



City of Gulfport, Mississippi

Agenda City Council

2309 15th Street
Gulfport, MS 39501

Monday, August 13, 2018

1:00 PM

*Gulfport City Hall
Council Chambers*

1:00 P.M.

Declaration of a Special Called Meeting

Confirmation of Agenda

Planning

- 1 Final Plat - approval for a 18-lot subdivision (Duckworth South) on the tax parcel zoned R-1-15 (Single Family): located north of O'Neal Road, south of and adjacent to Duckworth Road, east of Tara Hills Drive, and west of Aerie Road – Case# 1803PC034 - Ward 7.

Setting of Next Meeting and Adjournment

MEMORANDUM

To: Mayor Billy Hewes and
Gulfport City Council

From: Greg Holmes, Planning Administrator
Urban Development Department

Date: August 1, 2018

Re: **Final Plat 1803PC034:**

Elliott Homes, LLC. property owner, requests final plat approval for an 18-lot subdivision (Duckworth South) on the tax parcel 0807K-01-018.000 containing 9.7 acres zoned R-1-15 (Single Family): located north of O'Neal Road, south of and adjacent to Duckworth Road, east of Tara Hills Drive, and west of Aerie Road, in Ward 7.

Planning Commission recommendation: To approve applicant request with conditions.

Motion: Mr. Hancock

Second: Mrs. Adolph

KEITH WILLIAMS	– Chairman
HAROLD SPANN	– Absent
COLETTE TOWLES	– Absent
VIRGINIA ADOLPH	– Yea
CHARLIE HEWES	– Yea
EVERETTE LADNER	– Absent
BJ SELLERS	– Yea
WM. PRINCE JONES	– Yea
DOUG HANCOCK	– Yea
JOHN ANTHONY	– Yea
LANE HANSARLING	– Absent

Action: Motion was carried unanimously

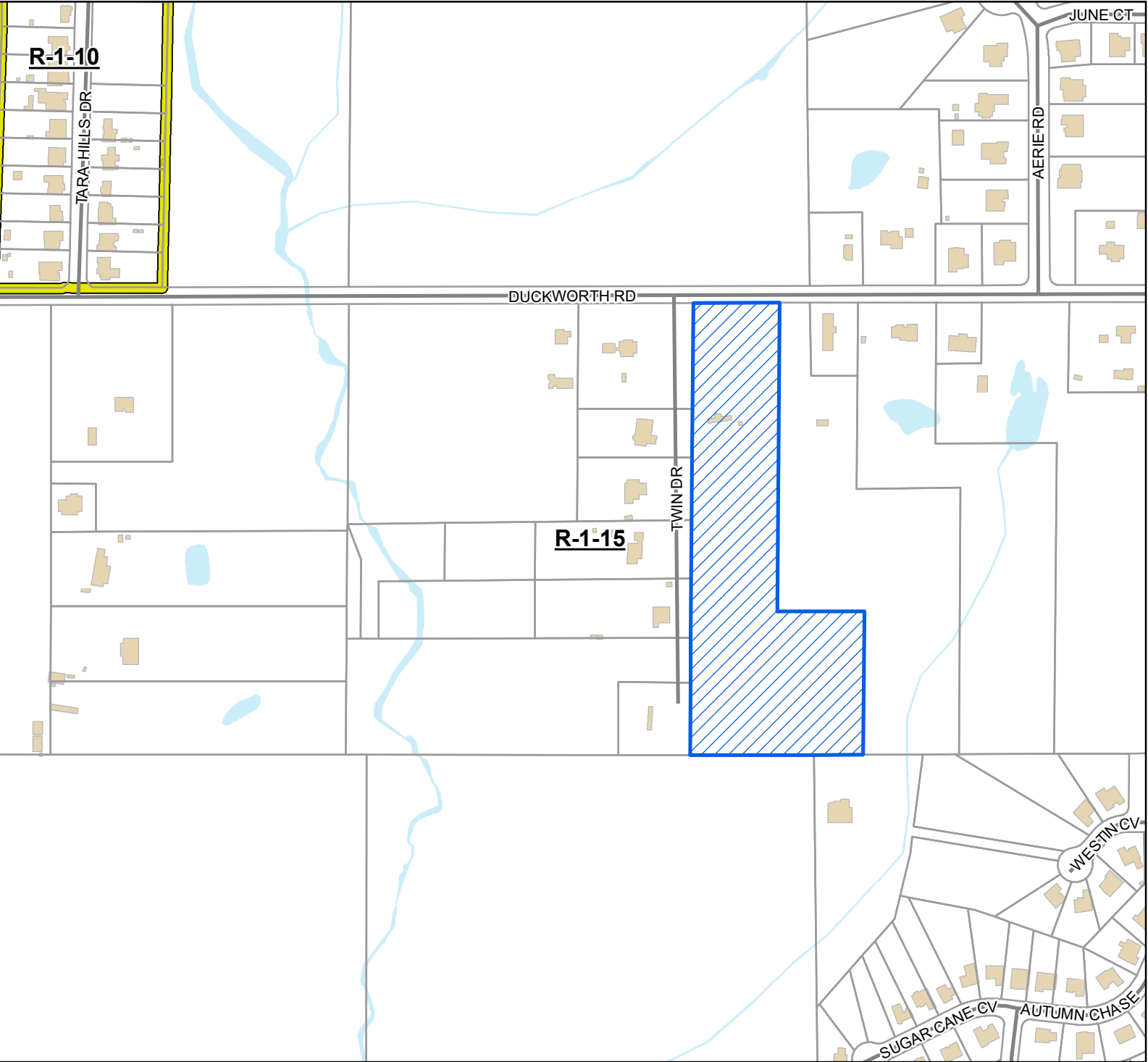
Speaking for the Petition:

1. Kenneth Jones

Speaking against the Petition: None

On July 26, 2018 the Planning Commission recommended approval of the above referenced case.

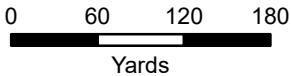
Please place the attached item on the Council agenda for August 21, 2018.



Legend

- Site
- Street
- Parcels
- Buildings
- Zoning
- Water Features

Site Information
0807K-01-018.000
Zoning: R-1-15 (Single Family)
Size: 9.7 acres
Flood: X



1 inch = 400 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.

Technical Report

FINAL PLAT

GENERAL INFORMATION

Case File Number: 1803PC034

Hearing Date: July 26, 2018

Current Zoning/Use: R-1-15 (Single Family) / Subdivision Infrastructure

Legal: Elliott Homes, LLC. property owner, requests final plat approval for an 18-lot subdivision (Duckworth South) on the tax parcel 0807K-01-018.000 containing 9.7 acres zoned R-1-15 (Single Family): located north of O'Neal Road, south of and adjacent to Duckworth Road, east of Tara Hills Drive, and west of Aerie Road, in Ward 7.

TECHNICAL DETAILS

The applicant is requesting final approval of an 18-lot subdivision, (Duckworth South) containing 9.7 acres. Originally, the General Plan was submitted to and approved with conditions by the Planning Commission on May 25, 2017. Post approval, the applicant submitted the necessary applications for permitting and addressed the conditions of the Planning Commission thereupon commencing construction of the infrastructure.

On July 12, 2018, Engineering and Public Works conducted a final inspection of the referenced subdivision and have stated no deficiencies were noted. However, approval will be subject to the conditions below. Finally, As-built, Mylar, and linens are required before approval by City Council.

DEPARTMENTAL CONDITIONS

Engineering:

Conditions. Memo dated July 17, 2018.

- A warranty bond in the amount of \$8,600.00 is required for one (1) year to cover all infrastructure except roadway, and a warranty bond in the amount of \$4,900.00 is required for a period of three (3) years to cover the roadway.
- At the conclusion of the warranty periods, the developer is required to notify the Department of Engineering to schedule the warranty inspections.
- Prior to acceptance for perpetual maintenance all deficiencies shall be corrected.
- We recommend acceptance of the subdivision at the start of the one and three-year warranty periods based on the above conditions.
- Delineate west boundary of utility easement along lots $\frac{3}{4}$ and 11/12.
- Set pins on easement corners where boundaries are not parallel with lot lines.

Technical Report

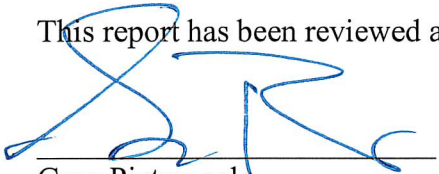
FINAL PLAT

- Overall survey description must comply with Rule 21.3, Section “e” of Standards of Practice for Surveying.

<u>Public Works:</u>	See Engineering comments. Memo dated July 12, 2018.
<u>Traffic and Safety:</u>	No conditions. Memo dated July 12, 2018.
<u>Building Code Services:</u>	Must meet current Building Codes and City of Gulfport Ordinances. Memo dated July 3, 2018.
<u>Police Department:</u>	No conditions. Memo dated January 4, 2018.
<u>Fire Department:</u>	No comments as of July 18, 2018.
<u>G.I.S.:</u>	No conditions. Memo dated July 18, 2018.

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

APPLICATION FOR FINAL PLAT

Property Information

TAX PARCEL #

0	8	0	7	k

 -

0	1

 -

0	1	8

 •

0	0	0

(If necessary, use separate sheet of paper)

For Staff Use Only

Case File #: 1803PC034Date Received: 2-9-18

Receipt #: _____

Received By: TL

Zoning: _____

Ward: _____ Flood: _____

Size: _____

Address of Property Involved: 15011 Duckworth RoadLot(s) _____, Block(s) _____, Subdivision Duckworth SouthGeneral Location: North Gulfport off Duckworth Road

GENERAL DESCRIPTION OF REQUEST:

Application for Final plat on Duckworth Road

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

Elliott Homes, LLC
Printed Name Of Owner

1402 PASS ROAD
Mailing Address

Gulfport MS 39501
City State Zip code

228-206-1519

Home Phone Work/Cell Phone

Meggan@myelliottHomes.com
Email

[Signature]

Signature Of Owner

AGENT

Brandon Elliott
Printed Name Of Agent

1402 PASS ROAD
Mailing Address

Gulfport MS 39501
City State Zip code

228-206-1519

Home Phone Work/Cell Phone

Meggan@myelliottHomes.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.

☐

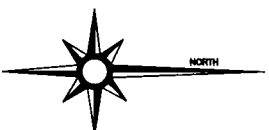
SECTIONS A. THROUGH G. MUST BE SUBMITTED FOR A COMPLETE APPLICATION.

- REFERENCE MATERIALS:
- 1.) DEED BOOK 896, PAGE 232
 - 2.) GULFPORT ONLINE ATLAS
 - 3.) HARRISON COUNTY TAX MAPS



DUCKWORTH SOUTH SUBDIVISION

SITUATED IN SECTION 33 AND 34,
TOWNSHIP 6 SOUTH, RANGE 11 WEST,
CITY OF GULFPORT, FIRST JUDICIAL
DISTRICT OF HARRISON COUNTY,
MISSISSIPPI



BEARING NOTE:

ALL BEARINGS AND DISTANCES
SHOWN ON THIS PLAT ARE GRID AND
NOT MAGNETIC. THE GRID IS BASED ON
THE 83 EAST ZONE STATE PLANE
COORDINATE SYSTEM AND ARE
DERIVED FROM A GLOBAL
POSITIONING SYSTEM OBSERVATION
CONDUCTED BY THE NATIONAL
INSTITUTES OF SPACE AND AERONAUTICS
RTK NETWORK

ZONING INFORMATION:

THIS PARCEL OF LAND IS ZONED R-1-15.
REFER TO CITY OF GULFPORT LAND
DEVELOPMENT MANICODE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	25.00'	38.39'	35.43'	S 43°00'24" E
C2	64.00'	14.73'	14.69'	S 06°34'34" E
C3	64.00'	43.71'	42.96'	N 32°46'01" W
C4	64.00'	46.01'	46.90'	S 73°46'27" E
C5	64.00'	48.79'	48.54'	N 62°23'46" E
C6	64.00'	51.37'	50.01'	N 17°06'49" E
C7	64.00'	45.43'	44.48'	N 26°12'57" W
C8	64.00'	26.83'	26.75'	N 58°09'25" W
C9	40.00'	46.89'	45.74'	N 54°53'28" W

LEGEND:

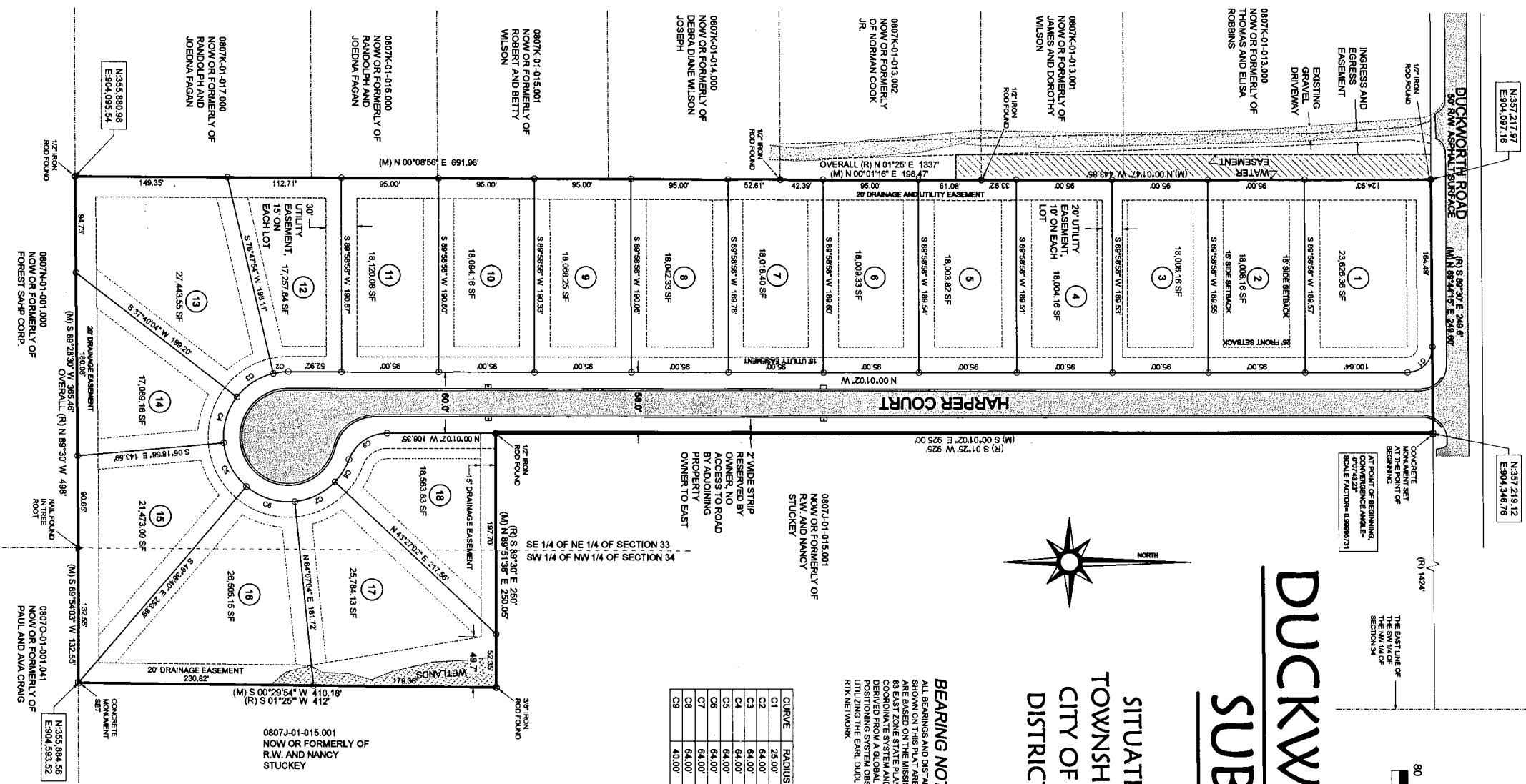
- IRON ROD FOUND
- IRON PIPE FOUND
- IRON ROD SET
- SPRINKLER FOUND
- CONCRETE MONUMENT FOUND
- CONCRETE MONUMENT SET
- LANDMARK FOUND
- AS PER RECORD
- AS PER PLAT
- IRON ROD FOUND
- IRON ROD SET
- POINT OF BEGINNING
- POINT OF COMMENCEMENT

FLOOD ZONE NOTE:

BY GRAPHIC PLOTTING ONLY
THIS PROPERTY IS LOCATED IN
F.L.R.M. ZONE "X" ACCORDING
TO MAP NUMBER 28047C025H1,
DATED 12/21/2017.

NOTES:

- 1.) FIELD SURVEY PERFORMED WITH A COMBINATION OF
ORION GPS GPS RECEIVER AND TOPCON GPS-8005A
RODLESS TOTAL STATION.
- 2.) STATE PLANE COORDINATES AND BEARINGS SHOWN
HEREON ARE BASED ON GRID NORTH DERIVED BY GPS
OBSERVATION UTILIZING THE EARL DUDLEY, INC. RTK
NETWORK, AND ARE BASED ON SPC (2301) NS E1.
3.) 1/2" X 1/8" IRON RODS WITH RED PLASTIC CAPS
STAMPED "CROSBY 2659" WILL BE SET AT ALL LOT
CORNERS.
- 4.) SURVEY CLASS: "B"
- 5.) TOTAL LOTS: "18"
- 6.) DATE OF FIELD SURVEY: MAY 31, 2018
- 7.) THIS PLAT IS RESERVED FOR THE EASEMENT
RESERVED ALONG ALL FRONT LOT LINES
- 8.) SEE LOT 2 FOR TYPICAL BUILDING SETBACKS



CROSBY SURVEYING
PROFESSIONAL LAND SURVEYING
716 LIVE OAK DRIVE
BLOXIE, MISSISSIPPI 39532
PHONE: 228-234-1048
FAX: 228-594-9427
EMAIL: cffordcrosby@cableone.net

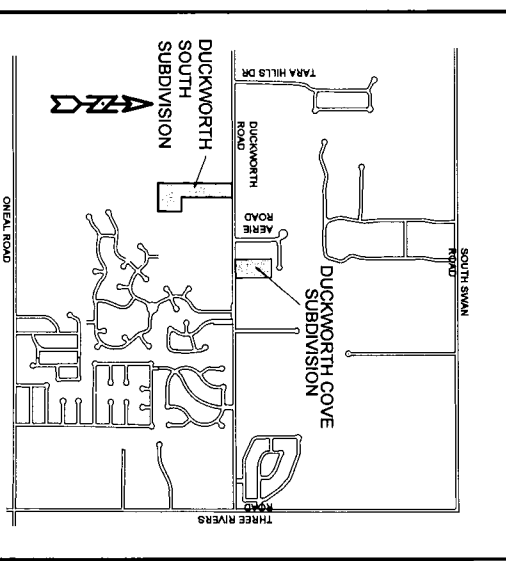
DUCKWORTH SOUTH SUBDIVISION

SITUATED IN SECTION 33 AND 34,
TOWNSHIP 6 SOUTH, RANGE 11 WEST,
CITY OF GULFPORT, FIRST JUDICIAL
DISTRICT OF HARRISON COUNTY,
MISSISSIPPI

OVERALL SURVEY DESCRIPTION:

A PARCEL OF LAND SITUATED IN THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 34 AND IN THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 33, ALL IN TOWNSHIP 6 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 (MS EAST 2301 ZONE): BEGINNING AT AN IRON ROD SET ON THE SOUTH MARGIN OF DUCKWORTH ROAD WHICH IS 1424' WEST OF THE EAST LINE OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 34; THENCE S00°01'02"E 925.00' TO A 1/2" IRON ROD FOUND; THENCE N89°51'38"E 250.05' TO A 3/8" IRON ROD FOUND; THENCE S00°29'54"W 410.18' TO AN IRON ROD SET ON THE SOUTH LINE OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 34; THENCE ALONG SAID SOUTH LINE, S89°54'03"W 132.55' TO A NAIL FOUND IN A TREE ROOT AT THE SOUTHWEST CORNER OF SAID SOUTHWEST 1/4; THENCE ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 33, S89°28'30"W 365.48' TO A 1/2" IRON ROD FOUND; THENCE N00°08'56"E 691.96' TO A 1/2" IRON ROD FOUND; THENCE N00°01'16"E 198.47' TO A 1/2" IRON ROD FOUND; THENCE N00°01'47"W 443.85' TO A 1/2" IRON ROD FOUND ON THE SOUTH MARGIN OF DUCKWORTH ROAD; THENCE ALONG SAID SOUTH MARGIN, N89°44'15"E 249.60' TO THE POINT OF BEGINNING, CONTAINING 10.011 ACRES, BEING DESIGNATED AS COUNTY PARCEL NUMBER 0807K-01-018.000.

VICINITY MAP
NOT TO SCALE



OWNER'S CERTIFICATE AND DEDICATION

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OF RECORD OF THE LAND SHOWN ON THIS PLAT AND DECLARES THIS TO BE A CORRECT PLAT OF DUCKWORTH COVE SUBDIVISION AND THAT SAID OWNER HEREBY DEDICATES THE RIGHTS-OF-WAY, UTILITIES AND EASEMENTS UNTO THE CITY OF GULFPORT, HARRISON COUNTY FOR PUBLIC USE FOREVER.

WITNESS MY SIGNATURE ON THIS _____ DAY OF _____ 2018.

ELLIOTT LAND DEVELOPMENTS, LLC BY ITS MANAGING MEMBER BRANDON ELLIOTT

BY: BRANDON ELLIOTT
MANAGING MEMBER

ACKNOWLEDGMENT

STATE OF MISSISSIPPI, COUNTY OF HARRISON

PERSONALLY appeared before me, the undersigned authority in and for the said county and state, on this the _____ day of _____, 2018, within my jurisdiction, the within named Brandon Elliott, who acknowledged to me that he is managing member of Elliott Land Developments, LLC, a limited liability company, and that for and on behalf of said corporation as member of said limited liability company, and as the act and deed of said corporation as member of said limited liability company, he executed and delivered the above and foregoing instrument, after first having been duly authorized by said corporation and said limited liability company so to do.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2018.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

CERTIFICATE OF APPROVAL AND ACCEPTANCE

THIS SUBDIVISION PLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF GULFPORT, MISSISSIPPI BY ORDER DULY ADOPTED ON THE _____ DAY OF _____, 2018, AND ENTERED IN THE OFFICIAL MINUTES OF THE CITY OF GULFPORT IN MINUTE BOOK NO.: _____ PAGES _____

CITY OF GULFPORT

BY: _____ DATE OF EXECUTION _____
BILLY HEWES, MAYOR

BY: _____ DATE OF EXECUTION _____
MUNICIPAL CLERK

CERTIFICATE OF COMPARISON

WE, THE UNDERSIGNED, DO HEREBY CERTIFY THAT WE HAVE COMPARED THIS DUPLICATE PLAT OF DUCKWORTH SOUTH SUBDIVISION WITH THE ORIGINAL PLAT HEREOF AND FIND THE SAME TO BE AN EXACT COPY THEREFORE.

WITNESS OUR SIGNATURES ON THIS _____ DAY OF _____ 2018.

DEPUTY CLERK _____ CLIFFORD A. CROSBY, P.L.S. NO. 2539

RECORDING CERTIFICATE

FILED AND RECORDED IN DUPLICATE ON THIS _____ DAY OF _____ 2018, IN THE RECORD OF PLATS OF HARRISON COUNTY, MISSISSIPPI IN PLAT BOOK _____ ON PAGE _____

JOHN MCADAMS, CHANCERY CLERK

BY: _____ D.C.

SURVEYOR'S CERTIFICATE

I, CLIFFORD A. CROSBY, A REGISTERED PROFESSIONAL LAND SURVEYOR IN AND FOR THE STATE OF MISSISSIPPI, DO HEREBY CERTIFY THAT THE FOREGOING PLAT AND DESCRIPTION ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

WITNESS MY SIGNATURE ON THIS _____ DAY OF _____ 2018.

CLIFFORD A. CROSBY, P.L.S. NO. 2539

PLANNING COMMISSION APPROVAL

THIS SUBDIVISION HAS BEEN SUBMITTED TO AND APPROVED BY THE GULFPORT CITY PLANNING COMMISSION ON THE _____ DAY OF _____, 2018.

KEITH WILLIAMS, PLANNING COMMISSION CHAIRMAN

CITY ENGINEER'S CERTIFICATE OF APPROVAL

ALL IMPROVEMENTS HAVE BEEN INSTALLED IN ACCORD WITH THE REQUIREMENTS OF THESE REGULATIONS AND WITH THE ACTION OF THE PLANNING COMMISSION IN GIVING TENTATIVE APPROVAL OF THE GENERAL SUBDIVISION PLAN.

THE CITY ENGINEER IS HEREBY GIVEN ON THIS _____ DAY OF _____, 2018.

ROBERT K. RIEMANN, P.E.
CITY ENGINEER





URBAN DEVELOPMENT
PLANNING DIVISION

July 6, 2018

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

Elliott Land Developments, LLC
1402 Pass Road
Gulfport, MS 39501

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

RE: Final Plat 1803PC034: Elliott Homes, LLC., property owner, requests final plat approval for an 18-lot subdivision (Duckworth South) on the tax parcel 0807K-01-018.000 containing 9.7 acres zoned R-1-15 (Single Family): located north of O'neal Road, south of and adjacent to Duckworth Road, east of Tara Hills Drive, and west of Aerie Road, in Ward 7.

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, July 26, 2018**, in the Council Chambers at the Gulfport City Hall located at 2309 15th Street.

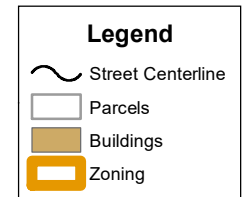
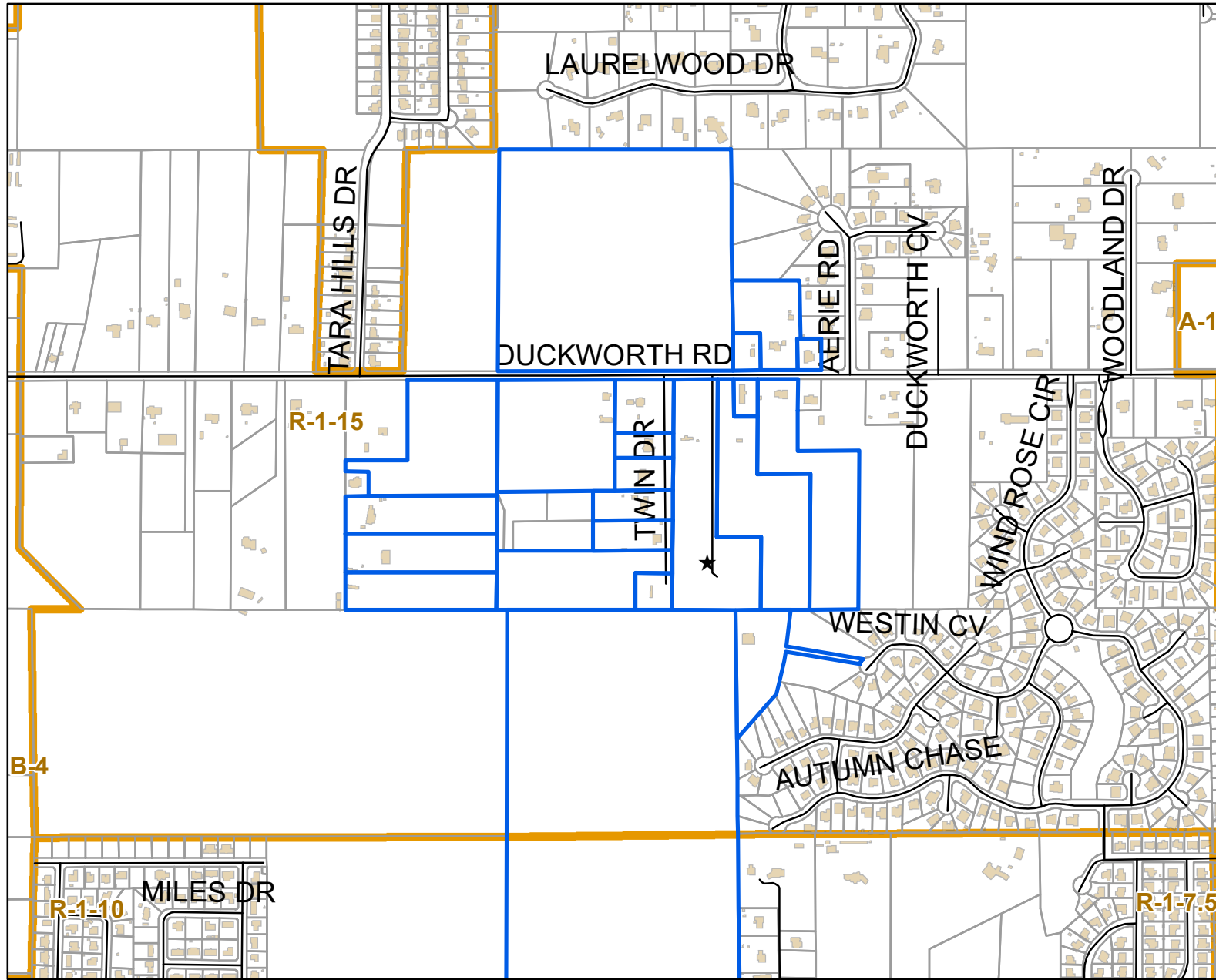
It is your option whether or not to appear personally or speak for or against the request at the scheduled hearing. If you are unable to attend the public hearing you may submit your opinion in writing and request that it be read into the public record. If you desire, it is also your choice to be represented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

**DATA DISCLAIMER**

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Ifport, provides the information on contained on this map are



TheFirst
Just the Bank for You!
www.thefirstbank.com

IRREVOCABLE LETTER OF CREDIT NO. [REDACTED]

ISSUE DATE: 08/07/2018

EXPIRATION DATE: 08/07/2019

BENEFICIARY: City of Gulfport
1410 24th Avenue
Gulfport, MS 39501

APPLICANT : Elliott Land Developments, LLC
1402 Pass Rd
Gulfport, MS 39501

Gentlemen:

We hereby establish our Irrevocable Letter of Credit in your favor, at the request of Elliott Land Developments, LLC ("Applicant"). We hereby authorize you to draw on us for the account of Applicant, **LETTER OF Credit NO. [REDACTED]** the maximum aggregate of **\$8,600 (EIGHT THOUSAND SIX HUNDRED AND NO/100 U.S. DOLLARS)** for water, sewer and drainage, available by your sight draft(s) on The First Bank, 1300 25TH Ave, Gulfport, Mississippi, 39501 accompanied by this Irrevocable Letter of Credit and the following documents:

This original Irrevocable Standby Letter of Credit and subsequent amendments, if any, thereto.

Partial Drawings are permitted. This irrevocable Letter of Credit shall be valid until August 7, 2019.

All drafts drawn under this credit must state **"DRAWN UNDER THE FIRST BANK, 1300 25th Ave, GULFPORT, Mississippi, 39501, IRREVOCABLE LETTER OF CREDIT NO. [REDACTED] DATED 8/7/2018.**

We hereby agree with bona fide holders, endorsers and drawers of such drafts drawn under and in compliance with the terms of this credit that such draft(s) will be duly honored upon presentation and delivery of documents as specified to The First Bank, 1300 25th Ave, Mississippi, 39501.

Except so far as otherwise expressly stated herein, this Irrevocable Letter of Credit is issued subject to the 2007 Revision of the Uniform Customs and Practice for Documentary Credits of the International Chamber of Commerce, ICC Publication No. 600 (the "UCP") and as to matters not governed by the UCP, shall be governed by and construed in accordance with the laws of the State of Mississippi and applicable U.S. Federal Law without regard to the principles of conflict of law.

Very truly yours,

The First Bank

A handwritten signature in blue ink, appearing to read "Eric Kravette", is written over a horizontal line.

Eric Kravette, President, Harrison County
The First, A National Banking Organization



TheFirst
Just the Bank for You!
www.thefirstbank.com

IRREVOCABLE LETTER OF CREDIT NO. [REDACTED]

ISSUE DATE: 08/07/2018

EXPIRATION DATE: 08/07/2021

BENEFICIARY: City of Gulfport
1410 24th Avenue
Gulfport, MS 39501

APPLICANT : Elliott Land Developments, LLC
1402 Pass Rd
Gulfport, MS 39501

Gentlemen:

We hereby establish our Irrevocable Letter of Credit in your favor, at the request of Elliott Land Developments, LLC ("Applicant"). We hereby authorize you to draw on us for the account of Applicant, **LETTER OF Credit NO. [REDACTED]** the maximum aggregate of **\$4,900 (FOUR THOUSAND NINE HUNDRED AND NO/100 U.S. DOLLARS)** for roadways, available by your sight draft(s) on **The First Bank, 1300 25TH Ave, Gulfport, Mississippi, 39501** accompanied by this Irrevocable Letter of Credit and the following documents:

This original Irrevocable Standby Letter of Credit and subsequent amendments, if any, thereto.

Partial Drawings are permitted. This irrevocable Letter of Credit shall be valid until August 7, 2021.

All drafts drawn under this credit must state **"DRAWN UNDER THE FIRST BANK, 1300 25th Ave, GULFPORT, Mississippi, 39501, IRREVOCABLE LETTER OF CREDIT NO. [REDACTED] DATED 8/7/2018.**

We hereby agree with bona fide holders, endorsers and drawers of such drafts drawn under and in compliance with the terms of this credit that such draft(s) will be duly honored upon presentation and delivery of documents as specified to **The First Bank, 1300 25th Ave, Mississippi, 39501.**

Except so far as otherwise expressly stated herein, this Irrevocable Letter of Credit is issued subject to the 2007 Revision of the Uniform Customs and Practice for Documentary Credits of the International Chamber of Commerce, ICC Publication No. 600 (the "UCP") and as to matters not governed by the UCP, shall be governed by and construed in accordance with the laws of the State of Mississippi and applicable U.S. Federal Law without regard to the principles of conflict of law.

Very truly yours,

The First Bank

A handwritten signature in blue ink, appearing to read "Eric Kravette", is written over a horizontal line.

Eric Kravette, President, Harrison County
The First, A National Banking Organization

SunHerald

AFFIDAVIT OF PUBLICATION

Account #	Ad Number	Identification	PO	Amount	Cols	Depth
		LEGAL NOTICE PUBLIC HEARING In conformar				

Attention:

GULFPORT URBAN DEVELOPMENT
PO BOX 1780
GULFPORT, MS 39502

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, July 26, 2018 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 1807PC070: Alvin Edward Moss and Tuyen T. Tran, property owners, request to divide two parcels 0811C-05-008.000 and 0811C-05-009.000 containing approx. .525 acres into two parcels zoned B-2 (General Business): located north of Pass Road, south of and adjacent to 28th Street, east of and adjacent to 28th Avenue, and west of 25th Avenue, Ward 3.

Resubdivision 1807PC071: Brian Carriere, agent for Floyd Gray, Jr., property owner, request to divide the 21,650 square-foot tax parcel 0711P-03-042.000 into seven new parcels zoned T4+ (General Urban Zone "Plus"): located north of and adjacent to W Beach Boulevard, south of Finley Street, east of 42nd Avenue, and west of and adjacent to 41st Avenue, in Ward 2.

Resubdivision 1807PC073: William Symmes, agent for Columbus Management LLC, property owner, requests to divide the tax parcels 1010K-04-006.000, 1010K-04-006.001, 1010K-04-010.000, 1010K-04-011.000, 1010K-04-017.000, 1010K-04-021.000, and 1010K-04-025.000 containing approx. 7 acres zoned T3 (Sub-urban zone), T4L (General Urban Zone "Limited"), and T4+ (General Urban Zone "Plus"): located north of North Street, south of 5th Street, east of and adjacent to 5th Street, and west of and adjacent to Cowan Road, in Ward 2.

Resubdivision 1807PC074: Josephine A. O'Neal and Theodore B. Autin, property owners, requests to divide the tax parcels 0910P-01-040.000 and 0910P-01-047.000 containing 1.21 acres zoned T3 (Suburban zone) and T4L (General Urban "Limited"): located north of and adjacent to Perry Street, south of and adjacent to Woodhaven Drive, east of Lopasser Avenue, and west of Tegarden Road, Ward 2.

Planning Commission Approval 1807PC075: Staci James Hensley and Mary James, property owners, request a photography business as a home occupation at 13333 Twin Dr. on the tax parcel 0807Q-01-13.001 zoned R-1-15 (Single-family): located north of Westin cove, south of Duckworth Road, east of Tara Hills Drive, and west of and adjacent to Twin Drive, in Ward 7.



STATE OF MISSISSIPPI COUNTY OF HARRISON

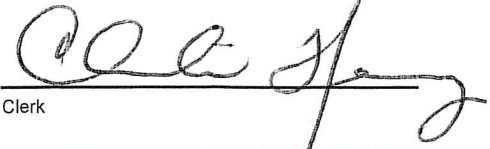
Before me, the undersigned Notary of Harrison County, Mississippi personally appeared CLAUDIA HENRY, who, being by me first duly sworn, did depose and say that she is a clerk of The Sun Herald, a daily newspaper published in the city of Gulfport, in Harrison County, Mississippi and the publication of the notice, a copy of which is hereto attached, has been made in said paper in the issue(s) of:

1 Insertion(s)

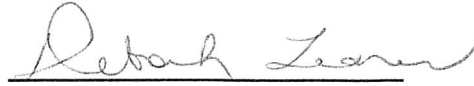
Published On:

July 11, 2018

Affidavit 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.


Clerk

Sown to and subscribed before me this
11th day of July in the year of 2018


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.

RESUBDIVISION 1807PC078:

Heinrich & Associates LLC., agent for John Hopkins, property owner, requests to divide the 38,528 square-foot tax parcel 0811H-02-046.000 into two parcels zoned R-1-7.5 (Single-family): located north of and adjacent to East Beach Boulevard, south of 2nd Street, east of Kelly Avenue, and west of Olive Avenue, in Ward 2. Final Plat 1807PC079; Robert Heinrich, agent for Blessed Investment Team, LLC, property owner, request a final plat (a re-plat of lots 1-5, 18, 24-29, 31-32, 34-37, & 40-42) of Tracewood Subdivision of 32 lots on parcels 0907M-01-004.001, 0907M-01-004.044, 0907M-01-004.002, 0907M-01-004.045, 0907M-01-004.003, 0907M-01-004.046, 0907M-01-004.004, 0907M-01-004.047, 0907M-01-004.005, 0907M-01-004.048, 0907M-01-004.018, 0907M-01-004.049, 0907M-01-004.024, 0907M-01-004.050, 0907M-01-004.025, 0907M-01-004.051, 0907M-01-004.026, 0907M-01-004.052, 0907M-01-004.027, 0907M-01-004.053, 0907M-01-004.028, 0907M-01-004.029, 0907M-01-004.054, 0907M-01-004.060, 0907M-01-004.031, 0907M-01-004.032, 0907M-01-004.034, 0907M-01-004.035, 0907M-01-004.055, 0907M-01-004.036, 0907M-01-004.037, 0907M-01-004.056, 0907M-01-004.061, 0907M-01-004.040, 0907M-01-004.057, 0907M-01-004.041, 0907M-01-004.058, 0907M-01-004.042, and 0907M-01-004.059, zoned R-2 (Single-family): located north of and adjacent to O'Neal Road, south of Malley Drive, east of Williams Road, west of Holliman Road, Ward 6.

Zoning Text Amendment 1808PC084:

The City of Gulfport requests amendments to the Comprehensive Zoning Ordinance, as amended, Section I. Definitions (B) Words and Phrases - Short Term Rental, and, to amend Section III. District Regulations (J) Chart of Permitted Uses (2) Schedule of uses - Residential: to add Short Term Rental.

General Plan 1705PC052:

Elliott Land Dev. LLC, property owner, requests approval for an 18-lot subdivision (Duckworth South) on the tax parcel 0807K-01-018.000 containing 9.7 acres zoned R-1-15 (Single Family): located north of O'Neal Road, south of and adjacent to Duckworth Road, east of Tara Hills Drive, and west of Aerie Road, in Ward 7. Final Plat 1803PC034; Elliott Homes, LLC, property owner, requests final plat approval for an 18-lot subdivision (Duckworth South) on the tax parcel 0807K-01-018.000 containing 9.7 acres zoned R-1-15 (Single Family): located north of O'Neal Road, south of and adjacent to Duckworth Road, east of Tara Hills Drive, and west of Aerie Road, in Ward 7. This the 5th day of July 2018

Keith Williams, Chairman

City of Gulfport Planning Commission

-0003749531

1. CITY OF GULFPORT PLANNING COMMISSION

2

3 1803PC034

4

5 TRANSCRIPT OF HEARING

6 July 26, 2018

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 26TH DAY OF JULY 2018

11 COMMENCING AT 4:30 P.M. AND REPORTED BY

12 NORMA JEAN LADNER SOROE, CERTIFIED SHORTHAND
REPORTER.

13

14

COMMISSION MEMBERS PRESENT:

15

16 KEITH WILLIAMS, President
17 VIRGINIA ADOLPH
18 WILLIAM "PRINCE" JONES
19 B.J. SELLERS (recused)
20 CHARLIE HEWES
21 JOHN ANTHONY
22 DOUG HANCOCK

20

STAFF PRESENT:

21

22 GREG HOLMES
SU-LIN BOLIN

MATILDA WELCH

23

24

25

N.J. SOROE, CSR #1297
(228) 467-2199

1. 9. Final Plat 1803PC034
2. MS. WELCH: Final Plat Case Number 034 has
3. been duly and timely noticed as required by law. The
4. applicant requests final plat approval for 18 lot
5. subdivision, Duckworth South, on tax parcels zoned R-1-15
6. single family located north of O'Neal Road, south of and
7. adjacent to Duckworth Road, east of Tara Hills Drive, and
8. west of Aerie Road, in Ward 7. A copy of the packet
9. considered is hereby offered to the record.
10. MR. WILLIAMS: All right. Mr. Jones, you're
11. going to speak on this one, as well?
12. MR. JONES: Yes.
13. MR. WILLIAMS: If you'll come up and give
14. your name for the official record in case anything happens
15. to come up.
16. MR. JONES: Kenneth Jones, 1402 Pass road,
17. Gulfport, Mississippi 39501.
18. MR. WILLIAMS: All right. Any questions for
19. Mr. Jones?
20. MR. JONES: I'm here to answer any questions.
21. MR. WILLIAMS: Anyone here to speak against
22. the request?
23. Commissioners, you've reviewed the case. Can

24. I get a motion?

25. MR. HANCOCK: Mr. Chairman, I move we approve

N.J. SOROE, CSR #1297
(228) 467-2199

1. Final Plat 1803PC034.
2. MR. WILLIAMS: Thank you. Do we have a
3. second?
4. MS. ADOLPH: Second.
5. MR. WILLIAMS: Got a motion and second. Any
6. further discussion? If not, all those in favor,
signify by
7. saying aye.
8. (Unanimous vote. Sellers recused.)
9. MR. WILLIAMS: Any opposed? All right. It's
10. been approved. Thank you.
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N.J. SOROE, CSR #1297
(228) 467-2199

1. BEFORE THE CITY OF GULFPORT PLANNING COMMISSION

2

3 1803PC034

4

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 3

pages

12 constitute a true and correct transcription of said

hearing

13 held on the 26th day of July 2018.

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.

19 Witness my signature this the 2nd day of

August

20 2018.

21

22

23

#1297

24

NORMA JEAN LADNER SOROE, CSR

Certified Shorthand Reporter

25

N.J. SOROE, CSR #1297

(228) 467-2199