results while students are enrolled and one-year after leaving school.
- Develop in the community a trust, acceptance and support of our strategic plan.
- Ensure that each school develops a school plan enabling the system to achieve the mission and strategic results.

Recommendations

The City of Gulfport's role in the provision of educational services is supportive of the many organizations involved, both public and private. Facilities support for education can include street access, traffic control, provision of sidewalks, coordination of recreation and sports facilities, and public safety services.

D. Public Buildings and Facilities

In 1999 the City of Gulfport retained Sigma Associates, Ltd. of Pass Christian, Mississippi to develop a document outlining the property valuations of the public buildings and facilities in the City of Gulfport. The document produced is an exhaustive evaluation of the public facilities within the City of Gulfport.

The property valuations are organized in two sections with one half of the public properties in each section. The properties are in alphabetical order, and each property or site is assigned a tab number.

Each listing opens with a brief description as well as replacement cost data for any fencing, substantial lighting, piers, decks, equipment or other specialized type structures such as fountains found at the site. The listings also contain a Marshall & Swift Summary Report of value as well as pictures and an outline sketch of any substantial structures on the site.

The cost information was derived from cost data by Marshall and Swift. The "basic structure cost" figures of the summary reports describe replacement value. The "depreciated cost" figures take into account effective age. The information is found at the end of the report form. The costs do not reflect the historic nature of any structures. The costs are based on construction using modern materials and methods.

Included in the Appendix to the City of Gulfport Comprehensive Plan is the 1999 Property Valuations of Gulfport Mississippi report in its entirety.

Following is a complete list of the public buildings and facilities in the City of Gulfport.

Table VI-1D
City of Gulfport
Index to City of Gulfport Public Buildings and Facilities

DESCRIPTION AND ASSESSORY BUILDINGS	ADDRESS
BAYOU VIEW PARK	HARRISON CIRCLE
Girl Scout Hut	
Pavilion	
BAYOU VIEW YOUTH ASSOCIATION SPORTS COMPLEX	SEARLE AVENUE
Concession, Press Box	
Restrooms, Concession	
Small Concession	
4 Small Press Box Stands	
BROADMOOR PARK	BROADMOOR CIRCLE @ 22ND ST.
No Buildings	
CEMETARY MAINTENANCE FACILITY	3908 28TH STREET
Office	
Residence	
Tool/Equipment Building	
CHARLES L. WALKER COMMUNITY CENTER (WEST SIDE)	3904-08 WEST BEACH
Building	
CITY HALL	2318 15TH STREET
Building	
CITY HALL ANNEX	1410-1412 24TH AVENUE
Building	
COURTHOUSE ROAD PIER	HIGHWAY 90 @ COURTHOUSE
Pier	
6 Covered Areas	
EAST PARK BALLFIELD	MARTIN LUTHER KING @ GEORGIA
Pavilion	
FIRE DEPARTMENT SERVICE SHOP	2324 25TH STREET
Building	
FIRE DEPARTMENT TRAINING TOWER	2324 25TH STREET
Tower	
FIRE STATION #1 CENTRAL	2318 15TH STREET
Building	
FIRE STATION #2	1200 42ND AVENUE
Building	
FIRE STATION #3	2324 25TH STREET
Building	
FIRE STATION #4	1038 EAST RAILROAD STREET
Building	
FIRE STATION #5	541 41ST STREET
Building	
FIRE STATION #6	1000 (522) PASS ROAD
Building	
FIRE STATION #7	146 COWAN
Building	
FIRE STATION #10	DEDEAUX ROAD
Building	
FIRE STATION #11	THREE RIVERS ROAD
Building	
FIRE STATION #12	MARTIN LUTHER KING JR. BLVD
Building	
Dormitory	
GASON HEWES RECREATION CENTER	2608 17TH STREET
Building	
GASTON POINT RECREATION COMPLEX	1506 MILLS
Concession	
Pavilion	
Recreation Center	
Recreation Center Gymnasium	
GRASSLAWN	728 EAST BEACH
Residence (2 Story Museum)	
Support Building	
GULFPORT CENTENNIAL MUSEUM	2106 27TH AVENUE
Building (Old Train Depot)	
GULFPORT LAKE PIER	WASHINGTON AVENUE
Pier	
HANCOCK AVENUE COMPLEX	HANCOCK AVENUE
(HERBERT WILSON REC. CENTER)	
Concession/ Press Box	
Restroom	
Dugout (2)	

Table VI-1D Continued
City of Gulfport
Index to City of Gulfport Public Buildings

DESCRIPTION AND ASSESSORY BUILDINGS	ADDRESS
HANSBORO COMMUNITY CENTER	SWITZER
Building	
HARRISON CENTRAL SPORTS COMPLEX	15451 DEDEAUX ROAD
Restrooms, Equipment Area	
Concession	
HEAD START COMPLEX	1708 19TH STREET
Building 1	
Building 2	
HERBERT WILSON RECREATION CENTER (HANCOCK AVENUE COMPLEX)	HANCOCK AVENUE
Building	
HEWES AVENUE COMPLEX (primary use by public works)	HEWES AVENUE
Building 1	
Building 2	
Building 3	
HORTICULTURE	12TH STREET
Building 1	
Building 2	
Building 3	
JAMES HILL PARK	SWITZER
Pavilion 1 (large)	
Pavilion 2 (small)	
JONES PARK	HIGHWAY 90
Gazebo (2)	
Pavilion	
Memorial Fountain	
Shoo-fly	
JOSEPH T. JONES BUILDING (water department)	1422 23RD AVENUE
Building	
LIFETIME FITNESS CENTER	2203 SWETMAN ROAD
Fitness Center	
Pool Maintenance Building	
Pavilion	
MAGNOLIA GROVE COMMUNITY CENTER	501 26TH STREET
Community Center Building	
Pavilion	
MILNER COMPLEX	1403 38TH STREET
West Grandstand	
East Grandstand	
Jr Varsity Locker Room	
Concession, Press Box	
MOSES PIER	GULFPORT HARBOR
Pier	
MUNICIPAL COURT BUILDING	2309 15TH STREET
Building	
NORTH GULFPORT POLICE SUB STATION	8335 TENNESSEE
Building	
OLD RECORD STORAGE (for multiple city entities)	1415 24TH AVENUE
Building	
ORANGE GROVE COMMUNITY CENTER	13472 HIGHWAY 49
Building	
PARKING GARAGE (downtown business area)	1400 27TH AVENUE
Building	
POLICE COMPLEX	8TH AVENUE
Community Action Agency	
Administrative Building	
k-9 Facility	
Old Generator Room	
Service/Repair Garage	
Training Building	
Small Training Building	
Pistol Range Training	
Pistol Range Utility	
Firing Line Structure	
Old Garage	
Skeet Building	
Utility/Storage	
POLICE DEPARTMENT COMMUNITY SERVICES	2211 15TH STREET
Building	
POLICE HEADQUARTERS	2220 15TH STREET
Building	

Table VI-1D Continued
City of Gulfport
Index to City of Gulfport Public Buildings

DESCRIPTION AND ASSESSORY BUILDINGS	ADDRESS
POLICE OPERATIONS BUILDING	1516 23RD AVENUE
Building (Equipment Shop and Shed)	
POLICE ORANGE GROVE SUB-STATION	12188 HIGHWAY 49
Building	
RECREATION CENTER, 19TH STREET	3319 19TH STREET
Recreation Building	
Pavilion	
RICE PAVILION	101 SOUTH SERVICE ROAD
Pavilion	
Concession 1	
Concession 2 (small)	
SAINT JAMES BALL PARK	COWAN ROAD
Building (Concession)	
URIE PIER	GULFPORT HARBOR
Pier	
Covered Area	
WESTSIDE PARK	3904-06 WEST BEACH
Concession 1	
Concession 2	
Gazebo	
Shoo-fly	
WESTSIDE PIER	HIGHWAY 90
Pier	
Covered Areas (5)	
WHITECAP RESTAURANT AND	SMALL CRAFT HARBOR
HARBOR MASTERS OFFICE (leased to occupants)	
Building	
WILKES BRIDGE	COWAN ROAD @ SEAWAY
Building	
WILLIE LOCK COMMUNITY CENTER, PARK	1707 19TH STREET
Community Center	
Pavilion	

Recommendations for Public Facilities

The City of Gulfport's policy regarding public facilities should be to provide buildings capable of performing intended functions, on sites of adequate size, at appropriate and conveniently accessible locations. These public facilities should be housed in structures that provide an environment befitting the City's governmental status and are safe, properly sized and configured, efficient as regards operation and maintenance, with an appearance and identity that conveys a positive image. The City of Gulfport facilities should be readily identifiable through architectural style or features, uniform color palate, signage or other distinguishing characteristics. The quality of maintenance and operation of City facilities needs to be objectively evaluated with performance standards established and enforced.

Adequacy of public buildings to serve the City of Gulfport depend on the location, function, size, condition and adaptability of existing structures and sites. Changing conditions and requirements will continuously occur and affect sites and space used to provide the City's functions and services.

The City of Gulfport public facilities need to be periodically reviewed as relates to functional adequacy and condition. Substandard or inadequately located facilities should systematically be replaced. Advance site selection and land acquisition should be undertaken to insure that new facilities of all types can be placed at good to excellent locations well in advance of need.

Evaluation of the condition and adequacy of all existing City facilities should be accomplished by independent third party inspectors on an annual basis. Objective criteria for evaluation should be identified and used in making such an assessment. Obsolete or inadequate facilities should either be replaced or upgraded on a systematic basis. A high standard of adequacy and maintenance should be pursued.

Recreational and public assembly buildings throughout the City of Gulfport should receive particular attention as to design, operation and maintenance.

E. HISTORIC PLACES

Following is a list of the historical places in the City of Gulfport. The list was compiled from information provided from the Mississippi Register of Historic Places.

Table VI-1E
City of Gulfport
Properties on the National Register of Historic Places and Designated as
Mississippi Landmark Buildings

<u>HISTORIC SITE</u>	<u>DESIGNATION</u>	<u>DESIGNATION</u>
DANTZLER, G. B. HOUSE	NATIONAL REGISTER OF HISTORIC PLACES	December 1, 1989
FORT MASSACHUSETTS (SHIP ISLAND)	NATIONAL REGISTER OF HISTORIC PLACES	June 21, 1971
HARBOR SQUARE HISTORIC DISTRICT	NATIONAL REGISTER OF HISTORIC PLACES	August 13, 1985
HEWES BUILDING	NATIONAL REGISTER OF HISTORIC PLACES	October 7, 1982
MILNER HOUSE (GRASS LAWN)	NATIONAL REGISTER OF HISTORIC PLACES	July 31, 1972
U. S. POST OFFICE AND CUSTOM HOUSE	NATIONAL REGISTER OF HISTORIC PLACES	March 19, 1984
CARNEGIE LIBRARY	MISSISSIPPI LANDMARK BUILDING	February 5, 1990
"GRASSLAWN"	MISSISSIPPI LANDMARK	May 20, 1986
GULFPORT CITY HALL	MISSISSIPPI LANDMARK BUILDING	January 15, 1986
GULFPORT DEPOT (L & N RAILROAD DEPOT)	MISSISSIPPI LANDMARK BUILDING	January 15, 1986
(OLD) GULFPORT HIGH SCHOOL COMPLEX	MISSISSIPPI LANDMARK BUILDINGS	July 15, 1999
(OLD) HARRISON COUNTY CIRCUIT CLERK'S OFFICE	MISSISSIPPI LANDMARK BUILDING	August 4, 1987

SOURCE: MISSISSIPPI REGISTER OF HISTORIC PLACES, 2002.

Recommendations for City of Gulfport Historic Places

Preservation, restoration and maintenance are key factors in public policy related to historic properties. At a minimum, it should be the policy of the City of Gulfport to recognize and support the efforts of public and private interests regarding historic sites and structures. Such properties and their situation should be recognized and accommodated in making land development and infrastructure decisions.

A more aggressive step would be for the City of Gulfport to fund and support preparation of a Historic Preservation Plan. This is a serious step beyond inclusion of a Historic Places component in its Community Facilities Plan. Such a plan would typically include:

1. A statement of historic preservation goals.

2. Definition of historic characteristics of the area
3. Summary of past and current efforts to preserve this character
4. A survey of the area's historic resources
5. Explanation of the legal basis for protection of historic resources
6. Statement of the relationship between historic preservation and other Comprehensive Plan considerations
7. Statement of the public sectors' responsibilities towards public ally owned historic properties
8. Identification of incentives that are or should be available to assist in preservation of historic properties
9. Statement of the relationship between historic properties and local educational facilities and programs
10. A specific agenda for action to accomplish the historic preservation goals.

Where appropriate, and when the opportunity arises, the City of Gulfport may want to purchase an historic property for public purpose to insure its preservation as well for beneficial occupancy and use. Also the City could potentially serve as a financing vehicle, such as being a qualified grant recipient

Financial incentives to encourage preservation of historic properties available and used by local governments include Property Tax Abatement, Property Tax Credits, Property Tax Freezes, and low interest loan programs, to name a few. Another group of tools includes development regulations such as conservation zoning and creation of historic conservation or neighborhood districts. Another tool for preservation involves establishment of urban growth boundaries within which new development is precluded or seriously restrained.

Another consideration in the encouragement of historic preservation is to encourage new infill and adaptive reuse and rehabilitation that complements historic properties while maintaining a regulatory environment that is receptive to economic development. Use of urban growth boundaries to encourage historic preservation accomplishes several purposes. It keeps urban settlement areas including historic properties within them vital while protecting agricultural and environmentally sensitive land. It also encourages continued use of historic properties rather than their abandonment of suburban sprawl.

The Federal Government under the National Historic Preservation Act of 1966 mandated all state historic preservation offices to prepare and implement a comprehensive statewide historic preservation plan. In Mississippi this was accomplished under the Mississippi Department of Archives and History. Also, the National Park Service has developed state level planning requirements for the State Historic Preservation Offices. These resources should also provide an opportunity for the City of Gulfport to move further into the matter of historic preservation.

PUBLIC SAFETY

1. Fire Protection

The City of Gulfport is served by 12 fire stations. Table VI-1F provides information on each fire station including its address and buildings on the site. The public protection rating for the City of Gulfport is 4. This fire insurance rating is established and published by the Mississippi State Rating Bureau.

The Mississippi State Rating Bureau establishes the basic accepted qualitative and quantitative standards for fire departments in Mississippi. It is a non-profit, incorporated fire insurance rating and engineering organization supported by the member insurance companies who use the Rating Bureau's services. The Bureau is not affiliated with the State of Mississippi, but the state does extend close supervision over their ratemaking activities as provided for by law.

The Mississippi State Rating Bureau establishes advisory rates that play a part in determining the cost of fire insurance and also provide technical information. The Mississippi State Rating Bureau uses the Grading Schedule for Fire Protection filed with and approved by the Mississippi Department of Insurance when grading a fire district. This Schedule provides a method for evaluation of fire protection facilities and conflagration hazards.

The grading classification for fire insurance rating purposes is an intricate engineering procedure made up of many factors, among which are: the fire department, the water supply system, the fire alarm system, the fire prevention program, and the City's building and permits department. The fire insurance rating classification may range from tenth class, which is the highest fire insurance rating category, to first class as the lowest fire insurance rating category. The lower the insurance classification, the lower the associated fire insurance rates.

The features considered in computing a fire department's classification include: the water system, Fire Department, fire service communications, and fire safety control. The Mississippi State Rating Bureau evaluates these factors by surveying each fire protection district. Field rating representatives visit the district to study the adequacy and reliability of the factors previously mentioned and analyze the principal conflagration hazards and areas.

The Mississippi State Rating Bureau begins the survey with the water system and moves to the fire department. At the fire department there are many items that are evaluated: officer numbers, experience, qualifications, fire company manpower, fire apparatus complete inventory, location and suitability of fire station, fire department methods and operations, area covered by a given fire department, and methods of reporting fires (studies done of the communication services such as 911). The grading of the fire district also includes the scope

and enforcement of the building code, gas code, electric code, mechanical code, and fire prevention code.

The City of Gulfport's fire insurance rating is a 4. This gives the City of Gulfport the top fire rating in Harrison County, with the exception of Keesler Air Force Base, which also has a fire rating of 4. There are only five other municipalities in the State of Mississippi that have fire insurance rating of 4 or under. The City of Gulfport has maintained the fire insurance rating of 4 since May 30, 1980. Additionally, the City of Gulfport fire departments have a response status of PR. A response status of PR denotes that the fire department, for that municipality/district, does provide primary response (coverage) to residential fires outside its legal boundaries.

Recommendations for Fire Protection

The City of Gulfport is well prepared to provide high quality fire protection services. It is recommended that the City continue its efforts to maintain its fire insurance rating of 4. Accomplishment of this must be based on the standards and requirements of the Mississippi State Rating Bureau.

Table VI-1F
City of Gulfport
Fire Department Facilities

<u>NAME & BUILDING DESCRIPTION</u>	<u>LOCATION</u>
FIRE DEPARTMENT SERVICE SHOP (Located at Station #3) Building	2324 25TH STREET
FIRE DEPARTMENT TRAINING TOWER (Located at Station #3) Tower	2324 25TH STREET
FIRE STATION #1 CENTRAL Building Dormitory	1515 23RD AVENUE
FIRE STATION #2 Building Dormitory	1200 42ND AVENUE
FIRE STATION #3 Building Dormitory	2324 25TH STREET
FIRE STATION #4 Building Dormitory	1038 EAST RAILROAD STREET
FIRE STATION #5 Building Dormitory	541 41ST STREET
FIRE STATION #6 Building Dormitory	1000 (522) PASS ROAD
FIRE STATION #7 Building Dormitory	146 COWAN
FIRE STATION #8 Building Dormitory	13440 OLD HIGHWAY 49
FIRE STATION #9 Building Dormitory	15239 DEDEAUX ROAD
FIRE STATION #10 Building Dormitory	12001 DEDEAUX ROAD
FIRE STATION #11 Building Dormitory	THREE RIVERS ROAD
FIRE STATION #12 Building Dormitory	MARTIN LUTHER KING JR. BLVD

2. Police Protection

The City of Gulfport has a police headquarters, two sub-stations, a police complex (containing administrative services, community action agency, and training facilities), and an additional building for community services. **Table VI-2F** provides information on the police building locations and descriptions of the uses and buildings on site.

Table VI-2F
City of Gulfport
Police Protection Facilities

<u>NAME & BUILDING DESCRIPTION</u>	<u>LOCATION</u>
NORTH GULFPORT POLICE SUB STATION Building	8335 TENNESSEE
POLICE COMPLEX Community Action Agency Administrative Building k-9 Facility Old Generator Room Service/Repair Garage Training Building Small Training Building Pistol Range Training Pistol Range Utility Firing Line Structure Old Garage Skeet Building Utility/Storage	8TH AVENUE
POLICE DEPARTMENT COMMUNITY SERVICES Building	2211 15TH STREET
POLICE HEADQUARTERS Building	2220 15TH STREET
POLICE OPERATIONS BUILDING Building (Equipment Shop and Shed)	1516 23RD AVENUE
POLICE ORANGE GROVE SUB-STATION Building	12188 HIGHWAY 49

Recommendations for Police Protection

The City of Gulfport has provided appropriately located facilities to accomplish community based police services and access convenient to its residents. Maintenance and enhancement of these facilities and services is recommended.

G. MEDICAL FACILITIES

Hospitals and clinics in the City of Gulfport offer a full range of medical and behavioral services. There are multiple full service hospitals and inpatient behavioral facilities in the City of Gulfport.

Memorial Hospital at Gulfport is located at 4500 13th Street, Gulfport, MS 39501. Memorial Hospital is a general full service hospital. The Harrison County Board of Supervisors adopted a resolution establishing Memorial Hospital at Gulfport on July 18, 1946. Memorial Hospital is a not-for-profit organization, and is one of the most comprehensive medical facilities in Mississippi. Memorial is a modern facility with 425 beds, and a medical staff comprised of more than 280 physicians who represent more than 40 medical specialties. The total number of staff, including physicians, is 2,200. Memorial Hospital is accredited by the Joint Commission on Accreditation of Healthcare Organizations and is a member of the American Hospital Association, the Mississippi Hospital Association and the VHA Inc.

Budgetary support for Memorial Hospital is pursued through a collaborative effort between Administration, Nursing, Councils, Division Managers, Directors and Manager. Initial approval of salary and capital budgets is based on data presented and justified to Administration and a budgetary planning committee. Final approval comes from the Board of Trustees, the City Council of Gulfport and the Harrison County Supervisors.

Health care providers affiliated with Memorial Hospital, but located off of the main campus are: UrgiCare Gulfport, 12057-D Delmar Plaza, Gulfport, MS 39503; Inpatient Rehabilitation, 1532 Broad Avenue, Gulfport, MS 39501; and Rhodes Club Fitness Center (Outpatient Rehab), 145 Hardy Court Shopping Center, Gulfport, MS 39507.

Memorial Hospital also offers three locations under the name Memorial Behavioral Health. The Memorial Behavioral Health Center offers a full range of behavioral health programs for all ages. Memorial Behavioral Health locations are: Gulfport/Downtown, 4500 13th Street, Gulfport, MS 39502; Gulfport/North Campus, 11150 U.S. Hwy. 49, Gulfport, MS 39503; and Outpatient Office, 12266 Ashley Drive, Gulfport, MS 39503.

Garden Park Hospital is located at 15200 Community Road, Gulfport, MS 39503-3085. Garden Park Hospital has been serving the Gulf Coast for the past 27 years. In 2000 Garden Park Hospital moved to its present location and changed its name to the Garden Park Medical Center. The new medical center has expanded in the areas of emergency services, outpatient diagnostic services, surgery services and special procedures, the family birth center, a dedicated pediatric unit, intensive care unit, telemetry unit, and gero-psych and extended care unit. The Medical Center employs over 200 doctors.

The Columbia Outpatient Surgical Center is a freestanding facility operated by Garden Park Medical Center. It is located at 1520 Broad Avenue, Gulfport, MS 39501. The Center provides a full range of operative procedures offering a cost-effective alternative to surgical procedures performed in a hospital setting.

The U.S. Veterans Hospital is located at 200 East Beach Boulevard, Gulfport, MS 39507-5541. The mission of the VA Gulf Coast Veterans Health Care System (HCS) is to provide quality health care to America's veterans. They are responsible for providing a full range of health care services to veterans in the seven southernmost counties of Mississippi, the four southernmost counties in Alabama, and the seven westernmost counties of Florida. The service area includes more than 200,000 eligible veterans.

In order to provide health care services, the VA Gulf Coast Veterans HCS operates a general medical and surgical hospital in Biloxi, MS. The Biloxi Division consists of 45 acute care medical/surgical beds; 20 intermediate medicine beds; 7 intensive care unit beds; along with a 171-bed domiciliary, which includes an intensive outpatient substance abuse treatment program. The Gulfport Division consists of 144 psychiatric beds, provides inpatient psychiatric services, outpatient mental health services, and substance abuse services. In addition, the health care system provides nursing home care in a 104-bed unit at the Biloxi Division and a 56-bed dementia unit at the Gulfport Division. There are over 400 employees at the Gulfport VA. The VA Gulf Coast Veterans HCS is accredited by the Joint Commission for the Accreditation of Healthcare Organizations.

Sand Hill Behavioral Health Center is located at 11150 Highway 49, Gulfport, MS 39503-4110. It is a full service behavioral health hospital. Ranges of services include, marriage and family counseling, gambling addiction information and treatment, drug abuse and addiction information and treatment.

Healthsouth Outpatient Center is located at 1206 31st Street, Gulfport, MS 39501-1804. They offer outpatient surgical services, and have over 40 staff members. The Outpatient Center is not affiliated with any other hospital in the Gulfport area.

H. Parks and Recreation

For the purposes of understanding the condition and needs of the overall parks and recreation program, the following commonly utilized definitions of park and recreation facilities have been applied to the City of Gulfport. These definitions shall also be utilized in the process of projecting the need for and allocating future land acquisition programs for park and open space lands. Major categories of parks are described as follows:

Playlot – Small areas intended primarily for unorganized use by young children; mainly serves toddlers to age nine. Facilities include play apparatus, swings, slides, sandboxes, paved areas for wheeled toys, benches, wading or spray pools, landscape treatment. Should be located convenient to the population served, with emphasis placed on safety of access. May be located at elementary school or other easily accessible site in a neighborhood, housing complex, subdivision or other high-density area. In less dense areas, may be located in a larger park or at a community center building with adjacent parking area provided. Other factors should recognize that multiple family dwellings that house large groups of residents with young children have more need for playlots than typical single-family dwellings that have private yards for play space.

Neighborhood Playground – Designed to provide both active and passive short-term activities. Mainly serves ages 5 to 14 with informal recreation for all ages. Usually provides organized play and recreational activities, as well as opportunity for unorganized play. Facilities include distinct play area for both preschool and school-age children, storage and shelter structure, some open space spontaneous play, multiple use paved areas for court games, areas for field games, with possible limited seating for spectators, wading or spray pool, area for adult games such as shuffleboard or horseshoes, etc., landscaped buffers, some off-street parking, and lighting. Typical locations are central to the population being served, without need to cross major roads, thoroughfares, or highways. Neighborhood playgrounds are commonly located adjacent to or on public school sites in both urban and rural areas, as well as within larger parks.

Neighborhood Park – Landscaped park providing a variety of recreational opportunities, both passive and active, organized and unorganized for all age groups. Population served includes all ages, but focuses on ages 5 to 39 with emphasis upon ages 5 to 18. Facilities include children's play apparatus, paved multipurpose courts, sports fields, small picnic areas and shelter, drinking fountains, scenic paths, or nature walks, off-street parking, and lighting. Located central to the population being served, without need to cross major roads, thoroughfares, or highways. Commonly located in an area characterized by some natural features. In suburban areas, may be located

near other community buildings. May also be combined with a neighborhood playground.

Community Playfield – A large outdoor recreation area – primarily athletic complex – designed to serve the active competitive and recreational needs of children, preteens, teenagers, and adults. Population served is the entire population of a community, focusing on ages 9 to 39. May provide a variety of organized activities, and usually provides opportunities for competitive events, tournaments, and so forth. The predominate facilities are athletic fields for sports such as soccer, football, baseball, etc. May also include court games such as tennis. Other potential facilities include lighting, sanitary facilities, concessions storage area, adequate parking, and spectator seating. Could include some picnic facilities, shelters, children's play areas, and single\special purpose facilities such as a swimming pool. May be located on the outskirts of a community, or may be a portion of a major community park. In area around schools, the physical education and athletic facilities may qualify to service as community playfields. In suburban areas, may be located in conjunction with large schools and other major recreation areas and facilities such as lakes and large athletic complexes.

Major Community Park – A large natural and/or landscaped area, designed to accommodate large numbers of people for a wide variety of day uses. Population served is all ages, toddlers to retirees. Provides for both intensive uses and passive pursuits. Enables organized group activities as well as individual activities and special events. There is almost no limit to the variety of facilities that may be found in the park, but typically includes such things as play equipment, Mississippi Park and Recreation Prototype Standards picnic facilities, floral area, and gardens. May also include paths, trails, pavilions, zoos or museums, displays, golf or swimming facilities. May include neighborhood park, playground, or community playfield. Location may be in or near an urban area, commonly along an unusual land feature such as a flood plain, river, lake or beach.

Single\Special Purpose Facility – The chief characteristic is usually singleness of purpose. Population served includes all ages. A variety of facilities are available, providing individual as well as group activities. Usually provides programmed and self-directed activities. Includes facilities that provide opportunities for high interest activity. For example, lifesaving instructions, swimming lessons, and competitive swimming meets might be provided at a swimming pool where the main activity is recreational swimming. May be located in other types of recreation areas or parks, but should be as central and convenient to users as possible. Safety to pedestrians, people on bicycles, and motorists is an important factor in the location of single\special purpose facilities because of their attraction to sizable numbers of people.

Urban Greenspace or Open Space – Area provided mainly for their aesthetic and/or environmental enhancement qualities. Population served includes all ages. May be used for passive or active recreational activities, festivals, special observances\occasions, or other community activities. Facilities include various possibilities and combinations such as natural wooded or open lands (fields), watersheds, flood plains, waterfronts, river corridors, stream bands or wetlands, forests, landscaped borders, floral areas and gardens, parkways an boulevards, street medians and shoulder-ways, area around monuments, plazas, malls, or sanitary facilities, areas around public buildings, town squares, etc. May include bicycle an jogging trails, public transportation facilities, hiking or nature walk facilities, or bridle trails. Location often depends on the availability of land and water resources. May be a part of a parks system or serve as a linkage between recreation areas and facilities. May be viewed as part of urban design and urban beautification program or downtown revitalization efforts. May be part of easements such a power line, gas line, or conservation easements.

Regional Park – Serves multi-governmental units and is usually administered by counties, cities, regional bodies, or through other types of cooperative agency agreements. Serves both active and passive recreational needs for both day and overnight activities. May preserve a unique natural landscape, provide extensive recreational facilities in large urban areas, observe as greenbelts in metropolitan regions. Facilities include parking, picnic area, nature centers, trail systems, scenic drives, camp grounds, water areas for swimming and boating, golf courses, botanical gardens, concession and sanitary facilities, athletic complexes, sports fields, and single-special purpose facilities. The service area for this special park is multi-county, regional, and/or multi-city, serves mainly those located within one-hour travel time of the park. Population served is all age groups to include the entire population of the region. Should be located so that it is easily accessible through major roads or highways for the population being served. Otherwise, location is largely dependent on the availability of natural or man-made resources such as lakes and reservoirs.

Facility Area Requirements

Table VI-1H summarizes the existing conditions of the overall land area requirements for recreation with in the City of Gulfport based upon the above recreation classifications. This analysis is based upon the year 2000 census of 71,127 total population. The key point identified is that the overall land requirements for recreation excluding Urban Greenspace or Open Space and Regional Parks is 501 acres. This subtotal presents a more realistic picture of the overall land requirements for traditional recreational pursuits especially since the Urban Greenspace or Open Space and Regional Parks requirements are met by the beach and Back Bay areas of the City of Gulfport.

Table VI-1H
City of Gulfport
Community Recreation Facility Classifications

Classification	Acres per "X" Population	Total Acres Required (71,127 Pop.2000)	Service Area (Radius in Miles)	Optimum Size (Acres)
Playlot	0.5/1,000	36	1/2	1/4 to 2
Neighborhood Playground	2.0/2,500	57	1/2	2 to 6
Neighborhood Park	3.5/5,000	50	1/2	5 to 7
Community Playfield	10/10,000	71	1 to 5	10 to 15
Major Community Park	20/20,000	71	1 to 5	20 to 40
Single/Special Purpose Facility	# of Facilities per Population		Varies	Min.Avg. Acreage
Baseball Diamonds	1/4,000	18		3
Softball Diamonds	1/2,000	36		1.5
Tennis Courts	1/2,000	36		0.33
Soccer Fields	1/4,000	18		7
Basketball Courts	1/1,000	71		0.1
Swimming Pools (25 yd)	1/10,000	7		0.1
Swimming Pools (50 Meter)	1/30,000	2		0.3
Neighborhood Centers	1/10,000	7		1
Community Centers	1/25,000	3		1
Golf Courses (18 Hole)	1/25,000	3		180
Shooting Ranges	1/50,000	1		7
Jogging Trails	1/5,000	14		2.5 linear miles
Area Requirements Subtotal		501 Acres		
Urban Greenspace or Open Space	1/2,000	36	variable	variable
Regional Park	1,000/50,000	+/- 1,000	regional	1,000 to

Existing Facilities Evaluation

By utilizing the above definitions, the existing park and recreation system in Gulfport was categorized in order to evaluate each parks condition as well as the overall responsiveness to the total needs of the residents of the City of Gulfport.

Within each park category, the total of the acreage for each classification is summed and compared to the area required to meet the standards set by the

planning standards. This presents an overall picture of the state of the park facilities. When evaluation the overall net surplus of 111.75 acres of park lands or, excluding Urban Green Space or Open Space and Regional Parks, it must be noted that 250 acres of this land requirements is supplied by the Gulfport Sports Complex which has yet to be fully developed. Additionally 40 acres is supplied by the recently purchased and yet to be developed Orange Grove Community Park.

An additional factor should be considered when evaluating this overall surplus which is its overall distribution throughout the community and the relationship of park type and its ideal service area. Within the park type breakdown, there are both deficiencies and surpluses demonstrated within **Table VI-2H**. A surplus of land does not necessarily indicate that the City has all the real estate it needs for recreation resources. The majority of the facilities are in older areas of the community and recreation resources under serve the newly annexed portions of the City. This is an important consideration that must be included in the overall planning for recreation. This indicates that the acquisition and distribution of new parkland is still an important strategy to the City's future.

Table VI-2H
City of Gulfport Parks and Recreation Department
Existing Parks Evaluation by Classification, 2000

<u>PARK NAME</u>	<u>SIZE</u>	<u>EQUIPMENT</u>	<u>COMMENTS</u>
<u>PLAYLOT</u>			
EAST PARK	1 AC.	OPEN PLAY AREA WITH LIMITED EQUIPMENT	
VILLA DEL RAY PARK	1/4 AC.	"	
SILVER RIDGE PARK	1/2 AC.	PLAY EQUIPMENT	WELL SHADED PARK
TOTAL ACRES	1 3/4 AC.		
AREA REQ.'D	36 AC.		
DEFICIENCY	34 1/4 AC.		
<u>NEIGHBORHOOD PLAYGROUND</u>			
FIRE STATION NO. 4	1/4 AC.	BASKETBALL COURT	POOR CONDITION
WASHINGTON AVE. PARK	3 AC.	OPEN PLAY AREA	
BAYOU VIEW FIRE STATION	1/4 AC.	BASKETBALL COURT	
30TH ST. PARK	2 AC.	2 TENNIS COURTS, PLAY EQUIPMENT	
TOTAL ACRES	5 1/2 AC.		
AREA REQ.'D	57 AC.		
DEFICIENCY	51 1/2 AC.		
<u>NEIGHBORHOOD PARK</u>			
28TH ST. PARK	6 AC.	2 BASEBALL FIELDS 2 TENNIS COURTS PLAY EQUIPMENT	ACQUIRED FROM NAVY, ADJACENT TO SEABEE BASE
2ND ST. PARK	2 1/2 AC.	1 TENNIS COURT PLAY EQUIPMENT OPEN PLAY	
BROADMOOR PARK	1/2 AC.	1 TENNIS COURT PLAY EQUIPMENT	LOCATED IN MEDIAN AREA
BAYOU VIEW PARK	18 AC.	PLAY EQUIPMENT 2 TENNIS COURTS PICNIC AREAS	ADJACENT TO SCHOOL, WELL-SHADED
JAMES HILL PARK	15 AC.	2 TENNIS COURTS PICNIC AREAS PLAY EQUIPMENT OPEN PLAY FISHING PIER	CONTAINS ACCESS BY WALKWAYS TO SALT MARSH
7TH AVE. PARK	3 AC.	1 BASEBALL FIELD 1 TENNIS COURT PLAY EQUIPMENT	PARK IS SPLIT BY 7TH ST.
VICTORY ST. PARK	2 1/2 AC.	6 TENNIS COURTS	
TURKEY CREEK PARK	15 AC.		UNDEVELOPED
TOTAL ACRES	62 1/2		
AREA REQUIRED	50 AC.		
SURPLUS	12.5 AC.		

Table VI-2H Continued
Existing Parks Evaluation by Classification, 2000

<u>PARK NAME</u>	<u>SIZE</u>	<u>EQUIPMENT</u>	<u>COMMENTS</u>
<u>COMMUNITY PLAYFIELD</u>			
BAYOU VIEW PARK	12 AC.	3 BASEBALL FIELDS	LEASED FROM MS AIR NAT. GUARD
ST. JAMES BALL PARK	3 AC.	1 BASEBALL FIELD	
GULFPORT LAKE	3 AC.	BOAT RAMP/PARKING	ACCESS TO BERNARD BAYOU
TOTAL ACRES	18 AC.		
AREA REQUIRED	71 AC.		
DEFICIENCY	53 AC.		
<u>MAJOR COMMUNITY PARK</u>			
WEST SIDE COMMUNITY CENTER	11 AC.	COMMUNITY CENTER 1 TENNIS COURT PLAY EQUIPMENT PICNIC FACILITIES	MOST HIGHLY VISIBLE OF ALL THE PARKS IN THE SYSTEM
GASTON POINT COMMUNITY CENTER	5 AC.	COMMUNITY CENTER 1 TENNIS COURT 1 SOFTBALL FIELD PLAY EQUIPMENT 2 BASKETBALL COURTS JOGGING/WALKING TRACK	ADJACENT TO ELEMENTARY SCHOOL
19TH ST. COMMUNITY CENTER	3 AC.	COMMUNITY CENTER 1 TENNIS COURT 1 BASEBALL FIELD PLAY EQUIPMENT	
GASTON HEWES RECREATION CENTER	1 AC.	INDOOR FACILITY VARIETY OF USES FOR ALL AGES	ADJACENT TO DOWNTOWN
HERBERT WILSON RECREATION CENTER	10 AC.	INDOOR FACILITY VARIETY OF USES FOR ACTIVE SPORTS 1 BASEBALL FIELD INDOOR ACTIVITIES GEARED TOWARD SENIORS	ADJACENT TO SCHOOL PROPERTY
SENIOR CITIZENS CENTER	1/2 AC.		LEASED FROM SCHOOL DISTRICT
HANDBORO COMMUNITY CENTER	26 AC.	COMMUNITY CENTER BLDG.	ADJACENT TO J.HILL PARK
MAGNOLIA GROVE COMMUNITY CENTER	9 AC.	MULTIPURPOSE BUILDING PLAY EQUIPMENT 1 SOFTBALL FIELD	ADJACENT TO CLOWER-THORNTON NATURE STUDY AREA
COLLEGE PARK FITNESS CENTER	4 AC.	INDOOR FITNESS CENTER SWIMMING POOL LAKE WALKING/JOGGING TRACK	
ORANGE GROVE COMMUNITY CENTER	2 AC.	INDOOR FACILITY	
ORANGE GROVE COMMUNITY PARK	40 AC.		UNDEVELOPED
GULFPORT SPORTS COMPLEX	250 AC.	5 SOFTBALL FIELDS 4 SOCCER FIELDS	
TOTAL ACRES	363.5 AC.		

Table VI-2H Continued
Existing Parks Evaluation by Classification, 2000

<u>PARK NAME</u>	<u>SIZE</u>	<u>EQUIPMENT</u>	<u>COMMENTS</u>
<u>SINGLE/SPECIAL PURPOSE FACILITY</u>			
WEST SIDE PIER	1/4 AC.	FISHING ACCESS TO MISSISSIPPI SOUND AND SAND BEACH	SOUTH OF HIGHWAY 90
MOSES PIER	1/4 AC.	FISHING ACCESS TO MISSISSIPPI SOUND AND SAND BEACH	SOUTH OF HIGHWAY 90
URIE PIER	1/4 AC.	FISHING ACCESS TO MISSISSIPPI SOUND AND SAND BEACH	SOUTH OF HIGHWAY 90
COURTHOUSE ROAD PIER	3/4 AC.	FISHING ACCESS TO MISSISSIPPI SOUND AND SAND BEACH	SOUTH OF HIGHWAY 90
BERT JONES PARK	50 AC.	PUBLIC HARBOR OPEN PLAY PICNIC FACILITIES	HIGHWAY 90 HIGH VISIBILITY PARTLY REGIONAL IN NATURE AND USE
TRAMARK GOLF COURSE	110 AC.	MULTIPLE USE PAVILIONS 18 HOLE GOLF COURSE	PUBLICLY OWNED LEASED FROM VENDOR
TOTAL ACRES	161.5		
AREA REQUIRED	216		
DEFICIENCY	54.5		
NET SURPLUS 111.75 AC.			
<u>URBAN GREENSPACE OR OPEN SPACE</u>			
SAND BEACHES, MISSISSIPPI SOUND BERNARD BAYOU, AND HIGHWAY 90 MEDIAN		AMPLE SUPPLY OF OPEN SPACE AT FRINGES OF CITY/WATER'S EDGE. INTERIOR PORTIONS LACK OPEN SPACE CONNECTIONS	
<u>REGIONAL PARKS</u>			
NONE			

Commercial and Private Recreation Facilities

The overall recreation picture for the City of Gulfport must include other existing recreation facilities that are important providers but are not owned or operated by the City of Gulfport. While commercial and private recreation or club facilities are not under the purvey of a municipality, these recreation providers nevertheless furnish a significant portion of the local recreation picture. Typically, the market that these facilities serve includes tourist accommodations, organized camps, clubs driven by memberships, and resorts/commercial facilities. Also included in this recreation segment are semi-public facilities, which are generally operated by community organizations.

Examples of this condition are the many piers and boat ramps on the waterfront, which are owned and operated by other agencies. This is an example of a cooperative agreement or partnership to provide a service. This also includes shared facilities within the City where other departments have primary responsibility for operation and maintenance but the Parks and Recreation Department shares use of the facility.

Other considerations include golf within the City as there is only one public course but there are several semi-public courses. As shown in the standards that follow below, there is a need for public access and therefore should be considered as a need in the overall recreation picture.

Table VI-3H
City of Gulfport
Commercial Sports & Recreational Businesses, March 1999

DANCE:

LORI'S DANCE CENTER FOR EDUCATION AND PERFORMANCE
 12100 HIGHWAY 49
 831-4928

ALLISON LAUREN ACADEMY OF DANCE
 12311 ASHLEY DR.
 831-3448

AMOUR DANZAR SCHOOL OF BALLROOM DANCE
 1516 E. BEACH BLVD.
 868-3258

BALLET THEATRE SCHOOL
 9334 THREE RIVERS RD.
 822-0490

EXERCISE AND FITNESS PROGRAMS:

FIT FOR THE MASTER
 2318E PASS RD.
 896-3221

PREMIER FITNESS
 9471 THREE RIVERS RD.
 863-4653

RHODES CLUB FITNESS
 HARDY COURT CENTER
 868-0190

TAEKWONDO FITNESS CENTER
 1842 E. PASS RD.
 986-8600

VINSON KEYHEA PERSONAL TRAINING
 3324 BOYD AVE.
 864-6706

HEALTH CLUBS:

CHILDREN'S HEART INSTITUTE FITNESS
 1205 42ND AVE.
 868-8302
 CURVES FOR WOMEN
 1909 E. PASS RD.
 897-1183

EXCEL FITNESS CENTER
 315 COURTHOUSE RD.
 896-1570

GULF COAST TENNIS CLUB
 315 COURTHOUSE RD.
 896-3554

TAYLOR FITNESS CLUB
 12100 HIGHWAY 49
 832-0085

Table VI-3H Continued
Commercial Sports & Recreational Businesses, March 1999

AMUSEMENT CENTERS:

ALL FUN AND GAMES
2417 14TH STREET
822-9964

AMF GULFPORT LANES
3100 25TH AVE.
864-3033

FUN TIME USA
1300 E. BEACH BLVD.
896-7135

KID KASTLE
316 COURTHOUSE RD.
896-7529

FAST TRACK FUN CENTER
9476 MELISSA ST., LYMAN
831-4949

MINIATURE GOLF COURSE:

FUN TIME USA
1300 BEACH BLVD.
896-7315

PUBLIC GOLF COURSE AND DRIVING RANGES:

GREAT SOUTHERN GOLF CLUB
2000 BEACH DR.
896-3536

GULFPORT PAR 3
700 34TH ST.
868-3809

TRAMARK GOLF COURSE
13831 WASHINGTON AVE.
863-7808

BATTING CAGES:

BROKHOFF, JOE BASEBALL ACADEMY
15180 COMMUNITY RD.
832-0089

BICYCLE RENTALS:

BIKES AHOY
702 BEACH BLVD.
896-3469

Table VI-3H Continued
Commercial Sports & Recreational Businesses, March 1999

BILLIARDS CENTERS:

HAMILTON'S BILLIARDS & BAR
 10585 THREE RIVERS RD.
 831-1650

JIM BOBS POOL HALL
 197 TEAGARDEN RD.
 896-9193

KEN'S BALL & CUE
 15371 DEDEAUX RD.
 832-6639

CHARTER BOATS:

ADVENTURES ON THE SOUTH SEA
 GULFPORT HARBOR
 868-1662

PJ CHARTER SERVICE
 GULFPORT HARBOR
 863-2362

SHIP ISLAND EXCURSIONS
 GULFPORT HARBOR
 864-1014

BOWLING LANES:

AMF BOWLING CENTERS
 3100 25TH AVE.
 864-3033

GULF PARK LANES
 340 COURTHOUSE RD.
 896-5075

CAMPGROUNDS AND RV PARKS:

BAYWOOD CAMPGROUND
 1100 COWAN-LORRAINE RD.
 896-4840

BURNSWAY RV PARK
 500 BROAD AVE.
 863-9096

GATEWAY RV RALLY PARK
 9215 HWY. 49
 822-9211

Table VI-3H Continued
Commercial Sports & Recreational Businesses, March 1999

CAMPGROUNDS AND RV PARKS CONTINUED

SAND BEACH RV PARK
 1020 BEACH DR.
 896-7551

CANOES AND KAYAKS RENTALS
 BILOXI RIVER CANOES
 832-0412

WOLF RIVER CANOES
 21640 TUCKER RD.
 452-7666

RIDING STABLES:

ROUND HILL FARM
 16520 LONDON RD.
 832-5629

HIGH HILL RIDING STABLES
 47 FRED JOHNSON RD., CARRIERE
 798-2211

KARATE AND MARTIAL ARTS:

J. R. HENSLEY TAEKWONDO PLUS
 11340 THREE RIVERS RD.
 832-4418

TAEKWONDO PLUS FITNESS CENTER
 1842 E. PASS RD.
 896-8600

WHITE TIGER KUNG FU/TAI CHI
 2921 55TH AVE.
 868-6509

SKY DIVING:

GOLF COAST SKY DIVERS
 396-1111

PARASAILING:

ACES HIGH PARASAIL, INC.
 432-9200

EMERALD COAST WATERSPORTS
 436-7777

Table VI-3H Continued
Commercial Sports & Recreational Businesses, March 1999

GYMNASTICS:

LANIER'S SCHOOL OF GYMNASTICS
16101 LONDON RD.
832-9442

SUSIE'S ELITE SCHOOL OF GYMNASTICS
12473 DEDEAUX RD.
832-4034

RACE TRACKS:

GULFPORT DRAGWAY, INC.
17085 RACETRACK RD.
863-4408

SUN COAST SPEEDWAY
8232 FIRETOWER RD.
255-4110

DIVING INSTRUCTION:

DIVE FIVE, INC.
1909 E. PASS RD.
604-2004

SPORTS UNLIMITED
173 HARDY COURT CENTER
863-5839

TENNIS CLUBS:

BAYOU BLUFF TENNIS CLUB
11553 W. TAYLOR RD.
896-9166

Source: Department of Leisure Services, City of Gulfport 1999.

Existing Recreation Needs

Following is a summary of the recreation land area needs by park classification for the most functional park types.

Table VI-4H
City of Gulfport
Summary of Recreation Land Needs, 2000

CLASSIFICATION	TOTAL ACRES REQUIRED (71,127 POP.-2000)	EXISTING SUPPLY (AC. OR FACILITIES)	NET DEFICIENCY (OR SURPLUS) (ACRES)
PLAYLOT	36.00	1.75	34.25
NEIGHBORHOOD PLAYGROUND	57.00	5.50	51.50
NEIGHBORHOOD PARK	50.00	62.50	(12.50)
COMMUNITY PLAYFIELD	71.00	18.00	53.00
MAJOR COMMUNITY PARK	71.00	363.50	(292.50)

The greatest overall land area deficiency for park types is in the area of Community Playfields and neighborhood parks. The Community Playfields are where many of the active play facilities are typically located. Between these three categories there presently exist a deficiency of 138.75 acres.

Neighborhood parks has an overall surplus of 12.5 acres. However, when examination of the distribution is made, certain areas such as the newly annexed areas are deficient in this area as well.

The overall surplus in the Major Community Park classification is due in large part to the 250 acres in the newly acquired Gulfport Sports Complex. Once again, better distribution of land throughout the city in this classification will lead to better utilization by the public.

Active Play Facilities

When evaluating the existing single/special purpose facilities, the total deficiency numbers should also be viewed in terms of an overall picture of the recreation facilities and not only related to acres of park land. As an example, current recreation trends do not point to the development of additional Playlots as a high priority for cities, however, the need for this open space must still be factored

when evaluating the need for lands dedicated to parks and recreation. However, it should be recognized that if a Playlot is proposed in the correct strategic location (within a developing neighborhood with very young children) that it is still a viable portion of the overall recreation picture and an important neighborhood element.

Table VI-5H
City of Gulfport
Summary of Recreation Single/Special Purpose Facility Needs, 2000

FACILITY	# OF FACILITIES	Number REQUIRED	# OF EXISTING FACILITIES	FACILITIES REQUIRED	ACRES OF PARK LAND DEFICIENT
BASEBALL DIAMONDS	1/4,000	17	10*	7	21
SOFTBALL DIAMONDS	1/2,000	34	8	26	39
TENNIS COURTS	1/2,000	34	21	13	4.5
SOCCER FIELDS	1/4,000	17	10	7	49
BASKETBALL COURTS	1/1,000	69	12	57	5.7
SWIMMING POOLS (25YD.)	1/10,000	7	1	6	0.6
SWIMMING POOLS (50 METER)	1/30,000	2	0	2	0.6
NEIGHBORHOOD CTRS.	1/10,000	7	2	5	5
COMMUNITY CENTERS	1/25,000	3	5		
GOLF COURSES (18 HOLE)	1/25,000	3	1	2	360
SHOOTING RANGES	1/50,000	1	0	1	7
JOGGING TRAILS	1/5,000	14	3	1	22
TOTAL EXISTING SINGLE SPECIAL PURPOSE FACILITIES					514.4
TOTAL BY PARK CLASSIFICATION (SURPLUS)					(111.75)
TOTAL DEFICIENCY IN ACRES					402.65

*DOES NOT INCLUDE PEE WEE OR TEE BALL BALLFIELDS

This deficiency of 403 acres presents a more accurate indicator for the need for additional lands as opposed to the net surplus indicated in Table VI-4H. This analysis indicated that while the City may have an overall surplus of lands, there still remains a need for facilities to meet the overall recreation needs of the population. Distribution of facilities and lands, which may be undevelopable for active use in a give park such as a wetlands area, have an overall impact on this requirement for additional recreation facilities.

When analyzing recreation needs within the planning area, the expanded area will support the following major park facilities as a minimum:

- 2 to 4 Neighborhood playgrounds and parks from 5 to 10 acres in size. In addition to neighborhood related facilities, these parks could contain a limited amount of single purpose facilities such as jogging trails.
- 5 to 7 Community Playfields containing baseball fields and/or soccer fields.
- 2 additional major community parks (because of distribution)

- There is the biggest need in active sports for 2 four-plexes of baseball, 4 four-plexes of softball, 2 tennis centers, 2 soccer complexes, 6 to 8 swimming pools. These could be housed in the parks listed above or special single purpose facilities.
- There is a need for 5 additional neighborhood centers and one community center (because of distribution).
- 2 public 18 hole golf courses.

Projected Future Recreation Needs

Following is a summary of the projected recreation land area needs by park classification for the most functional park types. These projections are based upon the projected population of 107,817 for the year 2025.

Table VI-6H
City of Gulfport
Projected Recreation Land Needs

CLASSIFICATION	TOTAL ACRES REQUIRED (107,817 PROJECTED POPULATION)	EXISTING SUPPLY 2000 (ACRES)	PROJECTED DEFICIENCY IN ACRES (SURPLUS)
PLAYLOT	54	1.75	52.25
NEIGHBORHOOD PLAYGROUND	86	5.5	80.5
NEIGHBORHOOD PARK	76	62.5	13.5
COMMUNITY PLAYFIELD	108	18	90
MAJOR COMMUNITY PARK	108	363.5	(255.50)
TOTAL DEFICIENCY IN ACRES			(19.25 ACRES)

When compared to the data in Table VI-4G above which delineates a surplus of 166 acres, by the year 2025 the surplus of overall recreation lands available has been reduced to approximately 20 acres. The key factor to not herein is that only Major Community Parks has a surplus. As discussed above this is due in large part to the acquisition and development of the Gulfport Sports Complex.

If the first four categories alone are analyzed, there will be a deficiency of approximately 236 acres. Key issues to examine when looking to the growth of these park areas is the distribution of the various park types/lands in the growth areas and in present areas under served by park facilities.

Projected Active Plan Facilities

When evaluating the projected single/special purpose facilities, the overall trend of facilities and land deficiencies is even more evident. In light of projected growth, the dynamic nature of a healthy park system is that it must be an ever growing, ever changing provider of recreation services and facilities which must be adequately funded and managed in order to properly anticipate future needs within a given area of the city.

Table VI-7H
City of Gulfport
Projection of Recreation Single/Special Purpose Facility Needs

FACILITY	# OF FACILITIES PER POP.	# FACILITIES PROJECTED 107,817 POP.	EXISTING # OF FACILITIES	FACILITIES REQUIRED	ACRES OF PARK LAND DEFICIENT
BASEBALL DIAMONDS	1/4,000	27	10*	17	51
SOFTBALL DIAMONDS	1/2,000	54	8	46	69
TENNIS COURTS	1/2,000	54	21	33	11
SOCCER FIELDS	1/4,000	27	10	17	119
BASKETBALL COURTS	1/1,000	108	12	96	10
SWIMMING POOLS (25 YD.)	1/10,000	11	1	10	1
SWIMMING POOLS (50 METER)	1/30,000	4	0	4	2
NEIGHBORHOOD CENTERS	1/10,000	11	2	9	9
COMMUNITY CENTERS	1/25,000	4	6		
GOLF COURSES (18 HOLE)	1/25,000	4	1	3	540
SHOOTING RANGES	1/50,000	2	0	2	14
JOGGING TRAILS	1/5,000	22	3	19	38
TOTAL EXISTING SINGLE SPECIAL PURPOSE FACILITIES					864
TOTAL BY PARK CLASSIFICATION (SURPLUS)					(111.75)
TOTAL DEFICIENCY IN ACRES					752.25
*DOES NOT INCLUDE PEEWEE OR TEE BALL BALLFIELDS					

This projected deficiency of 752 acres presents a more accurate indicator for the long-term need for additional lands as the city grows over the next 25 years. By this analysis tool, the need for additional land resources will have grown an additional 350 acres during this time period.

This overall projection will expand the overall facility recommendation by the year 2025 as follows:

- 4 to 8 Neighborhood playgrounds and parks from 5 to 10 acres in size. In addition to neighborhood related facilities, these parks could contain a limited amount of single purpose facilities such as jogging trails.
- 6 to 9 Community Playfields containing baseball fields and/or soccer fields.

- 2 additional major community parks (because of distribution).
- There is the biggest need in active sports for 4 four-plexes of baseball, 12 four-plexes of softball, 3 tennis centers, 4 soccer complexes, 7 to 9 swimming pools. These could be housed in the parks listed above or special single purpose facilities.
- There is a need for 9 additional neighborhood centers and one community center (because of distribution).
- 3 public 18 hole golf courses.

APPENDIX

CITY OF GULFPORT
RETAIL SALES TRENDS
1990-2001

	<u>AUTOMOTIVE</u>			<u>MACHINERY, EQUIPMENT & SUPPLIES</u>		<u>FOOD & BEVERAGE</u>	<u>FURNITURE & FIXTURES</u>	<u>PUBLIC UTILITIES</u>	<u>APPAREL & GENERAL MERCHANDISE</u>	<u>LABOR & BUILDING MATERIALS</u>	<u>MISC. RETAIL</u>	<u>MISC. SERVICE</u>	<u>CONTRACT</u>	<u>RECREATION</u>	<u>TOTAL FOR CITY</u>
1990															
NUMBER OF	232	76	299	86	3	95	116				309	99	36	15	1,371
TAXPAYERS															
GROSS TAX	\$3,684,113	\$1,096,255	\$5,461,763	\$1,126,643	\$1,569,847	\$2,126,200	\$1,903,144				\$2,097,378	\$1,146,919	\$130,719	\$141,457	\$20,461,436
GROSS SALES	\$39,517,429	\$19,926,930	\$91,029,560	\$18,777,420	\$33,689,299	\$35,324,012	\$31,669,123				\$35,002,400	\$19,115,353	\$3,718,969	\$2,357,627	\$380,119,123
1991															
NUMBER OF	227	76	321	93	3	97	110				290	102	40	10	1,374
TAXPAYERS															
GROSS TAX	\$3,801,308	\$1,104,046	\$5,594,221	\$1,082,059	\$1,417,712	\$2,002,646	\$1,767,109				\$227,730	\$1,150,659	\$109,249	\$112,643	\$20,369,382
GROSS SALES	\$91,923,641	\$20,305,045	\$93,237,207	\$18,034,354	\$31,330,025	\$33,274,127	\$29,451,882				\$37,182,864	\$19,223,343	\$30,144,241	\$1,877,379	\$378,984,108
1992															
NUMBER OF	219	72	311	94	3	97	111				318	100	41	12	1,380
TAXPAYERS															
GROSS TAX	\$4,026,621	\$1,173,839	\$5,892,588	\$1,021,974	\$1,461,843	\$2,082,249	\$2,121,018				\$2,298,517	\$1,326,041	\$134,759	\$95,948	\$21,625,397
GROSS SALES	\$99,580,124	\$20,918,339	\$98,036,198	\$17,030,983	\$33,418,906	\$34,627,501	\$35,216,979				\$38,388,794	\$22,094,963	\$3,715,543	\$1,599,042	\$404,626,472
1993															
NUMBER OF	225	76	289	85	4	93	112				320	100	45	11	1,363
TAXPAYERS															
GROSS TAX	\$5,135,474	\$1,662,255	\$7,118,189	\$1,299,279	\$1,716,811	\$2,420,446	\$3,078,016				\$2,766,737	\$1,732,349	\$392,571	\$100,522	\$27,423,033
GROSS SALES	\$121,107,856	\$25,185,849	\$102,533,005	\$18,618,173	\$33,108,093	\$34,699,847	\$45,314,125				\$40,493,760	\$24,888,856	\$10,885,502	\$1,437,675	\$458,285,548
1994															
NUMBER OF	339	106	436	103	8	118	170				449	145	73	11	1,963
TAXPAYERS															
GROSS TAX	\$6,963,521	\$2,500,839	\$11,076,624	\$1,698,375	\$2,092,541	\$4,474,224	\$4,716,900				\$3,599,562	\$2,474,622	\$1,302,909	\$148,914	\$41,049,030
GROSS SALES	\$167,334,655	\$37,783,650	\$155,460,040	\$24,305,080	\$41,022,454	\$63,898,771	\$69,402,934				\$52,869,516	\$35,351,711	\$96,568,254	\$2,127,342	\$689,424,406
1995															
NUMBER OF	333	112	444	107	9	122	179				451	146	67	13	1,968
TAXPAYERS															
GROSS TAX	\$9,913,188	\$3,043,173	\$15,859,749	\$2,113,384	\$2,601,736	\$7,797,188	\$5,504,483				\$5,272,681	\$3,479,610	\$913,222	\$247,777	\$56,758,165
GROSS SALES	\$195,994,528	\$47,109,564	\$227,354,802	\$30,224,887	\$51,167,205	\$111,389,466	\$81,003,297				\$76,233,256	\$49,708,759	\$25,384,679	\$3,539,666	\$899,136,228
1996															
NUMBER OF	341	120	434	110	7	157	176				472	165	71	13	2,069
TAXPAYERS															
GROSS TAX	\$9,537,159	\$3,569,585	\$15,742,239	\$2,424,847	\$3,028,152	\$10,545,723	\$6,250,348				\$4,186,001	\$3,441,196	\$386,464	\$294,790	\$62,551,712
GROSS SALES	\$146,548,436	\$55,122,138	\$225,521,022	\$34,604,997	\$56,238,621	\$150,633,180	\$91,751,295				\$60,528,026	\$49,178,144	\$10,282,602	\$4,211,278	\$923,331,570

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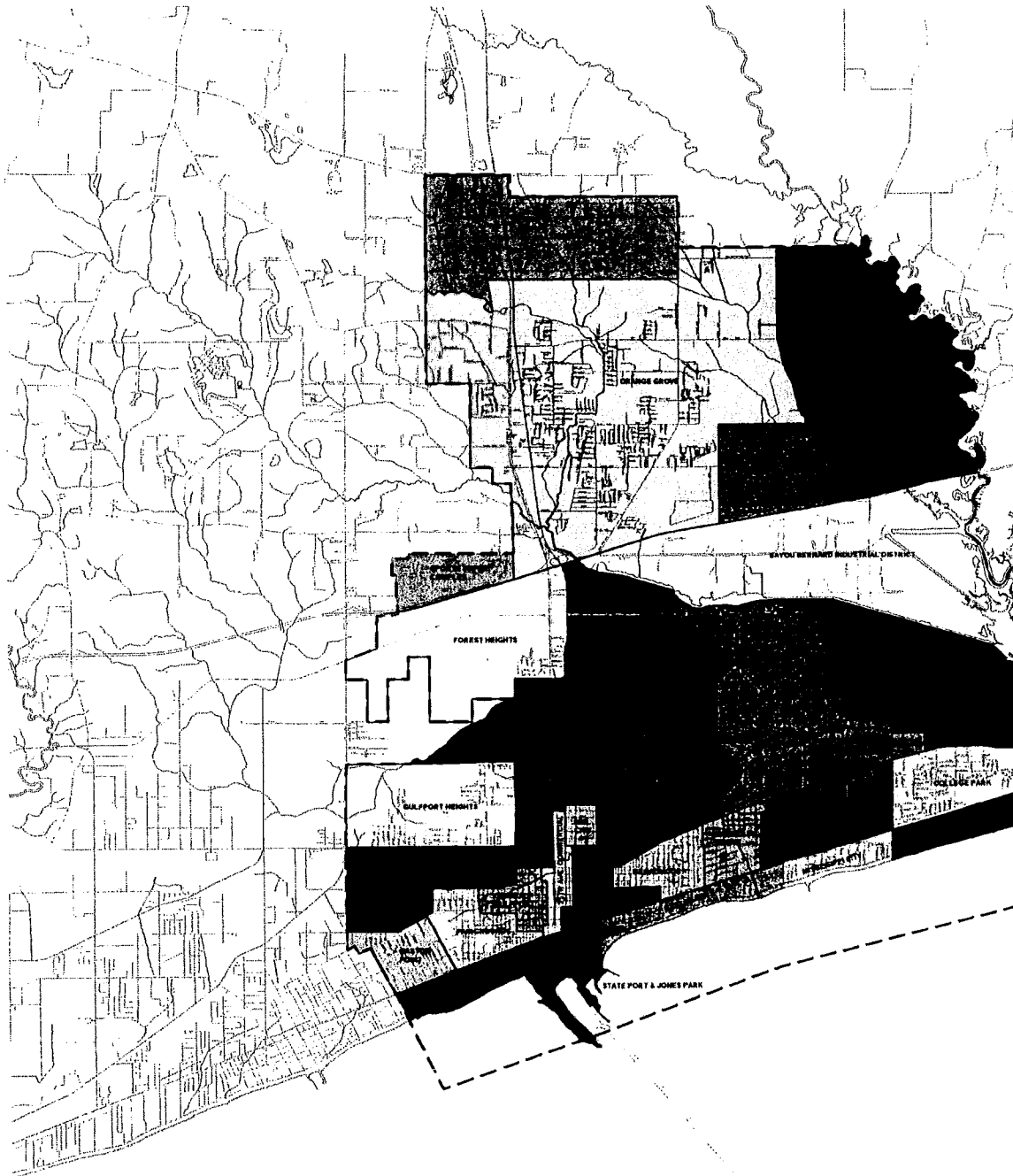
CITY OF GULFPORT
RETAIL SALES TRENDS
1990-2001

	<u>AUTOMOTIVE</u>	<u>MACHINERY, EQUIPMENT & SUPPLIES</u>	<u>FOOD & BEVERAGE</u>	<u>FURNITURE & FIXTURES</u>	<u>PUBLIC UTILITIES</u>	<u>APPAREL & GENERAL MERCHANDISE</u>	<u>LABOR & BUILDING MATERIALS</u>	<u>MISC. RETAIL</u>	<u>MISC. SERVICE</u>	<u>CONTRACT</u>	<u>RECREATION</u>	<u>TOTAL FOR CITY</u>
1997												
NUMBER OF	344	112	421	101	6	154	180	456	159	70	13	2,016
TAXPAYERS												
GROSS TAX	\$12,388,834	\$3,676,447	\$15,449,572	\$2,398,827	\$3,191,526	\$12,796,085	\$8,350,570	\$5,720,976	\$3,550,366	\$451,898	\$300,222	\$68,274,443
GROSS SALES	\$222,662,415	\$57,596,645	\$221,338,649	\$34,288,087	\$59,840,360	\$182,800,353	\$121,954,032	\$82,657,486	\$50,719,745	\$12,401,629	\$1,288,888	\$1,050,538,289
1998												
NUMBER OF	342	120	419	97	8	157	179	442	159	72	12	2,007
TAXPAYERS												
GROSS TAX	\$13,422,639	\$4,092,305	\$14,265,784	\$2,300,199	\$3,097,665	\$15,454,405	\$8,295,066	\$3,847,152	\$3,777,954	\$595,624	\$308,534	\$69,457,336
GROSS SALES	\$242,715,402	\$64,312,223	\$204,558,617	\$32,874,417	\$71,209,598	\$220,794,757	\$121,662,567	\$55,962,539	\$53,970,721	\$16,434,237	\$4,407,757	\$1,086,902,836
1999												
NUMBER OF	366	124	411	96	10	177	189	474	155	124	12	2,141
TAXPAYERS												
GROSS TAX	\$15,328,052	\$4,164,160	\$14,750,614	\$2,881,984	\$3,968,539	\$17,640,170	\$10,830,699	\$6,327,766	\$4,407,116	\$406,951	\$389,980	\$81,394,130
GROSS SALES	\$278,242,654	\$67,167,640	\$211,473,588	\$41,185,408	\$85,109,183	\$252,028,069	\$158,241,138	\$91,741,211	\$62,964,713	\$17,233,629	\$5,571,132	\$1,270,958,364
2000												
NUMBER OF	369	123	421	101	9	178	191	477	151	129	10	2,162
TAXPAYERS												
GROSS TAX	\$16,217,175	\$4,860,412	\$15,830,270	\$3,086,105	\$3,938,139	\$18,912,601	\$10,722,580	\$8,306,774	\$5,723,571	\$655,877	\$324,901	\$88,579,411
GROSS SALES	\$294,661,289	\$78,000,384	\$226,748,546	\$44,102,108	\$73,709,328	\$270,184,890	\$156,868,006	\$119,877,079	\$81,774,134	\$15,518,286	\$4,641,447	\$1,386,063,500
2001												
NUMBER OF	333	129	402	101	9	169	183	464	145	126	9	2,073
TAXPAYERS												
GROSS TAX	\$15,167,068	\$3,815,377	\$16,602,996	\$3,357,654	\$5,007,715	\$19,511,436	\$9,632,524	\$9,924,366	\$5,632,933	\$613,894	\$282,278	\$89,548,234
GROSS SALES	\$274,121,867	\$60,272,922	\$238,184,973	\$47,980,983	\$97,548,111	\$278,723,978	\$140,191,714	\$143,247,863	\$80,470,395	\$14,814,944	\$4,032,541	\$1,379,590,296

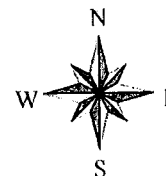
Source: Mississippi State Tax Commission Annual Reports for years indicated

JOSEPH A. LUSTECK & ASSOCIATES, INC.
REAL ESTATE / PLANNING CONSULTANTS

V1 - 1B
CITY OF GULFPORT
COMPREHENSIVE PLAN
NEIGHBORHOODS



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(601) 957-9191 PHONE (601) 957-9120 FAX
LUSTECK-PLANNING @jamlr.com



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**CITY OF GULFPORT
MANUFACTURER DIRECTORY
2001**

<u>COMPANY NAME</u>	<u>DATE ESTABLISHED</u>	<u>NUMBER OF EMPLOYEES</u>	<u>ESTIMATED ANNUAL SALES</u>	<u>PRIVATE OR PUBLICLY OWNED</u>	<u>SIC CODE</u>	<u>SIC DESCRIPTION</u>
A & I Welding & Machine Works 1916 28th Street	1978	2	Under \$500K	Private	3599	General machining acr, gas, MIG & TIG welding
A-1 Machine Shop 14472 Dedeaux Road	1983	2	Under \$500K	Private	3599 7692	General machining arc, gas, MIG, TIG & heliarc welding: lathe & mill work
AARIG Terminal Systems INC 10151 Lorraine Road	1985	18	\$1MM-4.9MM	Private	3536	Marine loading arms
Ashco 3600 25th Avenue	1995	91	\$25MM-49.9MM	Private	2834	Antacids, aspirin, powder, generic drugs, ointments, & lotions
Alf Signs INC 558 Courthouse Road	1993	6	\$500-999K	Private	3993	Magnetic, metal, painted, plastic, neon, wooden, electrical, vinyl lettered signs
Allistons 14494 Collins Blvd.	n/a	6	\$500-999K	Private	2759	Screen printing and engraving
Amos Signs 2626 17th Avenue	n/a	4	Under \$500K	Private	3993	Magnetic, metal, painted, plastic, neon, wooden, electrical, vinyl lettered signs
Art's Auto Supply INC 8007 Highway 49		7	\$500-999K	Private	3599	Engine Rebuilding
Atronic Americas LLC 421 16th Street	1994	4	Under \$500K	Private	3999	Video slot machines
Auto Parts & Tool CO, INC 2202 25th Avenue	1955	4	\$500-999K	Private	3714	Motor vehicle parts, accessories & tools
B-Line Fabrication CO, INC 13465 Oneal Road	1979	16	\$1MM-4.9MM	Private	3589	Water Treatment Systems
Back Porch 15258 Royal Street	1994	1	Under \$500K	Private	2721	Magazine publishing

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**CITY OF GULFPORT
MANUFACTURER DIRECTORY
2001**

<u>COMPANY NAME</u>	<u>DATE ESTABLISHED</u>	<u>NUMBER OF EMPLOYEES</u>	<u>ESTIMATED ANNUAL SALES</u>	<u>PRIVATE OR PUBLICLY OWNED</u>	<u>SIC CODE</u>	<u>SIC DESCRIPTION</u>
Bay Ice CO 1413 30th Avenue	1949	5	Under \$500K	Private	2097	Ice
Benvenuti Electrical 17490 16th Street #C	1997	10	n/a	Private	7694	Manufacture medical equ.; Sewage pump, electric motor repairing
Big 2 Engine Rebuilders INC 3214 25th Avenue	1977	10	\$500-999K	Private	3599	Machine shop; auto engine repair & rebuilding
Blackidge Emulsions INC 828 Pass Road	1990	50	\$10-24.9MM	Private	2951	Asphalt emulsions
Brimmer Castings INC 10021 Lorraine Road	1986	6	\$500-999K	Private	3363	Aluminum, bronze & cast iron foundry
Brown's, Andy Hopper Tire CO 3200 25th Avenue	1954	5	n/a	Private	7534	Tire retreading
Casino Classics INC 10185 Lorraine Road	1994	8	\$500-999K	Private	2396	Fabric screen printing & embroidering service
Channel Chemical Corp 14373 Seaway Road	1969	9	\$1MM-4.9MM	Private	2899	Custom chemical formulas
Choctaw INC 3000 Faulkner Street	1942	6	\$500-999K	Private	3272	Concrete culvert pipe & steel pipe
Clay's Print Shop 1513 24th Avenue	n/a	4	Under \$500K	Private	2752	Offset printing; computer typesetting; saddle stitch & spiral plastic binding
Clay's Sign Shop 1513 24th Avenue	n/a	2			3993	Magnetic, metal, painted, plastic, wooden, vinyl lettered signs
Coast Materials 14292 Creosote Road	1944	49	\$5M-9.9MM	Private	3273	Ready-mixed concrete

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CITY OF GULFPORT
MANUFACTURER DIRECTORY
2001

<u>COMPANY NAME</u>	<u>DATE ESTABLISHED</u>	<u>NUMBER OF EMPLOYEES</u>	<u>ESTIMATED ANNUAL SALES</u>	<u>PRIVATE OR PUBLICLY OWNED</u>	<u>SIC CODE</u>	<u>SIC DESCRIPTION</u>
Coast Mattress/Upholstery 3207 F Avenue	1970	2	Under \$500K	Private	2515	Mattresses & box springs
Coast Printing CO 1623 25th Avenue	1956	4	Under \$500K	Private	2752	Offset printing; computer typesetting; saddle stitch & spiral plastic binding
Collins Filter CO, INC 10185 Southpark Drive	1998	10	\$1MM-4.9MM	Private	3564	Water, body shop, & industrial filters
Competitive Printing 2400 24th Street	1989	3	Under \$500K	Private	2752	Offset printing; computer typesetting; saddle stitch & spiral plastic binding
Copy Express INC 1909 East Pass Road	1985	3	Under \$500K	Private	2752	Offset printing; computer typesetting; saddle stitch & spiral plastic binding
DDL Kaminer South 1909 East Pass Road	1993	6	Under \$500K	Private	2791	Computer Typesetting
Deiorios Custom Woodworks INC 1512 30th Avenue	n/a	4	Under \$500K	Private	2434	Cabinets and Custom woodwork
Deas Tire CO 2314 25th Avenue	1952	15	n/a	Private	3011	Tires
Dedeaux Clan Furniture LTD 11451 Canal Road	1965	6	\$500-999K	Private	2511	Wooden household furniture
Diversified Interests INC 12007 Mobile Avenue	1989	4	\$500-999K	Private	2741	Guide publishing
Dixie Press INC 1417 24th Avenue	1919	3	Under \$500K	Private	2752	Commercial offset printing, desktop publishing, glue, staple binding
Fansteel Hydro Carbide 14115 Seaway Road	1979	90	\$10-24.9MM	Public	3291	Tungsten carbide

**CITY OF GULFPORT
MANUFACTURER DIRECTORY
2001**

<u>COMPANY NAME</u>	<u>DATE ESTABLISHED</u>	<u>NUMBER OF EMPLOYEES</u>	<u>ESTIMATED ANNUAL SALES</u>	<u>PRIVATE OR PUBLICLY OWNED</u>	<u>SIC CODE</u>	<u>DESCRIPTION</u>
Fayard Millworks 1337B 31st Avenue	1982	2	Under \$500K	Private	2752	Offset printing; computer typesetting; saddle stitch & spiral plastic binding
Flash Printing USA 802 East Pass Road	1975	5	\$500-999K	Private	2752	Offset printing; computer typesetting; saddle stitch & spiral plastic binding
Friede Goldman Halter INC (PA) 13085 Seaway Road	1987	412	n/a	Public	3732	Tug, supply & crew boats, yachts, & ship building; gen. marine fabricate
Fulton Ornamental Concrete 11414 Lorraine Road	1978	1	Under \$500K	Private	3272	Bird baths, pedestal fountains, stones edging & ornamental concrete products
Gates Printing CO 12100 Highway 49 #10A	1996	2	Under \$500K	Private	2752	Offset printing; computer typesetting; saddle stitch & spiral plastic binding
Goldin Industries INC 12440 Seaway Road	1942	50	\$5M-9.9MM	Private	3448	Prefabricated metal buildings, steel siding, floor & roof trusses
Good News Newspaper INC 2218 24th Avenue	1992	12	\$1MM-4.9MM	Private	2711	Newspaper publishing
Gulf Coast Filters, INC 11125 Canal Road	1981	9	\$1MM-4.9MM	Private	3714	Fuel, hydraulic, transmission, paint, solvent & environmental filters
Gulf Coast Limb & Brace INC 4420 15th Street	1978	3	Under \$500K	Private	3842	Braces and artificial limbs
Gulf Coast Winery 1306 29th Avenue	1994	6	\$1MM-4.9MM	Private	2084	Table wine
Gulf Concrete Headquarters 10133 Goldin Lane	1990	55	n/a	Private	3273	Ready-mix concrete
Gulf Publishing CO 2025 Debuys Road	n/a	260	\$10-24.9MM	Private	2711	Newspaper publishing and printing

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- Consider establishment of a watershed development permit process.
- Support a regional stormwater management approach for high priority basins.

G. WATER ELEMENT

The following are goals and objectives for the Water Element: of the City of Gulfport Comprehensive Plan:

CFW-1: Provide an adequate water system for the entire City of Gulfport.

- Acquire all certificated water systems within the presently configured City and such added areas as are necessarily associated with such acquisitions outside the city limits.
- Interconnect all existing and acquired water systems.
- Extend water distribution lines into developed areas presently served by individual wells.
- Upgrade all water utility infrastructure to applicable standards for consumption and Municipal Fire Protection.
- Upgrade and/or replace all portions of the existing systems that are sub-standard.
- Extend, as needed by additional development, the City's water system into the balance of the Planning Area.
- Add such wells and storage tanks as required by the hydraulic analysis of the system.
- Upgrade and expand the water distribution system as warranted by development demand
- Install fire hydrants based on requirements of the Mississippi State Rating Bureau.
- Use and Implement the Water Utilities System Plan as the basis for adequate provision of water service to the entire City.

CFW-2: Encourage and increase conservation and efficient use of water resources.

- Support environmental programs and projects that promote water conservation.
- Authorize a task force to focus on groundwater use, monitoring, conservation, and preservation.

- Encourage sustainable development practices.
- Implement development ordinances that encourage the use of water conserving plumbing fixtures.

H. SEWER UTILITIES ELEMENT

The following are goals and objectives for the Sewer Utilities Element of the City of Gulfport Comprehensive Plan.

SU-1: Provide municipal quality sewage service to all potential customers within the City of Gulfport.

- Acquire all privately owned sewage collection systems within the City.
- Systematically upgrade the existing and acquired sewage systems to minimize infiltration and inflow and to optimize capabilities.
- Design and install such system upgrades as are needed to accommodate additional connections associated with additional growth in customers through development.
- Expand the sewage collection and transport capacity of the City's system as development warrants.
- Systematically replace older and inadequate pump stations and collection systems to increase system capacity and to extend into un-served areas.
- Implement the Sewer Utilities System Plan as outlined to accommodate the projected 20-year wastewater flows.
- Cooperate and support the Harrison County Wastewater Management District as relates to transport and disposal services.
- Strive to eliminate use of individual on site disposal systems within the City.

SU-2: Protect the quality of surface water and groundwater resources.

- Support environmental programs and projects that promote water quality.
- Implement an On-Site Wastewater Management Program.
- Strive to reduce the number of wastewater discharges (point sources of pollution).
- Strive to reduce non-point source pollution (surface run-off).
- Encourage sustainable development practices.

III. POPULATION AND ECONOMY

Underlying the Gulfport Comprehensive Plan are its resident population; local businesses; industries and institutions and those people who work for and do business with them; military facilities; transportation facilities and their patrons; and recreational visitors to the area. The following narrative and tabulations describe Gulfport from the population and economic points of view and present projections intended to help provide a scale indication of what Gulfport is likely to become during the 25 year horizon of the Comprehensive Plan.

A. POPULATION HISTORY

Population statistics compiled by the U.S. Bureau of the Census provide a periodic indication of the inhabitation of the City of Gulfport and trends in its change. **Table III-1** summarizes the 20th century history of Gulfport's population and also indicates the numerical change and percentage change for each decade. These figures reflect the territoriality of the City as it existed when the census was taken each 10 years. The City of Gulfport grew from 1,060 residents in 1900 to 71,127 residents in 2000. The average annual rate of population growth in the City during the 20th century was 4.3% per year.

Table III-1
City of Gulfport
History of Population

<u>CENSUS YEAR</u>	<u>POPULATION</u>	<u>INCREASE OVER PREVIOUS CENSUS</u>	<u>% CHANGE OVER PREVIOUS CENSUS</u>
1900	1,060	n/a	n/a
1910	6,386	5,326	502.45%
1920	8,157	1,771	27.73%
1930	12,547	4,390	53.82%
1940	15,195	2,648	21.10%
1950	22,659	7,464	49.12%
1960	30,204	7,545	33.30%
1970	40,791	10,587	35.05%
1980	39,678	-1,115	-2.73%
1990	40,775	1,099	2.77%
2000	71,127	30,352	74.44%

Source: U.S. Bureau of the Census and Joseph A. Lusteck & Associates, Inc.

Growth occurred in Gulfport during the past century because of natural increase, net migration and territorial expansion. The most recent decade, 1990 to 2000, was the period during which the City of Gulfport experienced its largest population increase, 30,352 persons or a 74.4% increase over its 1990 population. Its annual average rate of growth during the most recent decade was 5.7% per year. Annexation of the Orange Grove area to the City during this decade resulted in addition of over-one half of the total population growth experienced between 1990 and 2000.

During the 20-year time frame, 1980-2000, natural increase (births minus deaths by place of residence as reported by the Mississippi State Department of Health) accounted for the net addition of 7,199 persons or 40% of the City's total population increase. Of the remaining 10,776 persons added, 7,477 or 69%, can be identified with annexation and 3,299 with net in-migration.

Basic population characteristics important to the City of Gulfport and its Comprehensive Plan are the age and race distributions. **Table III-2** summarizes the age composition of the resident population of Gulfport during the 1970 – 2000 period. What has happened over the past 30 years in Gulfport is the population has aged. Preschoolers (under 5) dropped from 8.5% of total population in 1970 to 7.1% in 2000. Schoolagers (5 to 18 years) dropped from 30.1% to 22.0% of total population during these years. The labor force population (age 19 to 65 years) increased from 53.62 % to 59.45%, and the retirement age group grew from 7.8% to 11.4% of the City's total population over the thirty-year period. Continuation of these trends without significant in migration of labor force age residents will result in an increasing level of non earning residents in the City and will require a greater level of labor in-commutation to support local businesses, industries and institutions.

Table III-2
City of Gulfport
Population by Age, 1970-2000

<u>CENSUS YEAR</u>	<u>UNDER 5 YEARS</u>	<u>5 TO 18 YEARS</u>	<u>19 TO 65 YEARS</u>	<u>65 YEARS & OVER</u>	<u>TOTAL</u>
1970	3,457	12,284	21,863	3,187	40,791
1980	2,898	9,331	22,708	4,739	39,676
1990	3,033	7,763	24,091	5,888	40,775
2000	5,084	15,665	42,271	8,107	71,127

Source: U.S. Bureau of the Census

Racial composition of the resident population also will influence the City's future character. **Table III-3** represents the change in racial composition in the City of Gulfport from 1970 through 1980. The percentage of white residents in the City of Gulfport declined from 81.25% in 1970 to 62.18% in 2000. At the same time, the City's percentage of black residents increased from 18.15% to 33.52% of total and persons of other races increased from 0.6% of total in 1970 to 4.3% in 2000. This last change occurred primarily during the most recent decade and appears to include substantial in-migration of persons with Hispanic heritage. These trends are similar to those being experienced in cities throughout Mississippi because of racial differences in natural increase, aging and employment opportunities.

Table III-3
City of Gulfport
Population by Race, 1970-2000

<u>CENSUS YEAR</u>	<u>WHITE</u>	<u>BLACK</u>	<u>OTHER</u>	<u>TOTAL</u>
1970	33,146	7,412	233	40,791
1980	29,329	9,944	403	39,676
1990	28,496	11,656	490	40,775
2000	44,229	23,848	3,050	71,127

Source: U.S. Bureau of the Census

B. POPULATION PROJECTIONS

Population projections for the City of Gulfport were prepared based upon historic trends. Two alternative approaches were used to project the City's population because of the size of the Orange Grove annexation, which occurred during the 1990s decade. One approach used the 50 year arithmetic trend of population growth for Gulfport including all areas annexed as it occurred and the other used the past 10 years of growth on a net basis (including the Orange Grove annexation area as of 1990 in the base of the projection). The longer term, annexation inclusive trend, produces a slower projection of future population and the 10-year net approach produces a somewhat higher population projection. As the Comprehensive Plan looks to a 25-year horizon, the larger projection is probably most appropriate and was utilized.

The population projection presented envisions Gulfport's number of inhabitants increasing from 71,127 in 2000 to 107,817 in 2025. Its realization would see the City's population increasing by 36,690 people or 52% over the 25-year time frame of the Comprehensive Plan. An annual average numerical rate of

population growth projected is 4,312 persons, and the annual average percentage rate of growth projected is 1.68% per year. This projected numerical growth rate is higher than experienced between 1970 and 1990, which averaged 1,011 persons per year. The percentage rate of growth projected is slightly slower than the 1.87% annual average growth rate experienced by the City over the 30 years from 1970 to 2000.

Presented in **Table III-4** is a projection of population for the City of Gulfport segmented by age groups. The City's population is projected to increase, and each of the age groups included reflects the expectation of an increase. However, these projections were prepared so as to continue historic trends in the age composition of the City's population. This approach reflects the net effect of past biological, territorial and migration changes that have historically occurred in Gulfport. The assumption is that changes of the past will repeat themselves in the future. It is reasonable to expect that the City of Gulfport's population will continue to grow, its residents will continue to age, proportional change in the population in younger ages will continue to slow and proportional increase in older segments of the population will be realized.

Table III-4
City of Gulfport
Population Projections by Age, 2000-2025

<u>YEAR PROJECTED</u>	<u>UNDER 5 YEARS</u>	<u>5 TO 18 YEARS</u>	<u>19 TO 65 YEARS</u>	<u>65 YEARS & OVER</u>	<u>TOTAL</u>
2000	5,084	15,665	42,271	8,107	71,127
2005	5,492	16,566	46,922	9,485	78,465
2010	5,834	17,160	51,739	11,070	85,803
2015	6,147	17,697	56,443	12,854	93,141
2020	6,430	18,086	61,193	14,770	100,479
2025	6,792	18,436	65,770	16,819	107,817

Source: Joseph A. Lusteck & Associates, Inc., 2002

The projections indicate that the preschool population in Gulfport will grow by 34% while declining from 7.2% of the City's total population in 2000 to 6.4% in 2025. Similarly, the City's resident school age population is projected to increase by 18% during this time frame while the city's population total proportionally declines from 22.0% in 2000 to 17.0%.

As the City's younger age groups are continuing to grow while also experiencing declines in their proportion of the total population, the City's adult age groups are projected to experience increases in both numbers and percentage of the City's population. The projections indicate the City's labor force age population increasing by 56% between 2000 and 2025 and also increasing from 59.4% of the total population to 61.0% in 2025. Similarly, the City's retirement age population is projected to increase by 107% between 2000 and 2025, while increasing from 11.4% to 15.6% of the total population.

Presented in **Table III-5** is a similar projection of population for the City of Gulfport segmented by racial groups. The City's population is projected to increase 52% during the 25-year period and each of the primary racial groups included reflects the expectation of an increase. These projections were also prepared so as to continue historic trends in the racial composition of the City's population. This approach reflects the net effect of past biological, territorial and migration changes that have historically occurred in Gulfport. The assumption is that changes of the past will repeat themselves in the future. It is reasonable to expect that the City of Gulfport's population will continue to grow and that its racial composition will continue to experience the proportional shifts and compositional diversification as it has in the past.

Table III-5
City of Gulfport
Population Projections by Race, 2000-2025

<u>YEAR</u> <u>PROJECTED</u>	<u>WHITE</u>	<u>BLACK</u>	<u>OTHER</u>	<u>TOTAL</u>
2000	44,229	23,848	3,050	71,127
2005	49,246	25,144	4,075	78,465
2010	52,905	27,763	5,135	85,803
2015	54,695	32,322	6,124	93,141
2020	57,031	36,341	7,107	100,479
2025	60,381	38,857	8,579	107,817

Source: Joseph A. Lusteck & Associates, Inc., 2002

The projections presented in Table III-5 indicate that the City's white population will numerically increase by 37% between 2000 and 2025 while at the same time declining from 62.2% to 56.0% of the City's total population. Gulfport's Black population is projected to increase by 63% over the 25 year projection period

while at the same time proportionally increasing from 33.5% to 36.0% of the City's population total. The City's other population is projected to increase 181% over the 25 year time frame while increasing from 4.3% to 8.0% of the City's population total.

C. LABOR FORCE AND EMPLOYMENT

Employment in Gulfport is derived from its resident labor force and incommutation of labor from surrounding places of residence. Between 1970 and 2000, Harrison County's employment by place of work increased, from 90% to 114% of its employment by place of residence. During the 1990s, Harrison County's share of employment by place of work increased from 55% of the total for the Biloxi-Gulfport-Pascagoula SMSA to 59%. During the ten years between 1991 and, 2001, the City of Gulfport's resident labor force grew by 41%. During the 1990s Gulfport became a net importer of labor with the number of jobs within the City growing faster than the resident labor force. Unemployment in Gulfport declined by over 50% during the past decade.

Table III-6 summarizes labor market trends for Gulfport during the 1991 to 2001 period. The City's labor force experienced a 4.0% annual average rate of employment growth during this period. The percentage rate of unemployment declined by 48% during these years.

Table III-6
City of Gulfport
Labor Market Data, June 30, 1991-June 30, 2001

<u>YEAR</u>	<u>CIVILIAN LABOR FORCE</u>	<u>UNEMPLOYED</u>	<u>UNEMPLOYED RATE</u>	<u>EMPLOYED</u>
1991	21,500	1,920	8.9%	19,580
1992	21,070	1,870	8.9%	19,200
1993	24,830	2,060	8.3%	22,770
1994	21,720	1,370	6.3%	20,350
1995	21,830	1,760	8.1%	20,070
1996	22,520	1,620	7.2%	20,900
1997	20,200	1,340	6.6%	18,860
1998	30,340	1,270	4.2%	29,070
1999	31,570	1,210	3.8%	30,360
2000	32,440	1,360	4.2%	31,080
2001	30,390	1,410	4.6%	28,980

Source: Mississippi Employment Security Commission, data for years indicated

Gulfport's economy is an integral part of the Mississippi Gulf Coast economy, which is collectively experiencing a significant level of economic and employment growth. Mississippi Employment Security Commission information summarized in **Table III-7** indicates a continuing trend of increase in civilian labor force, employment of the resident labor force, and establishment based employment in Harrison County during the past thirty years. Much of the establishment-based growth has been in the services sector. While there have been year to year fluctuations in the numbers, the past decade's overall experience of the local economy as related to employment has been very good.

**Table III-7
Harrison County
Labor Data**

	<u>1970</u>	<u>1975</u>	<u>1980</u>	<u>1985</u>	<u>1990</u>	<u>1995</u>	<u>2000</u>
Labor Force By Place of Residence							
Civilian Labor Force	41,710	50,070	62,580	70,850	72,230	81,620	88,430
Unemployed	2,040	3,540	3,510	5,880	4,840	5,220	3,720
Unemployment Rate	4.9	7.1	5.6	8.3	6.7	6.4	4.2
Employed	39,670	46,530	59,070	64,970	67,390	76,400	84,710
Employment by Place of Work	20,657	27,764	42,637	48,225	53,008	70,424	83,373
Source: Mississippi Employment Security Commission							

The 2000 U.S. Census indicates that 63.6% of the City of Gulfport's population age 16 and over is in the labor force with a female rate of labor force participation of 58.7%. It also indicates that 7.1% of the City's employed persons work outside their county of residence, which is the lowest percentage of labor outmigration of any municipality along the Mississippi Gulf Coast.

Information from the past four Economic Censuses presented in **Table III-8** reflects the City of Gulfport's historic establishment and employment experience for the retail, wholesale, manufacturing and service industries. The figures indicate trends of consolidation in retail, wholesale, and manufacturing along with continuing growth in the service sector. This source of information indicates that these sectors included 69% of employment in Gulfport in 1992 and increased to 87% in 1997.

Table III-8
City of Gulfport
Economic Census Data

	<u>NUMBER OF ESTABLISHMENTS</u>	<u>NUMBER OF EMPLOYEES</u>	<u>ANNUAL PAYROLL</u> (\$1,000)	<u>RECEIPTS</u> (\$1,000)
RETAIL SALES				
1982	596	4,621	37,620	334,802
1987	489	5,030	16,542	387,493
1992	410	5,126	54,788	625,891
1997	395	4,958	77,839	861,529
WHOLESALE				
1982	94	913	14,105	185,979
1987	115	899	14,994	172,553
1992	121	971	19,778	190,337
1997	98	1,147	27,577	286,137
MANUFACTURERS				
1982	73	3,000	50,600	287,200
1987	61	2,300	39,800	221,700
1992	67	2,500	55,400	265,400
1997	67	1,885	50,430	259,316
SERVICE INDUSTRIES				
1982	425	2,637	31,142	94,236
1987	504	3,399	54,076	154,769
1992	545	4,597	88,391	232,357
1997	728	8,376	162,635	433,233

SOURCE: U.S. BUREAU OF THE CENSUS

Manufacturing data for the City of Gulfport was collected from the 2001 Directory of Mississippi Manufacturers. The Directory of Mississippi Manufacturers is published annually with the cooperation of the Mississippi Development Authority and the Mississippi Manufacturers Association. The information provided consists of the business name, address, phone number, address and phone number of a parent company (if applicable), administrative heads of the companies, number of employees, date business was established, estimated yearly sales, private or public ownership, and a four digit S.I.C. number and description.

The Manufactures Directory for 2001 showed that the City of Gulfport had 112 manufacturing businesses, with a total of 3,332 employees. Of the 112 manufacturing businesses 107 are privately owned and 5 are publicly owned. A detailed table of these findings is presented in the Appendix to this plan.

Another view of the City's retail trade sector is shown in **Table III-9** which reflects the trend of retail trade taxpayers, gross sales and gross tax paid on them for the 1990 through 2001 period. It reflects a significant trend of increase in the City of Gulfport Comprehensive Plan

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number of retail establishments, gross sales and sales per establishment. The gross revenue from the City's casino facilities amounted to 14% of its total retail sales in 2001.

Table III-9
City of Gulfport
Retail Sales Trends

<u>YEAR</u>	<u>NUMBER OF TAXPAYERS</u>	<u>GROSS TAX</u>	<u>GROSS SALES</u>
1990	1,371	\$20,461,436	\$380,119,123
1991	1,374	\$20,369,382	\$378,884,108
1992	1,380	\$21,625,397	\$404,626,472
1993	1,363	\$27,423,033	\$458,285,548
1994	1,963	\$41,049,030	\$689,424,406
1995	1,968	\$56,758,165	\$899,136,228
1996	2,069	\$62,551,712	\$923,331,570
1997	2,016	\$68,274,443	\$1,050,538,289
1998	2,007	\$69,457,336	\$1,088,902,836
1999	2,141	\$81,394,130	\$1,270,958,364
2000	2,162	\$88,579,411	\$1,366,083,500
2001	2,073	\$89,548,234	\$1,379,590,296

Source: Mississippi State Tax Commission Annual Reports, 1991-2001

Sales Tax Revenue is a primary source of revenue for the City of Gulfport representing 20% of total revenue collected. The state of Mississippi levies a general sales tax of 7% on most retail sales. Of this amount, each municipality receives 18.5% of the amount collected within its corporate borders.

In 1993 legalized dockside gambling enabled the City of Gulfport to entice two major casino gambling operations. The City's policy has been to permit a limited number of casinos. These operations have had significant positive effects on the business community and the tourist population. The casino gaming industry continues to have a positive economic effect on the City of Gulfport and the entire Mississippi Gulf Coast.

Following is **Table III-10** that illustrates the gross revenue that the City of Gulfport has received since the establishment of dockside gaming in 1993.

Table III-10
City of Gulfport
Total Gaming Revenue 1993- August 2002

<u>FISCAL</u> <u>YEAR</u>	<u>GROSS</u> <u>REVENUE</u>	<u>GULFPORT'S</u> <u>SHARE OF</u> <u>GROSS</u>
1993	\$69,544,187.50	\$1,471,705.40
1994	\$153,968,187.52	\$3,257,913.20
1995	\$125,448,312.50	\$2,728,211.60
1996	\$154,338,843.75	\$3,439,575.80
1997	\$151,210,531.00	\$3,368,324.00
1998	\$156,232,518.00	\$3,480,299.00
1999	\$166,886,948.00	\$3,718,074.00
2000	\$189,257,087.00	\$4,216,815.00
2001	\$190,550,425.00	\$4,240,693.00
Aug-02	\$180,956,021.00	\$4,014,498.96

D. CONCLUSIONS AND RECOMMENDATIONS

The population and economy of Gulfport has experienced a significant amount of growth during the past decade. Territorial expansion contributed not only additional residents and establishments but also the opportunity to accommodate a larger amount of internal growth. Through 1993, Gulfport's population and economic growth curve was starting to level off as reflected in various series of pertinent data. Since the City's Orange Grove annexation, a large amount of additional development has occurred within Gulfport that has contributed to its present levels of population and economic activity and trends of growth.

IV. LAND USE ELEMENT

A. Introduction

The City of Gulfport Comprehensive Plan's Land Use Element expresses the City's aspirations, expectations, plans and policies regarding development and preservation of land within the presently configured City and the adjacent Planning Area. The fundamental purpose of the Future Land Use Plan is to guide the future development and use of real estate and to preserve those existing uses that should be retained. The land use recommendations are subject to use suitability of the natural environment, availability and capacity of access and utilities, existing land use and development conditions, locational criteria, and accommodation of expectable future growth needs. Realization of population, economic and market growth will influence the character, quantity and quality of future development and use of appropriately located and otherwise suitable land within Gulfport.

Developmental uses recommended are intended to adjoin presently developed areas, are generally accessed by federal and state highways and arterial roads, are contiguous rather than disbursed, and avoid low lying and otherwise environmentally unsuitable or unsafe locations. The Future Land Use Plan recommends concentration of compatible land uses, separation of incompatible land uses, accommodation of noise incompatibilities, allocation of sufficient amounts of land in the various use types to provide for choice and competition, accommodation of all necessary and desirable institutional uses, and preservation of historic and environmental resources.

The Future Land Use Plan advocates a sustainable combination of urban land uses within the City of Gulfport and its adjacent Planning Area. Most of the developmental uses are envisioned as occurring in the Biloxi River Drainage Basin during the next 25 years. Floodways, floodplains and wetlands, to the extent possible, should be avoided for residential development and use. Likewise, placement of residential development adjacent to high traffic volume roadways, railroads, and in the noise control area of the Gulfport-Biloxi Regional Airport should be avoided for safety and noise avoidance reasons. Effective storm water management is considered an essential component of land development within Gulfport along with utilities and local access streets constructed to acceptable standards. Preservation of open land for aesthetic, storm water management and recreational uses is encouraged.

B. Existing Land Use History

The history of land use within the presently configured City of Gulfport was determined through review of prior studies; subdivision platting activity, census information and year built information from the Harrison County tax roll files. **Table IV-1** summarizes the total quantitative change for the major land use type

groups identified as development uses over a 32 year span from 1968 to 2000. This information is important to the Planning Area's land use analysis in that it reflects a quantitative trend of change that occurred in the City of Gulfport over a long period.

Table IV-1
City of Gulfport
Land Use Change, 1968-2000

LAND USE CLASSIFICATION	1968			2000		
	EXISTING LAND USE CITY AND PLANNING AREA			EXISTING LAND USE CITY OF GULFPORT		
RESIDENTIAL	3,743	31.75%		9,917	43.87%	
COMMERCIAL	378	3.21%		2,111	9.34%	
INDUSTRIAL	655	5.56%		1,142	5.05%	
SCHOOLS AND RECREATIONAL	964	8.18%		1,222	5.41%	
PUBLIC & SEMI PUBLIC	1,227	10.41%		1,624	7.18%	
STREETS	2,959	25.10%		3,765	16.66%	
TRANSPORTATION AND UTILITIES	1,862	15.80%		2,822	12.49%	
DEVELOPED	11,788	100.00%	32.14%	22,603	100.00%	55.50%
WATER	7,535		20.54%	5,755		14.13%
VACANT	17,355		47.32%	12,369		30.37%
TOTAL	36,678		100.00%	40,727		100.00%

SOURCES: 1968 - THE GULFPORT PLAN, ARCH R. WINTER, 1968

Existing land use information for Gulfport and adjacent unincorporated territory was compiled by Arch R. Winter and summarized in "The Gulfport Plan, 1968." It included measurement of 36,678 acres or 57.3 square miles. This appears to be an area that is similarly configured to the presently configured City's 40,727 acres or 64 square miles. A difference in the water area is recognized; however, its elimination from the analysis enhances comparability.

The 1968 Existing Land Use study summarized the use of 11,788 acres into major urban use types in an area similarly configured to the present City of Gulfport. The 2000 Existing Land Use study summarized the use of 22,603 acres into the same major urban use types.

The land use proportions changed somewhat between 1968 and 2000 in Gulfport. Residential uses accounted for 31.75% of the City's land in use in 1968 and 43.8% in 2000. This increase reflects larger lot sizes and lower residential densities within the City and that were added by annexations of adjacent suburban areas.

Incremental conversion of land from underdeveloped to developed between 1968 and 2000 amounted to approximately 10,815 acres or an average of 338 acres per year, some of which was annexed and some of which was developed. **Table IV-2** shows the amount of land use change by major use types from 1968 to 2000, based on the two land use studies considered. Residential uses predominated land absorption during these years followed in order by commercial, transportation and utilities and streets. Smaller quantifiable changes are reflected for industrial, public and semipublic and schools and recreational uses.

Table IV-2
City of Gulfport
Developed Land Use Change, 1968-2000

LAND USE CLASSIFICATION	Acres	1968-2000 CHANGE
		EXISTING LAND USE CITY OF GULFPORT
		Percent of Total
RESIDENTIAL	6,174	57.09%
COMMERCIAL	1,733	16.02%
INDUSTRIAL	487	4.50%
SCHOOLS AND RECREATIONAL	258	2.39%
PUBLIC & SEMI PUBLIC	397	3.67%
STREETS	806	7.45%
TRANSPORTATION AND UTILITIES	960	8.88%
DEVELOPED	10,815	100.00%

SOURCE: JOSEPH A. LUSTECK & ASSOCIATES, INC. 2002

Gulfport's residential development in the territory considered in "The Gulfport Plan, 1968" averaged 4.35 units net residential per acre. In 2000, the City's residential density averaged 2.98 units per net residential acre. The difference is the result of diversification of housing type, addition of newer, larger lot subdivision areas and annexation of lower density suburban residential subdivisions and acreage home sites.

C. Existing Land Use

A study of existing land use was undertaken as the basis for the Comprehensive Plan's Land Use Element. **Map IV-1** illustrates Existing Land Use in the City of Gulfport. The work was done on a parcel-by-parcel basis using the 2000 Harrison County tax maps. The method used was to first code the development status of each parcel as indicated on the Harrison County land roll. Next the coding was checked against available aerial photomaps for consistency. Third, the study area was "field" verified by a windshield survey. The "Standard Land

"Use Coding Manual" was used as the basis for parcel use designation. This classification is very similar to the Mississippi State Tax Commission's system that is required for tax assessors. The primary land use was the use that was coded. This is particularly important because a mixture of development uses is sometimes found. For graphic presentation, the land uses were aggregated into compatible use types. The uses were quantified using the base map parcel acreages. The existing land use analysis was mapped, measured and analyzed using ARC/VIEW GIS.

Table IV-3 presents a quantitative description and analysis of existing land use in the City of Gulfport and its adjacent Planning Area. The effective date of the information is 2000. The existing land use information that is summarized is for two portions of the City, both before and after its annexation in 1994 and the adjacent Planning Area. Prior to the annexation, the City was 64.3% built out; the annexation area was 53.4% built out; the enlarged City of Gulfport was 58.6% built out; the adjacent Planning Area was 35.4% built out and the entire 104 square mile area studied was found to be 50.4% developed in urban use.

Considering the environmental situation of the City, this is a high level of build out on a gross basis for a coastal area that is bisected by natural drainage and associated flood ways and flood plains, further complicated by an associated wetlands environment.

Residential areas represent the largest percentage of developed land in use in each of the three segments quantified as well as in the City of Gulfport in total and the adjacent Planning Area. As a percentage of developed land, residential uses in the City before annexation included 33.1%; in the annexation area, 50.8%; and in the surrounding Planning Area, 76.3%. In the City as presently configured, 41.6% of the developed land in use is residential. In the combined area, 51.2% is in residential use.

Commercial uses of land in the City of Gulfport comprise 8.8% of its developed area. In that portion of the City, the amount of land in commercial use amounts to 8.4%. Of the area annexed, 9.4% of land is in commercial use. The Planning Area's developed land in commercial use is 4.6%; for the combined territory, it is 7.7%.

Industrial use in Gulfport amounts to 21.8% of developed land in the City with a 24.1% rate in that portion before annexation and 19.5% in the annexed area. The adjacent Planning Area contains only a small amount of industrial use, just under 1.0% of its developed land. The entire area measured was found to be 16.1% developed in industrial uses.

Public and semi-public uses account for 12.0% of developed land in use in Gulfport with a 17.1% rate in the City before annexation and a 6.4% rate in the annexed territory. The adjacent Planning Area has only 7.3% of its developed

land in public and semi-public use. Developed land in the entire area was found to be 10.6% in public and semi-public use.

Streets and rights-of-way account for 15.8% of developed land in use in Gulfport; 10.8% in the adjacent Planning Area; and 14.4% in the entire area. Within the City, the percentage of developed land in streets and rights-of-way is 17.4% in the City before annexation and 14.3% in the annexed area.

Areas not improved and uncommitted to their present use, such as water areas, sand beach and resource production (mining) amount to 25.9% of the area within the City with only 9.4% so situated in the City before annexation and 40.7% in the 1994 annexation area. In the adjacent Planning Area, 58.4% of the land area is undeveloped and unused, bringing the combined total for the entire area to 38.5% undeveloped and unused.

The Comprehensive Plan can influence most greatly those areas of undeveloped and unused land, because they are likely to be developed. It can encourage maintenance of existing improved uses along with adaptive reuse and/or redevelopment where warranted. Most developed lands in the City are likely to remain in their present state, although there are likely to be instances of redevelopment and adaptive reuse.

One view of likely future development can be concluded for the presently configured City of Gulfport through use of the 1968 to 2000 data on land use change within the presently configured City. Development of land in urban uses averaged 338 acres per year over this 32-year period. Using this average for another 25 years would result in absorption of 8,450 acres in the presently configured City of Gulfport. When combined with already developed 23,850 acres in the City, the percentage of build out would grow to 79.3%, a high percentage of build out. Although it could be physically possible, because of private ownership and control, realization of this high a rate of build out may not be achievable. Annexation of additional territory to the City would be warranted when the City's build out reaches somewhere in the 60% to 65% range.

**Table IV-3
City of Gulfport
Existing Land Use, 2000**

LAND USE CLASSIFICATION	CITY BEFORE 1994 ANNEXATION			AREA ANNEXED IN 1994			CITY AS ENLARGED BY 1994 ANNEXATION		
	ACRES	PERCENT OF TOTAL	PERCENT OF DEVELOPED	ACRES	PERCENT OF TOTAL	PERCENT OF DEVELOPED	ACRES	PERCENT OF TOTAL	PERCENT OF DEVELOPED
RESIDENTIAL									
Single Family Residential	3,682.50	19.15%	20.78%	4,864.05	23.00%	43.22%	8,546.55	21.23%	36.25%
Mobile Homes and Parks	92.61	0.48%	0.75%	653.00	3.04%	5.68%	745.61	1.83%	3.13%
2 to 4 Family Residences	35.58	0.18%	0.29%	28.67	0.13%	0.23%	62.53	0.15%	0.26%
Apartment & Condo Complexes	247.59	1.29%	2.00%	89.22	0.42%	0.78%	336.81	0.83%	1.41%
Housing for Special Populations	29.82	0.16%	0.24%	44.56	0.21%	0.39%	74.40	0.18%	0.31%
All Others	0.00	0.00%	0.00%	51.41	0.00%	0.00%	51.41	0.00%	0.00%
TOTAL RESIDENTIAL	4,988.08	21.28%	33.06%	5,829.23	27.12%	50.75%	9,817.31	24.35%	41.56%
COMMERCIAL									
Retail Trade	270.99	1.41%	2.19%	482.21	2.24%	4.20%	753.20	1.85%	3.16%
Services	354.55	1.84%	2.87%	184.44	0.86%	1.61%	538.99	1.32%	2.26%
Hotels & Motels	30.95	0.16%	0.25%	26.71	0.12%	0.23%	57.66	0.14%	0.24%
Eating & Drinking Places	62.67	0.33%	0.51%	39.43	0.18%	0.34%	102.10	0.25%	0.43%
Medical & Other Health Services	83.98	0.44%	0.68%	38.35	0.17%	0.32%	120.31	0.30%	0.50%
Heavy Commercial	199.04	1.04%	1.61%	308.30	1.43%	2.66%	507.34	1.25%	2.13%
Casinos	31.34	0.16%	0.25%	0.00	0.00%	0.00%	31.34	0.08%	0.13%
All Others	0.00	0.00%	0.00%	0.00	0.00%	0.00%	0.00	0.00%	0.00%
TOTAL COMMERCIAL	1,833.50	5.37%	8.36%	1,077.44	5.01%	9.38%	2,110.94	5.18%	8.85%
INDUSTRIAL									
Manufacturing	84.60	0.44%	0.88%	408.87	1.90%	3.56%	493.47	1.21%	2.07%
Warehouse/Storage/Distribution	0.00	0.00%	0.00%	193.69	0.90%	1.69%	193.69	0.48%	0.81%
Transportation/Communications/Public Util.	1,465.22	7.62%	11.85%	1,358.63	6.31%	11.81%	2,821.85	6.93%	11.83%
Airport and Related Facilities	1,247.42	6.49%	10.09%	0.00	0.00%	0.00%	1,247.42	3.06%	5.23%
Railroads	148.54	0.76%	1.19%	276.02	1.28%	2.40%	422.56	1.04%	1.77%
Automobile Parking	32.36	0.17%	0.28%	0.00	0.00%	0.00%	32.36	0.08%	0.14%
TOTAL INDUSTRIAL	2,976.14	15.48%	24.07%	2,235.41	10.40%	19.46%	5,211.55	12.80%	21.85%
PUBLIC & SEMI-PUBLIC									
Governmental Facilities	1,225.03	6.37%	9.91%	101.14	0.47%	0.88%	1,326.17	3.26%	5.56%
Schools & Related Facilities	261.74	1.36%	2.12%	322.80	1.50%	2.81%	584.54	1.44%	2.45%
Churches & Related Facilities	103.34	0.54%	0.84%	171.39	0.80%	1.49%	274.73	0.67%	1.15%
Parks, Playgrounds & Sports Facilities	156.34	0.81%	1.26%	134.47	0.63%	1.17%	290.81	0.71%	1.22%
Cultural, Entertainment & Recreation Fac.	309.97	1.61%	2.51%	0.00	0.00%	0.00%	309.97	0.76%	1.30%
Public Assembly, Resorts & Group Camps	36.85	0.19%	0.30%	0.00	0.00%	0.00%	36.85	0.09%	0.15%
Civic, Social & Fraternal Organizations	19.88	0.09%	0.14%	0.00	0.00%	0.00%	19.88	0.04%	0.07%
Welfare & Charitable Organizations	2.51	0.01%	0.02%	0.00	0.00%	0.00%	2.51	0.01%	0.01%
All Others	0.00	0.00%	0.00%	2.88	0.01%	0.03%	2.88	0.01%	0.01%
TOTAL PUBLIC & SEMI-PUBLIC	2,112.68	10.99%	17.09%	732.68	3.41%	6.38%	2,845.34	6.98%	11.93%
STREET & HWY RIGHTS OF WAY	2,153.61	11.20%	17.42%	1,611.24	7.49%	14.03%	3,764.85	9.24%	15.70%
TOTAL LAND DEVELOPED IN URBAN USES	12,383.99	64.30%	100.00%	11,486.00	53.43%	100.00%	23,849.99	58.56%	100.00%
BEACH	214.05	1.11%	0.00%	0.00	0.00%	0.00%	214.05	0.53%	0.00%
Resource Production & Extraction	34.91	0.18%	0.00%	304.41	1.42%	0.00%	339.32	0.83%	0.00%
Undeveloped & Unused Land Areas	1,802.64	9.37%	0.00%	8,745.58	40.68%	0.00%	10,548.22	26.90%	0.00%
Inland Water Areas	282.45	1.36%	0.00%	981.66	4.47%	0.00%	1,224.11	3.01%	0.00%
Sound Water Areas	4,551.45	23.67%	0.00%	0.00	0.00%	0.00%	4,551.45	11.18%	0.00%
TOTAL UNDEVELOPED & RESERVED AREAS	6,885.58	35.70%	0.00%	10,011.65	46.57%	0.00%	18,877.15	41.44%	0.00%
COMBINED TOTAL	19,229.49	100.00%	100.00%	21,497.65	100.00%	100.00%	40,727.14	100.00%	100.00%

Source: Joseph A. Lustek & Associates, Inc.

**Table IV-3
City of Gulfport
Existing Land Use, 2000 Continued**

LAND USE CLASSIFICATION	CITY AS ENLARGED BY 1994 ANNEXATION			PLANNING AREA SURROUNDING CITY			TOTAL AREA COMBINED		
	ACRES	PERCENT OF TOTAL	PERCENT OF DEVELOPED	ACRES	PERCENT OF TOTAL	PERCENT OF DEVELOPED	ACRES	PERCENT OF TOTAL	PERCENT OF DEVELOPED
RESIDENTIAL									
Single Family Residential	8,846.55	21.23%	36.25%	5,960.56	22.03%	62.27%	14,337.11	21.54%	43.46%
Mobile Homes and Parks	745.81	1.83%	3.13%	1,282.91	4.87%	14.04%	2,028.52	3.05%	8.15%
2 to 4 Family Residences	62.53	0.15%	0.26%	0.00	0.00%	0.00%	62.53	0.09%	0.19%
Apartment & Condo Complexes	336.81	0.83%	1.41%	0.00	0.00%	0.00%	336.81	0.51%	1.02%
Housing for Special Populations	74.40	0.18%	0.31%	0.00	0.00%	0.00%	74.40	0.11%	0.23%
All Others	51.41	0.00%	0.00%	0.00	0.00%	0.00%	51.41	0.00%	0.00%
TOTAL RESIDENTIAL	8,817.31	24.35%	41.38%	6,973.47	27.00%	76.31%	16,890.78	25.38%	51.20%
COMMERCIAL									
Retail Trade	753.20	1.85%	3.16%	304.68	1.18%	3.33%	1,057.88	1.59%	3.21%
Services	538.89	1.32%	2.26%	80.40	0.31%	0.88%	619.39	0.93%	1.88%
Hotels & Motels	57.66	0.14%	0.24%	4.60	0.02%	0.05%	62.26	0.09%	0.19%
Eating & Drinking Places	102.10	0.25%	0.43%	15.92	0.06%	0.17%	118.02	0.18%	0.36%
Medical & Other Health Services	120.31	0.30%	0.50%	0.00	0.00%	0.00%	120.31	0.18%	0.36%
Heavy Commercial	507.34	1.25%	2.13%	18.41	0.07%	0.20%	525.75	0.79%	1.59%
Casinos	31.34	0.08%	0.13%	0.00	0.00%	0.00%	31.34	0.05%	0.10%
All Others	0.00	0.00%	0.00%	0.00	0.00%	0.00%	0.00	0.00%	0.00%
TOTAL COMMERCIAL	2,110.84	5.18%	8.85%	423.99	1.64%	4.64%	2,534.83	3.81%	7.88%
INDUSTRIAL									
Manufacturing	493.47	1.21%	2.07%	1.38	0.01%	0.02%	494.85	0.74%	1.50%
Warehouse/Storage/Distribution	193.89	0.48%	0.81%	0.00	0.00%	0.00%	193.89	0.29%	0.59%
Transportation/Communications/Public Util.	2,821.85	6.93%	11.83%	16.70	0.06%	0.18%	2,838.55	4.26%	8.60%
Airport ABD Related Facilities	1,247.42	3.06%	5.23%	0.00	0.00%	0.00%	1,247.42	1.87%	3.78%
Railroads	422.58	1.04%	1.77%	67.11	0.26%	0.73%	489.67	0.74%	1.48%
Automobile Parking	32.36	0.08%	0.14%	0.00	0.00%	0.00%	32.36	0.05%	0.10%
TOTAL INDUSTRIAL	5,211.55	12.80%	21.85%	85.19	0.33%	0.93%	5,296.74	7.86%	16.06%
PUBLIC & SEMI-PUBLIC									
Governmental Facilities	1,326.17	3.26%	5.56%	47.92	0.19%	0.52%	1,374.09	2.06%	4.17%
Schools & Related Facilities	584.54	1.44%	2.45%	0.00	0.00%	0.00%	584.54	0.88%	1.77%
Churches & Related Facilities	274.73	0.67%	1.15%	222.85	0.86%	2.44%	497.58	0.75%	1.51%
Parks, Playgrounds & Sports Facilities	280.81	0.71%	1.22%	35.46	0.14%	0.40%	327.27	0.49%	0.99%
Cultural, Entertainment & Recreation Fac.	309.87	0.76%	1.30%	0.00	0.00%	0.00%	309.87	0.47%	0.94%
Public Assembly, Resorts & Group Camps	36.85	0.09%	0.15%	357.83	1.38%	3.92%	394.68	0.59%	1.20%
Civic, Social & Fraternal Organizations	16.88	0.04%	0.07%	0.00	0.00%	0.00%	16.88	0.03%	0.05%
Welfare & Charitable Organizations	2.51	0.01%	0.01%	1.86	0.01%	0.02%	4.37	0.01%	0.01%
All Others	2.88	0.01%	0.01%	0.00	0.00%	0.00%	2.88	0.00%	0.01%
TOTAL PUBLIC & SEMI-PUBLIC	2,845.34	6.99%	11.53%	688.92	2.59%	7.38%	3,512.26	5.28%	10.85%
STREET & HWY RIGHTS OF WAY	3,764.85	9.24%	15.79%	989.00	3.83%	10.82%	4,753.85	7.14%	14.41%
TOTAL LAND DEVELOPED IN URBAN USES	23,849.99	58.56%	100.00%	9,138.57	35.38%	100.00%	32,988.56	49.58%	100.00%
BEACH & UNDEVELOPED & RESERVED AREAS									
Beach	214.05	0.53%	0.00%	0.00	0.00%	0.00%	214.05	0.32%	0.00%
Resource Production & Extraction	339.32	0.83%	0.00%	1,204.84	4.60%	0.00%	1,544.16	2.32%	0.00%
Undeveloped & Unused Land Areas	10,548.22	25.80%	0.00%	15,076.14	56.37%	0.00%	25,624.36	38.50%	0.00%
Inland Water Areas	1,224.11	3.01%	0.00%	408.54	1.50%	0.00%	1,632.65	2.45%	0.00%
Sound Water Area	4,551.45	11.18%	0.00%	0.00	0.00%	0.00%	4,551.45	6.84%	0.00%
TOTAL UNDEVELOPED & RESERVED AREAS	16,877.15	41.44%	0.00%	16,890.52	64.62%	0.00%	33,567.67	50.44%	0.00%
COMBINED TOTAL	40,727.14	100.00%	100.00%	25,829.09	100.00%	100.00%	66,556.23	100.00%	100.00%

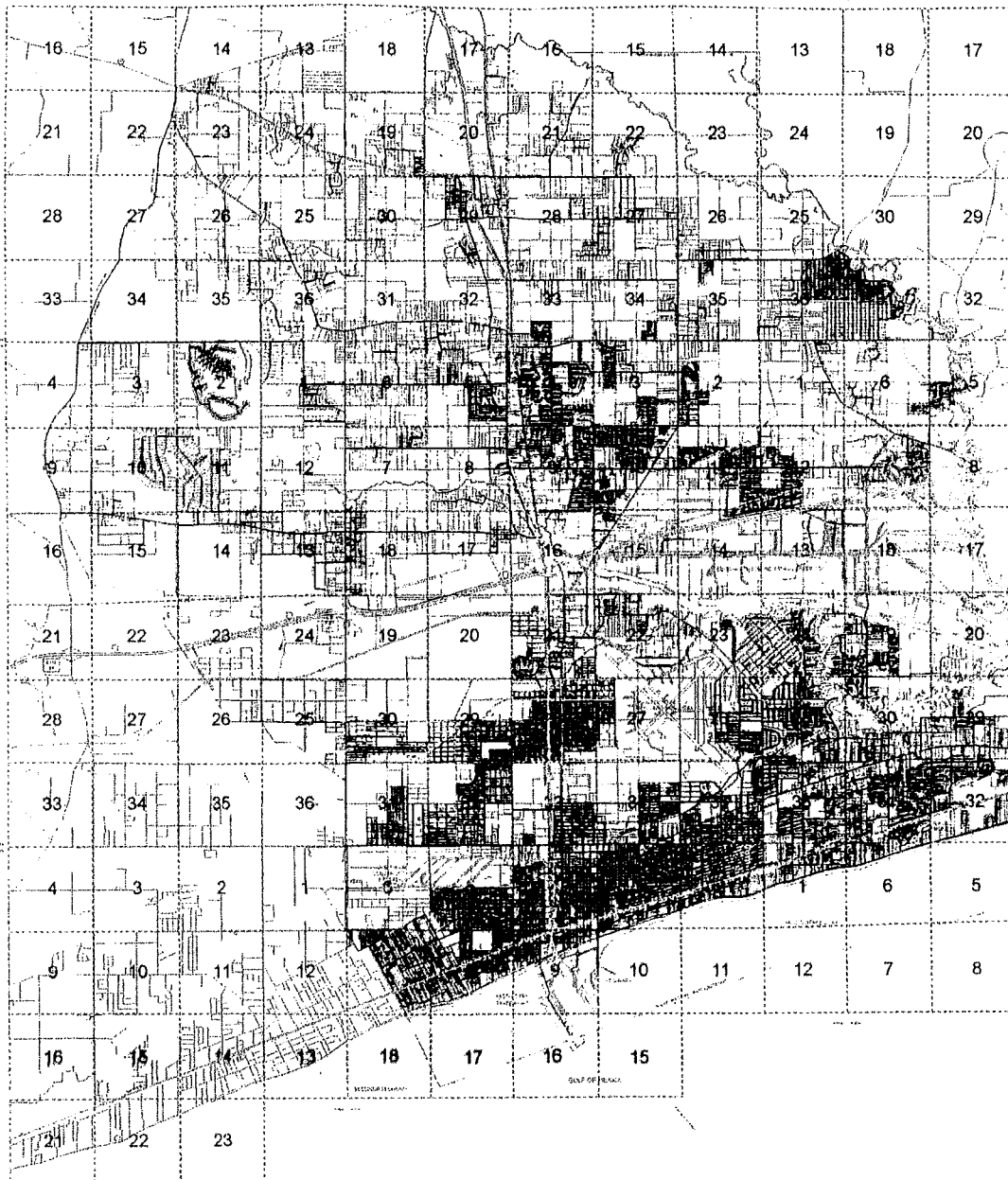
Source: Joseph A. Lusteck & Associates, Inc.

D. Future Land Use Plan

The Future Land Use Plan for the City of Gulfport and the surrounding Planning Area is presented in the introductory statement of purpose and content, Comprehensive Plan Overview, and concepts underlying the Comprehensive Plan; the Goals and Objectives with emphasis on those focused on the Land Use Element; along with the following land use descriptions, summary projections of future land use need and the Future Land Use Plan Map. **Map IV-2** illustrates Existing Land Use within Gulfport and its adjacent Planning Area.

I - 1

CITY OF GULFPORT COMPREHENSIVE PLAN PLANNING AREA DELINEATION



LEGEND

GULFPORT CORPORATE LIMITS

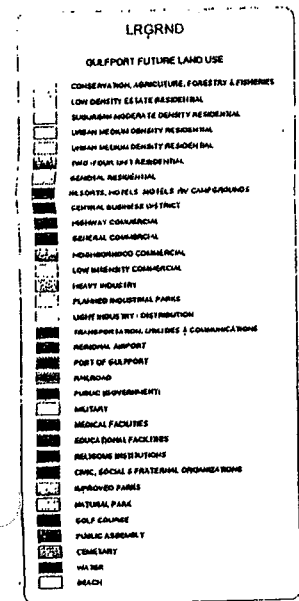
PLANNING AREA

JOSEPH A. LUSTECK & ASSOCIATES, INC.
REAL ESTATE & PLANNING CONSULTANTS
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JACKSON, MISSISSIPPI 39218
1000 MONTELEONE DRIVE
MOBILE, ALABAMA 36688
(601) 957-9191 PHONE (601) 957-9120 FAX
LUSTECK-PLANNING@aol.com



THIS MAP ACCURATE FOR PLANNING PURPOSES ONLY

CITY OF GULFPORT COMPREHENSIVE PLAN FUTURE LAND USE



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CITY OF GULFPORT
MANUFACTURER DIRECTORY
2001

<u>COMPANY NAME</u>	<u>DATE ESTABLISHED</u>	<u>NUMBER OF EMPLOYEES</u>	<u>ESTIMATED ANNUAL SALES</u>	<u>PRIVATE OR PUBLICLY OWNED</u>	<u>SIC CODE</u>	<u>SIC DESCRIPTION</u>
Gulf States Ready-Mix INC 10121 Southpark Drive	1945	35	\$5M-9.9MM	Private	3273	Ready-mix concrete
Haley's, Don Welding/Sandblast 1903 29th Street	n/a	4	Under \$500K	Private	3471	Arc, gas MIG, TIG, heliarc & aluminum welding, sandblasting
Hartson-Kennedy Cabinet Top CO 10115 Lorraine Road	1948	150	\$10-24.9MM	Private	2541	Laminated counter tops
Heartwood Signs 906 East Birch Drive	1988	3	Under \$500K	Private	3993	Gold leaf & hand painted, carved, sand- blasted, & custom wooden signs
High Tech INC 1390 29th Avenue	1989	14	\$1MM-4.9MM	Private	8731	Electronic research and development
Highside Chemicals INC 11114 Reichold Road	1982	25	\$5M-9.9MM	Private	2899	Specialty chemicals
Huber, Keith INC 14220 Highway 49	1982	134	\$10-24.9MM	Private	3589	Manufacture mobile vacuum loading & industrial water jetting machines
Huntoon's INC 3220 Hewes Avenue	1954	7	\$500-999K	Private	2759	Reprographic printing
I Care Optical Lab INC 2108 25th Avenue	1990	5	\$500-999K	Private	3851	Eyeglasses
Inside Outside INC 4910 West Railroad Street	1984	7	\$500-999K	Private	3281	Marble counter tops
Jackpot Newcomers Guide 15487 Oak Lane #200J	1995	9	\$1MM-4.9MM	Private	2741	Guide publishing
Kathrine's 11508 Three Rivers Road	1993	1	Under \$500K	Private	3999	Wax Candles

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REAL ESTATE / PLANNING CONSULTANTS

CITY OF GULFPORT
MANUFACTURER DIRECTORY
2001

<u>COMPANY NAME</u>	<u>DATE ESTABLISHED</u>	<u>NUMBER OF EMPLOYEES</u>	<u>ESTIMATED ANNUAL SALES</u>	<u>PRIVATE OR PUBLICLY OWNED</u>	<u>SIC CODE</u>	<u>SIC DESCRIPTION</u>
Ken's Hardware & Marine Supply 1533 30th Avenue	1988	6	\$500-999K	Private	2399	Commercial shrimp trawl boards & equipment
L C Industries INC 424 34th Street	1985	42	\$1MM-4.9MM	Private	8311	Sheltered workshop, mops, brooms, & military flatware packets
Lamar advertising CO 10571 Outdoor Way	1902	18	\$1MM-4.9MM	Public	3993	Billboards
Lifetime Portable Building LLC 11319 Highway 49	1988	2	Under \$500K	Private	2452	Prefabricated wooden buildings
Lifton Avondale Industries 13303 Industrial Seaway Road	1996	300	\$25MM-49.9MM	Public	3731	Fiberglass barge covers & ship units
Magnolia Printing CO 1829 25th Avenue	n/a	8	\$500-999K	Private	2752	Offset printing, desktop publishing & computerized typesetting
Mandal's INC 4002 Hewes Avenue	1946	46	\$5M-9.9MM	Private	3444	Sheet & plate metal & aluminum fabricate
McCaffrey Sign & Plastic 15254 Dedeaux Road	1976	7	\$500-999K	Private	3993	Sandblasted, vinyl lettered, magnetic, plastic signs
McMurtry's Automotive Machine 3204 B Avenue	1992	3	Under \$500K	Private	3599	Machine shop, automotive engine rebuilding
Mediterranean Stoneworks INC 707 East Pass Road	1995	2	Under \$500K	Private	3281	Cut stone products
Metal Parts INC 11298 Reichold Road	1976	32	\$1MM-4.9MM	Private	3599	Paper mill and mining machinery parts
Metal Tech INC 9535 Lorraine Road	1999	25	\$1MM-4.9MM	Private	3441	Steel fabrication, plate, sheet, pipes, for paper and power industry

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REAL ESTATE / PLANNING CONSULTANTS

**CITY OF GULFPORT
MANUFACTURER DIRECTORY
2001**

<u>COMPANY NAME</u>	<u>DATE ESTABLISHED</u>	<u>NUMBER OF EMPLOYEES</u>	<u>ESTIMATED ANNUAL SALES</u>	<u>PRIVATE OR PUBLICLY OWNED</u>	<u>SIC CODE</u>	<u>SIC DESCRIPTION</u>
Mikohn Gaming Corp 4708 Hewes Avenue	1994	60	\$5M-9.9MM	Public	3993	Casino interior signs, electrical, neon painted, and plastic
Monograms ETC 1900 Pass Road # C	1988	3	Under \$500K	Private	2395	Fabric screen printing, embroidering & monogramming services
National Seating and Mobility 729 East Pass Road	1995	3	Under \$500K	Private	3842	Wheelchair assembly
O K Signs 1020 East Pass Road	1980	1	Under \$500K	Private	3993	Hand painted, wooden, metal & plastic signs; truck lettering
PMS-Clby Steel 14472 Creosote Road	1967	77	\$10-24.9MM	Private	3441	Metal plate, carbon fabricating; pressure vessels & large diameter pipe
Pav & Broome Watchmakers 2413 14th Street	n/a	7	\$500-999K	Private	3911	Precious jewelry and watch repair
Penny Pincher Want Ads 15029 Dedeaux Rd	1987	9	\$1MM-4.9MM	Private	2741	Newspaper advertising publishing
Phillips Building Supply 9185 Highway 49	1962	50	\$5M-9.9MM	Private	3442	Wood and aluminum doors
Plastics Plus 11324 Dye Road	1993	3	Under \$500K	Private	3993	Plastic racks & point of purchase displays
Quality Bakery 1623 25th Avenue	1949	3	Under \$500K	Private	2051	Bread, bakery products and cookies
Raddy Ice 742 Teagarden Road	1989	4	Under \$500K	Private	2097	Ice
Robinson's Manufacturing 1124 35th Street	n/a	1	Under \$500K	Private	3911	Precious metal jewelry

**CITY OF GULFPORT
MANUFACTURER DIRECTORY
2001**

<u>COMPANY NAME</u>	<u>DATE ESTABLISHED</u>	<u>NUMBER OF EMPLOYEES</u>	<u>ESTIMATED ANNUAL SALES</u>	<u>PRIVATE OR PUBLICLY OWNED</u>	<u>SIC CODE</u>	<u>SIC DESCRIPTION</u>
Scatback INC 2515 18th Avenue	1996	7	\$1MM-4.9MM	Private	2679	Paper, film and foil covering
Screen Printers Gulfport 1516 28th Street	1975	3	Under \$500K	Private	2396	Textile printing
Seaside Screen Printing 507 Broad Avenue	1995	2	Under \$500K	Private	2396	Textile printing
Seemann Composites INC 14090 Seaway Road	1987	23	\$1MM-4.9MM	Private	3089	Prototypes and fiberglass composite parts
Signal Graphics Printing 500 Courthouse Road	1993	4	Under \$500K	Private	2752	Offset printing, desktop publishing & computerized typesetting
Sonny's Pallets 4501 Arkansas Avenue	n/a	10	\$500-999K	Private	2448	Manufactures wooden pallets
Southeastern Concrete CO, INC 16103 Highway 49	1962	4	\$500-999K	Private	3273	Ready-mix concrete
Southern Scrap Recycling 10032 Southpark Drive	1987	30	\$1MM-4.9MM	Private	7389	Scrap metal recycling
Specialty Hose & Fabrication 13309 Three Rivers Road	1992	6	\$500-999K	Private	3599	Industrial metal, rubber & hydraulic hose fabricating
Specialty Machine Works INC 11573 Three Rivers Road	1978	19	\$1MM-4.9MM	Private	3599	Industrial metal, rubber & hydraulic hose fabricating
Sportsman's Corner INC 1611 24th Avenue	1974	17	\$1MM-4.9MM	Private	2396	Fabric screen printing, hats, bags, towels, uniforms & T-shirts
Stans Powertrain & Machine Serv. 1401 28th Avenue	n/a	1	Under \$500K	Private		

JOSEPH A. LUSTECK & ASSOCIATES, INC.
REAL ESTATE / PLANNING CONSULTANTS

CITY OF GULFPORT
MANUFACTURER DIRECTORY
2001

<u>COMPANY NAME</u>	<u>DATE ESTABLISHED</u>	<u>NUMBER OF EMPLOYEES</u>	<u>ESTIMATED ANNUAL SALES</u>	<u>PRIVATE OR PUBLICLY OWNED</u>	<u>SIC CODE</u>	<u>SIC DESCRIPTION</u>
Start Timber 12255 Chanwood Avenue	1979	228	\$1MM-4.9MM	Private	2411	Logging
Straightway Printing 11370 Highway 49 #F	1990	5	\$500-999K	Private	2752	Offset printing, desktop publishing & computerized typesetting
Struthers Industries INC 1500 34th Avenue	1965	250	\$25MM-49.9MM	Private	3443	Heat exchangers, pressure vessels & feedwater heaters
Sunbelt Chemicals INC 14401 Seaway Road	1983	3	\$1MM-4.9MM	Private	2821	Hydrocarbon resins
Sunstar Super Systems INC 293 32nd 1/2 Street	1983	6	\$1MM-4.9MM	Private	2842	Manufacture floor waxes and strippers
Tabler Metals Gulfport 1900 34th Street	1985	160	\$10-24.9MM	Private	3444	Aluminum extrusions & fabricating
Tire Distribution Systems 17170 Canal 10 Service Road	1982	30	m/a	Private	7534	Tire retreading and distribution
Toby's Neon & Plastic Signs 620 Magnolia Street	1958	9	\$500-999K	Private	3993	neon, plastic, architectural, metal, vinyl lettered and wooden signs
Top Shop Pennell INC 1504 28th Street	1983	15	\$1MM-4.9MM	Private	2431	Milwork, casework, molding & trim
Treated Material CO, INC 13334 Seaway Road	1954	22	\$1MM-4.9MM	Private	2411	Utility poles and timbers
Turnbull Metal Products INC 10213 Lorraine Road	1990	55	\$5M-9.9MM	Private	3444	Light metal marine fabricating, military furnishings, interior ship fittings

JOSEPH A. LUSTECK & ASSOCIATES, INC.
REAL ESTATE / PLANNING CONSULTANTS

CITY OF GULFPORT
MANUFACTURER DIRECTORY
2001

<u>COMPANY NAME</u>	<u>DATE ESTABLISHED</u>	<u>NUMBER OF EMPLOYEES</u>	<u>ESTIMATED ANNUAL SALES</u>	<u>PRIVATE OR PUBLICLY OWNED</u>	<u>SIC CODE</u>	<u>SIC DESCRIPTION</u>
Vanderley Engines INC 23525 Ashleigh Drive	1960	6	\$500-999K	Private	3599	Machine shop, automotive racing engines & performance testing service
Ventilated Awnings INC 1908 East Railroad Street	1942	9	\$1MM-4.9MM	Private	3444	Light metal marine fabricating; military furnishings; interior ship fittings
Bill Weaver Printer 2525 21st Avenue	1943	4	Under \$500K	Private	2752	Offset & letterpress printing, computer typesetting, glue & stitch binding
Wise Recycling LLC 3731 25th Avenue	1928	1	n/a	Private	7389	Aluminum Recycling
Wood Techniques INC 2900 20th Avenue	1989	5	Under \$500K	Private	2434	Custom cabinets

Source: Mississippi Manufacturers Directory, 2001

GULF JRT COMPREHENSIVE PLAN SECTIONAL ROAD CLASSIFICATION

8/31/00

<u>STREET NAME</u>	<u>FROM</u>	<u>TO</u>	<u>FUNCTIONAL CLASSIFICATION</u>	<u>PRESENT JURISDICTION</u>
INTERSTATE 10	WEST ANNEX AREA	CANAL ROAD	INTERSTATE HIGHWAY	COUNTY
INTERSTATE 10	CANAL ROAD	U.S. HIGHWAY 49	INTERSTATE HIGHWAY	CITY
INTERSTATE 10	U.S. HIGHWAY 49	PROPOSED ROAD	INTERSTATE HIGHWAY	CITY
INTERSTATE 10	PROPOSED ROAD	LORRAINE ROAD	INTERSTATE HIGHWAY	CITY
INTERSTATE 10	LORRAINE ROAD	BILOXI RIVER	INTERSTATE HIGHWAY	CITY
U.S. HIGHWAY 49	U.S. HIGHWAY 90	WEST RAILROAD STREET	US HIGHWAY	CITY
U.S. HIGHWAY 49	WEST RAILROAD STREET	28TH STREET	US HIGHWAY	CITY
U.S. HIGHWAY 49	28TH STREET	34TH STREET	US HIGHWAY	CITY
U.S. HIGHWAY 49	34TH STREET	PROPOSED ROAD	US HIGHWAY	CITY
U.S. HIGHWAY 49	PROPOSED ROAD	AIRPORT ROAD	US HIGHWAY	CITY
U.S. HIGHWAY 49	AIRPORT ROAD	WASHINGTON AVENUE (P)	U.S. HIGHWAY	CITY
U.S. HIGHWAY 49	WASHINGTON AVENUE (P)	NORTH I 10 EXCHANGE	U.S. HIGHWAY	CITY
U.S. HIGHWAY 49	NORTH I 10 EXCHANGE	LANDON ROAD	U.S. HIGHWAY	CITY
U.S. HIGHWAY 49	LANDON ROAD	DEDEAUX ROAD	U.S. HIGHWAY	CITY
U.S. HIGHWAY 49	DEDEAUX ROAD	O'NEAL ROAD	U.S. HIGHWAY	CITY
U.S. HIGHWAY 49	O'NEAL ROAD	DUCKWORTH ROAD	U.S. HIGHWAY	CITY
U.S. HIGHWAY 49	DUCKWORTH ROAD	SOUTH SWAN ROAD	U.S. HIGHWAY	CITY
U.S. HIGHWAY 49	NORTH SWAN ROAD	NORTH SWAN ROAD	U.S. HIGHWAY	CITY
U.S. HIGHWAY 49	NORTH SWAN ROAD	BILOXI RIVER	U.S. HIGHWAY	CITY
U.S. HIGHWAY 49	BROAD AVENUE	WEST ANNEX BORDER	U.S. HIGHWAY	CITY
U.S. HIGHWAY 90	WEST ANNEX BORDER	33RD AVENUE	U.S. HIGHWAY	CITY
U.S. HIGHWAY 90	33RD AVENUE	30TH AVENUE	U.S. HIGHWAY	CITY
U.S. HIGHWAY 90	30TH AVENUE	U.S. HIGHWAY 49	U.S. HIGHWAY	CITY
U.S. HIGHWAY 90	U.S. HIGHWAY 49	22ND AVENUE	U.S. HIGHWAY	CITY
U.S. HIGHWAY 90	22ND AVENUE	PRAIT AVENUE	U.S. HIGHWAY	CITY
U.S. HIGHWAY 90	PRAIT AVENUE	HEWES AVENUE	U.S. HIGHWAY	CITY
U.S. HIGHWAY 90	HEWES AVENUE	COURTHOUSE ROAD	U.S. HIGHWAY	CITY
U.S. HIGHWAY 90	COURTHOUSE ROAD	TEAGARDEN ROAD	U.S. HIGHWAY	CITY
U.S. HIGHWAY 90	TEAGARDEN ROAD	COWAN / LORRAINE ROAD	U.S. HIGHWAY	CITY
U.S. HIGHWAY 90	COWAN / LORRAINE ROAD	ANNISTON AVENUE	U.S. HIGHWAY	CITY
U.S. HIGHWAY 90	ANNISTON AVENUE	DEBUYS ROAD	U.S. HIGHWAY	CITY
U.S. HIGHWAY 90	DEBUYS ROAD	PROPOSED ROAD	U.S. HIGHWAY	CITY
STATE HIGHWAY 53	COUNTY FARM ROAD	CANAL ROAD (P)	STATE HIGHWAY	COUNTY
STATE HIGHWAY 53	PROPOSED ROAD		STATE HIGHWAY	COUNTY

(P) - PROPOSED ROAD

JOSEPH A. LUSTECK & ASSOCIATES, INC.
REAL ESTATE / PLANNING CONSULTANTS

GULFPURT COMPREHENSIVE PLAN SECTIONAL ROAD CLASSIFICATION

<u>STREET NAME</u>	<u>FROM</u>	<u>TO</u>	<u>FUNCTIONAL CLASSIFICATION</u>	<u>PRESENT JURISDICTION</u>
STATE HIGHWAY 53	CANAL ROAD (P)	PROPOSED ROAD	STATE HIGHWAY	COUNTY
STATE HIGHWAY 53	PROPOSED ROAD	OLD HIGHWAY 49	STATE HIGHWAY	COUNTY
STATE HIGHWAY 53	OLD HIGHWAY 49	U.S. HIGHWAY 49	STATE HIGHWAY	COUNTY
AIRPORT ROAD (P)	CANAL ROAD	30TH AVENUE (P)	MAJOR THOROUGHFARE	CITY
AIRPORT ROAD (P)	30TH AVENUE (P)	OLD HIGHWAY 49	MAJOR THOROUGHFARE	CITY
AIRPORT ROAD (P)	OLD HIGHWAY 49	U.S. HIGHWAY 49	MAJOR THOROUGHFARE	CITY
AIRPORT ROAD	U.S. HIGHWAY 49	THREE RIVERS ROAD (P)	MAJOR THOROUGHFARE	CITY
AIRPORT ROAD (P)	THREE RIVERS ROAD (P)	RIPPY ROAD	MAJOR THOROUGHFARE	CITY
AIRPORT ROAD (P)	RIPPY ROAD	SEAWAY ROAD	MAJOR THOROUGHFARE	CITY
AIRPORT ROAD (P)	SEAWAY ROAD	INTERSTATE 10	MAJOR THOROUGHFARE	CITY
AIRPORT ROAD (P)	INTERSTATE 10	DEDEAUX ROAD	MAJOR THOROUGHFARE	CITY
AIRPORT ROAD (P)	DEDEAUX ROAD	ONEAL ROAD	MAJOR THOROUGHFARE	CITY
AIRPORT ROAD (P)	ONEAL ROAD	THREE RIVERS ROAD	MAJOR THOROUGHFARE	CITY
AIRPORT ROAD (P)	THREE RIVERS ROAD	NORTH SWAN ROAD	MAJOR THOROUGHFARE	CITY
AIRPORT ROAD (P)	U.S. HIGHWAY 90	WEST RAILROAD STREET	MAJOR THOROUGHFARE	CITY
BROAD AVENUE	WEST RAILROAD STREET	OLD PASS ROAD	MAJOR THOROUGHFARE	CITY
BROAD AVENUE	28TH STREET	AIRPORT ROAD (P)	MAJOR THOROUGHFARE	CITY
BROAD AVENUE	AIRPORT ROAD (P)	INTERSTATE 10	MAJOR THOROUGHFARE	CITY
CANAL ROAD	INTERSTATE 10	LANDON ROAD	MAJOR THOROUGHFARE	CITY
CANAL ROAD	LANDON ROAD	ORANGE GROVE ROAD	MAJOR THOROUGHFARE	CITY
CANAL ROAD	ORANGE GROVE ROAD	ROBINSON ROAD	MAJOR THOROUGHFARE	CITY
CANAL ROAD	ROBINSON ROAD	JOHN CLARK ROAD	MAJOR THOROUGHFARE	CITY
CANAL ROAD (P)	JOHN CLARK ROAD	DUCKWORTH ROAD	MAJOR THOROUGHFARE	CITY
CANAL ROAD (P)	DUCKWORTH ROAD	SOUTH SWAN ROAD	MAJOR THOROUGHFARE	CITY
CANAL ROAD (P)	SOUTH SWAN ROAD	STATE HIGHWAY 53	MAJOR THOROUGHFARE	CITY
CANAL ROAD (P)	U.S. HIGHWAY 90	EAST RAILROAD STREET	MAJOR THOROUGHFARE	CITY
COWAN / LORRAINE ROAD	EAST RAILROAD STREET	PASS ROAD	MAJOR THOROUGHFARE	CITY
COWAN / LORRAINE ROAD	PASS ROAD	SEAWAY ROAD	MAJOR THOROUGHFARE	CITY
COWAN / LORRAINE ROAD	SEAWAY ROAD	INTERSTATE 10	MAJOR THOROUGHFARE	CITY
COWAN / LORRAINE ROAD	INTERSTATE 10	DEDEAUX ROAD	MAJOR THOROUGHFARE	CITY
COWAN / LORRAINE ROAD	DEDEAUX ROAD	JOHN ROSS ROAD	MAJOR THOROUGHFARE	CITY
COWAN / LORRAINE ROAD	JOHN ROSS ROAD	ONEAL ROAD	MAJOR THOROUGHFARE	CITY
COWAN / LORRAINE ROAD EXT.	JOHN ROSS ROAD	ROLLING ACRES BLVD.	MAJOR THOROUGHFARE	CITY
COWAN / LORRAINE ROAD EXT.	ONEAL ROAD			

(P) - PROPOSED ROAD

JOSEPH A. LUSTECK & ASSOCIATES, INC.
REAL ESTATE / PLANNING CONSULTANTS

GULFPORT COMPREHENSIVE PLAN SECTIONAL ROAD CLASSIFICATION

<u>STREET NAME</u>	<u>FROM</u>	<u>TO</u>	<u>FUNCTIONAL CLASSIFICATION</u>	<u>PRESENT JURISDICTION</u>
COWAN / LORRAINE ROAD EXT.	ROLLING ACRES BLVD.	BILOXI RIVER	MAJOR THOROUGHFARE	CITY
COUNTY FARM ROAD	SOUTH ANNEX. BORDER	LANDON ROAD	MAJOR THOROUGHFARE	COUNTY
COUNTY FARM ROAD	LANDON ROAD	ORANGE GROVE ROAD	MAJOR THOROUGHFARE	COUNTY
COUNTY FARM ROAD	ORANGE GROVE ROAD	ROBINSON ROAD	MAJOR THOROUGHFARE	COUNTY
COUNTY FARM ROAD	ROBINSON ROAD	PROPOSED ROAD	MAJOR THOROUGHFARE	COUNTY
COUNTY FARM ROAD	PROPOSED ROAD	JOHN CLARK ROAD	MAJOR THOROUGHFARE	COUNTY
COUNTY FARM ROAD	JOHN CLARK ROAD	STATE HIGHWAY 53	MAJOR THOROUGHFARE	COUNTY
DEBUIYS ROAD	U.S. HIGHWAY 90	EAST RAILROAD STREET	MAJOR THOROUGHFARE	COUNTY
DEBUIYS ROAD	EAST RAILROAD STREET	PASS ROAD	MAJOR THOROUGHFARE	COUNTY
DEBUIYS ROAD	PASS ROAD	SWITZER	MAJOR THOROUGHFARE	CITY
DEDEAUX ROAD	OLD HIGHWAY 49	U.S. HIGHWAY 49	MAJOR THOROUGHFARE	CITY
DEDEAUX ROAD	U.S. HIGHWAY 49	THREE RIVERS ROAD	MAJOR THOROUGHFARE	CITY
DEDEAUX ROAD	THREE RIVERS ROAD	AIRPORT ROAD (P)	MAJOR THOROUGHFARE	CITY
DEDEAUX ROAD	AIRPORT ROAD (P)	COWAN / LORRAINE ROAD	MAJOR THOROUGHFARE	CITY
JOHN CLARK ROAD	COUNTY FARM ROAD	PROPOSED ROAD	MAJOR THOROUGHFARE	COUNTY
JOHN CLARK ROAD	PROPOSED ROAD	PROPOSED ROAD	MAJOR THOROUGHFARE	COUNTY
JOHN CLARK ROAD	PROPOSED ROAD	CANAL ROAD	MAJOR THOROUGHFARE	COUNTY
JOHN CLARK ROAD	CANAL ROAD	PROPOSED ROAD	MAJOR THOROUGHFARE	CITY
JOHN CLARK ROAD	PROPOSED ROAD	OLD HIGHWAY 49	MAJOR THOROUGHFARE	CITY
JOHN CLARK ROAD	OLD HIGHWAY 49	U.S. HIGHWAY 49	MAJOR THOROUGHFARE	CITY
JOHN CLARK ROAD	U.S. HIGHWAY 49	PROPOSED ROAD	MAJOR THOROUGHFARE	CITY
LANDON ROAD	COUNTY FARM ROAD	CANAL ROAD	MAJOR THOROUGHFARE	CITY
LANDON ROAD	PROPOSED ROAD	PROPOSED ROAD	MAJOR THOROUGHFARE	CITY
LANDON ROAD	CANAL ROAD	PROPOSED ROAD	MAJOR THOROUGHFARE	CITY
LANDON ROAD	PROPOSED ROAD	U.S. HIGHWAY 49	MAJOR THOROUGHFARE	CITY
NORTH SWAN ROAD	U.S. HIGHWAY 49	THREE RIVERS ROAD	MAJOR THOROUGHFARE	COUNTY
NORTH SWAN ROAD	THREE RIVERS ROAD	AIRPORT ROAD (P)	MAJOR THOROUGHFARE	COUNTY
NORTH SWAN ROAD	AIRPORT ROAD (P)	BILOXI RIVER	MAJOR THOROUGHFARE	COUNTY
NORTH SWAN ROAD	NORTH SWAN ROAD	SOUTH SWAN ROAD	MAJOR THOROUGHFARE	COUNTY
NORTH SWAN ROAD	SOUTH SWAN ROAD	PROPOSED ROAD	MAJOR THOROUGHFARE	COUNTY
O'NEAL ROAD	U.S. HIGHWAY 49	THREE RIVERS ROAD	MAJOR THOROUGHFARE	CITY
O'NEAL ROAD	THREE RIVERS ROAD	AIRPORT ROAD (P)	MAJOR THOROUGHFARE	CITY
O'NEAL ROAD	AIRPORT ROAD (P)	JOHN ROSS ROAD	MAJOR THOROUGHFARE	CITY
O'NEAL ROAD	JOHN ROSS ROAD	COWAN / LORRAINE ROAD	MAJOR THOROUGHFARE	CITY

(P) - PROPOSED ROAD

JOSEPH A. LUSTECK & ASSOCIATES, INC.
REAL ESTATE / PLANNING CONSULTANTS

8/31/00

GULFPORT COMPREHENSIVE PLAN SECTIONAL ROAD CLASSIFICATION

<u>STREET NAME</u>	<u>FROM</u>	<u>TO</u>	<u>FUNCTIONAL CLASSIFICATION</u>	<u>PRESENT JURISDICTION</u>
O'NEAL ROAD	COWAN / LORRAINE ROAD	BILLOXI RIVER	COLLECTOR	CITY
ORANGE GROVE ROAD	COUNTY FARM ROAD	PROPOSED ROAD	MAJOR THOROUGHFARE	COUNTY
ORANGE GROVE ROAD	PROPOSED ROAD	CANAL ROAD	MAJOR THOROUGHFARE	COUNTY
ORANGE GROVE ROAD	CANAL ROAD	PROPOSED ROAD	MAJOR THOROUGHFARE	COUNTY
ORANGE GROVE ROAD	PROPOSED ROAD	OLD HIGHWAY 49	COLLECTOR	CITY
ORANGE GROVE ROAD	OLD HIGHWAY 49	U.S. HIGHWAY 49	COLLECTOR	CITY
PASS ROAD	THREE RIVERS ROAD (P)	28TH STREET	MINOR THOROUGHFARE	CITY
PASS ROAD	28TH STREET	HEWES AVENUE	MAJOR THOROUGHFARE	CITY
PASS ROAD	HEWES AVENUE	COURTHOUSE ROAD	MAJOR THOROUGHFARE	CITY
PASS ROAD	COURTHOUSE ROAD	TEAGARDEN ROAD	MAJOR THOROUGHFARE	CITY
PASS ROAD	TEAGARDEN ROAD	COWAN / LORRAINE ROAD	MAJOR THOROUGHFARE	CITY
PASS ROAD	COWAN / LORRAINE ROAD	ANNISTON AVENUE	MAJOR THOROUGHFARE	CITY
PASS ROAD	ANNISTON AVENUE	DEBAYS ROAD	MAJOR THOROUGHFARE	CITY
THREE RIVERS ROAD	SOUTH SWAN ROAD	NORTH SWAN ROAD	MAJOR THOROUGHFARE	CITY
THREE RIVERS ROAD	NORTH SWAN ROAD	DUCKWORTH ROAD	MAJOR THOROUGHFARE	CITY
THREE RIVERS ROAD	DUCKWORTH ROAD	O'NEAL ROAD	MAJOR THOROUGHFARE	CITY
THREE RIVERS ROAD	O'NEAL ROAD	DEDEAUX ROAD	MAJOR THOROUGHFARE	CITY
THREE RIVERS ROAD	DEDEAUX ROAD	INTERSTATE 10	MAJOR THOROUGHFARE	CITY
THREE RIVERS ROAD	INTERSTATE 10	WASHINGTON AVENUE (P)	MAJOR THOROUGHFARE	CITY
THREE RIVERS ROAD (P)	WASHINGTON AVENUE (P)	AIRPORT ROAD (P)	MAJOR THOROUGHFARE	CITY
THREE RIVERS ROAD (P)	AIRPORT ROAD (P)	34TH STREET	MAJOR THOROUGHFARE	CITY
THREE RIVERS ROAD (P)	34TH STREET	28TH STREET	MAJOR THOROUGHFARE	CITY
THREE RIVERS ROAD (P)	28TH STREET	22ND STREET	MAJOR THOROUGHFARE	CITY
THREE RIVERS ROAD (P)	BROAD AVENUE	42ND AVENUE	MAJOR THOROUGHFARE	CITY
15TH STREET	42ND AVENUE	33RD AVENUE	MAJOR THOROUGHFARE	CITY
15TH STREET	33RD AVENUE	30TH AVENUE	MAJOR THOROUGHFARE	CITY
15TH STREET	24TH AVENUE	U.S. HIGHWAY 90	MAJOR THOROUGHFARE	CITY
28TH STREET	CANAL ROAD	WISTERIA STREET	COLLECTOR	CITY
28TH STREET	WISTERIA STREET	30TH AVENUE (P)	MAJOR THOROUGHFARE	CITY
28TH STREET	30TH AVENUE (P)	U.S. HIGHWAY 49	MAJOR THOROUGHFARE	CITY
28TH STREET	U.S. HIGHWAY 49	22ND AVENUE	MAJOR THOROUGHFARE	CITY
28TH STREET	22ND AVENUE	THREE RIVERS ROAD (P)	MAJOR THOROUGHFARE	CITY
28TH STREET	THREE RIVERS ROAD (P)	PASS ROAD	MAJOR THOROUGHFARE	CITY

(P) - PROPOSED ROAD

JOSEPH A. LUSTECK & ASSOCIATES, INC.
REAL ESTATE / PLANNING CONSULTANTS

GULFPORT COMPREHENSIVE PLAN SECTIONAL ROAD CLASSIFICATION

<u>STREET NAME</u>	<u>FROM</u>	<u>TO</u>	<u>FUNCTIONAL CLASSIFICATION</u>	<u>PRESENT JURISDICTION</u>
30TH AVENUE	U.S. HIGHWAY 90	15TH STREET	MAJOR THOROUGHFARE	CITY
30TH AVENUE	15TH STREET	25TH STREET	MAJOR THOROUGHFARE	CITY
30TH AVENUE	25TH STREET	28TH STREET	MAJOR THOROUGHFARE	CITY
30TH AVENUE (P)	28TH STREET	WISTERIA STREET	MAJOR THOROUGHFARE	CITY
30TH AVENUE (P)	WISTERIA STREET	AIRPORT ROAD (P)	MAJOR THOROUGHFARE	CITY
30TH AVENUE (P)	AIRPORT ROAD (P)	INTERSTATE 10	MAJOR THOROUGHFARE	CITY
33RD AVENUE	U.S. HIGHWAY 90	15TH STREET	MAJOR THOROUGHFARE	CITY
33RD AVENUE	15TH STREET	25TH STREET	MAJOR THOROUGHFARE	CITY
33RD AVENUE	25TH STREET	28TH STREET	MAJOR THOROUGHFARE	CITY
ARKANSAS AVENUE	U.S. HIGHWAY 49	JEFFERSON STREET	MINOR THOROUGHFARE	CITY
ARKANSAS AVENUE	JEFFERSON STREET	MARTIN LUTHER KING BLVD.	MINOR THOROUGHFARE	CITY
ARKANSAS AVENUE	MARTIN LUTHER KING BLVD.	POLK STREET	MINOR THOROUGHFARE	CITY
COURTHOUSE ROAD	U.S. HIGHWAY 90	EAST RAILROAD STREET	MINOR THOROUGHFARE	CITY
COURTHOUSE ROAD	EAST RAILROAD STREET	PERRY STREET	MINOR THOROUGHFARE	CITY
COURTHOUSE ROAD	PERRY STREET	PASS ROAD	MINOR THOROUGHFARE	CITY
COURTHOUSE ROAD	CANAL ROAD	PROPOSED ROAD	MINOR THOROUGHFARE	CITY
DUCKWORTH ROAD (P)	PROPOSED ROAD	OLD HIGHWAY 49	MINOR THOROUGHFARE	CITY
DUCKWORTH ROAD (P)	OLD HIGHWAY 49	U.S. HIGHWAY 49	MINOR THOROUGHFARE	CITY
DUCKWORTH ROAD	U.S. HIGHWAY 49	THREE RIVERS ROAD	MINOR THOROUGHFARE	CITY
DUCKWORTH ROAD	U.S. HIGHWAY 90	EAST RAILROAD STREET	MINOR THOROUGHFARE	CITY
HEWES AVENUE	EAST RAILROAD STREET	PASS ROAD	MINOR THOROUGHFARE	CITY
HEWES AVENUE	PASS ROAD	34TH STREET	MINOR THOROUGHFARE	CITY
HEWES AVENUE	34TH STREET	WASHINGTON AVENUE	MINOR THOROUGHFARE	CITY
HEWES AVENUE	THREE RIVERS ROAD	O'NEAL ROAD	COLLECTOR	CITY
HEWES AVENUE	O'NEAL ROAD	COWAN / LORRAINE ROAD	MINOR THOROUGHFARE	CITY
JOHN ROSS ROAD	U.S. HIGHWAY 90	WEST RAILROAD STREET	MINOR THOROUGHFARE	CITY
JOHN ROSS ROAD	WEST RAILROAD STREET	OLD PASS ROAD	MINOR THOROUGHFARE	CITY
LEWIS AVENUE	STATE HIGHWAY 53	SOUTH SWAN ROAD	MINOR THOROUGHFARE	CITY
OLD HIGHWAY 49	SOUTH SWAN ROAD	DUCKWORTH ROAD	MINOR THOROUGHFARE	CITY
OLD HIGHWAY 49	DUCKWORTH ROAD	JOHN CLARK ROAD	MINOR THOROUGHFARE	CITY
OLD HIGHWAY 49	JOHN CLARK ROAD	ROBINSON ROAD	MINOR THOROUGHFARE	CITY
OLD HIGHWAY 49	ROBINSON ROAD	ORANGE GROVE ROAD	MINOR THOROUGHFARE	CITY
OLD HIGHWAY 49	ORANGE GROVE ROAD	DEDEAUX ROAD	MINOR THOROUGHFARE	CITY

(P) - PROPOSED ROAD

JOSEPH A. LUSTECK & ASSOCIATES, INC.
REAL ESTATE / PLANNING CONSULTANTS

GULFPORT COMPREHENSIVE PLAN SECTIONAL ROAD CLASSIFICATION

<u>STREET NAME</u>	<u>FROM</u>	<u>TO</u>	<u>FUNCTIONAL CLASSIFICATION</u>	<u>PRESENT JURISDICTION</u>
OLD HIGHWAY 49	DEDEAUX ROAD	LANDON ROAD	MINOR THOROUGHFARE	CITY
PRATT AVENUE	28TH STREET	PASS ROAD	MINOR THOROUGHFARE	CITY
PRATT AVENUE	PASS ROAD	22ND AVENUE	MINOR THOROUGHFARE	CITY
PRATT AVENUE	22ND AVENUE	EAST RAILROAD STREET	MINOR THOROUGHFARE	CITY
PRATT AVENUE	EAST RAILROAD STREET	U.S. HIGHWAY 90	MINOR THOROUGHFARE	CITY
WEST RAILROAD STREET	WEST ANNEX BORDER	BROAD AVENUE	MINOR THOROUGHFARE	CITY
WEST RAILROAD STREET	BROAD AVENUE	42ND AVENUE	MINOR THOROUGHFARE	CITY
WEST RAILROAD STREET	42ND AVENUE	33RD AVENUE	MINOR THOROUGHFARE	CITY
EAST RAILROAD STREET	20TH AVENUE	PRATT AVENUE	MINOR THOROUGHFARE	CITY
EAST RAILROAD STREET	PRATT AVENUE	HEWES AVENUE	MINOR THOROUGHFARE	CITY
EAST RAILROAD STREET	HEWES AVENUE	COURTHOUSE ROAD	MINOR THOROUGHFARE	CITY
EAST RAILROAD STREET	COURTHOUSE ROAD	TEAGARDEN ROAD	MINOR THOROUGHFARE	CITY
EAST RAILROAD STREET	TEAGARDEN ROAD	COWAN / LORRAINE ROAD	MINOR THOROUGHFARE	CITY
EAST RAILROAD STREET	COUNTY FARM ROAD	CANAL ROAD	MINOR THOROUGHFARE	CITY
ROBINSON ROAD	CANAL ROAD	PROPOSED ROAD	MINOR THOROUGHFARE	CITY
ROBINSON ROAD	PROPOSED ROAD	OLD HIGHWAY 49	MINOR THOROUGHFARE	CITY
ROBINSON ROAD	COWAN / LORRAINE ROAD	ANNISTON AVENUE	MINOR THOROUGHFARE	CITY
SAINT JAMES ROAD	ANNISTON AVENUE	DEBUYS ROAD	MINOR THOROUGHFARE	CITY
SAINT JAMES ROAD	INTERSTATE 10	AIRPORT ROAD (P)	MINOR THOROUGHFARE	CITY
SEAWAY ROAD	AIRPORT ROAD (P)	COWAN / LORRAINE ROAD	MINOR THOROUGHFARE	CITY
SEAWAY ROAD	JOHN CLARK ROAD	CANAL ROAD	MINOR THOROUGHFARE	CITY
SOUTH SWAN ROAD	CANAL ROAD	PROPOSED ROAD	MINOR THOROUGHFARE	CITY
SOUTH SWAN ROAD	PROPOSED ROAD	OLD HIGHWAY 49	MINOR THOROUGHFARE	CITY
SOUTH SWAN ROAD	OLD HIGHWAY 49	U.S. HIGHWAY 49	MINOR THOROUGHFARE	CITY
SOUTH SWAN ROAD	U.S. HIGHWAY 49	THREE RIVERS ROAD	MINOR THOROUGHFARE	CITY
TEAGARDEN ROAD	COMMERCE ROAD	PASS ROAD	MINOR THOROUGHFARE	CITY
TEAGARDEN ROAD	PASS ROAD	EAST RAILROAD STREET	MINOR THOROUGHFARE	CITY
TEAGARDEN ROAD	EAST RAILROAD STREET	30TH AVENUE (P)	MINOR THOROUGHFARE	CITY
WASHINGTON AVENUE (P)	30TH AVENUE (P)	ARKANSAS STREET	MINOR THOROUGHFARE	CITY
WASHINGTON AVENUE (P)	ARKANSAS STREET	U.S. HIGHWAY 49	MINOR THOROUGHFARE	CITY
WASHINGTON AVENUE (P)	U.S. HIGHWAY 49	THREE RIVERS ROAD (P)	MINOR THOROUGHFARE	CITY
WASHINGTON AVENUE	THREE RIVERS ROAD (P)	AIRPORT ROAD	MINOR THOROUGHFARE	CITY
WASHINGTON AVENUE	AIRPORT ROAD	HEWES AVENUE	MINOR THOROUGHFARE	CITY

(P) - PROPOSED ROAD

JOSEPH A. LUSTECK & ASSOCIATES, INC.
REAL ESTATE / PLANNING CONSULTANTS

8/31/00

GULF-BAY COMPREHENSIVE PLAN SECTIONAL ROAD CLASSIFICATION

<u>STREET NAME</u>	<u>FROM</u>	<u>TO</u>	<u>FUNCTIONAL CLASSIFICATION</u>	<u>PRESENT JURISDICTION</u>
WASHINGTON AVENUE	HEWES AVENUE	PASS ROAD	COLLECTOR	CITY
17TH STREET	33RD AVENUE	30TH AVENUE	MINOR THOROUGHFARE	CITY
17TH STREET	30TH AVENUE	U.S. HIGHWAY 49	MINOR THOROUGHFARE	CITY
17TH STREET	U.S. HIGHWAY 49	22ND AVENUE	MINOR THOROUGHFARE	CITY
17TH STREET	22ND AVENUE	20TH AVENUE	MINOR THOROUGHFARE	CITY
19TH STREET	33RD AVENUE	30TH AVENUE	MINOR THOROUGHFARE	CITY
19TH STREET	30TH AVENUE	U.S. HIGHWAY 49	MINOR THOROUGHFARE	CITY
19TH STREET	U.S. HIGHWAY 49	22ND AVENUE	MINOR THOROUGHFARE	CITY
19TH STREET	22ND AVENUE	20TH AVENUE	MINOR THOROUGHFARE	CITY
22ND STREET	33RD AVENUE	30TH AVENUE	MINOR THOROUGHFARE	CITY
22ND STREET	30TH AVENUE	U.S. HIGHWAY 49	MINOR THOROUGHFARE	CITY
22ND STREET	U.S. HIGHWAY 49	22ND AVENUE	MINOR THOROUGHFARE	CITY
22ND STREET	22ND AVENUE	20TH AVENUE	MINOR THOROUGHFARE	CITY
22ND STREET	20TH AVENUE	PRATT AVENUE	MINOR THOROUGHFARE	CITY
25TH STREET	PRATT AVENUE	EAST RAILROAD STREET	MINOR THOROUGHFARE	CITY
25TH STREET	33RD AVENUE	30TH AVENUE	MINOR THOROUGHFARE	CITY
25TH STREET	30TH AVENUE	U.S. HIGHWAY 49	MINOR THOROUGHFARE	CITY
25TH STREET	U.S. HIGHWAY 49	22ND AVENUE	MINOR THOROUGHFARE	CITY
25TH STREET	22ND AVENUE	20TH AVENUE	MINOR THOROUGHFARE	CITY
25TH STREET (P)	20TH AVENUE	THREE RIVERS ROAD (P)	MINOR THOROUGHFARE	CITY
34TH STREET	PROPOSED ROAD	U.S. HIGHWAY 49	MINOR THOROUGHFARE	CITY
34TH STREET	U.S. HIGHWAY 49	THREE RIVERS ROAD (P)	MINOR THOROUGHFARE	CITY
34TH STREET	THREE RIVERS ROAD (P)	HEWES AVENUE	MINOR THOROUGHFARE	CITY
20TH AVENUE	28TH STREET	25TH STREET	MINOR THOROUGHFARE	CITY
20TH AVENUE	25TH STREET	22ND STREET	MINOR THOROUGHFARE	CITY
20TH AVENUE	22ND STREET	19TH STREET	MINOR THOROUGHFARE	CITY
20TH AVENUE	19TH STREET	17TH STREET	MINOR THOROUGHFARE	CITY
20TH AVENUE	17TH STREET	U.S. HIGHWAY 90	MINOR THOROUGHFARE	CITY
22ND AVENUE	34TH STREET	28TH STREET	MINOR THOROUGHFARE	CITY
22ND AVENUE	28TH STREET	25TH STREET	MINOR THOROUGHFARE	CITY
22ND AVENUE	25TH STREET	22ND STREET	MINOR THOROUGHFARE	CITY
22ND AVENUE	22ND STREET	19TH STREET	MINOR THOROUGHFARE	CITY
22ND AVENUE	19TH STREET	17TH STREET	MINOR THOROUGHFARE	CITY

8/31/00

(P) - PROPOSED ROAD

JOSEPH A. LUSTECK & ASSOCIATES, INC.
REAL ESTATE / PLANNING CONSULTANTS

GULFPORT COMPREHENSIVE PLAN SECTIONAL ROAD CLASSIFICATION

<u>STREET NAME</u>	<u>FROM</u>	<u>TO</u>	<u>FUNCTIONAL CLASSIFICATION</u>	<u>PRESENT JURISDICTION</u>
22ND AVENUE	17TH STREET	U.S. HIGHWAY 90	MINOR THOROUGHFARE	CITY
21ST AVENUE	25TH STREET	22ND STREET	MINOR THOROUGHFARE	CITY
21ST AVENUE	22ND STREET	19TH STREET	MINOR THOROUGHFARE	CITY
21ST AVENUE	19TH STREET	17TH STREET	MINOR THOROUGHFARE	CITY
21ST AVENUE	17TH STREET	U.S. HIGHWAY 90	MINOR THOROUGHFARE	CITY
21ST AVENUE	22ND STREET	OLD PASS ROAD	MINOR THOROUGHFARE	CITY
21ST AVENUE	OLD PASS ROAD	WEST RAILROAD STREET	MINOR THOROUGHFARE	CITY
21ST AVENUE	WEST RAILROAD STREET	U.S. HIGHWAY 90	MINOR THOROUGHFARE	CITY
21ST AVENUE	INTERSTATE 10	SOUTH WILSON BLVD.	MINOR THOROUGHFARE	CITY
COMMUNITY ROAD	SOUTH WILSON BLVD.	PROPOSED ROAD	COLLECTOR	CITY
COMMUNITY ROAD	MCCLANDISS ROAD	OLD HIGHWAY 49	COLLECTOR	CITY
CRESTVIEW DRIVE	O'NEAL ROAD	NORTH PARKWOOD DRIVE	COLLECTOR	CITY
DEPEW DRIVE	NORTH PARKWOOD DRIVE	DEDEAUX ROAD	COLLECTOR	CITY
DEPEW DRIVE	POLK STREET	MARTIN LUTHER KING BLVD.	COLLECTOR	CITY
GEORGIA AVENUE	MARTIN LUTHER KING BLVD.	JEFFERSON STREET	COLLECTOR	CITY
GEORGIA AVENUE	COWAN / LORRAINE ROAD	SOUTH PINE DRIVE	COLLECTOR	CITY
GEORGIA AVENUE	DEDEAUX ROAD	LIME STREET	COLLECTOR	CITY
GOLD ROAD	ROLLING ACRES BLVD.	O'NEAL ROAD	COLLECTOR	CITY
HILLS DRIVE	O'NEAL ROAD	PROPOSED ROAD	COLLECTOR	CITY
HOLMAN ROAD	POLK STREET	MARTIN LUTHER KING BLVD.	COLLECTOR	CITY
HOLMAN ROAD	MARTIN LUTHER KING BLVD.	JEFFERSON STREET	COLLECTOR	CITY
ILLINOIS AVENUE	34TH AVENUE	ILLINOIS AVENUE	COLLECTOR	CITY
ILLINOIS AVENUE	ILLINOIS AVENUE	OHIO AVENUE	COLLECTOR	CITY
JEFFERSON STREET	OHIO AVENUE	ARKANSAS AVENUE	COLLECTOR	CITY
JEFFERSON STREET	ARKANSAS AVENUE	U.S. HIGHWAY 49	COLLECTOR	CITY
JEFFERSON STREET	U.S. HIGHWAY 49	GEORGIA AVENUE	COLLECTOR	CITY
JEFFERSON STREET	ANNISTON AVENUE	FORD STREET	COLLECTOR	CITY
JONES STREET	SOUTH WILSON BLVD.	THREE RIVERS ROAD	COLLECTOR	CITY
KLEIN ROAD	THREE RIVERS ROAD	AIRPORT ROAD (P)	MINOR THOROUGHFARE	CITY
KLEIN ROAD	DEDEAUX ROAD	COMMUNITY ROAD	COLLECTOR	CITY
KLEIN ROAD	COMMUNITY ROAD	THREE RIVERS ROAD	COLLECTOR	CITY
LATIMER ROAD	PROPOSED ROAD	DEDEAUX ROAD	COLLECTOR	CITY
LIME STREET	TANDY DRIVE	HILLS DRIVE	COLLECTOR	CITY

8/31/00

(P) - PROPOSED ROAD

JOSEPH A. LUSTECK & ASSOCIATES, INC.
REAL ESTATE / PLANNING CONSULTANTS

GULF, JRT COMPREHENSIVE PLAN SECTIONAL ROAD CLASSIFICATION

8/31/00

<u>STREET NAME</u>	<u>FROM</u>	<u>TO</u>	<u>FUNCTIONAL CLASSIFICATION</u>	<u>PRESENT JURISDICTION</u>
MAYS ROAD	SIMPSON ROAD	THREE RIVERS ROAD	COLLECTOR	CITY
MARTIN LUTHER KING JR. BLVD.	WISTERIA STREET	34TH AVENUE	COLLECTOR	CITY
MARTIN LUTHER KING JR. BLVD.	34TH AVENUE	ILLINOIS AVENUE	COLLECTOR	CITY
MARTIN LUTHER KING JR. BLVD.	ILLINOIS AVENUE	OHIO AVENUE	COLLECTOR	CITY
MARTIN LUTHER KING JR. BLVD.	OHIO AVENUE	ARKANSAS AVENUE	COLLECTOR	CITY
MARTIN LUTHER KING JR. BLVD.	ARKANSAS AVENUE	U.S. HIGHWAY 49	COLLECTOR	CITY
MARTIN LUTHER KING JR. BLVD.	U.S. HIGHWAY 49	GEORGIA AVENUE	COLLECTOR	CITY
McCLANDISS DRIVE	ROBINSON ROAD	CRESTVIEW DRIVE	COLLECTOR	CITY
MILL AVENUE	ALLEN ROAD	OLD PASS ROAD	COLLECTOR	CITY
MILL AVENUE	OLD PASS ROAD	WEST RAILROAD STREET	COLLECTOR	CITY
NORTH PARKWOOD DRIVE	DEPEW ROAD	SIMPSON ROAD	COLLECTOR	CITY
OAKLEIGH ROAD	COWAN / LORRAINE ROAD	N/A	COLLECTOR	CITY
OHIO AVENUE	N/A	POLK STREET	COLLECTOR	CITY
OHIO AVENUE	POLK STREET	MARTIN LUTHER KING BLVD.	COLLECTOR	CITY
OHIO AVENUE	MARTIN LUTHER KING BLVD.	JEFFERSON STREET	COLLECTOR	CITY
PALMER DRIVE	PROPOSED ROAD	DEBUISS ROAD	COLLECTOR	CITY
PERRY STREET	COURTHOUSE ROAD	TEAGARDEN ROAD	COLLECTOR	CITY
POLK STREET	N/A	OHIO AVENUE	COLLECTOR	CITY
POLK STREET	OHIO AVENUE	ARKANSAS AVENUE	COLLECTOR	CITY
POLK STREET	ARKANSAS AVENUE	U.S. HIGHWAY 49	COLLECTOR	CITY
POLK STREET	U.S. HIGHWAY 49	GEORGIA AVENUE	COLLECTOR	CITY
POPLAR AVENUE	RILEY AVENUE	COWAN / LORRAINE ROAD	COLLECTOR	CITY
QUAIL RIDGE ROAD	JOHN CLARK ROAD	ROBINSON ROAD	COLLECTOR	CITY
RILEY AVENUE	TEAGARDEN ROAD	POPLAR AVENUE	COLLECTOR	CITY
RIVER ROAD	THREE RIVERS ROAD	COWAN / LORRAINE ROAD	COLLECTOR	CITY
RIVER ROAD	COWAN / LORRAINE ROAD	O'NEAL ROAD	COLLECTOR	CITY
RIVERROAD DRIVE	BLOXI RIVER	COWAN / LORRAINE ROAD	COLLECTOR	CITY
ROLLING ACRES BLVD.	THREE RIVERS ROAD	AIRPORT ROAD (P)	COLLECTOR	CITY
ROLLING ACRES BLVD.	AIRPORT ROAD (P)	JOHN ROSS ROAD	COLLECTOR	CITY
ROLLING ACRES BLVD.	JOHN ROSS ROAD	COWAN / LORRAINE ROAD	COLLECTOR	CITY
SHARP BLVD.	DEDEAUX ROAD	TANDY DRIVE	COLLECTOR	CITY
SIMPSON ROAD	O'NEAL ROAD	MAYS ROAD	COLLECTOR	CITY
SIMPSON ROAD	MAYS ROAD	KLEIN ROAD	COLLECTOR	CITY

(P) - PROPOSED ROAD

JOSEPH A. LUSTECK & ASSOCIATES, INC.
REAL ESTATE / PLANNING CONSULTANTS

GULFPORT COMPREHENSIVE PLAN SECTIONAL ROAD CLASSIFICATION

<u>STREET NAME</u>	<u>FROM</u>	<u>TO</u>	<u>FUNCTIONAL CLASSIFICATION</u>	<u>PRESENT JURISDICTION</u>
SOUTH WILSON BLVD.	KLEIN ROAD	DEDEAUX ROAD	COLLECTOR	CITY
SOUTH WILSON BLVD.	DEDEAUX ROAD	COMMUNITY ROAD	COLLECTOR	CITY
SWITZER ROAD	COWAN / LORRAINE ROAD	DEBUIYS ROAD	COLLECTOR	CITY
TANDY DRIVE	SHARP BLVD.	LIME STREET	COLLECTOR	CITY
WISTERIA STREET	MARTIN LUTHER KING BLVD.	30TH AVENUE (P)	COLLECTOR	CITY
WISTERIA STREET	30TH AVENUE (P)	28TH STREET	COLLECTOR	CITY
47TH STREET	HEWES AVENUE	WASHINGTON AVENUE	COLLECTOR	CITY
52ND STREET	WASHINGTON AVENUE	N/A	COLLECTOR	CITY
54TH STREET	WASHINGTON AVENUE	N/A	COLLECTOR	CITY
38TH AVENUE	15TH STREET	WEST RAILROAD STREET	COLLECTOR	CITY

(P) - PROPOSED ROAD

JOSEPH A. LUSTECK & ASSOCIATES, INC.
REAL ESTATE / PLANNING CONSULTANTS

GULFPORT ROADS AVERAGE DAILY TRAFFIC											
	POINTS	1988 AVERAGE	POINTS	1990 AVERAGE	POINTS	1992 AVERAGE	POINTS	1994 AVERAGE	POINTS	1996 AVERAGE	POINTS
	DAILY TRAFFIC		DAILY TRAFFIC		DAILY TRAFFIC		DAILY TRAFFIC		DAILY TRAFFIC		DAILY TRAFFIC
INTERSTATE ROADS											
INTERSTATE 10											
1	20,930	1	23,300	1	27,000	1	34,000	1	38,000	1	41,000
2	31,150	2	35,180	2	35,000	2	42,000	2	46,000	2	50,000
3	31,150	3	35,180	3	35,000	3	42,000	3	46,000	3	50,000
4	21,550	4	N/A	4	34,000	4	38,000	4	41,000	4	38,000
U.S. HIGHWAY											
U.S. HIGHWAY 49											
1	19,980	1	21,270	1	21,000	1	23,000	1	24,000	1	31,000
2	N/A	2	N/A	2	N/A	2	37,000	2	48,000	2	45,000
3	31,800	3	N/A	3	31,000	3	33,000	3	39,000	3	44,000
4	31,600	4	31,820	4	36,000	4	40,000	4	51,000	4	50,000
5	29,360	5	29,570	5	38,000	5	40,000	5	51,000	5	57,000
6	26,560	6	26,740	6	34,000	6	36,000	6	41,000	6	48,000
7	N/A	7	N/A	7	31,000	7	33,000	7	39,000	7	40,000
8	26,110	8	N/A	8	31,000	8	33,000	8	39,000	8	41,000
9	28,930	9	27,740	9	28,000	9	30,000	9	36,000	9	39,000
U.S. HIGHWAY 90											
1	21,750	1	N/A	1	32,000	1	34,000	1	36,000	1	31,000
2	26,420	2	24,230	2	26,000	2	32,000	2	36,000	2	41,000
3	25,220	3	N/A	3	N/A	3	31,000	3	35,000	3	36,000
4	N/A	4	N/A	4	N/A	4	35,000	4	34,000	4	35,000
5	25,220	5	N/A	5	N/A	5	35,000	5	34,000	5	35,000
6	25,220	6	25,400	6	28,000	6	33,000	6	32,000	6	37,000
7	26,660	7	26,060	7	32,000	7	37,000	7	36,000	7	36,000
8	20,650	8	27,090	8	37,000	8	39,000	8	33,000	8	35,000
STATE HIGHWAY											
HIGHWAY 53											
1	2,730	1	3,010	1	3,100	1	3,900	1	4,600	1	4,900
MAJOR THOROUGHFARE											
CANAL ROAD											
1	N/A	1	N/A	1	5,400	1	6,300	1	7,000	1	7,500

Source: Mississippi Department of Transportation
Gulf Coast Urbanized Area Traffic Maps
1988-1998

JOSEPH A. LUSTECK & ASSOCIATES, INC.
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Source: Mississippi Department of Transportation
Gulf Coast Urbanized Area Traffic Maps
1988-1998

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GULFPORT ROADS AVERAGE DAILY TRAFFIC									
	POINTS	1988 AVERAGE	POINTS	1990 AVERAGE	POINTS	1992 AVERAGE	POINTS	1994 AVERAGE	POINTS
	DAILY TRAFFIC		DAILY TRAFFIC		DAILY TRAFFIC		DAILY TRAFFIC		DAILY TRAFFIC
THREE RIVERS RD.	1	370	1	630	1	660	1	740	1
	2	6,470	2	10,310	2	10,000	2	12,000	2
15TH STREET	1	1,010	1	770	1	760	1	2,000	1
	2	6,160	2	N/A	2	4,800	2	5,300	2
	3	N/A	3	N/A	3	9,200	3	9,600	3
	4	5,070	4	7,860	4	8,200	4	9,300	4
	5	3,180	5	3,100	5	2,900	5	3,900	5
	6	5,010	6	3,700	6	3,700	6	4,200	6
28TH STREET	1	7,090	1	6,630	1	6,900	1	8,200	1
	2	N/A	2	N/A	2	N/A	2	N/A	2
	3	7,420	3	9,230	3	8,000	3	8,400	3
	4	8,530	4	8,780	4	9,400	4	10,000	4
	5	14,870	5	7,660	5	8,000	5	15,000	5
	6	2,780	6	3,380	6	2,600	6	2,800	6
30TH AVENUE	1	6,220	1	6,970	1	3,600	1	4,700	1
	2	6,390	2	5,780	2	6,000	2	6,900	2
33RD AVENUE	1	5,290	1	5,740	1	6,000	1	6,700	1
	2	1,510	2	2,210	2	2,200	2	3,200	2
MINOR THOROUGHFARE BROAD AVENUE	1	5,630	1	3,860	1	4,700	1	4,900	1
	2	6,160	2	6,380	2	7,500	2	7,100	2
HEWES AVE.	1	4,570	1	4,450	1	4,600	1	4,700	1
	2	5,850	2	6,420	2	5,100	2	5,500	2
	3	5,950	3	5,860	3	7,000	3	7,400	3
	4	3,790	4	5,640	4	5,900	4	5,900	4

Source: Mississippi Department of Transportation
Gulf Coast Urbanized Area Traffic Maps
1988-1998

JOSEPH A. LUSTECK & ASSOCIATES, INC.
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GULFPORT ROADS AVERAGE DAILY TRAFFIC

9/5/00

	POINTS	1988 AVERAGE	POINTS	1990 AVERAGE	POINTS	1992 AVERAGE	POINTS	1994 AVERAGE	POINTS	1996 AVERAGE	POINTS	1998 AVERAGE
	DAILY TRAFFIC	DAILY TRAFFIC	DAILY TRAFFIC	DAILY TRAFFIC	DAILY TRAFFIC	DAILY TRAFFIC	DAILY TRAFFIC	DAILY TRAFFIC	DAILY TRAFFIC	DAILY TRAFFIC	DAILY TRAFFIC	DAILY TRAFFIC
JOHN Q. ADAMS ST.	1	5,190	1	5,770	1	5,700	1	6,900	1	8,000	1	8,300
	2	2,470	2	N/A	2	2,200	2	2,100	2	2,000	2	2,100
JOHN ROSS ROAD	1	N/A	1	N/A	1	N/A	1	N/A	1	N/A	1	3,600
LEWIS AVENUE	1	1,470	1	1,380	1	1,500	1	1,500	1	1,200	1	1,300
	2	N/A	2	1,380	2	680	2	940	2	1,100	2	1,100
OLD HIGHWAY 49	1	320	1	330	1	490	1	660	1	430	1	380
OLD PASS RD.	1	670	1	620	1	630	1	670	1	650	1	740
	2	6,160	2	6,380	2	4,800	2	5,000	2	5,400	2	5,600
	3	4,490	3	3,880	3	3,800	3	5,900	3	5,100	3	5,400
	4	17,680	4	17,100	4	16,000	4	18,000	4	17,000	4	19,000
PRAIRIE AVENUE	1	800	1	780	1	770	1	880	1	780	1	640
RAILROAD STREET	1	6,500	1	6,730	1	7,300	1	5,800	1	6,200	1	6,900
	2	4,340	2	4,490	2	7,300	2	3,400	2	3,600	2	6,900
	3	400	3	410	3	530	3	330	3	350	3	420
	4	N/A	4	N/A	4	350	4	490	4	530	4	490
	5	4,320	5	3,100	5	3,000	5	2,700	5	2,500	5	2,600
	6	3,480	6	3,640	6	3,900	6	4,100	6	3,200	6	3,200
	7	4,030	7	3,630	7	3,600	7	3,600	7	4,400	7	4,500
	8	4,040	8	3,740	8	3,700	8	3,500	8	3,700	8	3,700
	9	470	9	N/A	9	380	9	480	9	480	9	520
	10	2,530	10	2,910	10	960	10	1,100	10	1,100	10	1,300
RIPPY ROAD	1	10,890	1	N/A	1	9,700	1	4,700	1	6,800	1	7,100
	2	8,990	2	10,250	2	11,000	2	11,000	2	14,000	2	15,000
ROBINSON ROAD	1	N/A	1	N/A	1	2,200	1	2,500	1	3,300	1	3,400

Source: Mississippi Department of Transportation
Gulf Coast Urbanized Area Traffic Maps
1988-1998

JOSEPH A. LUSTECK & ASSOCIATES, INC.
REAL ESTATE / PLANNING CONSULTANTS

GULFPORT ROADS AVERAGE DAILY TRAFFIC

9/5/00

	POINTS	1988 AVERAGE DAILY TRAFFIC	POINTS	1990 AVERAGE DAILY TRAFFIC	POINTS	1992 AVERAGE DAILY TRAFFIC	POINTS	1994 AVERAGE DAILY TRAFFIC	POINTS	1996 AVERAGE DAILY TRAFFIC	POINTS	1998 AVERAGE DAILY TRAFFIC
SERVICE DRIVE	1	26,040	1	23,750	1	26,000	1	31,000	1	33,000	1	30,000
WASHINGTON AVE.	1	6,300	1	7,100	1	10,000	1	10,000	1	8,400	1	10,000
	2	7,730	2	8,000	2	7,700	2	8,200	2	8,700	2	9,900
	3	5,530	3	6,330	3	4,900	3	5,200	3	6,900	3	6,900
13TH STREET	1	7,210	1	N/A	1	7,200	1	6,200	1	6,100	1	6,400
	2	4,390	2	5,960	2	6,200	2	5,900	2	6,400	2	6,800
	3	N/A	3	N/A	3	3,100	3	3,300	3	2,300	3	3,300
17TH STREET	1	2,070	1	1,810	1	1,800	1	2,500	1	2,600	1	2,700
	2	9,680	2	3,480	2	8,100	2	6,700	2	7,200	2	5,700
19TH STREET	1	2,400	1	2,760	1	2,700	1	N/A	1	N/A	1	N/A
	2	4,480	2	5,160	2	3,700	2	4,300	2	4,600	2	4,500
	3	2,490	3	2,870	3	N/A	3	N/A	3	N/A	3	N/A
22ND STREET	1	2,000	1	1,830	1	1,700	1	1,900	1	2,000	1	1,900
	2	3,960	2	1,900	2	2,000	2	2,200	2	2,000	2	2,800
25TH STREET	1	6,660	1	7,750	1	7,900	1	8,300	1	7,900	1	8,300
	2	15,780	2	10,790	2	12,000	2	13,000	2	14,000	2	14,000
34TH STREET	1	6,210	1	7,140	1	6,600	1	7,400	1	7,900	1	7,900
	2	5,680	2	6,550	2	4,300	2	5,200	2	5,500	2	6,400
20TH AVENUE	1	1,390	1	N/A	1	1,200	1	1,200	1	1,000	1	1,900
	2	2,330	2	2,680	2	2,300	2	2,100	2	2,300	2	2,900
21ST AVENUE	1	3,480	1	3,110	1	3,100	1	2,800	1	2,400	1	2,500

Source: Mississippi Department of Transportation
Gulf Coast Urbanized Area Traffic Maps
1988-1998

JOSEPH A. LUSTECK & ASSOCIATES, INC.
REAL ESTATE / PLANNING CONSULTANTS

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Source: Mississippi Department of Transportation
Gulf Coast Urbanized Area Traffic Maps
1988-1988

GULFPORT ROADS
PERCENT CHANGE IN AVERAGE DAILY TRAFFIC
1988-1998

9/5/00

	POINTS	1988-1998 CHANGE NUMBER	PERCENT	1990-1998 CHANGE NUMBER	PERCENT	1992-1998 CHANGE NUMBER	PERCENT	1994-1998 CHANGE NUMBER	PERCENT	1996-1998 CHANGE NUMBER	PERCENT
INTERSTATE ROADS											
INTERSTATE 10	1	20,070	95.89%	17,700	75.97%	14,000	51.85%	7,000	20.59%	3,000	7.89%
	2	18,850	60.51%	14,820	42.13%	15,000	42.86%	8,000	19.05%	4,000	8.70%
	3	18,850	60.51%	14,820	42.13%	15,000	42.86%	8,000	19.05%	4,000	8.70%
	4	16,450	76.33%	N/A	N/A	4,000	11.76%	0	0.00%	-3,000	-7.32%
U.S. HIGHWAY											
U.S. HIGHWAY 49	1	11,020	55.16%	9,730	45.75%	10,000	47.62%	8,000	34.78%	7,000	29.17%
	2	N/A	N/A	N/A	N/A	N/A	N/A	8,000	21.62%	-3,000	-6.25%
	3	12,400	39.24%	N/A	N/A	13,000	41.94%	11,000	33.33%	5,000	12.82%
	4	18,400	58.23%	18,180	57.13%	14,000	38.89%	10,000	25.00%	-1,000	-1.96%
	5	27,640	94.14%	27,430	92.76%	19,000	50.00%	17,000	42.50%	6,000	11.76%
	6	21,440	80.72%	21,260	79.51%	14,000	41.18%	12,000	33.33%	7,000	17.07%
	7	N/A	N/A	N/A	N/A	9,000	29.03%	7,000	21.21%	1,000	2.56%
	8	14,890	57.03%	N/A	N/A	10,000	32.26%	8,000	24.24%	2,000	5.13%
	9	10,070	34.81%	11,260	40.59%	11,000	39.29%	9,000	30.00%	3,000	8.33%
U.S. HIGHWAY 90	1	9,250	42.53%	N/A	N/A	-1,000	-3.13%	-3,000	-8.82%	-5,000	-13.89%
	2	14,580	55.19%	16,770	69.21%	15,000	57.69%	9,000	28.13%	5,000	13.89%
	3	10,780	42.74%	N/A	N/A	N/A	N/A	5,000	16.13%	1,000	2.86%
	4	N/A	N/A	N/A	N/A	N/A	N/A	0	0.00%	1,000	2.94%
	5	9,780	38.78%	N/A	N/A	N/A	N/A	0	0.00%	1,000	2.94%
	6	11,780	46.71%	11,600	45.67%	12,000	48.00%	4,000	12.12%	5,000	15.63%
	7	9,340	35.03%	9,940	38.14%	4,000	12.50%	-1,000	-2.70%	0	0.00%
	8	14,350	69.49%	7,910	29.20%	-2,000	-5.41%	-4,000	-10.26%	2,000	6.06%
STATE HIGHWAY											
HIGHWAY 53	1	2,170	79.49%	1,890	62.79%	1,800	58.06%	1,000	25.64%	300	6.52%
MAJOR THOROUGHFARE											
CANAL ROAD	1	N/A	N/A	N/A	N/A	2,100	38.89%	1,200	19.05%	500	7.14%

Source: Mississippi Department of Transportation
 Gulf Coast Urbanized Area Traffic Maps
 1988-1998

JOSEPH A. LUSTECK & ASSOCIATES, INC.
 REAL ESTATE / PLANNING CONSULTANTS

**GULFPORT ROADS
PERCENT CHANGE IN AVERAGE DAILY TRAFFIC
1988-1998**

		1988-1998 CHANGE		1990-1998 CHANGE		1992-1998 CHANGE		1994-1998 CHANGE		1996-1998 CHANGE	
		NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT
COURTHOUSE RD.	1	1,370	28.96%	650	11.93%	500	8.93%	100	1.67%	600	10.91%
	2	660	8.64%	-690	-7.68%	600	7.79%	200	2.47%	-200	-2.35%
	3	-3,380	-21.86%	1,760	17.19%	1,000	9.09%	-1,000	-7.69%	1,000	9.09%
COWAN/	1	2,400	36.36%	2,170	31.77%	1,600	21.62%	600	7.14%	300	3.45%
	2	3,540	33.84%	3,120	28.68%	3,000	27.27%	1,000	7.69%	-3,000	-17.65%
LORRAINE ROAD	3	3,770	28.50%	N/A	N/A	0	0.00%	-1,000	-5.56%	0	0.00%
	4	5,420	39.91%	2,410	14.53%	1,000	5.56%	1,000	5.56%	-1,000	-5.00%
	5	2,980	58.20%	1,330	19.65%	2,500	44.64%	2,100	35.00%	-1,400	-14.74%
COUNTY FARM RD.	1	390	29.77%	540	46.55%	500	41.67%	300	21.43%	100	6.25%
	2	830	46.89%	770	42.08%	1,300	100.00%	800	44.44%	700	36.84%
	3	1,880	69.12%	2,380	107.21%	2,300	100.00%	1,200	35.29%	300	6.96%
	4	6,380	419.74%	N/A	N/A	1,800	29.51%	1,100	16.18%	400	5.33%
	5	210	9.17%	-370	-12.89%	400	19.05%	200	8.70%	200	8.70%
	6	980	34.75%	550	16.92%	1,100	40.74%	100	2.70%	0	0.00%
	7	940	50.54%	910	48.15%	900	47.37%	700	33.33%	100	3.70%
DEDEAUX ROAD	1	2,090	26.42%	1,540	18.20%	1,200	13.64%	700	7.53%	0	0.00%
	3	2,130	38.24%	2,150	38.74%	1,900	32.76%	1,100	16.67%	-600	-7.23%
JOHN CLARK RD.	1	N/A	N/A	N/A	N/A	700	38.89%	400	19.05%	100	4.17%
	2	N/A	N/A	N/A	N/A	N/A	N/A	-600	-18.18%	100	3.85%
O'NEAL ROAD	1	N/A	N/A	N/A	N/A	N/A	N/A	1,000	111.11%	100	5.56%
	2	N/A	N/A	N/A	N/A	2,000	58.82%	900	20.00%	600	12.50%
ORANGE GROVE RD.	1	N/A	N/A	N/A	N/A	-200	-9.09%	500	33.33%	100	5.26%
PASS ROAD	1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	2	5,650	29.20%	5,510	28.27%	4,000	19.05%	5,000	25.00%	3,000	13.64%
	3	4,950	26.05%	4,820	25.13%	2,000	9.09%	1,000	4.35%	0	0.00%

Source: Mississippi Department of Transportation
Gulf Coast Urbanized Area Traffic Maps
1988-1998

JOSEPH A. LUSTECK & ASSOCIATES, INC.
REAL ESTATE / PLANNING CONSULTANTS

9/5/00

GULFPORT ROADS
PERCENT CHANGE IN AVERAGE DAILY TRAFFIC
1988-1998

	1988-1998 CHANGE		1990-1998 CHANGE		1992-1998 CHANGE		1994-1998 CHANGE		1996-1998 CHANGE	
	NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT
THREE RIVERS RD.	1 830	224.32%	570	90.48%	540	81.82%	460	62.16%	360	42.86%
	2 7,530	116.38%	3,690	35.79%	4,000	40.00%	2,000	16.67%	-3,000	-17.65%
15TH STREET	1 790	78.22%	1,030	133.77%	1,040	136.84%	-200	-10.00%	100	5.86%
	2 -560	-9.09%	5,600	#DIV/0!	800	16.67%	300	5.66%	200	3.70%
	3 -580	-18.24%	-500	-16.13%	-300	-10.34%	-1,300	-33.33%	100	4.00%
	4 N/A	N/A	N/A	N/A	0	0.00%	-400	-4.17%	-800	-8.00%
	5 3,030	59.76%	240	3.05%	-100	-1.22%	-1,200	-12.90%	-100	-1.22%
	6 -610	-12.18%	700	18.92%	700	18.92%	200	4.76%	100	2.33%
28TH STREET	1 2,210	31.17%	2,670	40.27%	2,400	34.78%	1,100	13.41%	400	4.9%
	2 N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	3 670	7.85%	420	4.78%	-200	-2.13%	-800	-8.00%	400	4.55%
	4 -5,870	-39.48%	1,340	17.49%	1,000	12.50%	-6,000	-40.00%	400	4.55%
	5 2,180	29.38%	370	4.01%	1,600	20.00%	1,200	14.29%	900	10.34%
	6 -280	-10.07%	-880	-26.04%	-100	-3.85%	-300	-10.71%	-200	-7.41%
30TH AVENUE	1 -520	-8.36%	-1,270	-18.22%	2,100	58.33%	1,000	21.28%	300	5.56%
	2 1,810	28.33%	2,420	41.87%	2,200	36.67%	1,300	18.84%	300	3.80%
33RD AVENUE	1 2,110	39.89%	1,660	28.92%	1,400	23.33%	700	10.45%	-400	-5.13%
	2 1,090	72.19%	390	17.65%	400	18.18%	-600	-18.75%	100	4.00%
MINOR										
THOROUGHFARE										
BROAD AVENUE	1 -30	-0.53%	1,740	45.08%	900	19.15%	700	14.29%	1,500	36.59%
	2 1,340	21.75%	1,120	17.55%	0	0.00%	400	5.63%	-2,500	-25.00%
HEWES AVE.	1 4,710	124.27%	2,860	50.71%	2,600	44.07%	2,600	44.07%	1,400	19.72%
	2 450	7.69%	-120	-1.87%	1,200	23.53%	800	14.55%	200	3.28%
	3 750	12.61%	840	14.33%	-300	-4.29%	-700	-9.45%	-600	-8.22%
	4 1,230	26.91%	1,350	30.34%	1,200	26.09%	1,100	23.40%	300	5.45%

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 Gulf Coast Urbanized Area Traffic Maps
 1988-1998

JOSEPH A. LUSTECK & ASSOCIATES, INC.
 REAL ESTATE / PLANNING CONSULTANTS

GULFPORT ROADS
PERCENT CHANGE IN AVERAGE DAILY TRAFFIC
1988-1998

9/5/00

	1988-1998 CHANGE		1990-1998 CHANGE		1992-1998 CHANGE		1994-1998 CHANGE		1996-1998 CHANGE		
	NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT	
JOHN Q. ADAMS ST.	1	3,110	59.92%	2,530	43.85%	2,600	45.61%	1,400	20.29%	300	3.75%
	2	-370	-14.98%	N/A	N/A	-100	-4.55%	0	0.00%	100	5.00%
JOHN ROSS ROAD	1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
LEWIS AVENUE	1	-170	-11.56%	-80	-5.80%	-200	-13.33%	-200	-13.33%	100	8.33%
	2	N/A	N/A	-280	-20.29%	420	61.76%	160	17.02%	0	0.00%
OLD HIGHWAY 49	1	60	18.75%	50	15.15%	-110	-22.45%	-280	-42.42%	-50	-11.63%
OLD PASS RD.	1	70	10.45%	120	19.35%	110	17.46%	70	10.45%	90	13.85%
	2	910	20.27%	1,520	39.18%	1,600	42.11%	-500	-8.47%	300	5.88%
	3	1,320	7.47%	1,900	11.11%	3,000	18.75%	1,000	5.56%	2,000	11.76%
PRAATT AVENUE	1	-160	-20.00%	-140	-17.95%	-130	-16.88%	-240	-27.27%	-140	-17.95%
RAILROAD STREET	1	400	6.15%	170	2.53%	-400	-5.48%	1,100	18.97%	700	11.29%
	2	2,560	58.99%	2,410	53.67%	-400	-5.48%	3,500	102.64%	3,300	91.67%
	3	20	5.00%	10	2.44%	-110	-20.75%	90	27.27%	70	20.00%
	4	N/A	N/A	N/A	N/A	140	40.00%	0	0.00%	-40	-7.55%
	5	-1,720	-39.81%	-500	-16.13%	-400	-13.33%	-100	-3.70%	100	4.00%
	6	-280	-8.05%	-440	-12.09%	-700	-17.95%	-900	-21.95%	400	14.29%
	7	470	11.86%	870	23.97%	900	25.00%	900	25.00%	100	2.27%
	8	-340	-8.42%	-40	-1.07%	0	0.00%	200	5.71%	100	2.78%
	9	50	10.64%	N/A	N/A	140	36.84%	60	13.04%	30	6.12%
	10	-1,230	-48.62%	-1,610	-55.33%	340	35.42%	200	18.18%	200	18.18%
RIPPY ROAD	1	-3,790	-34.80%	N/A	N/A	-2,600	-26.80%	2,400	51.06%	300	4.41%
	2	6,010	66.85%	4,750	46.34%	4,000	36.36%	4,000	36.36%	1,000	7.14%
ROBINSON ROAD	1	N/A	N/A	N/A	N/A	1,200	54.55%	900	36.00%	100	3.03%
SERVICE DRIVE	1	3,960	15.21%	6,250	26.32%	4,000	15.38%	-1,000	-3.23%	-3,000	-9.09%
Source: Mississippi Department of Transportation Gulf Coast Urbanized Area Traffic Maps 1988-1998											
JOSEPH A. LUSTECK & ASSOCIATES, INC. REAL ESTATE / PLANNING CONSULTANTS											
4											

Source: Mississippi Department of Transportation
Gulf Coast Urbanized Area Traffic Maps
1988-1998

JOSEPH A. LUSTECK & ASSOCIATES, INC.
REAL ESTATE / PLANNING CONSULTANTS

**GULFPORT ROADS
PERCENT CHANGE IN AVERAGE DAILY TRAFFIC
1988-1998**

5/6/00

	1988-1998 CHANGE		1990-1998 CHANGE		1992-1998 CHANGE		1994-1998 CHANGE		1996-1998 CHANGE		
	NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT	
WASHINGTON AVE.	1	3,700	58.73%	2,900	40.85%	0	0.00%	0	0.00%	1,600	19.05%
	2	2,170	28.07%	1,900	23.75%	2,200	28.57%	1,700	20.73%	1,200	13.79%
	3	1,370	24.77%	570	9.00%	2,000	40.82%	1,700	32.69%	0	0.00%
13TH STREET	1	-810	-11.23%	N/A	N/A	-800	-11.11%	200	3.23%	300	4.92%
	2	2,410	54.90%	840	14.09%	600	9.68%	900	15.25%	400	6.25%
	3	N/A	N/A	N/A	N/A	200	6.45%	0	0.00%	1,000	43.48%
17TH STREET	1	630	30.43%	890	49.17%	900	50.00%	200	8.00%	100	3.85%
	2	-3,980	-41.12%	2,220	63.79%	-2,400	-29.63%	-1,000	-14.93%	-1,500	-20.83%
19TH STREET	1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	2	20	0.45%	-680	-12.79%	800	21.62%	200	4.65%	-100	-2.17%
	3	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
22ND STREET	1	-100	-5.00%	70	3.83%	200	11.76%	0	0.00%	-100	-5.00%
	2	-1,160	-29.29%	900	47.37%	800	40.00%	600	27.27%	800	40.00%
25TH STREET	1	1,640	24.62%	550	7.10%	400	5.06%	0	0.00%	400	5.06%
	2	-1,780	-11.28%	3,210	29.75%	2,000	16.67%	1,000	7.69%	0	0.00%
34TH STREET	1	1,650	27.21%	760	10.64%	1,300	19.70%	500	6.76%	0	0.00%
	2	720	12.68%	-130	-1.99%	2,100	48.84%	1,200	23.08%	900	16.36%
20TH AVENUE	1	510	36.69%	N/A	N/A	700	58.33%	700	58.33%	900	90.00%
	2	570	24.46%	220	8.21%	600	26.09%	800	38.10%	600	26.09%
21ST AVENUE	1	-980	-28.16%	-610	-19.61%	-600	-19.35%	-300	-10.71%	100	4.17%
25TH AVENUE	1	8,750	43.49%	8,650	42.51%	3,000	11.54%	1,000	3.57%	-1,000	-3.33%
	2	13,190	95.51%	13,090	94.10%	N/A	N/A	N/A	N/A	8,000	42.11%
27TH AVENUE	1	940	35.34%	990	37.93%	1,000	38.46%	600	20.00%	100	2.86%

Source: Mississippi Department of Transportation
Gulf Coast Urbanized Area Traffic Maps
1988-1998

JOSEPH A. LUSTECK & ASSOCIATES, INC.
REAL ESTATE / PLANNING CONSULTANTS

9/5/00

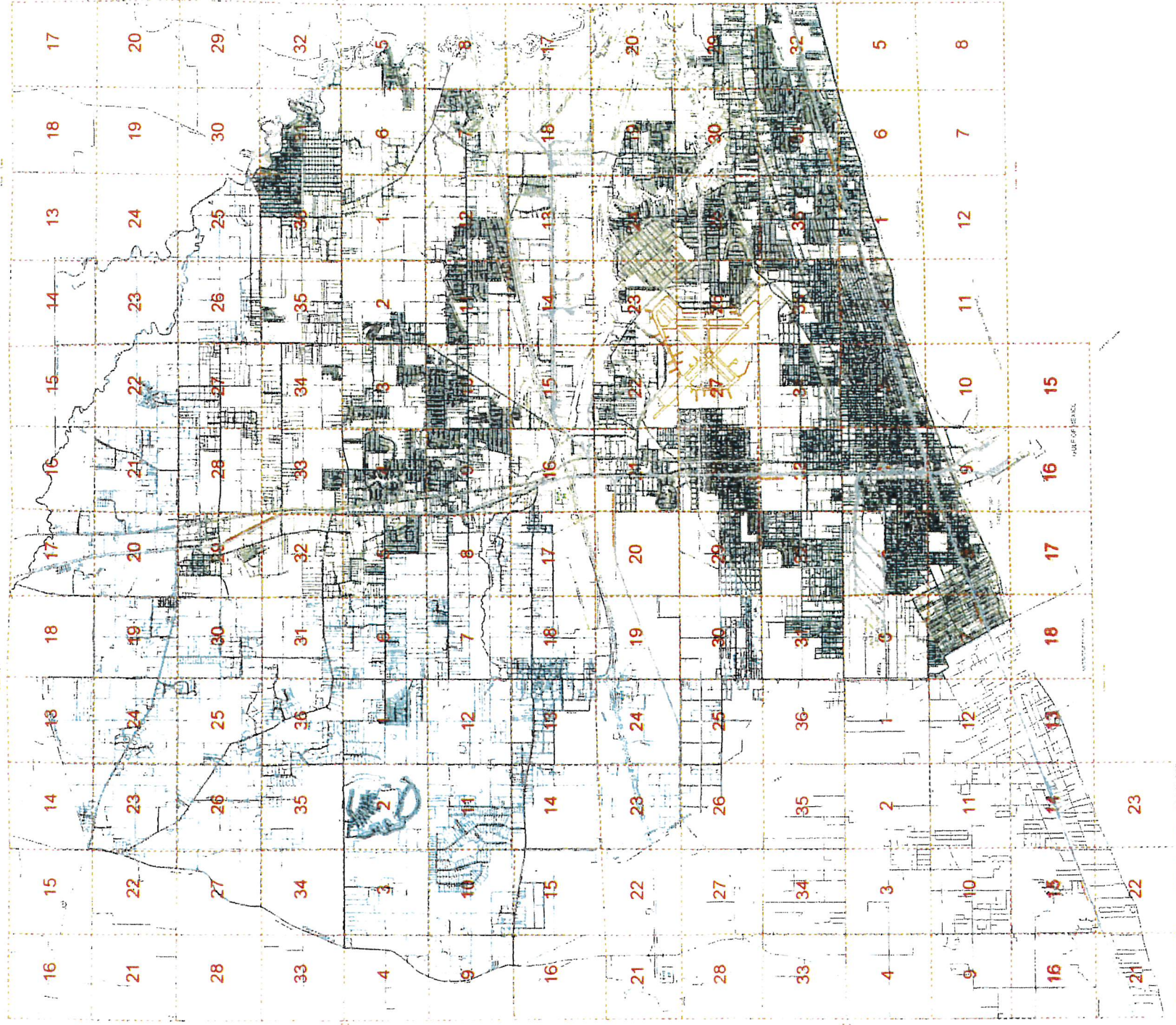
**GULFPORT ROADS
PERCENT CHANGE IN AVERAGE DAILY TRAFFIC
1988-1998**

	1988-1998 CHANGE		1990-1998 CHANGE		1992-1998 CHANGE		1994-1998 CHANGE		1996-1998 CHANGE		
	NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT	
34TH AVENUE	1	1,470	27.07%	650	10.40%	800	13.11%	1,300	23.21%	900	15.00%
	2	1,340	30.04%	1,250	27.47%	1,700	41.46%	1,500	34.88%	900	18.37%
38TH AVENUE	1	600	22.22%	190	6.11%	300	10.00%	-200	-5.71%	-100	-2.94%
42ND AVENUE	1	370	17.37%	-90	-3.47%	100	4.17%	-100	-3.85%	100	4.17%

Source: Mississippi Department of Transportation.
Gulf Coast Urbanized Area Traffic Maps
1988-1998

JOSEPH A. LUSTECK & ASSOCIATES, INC.
REAL ESTATE / PLANNING CONSULTANTS

I-1 CITY OF GULFPORT COMPREHENSIVE PLAN PLANNING AREA DELINEATION

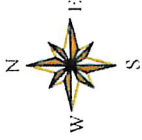


LEGEND

GULFPORT CORPORATE LIMITS

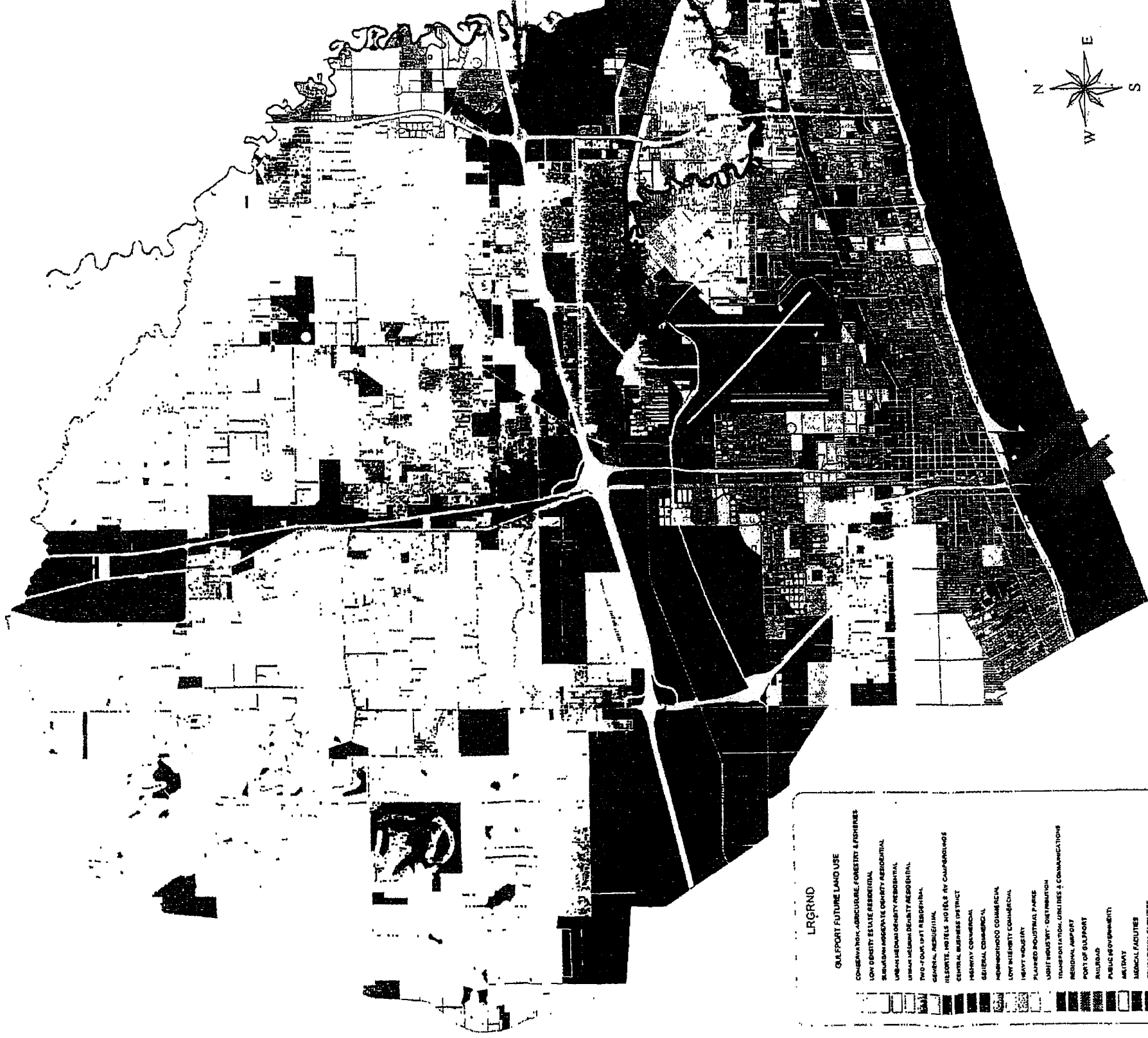
PLANNING AREA

JOSEPH A. LUSTECK & ASSOCIATES, INC.
REAL ESTATE CONSULTANTS
POST OFFICE BOX 1008
JACKSON, MISSISSIPPI 39215
TEL: 601-957-2511
HURLEMAN, MISSISSIPPI 39157
601-957-2511 PHONE 601-957-9130 FAX
LUSTECK-PLANNING@jla-inc.com



THIS MAP ACCURATE FOR PLANNING PURPOSES ONLY

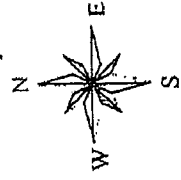
IV-3 CITY OF GULFPORT COMPREHENSIVE PLAN FUTURE LAND USE



LEGEND

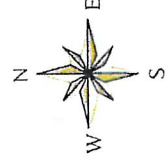
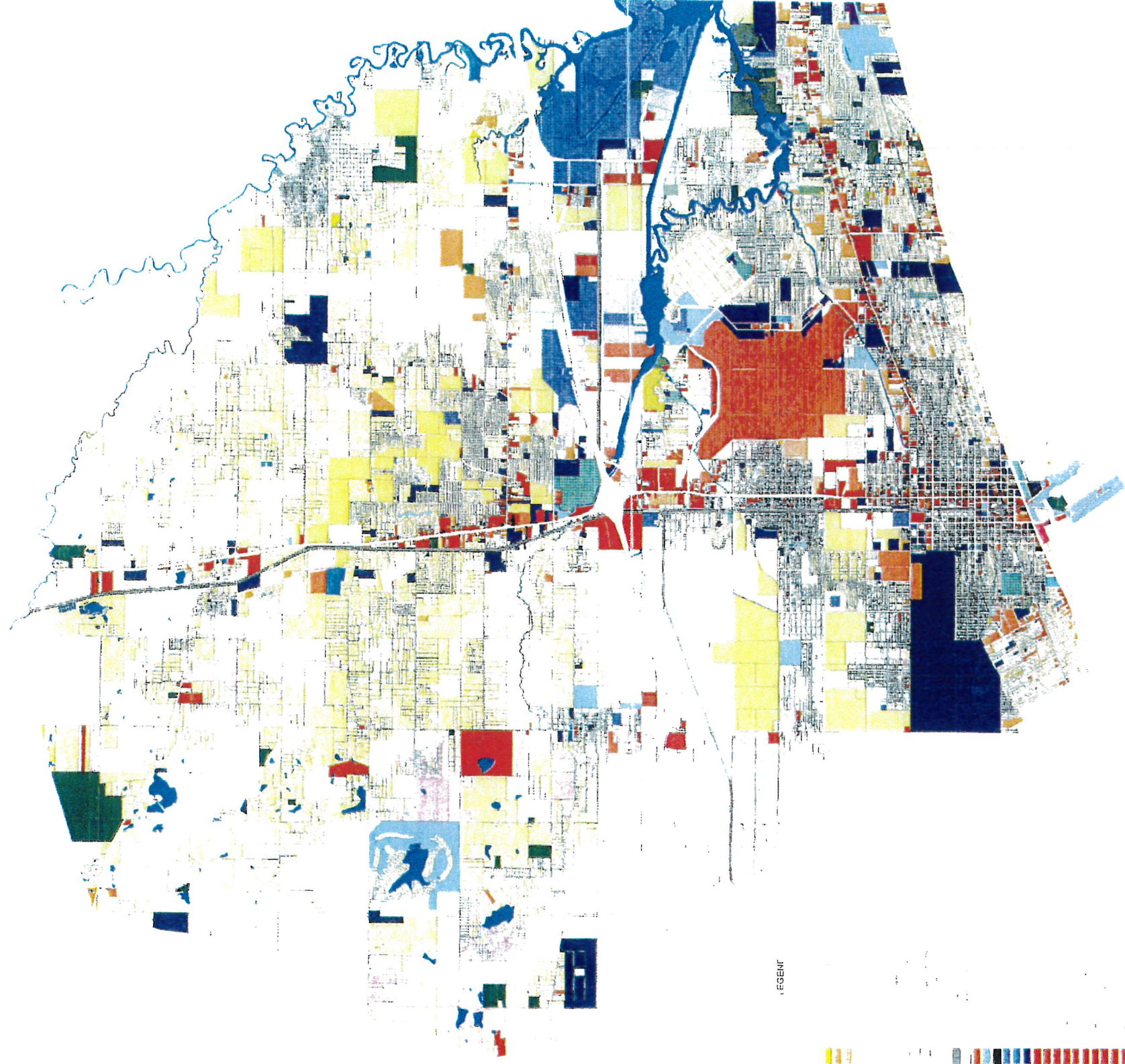
GULFPORT FUTURE LAND USE

CONSERVATION, AGRICULTURE, FORESTRY & FISHING	RESORTS, HOTELS, MOTELS, RV CAMPGROUNDS	RECREATION FACILITIES	RECREATION INSTITUTIONS
LOW DENSITY RESIDENTIAL	GENERAL BUSINESS DISTRICT	ACTIVITY	CIVIC, SOCIAL & PATRIOTIC ORGANIZATIONS
SUBURBAN MODERATE DENSITY RESIDENTIAL	HIGHWAY COMMERCIAL	MEDICAL FACILITIES	APPROVED PARKS
URBAN MODERATE DENSITY RESIDENTIAL	GENERAL COMMERCIAL	EDUCATIONAL FACILITIES	NATURAL PARKS
URBAN HIGH DENSITY RESIDENTIAL	NEIGHBORHOOD COMMERCIAL	RELIGIOUS INSTITUTIONS	GOLF COURSE
TWO-FAMILY RESIDENTIAL	LOW DENSITY COMMERCIAL	RECREATION INSTITUTIONS	PUBLIC ASSEMBLY
GENERAL RESIDENTIAL	HEAVY INDUSTRIAL	CIVIC, SOCIAL & PATRIOTIC ORGANIZATIONS	CEMETERY
RESORTS, HOTELS, MOTELS, RV CAMPGROUNDS	PLANNED INDUSTRIAL PARKS	RECREATION INSTITUTIONS	WATER
GENERAL BUSINESS DISTRICT	LIGHT INDUSTRIAL - DISTRIBUTION	RECREATION INSTITUTIONS	RAILROAD
HIGHWAY COMMERCIAL	TRANSPORTATION UTILITIES & COMMUNICATIONS	RECREATION INSTITUTIONS	
GENERAL COMMERCIAL	PORT OF GULFPORT	RECREATION INSTITUTIONS	
NEIGHBORHOOD COMMERCIAL	RAILROAD	RECREATION INSTITUTIONS	
LOW DENSITY COMMERCIAL	ACTIVITY	RECREATION INSTITUTIONS	
HEAVY INDUSTRIAL	MEDICAL FACILITIES	RECREATION INSTITUTIONS	
PLANNED INDUSTRIAL PARKS	EDUCATIONAL FACILITIES	RECREATION INSTITUTIONS	
LIGHT INDUSTRIAL - DISTRIBUTION	RELIGIOUS INSTITUTIONS	RECREATION INSTITUTIONS	
TRANSPORTATION UTILITIES & COMMUNICATIONS	CIVIC, SOCIAL & PATRIOTIC ORGANIZATIONS	RECREATION INSTITUTIONS	
PORT OF GULFPORT	APPROVED PARKS	RECREATION INSTITUTIONS	
RAILROAD	NATURAL PARKS	RECREATION INSTITUTIONS	
ACTIVITY	GOLF COURSE	RECREATION INSTITUTIONS	
MEDICAL FACILITIES	PUBLIC ASSEMBLY	RECREATION INSTITUTIONS	
EDUCATIONAL FACILITIES	CEMETERY	RECREATION INSTITUTIONS	
RELIGIOUS INSTITUTIONS	WATER	RECREATION INSTITUTIONS	
CIVIC, SOCIAL & PATRIOTIC ORGANIZATIONS	RAILROAD	RECREATION INSTITUTIONS	
APPROVED PARKS		RECREATION INSTITUTIONS	
NATURAL PARKS		RECREATION INSTITUTIONS	
GOLF COURSE		RECREATION INSTITUTIONS	
PUBLIC ASSEMBLY		RECREATION INSTITUTIONS	
CEMETERY		RECREATION INSTITUTIONS	
WATER		RECREATION INSTITUTIONS	
RAILROAD		RECREATION INSTITUTIONS	



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GULFPORT, MISSISSIPPI 39501
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FAX (601) 833-1112
WWW.JALUTERICK.COM

IV - 1
CITY OF GULFPORT
COMPREHENSIVE PLAN
EXISTING LAND USE



JOSEPH A. LUSTECK & ASSOCIATES, INC.
REAL ESTATE / PLANNING CONSULTANTS
1000 NORTH PARK DRIVE
SUITE 200
GULFPORT, MISSISSIPPI 39211
PHONE: (601) 731-1111
FAX: (601) 731-1112
WWW.LUSTECK-PLANNING.COM

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John 1st Judicial District
Instrument 2017 3058 D -J1
Filed/Recorded 5/16/2017 08:55 A
Total Fees \$ 12.00
6 Pages Recorded

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Virgil G. Gillespie, Esq.
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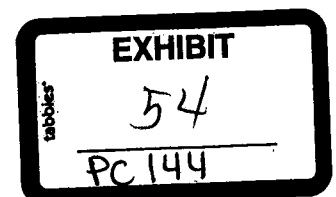
STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT

ACCESS COVENANT

GRANTOR: 9P HOLDING, LLC
12435 Plunkett Road
Gulfport, MS 39503
(228) 760-3773

GRANTEE: CITY OF GULFPORT, MISSISSIPPI
P.O. Box 1780
Gulfport, MS 39502
Phone: (228) 868-5700

INDEX IN: The East $\frac{1}{2}$ of the NW $\frac{1}{4}$ and in the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of 30-7-10



ACCESS COVENANT

WHEREAS, 9P Holding, LLC (herein "Grantor") is the owner of certain property lying and being situated in the City of Gulfport, Mississippi, and more definitely described in Exhibit "A" hereto as parcels A, C, D, E and F; and

WHEREAS, parcels A, C, D, E and F have been rezoned from R2 to B1; and

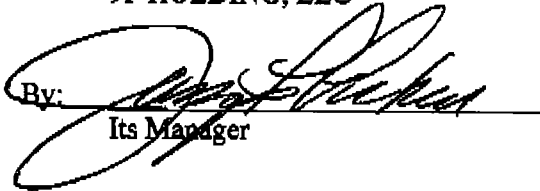
WHEREAS, for valuable consideration and forbearance, all being more than adequate consideration for this covenant, the Grantor desires to covenant with the City of Gulfport, the citizens of the City of Gulfport and the general public that access will be restricted as to parcels A, B, C, D, E and F described in Exhibit "A" attached hereto; and

NOW THEREFORE, for and in consideration of Ten and 00/100 Dollars (\$10.00) and other valuable consideration, the sufficiency of which is hereby acknowledged, Grantor does hereby convey to the City of Gulfport, its citizens and the general public, this Access Covenant restricting and limiting ingress and/or egress to parcels A, C, D, E and F to Cowan/Lorraine Road (Highway 605).

NOTWITHSTANDING anything aforesaid, in the event parcels A, C, D, E and/or F, or any one of them, are ever zoned R2 (or a residential use consistent with present R2 zoning in the City of Gulfport) then, in that event only, residential access may be allowed to and from Carl Legett Road. The purpose of this access covenant is to deny any and all commercial access to and from Carl Legett Road and restricting the same to Cowan/Lorraine Road (Highway 605) for any commercially zoned parcels described in Exhibit "A."

WITNESS the signature of the Grantor, this the 15 day of May 2017.

9P HOLDING, LLC

By: 
Its Manager

STATE OF MISSISSIPPI
COUNTY OF HARRISON

PERSONALLY came and appeared before me, the undersigned authority in and for the above-mentioned county and state, Jacques Pueheu, who acknowledged that he/she is the manager of 9P Holding, LLC, and that acting for and on behalf of said limited liability company, he/she signed, delivered and executed the above and foregoing instrument after having been duly authorized to so act.

GIVEN under my hand and official seal of office, this the 15 day of May 2017.

Virgil G. Gillespie
NOTARY PUBLIC

My commission expires



EXHIBIT A**Parcel A:**

A PARCEL OF LAND SITUATED IN THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 7 SOUTH, RANGE 10 WEST, CITY OF GULFPORT, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A CONCRETE RIGHT-OF-WAY MARKER FOUND ON THE WEST MARGIN OF COWAN-LORRAINE ROAD, SAID MARKER BEING 262.08 FEET WEST AND 7.93 FEET SOUTH OF AN IRON PIPE FOUND AT THE ORIGINAL SOUTHEAST CORNER OF THE FLORAL HILLS MEMORIAL CEMETERY, SAID MARKER HAVING THE FOLLOWING STATE PLANE COORDINATES (MS EAST ZONE, NAD83 IN FEET) NORTH 330838.92, EAST 922924.85; THENCE ALONG SAID WEST MARGIN OF COWAN-LORRAINE ROAD. S10°25'49"E 35.00' TO THE POINT OF BEGINNING; THENCE FURTHER ALONG SAID WEST MARGIN, S10°25'49"E 77.68' TO A CONCRETE RIGHT-OF-WAY MARKER FOUND; THENCE FURTHER ALONG SAID WEST MARGIN, S07°42'07"E 70.80' TO AN IRON ROD FOUND; THENCE FURTHER ALONG SAID WEST MARGIN, S08°40'16"E 70.99' TO AN IRON ROD FOUND; THENCE FURTHER ALONG SAID WEST MARGIN, S06°42'52"E 65.96' TO A CONCRETE RIGHT-OF-WAY MARKER FOUND; THENCE FURTHER ALONG SAID WEST MARGIN, S04°24'14"E 163.56' TO A CONCRETE RIGHT-OF-WAY MARKER FOUND; THENCE FURTHER ALONG SAID WEST MARGIN, S22°25'54"E 133.74' TO A CONCRETE RIGHT-OF-WAY MARKER FOUND; THENCE FURTHER ALONG SAID WEST MARGIN, S09°06'53"E 42.88' TO THE NORTH MARGIN OF AN ARTIFICIAL LAKE OF BAYOU BERNARD; THENCE ALONG SAID NORTH MARGIN IN A SOUTHWESTERLY DIRECTION TO A POINT BEING S67°21'16"W 220.39'; THENCE N10°38'16"W 232.23'; THENCE N15°53'38"W 74.75'; THENCE N28°46'39"W 84.90'; THENCE N43°33'31"W 97.75'; THENCE N56°16'10"W 60.01'; THENCE N60°10'20"W 53.78'; THENCE N36°26'58"W 38.71'; THENCE N04°53'21"W 43.54'; THENCE N72°04'11"E 400.14' TO THE POINT OF BEGINNING, CONTAINING 162,747.88 SQUARE FEET OR 3.736 ACRES.

5

There Is No Parcel B.

Parcel C (Tax Parcel No. 1010D-01-009.004):

BEGINNING 799.1 FEET EAST AND 357.9 FEET SOUTH OF INTERSECTION OF EAST MARGIN OF OLD LORRAINE ROAD AND SOUTH MARGIN OF TAYLOR ROAD ON WESTERLY MARGIN OF NEW COWAN-LORRAINE ROAD; THENCE SOUTHEASTERLY ALONG ROAD 870 FEET MORE OR LESS; THENCE SOUTH 28° WEST 72.7 FEET; THENCE SOUTH 79° WEST 78.7 FEET; THENCE NORTH 10° WEST 149.3 FEET; THENCE SOUTH 67° WEST 166.6 FEET; THENCE NORTH 25° WEST 5 FEET; THENCE NORTH 67° EAST 99 FEET; THENCE NORTH 22° WEST 219.9 FEET; THENCE NORTH 13.1 FEET; THENCE NORTH 67° EAST 119.1 FEET; THENCE NORTH 524 FEET MORE OR LESS TO POINT OF BEGINNING PART OF EAST ½ OF NORTHWEST 1/4 OF SECTION 30-7-10.

Parcel D (Tax Parcel No. 1010D-01-009.000):

COMMENCE AT ORIGINAL SOUTHEAST CORNER OF FLORAL HILLS MEMORIAL CEMETERY; THENCE WEST 233.4 FEET; THENCE SOUTH 72° WEST 81.9 FEET TO POINT OF BEGINNING ON WEST MARGIN OF NEW COWAN-LORRAINE ROAD; THENCE SOUTH 72° WEST 379.7 FEET; THENCE NORTH 4° WEST 85.1 FEET; THENCE NORTH 68° EAST 40 FEET; THENCE NORTH 70° EAST 101.6 FEET; THENCE NORTH 83° EAST 155.9 FEET; THENCE NORTH 79° EAST 78.7 FEET TO ROAD; THENCE SOUTH 4° EAST ALONG ROAD 52.5 FEET TO POINT OF BEGINNING. PART OF SOUTHEAST 1/4 OF NORTHWEST 1/4 OF SECTION 30-7-10.

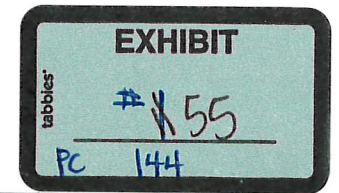
Parcel E (Tax Parcel No. 1010D-01-009.006):

COMMENCE AT SOUTHEAST CORNER OF FLORAL HILLS MEMORIAL CEMETERY; THENCE WEST 233.4 FEET; THENCE SOUTH 73° WEST 81.9 FEET; THENCE NORTH 4° WEST 52.5 FEET; THENCE SOUTH 79° WEST 78.7 FEET; THENCE SOUTH 83° WEST 134.71 FEET TO POINT OF BEGINNING SOUTH 83° WEST 21.2 FEET; THENCE SOUTH 70° WEST 101.6 FEET; THENCE NORTH 22° WEST 100 FEET; THENCE NORTH 67° EAST 115.1 FEET; THENCE SOUTH 25° EAST 109.9 FEET TO POINT OF BEGINNING. BEING PART OF EAST 1/2 OF WEST 1/4 OF SECTION 30-7-10.

6

Parcel F (Tax Parcel No. 1010D-01-009.005):

COMMENCE AT SOUTHEAST CORNER OF FLORAL HILLS MEMORIAL CEMETERY; THENCE WEST 233.4 FEET; THENCE SOUTH 73° WEST 81.9 FEET TO THE WEST MARGIN OF THE NEW COWAN-LORRAINE ROAD; THENCE NORTH 4° WEST ALONG SAID ROAD RIGHT-OF-WAY 52.5 FEET; THENCE SOUTH 79° WEST 78.7 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 83° WEST 134.7 FEET; THENCE NORTH 25° WEST 109.9 FEET; THENCE NORTH 67° EAST 166.6 FEET; THENCE SOUTH 10° EAST 149.3 FEET TO THE POINT OF BEGINNING.

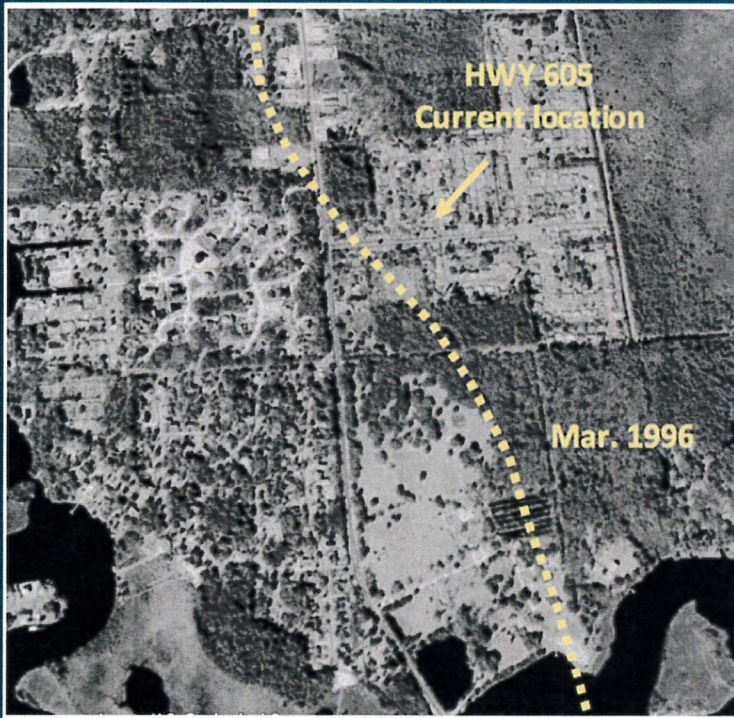


Application to Rezone Property on West Side of HWY 605 & South of W. Taylor Rd Case Number 1712PC144

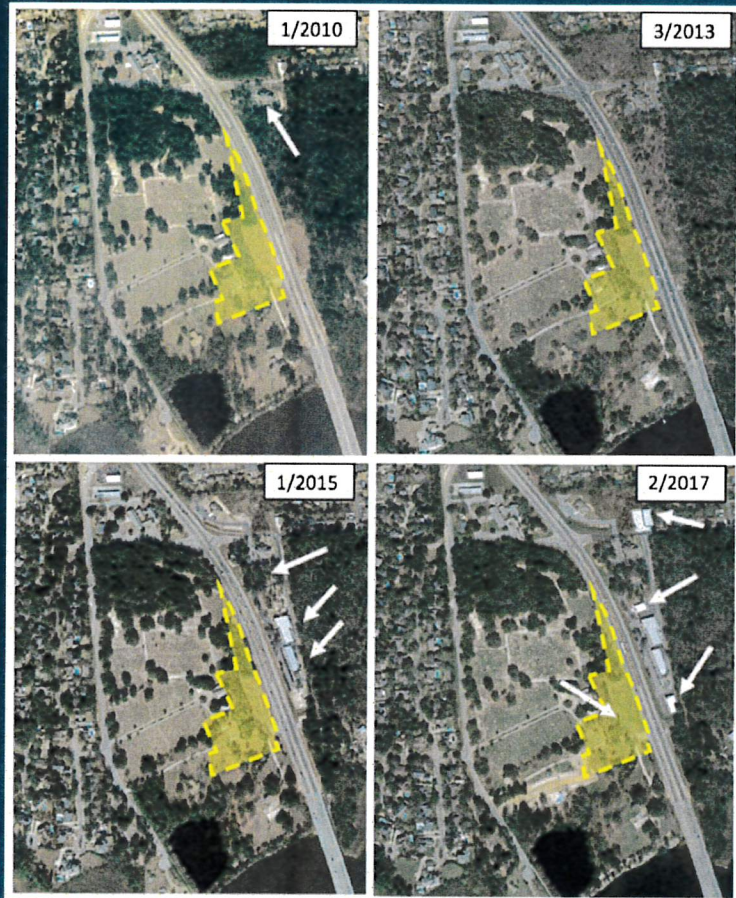
Donovan Scruggs, AICP
December 14, 2017



Corridor's History



Snapshots of 2010 to present day

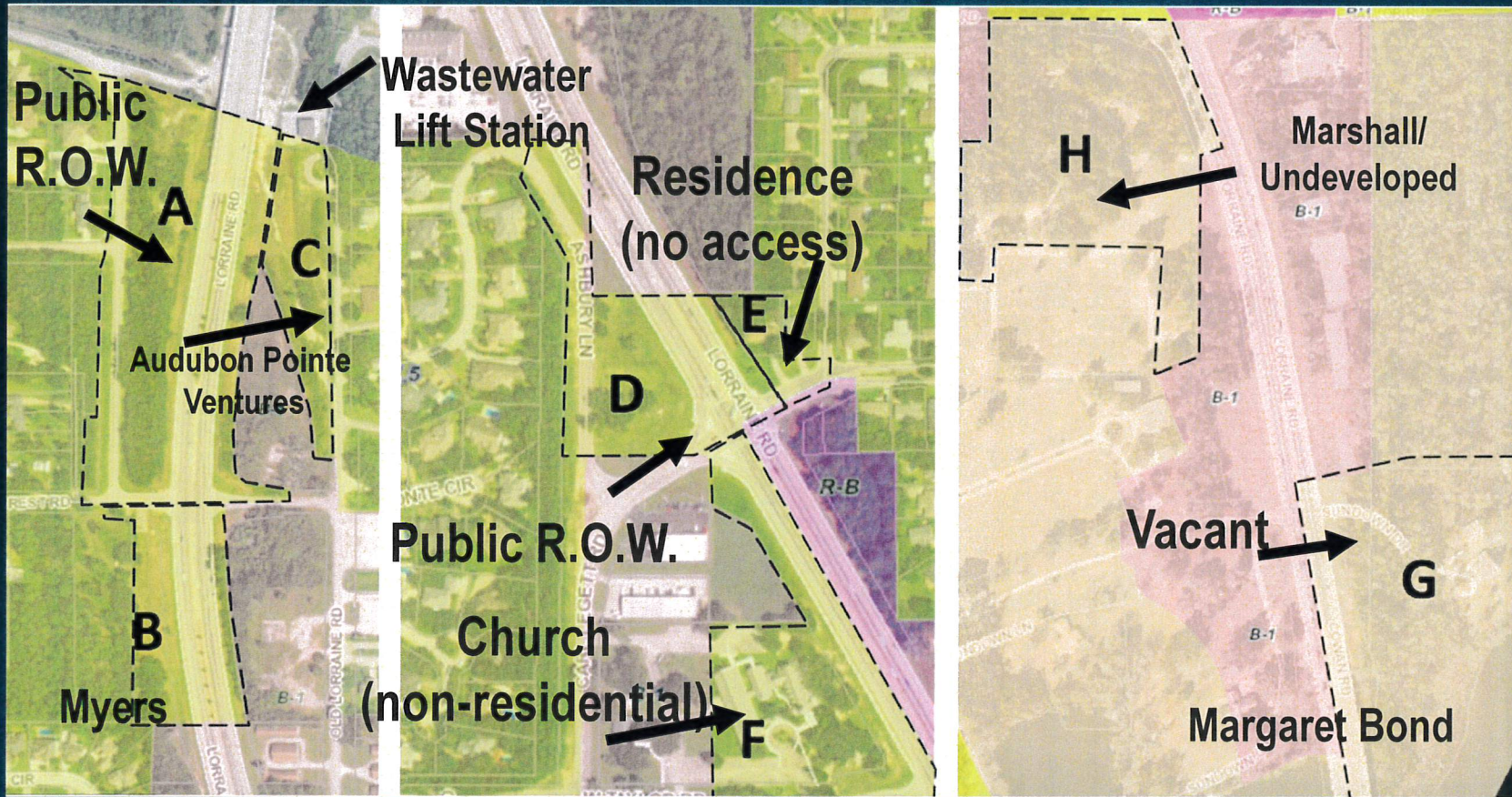


Traffic and Congestion



- Traffic counts rank Highway 605 as one of busiest corridors (behind Hwy 49 and Pass Road east of Highway 605)
- From 2010 to 2016, increases between 27% (north of site) and 33% (south of site).
- July 2017 - Traffic Signal installed.

Residential Zoned Properties



No update to Comprehensive Plan to amend area or Future Land Use Map.

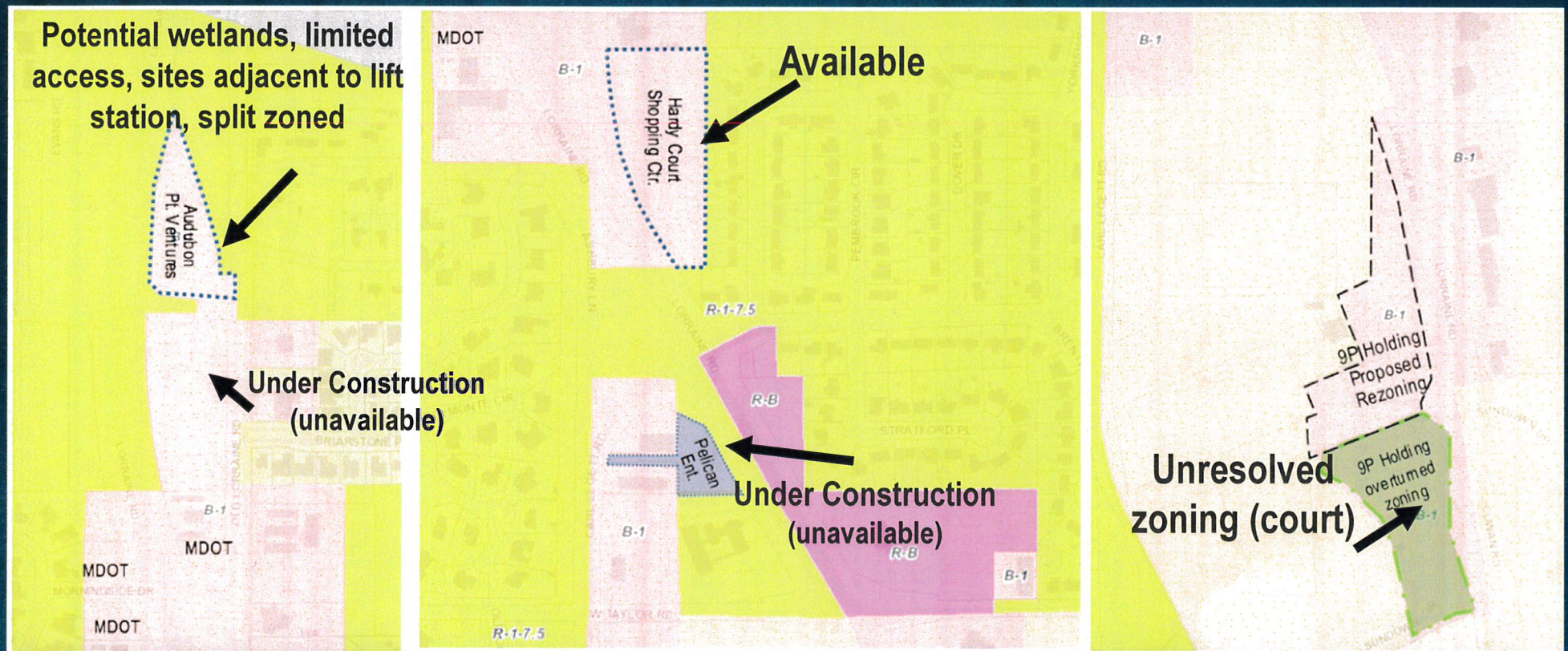
The City has not amended or adopted changes to its Comprehensive Plan to address the corridor's construction.

Change in Character should be based on the character of the area prior to the construction of Highway 605.

No Public Need for Additional Residential Development

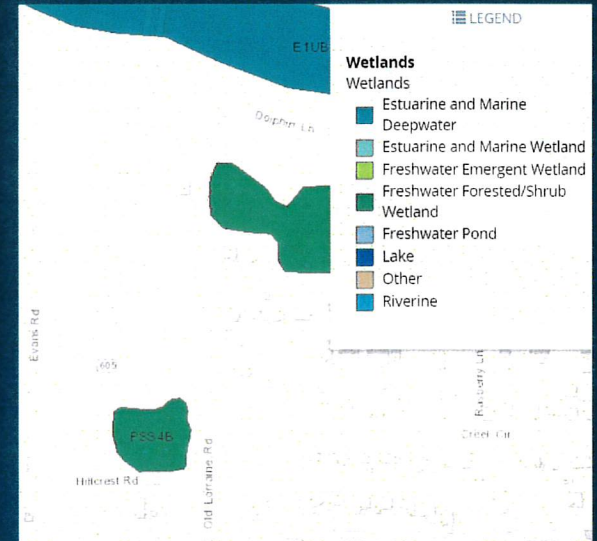
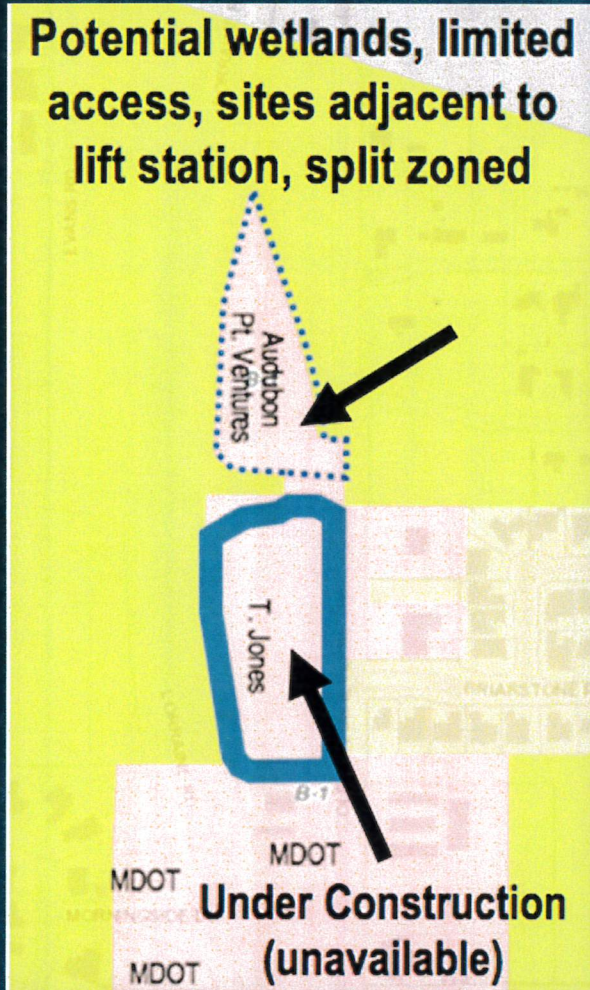
- Report commissioned by GRPC shows a vacancy rate of 7% for multifamily residential in Gulfport. Based on 'slow' growth of the coast, this represents a surplus of units. There is no public need for additional units.
- There has been no residential development along the corridor since its construction. Nearby homes were constructed prior to highways reconfiguration.

Commercial sites along the corridor

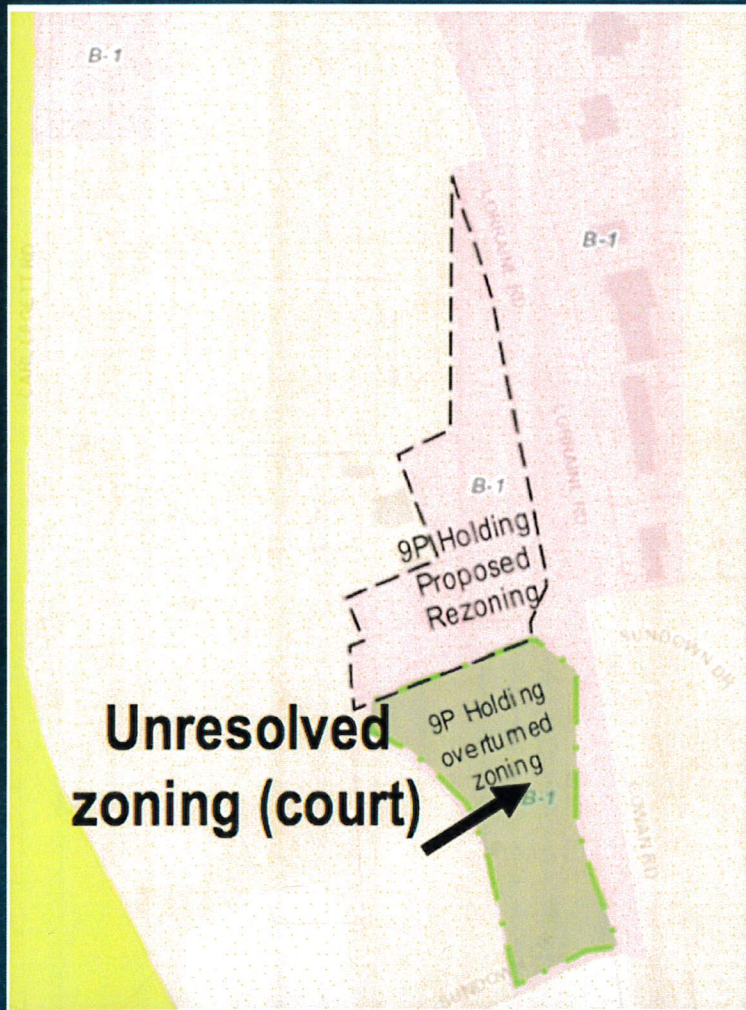


Site and Regulatory concerns

Potential wetlands, limited access, sites adjacent to lift station, split zoned



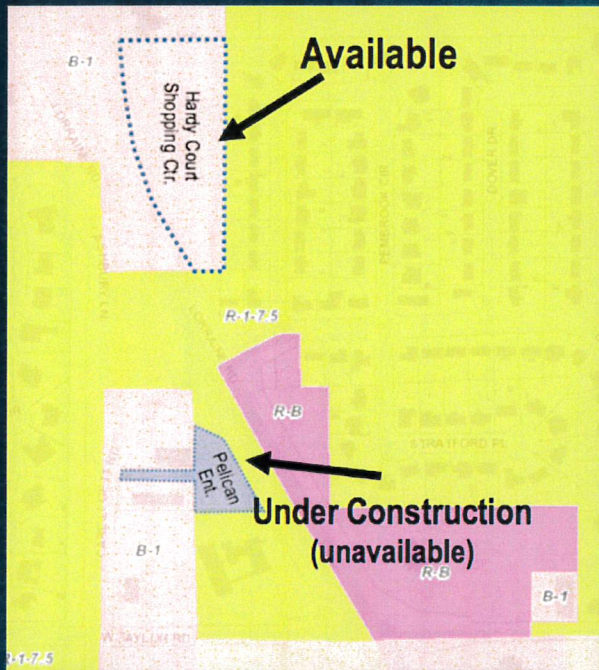
Under construction



Site approved by Gulfport but recently overturned in Circuit Court. Building was constructed and additional permits are pending, but are not being processed.



Construction Underway for Pelican Enterprises/Negrotto's



Hardy Court Shopping Center only commercial site available for development.

Public Need for Additional Commercial Areas

- As detailed, there is only one available commercially zoned, development ready site along the corridor.
- Three (3) sites currently in construction. At least one project in permitting stages.
- Five (5) new buildings completed within the past two years.
- Build-out of commercial properties is likely within 12 months.

Rezoning Along the Corridor



2007 – Bridgewater/Dermatology Clinic Coast / B-1

2011 – Coast Allergy and Sinus Clinic / B-1

2015 – Taunt, State Farm, MS Smiles / R-B

2016 – Palazzo CPA and Edward Jones/ B-1*

2017 – 9P Holding/ B-1*

*failed to properly identify Public Need - Overturned

Construction Currently Underway along Corridor

Presently three sites are under construction along the corridor. These include:

- Dental Clinic at SE quadrant of Carl Legett and Hwy 605 (upper)
- Jones Dental Clinic (center)
- Negrotto's site on west side of Hwy 605 at Carl Legett (lower)



To promote this project the Harrison County Board of Supervisors Adopted a Tax Increment Financing Plan/Bonding Project in January 2017

A RESOLUTION APPROVING THE ADOPTION AND IMPLEMENTATION OF THE BRIDGEWATER BAY PROJECT TAX INCREMENT FINANCING PLAN, HARRISON COUNTY, MISSISSIPPI 2016

WHEREAS, under the power and authority granted by the laws of the State of Mississippi and particularly under Chapter 45 of Title 21, Mississippi Code of 1972, as amended, the Governing Body, on December 5, 2016, did adopt a certain Resolution entitled:

RESOLUTION OF THE BOARD OF SUPERVISORS, HARRISON COUNTY MISSISSIPPI, DETERMINING THE NECESSITY FOR AND INVOKING THE AUTHORITY GRANTED TO MUNICIPALITIES AND COUNTIES BY THE LEGISLATURE WITH RESPECT TO TAX INCREMENT FINANCING AS SET FORTH IN CHAPTER 45 OF TITLE 21, MISSISSIPPI CODE OF 1972, AS AMENDED, DETERMINING THAT "THE BRIDGEWATER BAY PROJECT TAX INCREMENT FINANCING PLAN, HARRISON COUNTY, MISSISSIPPI 2016," IS A PROJECT ELIGIBLE FOR TAX INCREMENT FINANCING UNDER THE LAWS OF THE STATE, AND THAT A PUBLIC HEARING BE CONDUCTED IN CONNECTION WITH THE TAX INCREMENT FINANCING PLAN AND FOR RELATED PURPOSES.



Harrison County Adopted TIF Plan projects:

- \$560,000 in annual sales and ad valorem taxes:
- 175 new jobs; and
- Local investment of \$33 million

Summary: Change in Character

- Reconfiguration of Highway 605 caused shift from rural suburban to corridor commercial land uses.
- Development along the corridor has been exclusively commercial and nonresidential.
- Rezoning has occurred establishing the corridor as commercial.
- Three sites under construction and five completed within past 2 years.
- No residential development has occurred along the corridor since its construction.

Summary: Public Need

- Only ONE SITE is available for commercial development with no regulatory barriers. Only two sites are available in total.
- Rate of growth could easily 'build-out' all commercial properties available within 12 months.
- No residential development along corridor demonstrates residential designation is not appropriate.
- TIF Plan of county projects creation of 175 new jobs, \$560,000 in sales and ad valorem taxes, and \$33 million in construction costs.
- GCBC indicates the MS Coast has lagged behind other parts of states and economic expansion is needed.

Application to Rezone
Property on West Side of
HWY 605 &
South of W. Taylor Rd
Case Number 1712PC144

Donovan Scruggs, AICP
December 14, 2017

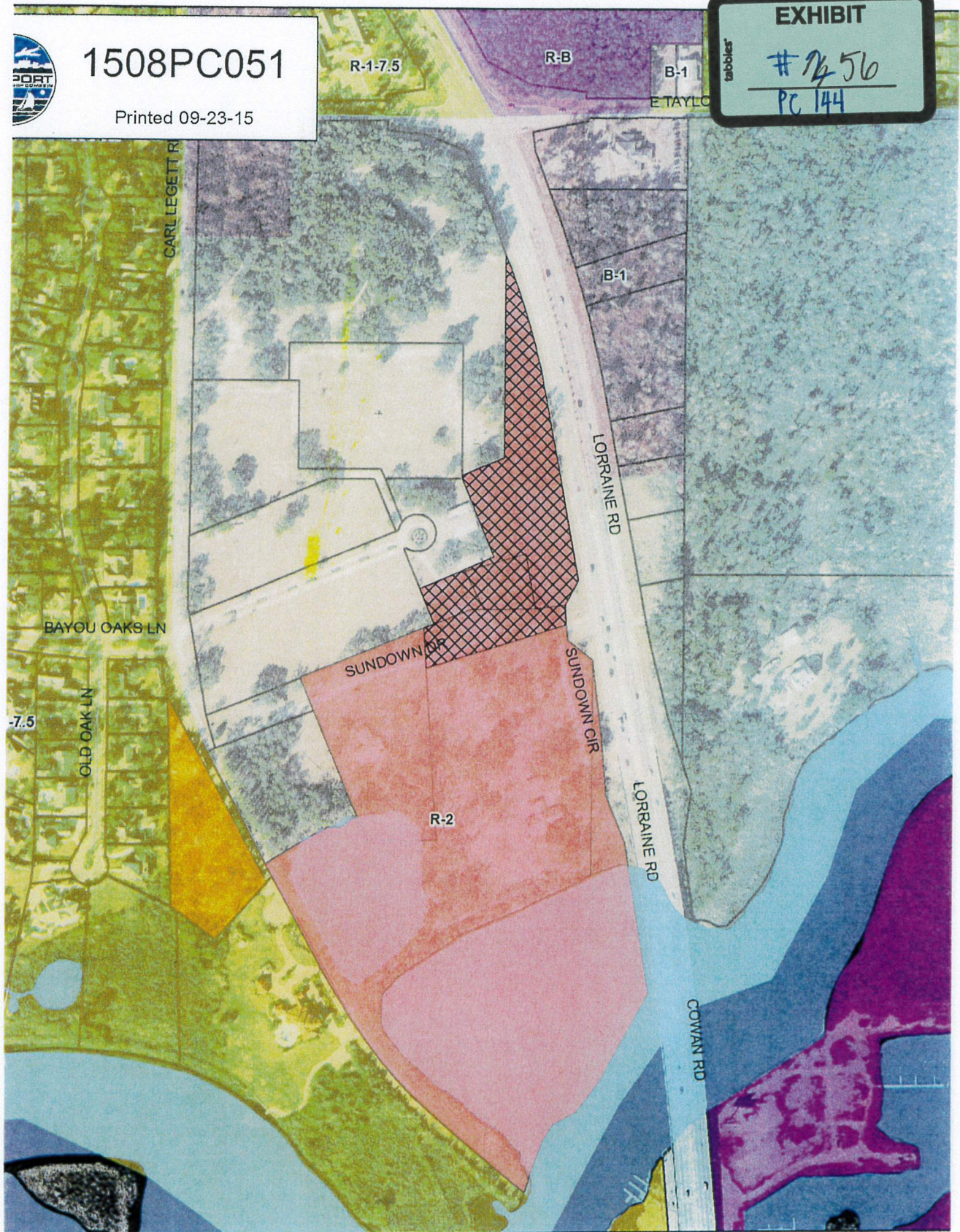


1508PC051

Printed 09-23-15

EXHIBIT

2456
PC 144



Current Proposal
Original Proposal
City Owned Properties
Minor/Residential

Parcels

0 125 250 500
Feet

1 inch = 3

DATA DISCLAIMER:
All information that is provided on this map is believed to be correct. However, it is assumed by the City of Gulfport for errors in substance or form of any of the information published on this map. The GIS Division, City of Gulfport, provides the information on this map as a service to the community and makes every effort possible to provide accurate information. However, no claims, promises, or guarantees about the accuracy, completeness, or adequacy of the information contained on this map are expressed or implied.

Planning Commission December 14, 2017

Gulf Coast Economic Indicators, Gulf Coast Business Council

Seven Focus points that give the picture of the Coastal Counties as it relates to the rest of the state and the Nation over the last 12 years.

- **Focus 1; Job Growth/Decline**
 - In the 16 ranked job sectors Mississippi is down in 5 but the Gulf coast is down in 10 showing the largest drop is in Construction.
 - USA growth is up, MS growth is up, Coastal Counties flat line
- **Focus 2; Economic Strength**
 - 10 cities in the south east were used as a comparison. Mobile, New Orleans, Nashville, Huntsville, Pensacola, Baton Rouge, Savana, Jackson, Hattiesburg, Gulfport –Biloxi. Gulfport –Biloxi are dead last and are the only one with a sharp downward trend.
- **Focus 3; Strength of Industry**
 - Under performing in 13 of the 20 categories measured.\
 - Lowest performing were construction and healthcare jobs
- **Focus 4; pre-Katrina job growth**
 - From 2004 to 2016 we are down by 11,265 jobs.
- **Focus 5; Occupational Trends**
 - Food service and sales positions are up
 - Military, Construction and Manufacturing (ship building) are down
- **Focus 6; Wages, wage growth**
 - We are dead last in wages and growth.
 - The surprising thing is that the state wage growth is far exceeding us so that MS overall may come off the bottom but not with us lagging behind.
- **Focus 7; Sales Tax**
 - Decline from 2007 for four straight years then flat lined ever since.

2011 COMPREHENSIVE PLAN

The current adopted COMPREHENSIVE PLAN

Signed petition documents from our original opposition that openly admits and allows rezoning fronting the highway.

**Access Covenant closing off commercial traffic to
Carl Legget road**

**TRANSCRIPTS
AUGUST 2015
SEPTEMBER 2015**

**PUBLIC RECORDS REQUEST FOR
RB and B1**

Comparison map of current vs old Cowan road

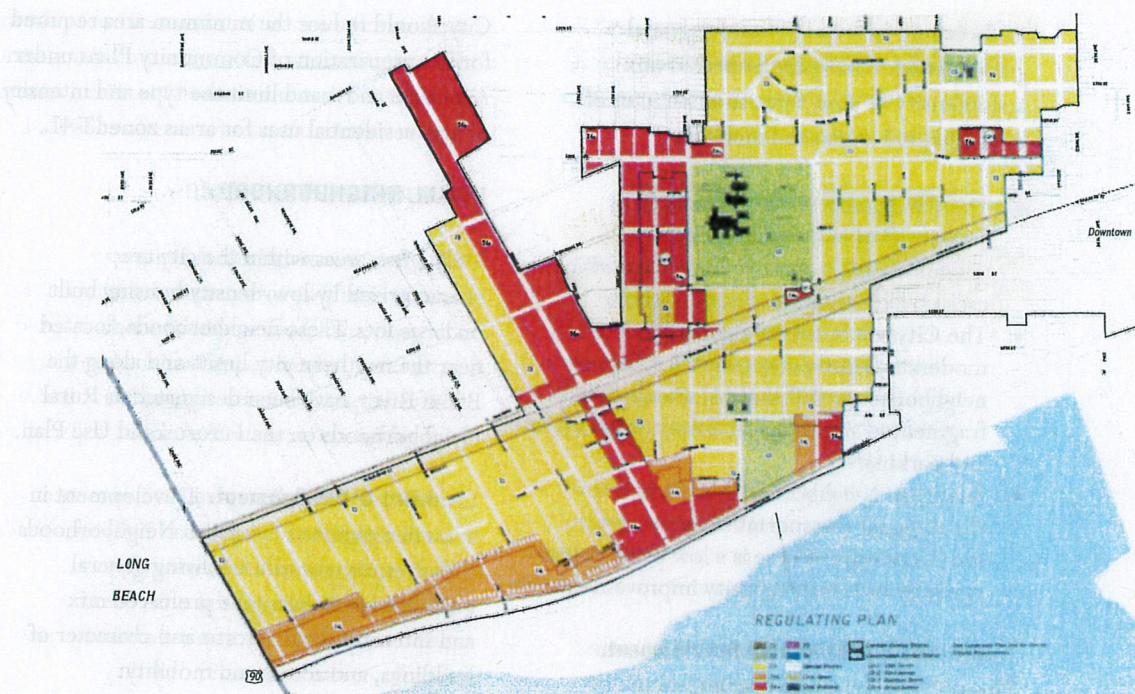


Figure 4.6. The Westside Community Plan resulted in a rezoning from R-2 to SmartCode zones that permit infill development compatible with the existing neighborhood fabric.

railroad tracks is R-2, which has the potential for moderate density multi-family residential development. The portion of the golf course south of the tracks and the William Carey University Site are currently zoned R-1-7.5, which allows for single-family housing.

Given its location within stable single-family neighborhoods and proximity to areas planned for high intensity mixed use development, this area does not appear to be appropriate for commercial or high-intensity residential development. However, the city should conduct a study to determine appropriate future uses within this area, considering the following:

- potential for resort development and a mix of low and moderate density residential development;
- potential for public and/or private recreational uses including continued use of all or a portion of the golf course;
- strategies to ensure development is

compatible with existing surrounding single family neighborhoods;

- conservation of the wetland area north of the railroad between the Great Southern Golf Course and Debuys Road; and
- effects of extending railroad boulevard east from Teagarden Road to Debuys Road.

SUBURBAN NEIGHBORHOOD

The Land Use Plan designates single-use neighborhoods in suburban settings as Suburban Neighborhoods. These areas developed during the second half of the 20th Century and are typified by low and moderate-density, residential subdivision and multi-family developments of townhouses and garden apartments. Suburban Neighborhoods are located generally east of the airport and north of I-10.

Land Use & Development. Development in areas designated as Suburban Neighborhoods

shall comply with the following general guidelines addressing the preferred mix and intensity of uses, form and character of buildings, and access and mobility:

- These neighborhoods are primarily residential in use, with clusters of neighborhood-scale civic, retail, and office uses on a fragmented street network.
- The City's Suburban Neighborhoods are moderate-density conventional suburban neighborhoods that are characterized by a fragmented street grid and front yard drives and parking.
- Suburban Neighborhoods are linked to the regional transportation network by local roadways. There is a low priority for roadway or transit capacity improvements.

Traditional Neighborhood Development.

Through the continued application of SmartCode, the revision of existing zoning, and strategic public investment, the City will support the development of neighborhoods with the following characteristics:

- a mix of housing types and price points to accommodate the diverse ages and incomes of City residents;
- housing designs with front stoops and porches and detached rear garages or alley-loaded parking;
- interconnected networks of narrow streets with crosswalks, streetscaping, and other traffic-calming measures;
- a variety of civic spaces—playgrounds and pocket parks, squares, greenways; and
- parks, schools, civic buildings, and neighborhood-serving commercial uses within walking distance of homes.

To encourage a greater mix of housing types in new developments and place appropriate limits on the scale of new multi-family projects, the City will encourage the use of SmartCode for infill and new development projects and establish limits on the amount and location of land eligible for rezonings to R-B, R-2, R-3 and R-4. To encourage the use of SmartCode, the

City should reduce the minimum area required for the preparation of Community Plans under Articles 3 and 4 and limit the type and intensity of non-residential uses for areas zoned T-4L.

RURAL NEIGHBORHOOD

Only a few areas within the city are characterized by low-density housing built on large lots. These neighborhoods, located near the northern city limits and along the Biloxi River, have been designated as Rural Neighborhoods on the Future Land Use Plan.

Land Use & Development. Development in areas designated as Suburban Neighborhoods shall comply with the following general guidelines addressing the preferred mix and intensity of uses, form and character of buildings, and access and mobility:

- Low-density residential communities in the city that have limited potential for infill housing development or public amenity improvements have been designated as Rural Neighborhoods on the Future Land Use Plan.
- Rural Neighborhoods are existing, low-density residential areas with limited public improvements. These neighborhoods have poor access to public amenities including water and sewer service, parks and recreation, and streetscape improvements.
- The Rural Neighborhoods within Gulfport are linked to the regional transportation network by local roadways. Rural Neighborhoods have low priority for roadway or transit capacity improvements.

Conservation Policies. For areas designated as Suburban Neighborhoods, allow sewer extension only in areas with failing septic systems, ensure transitions between suburban and rural neighborhoods, and explore the potential for buyouts and conservation of subdivided lots in designated flood hazard areas.

4.4 GOALS & OBJECTIVES

The following set of goals and objectives provide a comprehensive set of recommendations for community conservation, renewal, and improvement for the City of Gulfport.

GOAL 4.1. ECONOMIC DEVELOPMENT.

Ensure economic development initiatives are fully aligned with Plan goals for the creation of a livable, sustainable, and economically vital City.

GOAL 4.2. EFFICIENT DEVELOPMENT

PATTERN. Encourage forms, patterns, and intensities of development that maximize the use of limited land resources, benefit from the presence of existing infrastructure, and protect value of natural systems.

Objective 4.2.1. Encourage quality design and development to improve the economic vitality and competitive position of the City's centers and corridors, employment districts, and neighborhoods.

Objective 4.2.2. Maintain Downtown Gulfport as the priority location for high intensity, mixed use development—focus policies and public investments on retaining and attracting office and commercial uses; new housing; regionally-significant civic institutions; and arts, cultural, and entertainment venues.

Objective 4.2.3. Align planning and public investment strategies to promote the transformation of strategically-located commercial areas into Town and Neighborhood Centers and ensure infill and redevelopment projects in these areas meet City goals for the creation of compact, mixed use, walkable, and accessible centers of activity.

Objective 4.2.4. Improve safety, attractiveness, and accessibility of underutilized and under-

performing property along the City's existing commercial corridors.

Objective 4.2.5. Ensure adequate amounts and types of land are available for business expansions, start-ups, and relocations by maximizing the development potential and competitive position of designated Employment Districts and exploring the potential for new Employment Districts in Future Growth Study Area.

Objective 4.2.6. Promote the construction of new housing and rehabilitation of existing housing to satisfy the demands of an increasingly diverse local and regional housing market.

Objective 4.2.7. Preserve and enhance the value of the City's significant historic and cultural resources to the community and ensure that new development reinforces the City's unique character and sense of place.

GOAL 4.3. SUSTAINABLE NEIGHBORHOODS.

Rebuild, stabilize, and revitalize the City's older urban neighborhoods and promote the creation of new neighborhoods incorporating a mix of housing types with pedestrian oriented streets, small scale neighborhood-oriented office and commercial uses within easy walking distance of parks, schools, and civic uses.

Objective 4.3.1. Promote traditional neighborhood development as the preferred form and pattern of development. Through policies, development regulations, and public investments, support the development of neighborhoods with the following characteristics:

- a mix of housing types and price points to accommodate the diverse ages and incomes of City residents;
- housing designs with front stoops and porches and detached rear garages or alley-loaded parking;

US 49 CORRIDOR SUB-AREA

Existing Land Use. North of the Little Biloxi River along the US 49 corridor, this Growth Study Sub-Area encompasses roughly 33 square miles (21,000 acres). Less than six percent of the land area is developed in a residential or commercial use, primarily in the towns of Saucier and Wortham or along major thoroughfares like US 49. Outside of the towns, this area remains largely undeveloped with eighty percent of land forested and thirteen percent in an agricultural use. The remaining one percent of land is sand or surface water.

County Plan. This Sub-Area is located within the Saucier Community Planning Area. The Saucier Town Plan, a form-based code promoting compact development, was prepared for the 400-acre existing center located along US 49. This area is designated on the County's Future Land Use Map as Infill Redevelopment. The area surrounding the Saucier Town Center is designated Intended Growth and Controlled Growth. A smaller area between US 49 and Old Highway 49 on the southern edge of the Sub-Area is also designated Intended Growth. Thirty percent of the Sub-Area is designated Preserved Open or Reserved Open. The remaining land in the Sub-Area is designated Restricted Growth or Special District.

Growth Strategy. Saucier and the area around the intersection of US 49 and SR 67 within the SR 53 Corridor Sub-Area has the potential to become a Regional Growth Center able to support mixed-use development and should be evaluated for potential future annexation.

SR 67 & SR 605 CORRIDORS SUB-AREA

Existing Land Use. Northeast of current city limits, this approximately 64-square-mile Sub-Area (41,000 acres) is roughly defined by Saucier Creek to the west and the DeSoto National Forest to the east. At the center of this Sub-Area are new or improved major thoroughfares; SR 67, from US 49 southeast to Biloxi, and SR 605, from SR 67 south to Gulfport. This Sub-Area is the largest of the four and the least developed, with only three percent of land in a residential or commercial use. The area is predominately forested and has only ten percent of land in an agricultural use.

County Plan. Fifty percent of the Sub-Area has been defined as Preserved Open or Reserved Open, primarily the DeSoto National Forest and the Biloxi River watershed. Over 5,000 acres of the Sub-Area at the intersection of SR 67 and SR 605 are designated Intended Growth, roughly the same area planned for the Tradition master planned community. The remaining area within the Sub-Area is designated Restricted Growth or Special District. This Sub-Area is located within the Saucier and Eastern Harrison Community Planning Areas. Harrison County has also adopted a Scenic Byway Corridor Management Plan for the newly constructed SR 67 Corridor, the first designated scenic highway in the County.

Growth Strategy. Two areas, the Tradition master-planned community at the intersection of SR 67 and SR 605 and proposed Belle La View community between SR 605 and Lorraine Road within the SR 67 and SR 605 Corridors Sub-Area have the potential to become Regional Growth Centers able to support mixed-use development and should be evaluated for potential future annexation.

Pg 1

A. Purpose and Content of Comprehensive Plan

Paragraph 1-Ln 1-2: The purpose of the City of Gulfport Comprehensive Plan is to provide policy guidance for the City regarding its future growth and development.

Paragraph 3-Ln 2-6: It should be consulted and considered in all regulatory and investment decisions of the City related to growth and development....the basis for zoning decisions as required under the State of Mississippi Zoning Enabling Law.

Pg 3

H. Comprehensive Plan Overview

Paragraph 1-Ln 1-2: The Comprehensive Plan serves as a policy guide for the physical and economic development of the City of Gulfport.

Ln 9-11: The Comprehensive Plan should also be useful in attracting and locating businesses, industries and public facilities

Paragraph 2-Ln 6-9: This Comprehensive Plan for the City of Gulfport is meant to foster growth that enhances the community. The Comprehensive Plan attempts to reflect environmental realities. However, it is not a limited or no growth initiative.

Pg 4

H. Comprehensive Plan Overview- con't.

Paragraph 1-Ln 1-2: In fact, this Comprehensive Plan intends to support economic development within the City as part of an overall economic development plan and program.

Paragraph 2- Ln 1-2: Mississippi enabling law requires that zoning and other land use regulations be based on and in conformance to a Comprehensive Plan.

Paragraph 3-Ln 6-10: It is designed to accommodate the physical, social and economic needs of the people who live, work and visit the City of Gulfport. It is also a Plan for those who help build the City through investment in homes, businesses, industries and the real estate development process

Paragraph 4-Ln 1-3: As a general principal, the Comprehensive Plan espouses equity between public and private interests and between private property owners as relates to development and use of real estate.

Paragraph 5-Ln 1-2: Comprehensive Plan is to establish a basis for enactment of local land use and development

Pg 8

J. Concepts Underlying the Comprehensive Plan

Paragraph 1-Ln 2-1: intended to aid its elected leaders and advisory planning commissioners in exercising control of development and managing growth effectively.

Item 4: Focusing on the quality of life implications along with the economic and environmental consequences of planning proposals.

Item 5: Going beyond regulations to secure quality development.

Item 7: Encouraging capable real estate developers who recognize the importance of community participation to successful development projects.

Pg 19

B. General Goals for the Comprehensive Plan

Following are General Goals for the City of Gulfport Comprehensive Plan:

CP-1: To provide a long-range (25-year) statement of public policy to help guide future development within the City of Gulfport and its adjacent Planning Area, which includes Land Use, Transportation, and Community Facilities to accommodate expected population growth and economic development.

1. To accommodate present and future residents, businesses, industries and institutions, and visitors to the City of Gulfport by planning in a manner responsive to their changing characteristics and probable needs and desires.
2. To identify and enable development and use of sufficient territory with the City to accommodate continuation of its expected pace of growth during the time of the Comprehensive Plan.

Pg 20

CP-2

1. To provide land and services necessary for future residential, commercial, industrial and institutional expansion sufficient to support the City's resident population and visitors.
2. To recognize the importance of maintaining the existing balances between residential, commercial, industrial and institutional developments to the prosperity of the City, its residents, businesses and industries.
4. To create and maintain an attractive venue for private entrepreneurial and property investments.

5. To advance the causes of economic development, expansion and future diversification of the City's economy.
6. To encourage development of additional retail facilities in visible, highly accessible and appropriate locations for the convenience of the City's residents and visitors.

Pg 21

CP-3

1. To encourage public and private investment in good quality development infrastructure.

CP-4

1. To preserve and strengthen the City's economy.
2. To increase employment opportunities and raise the overall prosperity of the City's businesses and residents.

Pg 22

C. Land Use Element

LU-1: To provide an official, legislatively adopted basis for municipal use of regulation, dedication, investment, assessment, and intergovernmental cooperation in management of land use and development of real estate within the City.

LU-2:

1. To provide sufficient land for all land use types to accommodate the City's future growth and development.
2. To identify and preserve those properties that are well suited to industrial, commercial and related uses in support of the City's continued economic development.
5. To separate presently existing incompatible land uses as opportunities arise.
10. To prevent congestion of arterial roads by limiting direct frontage and access to subdivided residential lots and by internalizing new subdivisions and other residential developments with arterial road frontages.

Pg 23

LU-3: To identify a complementary and proportionally appropriate mixture of land uses throughout the City that will preserve its environments and support its continued growth and economic vitality.

1. To monitor and encourage development of an appropriate mix of residential, commercial, industrial and institutional property within the City.

10. To provide adequate and conveniently located retail and service commercial locations to serve the resident population, visitors and the surrounding trade area.
11. To provide appropriate locations for development of offices and clinics for additional health care and other professionals and providers.
12. To encourage development and enlargement of public and institutional uses and facilities to support each localized area with the City and its residents on adequately sized sites that provide sufficient vehicular access and on site parking.

Pg 24

LU-4: To encourage maintenance and expansion of compatible Land Use concentrations and future development of new compatible Land Use Areas.

3. To encourage development on bypassed subdivided lots and tracts of land that are served by adequate infrastructure.

LU-5: To recognize that a balance between the highest and best use and the most appropriate use of land is in the overall best interest of both property owners and residents of the City.

1. To provide for an equitable balance between private property rights and legitimate community interests.
5. To provide sufficient acreage for future development of all land use types in order that locational choice and competition is assured.

D. Transportation Element

Pg 29

TR-39: To prevent, reduce, and where possible eliminate through traffic from residential neighborhoods.

TR-41: To restrict fronting residences on arterial roads and highways in favor of internalizing residential subdivisions away from high traffic volume highways.

TR-42: To restrict subdivision of land for residential use from areas subject to high noise level concentrations emanating from transportation facilities including those adjacent to the airport, railroad and high traffic volume highways.

Pg 50

IV. Land Use Element

Paragraph 1-Ln 4-6: The fundamental purpose of the Future Land Use Plan is to guide the future development and use of real estate and to preserve those existing uses that should be retained.

Paragraph 2-Ln 1-2: Developmental uses recommended are intended to adjoin presently developed areas, are generally accessed by federal and state highways and arterial roads.

Paragraph 2-Ln 4-7: The Future Land Use Plan recommends concentration of compatible land uses, separation of incompatible land uses, accommodation of noise incompatibilities, allocation of sufficient amounts of land in the various use types to provide for choice and competition.

Pg 51

Table IV-1 – Land Use Change, 1968-2000

In 2000, 9.34% of existing land use is commercial.

Pg 55

Table IV-3 – Existing Land Use, 2000 – Commercial Retail Trade

1.41% Before 1994 annexation

2.24% Area Annexed in 1994

1.85% City as enlarged by 1994 annexation

Pg 64

#22 – Neighborhood Commercial Classification: Ln8-10: It is recognized that low impact commercial uses are included in this classification's definition along with institutional and governmental facilities and functions.

Pg 70

G. Policies for Future Land Use Development

Paragraph 3-Ln4-8: The Planning Commission should accept the responsibility for noting changes in local economic, social and physical conditions as they apply to land use development, and they should periodically make recommendations to the City Council on such matters as the occasion demands.

Pg 71

H. Substantive Land Use Policies

6. New real estate developments should share in funding of infrastructure that is necessary to accommodate its inhabitants and end users.

Residential Land Use

4. Small, cohesive concentrated groups of neighborhood-type commercial service businesses should be allowed in locations that will support residential developments. The total number should be the minimum necessary to provide service in a three-mile radius.

6. Planned high quality residential development should be encouraged with incentives provided to developers of such uses.

TIFF

Pg 72

Commercial Land Use

1. Development of small, neighborhood-type, convenience retail and service centers

Transportation Plan

Pg 77

Major highways and thoroughfares – Cowan-Lorraine Road

Pg 78

Cowan-Lorraine Road widening

Pg 82

Urban Principal Arterial – Serves the major centers of activity of a Metropolitan Area, the highest traffic volume corridors, and the longest trip desires.

Planning Commission Transcript August 27, 2015

Mr. Schwartz's response to the question of " How much of the property should be rezoned and how much should be maintained as a buffer" His answer " I think it comes down to what the developer would be willing to agree to from a line of demarcation or zoning line."

Roger Wilder: I don't think anybody objects to rezoning the part out on Lorraine Road.

Mr. Frank Wilem: Pretty much agree with the comments made by Mr. Schwartz and Roger and Leslie Granberry. There was not necessarily in their mind as I understood, nor in mine, any opposition to the development of that land along Cowan Road.

AFTER EVERYONE SPOKE, ON PAGE 36 LINE 16 & 17: Mr. Williams stated " I didn't hear anything from any of the people speaking against it who said that they didn't want development."

Planning Commission Transcript September 24, 2015

When questioned by Mr. Sellers, Mr. Schwartz answered: "Today, they are asking for a B-1, they could ask for that would be less obtrusive, that would allow for certain uses, such as an R-B or other zoning".

Mr. Warren asking a question to Mr. Keeting "We could approve this zoning change but with the condition that the developer only access this property from the highway?"



Records Request Information

Date of request: 25 October 2017

Information requested: Total acreage of areas zoned B-1 and R-B in the City of Gulfport

Requested by: MeLynn Pattillo, melynnp@mpm.email

Zone	Area (square feet)	Area (acres)
B-1	15,008,794.3	344.5
R-B	34,354,140.5	788.7

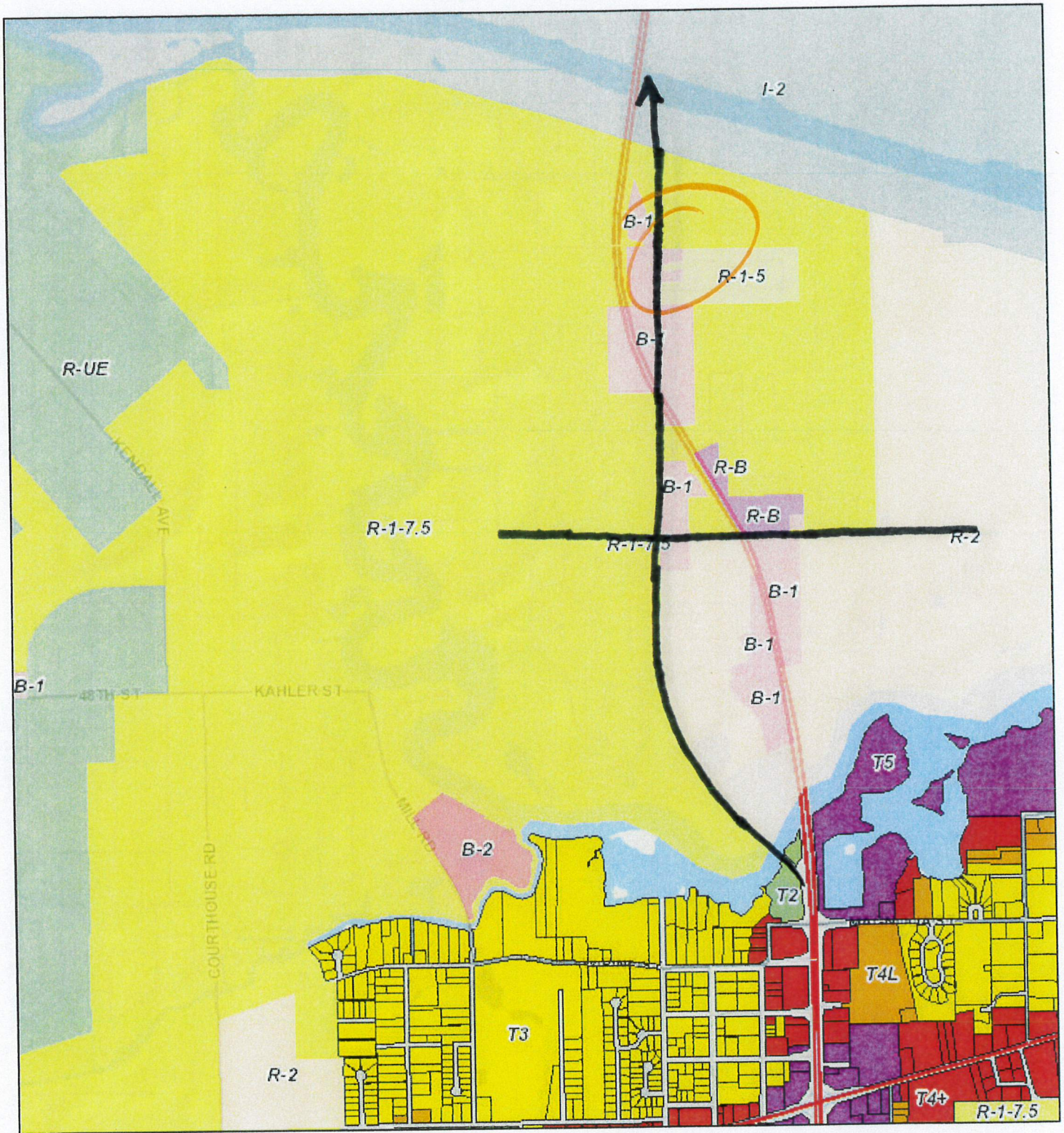
City of Gulfport

Department of Urban Development – Planning Division

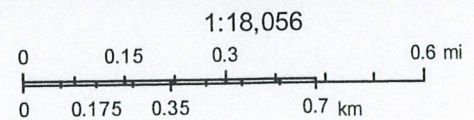
R-B zoning within the City of Gulfport

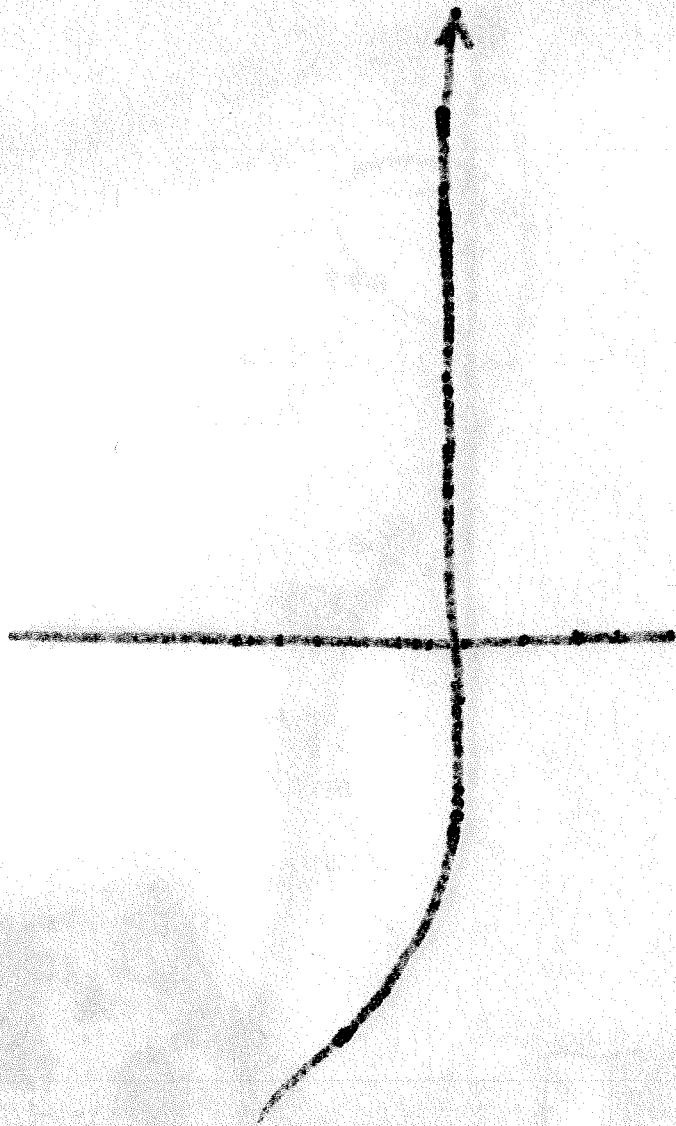
	Address	Total acres	Description
1	Gulfport Highlands	135.2	
2	Helen Richards Rd	5.38	currently appears to be residential 2 owners-out of town
3	Prudie Circle	58.2	Apt complex with split zoning on City of Gpt Ballfields
4	Three Rivers & Cruthirds E & W	38.6	Apt complex East 13.9/Trailer park & frontage West 24.7
5	Three Rivers & Plantation Oaks	30.5	Subdivision?
6	Grace Temple Baptist	10.8	Church
7	Evans/Jackson across from Grace	27.5	?
8	Old Hwy 49 & Oak Ln	8.27	Kidney Dialysis, Commerical Office Bldg(owned by Harr Cty) 3 vacan lots
9	Gulf Coast Bapt. Old Hwy 49	1.8	The next 2 are all connected by a portion of road being zoned RB wraps around B-2 Roto-Rooter
10	Residential South of Roto-Rooter	0.59	also all lots split zoned as small portion in county?
11	Daycare	0.7	
12	End of 33rd St/46th Ave Gary Button	46.8	adjacent to what was going to be new road that didn't get built split zone mostly vacant land
13	28th St/39-44th Ave	19	North of and adjacent to cemetary
14	Memorial and surrounding medical	69.2	Memorial Old Pass 13th St Old Garden Park
15	Apt complex	12.3	West of Broad South of Engram Dr East of Woodward Ave
16	8th Ave/34th St old Par 3 apt comp	56.6	Owned mostly by City & Airport-vacant East Apt complex West
17	Pass Rd/RR Tracks	134	Gpt baseball/softball track/old laundry and Gpt VA Centennial Plaza
18	Hwy 90/Debuys to RR	47.6	Mostly condo/apartments W of Colonial vacant lots where Ryans/Red Lobster used to be
19	Corner of DeBuys & Palmer	5.72	Vacant lot at corner and Champagne & Fearn Builders office Jernigan & residential
20	N of W Taylor West of Lorraine/Brentwood	7.3	Dr. Leatherwood and narrow frontage to Brentwood S/D- small parcel to E B-1 adj to residential
Total:		716.06	

City of Gulfport



- 12 / 13 / 2017 7 : 35 : 52 PM
- Smart Code Communities**
- Government Property
 - Florence Gardens
 - West Side
- Smart Code Zones**
- T6
 - T5
 - T4+
 - T4L
 - T3
 - T2
 - T1
 - CS
 - SD





500.00"

100.00" 200.00" 300.00" 400.00" 500.00"

100.00"

200.00"

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500.00"



Memorandum

To: Mayor Billy Hewes and
Gulfport City Council

From: Margaret Murdock, Assistant Attorney
Administration

Date: 11/28/2017

Subject: Resolution - approving Agreement with Levanway & Associates, PLLC for legislative affairs and authorizing the Mayor to execute the same.

Recommendation:

There came on for consideration at a duly constituted meeting of the Mayor and Members of the City Council of the City of Gulfport, Mississippi, held on the _____ day of _____, 2017, the following Resolution:

**A RESOLUTION BY THE GULFPORT CITY COUNCIL
TO APPROVE AGREEMENT WITH LEVANWAY & ASSOCIATES, PLLC, TO
AUTHORIZE THE MAYOR TO EXECUTE AND DELIVER SAID AGREEMENT, AND
FOR RELATED PURPOSES**

WHEREAS, Levanway & Associates, PLLC, (hereinafter Levanway) is a firm focused on lobbying with expertise in the area of governmental affairs; and

WHEREAS, to promote that legislation before the State Legislature that would benefit the City of Gulfport, the City wishes to avail itself of Levanway's expertise and advice during the term of this Agreement; and Levanway is willing to offer its expertise and advice to the CITY, under the terms and conditions as stated in the proposed Agreement attached hereto as Exhibit “A”;

WHEREAS, approval, execution and delivery of the Agreement attached hereto as Exhibit “A” is believed to be in the best interest of the City of Gulfport.

NOW THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF GULFPORT, MISSISSIPPI, AS FOLLOWS:

SECTION 1. That the matters, facts, and things recited in the Preamble hereto are hereby adopted as the official findings of the Governing Authority.

SECTION 2. That the Agreement be and it is hereby approved in substantially the form as is found in Exhibit “A” to this resolution and is hereby found to be in the best interest of the

City, and the Mayor be and he is, hereby, authorized to execute and deliver the same on behalf of the City of Gulfport.

SECTION 3. That this Resolution shall be in effect immediately upon its passage and enactment according to law, and shall be spread upon the minutes of the Gulfport City Council.

The above and foregoing Resolution, after having been first reduced to writing and read by the Clerk, was introduced by _____, seconded by _____, and was adopted by the following roll call vote:

AYES

NAYS

ABSENT

WHEREUPON, the President declared the motion carried and the Resolution adopted, this the _____ day of _____, 2017.

(SEAL)

ATTEST:

ADOPTED:

CLERK OF THE COUNCIL

PRESIDENT

The above and foregoing Resolution submitted to and approved by the Mayor, this the _____ day of _____, 2017.

MAYOR

AGREEMENT

This Agreement is made and entered into this 17th day of January, 2018, between **THE CITY OF GULFPORT, MS** (hereinafter "**CITY**") and **LEVANWAY & ASSOCIATES, PLLC**, (hereinafter "**LEVANWAY**").

WHEREAS, LEVANWAY is a lobbyist with expertise in the area of governmental affairs;

WHEREAS, CITY wishes to avail itself of LEVANWAY'S expertise and advice during the term of this Agreement; and LEVANWAY is willing to offer its expertise and advice to the CITY, under the terms and conditions as stated herein;

NOW THEREFORE, in consideration of the mutual covenants and promises set forth herein, and intending to be legally bound, the parties agree as follows:

1. **SCOPE OF SERVICES.** All of those activities normally associated with a comprehensive and effective government relations effort. Included are strategy development, drafting of legislation and proposals, directs contacts with agencies and the Legislature and any and all other necessary activities.
2. **FEES.** A base fee of \$30,000.00 to LEVANWAY for a contract period of twelve calendar months with an option, exercisable solely by the CITY, to renew for one additional year. There shall be an annual review of scope of services and appropriateness of the fee. The fee will be invoiced on the 18th of each month beginning January 18, 2018, in the amount of \$2,500.00 or one-twelfth of the annual total.
3. **TERM.** A term of 12 months, beginning January 18, 2018, and terminating January 17, 2019.
4. **REIMBURSABLE EXPENSES.** Routine office expenses, such as copies, long distance fees, fax charges, and in-state mileage are included in the base-consulting fee. There are no lodging expenses in Jackson. Previously approved entertainment, extraordinary travel and lodging expenses may be reimbursable. All expenses will be invoiced with copies of receipts attached.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed by their duly authorized representatives and is effective as of the date first written above.

The City of Gulfport, MS

Levanway & Associates, PLLC

By: _____
Billy Hewes, Mayor

By: _____
Scott Levanway, Member

Date: _____

Date: _____



Memorandum

To: Mayor Billy Hewes and
Gulfport City Council

From: Kris Riemann, Director
Engineering

Date: 12/18/2017

Subject: Resolution - approving Change Order No. 2 (Summary) to the contract with Miller Enterprises, LLC., for the Poplar Circle & Chamberlain Avenue Sewer Improvements Project, to authorize the Mayor to execute the same.

Recommendation:

Memorandum - City of Gulfport

Purchasing

To: The Honorable Mayor and City Council

From: Connie Debenport, Purchasing Manager

Date: December 18, 2017

**Re: Request to Approve Summary Change Order #2
Poplar Circle & Chamberlain Avenue Sewer Improvements
Bids Received 02-11-2016**

Please see attached letters of recommendation from Kris Riemann, Director of Engineering and Kevin Mullen, PE with BMA, requesting your approval of Summary Change Order #2 in the net deductive amount of \$51,412.36 as well as 111 additional calendar days of time. The change order is required to reflect actual items and/or quantities used during the construction phase of the project. The additional days are associated with delays in legal work on property, rain days and construction issues.

Original Contract Amount	\$2,022,836.68
Change Order #1- Approved 12-06-2016	\$966.65
Add 25 Calendar days to contract - 255 days total	
Change Order #2 –	(\$51,412.36)
Add 111 Calendar days to contract – 365 days total	
Total Contract Price	\$1,972,391.12

It is my recommendation that you approve this request. Thank you for your consideration.

Memorandum – City of Gulfport

To: Connie Debenport, Purchasing

CC: Mayor Billy Hewes

Dr. John Kelly, CAO

Linda Elias, Finance

Wayne Miller, P.E., Public Works

From: Kris Riemann, P.E. *KRR*

Date: 12/15/17

Re: Change Order Number 2 (Summary)

-Poplar Circle & Chamberlain Avenue Sewer Improvements

Attached for your consideration is the referenced change order number 2, in the deductive amount of \$51,412.36 and an additive 111 calendar days of time. This change is necessary reflect the actual items and quantities used during construction of the project. It also adds 111 calendar days to the contract for delays associated with legal working with Mr. Lewis Property (66), rain days (23) and other construction issues required by the job (22).

The project includes the replacement of existing sewer collection systems and a new sewer pump station.

The project is funded 100% by the 2014 Bond Issue. The firm of Brown, Mitchell, and Alexander, Inc. has completed the Engineering design and is overseeing the inspection.

I recommend approval of the change order. Please place this item on the January 2, 2018 Council Agenda.

This item has been approved by:

Mayor or C.A.O. _____

Attachments:

1. Kevin Mullen, P.E., letter dated 12/7/17
2. Change Order No. 2
3. Contract Time Overage Explanation

December 7, 2017

Mr. Kris Riemann, P.E. – Director
Gulfport Engineering Department
4050 Hewes Avenue
Gulfport, MS 39507

**RE: Poplar Circle & Chamberlain Avenue Sewer Improvements
Gulfport, Mississippi**

Dear Mr. Riemann:

Miller Enterprises, LLC has completed the above referenced project. We have prepared and enclosed several final documents for your review and approval:

1. Three (3) original Final Pay Application No. 2; and
2. Three (3) original Summary Change Orders to reflect actual quantities used on the project.

Also enclosed for your records are the following close-out documents as required by the General Conditions of the contract documents:

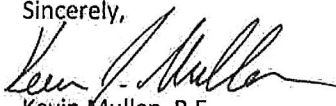
- ☐ Certificate of Insurance reflecting Completed Operations Coverage,
- ☐ Contractor's Affidavit of Payment of Debts and Claims,
- ☐ Contractor's Affidavit of Release of Liens, and
- ☐ Consent of Surety Company to Final Payment.

Therefore, subject to review by the appropriate City official of the enclosed documents, we recommend final payment to the Contractor for the total amount due this application of \$115,637.17. Please note that the Contractor was assessed liquidated damages in the amount of \$20,800.00 (26 days / \$800 per day).

Please place the above documents on the next available Council agenda for approval of payment to the Contractor. Please have two fully executed originals of the summary change order returned to our office for further distribution.

If you should have any questions, please do not hesitate to contact me at 864-7612.

Sincerely,


Kevin Mullen, P.E.
Project Engineer

Enclosures

Cc: Miller Enterprises, LLC
Ms. Connie Debenport, City of Gulfport

w/copy
w/copy



P:\3383-05 Poplar Cir Chamberlain Ave\X3\Final Pay App trnsml ltr.docx

401 Cowan Road, Suite A
Gulfport, MS 39507
228-864-7612

796 Vieux Marche, 2nd Floor
Biloxi, MS 39530
228-436-7612

3103 Pascagoula Street
Pascagoula, MS 39567
228-436-7612

www.bmaengineers.com

CHANGE ORDER

NO: 2 (SUMMARY)

PROJECT: POPLAR CIRCLE & CHAMBERLAIN
AVENUE SEWER PROJECT

DATE OF ISSUANCE: 12/4/2017

OWNER: CITY OF GULFPORT
P.O. BOX 1780
GULFPORT, MS 39502

OWNER'S PROJECT # N/A

CONTRACTOR: MILLER ENTERPRISES LLC
136 WILSON ROAD
HATTIESBURG, MS 39402ENGINEER: BROWN, MITCHELL & ALEXANDER, INC.
401 COWAN ROAD, SUITE A
GULFPORT, MS 39507

CONTRACT FOR ENTIRE PROJECT

ENGINEER'S PROJECT # 13-3383A-05

You are directed to make the following changes in the Contract Documents:

This change order has been prepared to reflect actual items, quantities and contract time used during construction of the project.

TOTAL CHANGE IN CONTRACT PRICE

(\$51,412.36)

<u>CHANGE IN CONTRACT PRICE</u>	<u>CHANGE IN CONTRACT TIME</u>
Original Contract Price \$2,022,836.83	Original Contract Time (DAYS) 230
Previous Change Orders \$966.65	Net Change from Previous Change Orders (DAYS) 25
Contract Price Prior to This Change Order \$2,023,803.48	Contract Time Prior to This Change Order (DAYS) 255
Net Increase/(Decrease) of This Change Order (\$51,412.36)	Net Increase/Decrease of This Change Order (DAYS) 111
Contract Price with All Approved Change Orders \$1,972,391.12	Contract Time with All Approved Change Orders (DAYS) 366

RECOMMENDED:
BROWN, MITCHELL & ALEXANDER, INC.APPROVED:
OWNERAPPROVED:
CONTRACTOR

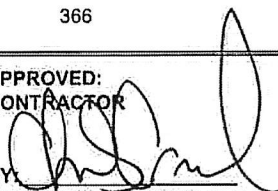
BY:


~~BAX ALEXANDER, P.E.~~ KJM
 Kevin Mullen, P.E.

BY:

CITY OF GULFPORT

BY:


 MILLER ENTERPRISES LLC

CHANGE ORDER

NO: 2 (SUMMARY)

PROJECT:	POPLAR CIRCLE & CHAMBERLAIN AVENUE SEWER PROJECT	DATE OF ISSUANCE:	12/4/2017
OWNER:	CITY OF GULFPORT P.O. BOX 1780 GULFPORT, MS 39502	OWNER'S PROJECT #	N/A
CONTRACTOR:	MILLER ENTERPRISES LLC 136 WILSON ROAD HATTIESBURG, MS 39402	ENGINEER:	BROWN, MITCHELL & ALEXANDER, INC. 401 COWAN ROAD, SUITE A GULFPORT, MS 39507
CONTRACT FOR ENTIRE PROJECT		ENGINEER'S PROJECT #	13-3383A-05

You are directed to make the following changes in the Contract Documents:

ITEM NO.	ITEM DESCRIPTION	QUANTITY	UNIT	UNIT COST	EXTENSION
ADD THE FOLLOWING ITEMS TO THE CONTRACT:					
CO2-1	EMERGENCY REPAIR AT POPLAR ALLEY	1	LS	\$1,271.25	\$1,271.25
CO2-2	2" SUBMERSIBLE PUMP	66	DAY	\$288.00	\$19,008.00
CO2-3	MANHOLE MODIFICATIONS	3	EA	\$886.67	\$2,660.01
CO2-4	GROUTING OF MANHOLE SEAMS	42	EA	\$315.48	\$13,250.16
Subtotal - Additive Items					\$36,189.42
ADD THE FOLLOWING QUANTITIES TO THE CONTRACT:					
Base Bid - Chamberlain Avenue					
02050-A	REMOVAL OF CONCRETE & ASPHALT PAVEMENT (ALL THICKNESSES)	739.5	SY	\$4.45	\$3,290.78
02050-C	REMOVE EXISTING DRAIN CULVERT (ALL SIZES)	21	LF	\$18.00	\$378.00
02234-B	CRUSHED LIMESTONE SURFACE (6" THICK)	1,617	SY (FM)	\$29.50	\$47,701.50
02512-B	HMA, MT (12.5 mm MIX) BASE	146.23	TON	\$84.00	\$12,283.32
02721-A	CAST-IN-PLACE CONCRETE MINOR STRUCTURES (DRAIN INLETS, PIPE COLLAR)	0.33	CY	\$1,350.00	\$445.50
02721-B	CASTINGS AND GRATINGS	50	LB	\$3.50	\$175.00
02730-B	12" PVC SEWER MAIN (12'/18' CUT)	93	LF	\$49.95	\$4,645.35
02730-D	8" PVC SEWER MAIN (6'/8' CUT)	238	LF	\$22.75	\$5,414.50
02730-F	8" PVC SEWER MAIN (10'/12' CUT)	239	LF	\$36.10	\$8,627.90
02730-G	8" PVC SEWER MAIN (12'/18' CUT)	4.50	LF	\$46.95	\$211.28
02730-M	CONNECT TO EXISTING STRUCTURE	1	EA	\$3,600.00	\$3,600.00
02730-R	SEWER MANHOLE (12' TO 18')	1	EA	\$5,150.00	\$5,150.00
02733-B	DUCTILE IRON FITTINGS	0.11	TON	\$6.65	\$0.73
Base Bid - Poplar Circle					
02050-A	REMOVAL OF CONCRETE & ASPHALT PAVEMENT (ALL THICKNESSES)	176	SY	\$4.25	\$748.00
02234-B	CRUSHED LIMESTONE SURFACE (6" THICK)	1,793	SY (FM)	\$28.50	\$51,100.50
02243-A	GEOTEXTILE FABRIC, TYPE VI OR	753	SY	\$4.25	\$3,200.25
02512-B	HMA, MT (12.5 mm MIX) BASE	396.60	TON	\$84.00	\$33,314.40
02730-D	8" PVC SEWER MAIN (6'/8' CUT)	360	LF	\$20.60	\$7,416.00
02730-K	6" PVC SERVICE PIPING ONLY	96.50	LF	\$18.40	\$1,775.60
02730-N	SEWER MANHOLE (UP TO 6')	1	EA	\$1,950.00	\$1,950.00
02730-S	EXPLORATORY EXCAVATION TO LOCATE EXIST. SERVICE	3	EA	\$1,500.00	\$4,500.00
03341-A	FLOWABLE CONCRETE FILL	7	CY	\$200.00	\$1,400.00
Additive Alternate No. 1 Bid - Poplar Circle					
02050-G	REMOVAL OF EXISTING SEWER MAINS & SERVICES (ALL SIZES & DEPTHS)	225	LF	\$8.05	\$1,811.25
02234-B	CRUSHED LIMESTONE SURFACE (6" THICK)	319	SY (FM)	\$28.00	\$8,932.00
02243-A	GEOTEXTILE FABRIC, TYPE VI OR	843	SY	\$4.25	\$3,582.75

CHANGE ORDER

NO: 2 (SUMMARY)

PROJECT:	POPLAR CIRCLE & CHAMBERLAIN AVENUE SEWER PROJECT	DATE OF ISSUANCE:	12/4/2017
OWNER:	CITY OF GULFPORT P.O. BOX 1780 GULFPORT, MS 39502	OWNER'S PROJECT #	N/A
CONTRACTOR:	MILLER ENTERPRISES LLC 136 WILSON ROAD HATTIESBURG, MS 39402	ENGINEER:	BROWN, MITCHELL & ALEXANDER, INC. 401 COWAN ROAD, SUITE A GULFPORT, MS 39507
CONTRACT FOR ENTIRE PROJECT		ENGINEER'S PROJECT #	13-3383A-05

You are directed to make the following changes in the Contract Documents:

02512-B	HMA, MT (12.5 mm MIX) BASE	22	TON	\$84.00	\$1,848.00
02730-C	8" PVC SEWER MAIN (0'6" CUT)	158	LF	\$16.45	\$2,599.10
02730-D	8" PVC SEWER MAIN (6'8" CUT)	67	LF	\$20.60	\$1,380.20
02730-I	SINGLE 6" PVC SEWER SERVICE	3	EA	\$520.00	\$1,560.00
02730-K	6" PVC SERVICE PIPING ONLY	77	LF	\$18.40	\$1,416.80
02730-L	6" PVC CLEANOUT ASSEMBLY ONLY	1	EA	\$310.00	\$310.00
02730-P	SEWER MANHOLE (8" TO 10')	1	EA	\$3,100.00	\$3,100.00
02931-D	SOLID SOD (ST. AUGUSTINE)	122	SY	\$5.75	\$701.50
Additive Alternate No. 2 Bid - Poplar Circle					
02050-B	REMOVAL OF CURB	168	LF	\$15.00	\$2,520.00
02050-C	REMOVE EXISTING DRAIN CULVERT	40	LF	\$14.50	\$580.00
02234-B	CRUSHED LIMESTONE SURFACE (6" THICK)	905.50	SY (FM)	\$28.50	\$25,806.75
02243-A	GEOTEXTILE FABRIC, TYPE VI OR	135.00	SY	\$3.45	\$465.75
02311-A	MOBILIZATION FOR HDD	1	EA	\$7,800.00	\$7,800.00
02311-C	8"X6" SERVICE TEE FOR HDD MAIN	2	EA	\$715.00	\$1,430.00
02521-A	CURB & GUTTER	168	LF	\$20.00	\$3,360.00
02721-B	CASTINGS AND GRATINGS	300	LB	\$3.50	\$1,050.00
02730-C	8" PVC SEWER MAIN (0'6" CUT)	303.25	LF	\$16.45	\$4,988.46
02730-E	8" PVC SEWER MAIN (8'10" CUT)	68	LF	\$21.45	\$1,458.60
02730-I	SINGLE 6" PVC SEWER SERVICE	10	EA	\$520.00	\$5,200.00
02730-J	DOUBLE 6" PVC SEWER SERVICE	1	EA	\$954.00	\$954.00
02730-N	SEWER MANHOLE (UP TO 6')	6	EA	\$1,950.00	\$11,700.00
02931-D	SOLID SOD (ST. AUGUSTINE)	300	SY	\$5.75	\$1,725.00
03341-A	FLOWABLE CONCRETE FILL	5.40	CY	\$200.00	\$1,080.00

Subtotal - Additive Quantities

\$294,688.76

NET INCREASE

\$330,878.18

DEDUCT THE FOLLOWING QUANTITIES FROM THE CONTRACT:

Base Bid - Chamberlain Avenue					
02050-F	REMOVAL OF EXISTING SEWER MANHOLES	-2	EA	\$595.00	(\$1,190.00)
02221-A	SELECT BEDDING MATERIAL	-170.93	CY (PM)	\$10.25	(\$1,752.03)
02221-B	SELECT FOUNDATION MATERIAL	-16.18	CY (PM)	\$11.25	(\$182.02)
02243-A	GEOTEXTILE FABRIC, TYPE VI OR VII	-118.40	SY	\$4.25	(\$503.20)
02295-A	SILT FENCE	-200	LF	\$3.35	(\$670.00)
02522-B	NON-REINFORCED CONCRETE DRIVEWAY (6" THICK)	-130	SY	\$37.50	(\$4,875.00)
02722-A	15"-18" RCP	-59	LF	\$35.80	(\$2,112.20)
02730-A	12" PVC SEWER MAIN (8'10" CUT)	-10	LF	\$35.05	(\$350.50)
02730-E	8" PVC SEWER MAIN (8'10" CUT)	-309	LF	\$29.10	(\$8,991.90)
02733-A	4" PVC SEWER FORCE MAIN	-8.50	LF	\$7.45	(\$63.32)
02931-A	PLANT ESTABLISHMENT (SEEDING)	-0.76	AC	\$1,250.00	(\$950.00)
02931-D	SOLID SOD (ST. AUGUSTINE)	-0.50	SY	\$6.25	(\$3.12)
Base Bid - Poplar Circle					
02050-C	REMOVE EXISTING DRAIN CULVERT (ALL SIZES)	-193	LF	\$14.50	(\$2,798.50)
02050-F	REMOVAL OF EXISTING SEWER MANHOLES	-4	EA	\$550.00	(\$2,200.00)

CHANGE ORDER

NO: 2 (SUMMARY)

PROJECT: POPLAR CIRCLE & CHAMBERLAIN
AVENUE SEWER PROJECT

DATE OF ISSUANCE: 12/4/2017

OWNER: CITY OF GULFPORT
P.O. BOX 1780
GULFPORT, MS 39502

OWNER'S PROJECT # N/A

CONTRACTOR: MILLER ENTERPRISES LLC
136 WILSON ROAD
HATTIESBURG, MS 39402

ENGINEER: BROWN, MITCHELL & ALEXANDER, INC.
401 COWAN ROAD, SUITE A
GULFPORT, MS 39507

CONTRACT FOR ENTIRE PROJECT

ENGINEER'S PROJECT # 13-3383A-05

You are directed to make the following changes in the Contract Documents:

02050-G	REMOVAL OF EXISTING SEWER MAINS & SERVICES (ALL SIZES & DEPTHS)	-3,414	LF	\$8.05	(\$27,482.70)
02221-A	SELECT BEDDING MATERIAL	-3,910	CY (PM)	\$9.50	(\$37,145.00)
02221-B	SELECT FOUNDATION MATERIAL	-96.70	CY (PM)	\$12.85	(\$1,242.59)
02311-C	8"X6" SERVICE TEE FOR HDD MAIN	-1	EA	\$1,200.00	(\$1,200.00)
02522-A	NON-REINFORCED CONCRETE DRIVEWAY (4" THICK)	-12.80	SY	\$35.00	(\$448.00)
02522-B	NON-REINFORCED CONCRETE DRIVEWAY (6" THICK)	-534	SY	\$37.50	(\$20,025.00)
02721-B	CASTINGS AND GRATINGS	-430	LB	\$3.50	(\$1,505.00)
02722-A	15"-18" RCP	-93	LF	\$35.80	(\$3,329.40)
02722-B	21"-24" RCP	-22	LF	\$50.40	(\$1,108.80)
02723-A	15" TO 18" HDPE PIPE	-22	LF	\$30.78	(\$677.16)
02730-C	8" PVC SEWER MAIN (0'/6' CUT)	-252	LF	\$16.45	(\$4,145.40)
02730-E	8" PVC SEWER MAIN (8'/10' CUT)	-1,051	LF	\$22.65	(\$23,805.15)
02730-F	8" PVC SEWER MAIN (10'/12' CUT)	-16	LF	\$36.10	(\$577.60)
02730-I	SINGLE 6" PVC SEWER SERVICE	-1	EA	\$520.00	(\$520.00)
02730-J	DOUBLE 6" PVC SEWER MAIN	-4	EA	\$954.00	(\$3,816.00)
02730-L	6" PVC CLEANOUT ASSEMBLY ONLY	-5	EA	\$310.00	(\$1,550.00)
02730-P	SEWER MANHOLE (8' TO 10')	-1	EA	\$3,100.00	(\$3,100.00)
02730-Q	SEWER MANHOLE (10' TO 12')	-2	EA	\$3,720.00	(\$7,440.00)
02730-R	SEWER MANHOLE (12' TO 18')	-1	EA	\$5,400.00	(\$5,400.00)
02931-A	PLANT ESTABLISHMENT (SEEDING)	-0.19	AC	\$1,300.00	(\$247.00)
02931-C	SOLID SOD (CENTIPEDE)	-4,445	SY	\$4.75	(\$21,113.75)
02931-D	SOLID SOD (ST. AUGUSTINE)	-782	SY	\$5.75	(\$4,496.50)

Additive Alternate No. 1 Bid - Poplar Circle

02050-A	REMOVAL OF CONCRETE & ASPHALT PAVEMENT (ALL THICKNESSES)	-209.5	SY	\$4.25	(\$890.37)
02050-F	REMOVAL OF EXISTING SEWER MANHOLES	-1	EA	\$550.00	(\$550.00)
02221-B	SELECT FOUNDATION MATERIAL	-26.5	CY (PM)	\$12.85	(\$340.52)
02311-C	8"X6" SERVICE TEE FOR HDD MAIN	-4	EA	\$815.00	(\$3,260.00)
02931-C	SOLID SOD (CENTIPEDE)	-44.50	SY	\$4.75	(\$211.37)
03341-A	FLOWABLE CONCRETE FILL	-6	CY	\$200.00	(\$1,200.00)

Additive Alternate No. 2 Bid - Poplar Circle

02050-A	REMOVAL OF CONCRETE & ASPHALT PAVEMENT (ALL THICKNESSES)	-449	SY	\$4.25	(\$1,908.25)
02050-F	REMOVAL OF EXISTING SEWER MANHOLES	-3	EA	\$550.00	(\$1,650.00)
02050-G	REMOVAL OF EXISTING SEWER MAINS & SERVICES (ALL SIZES & DEPTHS)	-438	LF	\$8.05	(\$3,525.90)
02221-A	SELECT BEDDING MATERIAL	-338	CY (PM)	\$9.50	(\$3,211.00)
02221-B	SELECT FOUNDATION MATERIAL	-11.25	CY (PM)	\$12.85	(\$144.56)
02512-A	HMA, MT (9.5 mm MIX) SURFACE	-10.40	TON	\$89.00	(\$925.60)
02512-B	HMA, MT (12.5 mm MIX) SURFACE	-8.40	TON	\$84.00	(\$705.60)
02522-B	NON-REINFORCED CONCRETE DRIVEWAY (6" THICK)	-69	SY	\$37.50	(\$2,587.50)
02721-A	CAST-IN-PLACE CONCRETE MINOR STRUCTURES (DRAIN INLETS, PIPE COLLAR)	-1.15	CY	\$1,300.00	(\$1,495.00)
02722-A	15"-18" RCP	-26	LF	\$35.80	(\$930.80)

CHANGE ORDER

NO: 2 (SUMMARY)

PROJECT:	POPLAR CIRCLE & CHAMBERLAIN AVENUE SEWER PROJECT	DATE OF ISSUANCE:	12/4/2017
OWNER:	CITY OF GULFPORT P.O. BOX 1780 GULFPORT, MS 39502	OWNER'S PROJECT #	N/A
CONTRACTOR:	MILLER ENTERPRISES LLC 136 WILSON ROAD HATTIESBURG, MS 39402	ENGINEER:	BROWN, MITCHELL & ALEXANDER, INC. 401 COWAN ROAD, SUITE A GULFPORT, MS 39507
CONTRACT FOR ENTIRE PROJECT		ENGINEER'S PROJECT #	13-3383A-05

You are directed to make the following changes in the Contract Documents:

02730-D	8" PVC SEWER MAIN (6'/8' CUT)	-297	LF	\$18.45	(\$5,479.65)
02730-H	8" DUCTILE IRON SEWER MAIN (0'/6' CUT)	-7.50	LF	\$45.00	(\$337.50)
02730-K	6" PVC SERVICE PIPING ONLY	-7	LF	\$18.40	(\$128.80)
02730-O	SEWER MANHOLE (6' TO 8')	-3	EA	\$2,645.00	(\$7,935.00)
02730-P	SEWER MANHOLE (8' TO 10')	-2	EA	\$3,100.00	(\$6,200.00)
02831-A	6' WOOD FENCE	-44	LF	\$27.00	(\$1,188.00)
02931-A	PLANT ESTABLISHMENT (SEEDING)	-0.26	AC	\$1,300.00	(\$338.00)
02931-B	EROSION CONTROL MAT	-638	SY	\$3.05	(\$1,945.90)
02931-C	SOLID SOD (CENTIPEDE)	-769.50	SY	\$4.75	(\$3,655.13)

Change Order No. 1

02234-B	CRUSHED LIMESTONE SURFACE (6" THICK)	-946	SY (FM)	\$29.50	(\$27,907.00)
---------	--------------------------------------	------	---------	---------	---------------

Subtotal - Deductive Quantities**(\$275,668.29)****DELETE THE FOLLOWING ITEMS FROM THE CONTRACT:****Base Bid - Chamberlain Avenue**

02050-B	REMOVAL OF CURB	-20	LF	\$15.00	(\$300.00)
02050-E	REMOVAL OF EXISTING BRICK RETAINING WALLS	-60	SF	\$15.00	(\$900.00)
02234-A	CRUSHED GRANULAR MATERIAL	-100	CY (PM)	\$48.75	(\$4,875.00)
02295-B	STRAW WATTLES	-100	LF	\$3.50	(\$350.00)
02512-A	HMA, MT (9.5 mm MIX) SURFACE	-10	TON	\$89.00	(\$890.00)
02521-A	CURB & GUTTER	-20	LF	\$20.00	(\$400.00)
02522-A	NON-REINFORCED CONCRETE SIDEWALK (4" THICK)	-50	SY	\$32.50	(\$1,625.00)

02661-A	WATER SERVICE ADJUSTMENT	-1	EA	\$785.00	(\$785.00)
02661-B	ADDITIONAL WATER SERVICE TUBING	-20	LF	\$15.00	(\$300.00)
02730-C	8" PVC SEWER MAIN (0'/6' CUT)	-131	LF	\$20.75	(\$2,718.25)
02730-K	6" PVC SERVICE PIPING ONLY	-20	LF	\$25.00	(\$500.00)
02842-A	REPLACE TRAFFIC MARKINGS	-1	LS	\$1,500.00	(\$1,500.00)
02931-B	EROSION CONTROL MAT	-200	SY	\$4.40	(\$880.00)
02931-C	SOLID SOD (CENTIPEDE)	-500	SY	\$5.25	(\$2,625.00)

Base Bid - Poplar Circle

02050-B	REMOVAL OF CURB	-80	LF	\$15.00	(\$1,200.00)
02234-B	CRUSHED GRANULAR MATERIAL	-70	CY (PM)	\$48.95	(\$3,426.50)
02295-A	SILT FENCE	-1,380	LF	\$3.50	(\$4,830.00)
02295-B	STRAW WATTLES	-220	LF	\$3.50	(\$770.00)
02295-C	STONE CONSTRUCTION ENTRANCE	-1	EA	\$2,400.00	(\$2,400.00)
02295-D	INLET PROTECTION	-1	LS	\$1,400.00	(\$1,400.00)
02512-A	HMA, MT (9.5 mm MIX) SURFACE	-190	TON	\$89.00	(\$16,910.00)
02521-A	CURB & GUTTER	-80	LF	\$20.00	(\$1,600.00)
02661-A	WATER SERVICE ADJUSTMENT	-3	EA	\$715.00	(\$2,145.00)
02661-B	ADDITIONAL WATER SERVICE TUBING	-60	LF	\$14.50	(\$870.00)
02721-A	CAST-IN-PLACE CONCRETE MINOR STRUCTURES (DRAIN INLETS, PIPE COLLAR)	-7	CY	\$1,300.00	(\$9,100.00)
02722-C	15" TO 18" EQUIVALENT RCAP	-25	LF	\$43.40	(\$1,085.00)
02722-D	21" TO 24" EQUIVALENT RCAP	-25	LF	\$55.40	(\$1,385.00)

CHANGE ORDER

NO: 2 (SUMMARY)

PROJECT:	POPLAR CIRCLE & CHAMBERLAIN AVENUE SEWER PROJECT	DATE OF ISSUANCE:	12/4/2017
OWNER:	CITY OF GULFPORT P.O. BOX 1780 GULFPORT, MS 39502	OWNER'S PROJECT #	N/A
CONTRACTOR:	MILLER ENTERPRISES LLC 136 WILSON ROAD HATTIESBURG, MS 39402	ENGINEER:	BROWN, MITCHELL & ALEXANDER, INC. 401 COWAN ROAD, SUITE A GULFPORT, MS 39507
CONTRACT FOR ENTIRE PROJECT		ENGINEER'S PROJECT #	13-3383A-05

You are directed to make the following changes in the Contract Documents:

02730-M	CONNECT TO EXISTING STRUCTURE	-1	EA	\$2,995.00	(\$2,995.00)
02842-A	REPLACE TRAFFIC MARKINGS	-1	LS	\$1,700.00	(\$1,700.00)
02931-B	EROSION CONTROL MAT	-85	SY	\$4.40	(\$374.00)
Additive Alternate No. 1 Bid - Poplar Circle					
02050-C	REMOVE EXISTING DRAIN CULVERT (ALL SIZES)	-20	LF	\$14.50	(\$290.00)
02221-A	SELECT BEDDING MATERIAL	-130	CY (PM)	\$9.50	(\$1,235.00)
02234-A	CRUSHED GRANULAR MATERIAL	-10	CY (PM)	\$48.95	(\$489.50)
02295-A	SILT FENCE	-180	LF	\$3.50	(\$630.00)
02295-B	STRAW WATTLES	-30	LF	\$3.50	(\$105.00)
02295-C	STONE CONSTRUCTION ENTRANCE	-1	EA	\$2,400.00	(\$2,400.00)
02295-D	INLET PROTECTION	-1	LS	\$1,400.00	(\$1,400.00)
02512-A	HMA, MT (9.5 mm MIX) SURFACE	-80	TON	\$89.00	(\$7,120.00)
02721-A	CAST-IN-PLACE CONCRETE MINOR STRUCTURES (DRAIN INLETS, PIPE	-1	CY (PM)	\$1,300.00	(\$1,300.00)
02721-B	CASTINGS AND GRATINGS	-90	LB	\$3.50	(\$315.00)
02722-A	15"-18" RCP	-20	LF	\$35.80	(\$716.00)
02730-J	DOUBLE 6" PVC SEWER SERVICE	-2	EA	\$954.00	(\$1,908.00)
02931-A	PLANT ESTABLISHMENT (SEEDING)	-0.3	AC	\$1,300.00	(\$390.00)
02931-B	EROSION CONTROL MAT	-15	SY	\$4.40	(\$66.00)
Additive Alternate No. 2 Bid - Poplar Circle					
02234-A	CRUSHED GRANULAR MATERIAL	-20	CY (PM)	\$48.95	(\$979.00)
02295-A	SILT FENCE	-400	LF	\$3.25	(\$1,300.00)
02295-B	STRAW WATTLES	-150	LF	\$3.50	(\$525.00)
02295-C	STONE CONSTRUCTION ENTRANCE	-1	EA	\$2,400.00	(\$2,400.00)
02295-D	INLET PROTECTION	-1	LS	\$1,200.00	(\$1,200.00)
02522-A	NON-REINFORCED CONCRETE SIDEWALK (4" THICK)	-5	SY	\$30.00	(\$150.00)
02661-B	ADDITIONAL WATER SERVICE TUBING	-20	LF	\$14.50	(\$290.00)
02730-M	CONNECT TO EXISTING STRUCTURE	-2	EA	\$2,500.00	(\$5,000.00)
02730-T	NEW 6" PVC SEWER SERVICE ON EXISTING MAI	-5	EA	\$815.00	(\$4,075.00)
02842-A	REPLACE TRAFFIC MARKINGS	-1	LS	\$1,500.00	(\$1,500.00)

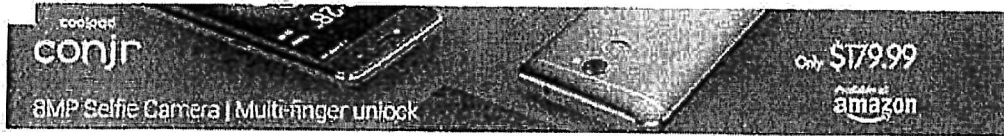
Subtotal - Deductive Items**(\$106,622.25)****NET DECREASE****(\$382,290.54)****TOTAL CHANGE IN CONTRACT****(\$51,412.36)**

Project: Poplar Circle & Chamberlain Avenue Sewer Improvements
 BMA Project No. 13-3383A-05
 RE: Contract Time Overage

Issue	Dates	Days
Delay caused by Mr. Fred Lewis not allowing Contractor on Property	January 7, 2017 - March 14, 2017	66
Modifications to Existing Manhole		2
Additional days due to repair work at 4476 Kendall Circle	January 30, 2017 - February 3, 2017	5
Additional days to move sewer line into the street on Poplar Circle	February 9, 2017 - February 14, 2017	5
Rain Days	September 2016 - June 2017 (9/3/16, 9/4/16, 9/11/16, 9/13/16, 9/17/16, 11/7/16, 11/9/16, 12/4/16, 12/18/16, 12/31/16, 1/1/17, 1/2/17, 1/6/17, 3/30, 4/3, 5/4, 5/22, 5/29, 5/30, 5/31, 6/6	23
Days work could not be completed due to rain previous day	9/5/16, 9/18/16, 11/10/16, 11/11/16, 1/3/17	5
Delay caused by gas line conflict on Kendall		5

TOTAL DAYS

111



▼ 1/25/2017 12:00 PM Gulfport, MS 39501 50°F

RAIN/FALL

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August 2016

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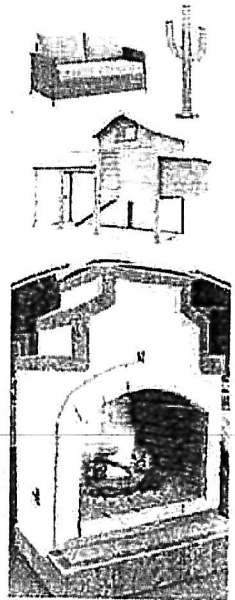
September

2016

October 2016

Thu 9/1	95°/76°	0 IN	0 IN	89°/73°
Fri 9/2	95°/76°	0 IN	0 IN	89°/72°
1 Sat 9/3	92°/76°	0 IN	0 IN	89°/72°
2 Sat 9/4	89°/76°	0 IN	0 IN	88°/72°
Mon 9/5	81°/75°	0.06 IN	0 IN	88°/72°
Tue 9/6	88°/74°	0 IN	0 IN	88°/72°
Wed 9/7	88°/73°	0 IN	0 IN	88°/72°
Thu 9/8	88°/71°	0 IN	0 IN	88°/71°
Fri 9/9	88°/74°	0.08 IN	0 IN	88°/71°
Sat 9/10	91°/73°	0 IN	0 IN	88°/71°
3 Sun 9/11	89°/73°	0 IN	0 IN	88°/71°
Mon 9/12	91°/73°	0 IN	0 IN	87°/70°
Tue 9/13	88°/73°	0.08 IN	0 IN	87°/70°
Wed 9/14	91°/74°	0 IN	0 IN	87°/70°
Thu 9/15	91°/75°	0 IN	0 IN	87°/70°
Fri 9/16	89°/77°	0 IN	0 IN	86°/70°
4 Sat 9/17	87°/77°	0 IN	0 IN	86°/69°
5 Sun 9/18	85°/77°	0.01 IN	0 IN	86°/69°
Mon 9/19	93°/75°	0 IN	0 IN	86°/69°

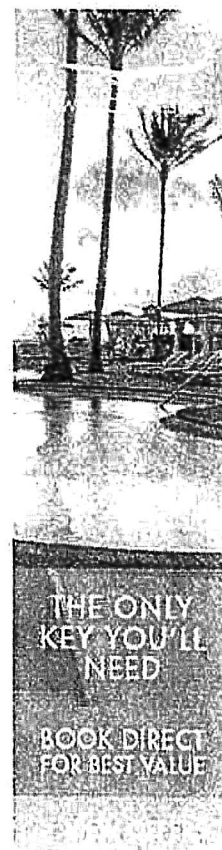
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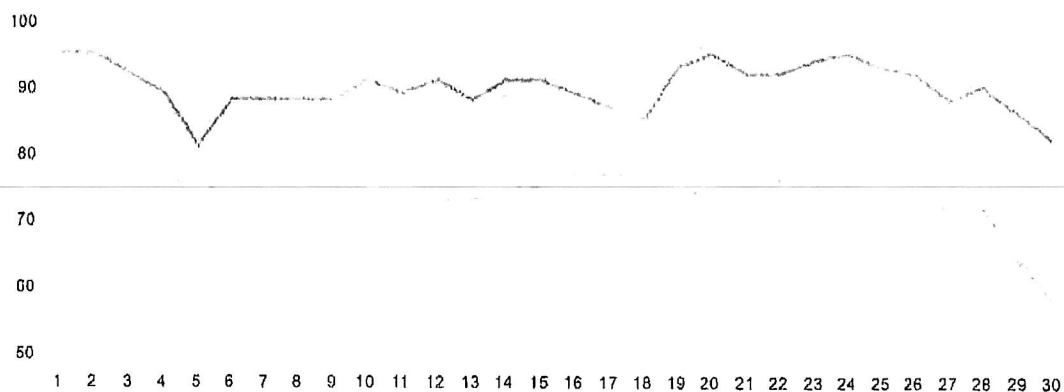
Tue 9/20	95°/73°	0 IN	0 IN	86°/68°
Wed 9/21	92°/72°	0 IN	0 IN	85°/68°
Thu 9/22	92°/76°	0 IN	0 IN	85°/68°
Fri 9/23	94°/75°	0 IN	0 IN	85°/68°
Sat 9/24	95°/73°	0 IN	0 IN	85°/67°
Sun 9/25	93°/74°	0 IN	0 IN	84°/67°
Mon 9/26	92°/72°	0 IN	0 IN	84°/67°
Tue 9/27	88°/72°	0 IN	0 IN	84°/66°
Wed 9/28	90°/72°	0 IN	0 IN	84°/66°
Thu 9/29	86°/64°	0 IN	0 IN	83°/66°
Fri 9/30	82°/58°	0 IN	0 IN	83°/65°

August 2016

October 2016



Temperature Graph September 2016



Avg. Hi Avg. Lo Actual Hi Actual Lo

	Actual	Normal	Departure	Record
High	90°	86°		N/A° (N/A)
Low	73°	69°		N/A° (N/A)
Average	82°	78°	+4°	
Precip	5.12 in	5.89 in	-0.77 in	
Snow	0 in			

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September 2016

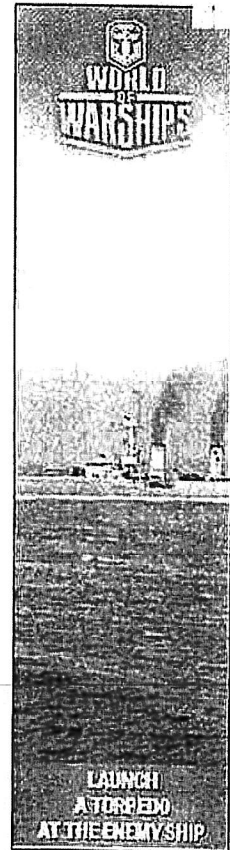
View:

October

2016

November 2016

Sat 10/1	84°/60°	0 IN	0 IN	83°/65°
Sun 10/2	85°/65°	0 IN	0 IN	83°/65°
Mon 10/3	87°/63°	0 IN	0 IN	82°/64°
Tue 10/4	87°/66°	0 IN	0 IN	82°/64°
Wed 10/5	88°/70°	0 IN	0 IN	82°/64°
Thu 10/6	87°/69°	0 IN	0 IN	82°/63°
Fri 10/7	90°/69°	0 IN	0 IN	81°/63°
Sat 10/8	90°/68°	0 IN	0 IN	81°/63°
Sun 10/9	83°/57°	0 IN	0 IN	81°/62°
Mon 10/10	84°/63°	0 IN	0 IN	80°/62°
Tue 10/11	83°/60°	0 IN	0 IN	80°/62°
Wed 10/12	82°/59°	0 IN	0 IN	80°/61°
Thu 10/13	84°/63°	0 IN	0 IN	80°/61°
Fri 10/14	86°/61°	0 IN	0 IN	79°/60°
Sat 10/15	86°/66°	0 IN	0 IN	79°/60°
Sun 10/16	85°/68°	0 IN	0 IN	79°/60°
Mon 10/17	82°/70°	0 IN	0 IN	78°/60°
Tue 10/18	86°/73°	0 IN	0 IN	78°/59°
Wed 10/19	85°/70°	0 IN	0 IN	78°/59°



1/25/2017

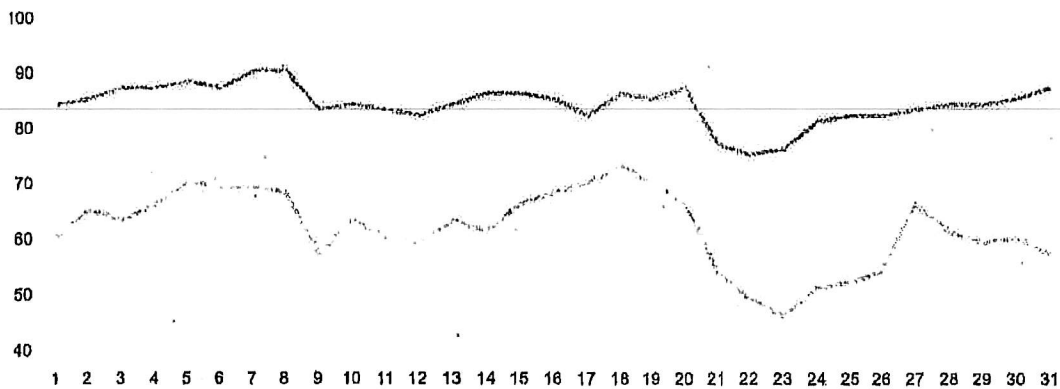
Gulfport October Weather 2016 - AccuWeather Forecast for MS 39501

Day	Temp	Precip	Cloud	Wind	Avg HI/LO
Thu 10/20	87°/66°	0 IN	0 IN		78°/58°
Fri 10/21	77°/54°	0 IN	0 IN		77°/58°
Sat 10/22	75°/49°	0 IN	0 IN		77°/58°
Sun 10/23	76°/46°	0 IN	0 IN		77°/58°
Mon 10/24	81°/51°	0 IN	0 IN		76°/57°
Tue 10/25	82°/52°	0 IN	0 IN		76°/57°
Wed 10/26	82°/54°	0 IN	0 IN		76°/57°
Thu 10/27	83°/66°	0 IN	0 IN		76°/56°
Fri 10/28	84°/61°	0 IN	0 IN		75°/56°
Sat 10/29	84°/59°	0 IN	0 IN		75°/56°
Sun 10/30	85°/60°	0 IN	0 IN		75°/55°
Mon 10/31	87°/57°	0 IN	0 IN		74°/55°

September 2016

November 2016

Temperature Graph October 2016



	Avg. Hi	Avg. Lo	Actual Hi	Actual Lo
High	Actual 84°	Normal 79°	Departure	Record N/A° (N/A)
Low	Actual 62°	Normal 60°		Record N/A° (N/A)
Average	73°	69°	+4°	
Precip	0.16 in	3.38 in	-3.23 in	



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October 2016

View:

November

2016

December 2016

Tue 11/1	85°/57°	0 IN	0 IN	74°/55°
Wed 11/2	83°/65°	0 IN	0 IN	74°/54°
Thu 11/3	84°/64°	0 IN	0 IN	74°/54°
Fri 11/4	88°/63°	0 IN	IN	73°/54°
Sat 11/5	81°/58°	0 IN	IN	73°/54°
Sun 11/6	76°/58°	0 IN	0 IN	73°/53°
Mon 11/7	73°/59°	0 IN	0 IN	72°/53°
Tue 11/8	71°/63°	0 IN	0 IN	72°/53°
Wed 11/9	74°/62°	0 IN	0 IN	72°/52°
Thu 11/10	75°/52°	0 IN	0 IN	71°/52°
Fri 11/11	64°/48°	0 IN	0 IN	71°/52°
Sat 11/12	75°/47°	0 IN	0 IN	71°/52°
Sun 11/13	69°/49°	0 IN	0 IN	70°/51°
Mon 11/14	75°/50°	0 IN	0 IN	70°/51°
Tue 11/15	75°/47°	0 IN	0 IN	70°/51°
Wed 11/16	79°/53°	0 IN	0 IN	70°/51°

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Thu 11/17	76°/48°	0 IN	0 IN	69°/50°
Fri 11/18	79°/53°	0 IN	0 IN	69°/50°
Sat 11/19	67°/42°	0 IN	0 IN	69°/50°
Sun 11/20	65°/37°	0 IN	0 IN	68°/50°
Mon 11/21	67°/33°	0 IN	0 IN	68°/49°
Tue 11/22	70°/36°	0 IN	0 IN	68°/49°
Wed 11/23	74°/54°	0 IN	0 IN	67°/49°
Thu 11/24	77°/58°	0 IN	0 IN	67°/49°
Fri 11/25	78°/57°	0 IN	0 IN	67°/48°
Sat 11/26	69°/39°	0 IN	0 IN	66°/48°
Sun 11/27	66°/36°	0 IN	0 IN	66°/48°
Mon 11/28	75°/56°	0.08 IN	0 IN	66°/48°
Tue 11/29	78°/70°	0 IN	0 IN	66°/47°
Wed 11/30	76°/48°	0 IN	0 IN	65°/47°

8

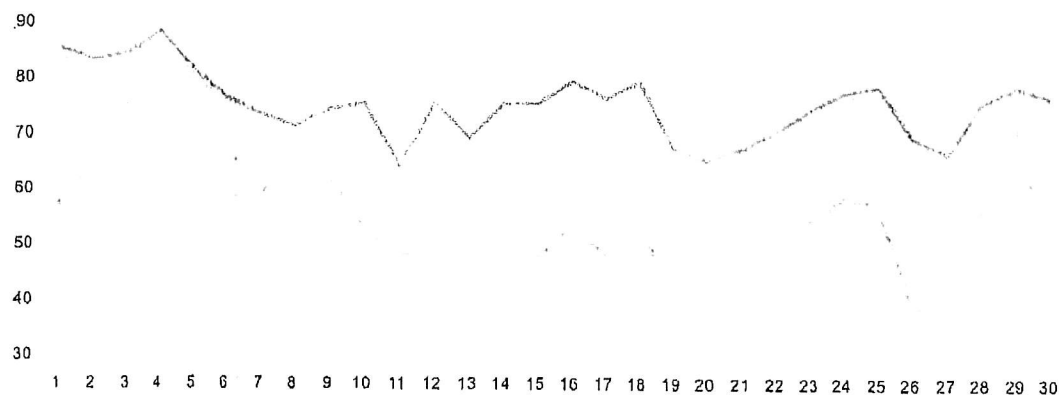
9

Crew on
Other Job
Site

October 2016

December 2016

Temperature Graph November 2016



Avg. Hi

Avg. Lo

Actual Hi

Actual Lo

Actual

Normal

Departure

Record

High

75°

70°

N/A° (N/A)

Low

52°

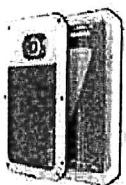
51°

N/A° (N/A)

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November 2016

View:

December

2016

January 2017

Thu 12/1	65°/42°	0 IN	0 IN	65°/47°
Fri 12/2	67°/43°	0 IN	0 IN	65°/47°
Sat 12/3	64°/51°	0.02 IN	0 IN	64°/47°
6 Sun 12/4	74°/59°	0 IN	0 IN	64°/46°
Mon 12/5	64°/58°	0 IN	0 IN	64°/46°
Tue 12/6	68°/54°	0 IN	0 IN	64°/46°
Wed 12/7	64°/54°	0 IN	0 IN	64°/46°
Thu 12/8	59°/44°	0 IN	0 IN	63°/46°
Fri 12/9	53°/35°	0 IN	0 IN	63°/45°
Sat 12/10	56°/31°	0 IN	0 IN	63°/45°
Sun 12/11	65°/34°	0 IN	0 IN	63°/45°
Mon 12/12	76°/56°	0 IN	0 IN	62°/45°
Tue 12/13	74°/64°	0 IN	0 IN	62°/45°
Wed 12/14	65°/53°	0 IN	0 IN	62°/45°
Thu 12/15	59°/42°	0 IN	0 IN	62°/44°
Fri 12/16	69°/39°	0 IN	0 IN	62°/44°

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Sat 12/17	75°/65°	0 IN	0 IN	62°/44°
7 Sat 12/17	69°/37°	0 IN 12	0 IN	62°/44°
Mon 12/19	46°/33°	0 IN	0 IN	61°/44°
Tue 12/20	57°/36°	0 IN	0 IN	61°/44°
Wed 12/21	58°/40°	0 IN	0 IN	61°/44°
Thu 12/22	68°/51°	0.01 IN	0 IN	61°/43°
Fri 12/23	69°/51°	0 IN	0 IN	61°/43°
Sat 12/24	74°/56°	0 IN	0 IN	61°/43°
Sun 12/25	76°/68°	0 IN	0 IN	61°/43°
Mon 12/26	77°/67°	0.01 IN	0 IN	60°/43°
Tue 12/27	77°/67°	0 IN	0 IN	60°/43°
Wed 12/28	78°/67°	0 IN	0 IN	60°/43°
Thu 12/29	72°/43°	0 IN	0 IN	60°/43°
Fri 12/30	56°/38°	0 IN	0 IN	60°/42°
8 Sat 12/31	67°/48°	0 IN 13	0 IN	60°/42°

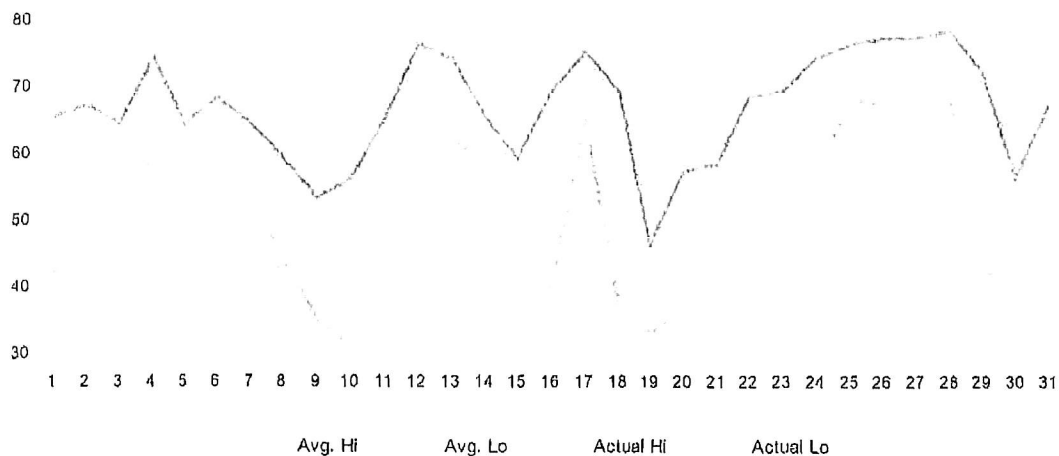
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November 2016

January 2017

Temperature Graph December 2016



Actual

Normal

Departure

Record

1/25/2017

Gulfport December Weather 2016 - AccuWeather Forecast for MS 39501

High	66°	62°	N/A° (N/A)
Low	49°	44°	N/A° (N/A)
Average	58°	53°	+5°
Precip	7.86 in	5.1 in	+2.76 in
Snow	0 in		

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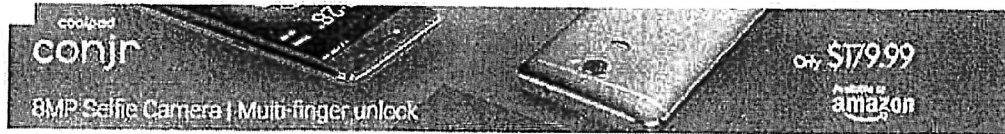
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January



2017



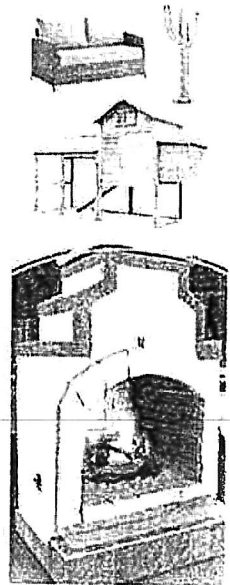
February 2017

9		72°/65°		0 IN	14	60°/42°
Mon 1/2		72°/64°		0 IN	15	60°/42°
Tue 1/3		68°/53°	0 IN	0 IN		60°/42°
Wed 1/4		64°/45°	0 IN	0 IN	worked	60°/42°
Thu 1/5		61°/43°	0.09 IN	0 IN	worked	60°/42°
Fri 1/6		54°/34°		0 IN	16	60°/42°
Sat 1/7		41°/25°	0 IN	0 IN		60°/42°
Sun 1/8		49°/24°	0 IN	0 IN		60°/42°
Mon 1/9		60°/29°	0 IN	0 IN		60°/42°
Tue 1/10		70°/54°	0 IN	0 IN		60°/42°
Wed 1/11		72°/61°	0 IN	0 IN		60°/42°
Thu 1/12		73°/55°	0.02 IN	0 IN		60°/42°
Fri 1/13		76°/56°	0 IN	0 IN		60°/42°
Sat 1/14		77°/51°	0 IN	0 IN		60°/42°
Sun 1/15		74°/59°	0 IN	0 IN		60°/42°
Mon 1/16		76°/63°	0 IN	0 IN		60°/42°
Tue 1/17		76°/66°	0 IN	0 IN		60°/42°
Wed 1/18		73°/66°	0 IN	0 IN		60°/42°
Thu 1/19		73°/64°	0.42 IN	0 IN		60°/42°

END

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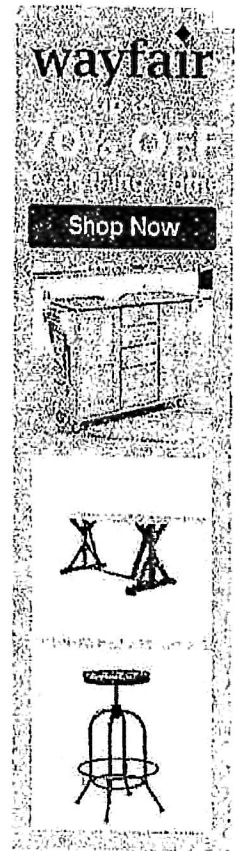
1/25/2017

Gulfport January Weather 2017 - AccuWeather Forecast for MS 39501

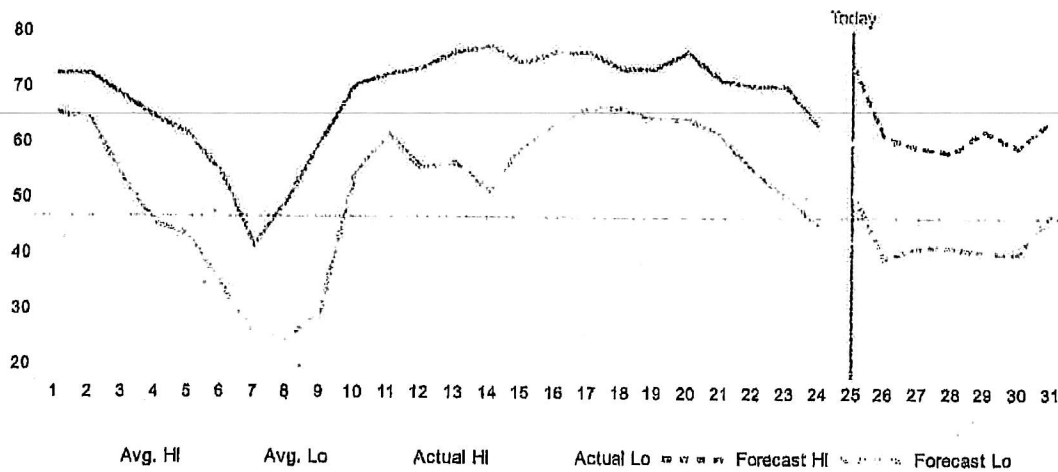
Date	High	Low	Snow	Precip	Wind	Humidity
Fri 1/20	76°/64°	0 IN	0 IN			60°/42°
Sat 1/21	71°/61°	0.65 IN	0 IN			60°/42°
Sun 1/22	70°/65°	0.06 IN	0 IN			60°/42°
Mon 1/23	70°/50°	0 IN	0 IN			60°/42°
Tue 1/24	63°/45°	0 IN	0 IN			60°/42°
Wed 1/25	74°/51°	0.21 IN	0 IN		Turning cloudy and warmer	60°/42°
Thu 1/26	61°/39°	0 IN	0 IN		Mostly sunny and cooler	60°/42°
Fri 1/27	59°/41°	0 IN	0 IN		Mostly sunny	60°/42°
Sat 1/28	58°/41°	0 IN	0 IN		Partly sunny	60°/43°
Sun 1/29	62°/40°	0 IN	0 IN		Some clouds, then sunshine	60°/43°
Mon 1/30	59°/40°	0 IN	0 IN		Brilliant sunshine	61°/43°
Tue 1/31	64°/47°	0 IN	0 IN		Variable clouds	61°/43°

December 2016

February 2017



Temperature Graph January 2017



	Actual	Normal	Departure	Record
High	68°	60°		N/A° (N/A)
Low	52°	42°		N/A° (N/A)
Average	60°	51°	+9°	
Precip	8.78 in	5.52 in	+3.26 in	

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February 2017

Day	High/Low	Precip	Wind	Humidity
Sun 1/1	72°/65°	4.57 IN	1	60°/42°
Mon 1/2	72°/64°	1.40 IN	1	60°/42°
Tue 1/3	68°/53°	0 IN	0 IN	60°/42°
Wed 1/4	64°/45°	0 IN	0 IN	60°/42°
Thu 1/5	61°/43°	0.09 IN	0 IN	60°/42°
Fri 1/6	54°/34°	1.57 IN	0 IN	60°/42°
Sat 1/7	41°/25°	0 IN	0 IN	60°/42°
Sun 1/8	49°/24°	0 IN	0 IN	60°/42°
Mon 1/9	60°/29°	0 IN	0 IN	60°/42°
Tue 1/10	70°/54°	0 IN	0 IN	60°/42°
Wed 1/11	72°/61°	0 IN	0 IN	60°/42°
Thu 1/12	73°/55°	0.02 IN	0 IN	60°/42°
Fri 1/13	76°/56°	0 IN	0 IN	60°/42°
Sat 1/14	77°/51°	0 IN	0 IN	60°/42°
Sun 1/15	74°/59°	0 IN	0 IN	60°/42°
Mon 1/16	76°/63°	0 IN	0 IN	60°/42°
Tue 1/17	76°/66°	0 IN	0 IN	60°/42°
Wed 1/18	73°/66°	0 IN	0 IN	60°/42°
Thu 1/19	73°/64°	0.42 IN	0 IN	60°/42°

+10
3

UNWORK

PREVIOUS
REQUEST

CURRENT
REQUEST

cloudy weather.
Didn't rain until 4:00

8/28/2017

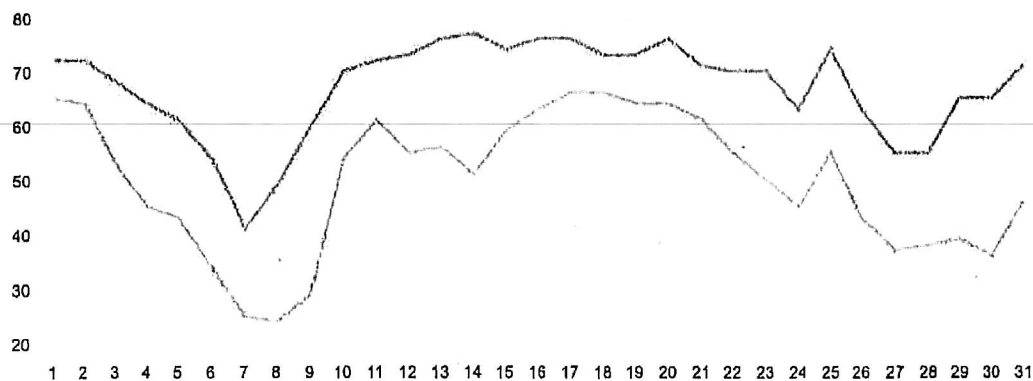
Gulfport January Weather 2017 - AccuWeather Forecast for MS 39501

			Snow	Precip	Avg. Hi
Fri 1/20	76°/64°	0 IN	0 IN		60°/42°
Sat 1/21	71°/61°	0.65 IN <i>M.R.</i>	0 IN		60°/42°
Sun 1/22	70°/55°	0.06 IN	0 IN		60°/42°
Mon 1/23	70°/50°	0 IN	0 IN		60°/42°
Tue 1/24	63°/45°	0 IN	0 IN		60°/42°
Wed 1/25	74°/55°	0.10 IN <i>X</i>	0 IN	<i>crew worked & no rain</i>	60°/42°
Thu 1/26	63°/43°	0 IN	0 IN		60°/42°
Fri 1/27	55°/37°	0 IN	0 IN		60°/42°
Sat 1/28	55°/38°	0 IN			60°/43°
Sun 1/29	65°/39°	0 IN			60°/43°
Mon 1/30	65°/36°	0 IN	0 IN		61°/43°
Tue 1/31	71°/46°	0 IN	0 IN		61°/43°

December 2016

February 2017

Temperature Graph January 2017



	Avg. Hi	Avg. Lo	Actual Hi	Actual Lo
	Actual	Normal	Departure	Record
High	67°	60°		N/A° (N/A)
Low	50°	42°		N/A° (N/A)
Average	58°	51°	+7°	
Precip	8.88 in	5.52 in	+3.36 in	

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Date	Temp	Precip	Wind	Humidity
Wed 2/1	72°/50°	0 IN	0 IN	61°/43°
Thu 2/2	74°/50°	0 IN	0 IN	61°/43°
Fri 2/3	64°/46°	0 IN	0 IN	61°/44°
Sat 2/4	59°/38°	0 IN	0 IN	61°/44°
Sun 2/5	69°/43°	0 IN	0 IN	61°/44°
Mon 2/6	73°/51°	0 IN	0 IN	62°/44°
Tue 2/7	71°/63°	2.02 IN	0 IN	62°/44°
Wed 2/8	77°/64°	0 IN	0 IN	62°/44°
Thu 2/9	70°/48°	0 IN	0 IN	62°/44°
Fri 2/10	68°/43°	0 IN	0 IN	62°/45°
Sat 2/11	75°/61°	0 IN	0 IN	62°/45°
Sun 2/12	77°/66°	0 IN	0 IN	63°/45°
Mon 2/13	77°/56°	0 IN	0 IN	63°/45°
Tue 2/14	73°/52°	0.01 IN	0 IN	63°/46°
Wed 2/15	69°/45°	0 IN	0 IN	63°/46°
Thu 2/16	63°/36°	0 IN	0 IN	63°/46°
Fri 2/17	62°/39°	0.53 IN	0 IN	64°/46°
Sat 2/18	73°/53°	0.15 IN	0 IN	64°/46°
Sun 2/19	80°/52°	0 IN	0 IN	64°/47°

$\frac{7.10''}{4}$ $\frac{0.44}{1}$

8/28/2017

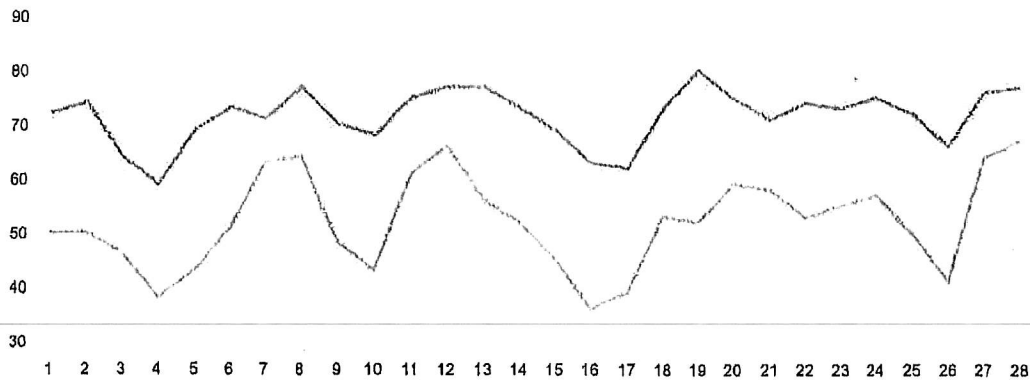
Gulfport February Weather 2017 - AccuWeather Forecast for MS 39501

Mon 2/20	75°/59°	0 IN	0 IN	64°/47°
Tue 2/21	71°/58°	0.38 IN	0 IN	64°/47°
Wed 2/22	74°/53°	0 IN	0 IN	65°/47°
Thu 2/23	73°/55°	0 IN	0 IN	65°/47°
Fri 2/24	75°/57°	0 IN	0 IN	65°/48°
Sat 2/25	72°/50°	0 IN	0 IN	65°/48°
Sun 2/26	66°/41°	0 IN	0 IN	66°/48°
Mon 2/27	76°/64°	0 IN	0 IN	66°/48°
Tue 2/28	77°/67°	0 IN	0 IN	66°/48°

January 2017

March 2017

Temperature Graph February 2017



	Avg. Hi	Avg. Lo	Actual Hi	Actual Lo
	Actual	Normal	Departure	Record
High	72°	63°		N/A° (N/A)
Low	52°	46°		N/A° (N/A)
Average	62°	54°	+8°	
Precip	3.09 in	5.5 in	-2.41 in	
Snow	0 in			

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Day	High/Low	Precip	Wind	Humidity
Wed 3/1	80°/63°	0.26 IN	1	66°/49°
Thu 3/2	69°/50°	0 IN	1	66°/49°
Fri 3/3	72°/40°	0 IN	0 IN	67°/49°
Sat 3/4	67°/46°	0 IN	0 IN	67°/49°
Sun 3/5	72°/55°	0 IN	0 IN	67°/50°
Mon 3/6	75°/64°	0 IN	0 IN	67°/50°
Tue 3/7	74°/64°	0.80 IN	0 IN	68°/50°
Wed 3/8	75°/56°	0.01 IN	0 IN	68°/50°
Thu 3/9	74°/53°	0 IN	0 IN	68°/50°
Fri 3/10	78°/58°	0 IN	0 IN	68°/50°
Sat 3/11	69°/55°	0 IN	0 IN	68°/51°
Sun 3/12	64°/46°	0.49 IN	0 IN	69°/51°
Mon 3/13	62°/50°	0.07 IN	0 IN	69°/51°
Tue 3/14	60°/43°	0 IN	0 IN	69°/51°
Wed 3/15	58°/40°	0 IN	0 IN	69°/51°
Thu 3/16	60°/36°	0 IN	0 IN	70°/52°
Fri 3/17	69°/50°	0 IN	0 IN	70°/52°
Sat 3/18	79°/50°	0 IN	0 IN	70°/52°
Sun 3/19	77°/54°	0 IN	0 IN	70°/52°

7.10"

0.18"

8/28/2017

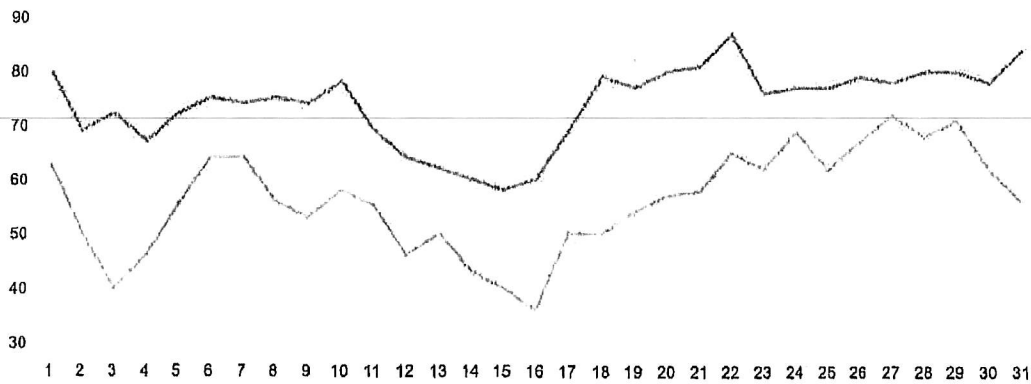
Gulfport March Weather 2017 - AccuWeather Forecast for MS 39501

Date	High	Low	Precip	Wind	Wind Dir	Wind Spd	Humidity	Clouds	UV
Mon 3/20	80°/57°	0 IN	0 IN						
Tue 3/21	81°/58°	0 IN	0 IN						
Wed 3/22	87°/65°	0 IN	0 IN						
Thu 3/23	76°/62°	0 IN	0 IN						
Fri 3/24	77°/69°	0 IN	0 IN						
Sat 3/25	77°/62°	0.79 IN	0 IN						
Sun 3/26	79°/67°	0 IN	0 IN						
Mon 3/27	78°/72°	0 IN	0 IN						
Tue 3/28	80°/68°	0 IN							
Wed 3/29	80°/71°	0 IN							
Thu 3/30	78°/62°	0.18 IN ✓	0 IN						
Fri 3/31	84°/56°	0 IN	0 IN						

February 2017

April 2017

Temperature Graph March 2017



Avg. Hi Avg. Lo Actual Hi Actual Lo

	Actual	Normal	Departure	Record
High	74°	69°		N/A° (N/A)
Low	56°	52°		N/A° (N/A)
Average	65°	60°	+5°	
Precip	2.6 in	5.84 in	-3.24 in	

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$\frac{+1.10"}{3}$ $\frac{UN}{2}$

Sat 4/1	82°/55°	0 IN	0 IN	72°/55°
Sun 4/2	78°/66°	0 IN	0 IN	73°/55°
Mon 4/3	80°/62°	1.60 IN ✓	0 IN	73°/55°
Tue 4/4	82°/57°	0.04 IN	0 IN	73°/55°
Wed 4/5	88°/60°	0.01 IN	0 IN	73°/56°
Thu 4/6	73°/50°	0 IN	0 IN	74°/56°
Fri 4/7	75°/46°	0 IN	0 IN	74°/56°
Sat 4/8	72°/44°	0 IN	0 IN	74°/56°
Sun 4/9	75°/49°	0 IN	0 IN	74°/56°
Mon 4/10	78°/67°	0 IN	0 IN	74°/57°
Tue 4/11	78°/61°	0 IN	0 IN	75°/57°
Wed 4/12	82°/62°	0 IN	0 IN	75°/57°
Thu 4/13	84°/59°	0 IN	0 IN	75°/58°
Fri 4/14	80°/61°	0 IN	0 IN	75°/58°
Sat 4/15	80°/66°	0 IN	0 IN	76°/58°
Sun 4/16	81°/67°	0 IN	0 IN	76°/58°
Mon 4/17	80°/67°	0 IN	0 IN	76°/59°
Tue 4/18	81°/62°	0 IN	0 IN	76°/59°
Wed 4/19	83°/63°	0 IN	0 IN	77°/59°

8/28/2017

Gulfport April Weather 2017 - AccuWeather Forecast for MS 39501

Day	High/Low	Precip	Forecast	High/Low
Thu 4/20	81°/67°	0 IN	0 IN	77°/60°
Fri 4/21	82°/64°	0 IN	0 IN	77°/60°
Sat 4/22	83°/66°	1.08 IN	0 IN	77°/60°
Sun 4/23	73°/57°	0.09 IN	0 IN	78°/60°
Mon 4/24	80°/51°	0 IN	0 IN	78°/61°
Tue 4/25	77°/56°	0 IN	0 IN	78°/61°
Wed 4/26	79°/70°	0.01 IN	0 IN	78°/61°
Thu 4/27	84°/66°	0 IN	0 IN	79°/62°
Fri 4/28	83°/77°	0 IN	1	79°/62°
Sat 4/29	83°/77°	0 IN	1	79°/62°
Sun 4/30	81°/69°	1.26 IN	0 IN	79°/63°

March 2017

May 2017

Temperature Graph April 2017



	Avg. Hi	Avg. Lo	Actual Hi	Actual Lo
	Actual	Normal	Departure	Record
High	80°	76°		N/A° (N/A)
Low	61°	58°		N/A° (N/A)
Average	71°	67°	+4°	
Precip	4.09 in	4.83 in	-0.74 in	
Snow	0 in			

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June 2017

Date	High/Low	Precip	Wind	Humidity
Mon 5/1	84°/58°	0 IN	1	80°/63°
Tue 5/2	83°/54°	0 IN	1	80°/63°
Wed 5/3	80°/60°	1.77 IN	0 IN	80°/64°
Thu 5/4	74°/51°	0.84 IN	0 IN	80°/64°
Fri 5/5	75°/48°	0 IN	0 IN	81°/64°
Sat 5/6	77°/48°	0 IN	0 IN	81°/64°
Sun 5/7	81°/55°	0 IN	0 IN	81°/65°
Mon 5/8	85°/58°	0 IN	0 IN	81°/65°
Tue 5/9	85°/60°	0 IN	0 IN	82°/65°
Wed 5/10	83°/60°	0 IN	0 IN	82°/65°
Thu 5/11	83°/71°	0 IN	0 IN	82°/66°
Fri 5/12	79°/66°	1.18 IN	0 IN	82°/66°
Sat 5/13	82°/63°	0 IN	0 IN	82°/66°
Sun 5/14	83°/62°	0 IN	0 IN	83°/66°
Mon 5/15	86°/66°	0 IN	0 IN	83°/67°
Tue 5/16	85°/66°	0 IN	0 IN	83°/67°
Wed 5/17	85°/74°	0 IN	0 IN	83°/67°
Thu 5/18	85°/78°	0 IN	0 IN	84°/67°
Fri 5/19	87°/77°	0 IN	0 IN	84°/68°

$\frac{7.10}{10}$
 $\frac{0.14}{4}$

8/28/2017

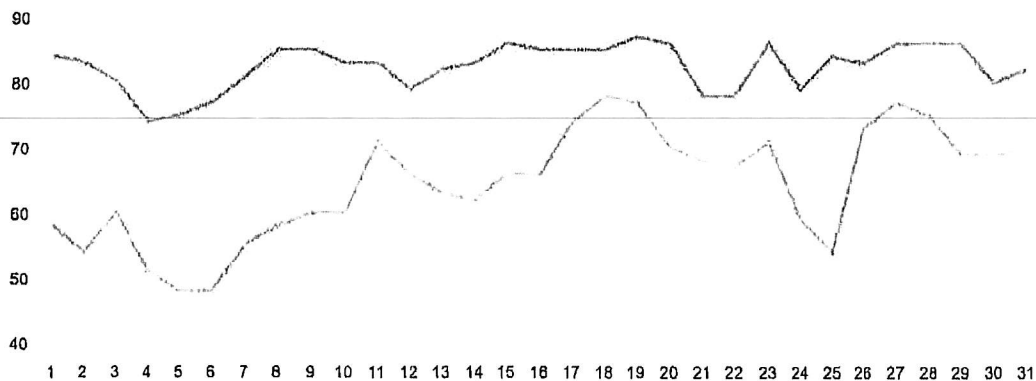
Gulfport May Weather 2017 - AccuWeather Forecast for MS 39501

Date	High/Low	Precip	Wind	Avg. Wind
Sat 5/20	86°/70°	0.75 IN	0 IN	84°/68°
Sun 5/21	78°/68°	0.38 IN	0 IN	84°/68°
Mon 5/22	78°/67°	0.25 IN	0 IN	84°/68°
Tue 5/23	86°/71°	0.21 IN	0 IN	84°/68°
Wed 5/24	79°/59°	0 IN	0 IN	85°/69°
Thu 5/25	84°/54°	0 IN	0 IN	85°/69°
Fri 5/26	83°/73°	0 IN	0 IN	85°/69°
Sat 5/27	86°/77°	0 IN	0 IN	85°/69°
Sun 5/28	86°/75°	0.28 IN	0 IN	85°/69°
Mon 5/29	86°/69°	0.76 IN	0 IN	86°/70°
Tue 5/30	80°/69°	0.08 IN	0 IN	86°/70°
Wed 5/31	82°/70°	1.58 IN	0 IN	86°/70°

April 2017

June 2017

Temperature Graph May 2017



	Avg. Hi	Avg. Lo	Actual Hi	Actual Lo
	Actual	Normal	Departure	Record
High	82°	83°		N/A° (N/A)
Low	64°	67°		N/A° (N/A)
Average	73°	75°	-2°	
Precip	8.08 in	4.93 in	+3.15 in	

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7.10"

UW

Date	High	Low	Precip	Wind	Humidity
Thu 6/1	85°/71°	0.12 IN	1		86°/70°
Fri 6/2	84°/71°	0.19 IN	1		86°/70°
Sat 6/3	83°/74°	0.28 IN	0 IN		86°/70°
Sun 6/4	83°/73°	0.46 IN	0 IN		86°/71°
Mon 6/5	84°/76°	0.03 IN UW	0 IN		86°/71°
Tue 6/6	84°/72°	1.04 IN	0 IN		87°/71°
Wed 6/7	90°/70°	0.04 IN UW	0 IN		87°/71°
Thu 6/8	87°/65°	0 IN	0 IN		87°/71°
Fri 6/9	85°/61°	0 IN	0 IN		87°/71°
Sat 6/10	85°/67°	0 IN	0 IN		87°/72°
Sun 6/11	87°/72°	0.06 IN UW	0 IN		87°/72°
Mon 6/12	86°/75°	0.01 IN	0 IN		87°/72°
Tue 6/13	86°/73°	1.05 IN	0 IN		87°/72°
Wed 6/14	87°/75°	0.03 IN UW	0 IN		88°/72°
Thu 6/15	90°/72°	0.84 IN	0 IN		88°/72°
Fri 6/16	90°/69°	0.64 IN	0 IN		88°/72°
Sat 6/17	83°/69°	0.02 IN UW	0 IN		88°/72°
Sun 6/18	88°/76°	0 IN UW	0 IN		88°/72°
Mon 6/19	91°/74°	0 IN	0 IN		88°/73°

CURRENT
REQUEST

8/28/2017

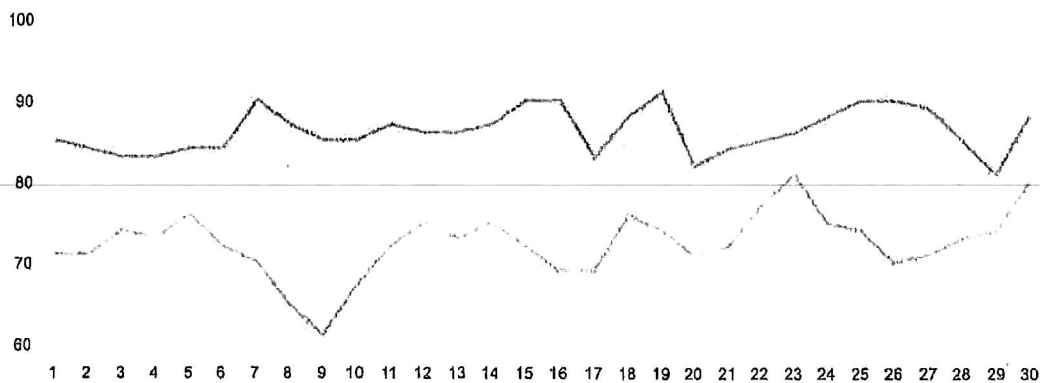
Gulfport June Weather 2017 - AccuWeather Forecast for MS 39501

Tue 6/20	82°/71°	4.27 IN	0 IN	88°/73°
Wed 6/21	84°/72°	4.10 IN	0 IN	88°/73°
Thu 6/22	85°/77°	0.89 IN	0 IN	88°/73°
Fri 6/23	86°/81°	0.05 IN	0 IN	88°/73°
Sat 6/24	88°/75°	0.39 IN	0 IN	88°/73°
Sun 6/25	90°/74°	0 IN	0 IN	89°/73°
Mon 6/26	90°/70°	0 IN	0 IN	89°/73°
Tue 6/27	89°/71°	0 IN	0 IN	89°/73°
Wed 6/28	85°/73°	0.71 IN	1	89°/74°
Thu 6/29	81°/74°	6.78 IN	1	89°/74°
Fri 6/30	88°/80°	0 IN	0 IN	89°/74°

May 2017

July 2017

Temperature Graph June 2017



Avg. Hi Avg. Lo Actual Hi Actual Lo

	Actual	Normal	Departure	Record
High	86°	88°		N/A° (N/A)
Low	72°	72°		N/A° (N/A)
Average	79°	80°	-1°	
Precip	22 In	6.52 in	+15.48 In	
Snow	0 In			



Memorandum

To: Mayor Billy Hewes and
Gulfport City Council

From: Margaret Murdock, Assistant Attorney
Administration

Date: 12/29/2017

Subject: Resolution - by the Gulfport City Council, reconfirming and extending the status of a State of Emergency due to the impacts of Hurricane Nate on the City of Gulfport, and for related purposes

Recommendation:

There came on for consideration at a duly constituted meeting of the Mayor and Members of the City Council of the City of Gulfport, Mississippi, held on the _____ day of _____, 2018, the following Resolution:

**A RESOLUTION OF THE GULFPORT CITY COUNCIL RECONFIRMING
AND EXTENDING THE STATUS OF A STATE OF EMERGENCY DUE
TO THE IMPACTS OF HURRICANE NATE ON THE CITY OF GULFPORT, AND
FOR RELATED PURPOSES**

WHEREAS, by virtue of a Proclamation executed on Friday, October 6, 2017, the Mayor proclaimed a “local emergency” pursuant to *Miss. Code Ann.* § 33-15-17(d) and a “civil emergency” pursuant to *Miss. Code Ann.* § 45-17-3, et seq., due to an imminent threat of a "natural disaster" resulting from tropical rains and winds and/or Tropical Storm/Hurricane Nate and related conditions (rain, wind, lightening, hail, flooding, etc.) projected to commence in the area on or about October 7-8, 2017; and

WHEREAS, at its meeting on October 17, 2017, the Gulfport City Council ratified the aforementioned actions of the Mayor, thereby approving the need for continuing the local emergency, and at its meetings on November 7 and December 4, 2017, the Gulfport City Council recognized the need for continuing the local emergency/state of emergency.

WHEREAS, further, due to said local/civil emergency, and the need to commit resources deemed necessary for protection of the City and the residents, citizens and all people and property in the City of Gulfport and Harrison County, the Mayor invoked the powers of “emergency management” and invoked special emergency authority, including, but not limited to Sections 45-17-1, et seq., Sections 33-15-1, et seq., and Sections 21-35-19, et seq., *Mississippi Code of 1972, Annotated*, and any amendments thereto; and invoked emergency measures according to authority of Sec. 1-70 and Sec. 7-19, *Code of Ordinances of the City of Gulfport, Mississippi*; and

WHEREAS, the Governing Authority having reviewed the existing needs, including those stated above, for continuing a state of emergency, finds that the need for continuing local emergency management and associated relief from Federal and State governments to prepare for and respond to the impact and effects of Hurricane Nate, and shall continue until the governing body terminates the local emergency once conditions warrant.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GULFPORT, MISSISSIPPI, AS FOLLOWS:

SECTION 1. That the matters, facts, and things set forth and recited in the Preamble hereto are hereby adopted as the official findings of the Governing Authority.

SECTION 2. That the City Council recognizes that there is a continuing need to commit resources deemed necessary for protection of the City and the residents, citizens and all people and property in the City of Gulfport and Harrison County and a continuing need to prepare for and respond to the impact and effects of Hurricane Nate.

SECTION 3. That a state of civil emergency continues within the City of Gulfport, and Mayor Billy Hewes is authorized to continue to invoke emergency management authority, including coordination of assistance and relief with state and federal authorities and private corporations and the use of municipal personnel and equipment as deemed necessary and proper as a result of said emergency until the earliest time as conditions warrant the termination of the state of local emergency by the Governing Authority.

SECTION 5. This Order shall not limit the authority hereby confirmed of the Mayor and City Council to make such orders or take such actions as is vested in them as the chief executive/administrative officer, and as the governing authority, respectively, of the City of Gulfport by the Laws of the State of Mississippi and the Ordinances of the City of Gulfport.

SECTION 6. This Resolution shall be in full force and effect on and after passage, and shall remain in full force and effect until the Governing Authority terminates the local emergency in the City of Gulfport, or until otherwise terminated according to law.

SECTION 7. The Clerk of the Council is instructed to publish this Resolution and make it available for public notice and after its adoption, this Resolution shall be spread upon the minutes of the Governing Authority.

The above and foregoing Resolution, after having been first reduced to writing and read by the Clerk, was introduced by Councilman _____, seconded by Councilman _____, and was adopted by the following roll call vote:

AYES

NAYS

ABSENT

WHEREUPON, the President declared the motion carried and the Resolution adopted, this the _____ day of _____, 2018.

(SEAL)

ATTEST:

ADOPTED:

CLERK OF THE COUNCIL

PRESIDENT

The above and foregoing Resolution submitted to and approved by the Mayor, this the _____ day of _____, 2018.

MAYOR



Memorandum

To: Mayor Billy Hewes and
Gulfport City Council

From: Brittany Rodgers, Deputy Clerk of Council
City Council

Date: 12/21/2017

Subject: Request - by the Krewe of Gemini, for temporary road closures for parades scheduled for February 11, 2018 and February 13, 2018.

Recommendation:

MEMORANDUM

TO: GULFPORT CITY COUNCIL

FROM: Brian Lord
Parade Captain - Krewe of Gemini

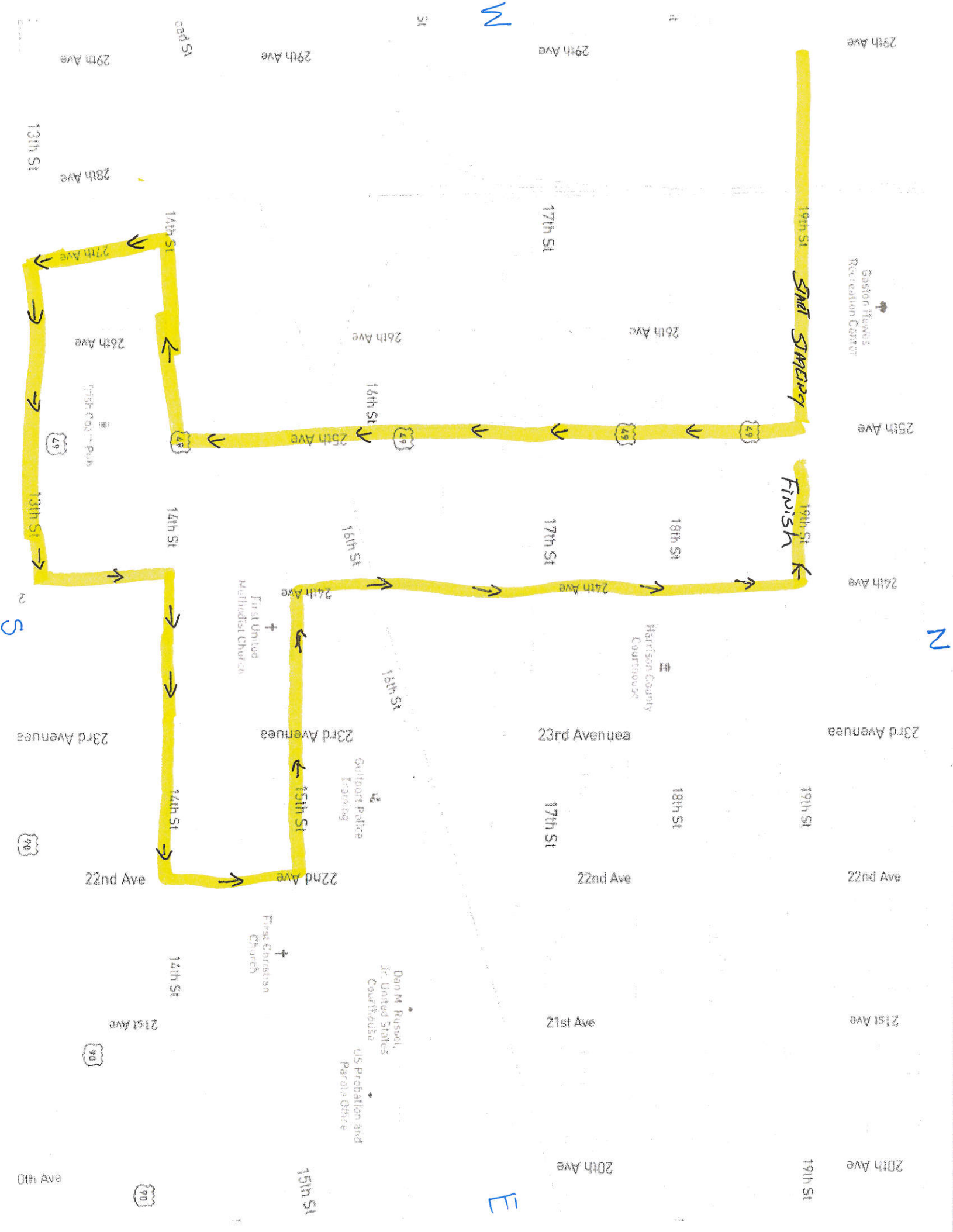
DATE: December 21, 2017

RE: **REQUESTING ROAD CLOSURES FOR THE GULFPORT PARADE**

The Krewe of Gemini is requesting road closures for the following dates February 11 2018 and February 13 2018 for the Gulfport Mardi Gras parades

February 11 request for road closers are 19th Av at Highway 49 for parade staging at 11:00 A.M. The parade will roll at 2:00 P.M. Road closures will consist of Highway 49, 14th St, 27th Av, 13th St, crossing over Highway 49, 24th Av, 14th St, 22nd Av, 15th St, 24th Av to 19th St.

February 13th request for road closures are 19th Av at Highway 49 for parade staging at 3:00 P.M. The parade will roll at 5:00 P.M. Road closures will consist of Highway 49, 14th St, 27th Av, 13th St, crossing over Highway 49, 24th Av, 14th St, 22nd Av, 15th St, 24th Av to 19th St.





Memorandum

To: Mayor Billy Hewes and
Gulfport City Council

From: Veronica Weaver, Assistant Budget Analyst
Public Works

Date: 12/20/2017

Subject: Budget Amendment #15 - to transfer funds for Poplar Circle/Chamberlain Avenue Project.

Recommendation:

City of Gulfport
Budget Amendment Request

Fund Name	Capital Projects	Date	12/29/18
Department #	856	Budget Entry #	2018-15
Department Name	PW/Capital Projects		
	82567 Poplar Circle		

	Original Budget	Prior Amendments	This Amendment	Revised Budget
Construction	188,348	-	(19,571)	168,777
Capital Outlay 100-345	455	-	19,571	20,026
Total	188,803	-	-	188,803

The following budget amendment was requested by Public Works to transfer funds from contractual fees to a construction account for the Poplar Circle/Chamberlain Ave Project.

Amendment # 2018-15



**DEPARTMENT OF
PUBLIC WORKS**

P.O. Box 1780
Gulfport, MS 39502
Phone: 228-868-5740
Fax: 228-214-2238

Budget Amendment

To: Linda Elias, CPA, Comptroller
Leah Holland, CPA, Finance

CC: Mayor Billy Hewes
Dr. John Kelly, CAO
Kris Riemann, P.E., Director of Engineering

Public Works & Engineering
4050 Hewes Ave
Gulfport, MS 39507

From: Wayne E. Miller, P.E., Director of Public Works

Date: December 20th, 2017 *EDM*

Subject: Budget Amendment to Transfer Funds for Poplar Circle/Chamberlain Ave

AMOUNT	FROM	TO
\$19,571.48	856-640100-82567 (Construction)	856-621100-82567 (Engineering)
\$19,571.48	TOTAL	

The Department of Public Works is requesting a Budget Amendment to transfer a total of **\$19,571.48** from the Poplar Circle/Chamberlain Ave project's Construction account to the Engineering account of the same project in order to fund Amendment #4 to the Work Authorization.

Due to construction taking longer than allowed per the contract, the project engineer, Brown, Mitchell & Alexander, were required to provide additional services as outlined in Amendment #4 (attached). Since construction was not completed on time, liquidated damages were found totaling \$20,800.00. Remaining funds on the construction purchase order totaling \$51,412.36 will also be liquidated back into the construction account per Summary Deductive Change Order #2, pending approval on the January 2nd council agenda. Therefore, the construction account will have an influx of \$72,212.36 at the completion of the project. Since these funds will not be needed for construction, and \$19,571.48 is needed for additional services from the engineering firm, we suggest transferring the necessary funds from construction to engineering.

I hereby recommend this budget amendment.

Please place on the January 2nd, 2018 City Council Agenda.



COPY

RECEIVED
401 Cowan Road, Suite A
Gulfport, MS 39507
228-864-7612
RECEIVED
796 Vieux Marche, 2nd Floor
Biloxi, MS 39530
228-436-7612

December 7, 2017

Mr. Kris Riemann, P.E., Director
Engineering Department
City of Gulfport
4050 Hewes Avenue
Gulfport, MS 39507

3103 Pascagoula Street
Pascagoula, MS 39567
228-436-7612

www.bmaengineers.com

**RE: Amendment #4 to Work Authorization #5 under the 2014-2015-2016-2017
Master Services Agreement between the City of Gulfport and
Brown, Mitchell & Alexander, Inc.**

Dear Mr. Riemann:

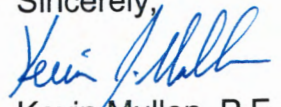
Enclosed please find two (2) originals of Amendment Number 4 to Work Authorization Number 5 - "Poplar Circle & Chamberlain Avenue Sewer Rehabilitation".

This Amendment has been prepared to increase BMA's budget for Easement Coordination services, RPR services, and Post Construction / Record Drawings due to an extension of the construction contract from fifteen (15) months to eighteen (18) months. This amendment also recovers time expended by BMA during the lengthy time the contractor took to complete the punch list. We have assessed \$20,800.00 in liquidated damages on the contractor's final pay application to cover the cost of this amendment. Total increase as a result of this amendment is \$19,571.48, for a total contract amount of \$296,826.48.

Please review and execute these amendments, keeping an original for your records and returning the other fully executed original to our office along with a Notice-to-Proceed.

If you should have any questions, please do not hesitate to contact me at 864-7612.

Sincerely,


Kevin Mullen, P.E.
Project Engineer

Enclosures



EXHIBIT "C"

ORIGINAL

AMENDMENT NO. 4

WORK ASSIGNMENT NO. 5

Poplar Circle & Chamberlain Avenue Sewer Rehabilitation

CITY OF GULFPORT
HARRISON COUNTY

PROJECT NUMBER:
BMA 13-3383A-05

Amendment No. 4 to this Work Assignment is executed in accordance with the Master Services Agreement entered into by the City of Gulfport, Mississippi and Brown, Mitchell & Alexander, Inc., on the 4th day of February, 2014, and Supplemental Agreements No. 1 through 4.

WHEREAS, each of said parties represents that it continues to have authority to execute this Work Assignment and that all certifications previously made in said Agreement remain in effect;

NOW THEREFORE, the parties hereto do further contract and agree to add the following items of work to the above Agreement under the additional terms and conditions as are hereinafter stated:

SPECIFIC SCOPE OF WORK FOR THIS WORK ASSIGNMENT OR PHASE

This amendment has been prepared to add services to the original scope of work as follows: Increase budget for Easement Coordination services, RPR services, and Post Construction Phase services due to an extension of the construction contract from fifteen (15) months to twenty (20) months. It is anticipated that Contractor will complete all punch list items and provide all sewer video by December 1, 2017.

Request an increase to budget as follows:

Easement Coordination	\$ 1,585.00
Resident Project Representation	\$ 1,342.00
Post Construction / Record Drawings	<u>\$16,644.48</u>
Total increase requested this Amendment	\$19,571.48

WORK ASSIGNMENT TERM No new Work Assignments shall be executed after **March 1, 2018**.

This WORK ASSIGNMENT shall be effective upon the latest date of execution hereof .

DBE GOAL The DBE goal established for this Work Assignment shall be 0%.

KEY PERSONNEL

CITY PROJECT ENGINEER:

CONSULTANT PROJECT MANAGER:
(Certified as a Professional Engineer to do
business in the State of Mississippi)

R. Kris Riemann, P.E.

Dax Alexander, P.E.

PROGRESS SCHEDULE *See Attached*

MAXIMUM ALLOWABLE COST *{Delete the other cost methods not used}*

Contract Maximums:

Under no circumstances shall the amount payable by the City for this amendment exceed **\$19,571.48** , for a total new Work Authorization #5 amount of **\$296,826.48** (Total of all Charges) without the prior written consent of both parties. Breakdown of the fee is shown below: The Labor Rates have been identified in Table 1: Rate Schedule for Labor Hours.

Table 1: Rate Schedule for Labor Hours

NAMES	LABOR CLASSIFICATION	RATE
	Principal	\$135.00
	Sr. Professional Engineer	\$115.00
	Professional Engineer	\$ 97.00
	Project Engineer	\$ 75.00
	Professional Land Surveyor	\$ 80.00
	Survey Crew Chief	\$ 47.00
	Instrument Person	\$ 35.00
	Sr.CAD Technician	\$ 80.00
	Resident Project Representative	\$ 70.00
	Engineering/Specification Tech	\$ 50.00
	Clerical	\$ 43.00

Both parties hereto represent that they have authority to enter into Amendment No. 4 to Work Assignment No. 5, as "Exhibit C" of the Agreement executed by and between the City and Engineer to which is now made a part of said Agreement.

SO EXECUTED AND AGREED THIS THE 7TH DAY OF DEC, 2017.

CITY OF GULFPORT, MISSISSIPPI



By: R. Kris Riemann, P.E., City Engineer

WITNESS this my signature in execution hereof, this the 7th day of Dec, 2017.

BROWN, MITCHELL & ALEXANDER, INC.



By: Bill Mitchell, P.E., Vice President

ATTEST: _____



**DEPARTMENT of
ENGINEERING**

4050 Hewes Avenue
Gulfport, MS 39507-3903
Phone: (228) 868-5740
Fax: (228) 868-5822

December 18, 2017

Dax Alexander, P.E., President
Brown, Mitchell, & Alexander, Inc.
401 Cowan Road, Suite A
Gulfport, MS 39507
Phone: (228) 864-7612
Fax: (228) 864-7676

**RE: Poplar Circle & Chamberlain Avenue Sewer Improvements Project
Amendment No. 4 to Work Assignment No. 5
Notice to Proceed**

Dear Mr. Alexander:

You are hereby notified to commence WORK in accordance with the Work Assignment dated December 7, 2017 on December 18, 2017.

Sincerely,

Robert K. Riemann, P.E.
Director of Engineering



Memorandum

To: Mayor Billy Hewes and
Gulfport City Council

From: Sherry Dulaney, Accounts Payable Supervisor
Accounts Payable

Date: 12/20/2017

Subject: Docket of Claims - to be approved through January 3, 2018.

Recommendation:



Memorandum

To: Mayor Billy Hewes and
Gulfport City Council

From: Nellie Henry, Urban Development Clerk
Code Enforcement

Date: 12/21/2017

Subject: Resolution - awarding bids for lot clean-ups and/or demolitions.

Recommendation:

Memorandum

To: Mayor Billy Hewes and Gulfport City Council

From: Greg Pietrangelo, Director
Department of Urban Development

Date: December 21, 2017

RE: Resolutions awarding bids for lot cleanups and/or demolition of certain property within the City of Gulfport and providing for assessment of cost to the said properties being presented to the City Council on the 2nd day of January, 2018.

Please place the attached item on the Council agenda for January 2, 2018.

Subject: Code Enforcement Resolutions Awarding Bids for Lot Clean-ups and/or Demolitions.

The attached items have been routed through the following departments:

Approve

Disapprove

Dept. of Urban Development

✕

The items have been reviewed and approved by:

_____ Director of Urban Development

_____ CAO or Mayor _____

Memorandum - City of Gulfport

Department of Urban Development

Date: December 21, 2017

To: Mayor Billy Hewes
City Council Members

From: Code Enforcement

RE: Resolutions awarding bids for lot cleanups and/or demolition of certain property within the City of Gulfport and providing for assessment of cost to the said properties being described:

Awarding of Bids

WARD 1

Parcel 1: 0811E-05-008.000. W 25 Ft. of W 50 Ft. of Lots 1-4, Blk. 117, Original Gulfport awarded to Twin City Lawn Care for \$614.00 to board up and secure all openings. Cut and clean grounds and remove all trash and miscellaneous debris from site located at 3311 20th Street. (White)

WARD 2

Parcel 2: 0711N-04-071.000. Lots 17-18 & N 8 Ft. Lot 19, Blk. 5, Central Beach awarded to Melvins Lawn Service for \$44.00 to cut and clean grounds and remove all trash and miscellaneous debris from site located at 606 Lewis Avenue. (Knight)

Parcel 3: 0711N-02-047.000. This parcel awarded to Tropical World International LLC for \$128.00 to cut and clean grounds and remove all trash and miscellaneous debris from site located at 715 Regnault Avenue. (Pavolini)

Parcel 4: 0711O-03-072.000. Lot 28, Blk. 4, Gaston Point Add. & Lot 36, Camp Add. awarded to Tropical World International LLC for \$269.00 to cut and clean grounds and remove all trash and miscellaneous debris from site located at 4410 Beach Blvd. (Comm. Bank Coast)

Parcel 5: 0811A-06-048.000. Lot 3, Blk. 30, Replat of Broad Acres awarded to Twin City Lawn Care for \$74.00 to cut and clean grounds and remove all trash and miscellaneous debris from site located at 1233 23rd Street. (Soto & Taft)

WARD 3

Parcel 6: 0810N-01-064.000. Lots 28-30, Blk. 38, Standard Land Company's Add. awarded to Twin City Lawn Care for \$220.00 to cut and clean grounds and remove all trash and miscellaneous debris from site located at 2240 32nd Street. (G & K LLC)

Parcel 7: 0810F-01-012.000. Lots 17-21, Blk. 307, North Gulfport awarded to B & B Construction for \$365.00 to cut and clean grounds and remove all trash and miscellaneous debris from site located on Georgia Avenue (Smith Et Al)

Parcel 8: 0810N-01-037.000. Lots 19-20, Blk. 28, Standard Land #2 awarded to Melvins Lawn Service for \$48.00 to cut and clean grounds and remove all trash and miscellaneous debris from site located at 2117 32nd Street. (Walker)

Parcel 9: 0810N-01-036.000. Lots 21-22, Blk. 28, Standard Land #2 awarded to Melvins Lawn Service for \$48.00 to cut and clean grounds and remove all trash and miscellaneous debris from site located at 2119 32nd Street. (Walker)

Parcel 10: 0810N-02-026.000. Lots 4-5, Blk. 12, Standard Land awarded to Melvins Lawn Service for \$124.00 to Cut and clean grounds and remove all trash and miscellaneous debris from site located at 2019 30th Street.

- (Pinkston)
- Parcel 11: 0810N-02-026.002. Lots 6-7, Blk. 12, Standard Land awarded to Melvins Lawn Service for \$124.00 to Cut and clean grounds and remove all trash and miscellaneous debris from site located at 2021 30th Street. (Pinkston)
- Parcel 12: 0810N-02-026.001. Lots 8-9, Blk. 12, Standard Land Add. Part of SE 1/4 of SE 1/4 awarded to Ladner Lawn and Tractor for \$171.00 to cut and clean grounds and remove all trash and miscellaneous debris from site located at 2105 30th Street. (Pinkston)
- Parcel 13: 0811C-04-036.000. Lots 9-14 Inc., Blk. 22, Original Gulfport awarded to Twin City Lawn Care for \$120.00 to cut and clean grounds and remove all trash and miscellaneous debris from site located on 24th Avenue. (Wright)
- Parcel 14: 0811B-01-027.000. Lots 34-36 Inc., Blk. 2, Arlington Heights awarded to B & B Construction for \$250.00 to cut and clean grounds and remove all trash and miscellaneous debris from site located at 1417 28th Street. (Nguyen)
- Parcel 15: 0809M-02-004.049. Lot G, Forest Heights awarded to Twin City Lawn Care for \$340.00 to cut and clean grounds and remove all trash and miscellaneous debris from site located on Holly Circle. (Mouazen)
- Parcel 16: 0910M-02-095.000. Lots 11-12, Blk. 8, Manhattan Add. awarded to Twin City Lawn Care for \$228.00 to cut and clean grounds and remove all trash and miscellaneous debris from site located at 621 Georgia Street. (St of MS)

WARD 4

- Parcel 17: 0910I-01-085.015. Lot 15, Sans Souci Townhouses awarded to Melvins Lawn Service for \$16.00 to cut and clean grounds and remove all trash and miscellaneous debris from site located on Pass Road. (Haydel Properties LP)
- Parcel 18: 0910I-01-085.014. Lot 14, Sans Souci Townhouses awarded to Melvins Lawn Service for \$16.00 to cut and clean grounds and remove all trash and miscellaneous debris from site located Pass Road. (Haydel Properties LP)
- Parcel 19: 0910I-01-085.013. Lot 13, Sans Souci Townhouses awarded to Melvins Lawn Service for \$16.00 to cut and clean grounds and remove all trash and miscellaneous debris from site located on Pass Road. (Haydel Properties LP)

WARD 5

- Parcel 20: 0808O-01-069.001. Lot 15, Gregory Subd. Part 1 awarded to Twin City Lawn Care for \$155.00 to cut and clean grounds and remove all trash and miscellaneous debris from site located on Gary Street. (Sproles)
- Parcel 21: 0909C-01-016.025. Lot 306, Loren D Heights Phase V awarded to Ladner Lawn Care for \$184.00 to cut and clean grounds and remove all trash and miscellaneous debris from site located at 2478 Tandy Drive. (Lowell)

WARD 6

- Parcel 22: 0908L-02-028.000. Lot 114, Wingate Subd. awarded to Melvins Lawn Service for \$53.00 to cut and clean grounds and remove all trash and miscellaneous debris from site located at 114 Whispering Pines Drive. (Cole)

WARD 7

- Parcel 23: 0708H-03-003.000. This parcel awarded to Twin City Lawn Care for \$1545.00 to board up and secure all openings located at 16143 Robinson Road. (Adair Asset Mgmt. LLC)
- Parcel 24: 0808F-01-001.104. Lot 12, Northwood Hills Subd. Ph 7, Part 4 awarded to Twin City Lawn Care for \$324.00 to Cut and clean grounds and remove all trash and miscellaneous debris from site. Remove damaged fence from site located at 15093 Warren Drive. (Bates)

Total \$5476.00

There came on for consideration at a meeting of the Mayor and Members of the Council of the City of Gulfport, Mississippi, held on the 2nd day of January, 2018, the following Resolution:

**A RESOLUTION AWARDING AND/OR REJECTING BIDS FOR LOT CLEANUP
AND/OR DEMOLITION OF CERTAIN PROPERTY WITHIN THE CITY OF
GULFPORT AND PROVIDING FOR THE ASSESSMENT OF COSTS TO THE SAID
PROPERTIES**

WHEREAS, at a prior meeting of the Gulfport City Council, certain and various properties located within the City of Gulfport were declared to be in such a state of uncleanliness as to be a menace to the public health, safety, and welfare of the community; and

WHEREAS, by prior action of this Council, the City of Gulfport was authorized to advertise for bids to perform the noted and required work on the identified properties; and

WHEREAS, having advertised for bids and having received bids, the following represent the lowest and best bids received (per parcel) for the work as described therein:

- | | |
|------------|---|
| Parcel 1: | 0811E-05-008.000. W 25 Ft. of W 50 Ft. of Lots 1-4, Blk. 117, Original Gulfport awarded to Twin City Lawn Care for \$614.00 to board up and secure all openings. Cut and clean grounds and remove all trash and miscellaneous debris from site located at 3311 20th Street. (White) |
| Parcel 2: | 0711N-04-071.000. Lots 17-18 & N 8 Ft. Lot 19, Blk. 5, Central Beach awarded to Melvins Lawn Service for \$44.00 to cut and clean grounds and remove all trash and miscellaneous debris from site located at 606 Lewis Avenue. (Knight) |
| Parcel 3: | 0711N-02-047.000. This parcel awarded to Tropical World International LLC for \$128.00 to cut and clean grounds and remove all trash and miscellaneous debris from site located at 715 Regnault Avenue. (Pavolini) |
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| Parcel 6: | 0810N-01-064.000. Lots 28-30, Blk. 38, Standard Land Company's Add. awarded to Twin City Lawn Care for \$220.00 to cut and clean grounds and remove all trash and miscellaneous debris from site located at 2240 32nd Street. (G & K LLC) |
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| Parcel 9: | 0810N-01-036.000. Lots 21-22, Blk. 28, Standard Land #2 awarded to Melvins Lawn Service for \$48.00 to cut and clean grounds and remove all trash and miscellaneous debris from site located at 2119 32nd Street. (Walker) |
| Parcel 10: | 0810N-02-026.000. Lots 4-5, Blk. 12, Standard Land awarded to Melvins Lawn Service for \$124.00 to Cut and clean grounds and remove all trash and miscellaneous debris from site located at 2019 30th Street. (Pinkston) |

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- Parcel 24: 0808F-01-001.104. Lot 12, Northwood Hills Subd. Ph 7, Part 4 awarded to Twin City Lawn Care for \$324.00 to Cut and clean grounds and remove all trash and miscellaneous debris from site. Remove damaged fence from site located at 15093 Warren Drive. (Bates)

WHEREAS, the Mayor and Members of the Council find and do so determine that pursuant to bids heretofore received for lot cleanup and/or demolition of certain property described above in the City of Gulfport, that the bid price noted above is the lowest and best price and should be accepted; and

WHEREAS, the Mayor and Members of the Council further find and do so determine that Notice to Proceed should be given to the listed property above, and that the actual costs of cleanup should be assessed against the property as provided by law including a \$250.00 penalty.

NOW THEREFORE, BE IT RESOLVED BY THE MAYOR AND MEMBERS OF THE COUNCIL OF THE CITY OF GULFPORT, MISSISSIPPI, AS FOLLOWS:

SECTION 1. That the matters, facts and things recited in the Preamble hereto are hereby adopted as the official findings of the Governing Authority.

SECTION 2. That the individual bids for the cleanup of the certain properties described above within the City of Gulfport, should be accepted as the lowest and best bid/bid price.

SECTION 3. That Notice to Proceed should be immediately given to the lowest and best bidder as noted above and the completion of all work shall be accomplished within 30 calendar days. If extenuating circumstances occur, the company may request an extension of time in writing to complete the work.

SECTION 4. That the costs of lot cleanup, plus a \$250.00 penalty, should be assessed as a lien against the said properties and shall be enrolled in the Office of the Circuit Clerk of the First Judicial of Harrison County, Mississippi, as other judgments are enrolled, as provided by law.

The above and foregoing Resolution, after having been first reduced to writing and read by the Clerk, was introduced by _____, seconded by _____, and was adopted by the following roll call vote:

YEAS:

NAYS:

ABSENT:

WHEREUPON, the President thereby declared the motion carried and the Resolution adopted this the _____ day of _____, 2017.

(SEAL)

ATTEST:

ADOPTED:

CLERK OF THE COUNCIL

PRESIDENT OF THE COUNCIL

The above and foregoing Resolution having been submitted to and approved by the Mayor, this the _____ day of _____, 2017.

APPROVED:

MAYOR



Memorandum

To: Mayor Billy Hewes and
Gulfport City Council

From: Henrietta Spaulding, Procurement Specialist
Administration

Date: 12/11/2017

Subject: Public Records Report - for the months of October & November 2017 -- to be a part of the minutes.

Recommendation:

Public Records Requests Report

To: Mayor Billy Hewes and Council Members

From: Henrietta Spaulding- Records Manager

Subject: October 2017 Records Requests

Date: December 11, 2017

Below is the monthly Records Request Report for October 2017. There were **91** record requests submitted. The amount collected for all thus far is **\$487.52**. Payment is pending for **2** requests and **1** with Legal. Please feel free to contact me at hlsaulding@gulfport-ms.gov or (228)868-5705 Ext 6556.

Department	Requestor	Request Date	Completion Date	Requested Information	Status	Cost
Council/Finance	Murphy Law, PA - George W. Murphy	10/2/2017	10/17/2017	Report of Receipts & Disbursements - Annual Report (City Council)	Completed	\$0.00
Police	Beasley Allen Law Firm/Charles Duffee	10/2/2017	10/4/2017	Case # 17-016228 Photographs taken by Officer M. Krauss	Completed	payment
UrbanDev/Purch.	Maggie A Broussard	10/2/2017	00/00/0000	Documents Centennial Plaza	Legal	Legal
Court	Joan Knight/ISB tech, Kepoint Government Solutions	10/2/2017	10/3/2017	Ebonie Nicole Thomas DOB 10/21/1994	Completed	\$4.63
Court	Joan Knight/ISB tech	10/2/2017	10/3/2017	James Lamond Cave DOB 11/23/1981	Completed	\$4.65
Court	Montgomery Livingston/Dept. of Homeland Security	10/3/2017	10/3/2017	Citation 2510626 DOB 2/8/1957	Completed	\$0.00
Court	NICS	10/3/2017	10/3/2017	DUI DOB 12/14/1994 Howard Don McGill	Completed	\$0.00
Purchasing	Holly McNeely	10/4/2017	10/17/2017	Bids/Proposals from private vendors (Residential Collection & Disposal of Solid Waste)	Completed	\$15.00
UrbanDev/Utility	Robert Conklin	10/4/2017	10/5/2017	PARCEL 0811A-05-040.000 (2509 Kenneth Ave.) Liens Utilities Balances \$8.50 (UB)	Completed	\$0.00
UrbanDev	Jason Ruiz, Morris Bart, Ltd.	10/5/2017	10/26/2017	Gulf Island Water Park slide permits	Completed	\$24.75
UrbanDev	Sam Pressley	10/5/2017	10/5/2017	Site Plan 1710ZB114	Completed	\$5.37
Court	Mario Shade	10/5/2017	10/6/2017	Case #14-003595 DUI DOB 12/22/1988	NeverPickedUp	\$0.00
Police/Court	Johnathon Carter	10/5/2017	10/5/2017	Steven McCarty Palazzo DOB 2/21/1970 (Arrest/DUI)	Completed	\$0.00
Court	Kevin Hayward US Proations Officer	10/6/2017	10/6/2017	Kevin Hayward, US Probations Officer	Completed	\$0.00
Court	Keypoint Government Solutions - Shanon Swingle	10/6/2017	10/6/2017	David Earl Brown DOB 6/25/1990	Completed	\$10.25
UrbanDev/Police	Chris Brown	10/9/2017	10/9/2017	13560 Huntington Cir. (code violation-- Kristy M Jenkins Thompson)	Completed	\$0.00
Court	NICS	10/9/2017	10/9/2017	Robert Daniel Taylor DOB 9/21/1985	Completed	\$0.00
Police	Ken Altman, Esq	10/9/2017	10/9/2017	Erica Preston DOB 7/31/1983	Completed	\$0.00
Court	Vicksburg Municipal Court	10/9/2017	10/9/2017	DUI ABSTRACT DOB 9/23/1969	Completed	\$0.00
Court	Kadin Snow	10/9/2017	10/9/2017	CASE # 14-016979 & 13-004342 DOB 4/30/1990	Completed	\$9.25
Court/Police	Jeremy Cagle	10/10/2017	10/10/2017	Jeremy Cagle DOB 5/7/1986 Indictment and Sentencing Order is through the Harrison County District Attorney's Office.--Per JR Police Dept	Completed	\$0.00
Court/Police	Sandra Kay Ainsworth	10/10/2017	10/10/2017	Simple Assault Abstract - DOB 1015/1968	NeverPickedUp	\$0.00
Court	NICS	10/10/2017	10/11/2017	Steven Earl McMahon DOB 4/7/1994	Completed	\$0.00
Fin/Purch (CityClerk)	Adam D'Angelo, Innovation Group	10/10/2017	10/10/2017	Monthly Gross Gaming Revenue16/17 (Denial letter emailed)	Completed	\$0.00

Public Records Requests Report

Court	NICS	10/10/2017	10/11/2017	Mitchell Jason Diamond DOB 3/10/1983	Completed	\$0.00
UrbanDevelopment	Shane Wynn/Crawford & Company	10/10/2017	11/2/2017	12457 Preservation Dr (Records/Permits)	Completed	\$20.31
Court	NICS	10/10/2017	10/12/2017	Rico Portis DOB 1/1/1985	Completed	\$0.00
Court	Matthew A Becker - US Probation Office	10/11/2017	10/12/2017	Learthur Silas DOB 11/1/1985	Completed	\$0.00
Police	Jessica Lennard/ Morris Bart, LTD	10/11/2017	10/11/2017	Absalom Greene (Accident Report DOB 11/07/1986)	Completed	\$0.00
Court/Police	Micah Best	10/11/2017	10/11/2017	Micah Best DOB 1/10/1986 (Harrison County and not the City of Gulfport. So please disregard this request.)	Completed	\$0.00
UrbanDevelopment	Glenn Murphy	10/12/2017	10/13/2017	#0612PC275	Completed	\$32.50
Court	Matthew Thomas Harkins	10/13/2017	10/13/2017	Case # 05-022183 DOB 11/14/1973	Completed	\$9.00
Court	Agent Thomas Bailey, ICE/DHS	10/13/2017	10/13/2017	Javier Ibanez-Flores DOB 11/27/1987	Completed	\$0.00
Court	Shelby Campbell	10/13/2017	10/13/2017	Proof of fines resolved DOB 7/11/1993	Completed	payment
Court	U.S. National Background Investigations Bureau/ Brian Salter	10/16/2017	10/16/2017	Christopher Dalco Patlon Jr/ DOB 11/27/1997	Completed	\$0.00
Court	U.S. National Background Investigations Bureau/ Brian Salter	10/16/2017	10/16/2017	Nikima Michelle Porter / DOB 7/8/1981	Completed	\$0.00
Court	Raekwan L McClellan	10/16/2017	10/16/2019	DUI 15-027893	Completed	\$9.00
Police	Kasey Danyow	10/16/2017	10/27/2017	Case # 17-022243	Completed	\$3.00
Legal	Pete's Electric Service Inc / Pete Umbdenstock	10/17/2017	COMPLAINT	Price paid for Mississippi Aquarium acres	Completed/Closed	\$0.00
Court	NICS	10/17/2017	10/19/2017	Jason Duane Hanson / DOB 11/8/1971	Completed	\$0.00
Fire	Associated Adjusters/ Brian Green	10/18/2017	10/30/2017	10/7/2017 Fire Loss at 12083 Barimba Place	Completed	\$4.87
Utility Billing	Mississippi Regional Housing Authority / Nancy Brownfield	10/18/2017	12/5/2017	Disconnection & Reconnection dates for Trashel Williams, 19 Engram Court	Completed	\$0.00
Court	Daniel Eugene Losey	10/19/2017	10/24/2017	Court Abstract DOB 11/2/1982	Completed	\$9.25
Police/Court	John Fredrick Buck	10/19/2017	10/24/2017	Docket # 201719556 Dob 2/18/1980 (records no longer needed)	NotNeeded	\$0.00
Court	Jennifer LeAnne Broome	10/20/2017	10/23/2017	Null/ Abstract for Case # 15-002823	Completed	\$9.00
Court	NICS	10/20/2017	10/23/2017	Jameel Kentrell Gardner / DOB 10/23/1995	Completed	\$0.00
Court	Keypoint Government Solutions/ Brenda Hartman	10/20/2017	10/23/2017	Taylor Brett Jackson Penuel / DOB 3/18/1998/ 1820023491	Completed	\$4.63
UrbanDevelopment	Logan Myers	10/23/2017	10/31/2017	Building permits after 2004 for Logan's address	Completed	\$8.87
Court	NICS	10/23/2017	10/24/2017	Michael John Snoddy DOB 5/16/1996	Completed	\$0.00
UrbanDevelopment	Leonard Blackwell	10/23/2017	10/26/2017	1710 PC 116	Completed	\$15.00
Court	Ambria Reynolds	10/23/2017	10/24/2017	Deeanna Jackson Reports DOB 3/30/1986	Completed	\$0.00
UrbanDevelopment	Shawna Fulmer/All Safe Technologies	10/24/2017	10/30/2017	E-Fire Vendor-- (Permits for new construction)	Completed	\$0.00
Court	Dajanae S Brimage	10/24/2017	10/24/2017	Case 11-009996	Completed	\$9.00
UrbanDevelopment	Virgil G. Gillespie	10/24/2017	11/29/2017	Prime Outlet Sign Permits (LETTER MORE TIME) 12/1/2017 completed	Completed	\$17.75
UrbanDevelopment	Michelle Barham	10/25/2017	11/1/2017	May 2017 - September 2017 New Business Publications	Completed	\$5.62
Court	Brian Slater	10/25/2017	10/27/2017	Daniel Gregg Wiggin DOB 4/22/1992	Completed	\$0.00
UrbanDevelopment	MeLynn L. Pattillo	10/25/2017		Property Zoned RB - Residential (sites & acreage within The City of Gulfport)	Completed	\$4.37
UrbanDevelopment	MeLynn L. Pattillo	10/25/2017		Property Zoned B-1 - Business (sites & acreage within The City of Gulfport)	Completed	\$4.37

Public Records Requests Report

HR	VRC Investigations - Nicole Martin HR	10/25/2017	10/27/2017	Scott M. Darrah DOB 11/12/1968 (Personnel records)	Completed	\$0.00
Police/Court	Danielle N. Braun	10/26/2017	10/27/2017	Danielle N. Braun DOB 3/11/1984 (Disposition/Abstract)	Completed	\$0.00
Police	Monica McNeely, Atty	10/27/2017	10/27/2017	Case # 15-009943 DOB 1/13/1957	Completed	\$0.00
Court	Matthew A. Becker - U.S. Probation Officer	10/27/2017	10/31/2017	Jeremy Devon King DOB 8/21/1993 Abstracts	Completed	\$0.00
Court	Matthew A. Becker - U.S. Probation Officer	10/27/2017	10/31/2017	Steven Lamont McKinney DOB 7/30/1970 Abstracts	Completed	\$0.00
Court	Matthew A. Becker - U.S. Probation Officer	10/27/2017	10/31/2017	Otis Kinta Pittman DOB 6/29/1979 Abstracts	Completed	\$0.00
Court	Marcy Jo Perry/Keypoint Government Solutions	10/27/2017	10/27/2017	Dianne Nicole Clingan DOB 8/22/92	Completed	\$5.13
Court	Owen D Redmond	10/27/2017	10/27/2017	Jerome Anthony Daniels	Completed	\$4.63
Court	Darlene Bassett, Precheck Inc.	10/27/2017	10/27/2017	Crystal Ann McGill DOB 12/04/1982	Completed	\$9.00
Court	Margie Bonetti/Keypoint Government Solutions	10/30/2017	10/30/2017	Criminal History Faniel Patrick Calhan DOB 6/19/1980	Completed	\$0.00
UrbanDevelopment	Safeguard Properties	10/30/2017	11/6/2017	Demo Information for 13409 Locust Hill Drive Gpt 39503	Completed	\$0.00
Fire	Brian Green Adjuster for Coastline	10/30/2017	10/30/2017	12083 Barimba Place	Completed	\$4.87
UrbanDevelopment	Kelly Humphrey	10/30/2017	11/6/2017	11150 Highway 49 N documents	Completed	\$17.25
Court	Stephanie French	10/30/2017	10/31/2017	Jessica Nicole Brown	Completed	payment
Court/Police	LTJG Carolyn Schnurr, JAGC, U.S. Navy	10/31/2017	11/2/2017	Zackery A. Snyder DOB 4/29/1990	Completed	\$0.00
UrbanDevelopment	Shea Hollingsworth, Lemon Mohler Insurance	10/31/2017	11/7/2017	20 Oakwood Dr Gulfport, MS 39507 Permits 2015-2017	Completed	\$0.00
UrbanDevelopment	Bobby Gilion	10/31/2017	11/13/2017	10 Holly Court All file Materials	Completed	\$32.50
Police	Ken Altman, Esq	10/31/2017	10/31/2017	Howard Torpy DOB 10/23/1965	Completed	\$0.00
Police	DWIGHT POSEY	10/2/2017	10/2/2017	Calls for Service 1103 Beach Ave	Completed	\$6.00
Police	TABER DECKER	9/27/2017	10/3/2017	Calles for Service 9445 Hwy 49	Completed	\$3.00
Police	PHILLIP SWAN - PAID BY DAVID SWAN	9/20/2017	10/5/2017	Photos and Report 15-020123	Completed	\$36.00
Police	LEXIS NEXIS	10/6/2017	10/6/2017	Accident Reports	Completed	\$17.50
Police	ROBERT HARENSKI - Subpoena	8/17/2017	10/9/2017	Case 12-014282	Completed	\$41.50
Police	SANDRA AINSWORTH	10/10/2017	10/10/2017	Sandra Ainsworth Report 04-029157	Completed	\$3.00
Police	BEASLEY ALLEN LAW FIRM	10/2/2017	10/10/2017	Photos from Accident 17-016228	Completed	\$15.00
Police	GEIA BARRETT	10/10/2017	10/17/2017	Calls for Service 212 24th St	Completed	\$3.00
Police	JAMES BOBINGER	10/12/2017	10/18/2017	Calls for Service 700 Rich Ave	Completed	\$3.00
Police	JOHNATHAN CARTER	10/5/2017	10/20/2017	Report 92-067192	Completed	\$26.70
Police	MOTEL 6	10/16/2017	10/20/2017	Calls for Service 9355 Hwy 49	Completed	\$4.00
Police	JILLIN FREEDOM	10/19/2017	10/20/2017	Calls for Service 14218 Beach Ct	Completed	\$6.00
Police	KASEY DANYOW	10/16/2017	10/27/2017	Report 17-022243	Completed	\$3.00
Police	MELISSA DIMOS	10/27/2017	10/27/2017	Arrest report on David Bradshaw	Completed	\$3.00
Police	PHILIP BERTUCCI	10/26/2017	10/30/2017	Calls for Service 30 Old Oak Ln	Completed	\$3.00
Total						\$487.52

Public Records Requests Report

To: Mayor Billy Hewes and Council Members

From: Henrietta Spaulding- Records Manager

Subject: November 2017 Records Requests

Date: December 11, 2017

Below is the monthly Records Request Report for November 2017. There were **79** record requests submitted. The amount collected for all thus far is **\$261.45**. Payment is pending for **7** requests. Please feel free to contact me at hlsaulding@gulfport-ms.gov or (228)868-5705 Ext 6556.

Department	Requestor	Request Date	Completion Date	Requested Information	Status	Cost
UrbanDevelopment	John Giuffre	11/1/2017	11/3/2017	Coastal Breeze Villias (COO) 14001 Three Rivers Rd	Completed	\$0.00
PW,UD,GIS	W.F. Holder II	11/1/2017	11/8/2017	CERTIFIED MAP DANIEL BLVD IN PLAZA WAS NOT A ROADWAY	Completed	\$3.75
Court	Stephanie Husley KGS/CBP	11/1/2017	11/2/2017	RASHAAD GREGORY CONERLY DOB 12/27/1988	Completed	\$10.75
UrbanDevelopment	Mary Smith Graves (11/01/17) 1710PC116 Salvation Army	11/1/2017	11/2/2017	1710PC116 Salvation Army	Completed	\$7.88
Court	Sandra Doll	11/1/2017	11/2/2017	SANDRA DOLL DOB 3/19/1977	Completed	\$0.00
UrbanDevelopment	Coastal Breeze Villas	11/2/2017	11/3/2017	COO 14001 Three Rivers Road-Buildings #1 thru 41	Completed	\$0.00
UrbanDevelopment/Fire	Erik Marquez	11/2/2017	11/6/2017	YEAR BUILDING CONSTRUCTED 11531 OLD HWY 49	Completed	\$0.00
Court/Police	Copeland, Cook, Taylor & Bush	11/2/2017	11/7/2017	AMY SAVAYIA SPENCER 7/25/2014	Completed	\$10.25
UrbanDevelopment	Kelly Humphrey	11/2/2017	11/6/2017	8420 HWY 49 NORTH DOCUMENTS	Completed	\$0.00
Court	Angela -- OBN/CSRA	11/2/2017	11/6/2017	Pedro Terez Daniely DOB 1/2/1984	Completed	\$11.00
Police	Haket S. Martin, Attorney	11/3/2017	11/7/2017	Police Report for Defendant Tyler Denver Burnham (This is an active court case set for trial 11-09-17. They need to file for discovery through Gulfport Municipal Court)	Completed	\$0.00
Court	NICS	11/6/2017	11/7/2017	Clemmie Lee Price DOB 3/12/1972	Completed	\$0.00
Police	Morris Bart/Philip Laura, Atty at Law	11/6/2017	11/6/2017	CHRISTY ACCIDENT REPORT # DOB 8/9/1956	Completed	\$0.00
Court	NICS	11/6/2017	11/7/2017	RICO IAZELLE JOHNSON DOB 9/23/1969 DISPOSITION	Completed	\$0.00
UrbanDevelopment	Kevin Lizana, Farm Bureau Agent	11/6/2017	11/6/2017	COO 4716 OHIO AVE GPTMS 39501	Completed	\$0.00
Court	Kyle W. Galnor - Columbiana County Adult Probation Dept.	11/6/2017	11/7/2017	Case # 07-019195 DOB 06-21-1970	Completed	\$0.00
Police	Jodi Hoyt (The Claims Center)	11/6/2017	11/6/2017	Accident at 2020 North St (Aerial Cables damaged/vehicle)	Completed	\$0.00
UrbanDevelopment	Sherrod Willett	11/6/2017	11/6/2017	GENERAL PLAN 1706PC063	Completed	\$19.38
Court	Kimberly Henry, Special Assistant Attorney General	11/6/2017	11/8/2017	ABSTRACTS BRONTAVA KELLER DOB 9/16/1996	Completed	\$0.00

Public Records Requests Report

Court	Amanda McGhee, KeyPoint Government Solutions	11/7/2017	11/8/2017	Crystal Swanier Ausmer DOB 7/20/1970	Completed	\$4.88
UtilityBilling,UrbanD	Mike	11/7/2017	11/7/2017	3505 8TH AVE PARCEL 08101-01-023.004	Completed	\$0.00
Court	Sandra J. Doll	11/7/2017	11/7/2017	SANDRA J DOLL DISPOSITION DOB 12/30/1989	Completed	\$0.00
Court	Travis Parrott	11/7/2017	11/8/2017	Paul J. Benigno DOB 12/12/1969	Completed	\$14.00
Court	Dwight Johbson Moss Point Police Dept	11/7/2017	11/7/2017	Jeffery Lee Johnson 11/12/1982	Completed	\$0.00
Court	Neotia Lashae Nettles	11/7/2017	11/9/2017	Domestic Violence DOB 1/11/1971	Completed	\$9.00
UrbanDevelopment	Partner Engineering & Science, INC	11/8/2017	11/13/2017	980 COURTHOUSE RD COO	Completed	\$18.00
UrbanDev/Fire	Nathan White	11/8/2017	12/4/2017	4300 A WEST STREET & 3301 25TH AVE	Completed	\$0.00
Court	Jessica L. Koon	11/9/2017	11/9/2017	Jessica L. Koon / DOB 10/27/1984/ All Arrests & Convictions	Completed	\$19.75
Court	Aaron Kurth	11/9/2017	11/13/2017	Tamara Bonslater/ 1/1/2012 Disorderly Conduct / DOB 1/5/1990	Completed	\$9.25
Court	Tamara Marie Buck	11/13/2017	11/16/2017	Copy of receipt DOB 11/21/1978	Completed	\$9.50
Court	Debby w/Hancock County Justice Court	11/13/2017	11/13/2017	Gregory William Young DOB 9/26/1969	Completed	\$0.00
Police	Barbara Kalif Ballenco	11/13/2017	11/21/2017	William H. Bryant DOB 9/19/1975	Completed	payment
Court	NICS	11/13/2017	11/14/2017	Thomas Scott Stephens DOB 5/11/1989	Completed	\$0.00
UrbanDev/CityCo/UB	Abramowitz Tax & Lien Service, Inc.	11/13/2017	11/14/2017	11150 Highway 49 Folio: 0808m-01-002.001: Memornial Hospital	Completed	\$0.00
Court	Lisa Mitchell	11/13/2017	11/15/2017	Lisa Mitchell DOB 7/31/1984	Completed	\$9.50
UrbanDevelopment	Tapper Security	11/13/2017	11/13/2017	New Business Listings for October 2017	Completed	\$4.62
Court	Adrienne Kent	11/14/2017	11/16/2017	Abstracts 8/14/16 and 4/24/16 DOB 2/1/1993	Completed	\$0.00
UrbanDevelopment	Chris Estrade	11/14/2017	11/16/2017	CHRIS ESTRADE (11/14/17) OCT 2017 BUS LISTING	Completed	\$4.62
Police	Michael W. Crosby	11/14/2017	11/15/2017	RONALD LAMONT TAYLOR 8/28/1970 (Not arrested by The City-- Biloxi)	Completed	\$0.00
Court	Ambria Reynolds	11/15/2017	11/16/2017	AMBRIA REYNOLDS 8/21/1965	Completed	\$0.00
Court	Barnes Courtland E- 4/SPC	11/15/2017	11/17/2017	CASE 08-014378 DOB 6/20/1988	Completed	\$0.00
Court	Agent Wendy King	11/15/2017	11/15/2017	Michael Mason 4/16/1977	Completed	\$0.00
Police/Court	Marcy Jo Perry Keypoint Govt. Solutions	11/16/2017	11/17/2017	SAMUEL LEE JR. DOB 4/3/1987	Completed	\$5.13
Police	Morris Bart/ Philip Laura, Attorney at Law	11/16/2017	11/16/2017	POLICE REPORT # DOB 6/10/1999	Completed	\$0.00
Court	Agent Hayes MDOC Probation/Parole	11/17/2017	11/20/2017	ADAM JOSEPH CAUDILL DOB 8/29/1980	Completed	\$0.00
Court	Frazer, Greene, Upchurch & Baker, LLC	11/17/2017	11/21/2017	HAROLD R LASTER, JR DOB 8/31/1975	Completed	payment
Court	Paul H Ivey	11/17/2017	11/28/2017	PAUL JARIUS BENIGNO DOB 12/12/1969	Completed	\$9.25
UrbanDevelopment	Accutrend Data	11/20/2017		NEW BUSINESSES THE MONTH OF OCTOBER 2017	Completed	payment
Fire	Katie Ryan, The Claims Center LLC (TPA for AT&T)	11/20/2017	12/6/2017	FIRE REPORT FOR DOWN CABLES 2015 SOUTH ST.	Completed	\$0.00

Public Records Requests Report

Purch/PW/UD/UB	Property Debt Research	11/20/2017	11/28/2017	1206 TROPICAL COVE PARCEL 1010G-03- 019.044	Completed	\$0.00
Police	Natalie Campen/WLOX News	11/20/2017	12/1/2017	NUMBER OF ACCIDENTS DURING 2016 & 2017 (Lorraine-Cowan Rd & East Taylor Rd)	Completed	\$0.00
Court / Police	Cierra Spann	11/22/2017	11/29/2017	Arthur Spann III / DOB 10/25/1971 / Calls for Service at 2005 34th Street	Completed	\$0.00
Court	Billy Stage, District Attorney's Office	11/22/2017	11/28/2017	Certified Abstracts of GPD Case # 2017-0653 & 2017-06854/ Anthony Moody/ DOB 3/8/1990	Completed	\$0.00
Court	Sterling Talent Solutions/ Tomcia Dixon	11/27/2017	11/30/2017	Kenji Davis/ DOB 7/15/1980/ Dispositions for 201521660 & 201521665	Completed	payment
Urban Development	JP Morgan Chase / Jay Bates	11/27/2017	11/28/2017	Date Case was Closed / 13409 Locust Hill	Completed	\$0.00
Court / Police	John Pete Hollis	11/27/2017	11/30/2017	Certified copies of All documents & disposition for July 2007 Domestic violence and any other charges	Completed	\$9.25
Fire	Littleton Park Joyce Ughetta & Kelly LP/ Stephanie Venuti	11/27/2017	11/30/2017	10/22/2017 Lightning induces gas line rupture on 28th street nears Seabee base (found 12/1 under different address)	Completed	\$4.87
Court	NICS	11/27/2017	11/30/2017	David Wayne McKay Jr/ DOB 6/11/1990/ Disposition & Sentencing order for DUI	Completed	\$0.00
Urban Development	Skyline Lien Research / Alexandria Estrella	11/27/2017	11/29/2017	Active or expired permits and code violations for 14161 Cherry Court (Parcel # 0807P-01-10.00)	NoResponsiveDocuments	\$0.00
Urban Development	Virgil Gillespie	11/27/2017	11/29/2017	Permits and all related documents for Days Inn Sign at Hwy 49 and Poole St	Completed	\$17.50
Urban Development	XLR8 New Media Marketing	11/27/2017	11/28/2017	Business License List for September & October 2017	Completed	\$4.87
Urban Development	Secured Investment Corp	11/28/2017	11/28/2017	Liens against property at 1009 36th Avenue	Completed	\$0.00
Court	Hancock County Justice Court / Debby Carver	11/28/2017	11/28/2017	Chelsea Kellogg / DOB 12/8/1990/ DUI Certified Copy	Completed	\$0.00
Council/ Mayor	Joel Anderson	11/28/2017	11/28/2017	Copies of oath of office for mayor and council members	Completed	\$0.00
Court	Robert Earl Boyd	11/28/2017	11/30/2017	Robert Earl Boyd/ DOB 9/5/1968 / Final Disposition DUI & Reckless Driving Charges March - May 1997	Completed	payment
Court	NICS	11/29/2017	11/30/2017	Damion Oneil Dickson / DOB 2/17/1997/ Burglary 12/9/2011	Completed	\$0.00
Urban Development	Noel Mitchell	11/29/2017	12/4/2017	3614 21st Street permits issued 2005 to present	Completed	\$0.00
DM/CityCouncil	Joel Andreson	11/29/2017	11/30/2017	BONDS OF THE MAYOR, ALDERMAN & ALL CITY COUNCIL	Completed	\$0.00

Public Records Requests Report

Police	Luis lebron	11/29/2017	11/29/2017	Personal Assault/Battery DOB 4/3/1976 (Letter)	NoResponsiveDocuments	\$0.00
Police	Mark Leslie	11/30/2017	11/30/2017	Mark Leslie DOB 12/4/1955	Completed	payment
CityCouncil/UrbDev	Hiers Construction	11/30/2017	11/30/2017	800 EAST BLVD JOB SITE COMPLAINT	Completed	payment
Police	COPELAND COOK TAYLOR BUSH	11/2/2017	11/8/2017	Arrest report of Amy Sarayia	Completed	\$3.00
Police	CHERALTURNER	11/7/2017	11/8/2017	Calls for service Gulf Mist Apts September 2017 - Nov 2017	Completed	\$11.45
Police	KRISTEN NICHOLSON	11/6/2017	11/8/2017	Case 17-019332	Completed	\$3.00
Police	JINSEY SPRATLIN	11/17/2017	11/17/2017	Calls for Service 13717 Hidden Oaks Dr	Completed	\$3.00
Police	VILLAS SUR LA RIVIERE	11/14/2017	11/21/2017	Report 17-024855	Completed	\$3.00
Police	ANNALISA ROBINSON	11/21/2017	11/21/2017	Report 17-025549	Completed	\$3.00
Police	MARGARET JOHNSON	11/21/2017	11/28/2017	Calls for Service 5014 28th St March 2017 - Nov 2017	Completed	\$3.00
Police	PROGRESSIVE	11/16/2017	11/29/2017	Photographs from Accident 17-021349	Completed	\$15.00
Total						\$261.45





Memorandum

To: Mayor Billy Hewes and
Gulfport City Council

From: Henrietta Spaulding, Procurement Specialist
Administration

Date: 12/21/2017

Subject: Request - from Records Manager requesting permission to properly dispose of documents in which have surpassed their retention dates - to be made a part of the minutes.

Recommendation:

Memorandum - City of Gulfport

Records Management

To: Mayor Billy Hewes and Council Members
From: Henrietta Spaulding
Date: December 21, 2017
Re: **Records Disposal**

Below is a list of the records scheduled to be destroyed under the authority of the Local Government Records Committee of the Mississippi Department of Archives and History. Their authority to mandate said schedule derives from MS Code Section § 39-5-9. I hereby certify that all records have surpassed their retention dates, making them eligible to be destroyed. If you have any questions please feel free to contact me at hspaulding@gulfport-ms.gov or (228)868-5705 Ext 6556.

<i>Count</i>	<i>Shelf</i>	<i>Department</i>	<i>Box#</i>	<i>Date</i>	<i>Contents</i>
1	@JFS	Utility Billing	477	February 25 - April 14, 2013	Mail Stubs
2	@JFS	Utility Billing	451	January 2 - 31, 2013	Credit Card Stubs
3	@JFS	Utility Billing	335	2009 - 2010	Large Meters & Utility Meter Services Files
4	@JFS	Utility Billing	388	January 1 - May 31, 2012	Mail Stubs
5	@JFS	Utility Billing	559	November 2012	Adjustments, Reversals, Refunds, Corrections, NSF
6	@JFS	Utility Billing	560	December 2012	Adjustments, Reversals, Refunds, Corrections, NSF
7	@JFS	Utility Billing	534	September 2012 - August 2013	NSF Drafts, Paid NSFs. Tap Refunds & Drop Ins
8	@JFS	Utility Billing	337	November 2011	Credit Card Stubs
9	1/C/1	Utility Billing		1979-1999	Water Files S-Z
10	1/C/1	Utility Billing		1979-1999	Water Files A-R
11	1/C/1	Utility Billing		1979-1999	Water File
12	1/C/1	Utility Billing		2006-2008	Water Hearing Notes
13	1/C/2	Fire Department		1986 - 1992	Payroll & Accrual Report
14	1/C/2	Fire Department		1985,1989,1995.1996	Time sheet with Accruals reports
15	1/C/2	Fire Department		1985 - 1986	Time sheet with Accruals reports
16	1/C/2	Fire Department		1991 - 1995	Time sheet with Accruals reports
17	1/C/2	Fire Department		1991	Time sheet with Accruals reports
18	1/C/2	Fire Department		1999	Time sheet with Accruals reports
19	1/E/1	Community Development	1	2008-2010	Home line Applications
20	1/E/1	Community Development	2	2008-2010	Home line Applications
21	1/E/1	Community Development	3	2008-2010	Home Line Applications
22	1/E/1	Community Development	4	2008-2010	Home Line Applications
23	1/E/1	Community Development	5	2008-2010	Home Line Applications
24	1/E/1	Community Development	6	2008-2010	Home Line Applications
25	1/E/1	Community Development	7	2008-2010	Home Line Applications
26	1/E/1	Community Development	8	2008-2010	Home Line Applications

27	1/E/1	Community Development	9	2008-2010	Home Line Applications
28	1/K/1	Human Resource		2007	Timesheets 145A, 145B, 145C, 445, 511, 155, 415, 425, 435
29	1/K/1	Human Resource		2007	Timesheets (213) 5024-6064
30	1/K/1	Human Resource		2007	Timesheets (213) 6068-6623
31	1/K/1	Human Resource		April 2005-September 2005	Payroll Proof Details
32	1/K/1	Human Resource		2001-2002	Payroll Vendor Info Detail Proofs
33	1/K/1	Human Resource		2008	Summer Camp (411) 4365-7416
34	1/K/4	Payroll	20	2008	1st & 2nd Quarter Detailed Proofs
35	1/K/4	Payroll	21	2008	3rd & 4th Quarter Detailed Proofs
36	1/K/4	Payroll	22	2007	3rd & 4th Quarter Detailed Proofs
37	1/K/4	Payroll	25	2008	Payroll Reports
38	1/K/4	Payroll	26	2008 - 2009	Timesheets 125, 145A, 145B, 145C
39	1/K/4	Payroll	27	2008 - 2009	Timesheets 511-611
40	1/K/4	Payroll	28	2006 - 2007	W-2's
41	1/K/5	Human Resources		May 2005	Applications
42	1/K/5	Human Resources		1/2003 - 6/2003	Payroll Detailed Proofs
43	1/K/5	Payroll		February - May 2005	Purged Applications
44	2/F/5	General Finance		10/1/2001-9/30/2002	Bank Statements
45	2/F/5	General Finance		10/1/2001-9/30/2002	Bank Statements, Deposit Books FY 93-99, Check Stubs FY 93-99
46	2/F/7	General Finance		10/2001-9/2002	Other Revenues
47	2/F/7	General Finance		10/2002-9/2003	Settlements
48	2/F/7	General Finance		10/2000-9/2001	Other Revenues
49	2/F/7	General Finance		10/2000-9/2003	Payment Journals
50	2/F/7	General Finance		9/2002-10/2003	Building Code Receipts
51	2/F/7	General Finance		10/2002-9/2003	Misc. A-P Payments
52	2/F/7	General Finance		10/2002-9/2003	Misc. R-#'s Payments
53	2/F/7	General Finance		2001-September 2002	Accounting Docs
54	2/F/7	General Finance		6/11/2001-9/24/2002	Parks & Rec
55	2/F/7	General Finance		9/2001-9/2002	Settlements
56	2/F/7	General Finance		9/2002-10/2003	Building Code Receipts & Deposit Tickets
57	2/F/7	General Finance		October 2001- September 2002	Account Docs/ Deposit Slips A-Z
58	2/F/7	General Finance		9/2002-10/2003	Parks & Rec, City Court, Other Revenue Receipts
59	2/F/7	General Finance		2000-2001	Parks & Rec Harbor Reports & Planning Receipts
60	2/F/7	General Finance		5/13/2002-7/1/2002	Building Code Receipts
61	2/F/7	General Finance			
62	2/G/2	General Admin		2014	School Election Unused Ballots
63	2/G/2	General Admin		2013	Election Paperwork
64	2/G/2	General Admin		2013-2014	Election Misc. Documents
65	2/G/2	General Finance		2003-2004	Postings & Summer Camp
66	2/G/2	General Admin			Special Election Poll Books
67	2/G/2	General Admin		2009	Election Paperwork
68	2/G/2	General Admin		2001	Payment Stubs June 2001
69	2/G/2	General Admin			Misc. Docs
70	2/G/7	General Finance		2000-2001	Settlements
71	2/G/7	General Finance		10/2000-9/2001	Accounting Docs
72	2/G/7	General Finance		10/2001-9/2002	AR Journal
73	2/J/6	General Admin		1/2006-9/2008	Voter Applications
74	3/B/1	Police	14	2009 - 2011	Receipt Books 100 - 112

75	3/B/1	Police	15	2009 - 2011	Receipt Books 100 - 112
76	3/B/1	Police	16	2009 - 2011	Receipt Books 55 - 99
77	3/B/1	Police	17	2009 - 2011	Receipt Books 55 - 99
78	3/B/2	Comptroller	5	1994-1997	Water Deposit Refunds/ Collections RFP
79	3/C/2	Municipal Court	269	October 1, 2010 - December 30, 2010	Daily Accounting Reports
80	3/C/2	Municipal Court	270	January 1, 2011 - March 31, 2011	Daily Accounting Reports
81	3/C/2	Municipal Court	271	April 1, 2011 - June 30, 2011	Daily Accounting Reports
82	3/C/2	Municipal Court	272	July 1, 2011 - September 30, 2011	Daily Accounting Reports
83	3/C/2	Municipal Court	273	October 1, 2009 - September 30, 2010	Invoices / EOM's
84	3/C/2	Municipal Court	274	October 1, 2010 -September 30, 2011	Invoices / EOM's
85	3/C/3	Municipal Court	1	10/1/2011-12/30/2011	Daily Reports
86	3/C/3	Municipal Court	2	1/3/2012-3/30/2012	Daily Reports
87	3/C/3	Municipal Court	3	4/1/2012-6/29/2012	Daily Reports
88	3/C/3	Municipal Court	4	7/1/2012-9/30/2012	Daily Reports
89	3/C/3	Municipal Court	5	10/1/2012-12/31/2012	Daily Reports
90	3/C/3	Municipal Court	6	1/1/2013-3/31/2013	Daily Reports
91	3/C/3	Municipal Court	7	4/1/2013-6/28/2013	Daily Reports
92	3/C/3	Municipal Court	8	7/1/2013-9/30/2013	Daily Reports
93	3/G/1	Utility Billing	475	April 1-30, 2013	Credit Card Stubs
94	3/G/1	Utility Billing	476	January 19 - February 14, 2013	Lockbox Stubs
95	3/G/1	Utility Billing	478	December 10 - 31, 2013	Lockbox Stubs
96	3/G/1	Utility Billing	479	May 2012	Books - Online Bill Pay, Day Stubs, Credit Card Stubs
97	3/G/1	Utility Billing	480	April 5-30, 2013	Lockbox Stubs
98	3/G/1	Utility Billing	481	June 3 - 14, 2013	Day Stubs
99	3/G/1	Utility Billing	482	June 3 - 28, 2013	Credit Card Stubs
100	3/G/1	Utility Billing	483	April 1 - 15, 2013	Day Stubs
101	3/G/1	Utility Billing	484	July - August 2012	Day, Credit Cards, Online Bill Pay Journal Reports
102	3/G/1	Utility Billing	485	June 17 - 28, 2013	Day Stubs
103	3/G/1	Utility Billing	486	February 15 - March 11, 2013	Lockbox Stubs
104	3/G/1	Utility Billing	487	June 17 - July 9, 2013	Lockbox Stubs
105	3/G/1	Utility Billing	488	April 15 - June 20, 2013	Mail Stubs
106	3/G/1	Utility Billing	489	March 1 - 30, 2013	Day Stubs
107	3/G/1	Utility Billing	490	January - December 2012	Bank Draft Authorization & Cancellation Forms
108	3/G/1	Utility Billing	491	March 19 -29, 2013	Day Stubs
109	3/G/1	Utility Billing	492	February - March 2013	Completed Work Orders
110	3/G/1	Utility Billing	493	August - October 2012	Completed Work Orders
111	3/G/1	Utility Billing	494	May 16 - -31, 2013	Day Stubs
112	3/G/1	Utility Billing	495	April 16 - 30, 2013	Day Stubs
113	3/G/2	Utility Billing	496	May 1 - 31, 2013	Credit Card Stubs
114	3/G/2	Utility Billing	497	March 1 - 18, 2013	Day Stubs
115	3/G/2	Utility Billing	498	May 1 -21, 2013	Lockbox Stubs
116	3/G/2	Utility Billing	499	January 1 - 18, 2013	Lockbox Stubs
117	3/G/2	Utility Billing	500	April 2002	Books - Online Bill Pay, Day Stubs, Credit Card Stubs
118	3/G/2	Utility Billing	501	March 12 - April	Lockbox Stubs
119	3/G/2	Utility Billing	502	June 2012	Journal Reports, Day, Credit Cards, Online Bill Pay
120	3/G/2	Utility Billing	503	May 2013	Lockbox Stubs

121	3/G/2	Utility Billing	504	March 2012	Books - Online Bill Pay, Day Stubs, Credit Card Stubs
122	3/G/2	Utility Billing	505	February 19 - 28, 2013	Day Stubs
123	3/G/2	Utility Billing	506	February 1 - 15, 2013	Day Stubs
124	3/G/2	Utility Billing	507	February 1 - 28, 2013	Credit Card Stubs
125	3/G/2	Utility Billing	508	May 1 - 15, 2013	Day Stubs
126	3/H/1	Utility Billing	418	March 26 - May 2012	Work Orders
127	3/H/1	Utility Billing	469	October 2008 - March 2010	Billing Sheets, Skips Reports
128	3/H/1	Utility Billing	415	July 1 - 16, 2012	Day Stubs
129	3/H/1	Utility Billing	439	June 5 - November 14, 2012	Mail Stubs
130	3/H/1	Utility Billing	440	September 28 - October 18, 2012	Lockbox Stubs
131	3/H/1	Utility Billing	441	October 19 November 13, 2012	Lockbox Stubs
132	3/H/1	Utility Billing	442	November 14 - December 7, 2012	Lockbox Stubs
133	3/H/1	Utility Billing	443	November - December 2012	Completed Work Orders
134	3/H/1	Utility Billing	444	January - February 2013	Completed Work Orders
135	3/H/1	Utility Billing	445	November 15, 2012 - February 24, 2013	Mail Stubs
136	3/H/1	Utility Billing	446	February 28 - December 28, 2012	Bank Draft Reports
137	3/H/1	Utility Billing	448	December 1 - 17, 2012	Day Stubs
138	3/H/1	Utility Billing	449	December 18 - December 28, 2012	Day Stubs
139	3/H/1	Utility Billing	453	January 17 - January 31, 2013	Day Stubs
140	3/H/1	Utility Billing	455	October 2011 - September 2012	Bank Transfers
141	3/I/1	Utility Billing	368	November 1 -14, 2011	Day Stubs
142	3/I/1	Utility Billing	367	November 15 - 30, 2011	Lockbox Stubs
143	3/I/1	Utility Billing	372	December 1 - 19, 2011	Lockbox Stubs
144	3/I/1	Utility Billing	373	December 20, 2011 -January 10, 2012	Lockbox Stubs
145	3/I/1	Utility Billing	374	January 11 - February 13, 2012	Completed Work Orders
146	3/I/1	Utility Billing	375	December 1 - 15, 2011	Day Stubs
147	3/I/1	Utility Billing	376	December 16 - 30, 2011	Day Stubs
148	3/I/1	Utility Billing	377	January 20, 2012	Completed Work Orders
149	3/I/1	Utility Billing	379	February 1 - 14, 2012	Day Stubs
150	3/I/1	Utility Billing	380	February 15 - 29, 2012	Day Stubs
151	3/I/1	Utility Billing	383	February 1 - 23, 2012	Lockbox Stubs
152	3/I/1	Utility Billing	384	January 13 - 17, 2012	Day Stubs
153	3/I/1	Utility Billing	385	January 18 - 31, 2012	Day Stubs
154	3/I/1	Utility Billing	386	January 11 - 31, 2012	Lockbox Stubs
155	3/I/1	Utility Billing	387	Dec 31, 2010 -January 3, 2012	Trust Receipts
156	3/I/1	Utility Billing	397	May 2012	Work Orders
157	3/I/1	Utility Billing	399	March 2011	Day, Credit Card, & Online Reports
158	3/I/1	Utility Billing	406	May 1- 31, 2012	Credit Card Stubs
159	3/I/2	Utility Billing	400	April - May 2011	Day, Credit Card & Online Reports
160	3/I/2	Utility Billing	404	June - July 2012	Work Orders
161	3/I/3	Utility Billing	410	June 2012	Credit Card Stubs
162	3/I/3	Utility Billing	411	June 2012	Day Stubs
163	3/I/3	Utility Billing	412	June 2012	Day Stubs

164	3/1/3	Utility Billing	413	June 2012	Credit Card Stubs
165	3/1/3	Utility Billing	414	July 17 - 31, 2012	Day Stubs
166	3/1/3	Utility Billing	415	July 1 - 16, 2012	Day Stubs
167	3/1/1	Utility Billing	297	February 8 - 26, 2008	Mail Stubs
168	3/1/1	Utility Billing	298	October 2008	Adjustments, Reversals, Refunds, Corrections, NSF
169	3/1/1	Utility Billing	301	June 2008	Adjustments, Reversals, Refunds, Corrections, NSF
170	3/1/1	Utility Billing	302	June 2008	Adjustments, Reversals, Refunds, Corrections, NSF
171	3/1/1	Utility Billing	304	January - February 2008	Adjustments, Reversals, Refunds, Corrections, NSF
172	3/1/1	Utility Billing	306	November 2008	Adjustments, Reversals, Refunds, Corrections, NSF
173	3/1/1	Utility Billing	310	October 19 - 28, 2009	Utility Meter Services Files
174	3/1/1	Utility Billing	311	December 8, 2009 - February 18, 2010	Utility Meter Services Files
175	3/1/1	Utility Billing	313	November 30 - February 18, 2010	Utility Meter Services Files
176	3/1/1	Utility Billing	314	January - March 2010	Utility Meter Services Files
177	3/1/1	Utility Billing	711	September 2011 - September 2012	Billing Packets, Skips, Read Dates, Will Not Act
178	3/1/2	City Clerk		2004-2005	Voter Applications
179	3/1/2	Accounting		September 2002	Building Coding
180	3/1/2	Utility Billing	317	December 2008	Adjustments, Reversals, Refunds, Corrections, NSF
181	3/1/2	Utility Billing	318	September 2008	Adjustments, Reversals, Refunds, Corrections, NSF
182	3/1/2	Utility Billing	323	September 2009	Utility Meter Services Files
183	3/1/2	Utility Billing	327	October 23 - November 2009	Utility Meter Services Files
184	3/1/2	Utility Billing	328	September 2009 - November 2009	Utility Meter Services Files
185	3/1/2	Utility Billing	329	September 2009	Utility Meter Services Files
186	3/1/2	Utility Billing	330	January 2009	Utility Meter Services Files
187	3/1/3	Utility Billing	274	June 2009	Adjustments
188	3/1/3	Utility Billing	333	November 2009 - January 2010	Utility Meter Services Files
189	3/1/3	Utility Billing	334	May 2009	Adjustments
190	3/1/3	Utility Billing	336	November 2009 - January 2010	Utility Meter Services Files
191	3/1/3	Utility Billing	572	September 25 - October 16, 2013	Lockbox Stubs
192	3/1/3	Utility Billing	573	October 17 - November 21, 2013	Lockbox Stubs
193	3/1/4	Utility Billing	574	November 13 - December 2013	Lockbox Stubs
194	3/1/4	Utility Billing	578	January - December 2013	Bank Draft Reports
195	3/1/4	Utility Billing	579	January - December 2013	Debit Authorization and Cancellation Forms
196	3/1/4	Utility Billing	580	December 2 - 31, 2013	Credit Card Receipts
197	3/1/4	Utility Billing	581	December 2 - 18, 2013	Day Stubs
198	3/1/4	Utility Billing	582	December 19 - 30, 2013	Day Stubs
199	3/1/4	Utility Billing	586	October - December 2013	Completed Work Orders
200	4/A/3	Utility Billing	259		
201	4/A/3	Utility Billing	260		
202	4/A/5	Utility Billing	275	July 2008	Day Batches
203	4/A/5	Utility Billing	276	August 2009	Day Stubs
204	4/A/5	Utility Billing	277	September 2009	Day Stubs
205	4/A/5	Utility Billing	278	August 2009	Adjustments, Reversals, Refunds, Corrections, NSF
206	4/A/5	Utility Billing	279	June 25 - July 11, 2008	Lockbox Stubs

207	4/A/5	Utility Billing	280	2008	Day Batches
208	4/A/5	Utility Billing	281	February 18 - March 4, 2009	Lockbox Stubs
209	4/A/5	Utility Billing	282	June 2007	Day Stubs
210	4/A/5	Utility Billing	283	April 2009	Day Stubs
211	4/A/5	Utility Billing	284	July 2007 - October 2008	Timesheet Reports
212	4/A/6	Utility Billing	285	August 11 - 29, 2008	Lockbox Stubs
213	4/A/6	Utility Billing	286	May 2008	Day Batches
214	4/A/6	Utility Billing	287	August 2009	Books (Day & Credit Card Journals)
215	4/A/6	Utility Billing	288	April 2008	Adjustments, Reversals, Refunds, Corrections, NSF
216	4/A/6	Utility Billing	289	August 2009	Credit Card Stubs
217	4/A/6	Utility Billing	290	September - October 15, 2009	Mail Stubs
218	4/A/6	Utility Billing	291	July 2009	Credit Card Stubs
219	4/A/6	Utility Billing	292	April 2009	Credit Card Stubs
220	4/A/6	Utility Billing	293	2007 - 2008	Books (Credit Card)
221	4/B/1	Utility Billing	389	April 2 - 30, 2012	Credit Card Stubs
222	4/B/1	Utility Billing	390	April 2 - 16, 2012	Day Stubs
223	4/B/1	Utility Billing	391	April 17 - 30, 2012	Day Stubs
224	4/B/1	Utility Billing	392	March 1 - 18, 2012	Day Stubs
225	4/B/1	Utility Billing	393	March 19 - 30, 2012	Day Stubs
226	4/B/1	Utility Billing	394	March 16 - April 9, 2012	Lockbox Stubs
227	4/B/1	Utility Billing	395	February 24 - March 15, 2012	Lockbox Stubs
228	4/B/1	Utility Billing	396	June 1 - 30, 2011	Journal Report, Online Bill Pay, Day Stubs, Credit Card Reports
229	4/B/1	Utility Billing	541	October 1 - 16, 2013	Day Stubs
230	4/B/1	Utility Billing	542	October 17 - 31, 2013	Day Stubs
231	4/B/1	Utility Billing	543	October 1 - 31, 2013	Credit Card Stubs
232	4/B/1	Utility Billing	544	November 1 - 18, 2013	Day Stubs
233	4/B/1	Utility Billing	545	November 19 - 30, 2013	Day Stubs
234	4/B/1	Utility Billing	546	November 1 - 30, 2013	Credit Card Stubs
235	4/B/1	Utility Billing	263	May 2008	Credit Card & Day Batches
236	4/B/1	Utility Billing	216		
237	4/B/1	Utility Billing	219		
238	4/C/2	Utility Billing	618	November 2013	Day, Cr Cards, Online Bill Pay Reports
239	4/C/2	Utility Billing	619	December 2013	Day, Cr Cards, Online Bill Pay Reports
240	4/C/2	Utility Billing	565	September - October 2011	Online Bill Pay, Day, Credit Card Reports
241	4/C/2	Utility Billing	566	November - December 2011	Online Bill Pay, Day, Credit Card Reports
242	4/C/3	Utility Billing	567	September - October 2012	Online Bill Pay, Day, Credit Card Reports
243	4/C/3	Utility Billing	568	November - December 2012	Online Bill Pay, Day, Credit Card Reports
244	4/C/3	Utility Billing	569	January 2013	Online Bill Pay, Day, Credit Card Reports
245	4/C/3	Utility Billing	570	April 2013	Online Bill Pay, Day, Credit Card Reports
246	4/C/3	Utility Billing	571	February - March 2013	Online Bill Pay, Day, Credit Card Reports
247	4/D/1	Utility Billing	509	June 21 - August 7, 2013	Mail Stubs
248	4/D/1	Utility Billing	510	August 8 - 23, 2013	Mail Stubs
249	4/D/1	Utility Billing	511	July 1 - 16, 2013	Day Stubs
250	4/D/1	Utility Billing	512	July 17 - 31, 2013	Day Stubs
251	4/D/1	Utility Billing	513	July 11 - 31, 2013	Credit Card Stubs
252	4/D/1	Utility Billing	514	August 1 - 15, 2013	Day Stubs
253	4/D/1	Utility Billing	515	August 16 - 30, 2013	Day Stubs
254	4/D/1	Utility Billing	516	August 1 - 31, 2013	Credit Card Stubs

255	4/D/1	Utility Billing	517	September 3 - 16, 2013	Day Stubs
256	4/D/1	Utility Billing	518	September 17 - 30, 2013	Day Stubs
257	4/D/1	Utility Billing	519	September 3 - 30, 2013	Credit Card Stubs
258	4/D/1	Utility Billing	561	2013	Final Bills, Inactive, Headers, Late Fees
259	4/D/1	Utility Billing	562	April 2010 - August 2011	CSD Reports
260	4/D/2	Utility Billing	535	July - August 2011	Online Bill Pay
261	4/D/2	Utility Billing	536	May 2013	Online Bill Pay, Day, Credit Card Reports
262	4/D/2	Utility Billing	537	June 2013	Online Bill Pay, Day, Credit Card Reports
263	4/D/2	Utility Billing	538	July - August 2013	Online Bill Pay, Day, Credit Card Reports
264	4/D/2	Utility Billing	539	September - October 2013	Online Bill Pay, Day, Credit Card Reports
265	4/D/2	Utility Billing	540	September 23 - November 13, 2011	Mail Stubs
266	4/D/2	Utility Billing	150		
267	4/D/2	Utility Billing	151	October - November 2009	Lockbox Stubs
268	4/D/2	Utility Billing	152	November 2007	Batch Sheets, Payment Journals
269	4/D/2	Utility Billing	153	June 3 - June 12, 2008	Lockbox Stubs
270	4/D/2	Utility Billing	157	December 8 -31, 2009	Lockbox Stubs
271	4/F/4	Utility Billing	521		Old Bankruptcy Issues
272	4/F/4	Utility Billing	522		Old Bankruptcy Issues
273	4/F/4	Utility Billing	523		Old Bankruptcy Issues
274	4/F/4	Utility Billing	526	October 2012 - February 2013	Completed Work Orders
275	4/F/4	Utility Billing	527	April - May 2013	Completed Work Orders
276	4/F/4	Utility Billing	528	May - July 2013	Completed Work Orders
277	4/F/4	Utility Billing	529	July - August 2013	Completed Work Orders
278	4/F/4	Utility Billing	530	August - October 2013	Completed Work Orders
279	4/F/4	Utility Billing	531	July 10, - August 5, 2013	Lockbox Stubs
280	4/F/4	Utility Billing	532	August 6- 31, 2013	Lockbox Stubs
281	4/F/4	Utility Billing	533	September 3 - 24, 2013	Lockbox Stubs
282	4/F/4	Utility Billing	52	September 1 - 26, 2010	Credit Card Stubs
283	4/G/5	Utility Billing	134	February - December 2009	Trust Receipts
284	4/G/5	Utility Billing	136	February 2010	Day Stubs
285	4/G/5	Utility Billing	137	May 2008 - July 2010	Completed Work Orders
286	4/G/5	Utility Billing	139	September 2009	Day Stubs
287	4/G/5	Utility Billing	338	October 2011	Day Stubs
288	4/G/5	Utility Billing	339	October 2011	Day Stubs
289	4/H/4	General Finance	8	June - September 2010	Accounting Paperwork
290	4/H/4	General Finance	9	September 2009 - September 2010	Accounting Paperwork
291	4/H/4	General Finance	10	October 2008 - August 2009	Accounting Paperwork
292	4/H/4	General Finance	11	September 2009 - September 2010	Accounting Paperwork
293	4/H/4	General Finance	12	September 2009 - May 2010	Accounting Paperwork
294	4/H/4	General Finance	13	September 2009 - September 2010	Accounting Paperwork
295	4/H/4	General Finance	14	June - December 2009	Accounting Paperwork
296	4/H/4	General Finance	15	January - December 2009	NSP Paperwork
297	4/H/4	General Finance	16	January - September 2010	Accounting Paperwork / Accounts Payable Journals
298	4/H/4	General Finance	17	January 2005 - December 2010	Accounting Paperwork / Deposit Books & Deposit Slips
299	4/H/4	General Finance	18	September 2009 - September 2010	Accounting Paperwork

300	4/H/4	General Finance	19	September 2009 - September 2010	Accounting Paperwork
301	4/H/4	General Finance	20	September 2009 - September 2010	Accounting Paperwork
302	4/H/5	Utility Billing	347	September 19 -30, 2011	Day Stubs
303	4/H/5	Utility Billing	348	September 12 - 30, 2011	Lockbox Stubs
304	4/H/5	Utility Billing	349	July 1 - 28, 2011	Lockbox Stubs
305	4/H/5	Utility Billing	350	April 2010 - July 2011	Lockbox Stubs
306	4/H/5	Utility Billing	351	August 19 - September 9, 2011	Lockbox Stubs
307	4/H/5	Utility Billing	352	October 3 - 25, 2011	Lockbox Stubs
308	4/H/5	Utility Billing	353	June 2010 - August 2011	Lockbox Stubs
309	4/H/5	Utility Billing	340	October - November 2011	Lockbox Stubs
310	4/H/5	Utility Billing	341	August - September 2011	Completed Work Orders
311	4/H/5	Utility Billing	342	September - November 2011	Completed Work Orders
312	4/H/5	General Finance	343	January 11, - November 11, 2011	Accounts Payable R.W. Beck & W.G. Yates
313	4/H/5	Utility Billing	345	September 2011	Day Stubs
314	4/I/4	General Finance	10	2012 - 2013	Eagle Energy - Fuelman
315	4/I/4	General Finance	13	2012 - 2013	LA Association of Crisis - Nextrag
316	4/I/4	General Finance	14	2013	Machado Patano - Murphy Ellen Davis
317	4/I/4	General Finance	15	2012 - 2013	Mississippi Power Company
318	4/I/4	General Finance	16	2012 - 2013	Oakmont Farms - Tonya Quinn
319	4/I/4	General Finance	17	2012 - 2013	R.J. Young - Richard Shrosphire
320	4/I/4	General Finance	18	2012 - 2013	Randall Wales - Marcello & One Time Vendors
321	4/I/4	General Finance	19	2012 - 2013	Richard Gadis - G.W. Diesel Services
322	4/I/4	General Finance	20	2012 - 2013	Seal Electric - Syscom Inc.
323	4/I/4	General Finance		2007	Docket Summary
324	4/I/4	General Finance			Accounts Payable
325	4/I/5	Utility Billing	358	July 1 -15, 2011	Day Stubs
326	4/I/5	Utility Billing	359	July 26 - August 18, 2011	Lockbox Stubs
327	4/I/5	Utility Billing	360	August 1 - 15, 2011	Day Stubs
328	4/I/5	Utility Billing	361	August 16 - 31, 2011	Day Stubs
329	4/I/5	Utility Billing	362	July 2011	Completed Work Orders
330	4/I/5	Utility Billing	364	July 16 - 29, 2011	Day Stubs
331	4/I/7	General Finance	11	10/2009-10/2010	S&S Worldwide - Sullivan
332	4/I/7	General Finance	12	10/2009-10/2010	Performance Training System
333	4/I/7	General Finance	13	10/2009-10/2010	Cellular South Mar- Sept
334	4/I/7	General Finance	14	10/2009-10/2010	Cellular South Oct - Feb
335	4/I/7	General Finance	15	10/2009-10/2010	Docket of Claims 2010
336	4/I/7	General Finance	16	10/2009-10/2010	Invoice Maintenance & Water Refunds
337	4/I/7	General Finance	17	10/2009-10/2010	W.G. Yates & Sons Construction
338	4/I/7	General Finance	18	10/2009-10/2010	Letcher LB - Merrill Duane
339	4/I/7	General Finance	19	10/2009-10/2010	M.E. Ellis, Brown & Mitchell- C Perry Builders
340	4/I/7	General Finance	20	10/2009-10/2010	Upton Cody - One Time Vendors
341	4/I/7	General Finance	21	10/2009-10/2010	Summit Pipe - UP Store
342	4/J/2	General Finance	1		
343	4/J/2	General Finance	2		
344	4/J/2	General Finance	3		
345	4/J/2	General Finance	4		
346	4/J/2	General Finance	5	2012 - 2013	Brian Hagwood Headliners Plus - Hydra Services
347	4/J/2	General Finance	6	2012 - 2013	Cable One - Terese Collins

348	4/J/2	General Finance	7	2012 - 2013	Collision Enterprises - Dyess Sandy
349	4/J/2	General Finance	8	2012 - 2013	C-Spire, Centerpoint Energy, Coast Electric, City of Gulfport
350	4/J/2	General Finance	9	2012 - 2013	Dockets
351	4/J/3	General Finance	22	October 4, 2011 - October 3, 2012	MS Select Health Care
352	4/J/3	General Finance	25	October 4, 2011 - October 3, 2012	Peoples Bank - Ryle Chris
353	4/J/3	General Finance	26	October 4, 2011 - October 3, 2012	S&S Worldwide - Subaquatic
354	4/J/3	General Finance	27	October 4, 2011 - October 3, 2012	Suncoast Business
355	4/J/3	General Finance	29	October 4, 2011 - October 3, 2012	U.S. Marshall Service
356	4/J/4	General Finance	12	October 4, 2011 - October 3, 2012	Dell Marketing - Dynamic Tech
357	4/J/4	General Finance	13	October 4, 2011 - October 3, 2012	E Fire - Fulton James
358	4/J/4	General Finance	14	October 4, 2011 - October 3, 2012	G&K - Gutierrez
359	4/J/4	General Finance	15	October 4, 2011 - October 3, 2012	HD Clutch - Hydra Service
360	4/J/4	General Finance	16	October 4, 2011 - October 3, 2012	Identix - Kwan Software
361	4/J/4	General Finance	17	October 4, 2011 - October 3, 2012	Invoice Maintenance
362	4/J/4	General Finance	18	October 4, 2011 - October 3, 2012	L-Com - Lyman Well
363	4/J/4	General Finance	19	October 4, 2011 - October 3, 2012	MB Companies Inc.
364	4/J/4	General Finance	20	October 4, 2011 - October 3, 2012	Mississippi Power Company
365	4/J/5	General Finance	1	October 4, 2011 - October 3, 2012	800 Radiators - Azteca Systems
366	4/J/5	General Finance	4	October 4, 2011 - October 3, 2012	B&B Construction - Butch Oustalet
367	4/J/5	General Finance	5	October 4, 2011 - October 3, 2012	Bancorp South Credit Cards
368	4/J/5	General Finance	6	October 4, 2011 - October 3, 2012	C&C - CMI
369	4/J/5	General Finance	7	October 4, 2011 - October 3, 2012	Cellular South - City of Gulfport
370	4/J/5	General Finance	8	October 4, 2011 - October 3, 2012	Cintas - Coast Electric
371	4/J/5	General Finance	10	October 4, 2011 - October 3, 2012	
372	4/J/7	General Finance	1	10/2009-10/2010	1800 Radiator - Azteca
373	4/J/7	General Finance	2	10/2009-10/2010	B&B Construction - Byrd Wiser
374	4/J/7	General Finance	3	10/2009-10/2010	C&C Office Supply - Compton's Appliance
375	4/J/7	General Finance	4	10/2009-10/2010	Fulgams Inc. - Gulfport School District
376	4/J/7	General Finance	5	10/2009-10/2010	Compton Engineering - Electronic Security Service
377	4/J/7	General Finance	6	10/2009-10/2010	Michael Bradley Fitness - Myers Don
378	4/J/7	General Finance	7	10/2009-10/2010	Eley Guild Hardy - Fuelman
379	4/J/7	General Finance	8	10/2009-10/2010	Identikit - Kronos
380	4/J/7	General Finance	9	10/2009-10/2010	Napa - Performance Tire & Wheel
381	4/J/7	General Finance	10	10/2009-10/2010	Hall Kerry - Hydrocarbon
382	6/A/1	General Finance	21	2008	Alarms Contact Sheet
383	6/A/1	General Finance	23	2008	Angela Moore - Fire Department
384	6/A/1	General Finance	25	2008	July - September 2008 Check Up Sheet

385	6/A/1	General Finance	26	2006-2008	County Rail Revenues
386	6/A/1	General Finance	27	2007-2008	County Revenues
387	6/A/1	General Finance	28	2008	March - November 2008 Payment Journal Batch Summary
388	6/A/1	General Finance	29	2008	Park & Rec Payment in Lieu of Taxes/ Police Income/ Pistol
389	6/A/1	General Finance	30	2007-2009	Police Reimbursement Program Income/ Retiree Sales/ State Aid/ Tax Collector / Vehicle Rental Tax/ Water Park / Retirement / 9000 Grants
390	6/A/1		31	2006-2007	Property Manager October 2006 - September 2007 Fixed Assets for Police, Council, Court, Engineering, Fire, General Admin, Leisure Services, Public Works, Urban Development
391	6/B/7	Fire		1994	Run Reports January - March 1994
392	6/B/7	Fire		1994	Run Reports April - June 1994
393	6/B/7	Fire		1994	Run Reports October - December 1994
394	6/B/7	Fire		1995	Run Reports November - December 1995
395	6/B/7	Fire		1996	Run Reports November - December 1996
396	6/B/7	Fire		1996	Run Reports November - December 1996
397	6/B/7	Fire		1997	Run Reports June - August 1997
398	6/B/7	Fire		1997	Run Reports September - December
399	8/A/6	General Finance		1993-2004	1/93-1/2004 Accounts Payable 1099's
400	8/A/6	General Finance		2006	Payroll Reports
401	8/A/6	General Finance		1993-2004	1/93-1/2004 Accounts Payable W-9's
402	8/A/6	General Finance		2005	A-PBA Payroll Vendor Files
403	8/E/2	General Finance		2007	3/2007-9/2007 AR Payment Batch Summary
404	8/E/6	Payroll		2006	Timesheets 411 / 5592-6757
405	8/E/6	Payroll		2006	Timesheets Police/ 4878-5843
406	8/E/6	Payroll	2	2006	Timesheets 145-213 / 135-155
407	8/E/6	Payroll		2007	Timesheets Public Works / 311-335
408	8/E/6	Payroll		2007	Timesheets Fire / 290/ A- Lundy
409	8/E/6	Payroll		2006	Timesheets 411-511 / 6762
410	8/E/6	Payroll		2007	Timesheets 411 / 71-7275
411	8/E/6	Payroll		2006	Timesheets Dept. 290/ 4049-6030
412	8/E/6	Payroll		2006	Timesheets Dept. 111-145B/ 27-6461
413	8/E/6	Payroll		2006	Timesheets Police 213/ 5860-6408
414	8/E/6	Payroll		2006	Timesheets 213-290/ 6805-3859
415	8/E/6	Urban Development	4	2003	Lot Clean Ups Completed Files Building Code Services
416	8/F/6	Urban Development	1	2004	Lot Clean Up Cases/ Code Enforcement A-F (1 of 3)
417	8/F/6	Urban Development	3	2004	Lot Clean Up Cases/ Code Enforcement N-Z (3 of 3)
418	8/F/6	Urban Development	3	2003	Lot Clean Up Cases/ Code Enforcement K-O (3 of 4)
419	8/F/6	Urban Development	2	2004-2006	Code Enforcement Lot Clean Up Letters Closed I-Z (2 of 2)
420	8/F/6	Urban Development	1	2004-2006	Code Enforcement Lot Clean Up Letters Closed A-H (1 of 2)
421	8/F/6	Urban Development	1	2006-2007	Code Enforcement Lot Clean Up Letters Closed A-E (1 of 4)
422	8/F/6	Urban Development	2	2006-2007	Code Enforcement Lot Clean Up Letters Closed F-M (2 of 4)
423	8/F/6	Urban Development	3	2006-2007	Code Enforcement Lot Clean Up Letters Closed M-P (3 of 4)
424	8/F/6	Urban Development	4	2006-2007	Code Enforcement Lot Clean Up Letters Closed S-Z (4 of 4)

425	8/F/6	Urban Development	1	2007-2008	Code Enforcement Lot Clean Up Letters Closed (1 of 3)
426	8/F/6	Urban Development	2	2007-2008	Code Enforcement Lot Clean Up Letters Closed (2 of 3)
427	8/F/6	Urban Development	3	2007-2008	Code Enforcement Lot Clean Up Letters Closed (3 of 3)
428	Floor	Urban Development	197		Scanned Permits
429	Floor	Urban Development	198		Scanned Permits
430	Floor	Urban Development	199		Scanned Permits
431	Floor	Urban Development	200		Scanned Permits
432	Floor	Urban Development	201		Scanned Permits
433	Floor	Urban Development	202		Scanned Permits
434	Floor	Urban Development	203		Scanned Permits
435	Floor		205		Scanned Permits
436	Floor	Human Resources	1	2011	Retiree Personnel Files A-Z
437	Floor	Human Resources	1	2011	Personnel Files A-F
438	Floor	Human Resources	2	2011	Personnel Files G-N
439	Floor	Human Resources	3	2011	Personnel Files O-Z
440	Floor	Human Resources	1	2012	Retiree Personnel Files A-Z
441	Floor	Human Resources	1	2012	Personnel Files A-Mc
442	Floor	Human Resources	2	2012	Personnel Files Ma - Z
443	Floor	Human Resources	1	2013	Summer Camp Personnel Files A-Z
444	Floor	Human Resources	1	2013	Personnel Files A-C
445	Floor	Human Resources	2	2013	Personnel Files D-M
446	Floor	Human Resources	3	2013	Personnel Files N-Z
447	Floor	Human Resources	1	2013	Retiree Personnel Files A-N
448	Floor	Human Resources	2	2013	Retiree Personnel Files O-Z
449	Floor	Human Resources	1	2014	Summer Camp Personnel Files A-Z
450	Floor	Human Resources	1	2014	Personnel Files A-E
451	Floor	Human Resources	2	2014	Personnel Files F-L
452	Floor	Human Resources	3	2014	Personnel Files M-Z
453	Floor	Human Resources	1	2014	Retiree Personnel Files A-K
454	Floor	Human Resources	2	2014	Retiree Personnel Files L-Z
455	Floor	General Finance		2008	FY 2008 LA- Louis
456	Floor	Municipal Court			Incomplete Files/ Misc. Tickets
457	Floor	Community Development		2005	CDBG Files
458	Floor	Community Development		2005	CDBG Files
459	Floor	Community Development		2005	CDBG Files
460	Floor	Community Development		2003	CDBG Files
461	Floor	Community Development		2002-2003	CDBG Files
462	Floor	Utility Billing		2004-2005	Billing, 2004 NSF Checks, August 2005 Adjustments & Install
463	Floor	Utility Billing		2010-2011	Contracts September - December 2010 & January 2011

464	Floor	Urban Development		2015	Lot Clean Up Assessment D-H
465	Floor	Urban Development		2015	Lot Clean Up Assessment N-S
466	Floor	Urban Development		2015	Lot Clean Up Assessment S-Z
467	Floor	A/P	1	10/2000-11/2000	Bank Statements
468	Floor	A/P	2	12/2000-1/2001	Bank Statements
469	Floor	A/P	3	2/2001-3/2001	Bank Statements
470	Floor	A/P	4	Apr./May/Jun. - 2001	Bank Statements
471	Floor	A/P	5	Jun./Jul./Aug/ Sept. 2001	Bank Statements
472	Floor	A/P	6	10/2000-9/2001	Bank Statements
473	Floor	A/P	7	10/2000-4/2001	Bank Statements
474	Floor	A/P	8	5/2001-8/2001	Bank Statements
475	Floor	A/P	9	10/2000-3/2001	Bank Statements
476	Floor	A/P	10	4/2001-9/2001	Bank Statements
477	Floor	A/P	11	1998-2001	Health Insurance to Claims Contingency
478	Floor	A/P	16	1999-2001	Cash Disburse Journals
479	Floor	A/P	17	4/97-9/97	Bank Statements
480	Floor	A/P	18	10/96-9/97	Bank Statements
481	Floor	A/P	19	7/97-9/97	Bank Statements
482	Floor	A/P	20	5/97-7/97	Bank Statements
483	Floor	A/P	21	3/97-5/97	Bank Statements
484	Floor	A/P	22	1/97-3/97	Bank Statements
485	Floor	A/P	23	6/98-9/98	Bank Statements
486	Floor	General Finance	24	1999-2002	Leisure Services Receipt Books
487	Floor	A/P	25	10/97-11/97	Bank Statements
488	Floor	A/P	26	12/97-1/98	Bank Statements
489	Floor	A/P	27	5/98-6/98	Bank Statements
490	Floor	A/P	28	3/98-4/98	Bank Statements
491	Floor	A/P	29	8/98-10-98	Bank Statements
492	Floor	A/P	30	7/98/	Bank Statements
493	Floor	A/P	31	2/98-9/98	Bank Statements
494	Floor	A/P	32	10/97-2/98	Bank Statements
495	Floor	Fire	1	9/98-10/98	Run Reports
496	Floor	Fire	2	9/99-10/99	Run Reports
497	Floor	Fire	3	5/98-6/98	Run Reports
498	Floor	Fire	4	1/99-5/99	Run Reports
499	Floor	Fire	5	4/99-8/99	Run Reports
500	Floor	Fire	6	11/98-12/98	Run Reports
501	Floor	Fire	7	7/98-8/98	Run Reports
502	Floor	Fire	8	1/98-2/98	Run Reports
503	Floor	Fire	9	6/99-7/99	Run Reports
504	Floor	Fire	10	2/99-3/99	Run Reports
505	Floor	Fire	11	3/98-4/98	Run Reports
506	Floor	Fire	12	11/99_	Run Reports
507	Floor	Fire	13	9/97-10/97	Run Reports
508	Floor	Fire	14	6/96-10/96	Run Reports
509	Floor	Fire	15	1/95-5/95	Run Reports
510	Floor	Fire	16	5/97-8/97	Run Reports
511	Floor	Fire	17	1/97-4/97	Run Reports

512	Floor	Fire	18	1/96-3/96	Run Reports
513	Floor	Fire	19	4/95-10/95	Run Reports
514	Floor	Fire	20	1/95-5/95	Run Reports
515	Floor	Fire	21	1994-1995	Inspection Reports
516	Floor	Fire	22	1994-1995	Inspection Reports