

AGENDA
GULFPORT CITY PLANNING COMMISSION MEETING
CITY HALL COUNCIL CHAMBERS
THURSDAY, AUGUST 26, 2021 AT 4:30 PM

- A. Prayer**
- B. Pledge of Allegiance**
- C. Call to Order**
- D. Determination of a Quorum**
- E. Confirmation of Agenda**

E1. Proof of Publication

- F. Adoption of Minutes**

F1. Planning Commission Meeting - July 22, 2021

- G. Hearing of Cases**

G1. Public Declaration of Appeal Process of Chairman

Any person or any officer, department or agency of the City aggrieved by any decision of the Planning Commission may, within fifteen (15) days thereafter, appeal there from to the Mayor and City Council by filing with the Planning Commission a written notice of appeal specifying the decision from which the appeal is taken. In case of such appeal, the Planning Commission shall cause a transcript of the proceedings in the case to be certified to the Mayor and City Council, and the matter will be heard on said transcripts. The filing fee for an appeal is based on the actual cost of the required official transcript and any related miscellaneous charges. Any appeal shall be in writing and submitted to the Department of Urban Development-Planning Division stating what decision is being appealed and detailing how you are aggrieved.

G2. Anyone speaking today is asked to complete a "Speaker's Card".

Please provide the completed card at the time you speak to the Planning Commission. City staff personnel can assist in any questions you may have or in completing the card. This public meeting is open to all for comment.

G3. Routine Agenda

1. Resubdivision 2108PC119:

Resubdivision 2108PC119, by owner Michael Brown, tax parcel 0708A-02-014.000, request to divide into two new parcels, 12375 Herring Rd. Zoned R-1-15 (Single-family), Ward 7

2. Planning Commission Approval 2108PC126:

Withdrawn by Administration:

Planning Commission Approval 2108PC126, by owner Coastal Properties, LLC, tax parcels 0711J-01-031.000 & 0711J-01-030.001, Request approval of a surface parking lot use, 43rd Ave, Zoned T4+ (General Urban Zone "Plus"), Ward 1

3. Zoning Map Amendment 2108PC127:

Zoning Map Amendment 2108PC127, by owners Yvonne and Errol Smith, tax parcel 0711O-03-020.000, Request to rezone from T3 (Sub-Urban Zone) to T4+ (General Urban Zone "Plus"), Ford St, Ward 2

4. Zoning Map Amendment 2108PC128:

Zoning Map Amendment 2108PC128, by agent Brown, Mitchell & Alexander, Inc., tax parcels 0908E-01-001.001 & 0908C-01-001.001, Request to zoning from R-1-10 (Single-family) to T4+ (General Urban Zone "Plus"), Preservation Dr, Ward 6

5. Planning Commission Approval 2108PC130:

Planning Commission Approval 2108PC130, by agent Andrea Gomez, tax parcel 0907H-02-025.000, Requests mobile home use, Three Rivers Rd, Zoned R-1-5 (Single-family), Ward 6

6. Resubdivision 2108PC132:

Resubdivision 2108PC132, by owners Daniel Rube and Valerie Lane, tax parcels 0911C-01-046.000 & 0911C-01-047.000, Divide into two new parcels, 534 and 536 25th St, Zoned R-2 (Single-family), Ward 3

7. Planning Commission Approval 2108PC133:

Planning Commission Approval 2108PC133, by agent Tina Lewis, tax parcel 0810B-03-036.000, Request approval for a mobile home use, 8332 South Carolina Ave, Zoned R-1-5 (Single-family), Ward 3

8. General Plan 2108PC134:

General Plan 2108PC134, by agent Heinrich and Associates, LLC, tax parcel 0808K-03-133.000, Approval of General Plan for a 58-lot 4-outparcel subdivision (Camden Court), Dye Rd, Zoned R-2 (Single-family), Ward 7

9. Planning Commission Approval 2108PC135:

Planning Commission Approval 2108PC135, by owner Sharesa Storey, tax parcel 0811F-01-017.000, Requests home occupation for real estate sales use, 2016 19th St, Zoned R-O (Residence-office), Ward 3

10. Special Exception 2107SE114:

(Tabled from July 22, 2021 meeting)

Special Exception 2107SE114, by owner Lil' Tot's Day care and Creative Learning Center, LLC, tax parcel 0809J-01-042.001, Requests day care use, 14491 Creosote Rd, Zoned B-2 (General business), Ward 3

11. Zoning Text Amendment 2109PC149:

Zoning Text Amendment 2109PC149, by City of Gulfport, City of Gulfport, Amendments to the Comprehensive Zoning Ordinance, as amended, Section I. Definitions (B) Words and Phrases – Accessory Building or Use, and, to amend Section IV. Supplementary Regulations (A)(2)(i)

G4. Other Business

H. Adjournment

CL

THANK YOU for your legal submission!

Your legal has been submitted for publication. Below is a confirmation of your legal placement. You will also receive an email confirmation.

ORDER DETAILS**Order Number:**

IPL0035931

Order Status:

Submitted

Classification:

Legals & Public Notices

Package:

BLX - Legal Ads

Final Cost:

56.52

Payment Type:

Account Billed

User ID:

IPL0024925

ACCOUNT INFORMATION

GULFPORT URBAN DEVELOPMENT IP

PO BOX 1780

GULFPORT, MS 39502

228-868-5705

AccountsPayable@gulfport-ms.gov

GULFPORT URBAN DEVELOPMENT

TRANSACTION REPORT**Date**

August 5, 2021 3:44:09 PM EDT

Amount:

56.52

SCHEDULE FOR AD NUMBER IPL00359310

August 11, 2021

SunHerald (Biloxi)

PREVIEW FOR AD NUMBER IPL00359310**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, August 26, 2021 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 2108PC119, by owner Michael Brown, tax parcel 0708A-02-014.000, request to divide into two new parcels, 12375 Herring Rd. Zoned R-1-15 (Single-family), Ward 7

Planning Commission Approval 2108PC126, by owner Coastal Properties, LLC, tax parcels 0711J-01-031.000 & 0711J-01-030.001, Request approval of a surface parking lot use, 43rd Ave, Zoned T4+ (General Urban Zone "Plus"), Ward 1

Zoning Map Amendment 2108PC127, by owners Yvonne and Errol Smith, tax parcel 0711C-03-020.000, Request to rezone from T3 (Sub-Urban Zone) to T4+ (General Urban Zone "Plus"), Ford St, Ward 2

Zoning Map Amendment 2108PC128, by agent Brown, Mitchell & Alexander, Inc., tax parcels 0908E-01-001.001 & 0908C-01-001.001, Request to zoning from R-1-10 (Single-family) to T4+ (General Urban Zone "Plus"), Preservation Dr, Ward 6

Resubdivision 2108PC132, by owners Daniel Rube and Valeria Lane, tax parcels 0911C-01-046.000 & 0911C-01-047.000, Divide into two new parcels, 534 and 536 25th St, Zoned R-2 (Single-family), Ward 3

Planning Commission Approval 2108PC130, by agent Andrea Gomez, tax parcel 0907H-02-025.000, Requests mobile home use, Three Rivers Rd, Zoned R-1-5 (Single-family), Ward 6

Planning Commission Approval 2108PC133, by agent Tina Lewis, tax parcel 0810B-03-036.000, Request approval for a mobile home use, 8332 South Carolina Ave, Zoned R-1-5 (Single-family), Ward 3

General Plan 2108PC134, by agent Heinrich and Associates, LLC, tax parcel 0808K-03-133.000, Approval of General Plan for a 58-lot 4-outparcel subdivision (Camden Court), Dye Rd, Zoned R-2 (Single-family), Ward 7

Planning Commission Approval 2108PC135, by owner Sheresa Storey, tax parcel 0811F-01-017.000, Requests home occupation for real estate sales use, 2016 19th St, Zoned R-O (Residence-office), Ward 3

Special Exception 2107SE114, by owner Lil' Tot's Day care and Creative Learning Center, LLC, tax parcel 0809J-01-042.001, Requests day care use, 14491 Crocote Rd, Zoned B-2 (General business), Ward 3

Zoning Text Amendment 2109PC149, by City of Gulfport, City of Gulfport, Amendments to the Comprehensive Zoning Ordinance, as amended, Section I, Definitions (B) Words and Phrases - Accessory Building or Use, and, to amend Section IV, Supplementary Regulations (A)(2)(i)

This the 4th day of August 2021

Keith Williams, Chairman

City of Gulfport Planning Commission

W00000000

Publication Dates

[<< Click here to print a printer friendly version >>](#)

MINUTES
GULFPORT CITY PLANNING COMMISSION
Thursday, July 22, 2021, 4:30 P.M.
CITY HALL COUNCIL CHAMBERS

- A. **Prayer:** The Planning Commission led a prayer.
- B. **Pledge of Allegiance:** The Pledge of Allegiance was recited.
- C. **Call to Order:** The meeting of the Planning Commission was called to order at **4:31 pm**
- D. **Determination of a Quorum:** A roll call was performed and a quorum was determined.

BOARD MEMBERS PRESENT:

WM. PRINCE JONES
CHARLIE HEWES
HAROLD SPANN
JOHN ANTHONY
KEITH WILLIAMS
VIRGINIA ADOLPH
DOUG HANCOCK
BJ SELLERS
BRANDON ELLIOTT

BOARD MEMBERS ABSENT:

TIM DAIGLE JR.

STAFF MEMBERS PRESENT:

GREG HOLMES
MATILDA WELCH

COURT REPORTER:

NORMA SOROE

E. **Confirmation of Agenda:**

F. **Adoption of Minutes:**

A motion by **Mr. Spann** to approve Minutes of the **June 24, 2021**, meeting was **seconded** by **Mrs. Adolph** and carried unanimously.

G. **Hearing of Cases:**

G1. The PUBLIC DECLARATION OF APPEAL PROCESS was read by the Chairperson: Any person or any officer, department or agency of the City aggrieved by any decision of the Planning Commission may within fifteen (15) days thereafter appeal there from to the mayor and City Council by filing with the Planning Commission a written notice of appeal specifying the decision from which the appeal is taken. In case of such appeal, the Planning Commission shall cause a transcript of the proceedings in the case to be certified to the mayor and City Council, and the matter will be heard on said transcripts. The filing fee for an appeal is based on the actual cost of the required official transcript and any related miscellaneous charges. Any appeal shall be in writing and submitted to the Department of Urban Development–Planning Division stating what decision is being appealed and detailing how you are aggrieved.

G2. The Chairperson asked for anyone speaking at the meeting to complete a Speaker's Card.

G3. Routine Agenda

1. Resubdivision 2107PC102:

by owner Curtis Lee Buchanan III , tax parcels 1009M-01-001.001, 1009M-01-001.002, and 1009M-01-001.003, Divide into two new parcels, 9166 Old Lorraine Rd, Zoned B-1 (Neighborhood Business) and R-1-7.5 (Single-family), Ward 5

Speaking for the Petition: Curtis Lee Buchanan

Speaking against the Petition: None

Motion: Mrs. Adolph – To approve applicant request.

Second: Mr. Hewes

KEITH WILLIAMS	– Chairman
HAROLD SPANN	– Yea
VIRGINIA ADOLPH	– Yea
CHARLIE HEWES	– Yea
BJ SELLERS	– Yea
WM. PRINCE JONES	– Yea
DOUG HANCOCK	– Yea
JOHN ANTHONY	– Yea
BRANDON ELLIOTT	– Yea
TIM DAIGLE JR	– Absent

Action: Motion carried unanimously.

2. Planning Commission Approval 2107PC103:

by owner Paul Gates, tax parcel 0711H-01-010.000, Request home occupation for photography use, 3528 21st Street, Zoned R-2 (Single-family), Ward 1

Speaking for the Petition: Paul Gates

Speaking against the Petition: None

Motion: Mr. Sellers – To approve applicant request.

Second: Mr. Jones

KEITH WILLIAMS	– Chairman
HAROLD SPANN	– Yea
VIRGINIA ADOLPH	– Yea
CHARLIE HEWES	– Yea
BJ SELLERS	– Yea
WM. PRINCE JONES	– Yea
DOUG HANCOCK	– Yea
JOHN ANTHONY	– Yea
BRANDON ELLIOTT	– Yea
TIM DAIGLE JR	– Absent

Action: Motion carried unanimously.

3. Planning Commission Approval 2107PC106:

by owner Darrin Jordan, tax parcel 0808B-04-075.000, Requests home occupation for a mobile notary services, 47 Emerald Cv, Zoned R-1-10 (Single-family), Ward 7

Speaking for the Petition: Darrin Jordan

Speaking against the Petition: None

Motion: Mr. Hancock – To approve applicant request.

Second: Mrs. Adolph

KEITH WILLIAMS	– Chairman
HAROLD SPANN	– Yea
VIRGINIA ADOLPH	– Yea
CHARLIE HEWES	– Yea
BJ SELLERS	– Yea
WM. PRINCE JONES	– Yea
DOUG HANCOCK	– Yea
JOHN ANTHONY	– Yea
BRANDON ELLIOTT	– Yea
TIM DAIGLE JR	– Absent

Action: Motion carried unanimously.

4. Resubdivision 2107PC113:

by owner Robert C. Easterling, tax parcel 0909I-02-010.000, Divide into three parcels, Evans Rd, Zoned R-1-7.5 (Single-family), Ward 4

Speaking for the Petition: Robert Easterling

Speaking against the Petition: None

Motion: Mr. Elliott – To approve applicant request.

Second: Mr. Spann

KEITH WILLIAMS	– Chairman
HAROLD SPANN	– Yea
VIRGINIA ADOLPH	– Yea
CHARLIE HEWES	– Yea
BJ SELLERS	– Yea
WM. PRINCE JONES	– Yea
DOUG HANCOCK	– Yea
JOHN ANTHONY	– Yea
BRANDON ELLIOTT	– Yea
TIM DAIGLE JR	– Absent

Action: Motion carried unanimously.

5. Special Exception 2107SE114:

by owner Lil' Tot's Day care and Creative Learning Center, LLC, tax parcel 0809J-01-042.001, Requests day care use, 14491 Creosote Rd, Zoned B-2 (General business), Ward 3

Speaking for the Petition:

Speaking against the Petition:

Motion: Mrs. Adolph – To table case due to the applicant not being at the meeting.

Second: Mr. Hewes

KEITH WILLIAMS	– Chairman
HAROLD SPANN	– Yea
VIRGINIA ADOLPH	– Yea
CHARLIE HEWES	– Yea
BJ SELLERS	– Yea
WM. PRINCE JONES	– Yea

DOUG HANCOCK – Yea
JOHN ANTHONY – Yea
BRANDON ELLIOTT – Yea
TIM DAIGLE JR – Absent

Action: Tabled due to applicant not being present at meeting.

6. Planning Commission Approval 2105PC088:
(Postponed from the May 27, 2021 Agenda)

by owner Robert Mingo, tax parcel 0810E-03-071.002, Requests mobile home use, Illinois Ave, Zoned R-1-5 (Single-family), Ward 3

Speaking for the Petition: Robert Mingo

Speaking against the Petition: None

Motion: Mr. Hewes – To approve applicant request.

Second: Mr. Hancock

KEITH WILLIAMS – **Chairman**
HAROLD SPANN – Yea
VIRGINIA ADOLPH – Yea
CHARLIE HEWES – Yea
BJ SELLERS – Yea
WM. PRINCE JONES – Yea
DOUG HANCOCK – Yea
JOHN ANTHONY – Yea
BRANDON ELLIOTT – Yea
TIM DAIGLE JR – Absent

Action: Motion carried unanimously.

7. Resubdivision 2106PC091:
(Withdrawn by Administration)

by owner Hidden Treasures of MS LLC, tax parcel 0711N-04-043.000, Divide into two parcels, 601 Allendale Ave, Zoned T3 (Sub-Urban Zone), Ward 2

Speaking for the Petition:

Speaking against the Petition:

Motion:

Second:

KEITH WILLIAMS – **Chairman**
HAROLD SPANN –
VIRGINIA ADOLPH –
CHARLIE HEWES –
BJ SELLERS –
WM. PRINCE JONES –
DOUG HANCOCK –
JOHN ANTHONY –
BRANDON ELLIOTT –
TIM DAIGLE JR –

Action:

H. Adjournment

There being no further business, a Motion was made by **Mrs. Adolph** to adjourn, seconded by **Mr. Spann** and carried unanimously. The meeting adjourned at **4:52 p.m .**

WILLIAM PRINCE JONES, Secretary

Date: _____

MEMORANDUM

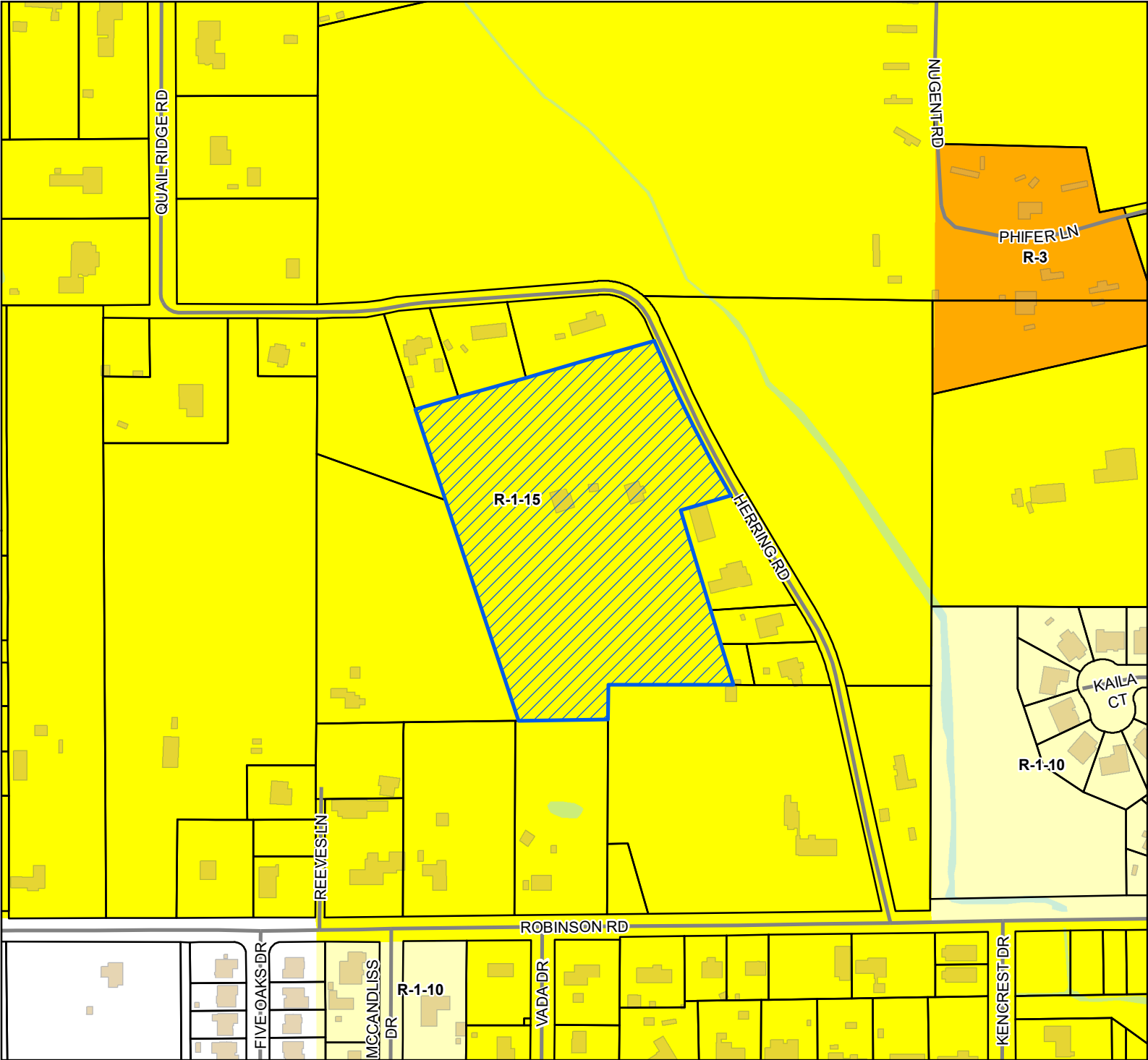
To: City of Gulfport Planning Commission

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: August 26, 2021

Re: Resubdivision 2108PC119:

Resubdivision 2108PC119, by owner Michael Brown, tax parcel 0708A-02-014.000, request to divide into two new parcels, 12375 Herring Rd. Zoned R-1-15 (Single-family), Ward 7



Site

Street

Parcels

Buildings

Water Features

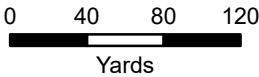
Zoning

R-1-10 - Single Family Residence (Low Density)

R-1-15 - Single Family Residence District (Low Density)

R-3 - General Residence (High Density)

Site Information
0708A-02-014.000
Zoning: R-1-15 (Single Family)
Size: 8.6 acres
Flood: X,



1 inch = 300 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.



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

For Staff Use Only

Case Number: 2108PC119Date Received: 6/30/21

Receipt Number: _____

Received By: CLZoning: R-1-15

Ward: _____ Flood: _____

Size: _____

(If necessary, use separate sheet of paper)

TAX PARCEL # 0708A-02-014.000

Address of Property Involved: 12375 Herring Rd

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

General Location: _____

GENERAL DESCRIPTION OF REQUEST:LAND DIVISION**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

Printed Name of Agent

Mailing Address

Mailing Address

City

State

Zip code

City

State

Zip code

Home Phone

Work/Cell Phone

Home Phone

Work/Cell Phone

Email

Email

Signature of Owner

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.



Covenant Affidavit

I, Michael Brown being owner or agent of the property 12375 Henry Rd
PRINT NAME PRIMARY ADDRESS OR PARCEL

which is the subject of this application, hereby state that this variance request is not in violation of any restrictive or protective covenants.

[Signature] 6-29-01
Signature Date

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 29th day of June, 20 21

[Signature]
Notary Public



10/9/2021
Commission Expiration

Prepared By:
James C. Simpson, Jr.
P.O. Drawer 1040
Gulfport, MS 39502
(601) 863-4893

Indexing Instructions:
SW 1/4 of NE 1/4
Section 5, Township 7 South
Range 11 West

STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged the undersigned L. D. DRENNAN AND WILLIAM J. DRENNAN, do hereby sell, convey and warrant unto MICHAEL R. BROWN, a single person, that certain land and property being situated and located in the First Judicial District, Harrison County, Mississippi, and being more particularly described as follows, to-wit:

A parcel of land located in the SW 1/4 of the NE 1/4 of Section 5, Township 7 South, Range 11 West, Harrison County, Mississippi, more particularly described as follows:

COMMENCING at the SE corner of said SW 1/4 of the NE 1/4, thence run S 89 degrees 22 minutes 46 seconds W 680.09 feet, thence run N 01 degrees 25 minutes 18 seconds W 417.36 feet to a fence post and the POINT OF BEGINNING; thence run N 89 degrees 32 minutes 17 seconds W 197.32 feet to a 2 inch iron pipe, thence run N 18 degrees 38 minutes 46 seconds W 529.45 feet to an iron pipe, thence run N 16 degrees 33 minutes 13 seconds W 195.59 feet to a fence post, thence run N 73 degrees 54 minutes 34 seconds E along a fence 536.81 feet to a fence post on the West margin of Herring Road, thence run southeasterly along said west margin 373.5 feet, more or less, to an iron rod which is S 26 degrees 28 minutes 31 seconds E 372.90 feet from the last mentioned fence post, thence run S 75 degrees 02 minutes 02 seconds W 108.51 feet to an iron rod, thence run S 16 degrees 14 minutes 15 seconds E 390.90 feet to an iron rod, thence run N 89 degrees 24 minutes 53 seconds W 266.80 feet to an iron rod, thence run S 01 degrees 25 minutes 18 seconds E 105.15 feet to the POINT OF BEGINNING.

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

AD VALOREM TAXES for the current year are prorated and assumed by the Grantee.

The above described property constitutes no part of either of the the Grantors homestead.

WITNESS OUR SIGNATURE, this the 14 day of December, 1995.

L. D. Drennan
L. D. DRENNAN

William J. Drennan
WILLIAM J. DRENNAN

STATE OF MISSISSIPPI

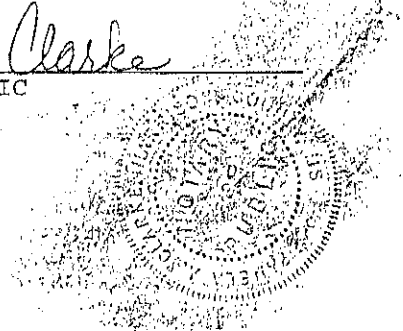
COUNTY OF HARRISON

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, the within named L. D. DRENNAN AND WILLIAM J. DRENNAN, who, after first being duly sworn, stated on oath that they signed, sealed and delivered the foregoing instrument on the day and date therein stated.

WITNESS MY SIGNATURE AND SEAL OF OFFICE, this 14 day of December, 1995.

Danella A. Clarke
NOTARY PUBLIC

My Commission Expires:
NOTARY PUBLIC STATE OF MISSISSIPPI AT LARGE.
MY COMMISSION EXPIRES: March 29, 1996.
BONDED THRU NOTARY PUBLIC UNDERWRITERS.



GRANTOR:

L. D. & William Drennan
204 S. Jackson Ave
Dicopolis, Mo 64466
(601) 798-2241

GRANTEE:

Michael R. Brown
2541 Greenwood Dr
Biloxi, Mo 63531
(601) 398-3579

STATEMENT OF FEES

Recording Fee \$6.00
Abstracting/Section Fee at 1.00
\$1.00 each
Marginal Entry at 50 each
Other 7.00
TOTAL FEES COLLECTED 17.00

STATE OF MISSISSIPPI, COUNTY OF HARRISON, FIRST JUDICIAL DISTRICT:

I hereby certify that this instrument was received and filed for record at 10 o'clock and 30 minutes A M. on 18th day of December A.D. 1995 and recorded Dec 19, 1995 in Records of Deeds Book 1322 Pages 289-290
G. N. Creel Chancery Clerk
By Elizabeth M. Calow D.C.

SURVEY OF:

DESCRIPTION - DEED BOOK 1322 PAGE 289

A parcel of land located in the SW 1/4 of the NE 1/4 of Section 5, Township 7 South, Range 11 West, First Judicial District of Harrison County, Mississippi, more particularly described as follows; Commencing at the SE corner of said SW 1/4 of the NE 1/4, thence run S89°22'46"W 680.09 feet, thence run N01°25'18"W 417.36 feet to a fence post and the POINT OF BEGINNING; thence run N89°32'17"W 197.32 feet to a 2 inch iron pipe; thence run N18°38'46"W 529.45 feet to an iron pipe; thence run N16°33'13"W 195.59 feet to a fence post; thence run N73°54'34"E along a fence 536.81 feet to a fence post on the West margin of Herring Road; thence run Southeasterly along said West margin 373.5 feet, more or less, to an iron rod which is S26°28'31"E 372.90 feet from the last mentioned fence post; thence run S75°02'02"W 108.51 feet to an iron rod; thence run S16°14'15"E 390.90 feet to an iron rod; thence run N89°24'53"W 266.80 feet to an iron rod; thence run S01°25'18"E 105.15 feet to the point of beginning.

REFERENCES:

DEED BOOK 1322 PG 289
DEED BOOK 1331 PG 515
SURVEY BY GARY ALLEN
DATED: 12/14/95
HARRISON CO. TAX MAP

FP FENCE POST
FIP FOUND IRON PIPE
FIR FOUND 1/2" IRON ROD

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

Dated: 5/10/2021

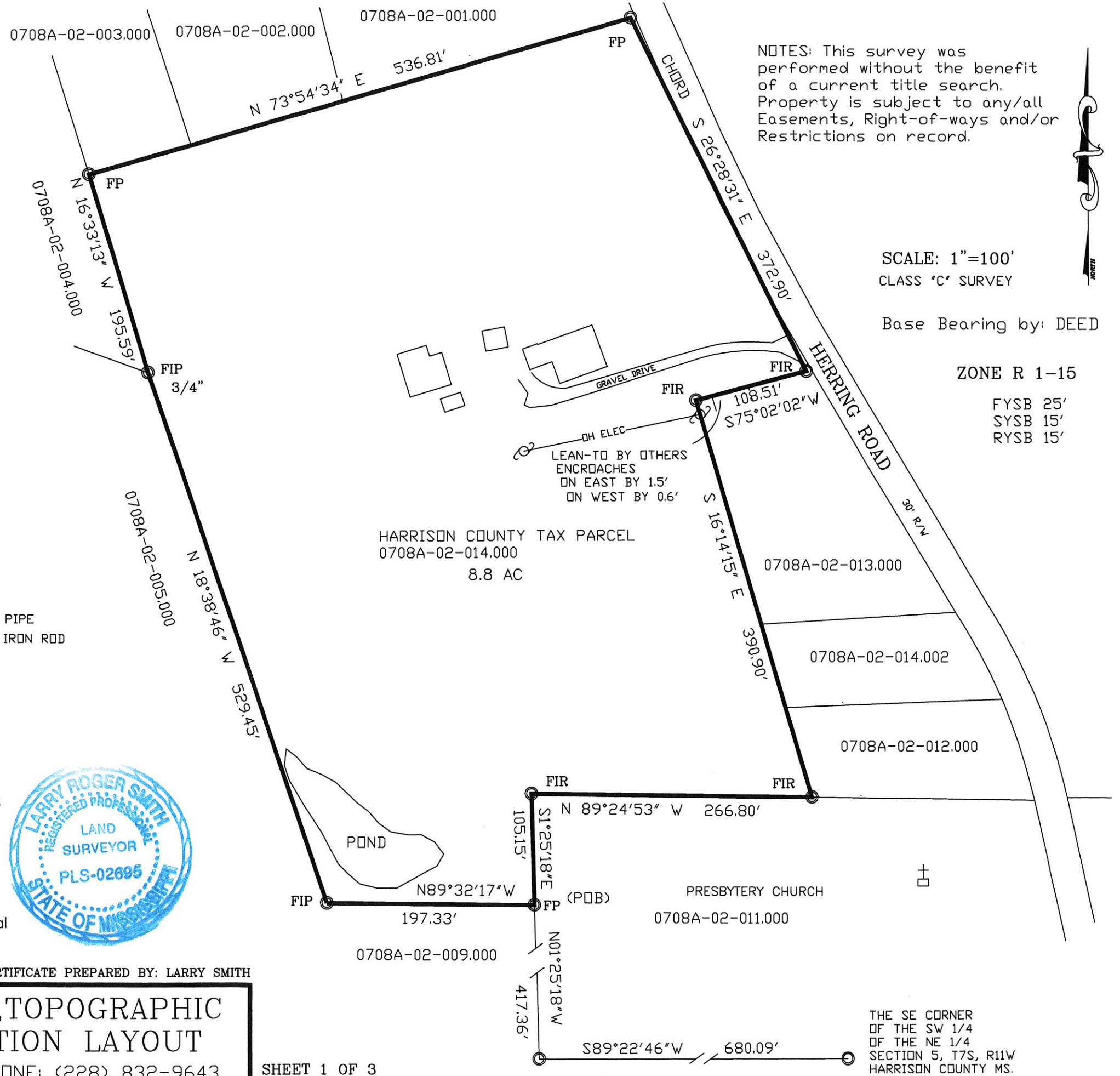
This property is located in Zone(s) "X", as published by the Federal Insurance Administration, Official Flood Hazard Map, Community Panel Number 28047C0255H, revised 12/21/2017

THIS CERTIFICATE PREPARED BY: LARRY SMITH

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

BOUNDARY, TOPOGRAPHIC
CONSTRUCTION LAYOUT

SHEET 1 OF 3



SURVEY OF: PROPOSED PARCELS A & B

DESCRIPTION - PARCEL "A"

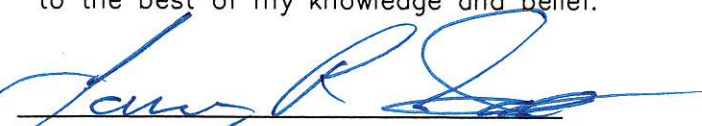
A parcel of land located in the SW 1/4 of the NE 1/4 of Section 5, Township 7 South, Range 11 West, First Judicial District of Harrison County, Mississippi, more particularly described as follows;
Commencing at the SE corner of said SW 1/4 of the NE 1/4, thence run S89°22'46"W 680.09 feet, thence run N01°25'18"W 417.36 feet to a fence post and the POINT OF BEGINNING; thence run N89°32'17"W 197.32 feet to a 2 inch iron pipe; thence run N18°38'46"W 505.01 feet to an iron rod; thence run N73°54'34"E 573.02 feet to a point on the West margin of Herring Road; thence run Southeasterly along said West margin to an iron rod which is S27°00'57"E 149.50 feet from the last mentioned point; thence run S75°02'02"W 108.51 feet to an iron rod; thence run S16°14'15"E 390.90 feet to an iron rod; thence run N89°24'53"W 266.80 feet to an iron rod; thence run S01°25'18"E 105.15 feet to the point of beginning.
Said parcel contains Said parcel contains 5.98 Acres, more or less.

DESCRIPTION - PARCEL "B"

A parcel of land located in the SW 1/4 of the NE 1/4 of Section 5, Township 7 South, Range 11 West, First Judicial District of Harrison County, Mississippi, more particularly described as follows;
Commencing at the SE corner of said SW 1/4 of the NE 1/4, thence run S89°22'46"W 680.09 feet, thence run N01°25'18"W 417.36 feet to a fence post; thence run N89°32'17"W 197.32 feet to a 2 inch iron pipe; thence run N18°38'46"W 505.01 feet to the POINT OF BEGINNING, thence run N18°38'46"W 24.44 feet to an iron pipe; thence run N16°33'13"W 195.59 feet to a fence post; thence run N73°54'34"E along a fence 536.81 feet to a fence post on the West margin of Herring Road; thence run Southeasterly along said West margin to an iron rod which is S26°06'49"E 223.41 feet from the previously described point; thence run S73°54'34"W 573.02 feet to the point of beginning.
Said parcel contains 2.80 Acres, more or less.

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 Dated: 6/29/2021

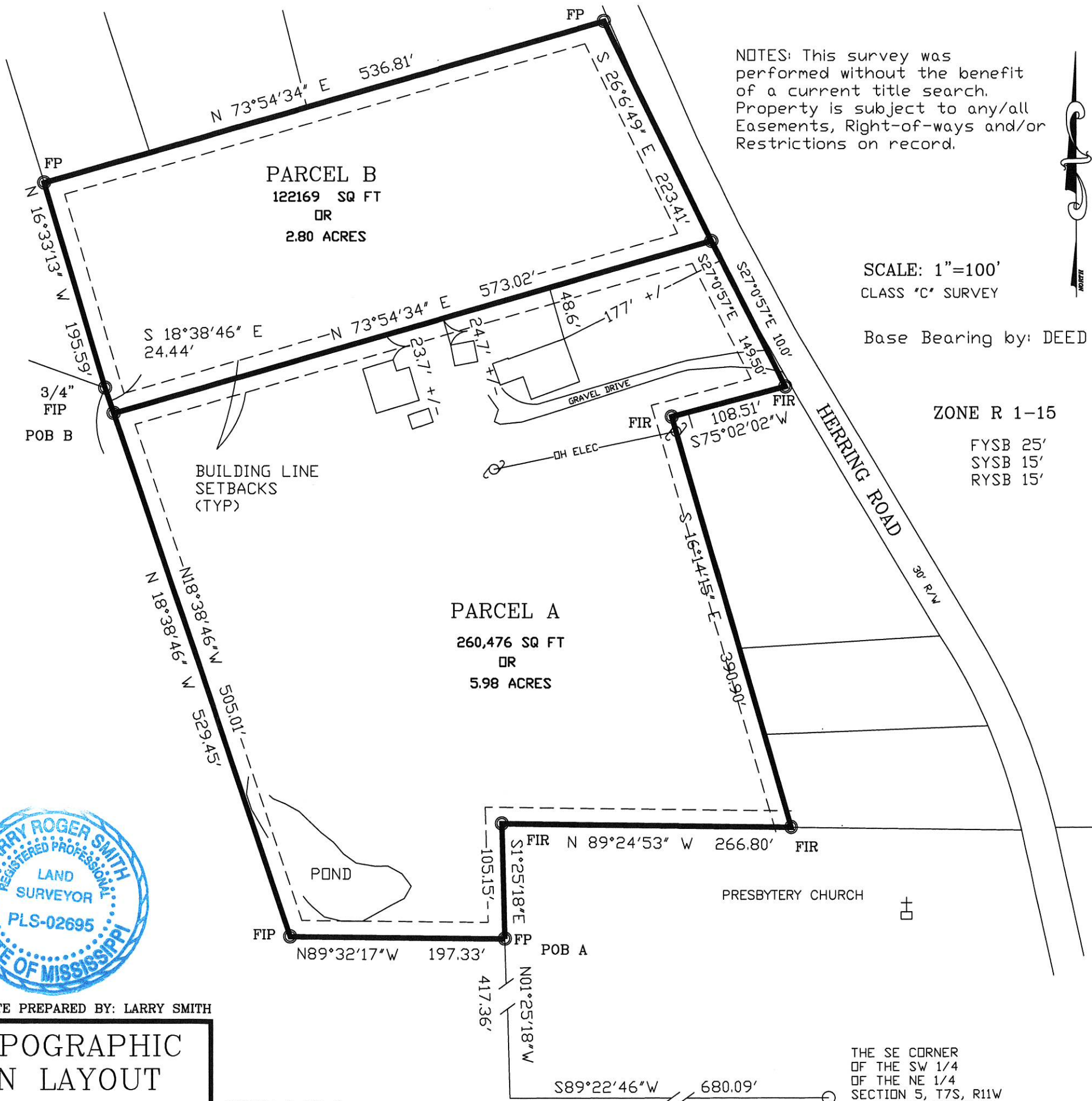
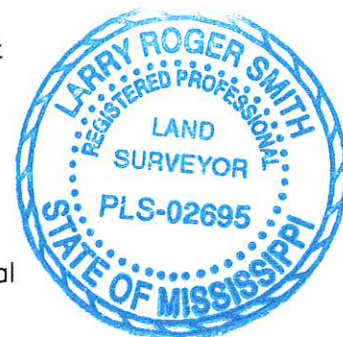
This property is located in Zone(s) "X", as published by the Federal Insurance Administration, Official Flood Hazard Map, Community Panel Number 28047C0255H, revised 12/21/2017

THIS CERTIFICATE PREPARED BY: LARRY SMITH

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

BOUNDARY, TOPOGRAPHIC
CONSTRUCTION LAYOUT

SHEET 2 OF 3



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.

SCALE: 1"=100'
CLASS "C" SURVEY

Base Bearing by: DEED

ZONE R 1-15

FYSB 25'
SYSB 15'
RYSB 15'

THE SE CORNER
OF THE SW 1/4
OF THE NE 1/4
SECTION 5, T7S, R11W
HARRISON COUNTY MS.

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 (2) Parcels A & B. The Subject Property is generally described as being located in the Southwest Quarter of the Northeast Quarter of Section 5, Township 7 South, Range 11 West, City of Gulfport, Harrison County, Mississippi. Address: 12375 HERRING ROAD GULFPORT, MS 39503 (West of Herring Road/ North of Robinson Road), On file and recorded in Deed Book 1322 at page 289, in the office of the Chancery Clerk. The ad velorem tax numbers of the subject property is 0708A-02-014.000, The Case File Number is _____

DESCRIPTION - DEED BOOK 1322 PAGE 289

A parcel of land located in the SW 1/4 of the NE 1/4 of Section 5, Township 7 South, Range 11 West, First Judicial District of Harrison County, Mississippi, more particularly described as follows;

Commencing at the SE corner of said SW 1/4 of the NE 1/4, thence run S89°22'46"W 680.09 feet, thence run N01°25'18"W 417.36 feet to a fence post and the POINT OF BEGINNING; thence run N89°32'17"W 197.32 feet to a 2 inch iron pipe; thence run N18°38'46"W 529.45 feet to an iron pipe; thence run N16°33'13"W 195.59 feet to a fence post; thence run N73°54'34"E along a fence 536.81 feet to a fence post on the West margin of Herring Road; thence run Southeasterly along said West margin 373.5 feet, more or less, to an iron rod which is S26°28'31"E 372.90 feet from the last mentioned fence post; thence run S75°02'02"W 108.51 feet to an iron rod; thence run S16°14'15"E 390.90 feet to an iron rod; thence run N89°24'53"W 266.80 feet to an iron rod; thence run S01°25'18"E 105.15 feet to the point of beginning.

OWNER:

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 Commission, its agents and/or employees concerning the petition for resubdivision of the real property described:

Ratified and Approved by:

Michael R. Brown

OWNER:

Michael Brown

This the 30th day of JUNE, 2021

ACKNOWLEDGEMENT

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

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



NOTARY PUBLIC

My Commission Expires: 10/9/2021

CERTIFICATE OF APPROVAL BY THE PLANNING COMMISSION

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

KEITH WILLIAMS

Chairman

Gulfport City Planning Commission

GREG HOMES

Planning Division Administrator

CERTIFICATE OF APPROVAL BY THE COUNCIL

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:

BRITTANY ROGERS

CLERK OF THE COUNCIL

F.B. "RUSTY" WALKER IV

COUNCIL PRESIDENT

CERTIFICATE OF APPROVAL BY THE MAYOR

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

BILLY HEWES

MAYOR (City of Gulfport)

THIS CERTIFICATE PREPARED BY: LARRY SMITH

SHEET 3 OF 3



LARRY SMITH
LAND SURVEYING

105 N. KERN DRIVE

GULFPORT MS. 39503

PHONE: (228) 832-9643

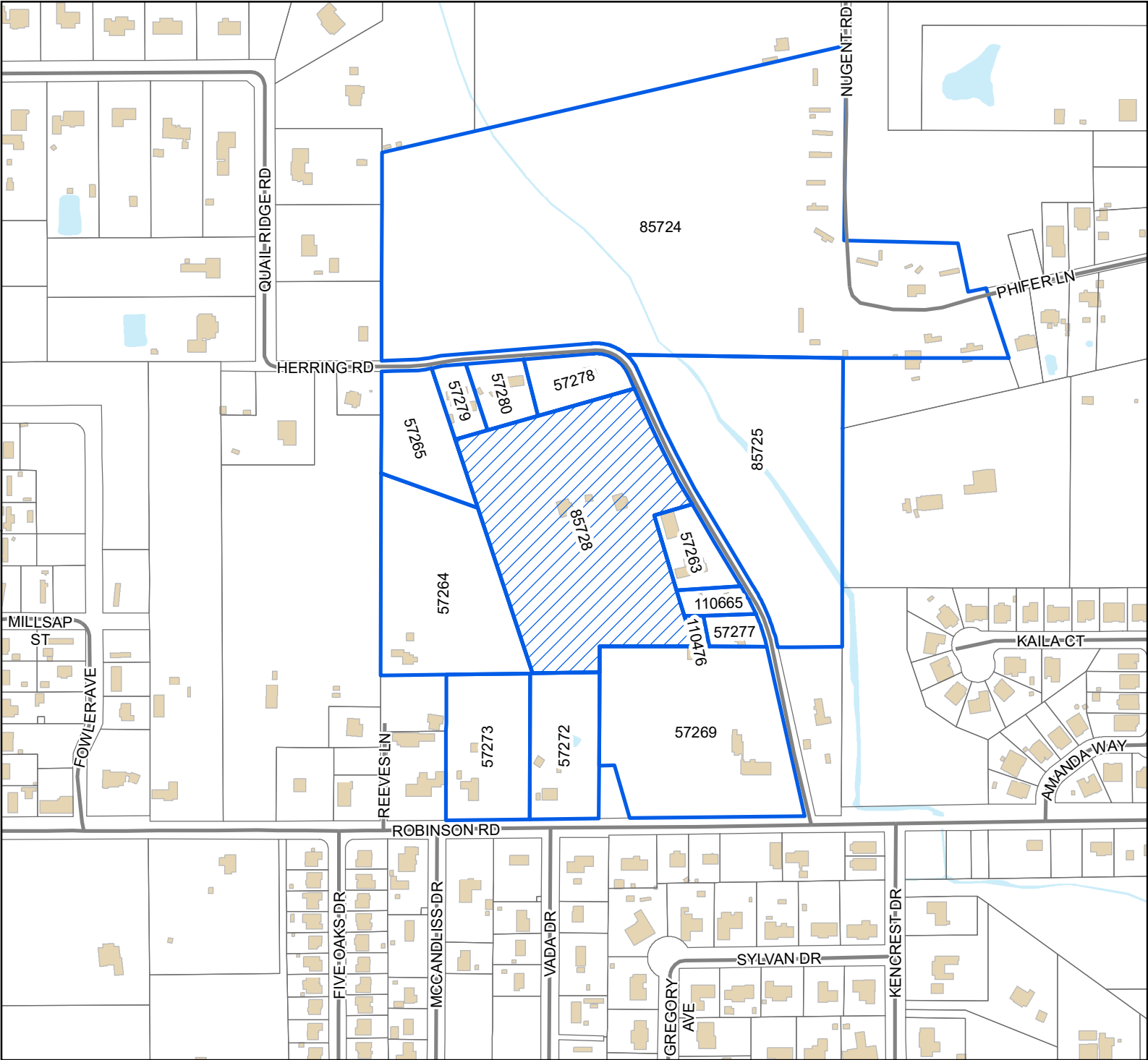
RE: Resubdivision 2108PC119, by owner Michael Brown, request to divided into two new parcels, 12375 Herring Rd., Zoned R-1-15 (Single-family), Ward 7

To Applicants and Adjacent Property Owners:

The City of Gulfport Planning Commission will hold a public hearing to consider the above application at 4:30 P.M. on **Thursday, August 26, 2021**, in the Council Chambers at the Gulfport City Hall located at 2309 15th Street.

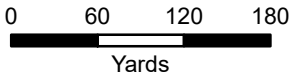
For more information, visit <http://www.gulfport-ms.gov/agendas.shtml> then click the City of Gulfport Planning Commission for **Thursday, August 26, 2021**. A map showing the location of the property involved is located at this website. If you have any questions or comments, please contact this office at the phone number 228-868-5710 or email planners@gulfport-ms.gov. The application is available for viewing in the Planning Division office at 1410 24th Avenue.

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y			MICHAEL BROWN (OWNER)	12375 HERRING RD	GULFPORT	MS	39503
			Adjacent Property Owners				
	57265	0708A-02-004.000	BOURQUE KENNETH R JR & EVA M	12409 QUAIL RIDGE RD	GULFPORT	MS	39503
N	85728	0708A-02-014.000	BROWN MICHAEL R	12375 HERRING ROAD	GULFPORT	MS	39503
	110665	0708A-02-014.002	CLARK LOLA B	16286 ROBINSON RD	GULFPORT	MS	39503
	57277	0708A-02-012.000	GARCIA EDUARDO & LATRICE	12327 HERRING RD	GULFPORT	MS	39503
	110476	0708A-02-014.001	GARCIA EDUARDO & LATRICE	12375 HERRING RD	GULFPORT	MS	39503
	57264	0708A-02-005.000	HARRIS JOYCE S	12318 REEVES LN	GULFPORT	MS	39503
	57280	0708A-02-002.000	LADNIER JOSEPH EDWARD	12447 HERRING RD	GULFPORT	MS	39503
	57279	0708A-02-003.000	MCROY DARLINE -L/E-	12463 HERRING RD	GULFPORT	MS	39503
	57263	0708A-02-013.000	MITCHELL KEVIN A	15235 O'NEAL RD	GULFPORT	MS	39503
	85725	0708A-01-005.000	NGUYEN CAO	1605 SOUTH 11TH ST	OCEAN SPRINGS	MS	39564
	57269	0708A-02-011.000	PRESBYTERY OF MS	P O DRAWER 1249	MCCOMB	MS	39648
	57273	0708A-02-008.000	PRUETT CHRISTINE	16226 ROBINSON RD	GULFPORT	MS	39503
	85724	0708A-01-004.000	SMALLWOOD JOY R & JOHN M	1600 HASKELL AVE UNIT 2	DALLAS	TX	75204
	57272	0708A-02-009.000	STAPLETON HENRY A	11373 ALLEN RD	GULFPORT	MS	39503
	57278	0708A-02-001.000	WALLER CARYLIN	12425 HERRING RD	GULFPORT	MS	39503



Legend

- Site
- Adjacent Properties
- Street
- Buildings
- Water Features



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.

MEMORANDUM

To: City of Gulfport Planning Commission

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: August 26, 2021

Re: Planning Commission Approval 2108PC126:
Withdrawn by Administration:

Planning Commission Approval 2108PC126, by owner Coastal Properties, LLC, tax parcels 0711J-01-031.000 & 0711J-01-030.001, Request approval of a surface parking lot use, 43rd Ave, Zoned T4+ (General Urban Zone "Plus"), Ward 1



 Site

 Street

 Alley

 Parcels

 Buildings

Smart Code

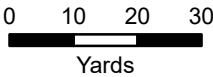
 T4+

Zoning

 R-B - Residence-Business District

Site Information

0711J-01-031.000
 0711J-01-030.001
 Zoning: T4+ (General Urban Zone "Plus")
 Size: 11,766 sq ft.
 Flood: X



1 inch = 90 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.



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

APPLICATION FOR PLANNING COMMISSION APPROVAL

Property Information

TAX PARCEL #	0	7	1	1	J	-	0	1	-	0	3	1	●	0	0	0
	0	7	1	1	J	-	0	1	-	0	3	0	●	0	0	1
						-			-				●			

(If necessary, use separate sheet of paper)

For Staff Use Only

Case Number: 2108 PC 126Date Received: 7/2/21

Receipt Number: _____

Received By: CCZoning: T4+ Westside

Ward: _____ Flood: _____

Size: _____

Address of Property Involved: 1415 43rd Ave. and 4307 15th St. (one piece of property)Lot(s) 19 & 20; 21-24, Block(s) 2, Subdivision VIRGINIA HILL PLACEGeneral Location: An L-shaped land with a metal building (15th St), & empty parking lot on 43rd Ave side.

GENERAL DESCRIPTION OF REQUEST:

Permit to build a parking lot on the empty land (1415 43rd). Currently, the tenant in 4307-15th St parks

vehicles there & uses it as a parking area. So we would like to develop and expand this parking lot to

provide parking facility for use of nearby buildings, incl. one coming up on 1412 44th Ave.

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

Coastal Properties, LLC

Printed Name of Owner

Binaya R. Mishra

Mailing Address

753 E Scenic Dr

City State Zip code

Pass Christian MS 39571

Home Phone Work/Cell Phone

228-452-6121 228-596-1270

Email

binoymishra@yahoo.com

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 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) N/A

ADDRESS (STREET, CITY, STATE, ZIP CODE) N/A

PHONE # (H) _____ (W) _____

TAX PARCEL NUMBER(S) OWNED _____

SIGNATURE: _____

NAME OF OWNER (PRINT) N/A

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

PHONE # (H) _____ (W) _____

TAX PARCEL NUMBER(S) OWNED _____

SIGNATURE: _____

NAME OF OWNER (PRINT) N/A

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

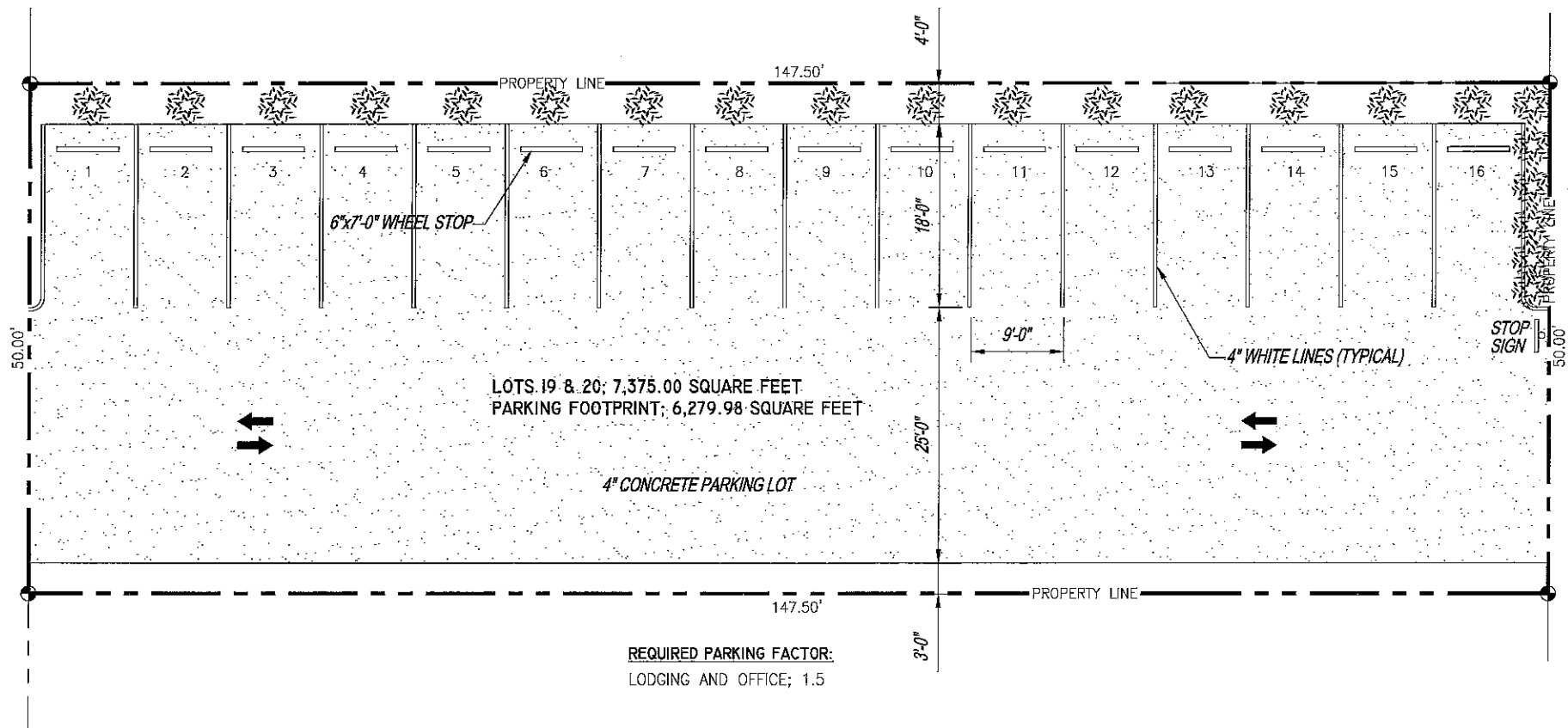
PHONE # (H) _____ (W) _____

TAX PARCEL NUMBER(S) OWNED _____

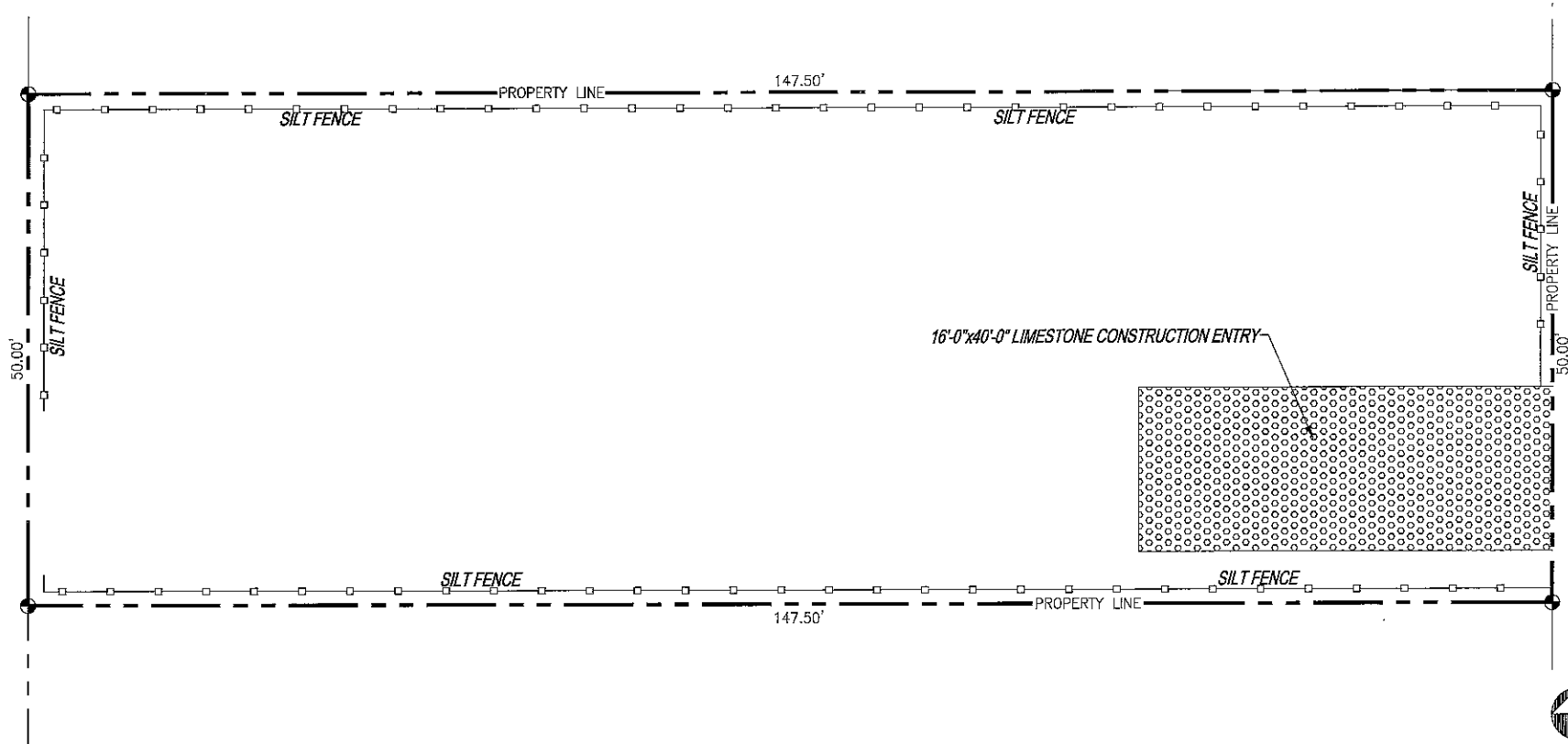
SIGNATURE: _____

(Use additional forms as needed) N/A

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

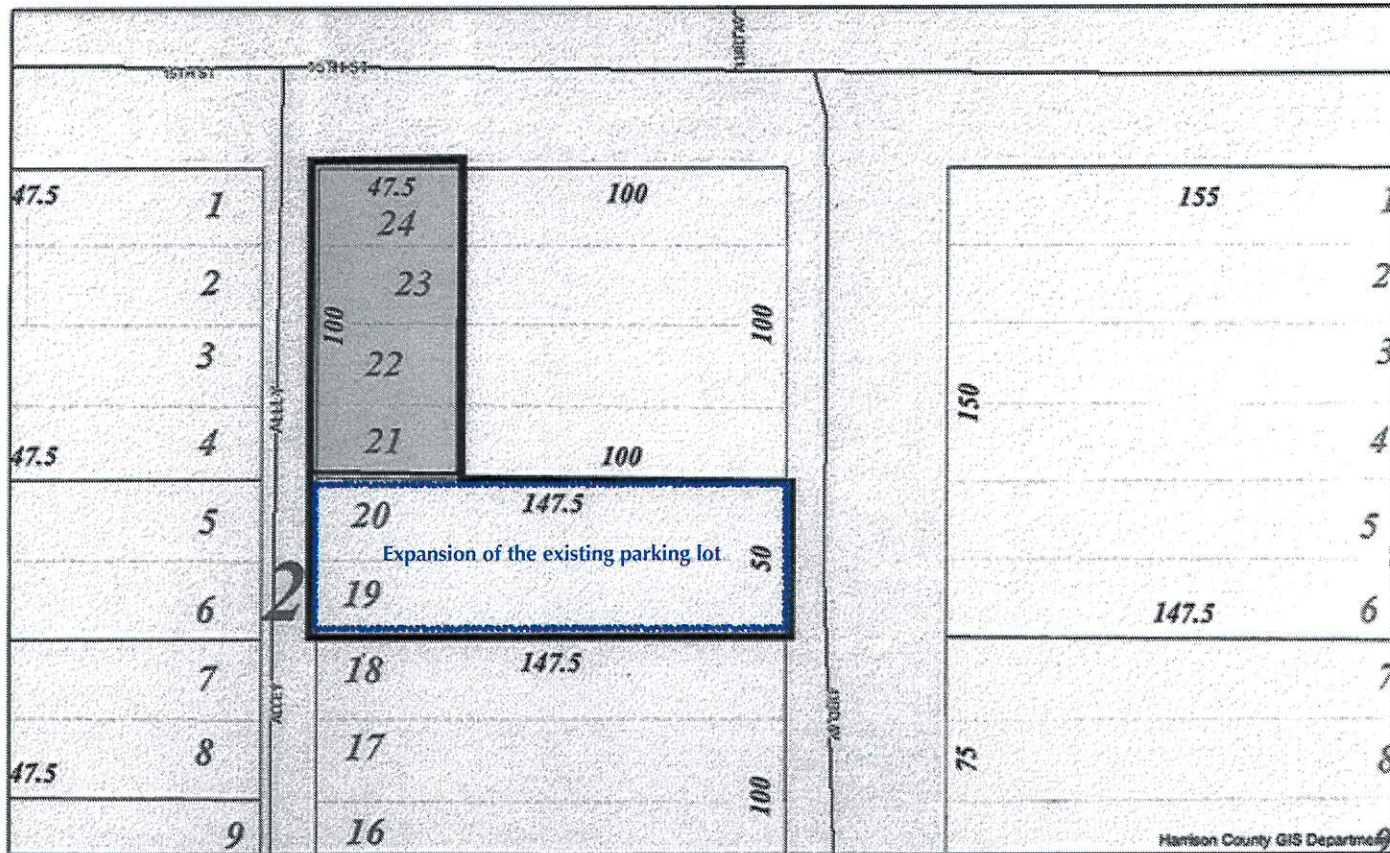


15.0' ALLEY



4.3RD AVENUE

Exhibit A - outlined parcels



HARRISON COUNTY, MISSISSIPPI

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

MAP DATE: October 7, 2018



RVpk





Google

EXPANSION OF THE EXISTING PARKING LOT

Image capture: Apr 2013 © 2021 Google

Gulfport Mississippi

Lot 19 (19) and Twenty (20) of The West 1/2 of Lot 19 (19) and
Twenty (20), Twenty-One (21) and Twenty-Two (22), Block Two (2)
VIRGINIA HILL PLAC S/D, HARRISON COUNTY, MISSISSIPPI, as shown on the official map or
plat thereof on file and of record in the Office of the Clerk of the First
Judicial District of Harrison County, Mississippi, and as shown on the map or
reference to which is hereby made in the caption of this deed.

The Clerk of the County is hereby notified that the property herein described is the property
of a person or persons who are not known to the Clerk of the County.

Prepared by & return to:
Schwartz, Orgler & Jordan, PLLC
12206 Highway 49
Gulfport, MS. 39503
228-832-8550
Our File: 200020

Index as follows:

Lots 19 & 20, Blk 2, Virginia Hill
Place S/D, Harrison County, 1st, JD
MS

STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other
good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, the
undersigned,

BES DEVELOPMENT, LLC
An AL Limited Liability Company
P.O. BOX 1348
FAIRHOPE, AL 36533
(251) 422-5676

does hereby sell, convey and warrant unto

COASTAL PROPERTIES, LLC
A Mississippi Limited Liability Company
735 E. SCENIC DRIVE
PASS CHRISTIAN, MS 39571
(228) 596-1270

the following described land and property being located in the First Judicial District Harrison County,

Mississippi, being more particularly described as follows, to-wit:

Lots Nineteen (19) and Twenty (20) and The West 47.5 feet of Lots Twenty-One (21), Twenty-Two (22), Twenty-Three (23) and Twenty-Four (24), Block Two (2), VIRGINIA HILL PLACE ADDITION, a subdivision according to the official map or plat thereof on file and of record in the Office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi, in Plat Book 7 at Page 24 thereof, reference to which is hereby made in aid of and as a part of this description.

The Grantor hereby covenants that the property described herein does not constitute as a part of his homestead, nor is it contiguous thereto.

THIS CONVEYANCE is subject to any and all recorded restrictive covenants, rights-of-way and easements applicable to subject property, and subject to any and all prior recorded reservations, conveyances and leases of oil, gas and minerals by previous owners.

TAXES for the current year have been pro-rated as of this date and are hereby assumed by the Grantee herein.

IN WITNESS WHEREOF, **BES DEVELOPMENT, LLC** has caused this conveyance to be executed by its duly authorized officer, having first been duly authorized to do so, on this the 13th day of May, 2020.

BES DEVELOPMENT, LLC

BY: William Walter Bolton
WILLIAM WALTER BOLTON, MANAGER/MEMBER

STATE OF ALABAMA

COUNTY OF Baldwin

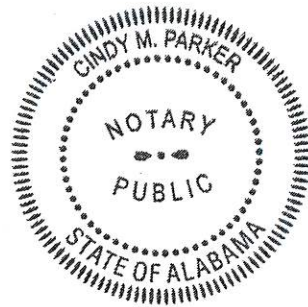
THIS DAY PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, **WILLIAM WALTER BOLTON**, who acknowledge that he is the **MANAGER/MEMBER** of **BES DEVELOPMENT, LLC, AN Alabama Limited Liability Company**, and as its act and deed, he signed, sealed and delivered the above and foregoing instrument of writing on the day and in the year therein mentioned after having been first duly authorized to do so.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 13th day of May, 2020.

Cindy M. Parker
NOTARY PUBLIC

My Commission Expires:

June 15, 2022



CHICAGO TITLE and TRUST
Ticor Title Insurance Co. Chicago Title Insurance Co. Security Union Title Insurance Co.

STATE OF MISSISSIPPI
COUNTY OF Harrison

OWNER'S/SELLER'S AFFIDAVIT AND SOLICITATION

The Undersigned, who being first duly sworn upon oath, deposes and says under penalty of perjury:

1. The undersigned is the transferor of the property described as follows:
4307 15TH STREET, GULFPORT, MS 39501
LOTS 19 & 20 & W 47.5' OF LOTS 21-24, BLK 2, VIRGINIA HILL PLACE S/D, HARRISON CO, 1ST JD, MS
2. That undersigned's United States Taxpayer Identification Number is: _____, and that my United States Address is: _____
It is understood that undersigned is required by law to provide the closer of the subject transaction with our correct taxpayer identification number. If undersigned does not provide same to closer, undersigned may be subject to civil or criminal penalties imposed by law.
3. That undersigned is not a "foreign person" as that term is defined in Section 1445 of the Internal Revenue Code.
4. There are no outstanding contracts, either oral or written, for the furnishing of labor, material or services to the property for any improvement thereon, other than: NONE
5. All labor, material or services, if any, were furnished, completed, and in place not less than _____ prior to the date of this affidavit and all charges for any material or labor whenever furnished have been paid in full, and the undersigned has not received notice from any materialman, laborer, or subcontract.

NOTE: The undersigned is required to delete either Paragraph 4 or Paragraph 5 as only one statement will be correct.

6. The property is free and clear of all recorded and unrecorded liens, encumbrances and claims of every nature, kind and description whatsoever, including water and sewer charges, broker's fee, except for those shown in the Commitment for Title Insurance issued in connection with this transaction.
7. The undersigned is in exclusive possession of said property, and no other parties other than COASTAL PROPERTIES, LLC have any claim to possession of the property. I am (we are) not aware of any objections by adjoining land owners to encroachments, if any.
8. The personal property, if any, being transferred is not subject to any unpaid personal property tax liens or liens under the Uniform Commercial Code in favor of others.
9. The undersigned has not entered into any agreements or allowed any agreements to be entered in for or on the undersigned's behalf which would create an interest in the property which remain unrecorded as of the date of the delivery of the instruments in the subject transaction.
10. That all fees due a broker in connection with this transaction, as specified in the Contract for Sale and Purchase or in a Broker's Agreement, signed by seller, have been paid prior to closing or will be paid out of the proceeds of the closing of this transaction.

This affidavit is given to the closing agent for delivery to the transferee of the property described in paragraph 1 above for the purpose of, among other things, establishing and documenting the non-foreign status exemption to the withholding requirement of Section 1445 of Internal Revenue Code.

The undersigned hereby jointly and severally agree to indemnify and hold the title insurance company harmless of and from all loss, costs, damage and expense of every kind, including attorneys' fees, which the title insurance company shall sustain or become liable for under its policy now to be issued on account of reliance on the statements made herein, including but not limited to any matters which may be recorded between the effective date of the Commitment for Title Insurance and the time of recording or the insured instruments described in said commitment. Additionally, under penalties of perjury, the undersigned certify that the number shown on this statement is the undersigned's correct taxpayer identification number.

DATE: May 14, 2020

COASTAL PROPERTIES, LLC

BY: *[Signature]*
BINAYA RANJAN MISHRA, MANAGER

SWORN TO AND SUBSCRIBED before me this 14th day of May, 2020.

Celeste Paige
Notary Public



My Commission Expires:



Michael Watson

SECRETARY OF STATE

This is not an official certificate of good standing.

Name History

Name	Name Type
Coastal Properties LLC	Legal

Business Information

Business Type:	Limited Liability Company
Business ID:	1198985
Status:	Good Standing
Effective Date:	01/20/2020
State of Incorporation:	Mississippi
Principal Office Address:	753 E. Scenic Dr Pass Christian, MS 39571

Registered Agent

Name
BINAYA RANJAN MISHRA
753 E Scenic Dr
Pass Christian, MS 39571-4620

Officers & Directors

Name	Title
Binaya Ranjan Mishra 753 East Scenic Dr. Pass Christian, MS 39571	Manager, Member

WRITTEN STATEMENT
ON
HOW THE SITE PLAN IS APPROPRIATE:

Our property is an L-shaped area, where the 15th St. segment has a metal building (commercial) and the 43rd Ave. segment has an empty area which is currently used for parking by the occupant of the metal building. Our project proposes to expand and strengthen this parking lot and develop this as a well-planned parking area to support further construction and upgrade of building capacities to generate employment and economic progress in the neighborhood.

Specific answers to the questionnaire are provided below:

1. Transportation & Access: The site is accessible from both 43rd Ave., and also from the alley behind it. It is easily accessible as there is no tree blocking the drive-in path.
2. Water Supply: not applicable; however, water supply is available at the site.
3. Waste Disposal: not applicable; however, waste can be disposed of on the alley side or on the 43rd Ave.
4. Fire & Police Protection: not applicable to a parking lot. However, electricity supply is already available at the site.
5. Other Public Facilities: The area has predominantly commercial office spaces, mostly medical offices belonging to the Memorial Hospital (a county & city owned public hospital) and some private physician clinics, mostly in old buildings. Therefore, there is ample parking available on the lots at the intersection of the 43rd Ave. and 14th St., most of it being recently developed for the Memorial Hospital.

However, as the medical offices have grown in numbers in this area, more and more parking is required. Hence, we believe that our project, by setting up a parking lot on the 43 Ave., will supplement the parking facilities in the area.

6. Why the proposal will not cause undue traffic congestion or create a traffic hazard: the proposal will add to total available capacity of the existing parking lots. Thereby parking shall be orderly and shall avoid traffic congestion and haphazard parking of vehicles.
7. Why the proposal is in harmony with the orderly and appropriate development of the district in which the use is located:
 - Parking has traditionally been a serious challenge for any commercial building projects in this area. Due to lack of parking this area (bounded by 15th St in the north and 12th St in the south and by 42nd St. in the east and 44th St. in the west) no major construction activity has been witnessed in the area in almost past two decades.
 - Therefore, our proposed parking lot will not only provide additional parking to the existing offices in the area, but also make possible new projects, such as the one proposed on 1412 44th Ave.
 - This will lead to development of new construction projects which will generate employment and economic progress in this area.

LIST OF ADDITIONAL PERSONS / PROPERTY OWNERS TO BE NOTIFIED

1. Dr. Kaizad Tamboli at 4333 15th Street, Gulfport, MS 39501 – neighbor
2. MS Healthcare, LLC at 1409 43rd Ave., Gulfport, MS 39501 – neighbor
3. 1412-44 MOB, LLC at 1412 44th Ave., Gulfport, MS 39501- neighbor
4. MS Healthcare, LLC at 1403 43rd Ave., Gulfport, MS 39501 – neighbor

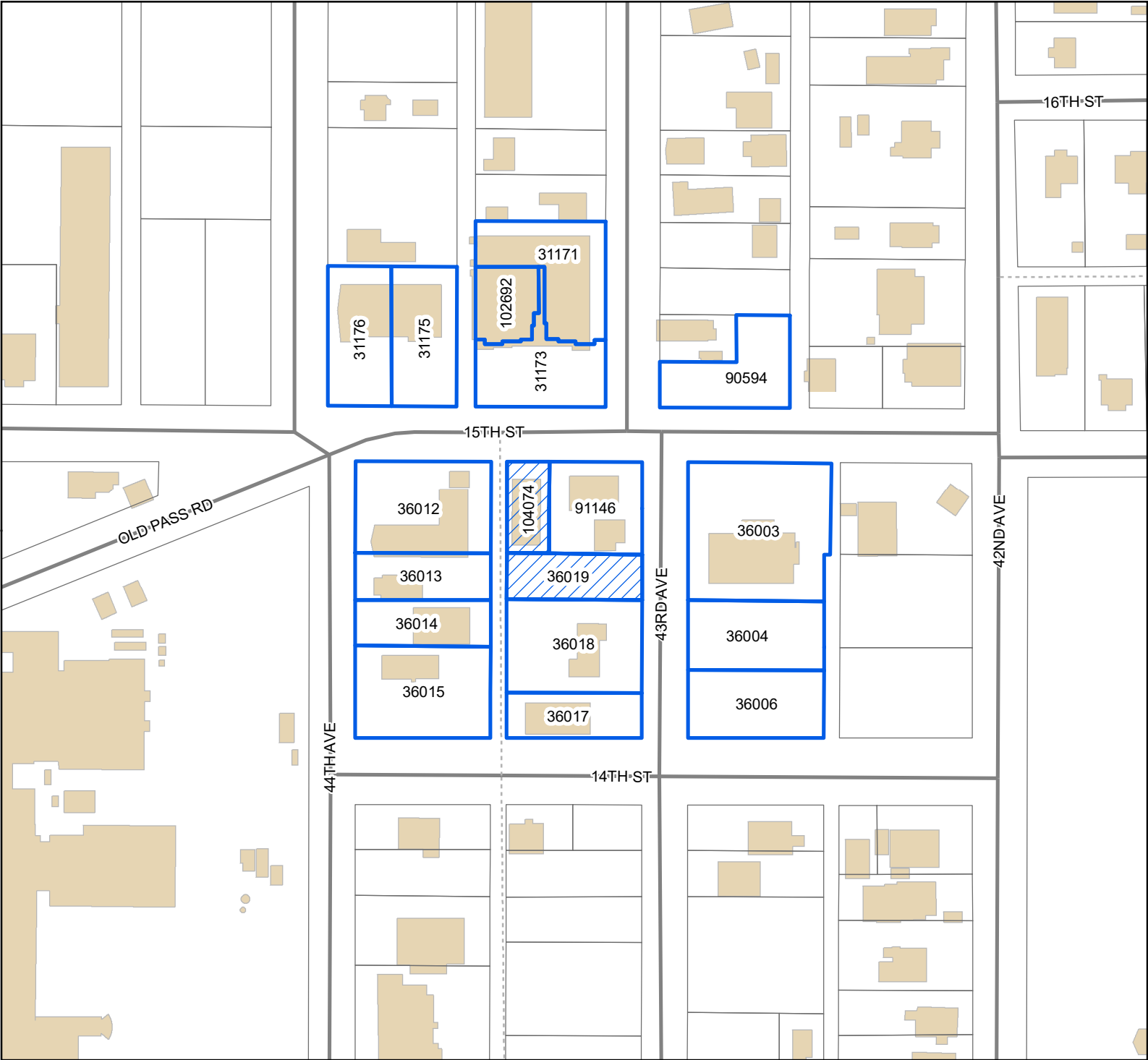
RE: Planning Commission Approval 2108PC126, by owner Coastal Properties, LLC, tax parcels 0711J-01-031.000 & 0711J-01-030.001, Request approval of a surface parking lot use, 43rd Ave, Zoned T4+ (General Urban Zone "Plus"), Ward 1

To Applicants and Adjacent Property Owners:

The City of Gulfport Planning Commission will hold a public hearing to consider the above application at 4:30 P.M. on **Thursday, August 26, 2021**, in the Council Chambers at the Gulfport City Hall located at 2309 15th Street.

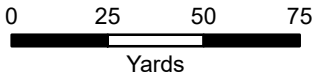
For more information, visit <http://www.gulfport-ms.gov/agendas.shtml> then click the City of Gulfport Planning Commission for **Thursday, August 26, 2021**. A map showing the location of the property involved is located at this website. If you have any questions or comments, please contact this office at the phone number 228-868-5710 or email planners@gulfport-ms.gov. The application is available for viewing in the Planning Division office at 1410 24th Avenue.

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
		0711J-01-030.001	COASTAL COUNTY PROPERTIES LLC	735 E SCENIC DR	PASS CHRISTIAN	MS	39571
		0711J-01-031.000	COASTAL COUNTY PROPERTIES LLC	735 E SCENIC DR	PASS CHRISTIAN	MS	39571
Adjacent Property Owners							
	36015	0711J-01-057.000	ACHIEVERS LLC	1404 44TH STREET	GULFPORT	MS	39501
	31175	0711G-02-048.000	COASTAL COUNTY PROPERTIES LLC	P O BOX 1330	GULFPORT	MS	39502
N	31176	0711G-02-049.000	COASTAL COUNTY PROPERTIES LLC	P O BOX 1330	GULFPORT	MS	39502
N	36019	0711J-01-031.000	COASTAL PROPERTIES LLC	735 E SCENIC DR	PASS CHRISTIAN	MS	39571
N	104074	0711J-01-030.001	COASTAL PROPERTIES LLC	735 E SCENIC DR	PASS CHRISTIAN	MS	39571
	91146	0711J-01-030.000	DMN ASSOCIATES LLC	3121 WAYNE DRIVE	BILOXI	MS	39532
	90594	0711G-02-016.000	DOUGLAS JOHN & PAKRON FREDERICK	1828 BEACH DR	GULFPORT	MS	39507
	31171	0711G-02-044.000	FAMILY FIRST NOW LLC	4300 15TH ST SUITE A	GULFPORT	MS	39501
	36014	0711J-01-058.000	MEMORIAL HOSPITAL AT GULFPORT	P O BOX 1810	GULFPORT	MS	39502
N	36006	0711J-01-024.000	MEMORIAL HOSPITAL AT GULFPORT	P O BOX 1810	GULFPORT	MS	39502
	36018	0711J-01-032.000	MS HEALTHCARE LLC	7387 LIVE OAK WAY	PASS CHRISTIAN	MS	39571
N	36017	0711J-01-033.000	MS HEALTHCARE LLC	7387 LIVE OAK WAY	PASS CHRISTIAN	MS	39571
	36003	0711J-01-027.000	REALTY INTERNATIONAL LLC	P O BOX 4246	GULFPORT	MS	39502
N	36004	0711J-01-026.000	REALTY INTERNATIONAL LLC	P O BOX 4246	GULFPORT	MS	39502
	102692	0711G-02-044.001	SOUTHBOUND PROPERTIES LLC	4300 15TH ST SUITE B	GULFPORT	MS	39501
	31173	0711G-02-046.000	SOUTHBOUND PROPERTIES LLC	4300 15TH ST STE A	GULFPORT	MS	39501
	36013	0711J-01-059.000	USA IMPORTS LLC	103 LUNDGREN LANE	GULFPORT	MS	39507
	36012	0711J-01-060.000	ZEROPHEE HOLDINGS LLC	P O BOX 1040	GULFPORT	MS	39502



Legend

- Site
- Adjacent Properties
- Street
- Alley
- Buildings



1 inch = 150 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.

MEMORANDUM

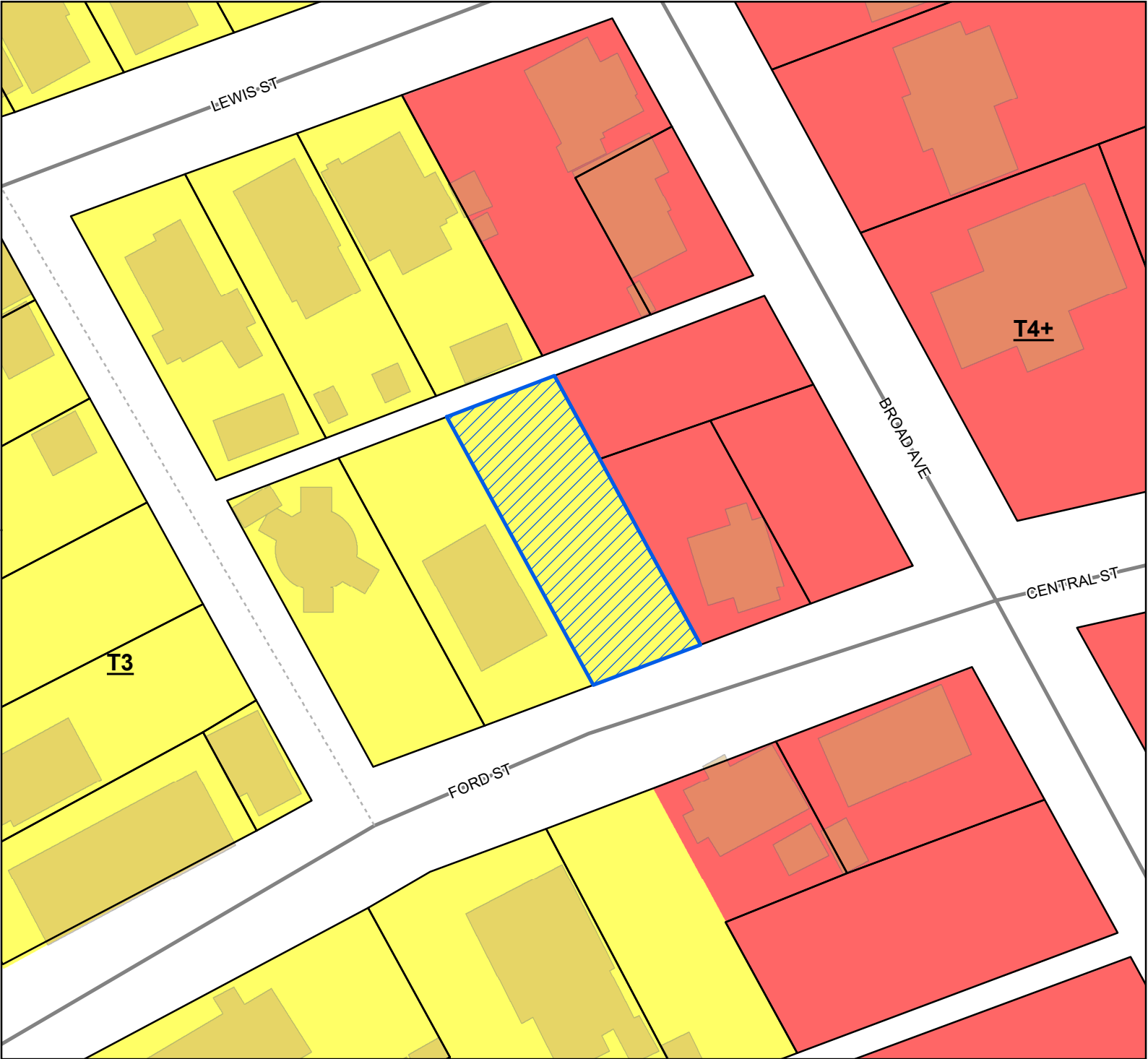
To: City of Gulfport Planning Commission

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: August 26, 2021

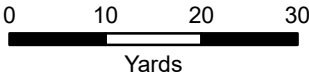
Re: Zoning Map Amendment 2108PC127:

Zoning Map Amendment 2108PC127, by owners Yvonne and Errol Smith, tax parcel 0711O-03-020.000, Request to rezone from T3 (Sub-Urban Zone) to T4+ (General Urban Zone "Plus"), Ford St, Ward 2



- Site
- Street
- Alley
- Parcels
- Buildings
- Smart Code**
- T4+
- T3

Site Information
07110-03-020.000
Zoning: T3 (Sub-urban Zone)
Size: 6,509 sq ft.
Flood: X



1 inch = 60 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.



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

For Staff Use Only

Case File #: 2108PC127Date Received: 7/16/2021

Receipt #: _____

Received By: MMW

Zoning: _____

Ward: _____ Flood: _____

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

Property Information

TAX PARCEL #

0	7	1	1	0

 -

0	3

 -

0	2	0

 •

0	0	0

(If necessary, use separate sheet of paper)

Address of Property Involved: 4308 Ford StreetLot(s) 8, Block(s) 7, Subdivision Beach Grove

General Location: N margin of Ford St; thence run N 28 degrees 00' W along the E line of said Lot 8 a distance of 76.83 ft. to the Point of Beginning. Thence Run S 80 degrees 55' 50" W 52.22 ft. to the Point of Beginning. Thence Run S 23 degrees 45' E to the W line of Lot 8, Block 7, Beach Grove Subdivision.

GENERAL DESCRIPTION OF REQUEST:

CHANGE THE ZONING FROM T3 TO A T4+ FOR THE PURPOSE OF A DUPLEX

Build a Duplex - DU

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

Yvonne Smith

Mailing Address

5169 St. Anthony Ave

City

N.O.

State

LA

Zip code

70122

Home Phone

504-382-0889

Work/Cell Phone

None

Email

heyefor@yahoo.com

Signature Of Owner

Printed Name Of Agent

Mailing Address

City

None

State

None

Zip code

Home Phone

None

Work/Cell Phone

None

Email

None

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)

Yvonne Smith

ADDRESS (STREET, CITY, STATE, ZIP CODE)

5169 St. Anthony Ave N.O., La 70122

PHONE # (H)

504-382-0789

(W)

TAX PARCEL NUMBER(S) OWNED

07110-03-020-000

SIGNATURE:

Yvonne Smith

NAME OF OWNER (PRINT)

Errol Dwayne Smith

ADDRESS (STREET, CITY, STATE, ZIP CODE)

5169 St. Anthony Ave

PHONE # (H)

504-628-8150

(W)

TAX PARCEL NUMBER(S) OWNED

07110-03-020-000

SIGNATURE:

Errol Dwayne Smith

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:

Yvonne Smith

7/2/2021

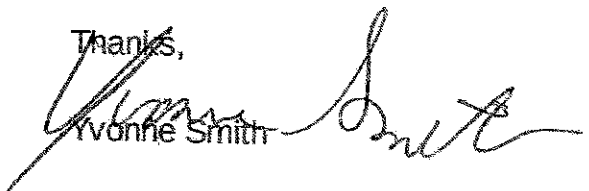
Re: 4308 Ford Street Gulfport, Mississippi

To The City of Gulfport Zoning Department,

Please amend my application's description request to read: "change the zoning from T3 to a T4+ for the purpose of a duplex.

If I need anything further, please call me at 504-382-0789.

Thanks,


Yvonne Smith

Su-Lin Bolin

From: heyefor@yahoo.com
Sent: Tuesday, July 6, 2021 01:25 PM
To: Su-Lin Bolin
Subject: Re: Additional information required

Caution! This message was sent from outside of the City of Gulfport email system. Be careful where you click.

Good afternoon Zoning Department,

E. 2. The character of the neighborhood has changed: Memorial Hospital is expanding in this area. South of us is the Wingate Beach Hotel, east of us across Broad Ave is the Gulf Haven Campground. Broad Ave is a thorough fare from Highway 90 to Pass Rd and our property is 3 properties to the west of Broad Ave with the 2 properties in between already zoned T4+.

F. 1. Interest: Yvonne & Errol Smith, 5169 St. Anthony Ave. New Orleans, La. 70122

F. 2. Development Schedule: My schedule for building this duplex is within 6 months.

F. 3. Effect of Amendment: Our property is adjacent to T4+ properties, to the east and the south. We feel a duplex is not taking away from the feel of single-family homes but creates a perfect balance between the commercial side of T4+ and T3.

F. 4. Does not apply to me.

Thanks,
Yvonne Smith
Yvonne Smith

On Jul 6, 2021, at 1:11 PM, heyefor@yahoo.com wrote:

Good afternoon Zoning Department,

E. 2. The character of the neighborhood has changed: Memorial Hospital is expanding in this area. South of us is the Wingate Beach Hotel, east of us across Broad Ave is the Gulf Haven Campground. Broad Ave is a thorough fare from Highway 90 to Pass Rd and our property is 3 properties to the west of Broad Ave with the 2 properties in between already zoned T4+.

F. 1. Interest: Yvonne & Errol Smith, 5169 St. Anthony Ave. New Orleans, La. 70122

F. 2. Development Schedule: My schedule for building this duplex is within 6 months.

F. 3. Effect of Amendment: Our property is adjacent to T4+ properties, to the east and the south. We feel a duplex is not taking away from the feel of single-family homes but creates a perfect balance between the commercial side of T4+ and T3.

Thanks,
Yvonne Smith
Yvonne Smith



SCANNED



John 1st Judicial District
Instrument 2021 5713 D - J1
Filed/Recorded 4/28/2021 04:02 P
Total Fees \$ 26.00
2 Pages Recorded

Our File #B210277

Prepared by & Return To: Schwartz, Orgler & Jordan, PLLC
PO Box 4682 Biloxi MS 39535, 228-388-7441

STATE OF MISSISSIPPI
COUNTY OF HARRISON

Index: Exempt

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, the undersigned,

Myrolee Stanfield,

6231 E. 15th Street, Tuscon, AZ 85711, 520-256-4058

does hereby sell, convey and warrant unto

Yvonne H. Smith and Errol Dwayne Smith,

5169 St. Anthony Avenue, New Orleans, LA 70122, 504-382-0789,

as tenants by the entirety with full rights of survivorship and not as tenants in common, the following described land and property being located in the First Judicial District of Harrison County,

Mississippi, being more particularly described as follows, to-wit:

Lot Eight (8), Block Seven (7), BEACH GROVE ADDITION, as per the official map or plat thereof; on file and of record in the office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi in Plat Book 4 at Page 40(Copy Book 2A at Page 166) thereof; reference to which is hereby made in aid of and as a part of this description.

THIS CONVEYANCE is subject to any and all recorded restrictive covenants, rights-of-way and easements applicable to subject property, and subject to any and all prior recorded reservations, conveyances and leases of oil, gas and minerals by previous owners.

TAXES for the current year have been pro-rated as of this date and are hereby assumed by the Grantee herein.

THE ABOVE described property is no part of the Homestead of the Grantor herein.

WITNESS MY SIGNATURE, on this the 21st day of April, 2021.

STATE OF

Arizona

Myrolee Stanfield
Myrolee Stanfield

COUNTY OF

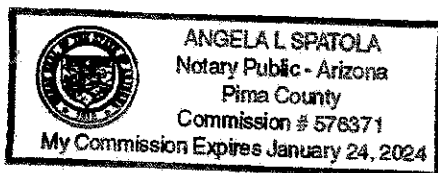
Pima

THIS DAY PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, Myrolee Stanfield, who acknowledged that the above and foregoing instrument was signed and delivered as the free and voluntary act and deed of the Grantor on the day and in the year therein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 21st day of April, 2021.

Angela L. Spatola
NOTARY PUBLIC

My Commission Expires: Jan 24 2024



CLASS "B" SURVEY

Underground utilities disclaimer

Information regarding the reputed presence, size, character and location of existing underground utilities and structures related to underground utilities is shown hereon. There is no certainty of the accuracy of this information and it shall be considered in that light by those using this drawing. The location and arrangement of underground utilities and structures related to underground utilities shown hereon may be inaccurate and offsets and structures related to underground utilities not shown may be encountered. The owner, his employees, his consultants and his contractors shall hereby distinctly understand that the surveyor is not responsible for the correctness or sufficiency of this information regarding the underground utilities and structures related to underground utilities shown hereon.



THE BEARINGS ON THIS PLAT ARE BASED ON THE MISSISSIPPI STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD 83 AS DERIVED FROM RTK GPS OBSERVATIONS OF EARL DUDLEY CORS CONTROL POINT EDBA, USING A COMBINED FACTOR OF 0.999963026 AND A CONVERGENCE ANGLE OF 0°08'45" AT N=312251.395, E=893168.200

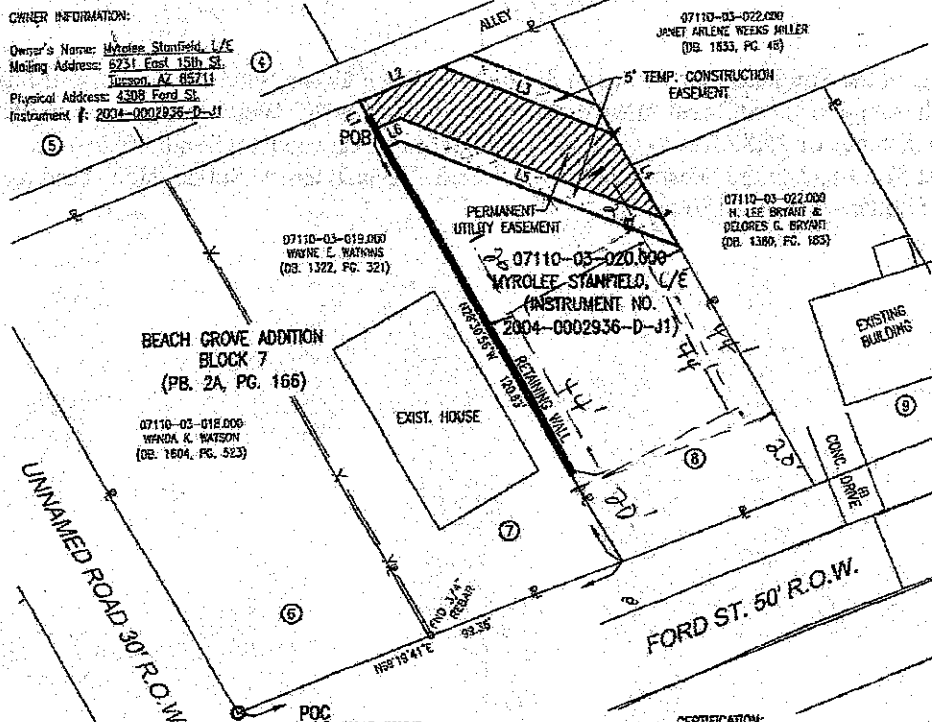
Title research disclaimer

All easements and rights of way of which the surveyor has knowledge have been shown hereon. As of the date of this survey, the surveyor has not been provided with a current title commitment. The surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence or any other facts on accurate title search may disclose.

 PROPOSED PERMANENT UTILITY EASEMENT
0.022 ACRE (946 SQ. FT.)

OWNER INFORMATION:

Owner's Name: Myrolee Stanfield, L/E
Mailing Address: 9731 East 15th St.
Tucson, AZ 85711
Physical Address: 4309 Ford St.
Instrument #: 2004-0002936-D-11



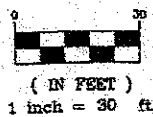
LINE	BEARING	LENGTH
L1	N78°30'56" W	7.58'
L2	N68°43'50" E	21.66'
L3	S67°52'56" E	44.33'
L4	S28°30'56" E	23.65'
L5	N67°52'56" W	57.55'
L6	S69°37'03" W	6.81'

UTILITY EASEMENT

Being a Utility Easement situated in Lot 6, Block 7 of Beach Grove Addition, a subdivision according to a map or plat on file in Plat Book 2A at Page 166 in the Office of the County Clerk of Harrison County at Gulfport, Mississippi, and as conveyed to Myrolee Stanfield, L/E as per Instrument LR: 2006-0005820-D-11 and being more particularly described as follows:

COMMENCING at a 3/8" rebar found marking the Southwest corner of Lot 6, Block 7 of the Beach Grove Addition, a subdivision according to a map or plat on file in Plat Book 2A at Page 166 in the Office of the County Clerk of Harrison County at Gulfport, Mississippi; thence run North 69°19'41" East, along the South line of said Block 7 and the North right-of-way line of Ford Street (30' right-of-way) for a distance of 99.36 feet to the Southwest corner of Lot 8 of the above referenced subdivision; thence, leaving said South lot line and said North right-of-way line, run North 28°30'56" West, along the West line of said Lot 7 for a distance of 1.58 feet to a point on the Northwest corner of said Lot 8 and being along the South line of an existing alleyway; thence, leaving said West lot line, run North 28°30'56" West for a distance of 7.58 feet to a point on the Northwest corner of said Lot 8 and being along the South line of an existing alleyway; thence, leaving said North lot line and said South existing alleyway line, run South 67°52'56" East for a distance of 44.33 feet to a point on the East line of said Lot 8; thence, along said East lot line, run South 28°30'56" East for a distance of 23.65 feet to a point; thence, leaving said East lot line, run North 67°52'56" West for a distance of 57.55 feet to a point; thence, run South 69°37'03" West for a distance of 6.81 feet to the POINT OF BEGINNING and containing 0.022 acres (946 sq. ft.), more or less.

GRAPHIC SCALE



CERTIFICATION:

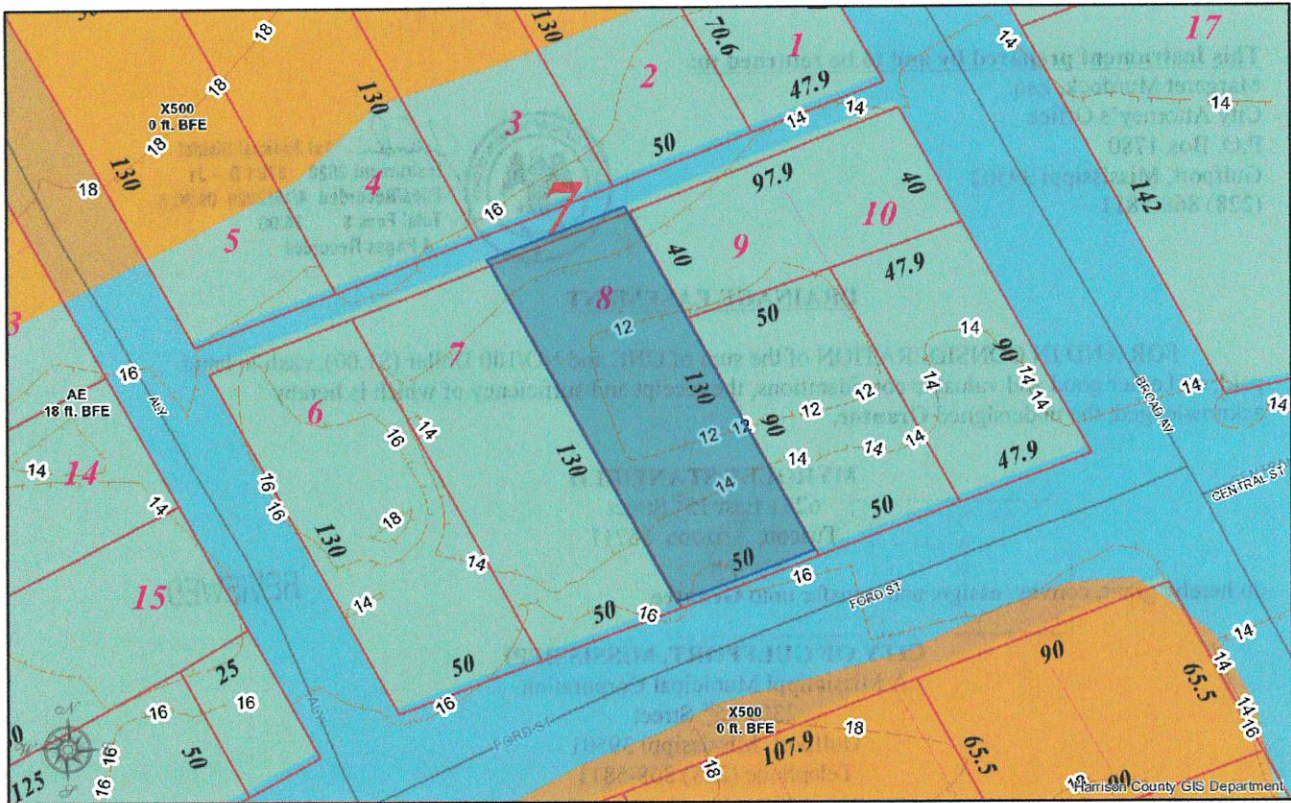
THIS IS TO CERTIFY THAT I HAVE CAUSED A SURVEY TO BE MADE OF THE PROPERTY SHOWN HEREON AND THAT THE SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

James W. Miller, Jr.
Mississippi Registered Professional Surveyor
No. 024835
Date of Field Survey: APRIL 6, 2010

MSEG
MISSISSIPPI ENGINEERING GROUP, INC.
143-A LeFleurs Square • Jackson, MS 39211
601-355-3516 • Fax 601-352-3945

CITY OF GULFPORT HARRISON COUNTY, MISSISSIPPI STORMWATER REPAIR & REPLACEMENT - AREA 1 PROJECT # C08-076		SHEET # 1
PARCEL 07110-03-020.000	PROJECT # C06078	
SCALE 1"=30'	DATE APRIL 6, 2010	

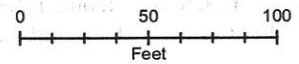
My Map



HARRISON COUNTY, MISSISSIPPI

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

MAP DATE: April 27, 2020





URBAN DEVELOPMENT
PLANNING DIVISION

August 14, 2020

Myrolee Stanfield
6231 East 15th Street
Tucson, AR 85711

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: **Warrant 2008SC078**; by agent Fearn Property Specialist, LLC, tax parcel 07110-03-020.000, front setback requirements and underneath parking in the second layer, 4308 Ford Street, Zoned T3 (Sub-Urban Zone), Ward 2

To Whom It May Concern:

At their hearing on Friday, August 14, 2020, the Mississippi City SmartCode Consolidated Review Committee considered the above referenced warrant request. This letter will officially notify you that the CRC approved the request with the following conditions:

1. A warrant for 2 feet to allow a 4-foot west side yard setback where 6 feet is required
2. A warrant for 2 feet to allow an 18-foot front setback where 20 feet is required
3. No proposed construction plan was provided, the hypothetical sketch provided is not part of the approved request
4. All warrants, shall be void if the project has not commenced within one year of approval. Commencement shall include securing and maintaining a building permit, certificate of occupancy, or privilege license for the use in the application and shall generally conform to the site plan as approved. The applicant should keep a copy of this letter with their property records for future reference.

Any interested party that may feel aggrieved by the decision of the Consolidated Review Committee may file a written notice of appeal on or before fifteen (15) calendar days after the date of the CRC hearing. The notice of appeal 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 appeal shall be forwarded as part of the record with the record and decision from the Consolidated Review Committee to the Zoning Board of Adjustment and Appeals. The Zoning Board of Adjustment and Appeals shall make a final decision based upon the record as submitted. Please contact this office for further details on the appeal process.

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

Sincerely,
City of Gulfport Planning Division

RE: Zoning Map Amendment 2108PC127, by owners Yvonne and Errol Smith, tax parcel 0711O-03-020.000, Request to rezone from T3 (Sub-Urban Zone) to T4+ (General Urban Zone "Plus"), Ford St, Ward 2

To Applicants and Adjacent Property Owners:

The City of Gulfport Planning Commission will hold a public hearing to consider the above application at 4:30 P.M. on **Thursday, August 26, 2021**, in the Council Chambers at the Gulfport City Hall located at 2309 15th Street.

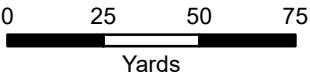
For more information, visit <http://www.gulfport-ms.gov/agendas.shtml> then click the City of Gulfport Planning Commission for **Thursday, August 26, 2021**. A map showing the location of the property involved is located at this website. If you have any questions or comments, please contact this office at the phone number 228-868-5710 or email planners@gulfport-ms.gov. The application is available for viewing in the Planning Division office at 1410 24th Avenue.

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
			SMITH YVONNE (OWNER)	5169 ST. ANTHONY AVE	NEW ORLEANS	LA	70122
			Adjacent Property Owners				
	PPIN_NUM	PARCEL_ID	ownerCalc	addCalc	CITY	STATE	ZIP
	23438	07110-03-016.000	GULF COAST HOUSES II LLC	2750 BIENVILLE BLVD	GULFPORT	MS	39501
	23442	07110-03-022.000	TWILA LLC	1922 25TH AVE	GULFPORT	MS	39501
	23433	07110-03-011.000	FINK SHERYL LYNNE FULLENWIDER	717 BROAD AVENUE	GULFPORT	MS	39501
	90951	07110-03-031.000	BARKLEY JARE L SR	21 KAISER LN	GULFPORT	MS	39507
	27319	07110-03-028.000	MANN JOHN C -EST-	4315 FORD ST	GULFPORT	MS	39501
	98904	07110-01-020.001	GULF HAVEN OAKS LLC	P O BOX 1925	GULFPORT	MS	39502
	23447	07110-03-025.000	HALVERSON JEFFREY M	4307 FORD ST	GULFPORT	MS	39501
	24138	07110-03-041.000	HEBERT PHYLLIS D & JAMES M	612 CAMP AVE	GULFPORT	MS	39501
	23440	07110-03-019.000	WATKINS WAYNE E	1909 E PASS RD #D-11	GULFPORT	MS	39507
	24139	07110-03-040.000	HILGEMAN DEBRA	1302 35TH AVE	GULFPORT	MS	39501
	130647	07110-03-043.001	WLOSZCZYNSKI PIOTR	401 DELAWARE AVE	NEW OREANS	LA	70117
n	24134	07110-03-043.000	WLOSZCZYNSKI PIOTR	401 DELAWAR AVE	NEW ORLEANS	LA	70117
	30476	07110-01-019.000	ISLAMIC CENTER OF GULFPORT INC	4302 W BEACH BLVD	GULFPORT	MS	39501
	117716	07110-03-010.001	WRIGHT JAMES B JR -TRUSTEE-	P O BOX 249	LONG BEACH	MS	39560
	23429	07110-03-008.000	LANGDON ANNMARIE J	4314 LEWIS ST	GULFPORT	MS	39501
	23437	07110-03-015.000	LANGDON CRAIG & ANNMARIE J	4315 LEWIS ST	GULFPORT	MS	39501
	23452	07110-03-032.000	GULF SOUTH PEDIATRIC CARDIOLOGY LLC	5908 OLDE OAK VIEW	OCEAN SPRINGS	MS	39564
	23434	07110-03-012.000	MANEVAL MARK WILSON	715 BROAD AVE	GULFPORT	MS	39501
	23439	07110-03-018.000	WATSON WANDA K	4312 FORD ST	GULFPORT	MS	39507
	23445	07110-03-024.000	POUNDERS JEFFREY S	621 BROAD AVE	GULFPORT	MS	39501
	23446	07110-03-026.000	LAUPP MICHELE R	4471 EASTWOOD DR APT 1	AMELIA	OH	45102
	23436	07110-03-014.000	ROBY JERRI	4307 LEWIS STREET	GULFPORT	MS	39501
	23443	07110-03-021.000	MILLER JANET ARLENE WEEKS	4100 WASHINGTON AVENUE	GULFPORT	MS	39507
	23444	07110-03-023.000	DAVIS WALLACE & JONES MARJORIE DAVIS	4100 WASHINGTON AVE	GULFPORT	MS	39507
	23441	07110-03-020.000	STANFIELD MYROLEE	6231 EAST 15TH STREET	TUCSON	AZ	85711
	30475	07110-01-017.000	BORZIK MARY C -TRUSTEE-	708 BROAD AVE	LONG BEACH	MS	39560
	24135	07110-03-042.000	TORRES JOSEPH P JR & MARLYN BRIGNAC	232 MIANO LANE	GARYVILLE	LA	70051
	90950	07110-03-017.000	WALKER ERNEST E & PATRICIA M	301 BRENTWOOD STREET	BRANDON	MS	39042
	23430	07110-03-009.000	WESTCOTT ROY N	1217 TRENTON ST APT 23B	NEW ORLEANS	LA	70112
	90953	07110-03-044.000	YENTZEN JOSEPH JR & NANCY G	23052 ARCADIA RD	PASS CHRISTIAN	MS	39571
n	146199	07110-03-044.001	YENTZEN JOSEPH JR & NANCY G	23052 ARCADIA RD	PASS CHRISTIAN	MS	39571



Legend

- Site
- Adjacent Properties
- Street
- Alley
- Buildings
- Water Features



1 inch = 150 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

Cory Long

From: Edward Grumble <edward.grumble@att.net>
Sent: Friday, August 13, 2021 11:25 PM
To: Urban Development - Planners; Rose Grumble; Edward Grumble SR
Subject: RE: Zoning Map Amendment 2108PC127

Warning! This message was sent from outside the City of Gulfport email system and we were unable to verify the sender.

Urban Development
Planning Division
P.O. Box 1780
Gulfport, MS 39502

City of Gulfport Planning Commission,

The Property Owners of 4315 Ford Street , disapproved of the rezoning of tax parcel 0711O-03-20.000 from T3 (Sub-Urban Zone) to T4+(General Urban Zone "Plus"), Ford Street, Ward 2. Our concern is that we don't understand the long term impact of this request should it be approved and the future home owner sale this property later or if they changed their thoughts on their initial plan. We are not able to attend the hearing scheduled for 26 August 2021 in person, but we request this email represent our official position of disapproval concerning the application of the Smith rezoning request.

Thanks

4315 Ford Street
Gulfport, MS 39501
256-724-0141

MEMORANDUM

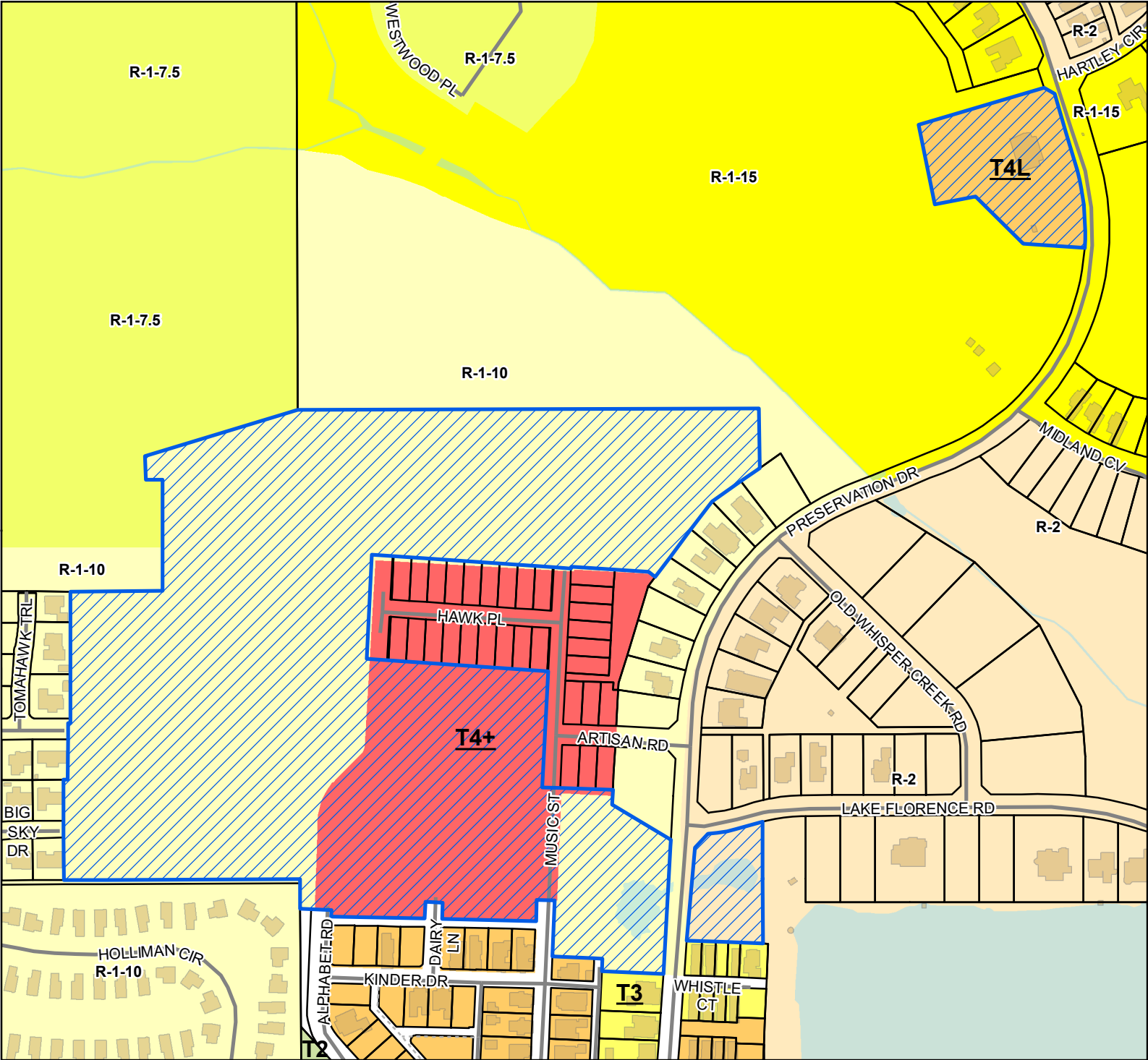
To: City of Gulfport Planning Commission

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: August 26, 2021

Re: Zoning Map Amendment 2108PC128:

Zoning Map Amendment 2108PC128, by agent Brown, Mitchell & Alexander, Inc., tax parcels 0908E-01-001.001 & 0908C-01-001.001, Request to zoning from R-1-10 (Single-family) to T4+ (General Urban Zone "Plus"), Preservation Dr, Ward 6



- Site
- Street
- Alley
- Parcels
- Buildings
- Water Features

Smart Code

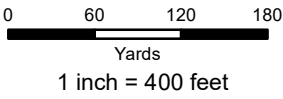
- T4+
- T4L
- T3
- T2

Zoning

- R-1-10 - Single Family Residence (Low Density)
- R-1-15 - Single Family Residence District (Low Density)
- R-1-7.5 - Single Family Residence District (Low Density)
- R-2 - Single Family Residence District (Medium Density)

Site Information

0908E-01-001.001
 0908C-01-001.001
 Zoning: R-1-10 (Single Family)
 Size: 18.8 acres
 Flood: X



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 #: 2108PL128Date Received: 7/6/21

Receipt #: _____

Received By: CL

Zoning: _____

Ward: _____ Flood: _____

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

Property Information

TAX PARCEL #	0	9	0	8	E	-	0	1	-	0	0	1	●	0	0	1
	0	9	0	8	C	-	0	1	-	0	0	1	●	0	0	1
						-			-				●			

(If necessary, use separate sheet of paper)

Address of Property Involved: _____

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

General Location: West of Preservation Dr., East of Alphabet Rd.; North of Hawk Place; South of Fritz Creek

GENERAL DESCRIPTION OF REQUEST:

Rezone approximately 18.8 acres of property currently zoned R-1-10 to T4+

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

Florence Gardens, LLC

Printed Name Of Owner
12321 Preservation Drive

Mailing Address

Gulfport **MS** **39503**

City State Zip code
n/a **(228) 575-7738**

Home Phone Work/Cell Phone
ryan@florencegardens.com

Email

Signature Of Owner

Brown, Mitchell & Alexander, Inc.

Printed Name Of Agent
131 Rue Magnolia

Mailing Address

Biloxi **MS** **39530**

City State Zip code
n/a **(228) 436-7612**

Home Phone Work/Cell Phone
nick@bmaengineers.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 G. MUST BE SUBMITTED FOR A COMPLETE APPLICATION.



BROWN, MITCHELL
& ALEXANDER, INC.

CONSULTING ENGINEERS

401 Cowan Road, Suite A
Gulfport, MS 39507
228-864-7612

131 Rue Magnolia
Biloxi, MS 39530
228-436-7612

3221 Market Street
Pascagoula, MS 39567
228-436-7612

www.bmaengineers.com

June 30, 2021

Gregory Holmes – Planning Administrator
City of Gulfport – Planning Division
1410 24th Avenue
Gulfport, MS 39501

**RE: Application for Zoning Map Amendment
Florence Gardens, LLC
Gulfport, Mississippi**

Dear Mr. Holmes:

Enclosed is a complete Application for Zoning Map Amendment for Tax Parcel No(s). 0908E-01-001.001 & 0908C-01-001.000. Please find attached the following:

- Zoning Map Amendment application,
- Proof of ownership,
- Notarized authority to act as agent for owner,
- Proposed site plan and
- Written statement for rezoning request.

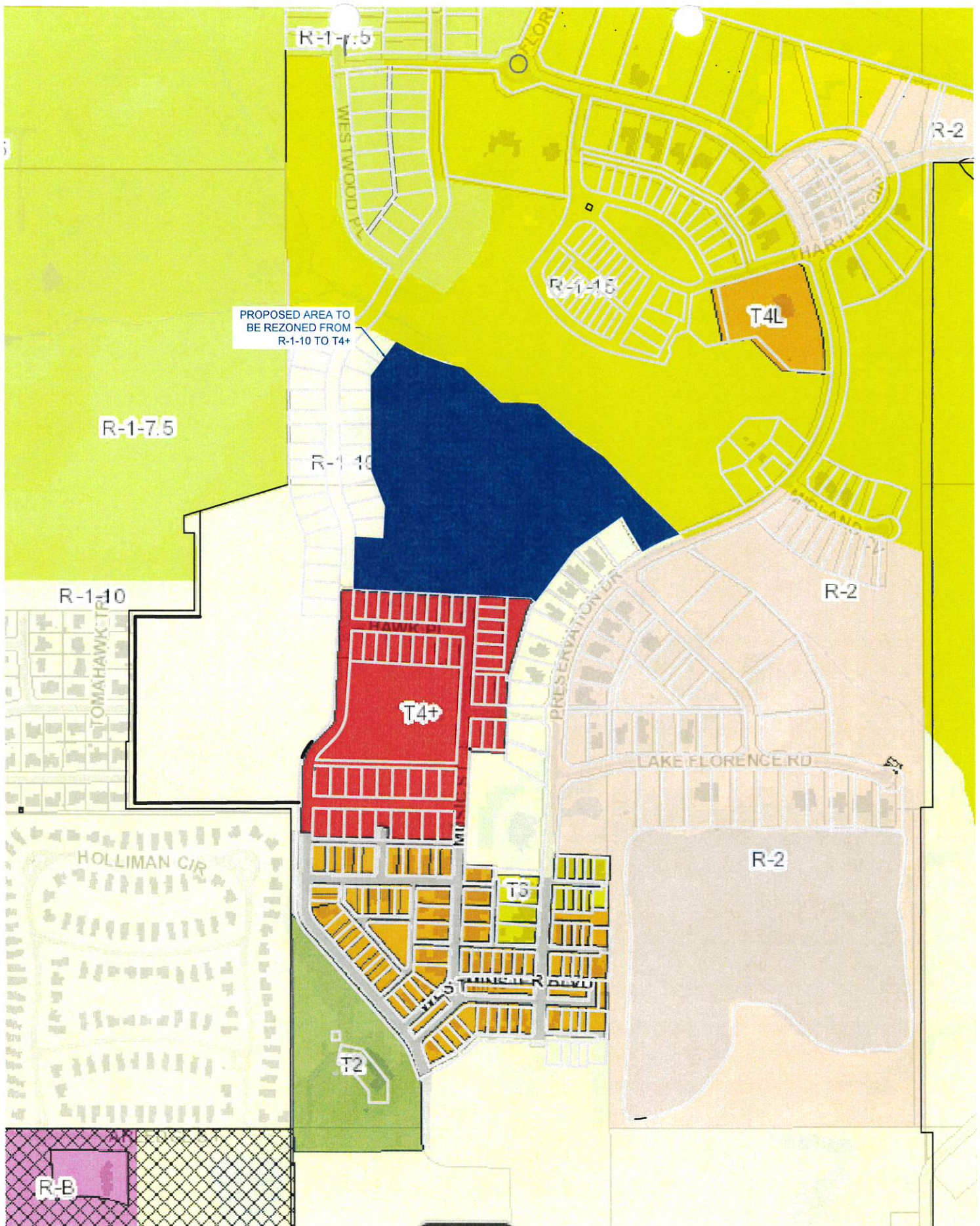
BMA hereby requests, on behalf of our client, Florence Gardens, LLC to rezone approximately 18.8 acres of property that was previously part of Smart Code Overlay (T4L & T3) and currently zoned R-1-10 to T4+.

Should you have any questions or comments, please feel free to contact me at (228) 436-7612.

Sincerely,

Nicholas Gant, P.E.

Attachments



June 30, 2021

Mr. Gregory Holmes – Planning Administrator
City of Gulfport – Planning Division
1410 24th Avenue
Gulfport, MS 39501

**RE: Statement for Rezoning Request
Florence Gardens, LLC
Gulfport, Mississippi**

Dear Mr. Holmes:

Brown, Mitchell & Alexander, Inc. (BMA) hereby requests, on behalf of our client, Florence Gardens, LLC to rezone approximately 18.8 acres of property (Parcel Nos. 0908E-01-001.001 & 0908C-01-001.000) that was previously part of Smart Code Overlay (T4L & T3) and currently zoned R-1-10 to T4+.

We are submitting this request due to a ***Change in Condition***. The condition which warrants this change in zoning is due to the desire to create a denser populated area compared to the current zoning. This also allows the area to be similar in appearance to the T4+ layout to the adjacent south of the proposed rezoning area, helping with the overall appearance and master plan goal for Florence Gardens.

Please see attached proposed development schedule detailing the anticipated time schedule for beginning and completion and any successive stages in the development.

BMA will represent the applicant / owner in all matters involving this request for re-zoning in the above mentioned parcel. Owner: Florence Gardens, LLC, 12321 Preservation Drive, Gulfport, MS 39503.

Should you have any questions or comments, please feel free to contact me at (228) 436-7612.

Sincerely,



Nicholas Gant, P.E.
Project Engineer

Attachments

June 30, 2021

City of Gulfport – Planning Division
1410 24th Avenue
Gulfport, MS 39501

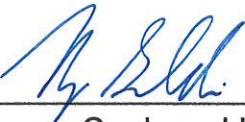
**RE: Rezoning Submittal
Florence Gardens (Tax Parcels: 0908E-01-001.001 & 0908C-01-001.001)
Gulfport, Mississippi**

To Whom It May Concern:

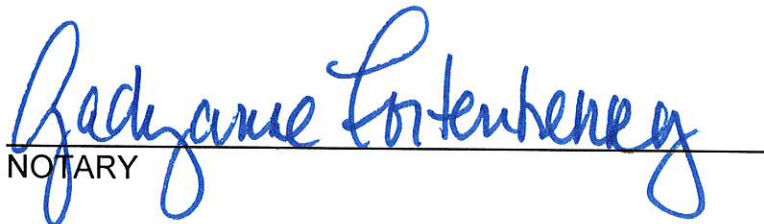
This is to advise that Florence Gardens, LLC, currently owns property, more specifically located West of Preservation Drive; East of Alphabet Road; North of Hawk Place, Gulfport, Mississippi (also being tax parcels: 0908E-01-001.001 & 0908C-01-001.001).

With this letter, Florence Gardens, LLC, appoints Brown, Mitchell & Alexander, Inc., as its agents for the purpose of obtaining Rezoning approval with the City of Gulfport.

Sincerely,



Florence Gardens, LLC
12321 Preservation Drive
Gulfport, MS 39503
(228) 575-7738


NOTARY



Florence Gardens, Development Schedule

ACTIVITY	START	FINISH	JULY				AUGUST				SEPTEMBER				OCTOBER				NOVEMBER				DECEMBER				JANUARY				FEBRUARY				MARCH				APRIL						
			5	12	19	26	2	9	16	23	30	6	13	20	27	4	11	18	25	1	8	15	22	29	6	13	20	27	3	10	17	24	31	7	14	21	28	7	14	21	28	4	11	18	25
Submit Rezoning Request	6-Jul	6-Jul																																											
Submit General Plan Application	6-Jul	3-Aug																																											
Planning Commission Rezoning Approval	6-Jul	26-Aug																																											
Planning Commission General Plan Approval	3-Aug	23-Sep																																											
Construction	1-Nov	31-Jan																																											
Final Plat Approval	1-Mar	28-Apr																																											



**BROWN, MITCHELL
& ALEXANDER, INC.**

CONSULTING ENGINEERS

**131 Rue Magnolia
Biloxi, MS 39530
(228) 436-7612**

LETTER OF TRANSMITTAL

DATE: 6/28/2021	JOB NO.: 3405A
ATTENTION: Gregory Holmes	
RE: Application for Zoning Map Amendment	
Florence Gardens – Future Phasing	

TO: City of Gulfport – Planning Division
1410 24th Avenue
Gulfport, MS 39501

WE ARE SENDING YOU ☒ Attached ☐ Under Separate Cover via COURIER the following items:
☐ Shop Drawings ☐ Prints ☐ Plans ☐ Samples ☐ Specifications
☐ Copy of Letter ☐ Change Order ☒ SEE BELOW

COPIES	DATE	NO.	DESCRIPTION
1	-	-	One original of Application for Zoning Map Amendment
1	-	-	One copy of Proof of Ownership (Warranty Deed)
1	-	-	One original (notarized) Authority to Act as Agent Letter
1	-	-	One original Rezoning Site Plan
1	-	-	One original Statement for Rezoning Request
1	-	-	Check in the amount of \$175 made payable to the City of Gulfport

THESE ARE TRANSMITTED as checked below:

☒ For approval ☐ Approved as submitted ☐ Resubmit _____ copies for approval
☐ For your files ☐ Approved as noted ☐ Submit _____ copies for distribution
☐ As requested ☐ Returned for corrections ☐ Return _____ corrected prints
☐ For review and comment ☐ _____
☐ FOR BIDS DUE _____, 20 _____ ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS: Should you have any questions or comments, please feel free to contact our office. Thank You.

COPY TO: _____ SIGNED: Nick Gant, P.E.

If enclosures are not as noted, kindly notify us at once.

LIMITED LIABILITY COMPANY AUTHORIZING RESOLUTION

I, Martin C. Goldin, certify that I am the manager of the below named limited liability company organized under the laws of Mississippi, Federal Employer I.D. No. 41-2163665, engaged in business under the trade name of FLORENCE GARDENS LLC, and that the following is a correct copy of the resolution adopted at a duly and properly called meeting held on June 20, 2018 of all managers/members of the limited liability company as provided in the operating agreement:

1. The persons named below, so long as they act in a representative capacity as agents of this limited liability company, are authorized to sign any and all documents necessary to effectuate the sale and purchase of property located in Harrison County, Mississippi, including but not limited to agreements, closing statements, contracts for the sale of real estate, and warranty deeds.
2. The persons named below, so long as they act in a representative capacity as agents of this limited liability company, are authorized to sign any and all documents necessary to effectuate borrowing money for real estate ventures for property located in Harrison County, Mississippi, including but not limited to notes, deeds of trust, joint venture agreements, and Letters of Credit.
3. This resolution shall continue to have effect until express written notice of its rescission or modification.

AGENTS:

Martin C. Goldin	12321 Preservation Drive	Gulfport, MS 39503
Alan H. Goldin	12321 Preservation Drive	Gulfport, MS 39503
Ryan M. Goldin	12321 Preservation Drive	Gulfport, MS 39503
Ana L. Johnson	12321 Preservation Drive	Gulfport, MS 39503

IN WITNESS WHEREOF, I have hereunto subscribed my named and affixed the seal of this Limited Liability Company on June 20, 2018.


Martin C. Goldin, Member/Manager

ATTEST:


Alan H. Goldin, Member

STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT



1st Judicial District
Instrument 2005 13959 D -J1
Filed/Recorded 4 4 2005 3 53 P
Total Fees 14.00
5 Pages Recorded

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid and other good and valuable consideration, SEAWAY DEVELOPMENT COMPANY, LLC, a Mississippi limited liability company, does hereby sell, convey and warrant unto FLORENCE GARDENS, LLC, a Mississippi limited liability company, the following described real property situated and being located in the First Judicial District, Harrison County, State of Mississippi, as follows, to-wit:

SEE ATTACHED EXHIBIT "A"

This conveyance is made subject to any and all recorded restrictive covenants, easements, rights of way, and oil, gas and mineral reservations of record.

The taxes for the current year are assumed by the Grantee.

WITNESS THE SIGNATURE of the duly authorized member of said company this the 1st day of November, 2004.

SEAWAY DEVELOPMENT COMPANY, LLC

BY:

Martin C. Goldin
Martin C. Goldin, Member

3405H-09

~~3262-H~~

0908C-01-001.000
0908B-01-006.000

EXHIBIT A
Page 1

PARCEL I

Being one and the same as that parcel acquired by Warranty Deed from William Russell Love and Amanda Collins Love dated January 22, 1999, and recorded in Deed Book 1439 at Page 11:

A PARCEL OF LAND SITUATED IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 7 SOUTH, RANGE 11 WEST, CITY OF GULFPORT, HARRISON COUNTY, MISSISSIPPI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A NAIL WITH CAP FOUND AT THE NORTHWEST CORNER OF SECTION 1, SAID POINT LYING IN THE CENTERLINE OF O'NEAL ROAD; THENCE ALONG THE WEST LINE OF SAID SECTION 1, S00°24'10"W 25.04' TO AN IRON ROD ON THE SOUTH MARGIN OF O'NEAL ROAD, BEING THE POINT OF BEGINNING; THENCE ALONG SAID SOUTH MARGIN, N89°12'31"E 344.74' TO AN IRON ROD FOUND; THENCE S01°10'15"W 871.18' TO AN IRON ROD FOUND; THENCE S89°08'57"E 149.99' TO AN IRON ROD FOUND; THENCE S01°10'45"W 442.60' TO AN IRON ROD LYING ON THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 1; THENCE ALONG SAID SOUTH LINE, S89°50'03"W 477.00' TO AN IRON ROD AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 1; THENCE ALONG THE WEST LINE OF SECTION 1, N00°24'10"E 1312.39' TO THE POINT OF BEGINNING, CONTAINING 11.661 ACRES.

4

EXHIBIT A
Page 2

PARCEL II

Being one and the same as that parcel acquired by Warranty Deed from Adrian O'Neal, et al, Trustees of the Edon Family Trust, dated September 28, 1998, and recorded in Deed Book 1426 at Page 205:

A PARCEL OF LAND BEING THAT PART OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 7 SOUTH, RANGE 11 WEST, CITY OF GULFPORT, HARRISON COUNTY, MISSISSIPPI, LYING SOUTH OF THE SOUTH MARGIN OF O'NEAL ROAD, AND ALSO THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 7 SOUTH, RANGE 11 WEST, CITY OF GULFPORT, HARRISON COUNTY, MISSISSIPPI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A NAIL WITH CAP LOCATED AT THE NORTHEAST CORNER OF SECTION 2, TOWNSHIP 7 SOUTH, RANGE 11 WEST, CITY OF GULFPORT, HARRISON COUNTY, MISSISSIPPI, SAID POINT LYING IN THE CENTERLINE OF O'NEAL ROAD; THENCE ALONG THE EAST LINE OF SAID SECTION 2, S00°13'23"W 25.04' TO AN IRON ROD ON THE SOUTH MARGIN OF O'NEAL ROAD, SAID POINT BEING THE POINT OF BEGINNING; THENCE FURTHER ALONG SAID EAST SECTION LINE, S00°24'10"W 2649.82' TO A FENCE CORNER FOUND AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 2; THENCE FURTHER ALONG SAID EAST SECTION LINE, S00°08'28"E 1319.91' TO AN IRON ROD FOUND AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 2; THENCE ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4, N89°53'59"W 1346.42' TO AN IRON PIPE FOUND AT THE SOUTHWEST CORNER OF SAID NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 2; THENCE ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 2, N00°11'30"W 1327.36' TO A LIGHTARD KNOT FOUND AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 2; THENCE ALONG THE SOUTH LINE OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 2, S89°46'21"W 1329.38' TO A WOOD FENCE CORNER POST FOUND AT THE SOUTHWEST CORNER OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 2; THENCE ALONG THE WEST LINE OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 2, N00°35'03"W 1343.79' TO AN IRON ROD FOUND AT A FENCE CORNER POST, BEING THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 2; THENCE ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 2, N00°37'03"W 838.84' TO AN IRON PIPE FOUND; THENCE N00°24'31"E 451.93' TO AN IRON PIPE FOUND ON THE SOUTH MARGIN OF O'NEAL ROAD; THENCE ALONG SAID SOUTH MARGIN OF O'NEAL ROAD, N89°46'18"E 2715.42' TO THE POINT OF BEGINNING, CONTAINING 204.433 ACRES. SAID PROPERTY BEING SUBJECT TO A 5 ACRE SOUTHERN NATURAL GAS CORP. RIGHT-OF-WAY LOCATED IN THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 2 AND DESCRIBED IN DEED BOOK 187, PAGE 530.

EXHIBIT A
Page 3

PARCEL III

Being one and the same as that parcel acquired by Alan H. Goldin, et al., by Warranty Deed from Lewis N. Vance and Jeff Vance dated July 15, 1998, and recorded in Deed Book 1416 at Page 417:

All of the NW 1/4 of the SE 1/4, all of the SW 1/4 of the SE 1/4, a portion of the NE 1/4 of the SW 1/4; Section 2, Township 7 South, Range 11 West; also a portion of the NW 1/4 of the NE 1/4 of Section 11, Township 7 South, Range 11 West; City of Gulfport, First Judicial District of Harrison County, Mississippi; said parcels of land being more particularly described as follows: For the Point Of Beginning, Commence at a light wood post located at the northeast corner of the NW 1/4 of the SE 1/4 of said Section 2; thence S 00°08'18" W 2667.72 feet along the east line of the W 1/2 of the SE 1/4 of said Section 2; thence continue S 00°08'18" W 1217.01 feet along the east line of the NW 1/4 of the NE 1/4 of said Section 11, to a point located on the southeast right-of-way of a 100-foot wide easement to Mississippi Power Company; thence S 67°22'17" W 268.00 feet along said southeast right-of-way of a 100-foot wide easement to Mississippi Power Company, to a point located on the south line of the NW 1/4 of the NE 1/4 of said Section 11; thence S 89°27'02" W 642.21 feet along the south line of the NW 1/4 of the NE 1/4 of said Section 11; thence N 00°02'19" W 842.38 feet; thence N 89°35'47" W 444.55 feet to a point located on the west line of the NW 1/4 of the NE 1/4 of said Section 11; thence N 00°03'04" W 489.69 feet along the west line of the NW 1/4 of the NE 1/4 of said Section 11; thence N 00°26'34" E 1324.71 feet along the west line of the SW 1/4 of the SE 1/4 of said Section 2; thence S 89°59'19" W 687.36 feet along the south line of the NE 1/4 of the SW 1/4 of said Section 2, to a point located on the east line of Reservation Estates, Unit 2 Part 3, said point being located 11.26 feet northerly from an iron rod located at the southeast corner of Lot 10, Reservation Estates, Unit 2 Part 3; thence N 00°30'22" E 277.36 feet; thence S 89°32'08" E 11.39 feet; thence N 00°48'56" E 116.81 feet; thence N 00°23'29" E 59.78 feet to an iron rod located at the southeast corner of Lot 43, Reservation Estates, Unit 2 Part 3; thence N 00°28'23" E 365.20 feet to an iron rod located at the northeast corner of Lot 46, Reservation Estates, Unit 2 Part 3; thence S 89°31'51" E 269.51 feet; thence N 00°28'09" E 320.00 feet; thence N 89°31'51" W 45.00 feet; thence N 00°28'09" E 70.00 feet; thence N 73°39'43" E 464.44 feet; thence S 89°50'48" E 1329.30 feet along the north line of the NW 1/4 of the SE 1/4 of said Section 2, to the said Point Of Beginning.

Together with a non-exclusive, perpetual easement for ingress and egress more particularly described as follows:

Commence at the Southwest corner of the NW 1/4 of the NE 1/4, Section 11, Township 7 South, Range 11 West, Harrison County, Mississippi; thence South 89°57'10" East a distance of 334.29 feet to a point of beginning; thence Northeasterly along the arch of a curve to the right whose radius is 110.57 feet and delta angle is 89°35'04", a distance of 172.88 feet to a point; thence South 0°22'06" East a distance of 50 feet to a point; thence Southwesterly along the arch of a curve to the right whose radius is 60.57 feet and delta angle is 89°35'04" a distance of 94.57 feet to a point; thence North 89°57'10" West a distance of 50 feet to the point of beginning.

AND ALSO, the following parcel which is conveyed by quitclaim, without warranty and may be subject to claims of others:

A parcel of land within the SW 1/4 of the NE 1/4 of Section 11, Township 7 South, Range 11 West, Harrison County, Mississippi, lying North of the Mississippi Power Company easement and described as starting at the SE corner of the NW 1/4 of the NE 1/4 of Section 11, Township 7 South, Range 11 West and run West a distance of 465.6 feet for the point of beginning; thence continue West a distance of 203.9 feet; thence run South 84.3 feet; run thence Northeast along the Southern boundary of the Mississippi Power Company easement a distance of 220.6 feet to the point of beginning

STATE OF MISSISSIPPI

COUNTY OF HARRISON

I, Ryan Goldin, attest that there are no restrictive or prohibitive covenants prohibiting the rezoning of property associated with Tax Parcel # 0908E-01-001.001 & 0908C-01-001.000.

R. Goldin
FLORENCE GARDENS, LLC

DATE: 7-1-21

VP AND DIRECTOR OF OPERATIONS
TITLE

SWORN TO AND SUBSCRIBED TO ME before this 1st day of July, 2021.

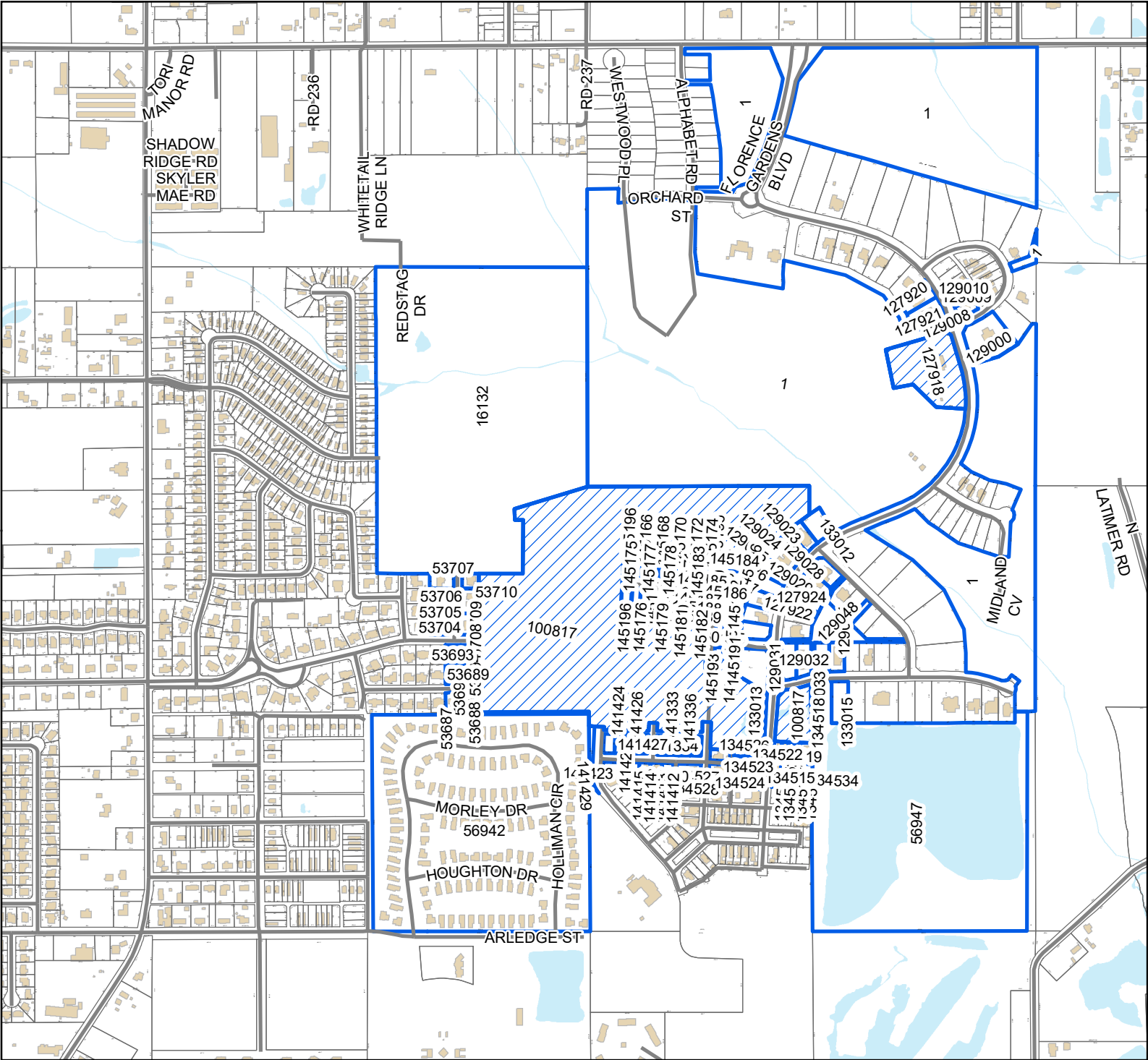
Andrew Johnson
NOTARY PUBLIC
JOHNSON
Commission Expires
July 19, 2022
HARRISON COUNTY

RE: Zoning Map Amendment 2108PC128, by agent Brown, Mitchell & Alexander, Inc., tax parcels 0908E-01-001.001 & 0908C-01-001.001, Request to zoning from R-1-10 (Single-family) to T4+ (General Urban Zone "Plus"), Preservation Dr, Ward 6

To Applicants and Adjacent Property Owners:

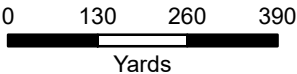
The City of Gulfport Planning Commission will hold a public hearing to consider the above application at 4:30 P.M. on **Thursday, August 26, 2021**, in the Council Chambers at the Gulfport City Hall located at 2309 15th Street.

For more information, visit <http://www.gulfport-ms.gov/agendas.shtml> then click the City of Gulfport Planning Commission for **Thursday, August 26, 2021**. A map showing the location of the property involved is located at this website. If you have any questions or comments, please contact this office at the phone number 228-868-5710 or email planners@gulfport-ms.gov. The application is available for viewing in the Planning Division office at 1410 24th Avenue.



Legend

- Site
- Adjacent Properties
- Street
- Alley
- Buildings
- Water Features



1 inch = 833 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.

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
			FLORENCE GARDENS LLC (OWNER)	12321 PRESERVATION DRIVE	GULFPORT	MS	39503
			BROWN MITCHELL & ALEXANDER (AGENT)	131 RUE MAGNOLIA	BILOXI	MS	39530
			Adjacent Property Owners				
	53688	0908E-01-063.000	BALDWIN CLAUDIA V	113 BIG SKY DR	GULFPORT	MS	39503
	129031	0908F-01-018.000	BARBAY TROY & JILL JOIA	12366 THREE RIVERS RD	GULFPORT	MS	39503
	134514	0908F-01-002.039	BATEMAN SHERRY DIANA & PHILLIP E	13145 WHISTLE COURT	GULFPORT	MS	39503
	141424	0908F-01-071.000	BLACKMORE PAUL HOWARD & CHERIE LYNN	13337 KINDER DR	GULFPORT	MS	39503
	134520	0908F-01-002.045	BRISTER GARY A	13213 WESTMINSTER BLVD	GULFPORT	MS	39503
	129010	0908C-01-001.015	BRODSKY ELIA & KAYCI A SLAGEL	12444 PRESERVATION DR	GULFPORT	MS	39503
	53694	0908E-01-049.000	CLIFTON ROBERT VINCENT	136 RESERVATION DRIVE	GULFPORT	MS	39503
	134515	0908F-01-002.040	COBB DAPHNE	13141 WHISTLE COURT	GULFPORT	MS	39503
	134521	0908F-01-002.046	CREEL JAMES E & NANCY A	13146 WHISTLE COURT	GULFPORT	MS	39503
	134530	0908F-01-002.055	DEMOLA MICHAEL C & SUZANNE	11993 MUSIC ST	GULFPORT	MS	39503
	16132	0908E-01-001.000	DEVELOPMENT CONSULTING INC	30105 HWY 59	LOXLEY	AL	36551
	129000	0908C-01-001.005	DOUGLAS DAVID EUGENE & GRACE ELAINE	13024 HARTLEY CIR	GULFPORT	MS	39503
	53710	0908E-01-046.000	EDWARDS SANDRA M	103 TOMAHAWK TRAIL	GULFPORT	MS	39503
	145193	0908E-01-001.112	ELLIOTT HOMES LLC	1402 PASS RD	GULFPORT	MS	39501
N	145191	0908E-01-001.110	ELLIOTT HOMES LLC	1402 PASS RD	GULFPORT	MS	39501
N	145184	0908E-01-001.103	ELLIOTT HOMES LLC	1402 PASS RD	GULFPORT	MS	39501
N	145187	0908E-01-001.106	ELLIOTT HOMES LLC	1402 PASS RD	GULFPORT	MS	39503
N	145188	0908E-01-001.107	ELLIOTT HOMES LLC	1402 PASS RD	GULFPORT	MS	39501
N	145189	0908E-01-001.108	ELLIOTT HOMES LLC	1402 PASS ROAD	GULFPORT	MS	39501
	127924	0908F-01-003.000	EPPERT MELAINE S	12212 PRESERVATION DR	GULFPORT	MS	39503
	53689	0908E-01-062.000	ESCOBAR MAURICIO	20280 LENNIA CUEVAS RD	SAUCIER	MS	39574
	53693	0908E-01-050.000	EVANS VIRGINIA H	134 RESERVATION DR	GULFPORT	MS	39503
	134519	0908F-01-002.044	FERREIRA ALEJANDRO E	13138 WHISTLE CT	GULFPORT	MS	39503
N	129048	0908F-01-035.000	FLORENCE GARDENS LLC	12321 PRESERVATION DRIVE	GULFPORT	MS	39503
N	133015	0908F-01-045.000	FLORENCE GARDENS LLC	12321 PRESERVATION DRIVE	GULFPORT	MS	39503
N	127918	0908C-01-001.001	FLORENCE GARDENS LLC	12271 PRESERVATION DRIVE	GULFPORT	MS	39503
N	133012	0908F-01-042.000	FLORENCE GARDENS LLC	12321 PRESERVATION DRIVE	GULFPORT	MS	39503
N	141415	0908F-01-062.000	FLORENCE GARDENS LLC	12321 PRESERVATION DRIVE	GULFPORT	MS	39503
N	56947	0908F-01-001.000	FLORENCE GARDENS LLC	12321 PRESERVATION DRIVE	GULFPORT	MS	39503
N	141429	0908F-01-002.061	FLORENCE GARDENS LLC	12321 PRESERVATION DRIVE	GULFPORT	MS	39503
N	100817	0908E-01-001.001	FLORENCE GARDENS LLC	12321 PRESERVATION DRIVE	GULFPORT	MS	39503
N	145194	0908E-01-001.113	FLORENCE GARDENS LLC	12321 PRESERVATION DR	GULFPORT	MS	39503
N	145196	0908E-01-001.115	FLORENCE GARDENS LLC	12321 PRESERVATION DR	GULFPORT	MS	39503

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
N	145166	0908E-01-001.085	FLORENCE GARDENS LLC	12321 PRESERVATION DR	GULFPORT	MS	39503
N	145167	0908E-01-001.086	FLORENCE GARDENS LLC	12321 PRESERVATION DR	GULFPORT	MS	39503
N	145168	0908E-01-001.087	FLORENCE GARDENS LLC	12321 PRESERVATION DR	GULFPORT	MS	39503
N	145169	0908E-01-001.088	FLORENCE GARDENS LLC	12321 PRESERVATION DR	GULFPORT	MS	39503
N	145170	0908E-01-001.089	FLORENCE GARDENS LLC	12321 PRESERVATION DR	GULFPORT	MS	39503
N	145171	0908E-01-001.090	FLORENCE GARDENS LLC	12321 PRESERVATION DR	GULFPORT	MS	39503
N	145172	0908E-01-001.091	FLORENCE GARDENS LLC	12321 PRESERVATION DR	GULFPORT	MS	39503
N	145173	0908E-01-001.092	FLORENCE GARDENS LLC	12321 PRESERVATION DR	GULFPORT	MS	39503
N	145174	0908E-01-001.093	FLORENCE GARDENS LLC	12321 PRESERVATION DR	GULFPORT	MS	39503
N	145192	0908E-01-001.111	FLORENCE GARDENS LLC	12321 PRESERVATION DR	GULFPORT	MS	39503
N	145190	0908E-01-001.109	FLORENCE GARDENS LLC	12321 PRESERVATION DR	GULFPORT	MS	39503
N	145185	0908E-01-001.104	FLORENCE GARDENS LLC	12321 PRESERVATION DR	GULFPORT	MS	39503
N	145186	0908E-01-001.105	FLORENCE GARDENS LLC	12321 PRESERVATION DR	GULFPORT	MS	39503
N	145183	0908E-01-001.102	FLORENCE GARDENS LLC	12321 PRESERVATION DR	GULFPORT	MS	39503
N	145175	0908E-01-001.094	FLORENCE GARDENS LLC	12321 PRESERVATION DR	GULFPORT	MS	39503
N	145176	0908E-01-001.095	FLORENCE GARDENS LLC	12321 PRESERVATION DR	GULFPORT	MS	39503
N	145177	0908E-01-001.096	FLORENCE GARDENS LLC	12321 PRESERVATION DR	GULFPORT	MS	39503
N	145178	0908E-01-001.097	FLORENCE GARDENS LLC	12321 PRESERVATION DR	GULFPORT	MS	39503
N	145179	0908E-01-001.098	FLORENCE GARDENS LLC	12321 PRESERVATION DR	GULFPORT	MS	39503
N	145180	0908E-01-001.099	FLORENCE GARDENS LLC	12321 PRESERVATION DR	GULFPORT	MS	39503
N	145181	0908E-01-001.100	FLORENCE GARDENS LLC	12321 PRESERVATION DR	GULFPORT	MS	39503
N	145182	0908E-01-001.101	FLORENCE GARDENS LLC	12321 PRESERVATION DR	GULFPORT	MS	39503
N	1	0908C-01-001.000	FLORENCE GARDENS LLC	12321 PRESERVATION DRIVE	GULFPORT	MS	39503
n	134534	0908F-01-002.059	FLORENCE GARDENS RES NEIGHBORHOOD	OWNERS ASSOCIATION INC	GULFPORT	MS	39503
	129008	0908C-01-001.013	FOX DUNCAN	12396 PRESERVATION DRIVE	GULFPORT	MS	39503
	141425	0908F-01-072.000	FREEMAN JUDY E	13333 KINDER DR	GULFPORT	MS	39503
	134517	0908F-01-002.042	GIBSON TOM & PAM	13129 WHISTLE CT (58)	GULFPORT	MS	39503
	141335	0908F-01-055.000	GILREATH MICHAEL H & CYNTHIA	13307 KINDER DR	GULFPORT	MS	39503
	129028	0908F-01-015.000	GOFF JOHN R & CYNTHIA L	12224 PRESERVATION DR	GULFPORT	MS	39503
	129024	0908F-01-011.000	GOLDIN ALAN H & HOPE U	12223 PRESERVATION DR	GULFPORT	MS	39503
	127922	0908F-01-005.000	GOLDIN SCOTT LEE	12207 PRESERVATION DRIVE	GULFPORT	MS	39503
	134528	0908F-01-002.053	GRAY PHILLIP W & LILLIAN K	11990 MUSIC ST	GULFPORT	MS	39503
	127921	0908C-01-001.004	GUIROLA LOUIS JR & STEPHANIE	12453 PRESERVATION DR	GULFPORT	MS	39503
	133013	0908F-01-043.000	HENRY ROBERT C & DALYCE M	12187 PRESERVATION DR	GULFPORT	MS	39503
	134524	0908F-01-002.049	HERBERT ARTHUR J III & ELLEN G	11991 PRESERVATION DR	GULFPORT	MS	39503
	141334	0908F-01-054.000	HINES OWEN CLARK JR & KELLY FLYNN	13311 KINDER DRIVE	GULFPORT	MS	39503

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
	129009	0908C-01-001.014	HINKEBEIN ANDREW & THECLA	12440 PRESERVATION DRIVE	GULFPORT	MS	39503
	141333	0908F-01-053.000	HOLLEY NEIL E	13315 KINDER DR	GULFPORT	MS	39503
	56942	0908E-02-001.000	HOLLIMAN PLACE LLC	P O BOX 349	OXFORD	MS	38655
	129034	0908F-01-021.000	HOLMAN JAMES M & MELISSA A	13134 LAKE FLORENCE RD	GULFPORT	MS	39503
	129023	0908F-01-010.000	HOPE TIM R & BETTY A	12227 PRESERVATION DR	GULFPORT	MS	39503
	141427	0908F-01-074.000	JACKSON AVERY & LAUREN	13323 KINDER DR	GULFPORT	MS	39503
	141423	0908F-01-070.000	JOHNSON ROSALIND D	2021 ALPHABET RD	GULFPORT	MS	39503
	130175	0908F-01-041.000	KATSIS KAYE ANNE	14016 JOHN CLARK RD	GULFPORT	MS	39503
	53708	0908E-01-048.000	KIRCH LINDA & PROCTOR ALAN -TRUSTEE	133 RESERVATION DR	GULFPORT	MS	39503
	134527	0908F-01-002.052	KROLL DONALD A & MARLENE B	11994 MUSIC STREET	GULFPORT	MS	39503
	134513	0908F-01-002.038	LAWSON DAVID W & ANN G	13149 WHISTLE CT	GULFPORT	MS	39503
	129025	0908F-01-012.000	LIEBERMAN STACY RESIDENCE TRUST	14231 SEAWAY RD STE 7000	GULFPORT	MS	39503
	134526	0908F-01-002.051	MALONE RICHARD A	11998 MUSIC STREET	GULFPORT	MS	39503
	141413	0908F-01-060.000	MARSHALL CHAD E & JARRID HILL	13318 KINDER DR	GULFPORT	MS	39503
	141414	0908F-01-061.000	MASSEY CHARLES P	13322 KINDER DR	GULFPORT	MS	39503
	127920	0908C-01-001.003	MCCULLOUGH MICHAEL S & JENNIFER	12457 PRESERVATION DRIVE	GULFPORT	MS	39503
	53687	0908E-01-064.000	MCKINNEY JOHNNY F	111 BIG SKY DR	GULFPORT	MS	39503
	141412	0908F-01-059.000	MICHELLI MADELEINE	13314 KINDER DRIVE	BILOXI	MS	39532
	53705	0908E-01-043.000	MOODY ARTIES JONES JR & SHARON L	100 TOMAHAWK TRAIL	GULFPORT	MS	39503
	53704	0908E-01-042.000	NOERNBERG WILLIAM E II &	ASHLIE RENEE WYATT	GULFPORT	MS	39503
	129029	0908F-01-016.000	NORRIS JACK R & STEPHANIE D	12216 PRESERVATION DR	GULFPORT	MS	39503
	129033	0908F-01-020.000	POOLE CRYSTAL DANIEL & MARCUS	13140 LAKE FLORENCE ROAD	GULFPORT	MS	39503
	134522	0908F-01-002.047	RAGLAND JOHN D & SHELLEY	13150 WHISTLE CT	GULFPORT	MS	39503
	53690	0908E-01-061.000	RAY MARK STEVEN & DARI STARLING	145 GARY ST	GULFPORT	MS	39503
	141426	0908F-01-073.000	RICE SIDNEY EARL JR & SHELLY	13327 KINDER DR	GULFPORT	MS	39503
	134516	0908F-01-002.041	RIDDLE DONALD S & KATHLEEN M	13137 WHISTLE COURT	GULFPORT	MS	39503
	141336	0908F-01-056.000	ROGERS RANDALL S & SELENA R	13303 KINDER DR	GULFPORT	MS	39503
	129027	0908F-01-014.000	SWANGER DAWN & BRANDON	63 SHORELINE LN	GULFPORT	MS	39503
	53709	0908E-01-047.000	TATE BARBARA E & TURNER CARLOTTA	101 TOMAHAWK TRAIL	GULFPORT	MS	39503
	53707	0908E-01-045.000	TOLAR TERRY	2620 RUE PALAFOX	BILOXI	MS	39531
	129026	0908F-01-013.000	TRAN JOHN H & TRAN H NGUYEN-TRUSTEE	12215 PRESERVATION DR	GULFPORT	MS	39503
	129032	0908F-01-019.000	VANN MICHAEL A & THERESA	13144 LAKE FLORENCE RD	GULFPORT	MS	39503
	53706	0908E-01-044.000	WANZO VICTORIA L & WILLIE JR	102 TOMAHAWK TRAIL	GULFPORT	MS	39503
	145195	0908E-01-001.114	WARD DORIS DUNCAN	13225 ARTISAN RD	GULFPORT	MS	39503
	134523	0908F-01-002.048	WETZEL RAUN JOSEPH & VICTORIA R	11995 PRESERVATION DR	GULFPORT	MS	39503
	134518	0908F-01-002.043	WHITEMAN BRIDGET M & RALPH ANDREW	13130 WHISTLE COURT	GULFPORT	MS	39503

MEMORANDUM

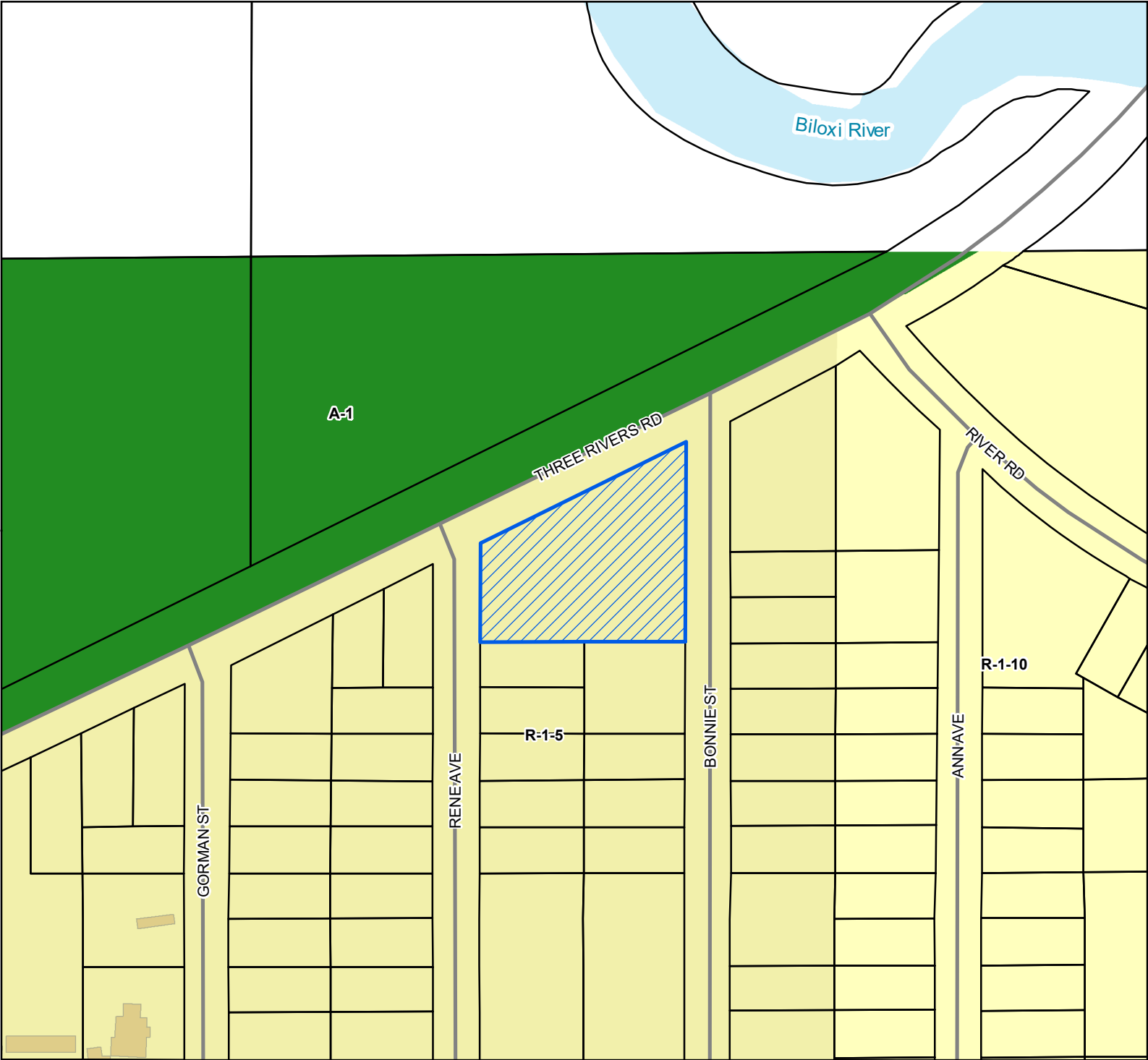
To: City of Gulfport Planning Commission

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: August 26, 2021

Re: Planning Commission Approval 2108PC130:

Planning Commission Approval 2108PC130, by agent Andrea Gomez, tax parcel 0907H-02-025.000, Requests mobile home use, Three Rivers Rd, Zoned R-1-5 (Single-family), Ward 6



Legend

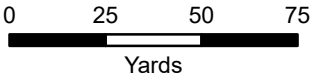
- Site
- Street
- Parcels
- Buildings
- Water Features

Zoning

- A-1 - Agricultural District
- R-1-10 - Single Family Residence (Low Density)
- R-1-5 - Single Family Residence District (Medium Density)

Site Information

0907H-02-025.00
Zoning: R-1-5 (Single Family)
Size: 35,790 sq ft.
Flood: AE



1 inch = 150 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.

\$75.00



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

For Staff Use Only

APPLICATION FOR PLANNING COMMISSION APPROVAL

Property Information

TAX PARCEL #

0	9	0	7	H

 -

0	2

 -

0	2	5

 .

0	0	0

Case Number: 2108 PC 130Date Received: 7/6/21

Receipt Number: _____

Received By: mw

Zoning: _____

Ward: _____ Flood: _____

Size: _____

(If necessary, use separate sheet of paper)

Address of Property Involved: 0 3 Three Rivers RoadLot(s) 43-47, Block(s) 8, Subdivision Re-Subd of Biloxi River Estates Unit #1

General Location: _____

GENERAL DESCRIPTION OF REQUEST:

Placement of mobile home
mobile home - 16x26

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

Brandon Brown
Printed Name of Owner
216 2196 Popps Ferry Rd.
Mailing Address
Biloxi MS 39532
City State Zip code
(228) 861-9202
Home Phone Work/Cell Phone
Surfer539@outlook.com
Email
[Signature]
Signature of Owner

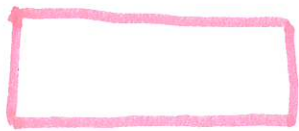
AGENT

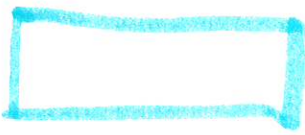
Andrea Gomez
Printed Name of Agent
1116 41st Ave.
Mailing Address
Gulfport MS 39501
City State Zip code
228-284-7870 228-392-7777
Home Phone Work/Cell Phone
andreamg363@gmail.com
Email
[Signature]
Signature of Agent

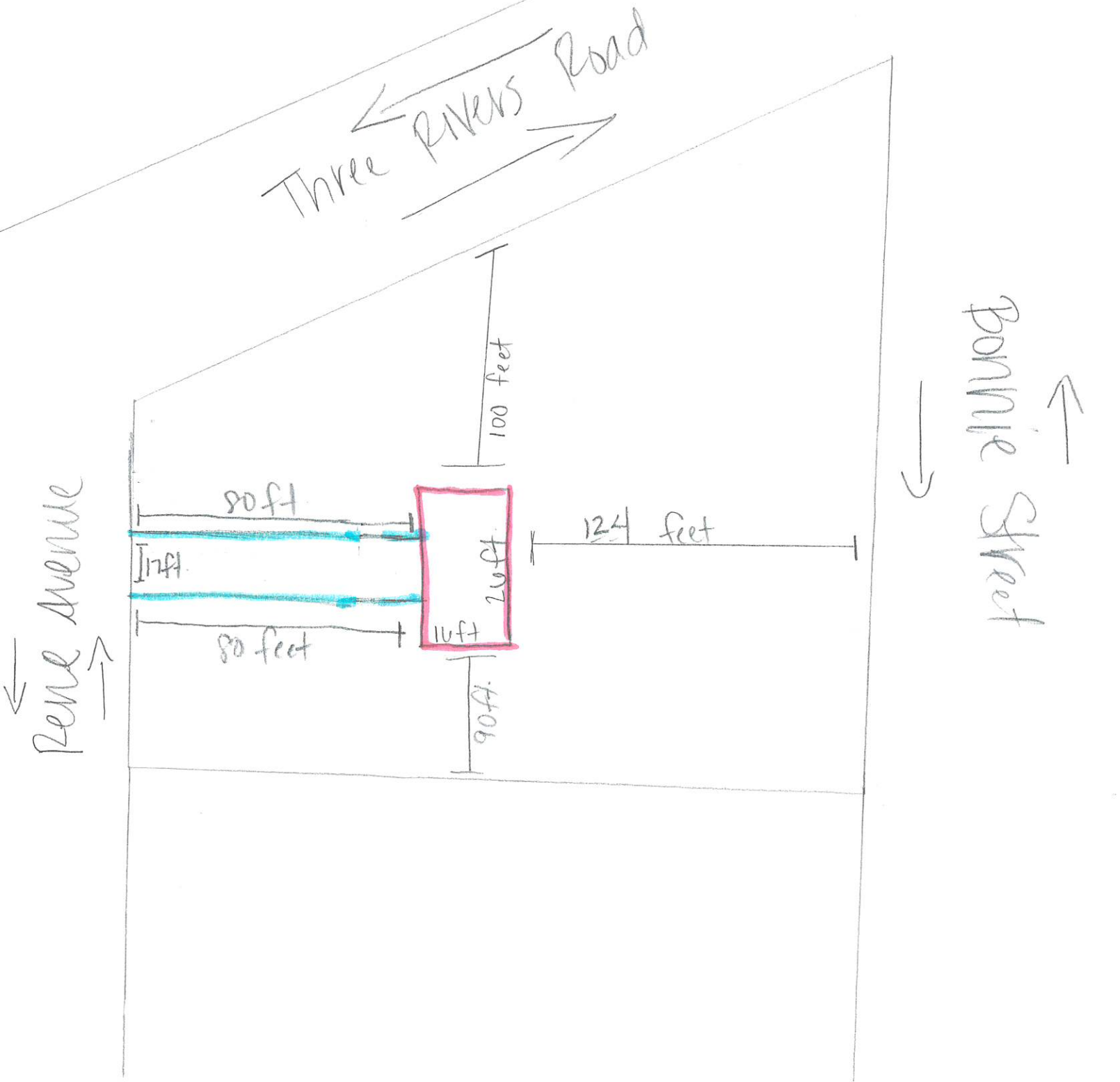
If the property or properties listed above have more than one owner, please check this box. In the case of multiple owners, reverse side must be completed. Each additional owner will need to complete and sign the reverse side of this application. We can only accept applications with original signatures.

☐

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

 mobile home

 driveway





Designation of Agent

I, Brandon Brown, being owner of the property 0907H-02-025.000
which is the subject of this application hereby authorize Andrea Gomez to act as my
representative with the City of Gulfport's Zoning Board of Adjustment and Appeals, and/or Planning
Commission, and/or City Council, and/or permitting and licensing, as required by the City.

Such representation shall be for all purposes concerning any manner, right, or obligation relating to this
petition. This designation authorizes my agent to make verbal or written representations and/or
declarations on my behalf, and I shall be legally bound by said verbal or written representations and/or
declarations relating to this petition.

The petitioner understands and acknowledges that the City will rely upon the agent's representations in
approval or denial of said petition.

6-26-21

Signature

Date



STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 26 day of June, 20 21

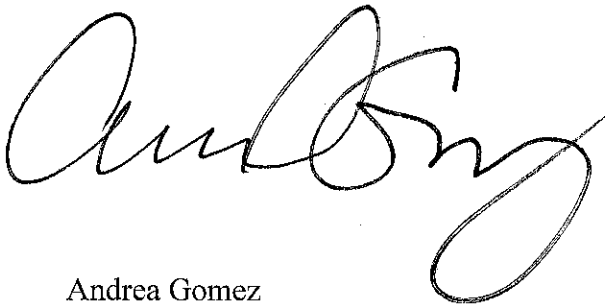
Notary Public

03/18/2022

Commission Expiration

July 6, 2021

I feel the planned placement of the mobile home will not affect the community in any significant manner. The property is surrounded by three paved roads and the mobile home will sit on the property facing Rene Ave with an appropriate driveway entrance and a possible exit if needed on Three Rivers Rd. The water and sewage, trash disposal, and police and/or fire department are all being provided by the City of Gulfport since we are in city limits. I do not believe the mobile home will impede on the flow of traffic since the main entrance is located on a small road and this will be a single-family residence.

A handwritten signature in black ink, appearing to read 'Andrea Gomez', with a large, stylized loop at the end.

Andrea Gomez



John 1st Judicial District
Instrument 2014 1384 D - J1
Filed/Recorded 2/26/2014 03:11 P
Total Fees \$ 16.00
4 Pages Recorded

INDEX: Lt 43-47 Block 8 Re Sub of Biloxi River Estate
Unit #1

STATE OF MISSISSIPPI
COUNTY OF HARRISON

Prepared by:
Thomas E. Payne, Attorney at Law
P.O. Box 4956
Biloxi, MS 39531

QUITCLAIM DEED

FOR VALUABLE CONSIDERATION OF TEN DOLLARS (\$10.00), and other good and valuable consideration,
cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, I

Joseph M. Aflague
14443 Shriners Blvd
Biloxi, MS, 39532
(228) 596-8342

(hereinafter called "Grantor") do hereby sell, convey, bargain and quitclaim unto

Brandon Brown
2196 Pops Ferry rd
Biloxi, MS, 39532
(228) 861-9202

(herein after called "Grantee"), the following lands and property, together with all improvements located thereon, lying in the
Second Judicial District of Harrison County, Mississippi, more particularly and certainly described as follows:

Lots 43-47 Block 8 Re Sub of Biloxi River Estate, Harrison County Mississippi, s per map or plat thereof on file in the
Office of the Chancery Clerk of Harrison County, Mississippi.

Excepted from this deed and warranty hereof are all zoning and building ordinances, easements, covenants and
rights-of-way of record, prior reservations and conveyances of minerals.

IT IS AGREED AND UNDERSTOOD that Ad valorem taxes, including any past due or currently due are assumed by
Grantee herein.

IN WITNESS WHEREOF, the undersigned Grantor has executed this Quitclaim Deed on the 21st day
of February, 2014.

Joseph M. Aflague
JOSEPH M. AFLAGUE, Grantor

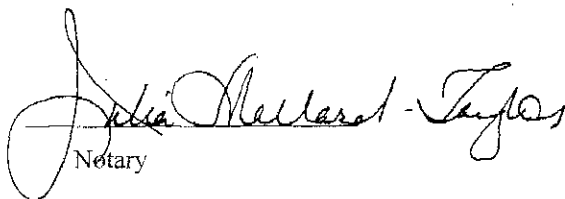
TITLE SEARCH NEITHER REQUESTED NOR PERFORMED.
TOM PAYNE, ATTORNEY AT LAW OFFERS NO WARRANTY AS TO TITLE.

STATE OF MISSISSIPPI

COUNTY OF HARRISON

Personally appeared before me, the undersigned authority in and for said county and state, on this 21st day of February 2014, within my jurisdiction, the within named **JOSEPH M. AFLAGUE**, who acknowledged that he executed the above and foregoing instrument.


JOSEPH M. AFLAGUE


Notary

Joseph M. Aflague (Grantor)
14443 Shriners Blvd
Biloxi, MS, 39532
(228) 596-8342

Brandon Brown (Grantee)
2196 Pops Ferry rd
Biloxi, MS, 39532
(228) 861-9202



STATE OF MISSISSIPPI

MISSISSIPPI STATE DEPARTMENT OF HEALTH
VITAL RECORDS

10911636

Amended by authority of Sec.
41-57-13, Miss. Code of 1972

AUG 21 2013

FILING DATE JUL 17 2013

CERTIFICATE OF DEATH
STATE OF MISSISSIPPI

STATE FILE NUMBER 123- 2013-065253

1. DECEASED'S LEGAL NAME (First, Middle, Last) WANDA LOU AFLAGUE		2. SEX FEMALE	3a. HOUR OF DEATH 11:57 A.	3b. DATE OF DEATH (Month, Day, Year) JULY 9, 2013
4. RACE (Check one or more races to indicate what the decedent considered himself or herself to be) ☒ White ☐ Black or African American ☐ Chinese ☐ Filipino ☐ Japanese ☐ Korean ☐ Vietnamese ☐ Native Hawaiian ☐ Samoan ☐ Asian Indian ☐ Guamanian or Chamorro ☐ Other Asian (Specify) ☐ Other Pacific Islander (Specify)				
5a. AGE AT LAST BIRTHDAY 79	ONLY IF UNDER 1 YEAR 5b. MONTH 05 5c. DAYS 24	ONLY IF UNDER 1 DAY 5d. HOURS 11 5e. MINUTES 57	6. DATE OF BIRTH (Month, Day, Year) MARCH 19, 1934	
7. BIRTH PLACE (State or Foreign Country) OKLAHOMA				
8. PLACE OF DEATH (Check only one box) ☐ Hospital ☐ SN Outpatient ☐ DOA ☐ Hospice facility ☐ Nursing home/Long-term care facility ☒ Decedent's home ☐ Other (Specify)				
9a. FACILITY NAME (If not a facility, give street address, route number, or other location) 346 CARTER ROAD		9b. CITY, TOWN OR LOCATION OF DEATH BILOXI		9c. ZIP CODE 39531
9d. COUNTY OF DEATH HARRISON				
10. DECEASED'S EDUCATION - Check the box that best describes the highest degree or level of school completed at time of death. ☐ 8 th grade or less ☐ 9 th - 12 th grade, no diploma ☒ High school graduate or GED completed ☐ Some college, no degree ☐ Associate degree (e.g., A.A., A.S.) ☐ Bachelor's degree (e.g., B.A., B.S.) ☐ Master's degree (e.g., M.A., M.S., M.Ed., M.P.S., M.B.A.) ☐ Doctorate (e.g., Ph.D., Ed.D.) or Professional degree (e.g., M.D., D.D.S., D.V.M., LL.M., J.D.) ☐ Unknown				
11. MARITAL STATUS AT TIME OF DEATH ☐ Married ☐ Married, but separated ☒ Widowed ☐ Divorced ☐ Never married ☐ Unknown		12. SURVIVING SPOUSE (If wife, give maiden name)		13. WAS DECEASED EVER IN U.S. ARMED FORCES? (Yes or No) NO
14. DECENT OF HISPANIC ORIGIN - Check the box that best describes whether the decedent is Spanish/Hispanic/Latino. Check the "No" box if decedent is not Spanish/Hispanic/Latino. ☒ No, not Spanish/Hispanic/Latino ☐ Yes, Mexican, Mexican American, Chicano ☐ Yes, Puerto Rican ☐ Yes, Cuban ☐ Yes, other Spanish/Hispanic/Latino (Specify)				
15. SOCIAL SECURITY NUMBER 546-46-8457		16a. USUAL OCCUPATION (Kind of work done, most of working life) HOME MAKER		16b. KIND OF BUSINESS OR INDUSTRY OWN HOME
17a. RESIDENCE - STATE MS		17b. COUNTY HARRISON	17c. CITY OR TOWN BILOXI	17d. ZIP CODE 39531
17e. STREET AND NUMBER OR RURAL LOCATION (Include address number) 346 CARTER RD.		17f. INSIDE CITY LIMITS (Yes or No) YES		
18. FATHER'S NAME (First, Middle, Last) MATTHEW SMITH		19. MOTHER'S NAME PRIOR TO FIRST MARRIAGE (First, Middle, Last) LOTTIE WILLIAMS		
20a. INFORMANT - NAME (Type or print) JOSEPH MICHAEL AFLAGUE		20b. RELATIONSHIP TO DECEASED SON		20c. MAILING ADDRESS (Street and number, City or town, State, ZIP Code) 14443 SHRINERS BLVD BILOXI, MS 39532
21a. DISPOSITION OF BODY (Specify: Burial, Removal, etc.) BURIAL		21b. CEMETERY/CREMATORY - NAME BILOXI NATIONAL CEMETERY BILOXI, MS.		21c. LOCATION (City and State) BILOXI, MS.
21d. FUNERAL HOME (Who first assumed custody of body) BRADFORD O'KEEFE FUNERAL HOME		21e. FUNERAL HOME LICENSE NUMBER FE 46		21f. SIGNATURE AND LICENSE NUMBER [Signature] (FE 46)
22a. MAILING ADDRESS (Street and number, City or town, State, ZIP Code) 675 HOWARD AVE BILOXI, MS 39530		22b. MAILING ADDRESS (Street and number, City or town, State, ZIP Code)		
23a. PERSON WHO PRONOUNCED DEATH - NAME AND TITLE (Type or print) JAMIE WOODS, R.N.		23b. PRONOUNCED DEAD (Month, Day, Year) ON JULY 9, 2013		23c. PRONOUNCED DEAD (Time) AT 11:57 A.M.
24a. NAME OF CERTIFYING PHYSICIAN OR CORONER (Type or print) GARY T. HARGROVE		24b. MAILING ADDRESS (Street and number, City or town, State, ZIP Code) P.O. BOX 4036, GULFPORT, MS 39502		
25a. SIGNATURE [Signature]		25b. DATE SIGNED (Month, Day, Year) JULY 10, 2013		25c. STATE LICENSE NUMBER [Blank]
26. NAME OF ATTENDING PHYSICIAN IF OTHER THAN CERTIFIER (Type or print)		27. DATE SIGNED (Month, Day, Year) JULY 10, 2013		
28. CAUSE OF DEATH PART I - Enter the chain of events - diseases, injuries, or complications that directly caused the death. DO NOT enter external causes such as cardiac arrest, shock, or heart failure without showing the etiology. List only one cause on each line. DO NOT USE ABBREVIATIONS.				
IMMEDIATE CAUSE (Final disease or condition resulting in death) (a) CARCINOMA OF THE LUNG WITH METASTASIS				
Sequently the conditions, if any, leading to immediate cause. Enter UNDERLYING CAUSE (Disease of injury that initiated events resulting in death) LAST. (b) DUE TO, OR AS A CONSEQUENCE OF (Enter one cause only)				
(c) DUE TO, OR AS A CONSEQUENCE OF (Enter one cause only)				
(d) DUE TO, OR AS A CONSEQUENCE OF (Enter one cause only)				
29. PART II: OTHER SIGNIFICANT CONDITIONS - Conditions contributing to death but not resulting in the underlying cause given to PART I.				
30. DID TOBACCO USE CONTRIBUTE TO DEATH? ☐ Yes ☐ Probably ☒ No ☐ Unknown		31. IF FEMALE: ☒ NOT pregnant within the past year ☐ PREGNANT at time of death ☐ Not pregnant, BUT PREGNANT WITHIN 42 DAYS OF DEATH ☐ Unknown if pregnant within the past year		
32a. ACCIDENT, SUICIDE, HOMICIDE, PENDING INVESTIGATION, OR UNDETERMINED (Specify)		32b. DATE OF INJURY (Month, Day, Year)		32c. TIME OF INJURY
32d. IF TRANSPORTATION INJURY, SPECIFY ☐ Driver/Operator ☐ Passenger ☐ Pedestrian ☐ Other (Specify)		32e. DESCRIBE HOW OR BY WHAT MEANS INJURY OCCURRED		
33. INJURY AT WORK (Yes or No)		33a. PLACE OF INJURY (Specify Home, Farm, Street, Factory, Office Building, etc.)		33b. LOCATION (Street or route number, City or town, State)

MISSISSIPPI STATE DEPARTMENT OF HEALTH
THIS IS TO CERTIFY THAT THE ABOVE IS A TRUE AND CORRECT COPY OF THE CERTIFICATE ON FILE IN THIS OFFICE

Form 511

8/21/2013

Judy Moulder
STATE REGISTRAR

WARNING: A REPRODUCTION OF THIS DOCUMENT RENDERS IT VOID AND INVALID. DO NOT ACCEPT UNLESS EMBOSSED SEAL OF THE MISSISSIPPI STATE BOARD OF HEALTH IS PRESENT. IT IS ILLEGAL TO ALTER OR COUNTERFEIT THIS DOCUMENT.

VERIFY PRESENCE OF WATERMARK HOLD TO LIGHT TO VIEW

THE FACE OF THIS DOCUMENT HAS A COLORED BACKGROUND ON WHITE PAPER. THIS IS WATERMARKED PAPER. DO NOT ACCEPT WITHOUT FIRST HOLDING TO LIGHT TO VERIFY WATERMARK.

STATE OF MISSISSIPPI

MISSISSIPPI STATE DEPARTMENT OF HEALTH
VITAL RECORDS

4

TYPE OR PRINT
WITH BLACK INKFILING
DATE

OCT 03 2005

CERTIFICATE OF DEATH
STATE OF MISSISSIPPISTATE FILE
NUMBER

123-05-020183

DECEASED	1. NAME First Middle Last JOSE PEREZ AFLAGUE			2. SEX MALE	3a. HOUR OF DEATH 12:25pm	3b. DATE OF DEATH (Month, Day, Year) SEPTEMBER 4, 2005
	4. RACE (Specify White, Black, American Indian, etc.) WHITE	5a. AGE AT LAST BIRTHDAY 80 years	5b. MOS 5c. DAYS 5d. HOURS 5e. MINS	6. DATE OF BIRTH (Month, Day, Year) AUGUST 31, 1925	7a. COUNTY OF DEATH HARRISON	
	7b. CITY OR TOWN OF DEATH BILOXI	7c. HOSPITAL OR OTHER INSTITUTION NAME AND NUMBER (If not in either, give street address, route number or other location) VAMC BILOXI DIVISION (24V)			7d. IF IN HOSP. OR INST. SPECIFY INPT., OUTPT., EMER., RM. OR OOA INPATIENT	8. STATE OF BIRTH Guam
	9. DECEASED'S EDUCATION (Specify only highest grade completed) Elem/High School College (0-12) 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)	10. MARRIED, NEVER MARRIED, WIDOWED, DIVORCED (Specify) married	11. SURVIVING SPOUSE (If wife, give maiden name) WANDA SMITH	12. WAS DECEASED EVER IN U.S. ARMED FORCES? (Yes or No) YES		
death occurred in institution, see HANDBOOK, regarding completion of RESIDENCE items	13. ORIGIN OR DESCENT (Specify Cuban, Afro-American, Mexican, etc.) AMERICAN			14. SOCIAL SECURITY NUMBER 547-38-5822	15a. USUAL OCCUPATION (Kind of work done, most of working life) RETIRED MILITARY	15b. KIND OF BUSINESS OR INDUSTRY U. S. AIR FORCE
	16a. RESIDENCE—STATE MISSISSIPPI	16b. COUNTY HARRISON	16c. CITY OR TOWN BILOXI	16d. INSIDE CITY LIMITS (Specify Yes or No) YES	16e. STREET AND NUMBER OR RURAL LOCATION 346 CARTER ROAD	
	17. FATHER—NAME First Middle Last JUAN AFLAGUE			18. MOTHER—NAME First Middle Maiden ISABEL PEREZ		
	19a. INFORMANT—NAME (Type or print) WANDA AFLAGUE			19b. MAILING ADDRESS (Street and number or route and box number, City or town, State, ZIP code) 346 CARTER ROAD, BILOXI, MS 39531		
DISPOSITION	20a. BURIAL, CREMATION, REMOVAL (Specify) BURIAL		20b. CEMETERY, CREMATORY—NAME BILOXI NATIONAL		20c. LOCATION (City and State) BILOXI, MS	
	20d. FUNERAL HOME—NAME AND MISSISSIPPI I.D. NUMBER BRADFORD-O'KEEFE 24B		20e. MAILING ADDRESS (Street and number or route and box number, City or town, State, ZIP code) 2511 PASS ROAD, BILOXI, MS 39531			
PRONOUNCEMENT	22a. PERSON WHO PRONOUNCED DEATH—NAME AND TITLE (Type or print) KAMRAN AFZAL M.D.			22b. PRONOUNCED DEAD (Month, Day, Year) ON SEPTEMBER 4, 2005		22c. PRONOUNCED DEAD (Hour) AT 12:25pm
	23a. CERTIFIER—NAME (Type or print) IOBAL SAVANI M.D.			23b. MAILING ADDRESS (Street and number or route and box number, City or town, State, ZIP code) 400 VETERANS AVE., BILOXI, MS 39531		
CERTIFIER	24a. To the best of my knowledge, death occurred due to the cause(s) and manner as stated. SIGNATURE MO			24e. On the basis of examination and/or investigation, in my opinion, death occurred due to the cause(s) and manner as stated. SIGNATURE MO		
	24b. DATE SIGNED (Month, Day, Year) SEPTEMBER 12, 2005			24c. STATE LICENSE NUMBER		
	24d. NAME OF ATTENDING PHYSICIAN IF OTHER THAN CERTIFIER (Type or print)			24f. DATE SIGNED (Month, Day, Year)		
CAUSE OF DEATH	25. PART I. DEATH CAUSED BY: (a) SEPSIS DUE TO OR AS A CONSEQUENCE OF (Enter one cause only): (b) URINARY TRACT INFECTION DUE TO OR AS A CONSEQUENCE OF (Enter one cause only): (c) PNEUMONIA			Interval between onset and death		
				Interval between onset and death		
				Interval between onset and death		
				Interval between onset and death		
had Decedent been Pregnant within 90 Days prior to Death? ☐ Yes ☐ No	26. PART II. OTHER SIGNIFICANT CONDITIONS—Conditions contributing to death but not resulting in the underlying cause given in PART I. Diabetes Mellitus, Dementia, Prostate Cancer, Chronic Obstructive Pulmonary Disease			27. AUTOPSY (Yes or No) NO		28. WAS CASE REFERRED TO MEDICAL EXAMINER? (Yes or No) NO
	29a. ACCIDENT, SUICIDE, HOMICIDE, PENDING INVESTIGATION, OR UNDETERMINED (Specify) NCT			29b. DATE OF INJURY (Month, Day, Year) m.	29c. HOUR OF INJURY m.	
	29d. DESCRIBE HOW OR BY WHAT MEANS INJURY OCCURRED					
	29e. INJURY AT WORK (Yes or No)			29f. PLACE OF INJURY (Specify Home, Farm, Street, Factory, Office building, etc.)	29g. LOCATION Street or route number City or town State	

THIS IS TO CERTIFY THAT THE ABOVE IS A TRUE AND CORRECT COPY OF THE CERTIFICATE ON FILE IN THIS OFFICE

Brian W. Amy, MD, MHA, MPH
STATE HEALTH OFFICER

OCT-3 2005

Judy Moulder
STATE REGISTRAR

WARNING:

A REPRODUCTION OF THIS DOCUMENT RENDERS IT VOID AND INVALID. DO NOT ACCEPT UNLESS EMBOSSED SEAL OF THE MISSISSIPPI STATE BOARD OF HEALTH IS PRESENT. IT IS ILLEGAL TO ALTER OR COUNTERFEIT THIS DOCUMENT.

THE FACE OF THIS DOCUMENT HAS A COLORED BACKGROUND ON WHITE PAPER. THIS IS WATERMARKED PAPER. DO NOT ACCEPT WITHOUT FIRST HOLDING TO LIGHT TO VERIFY WATERMARK.

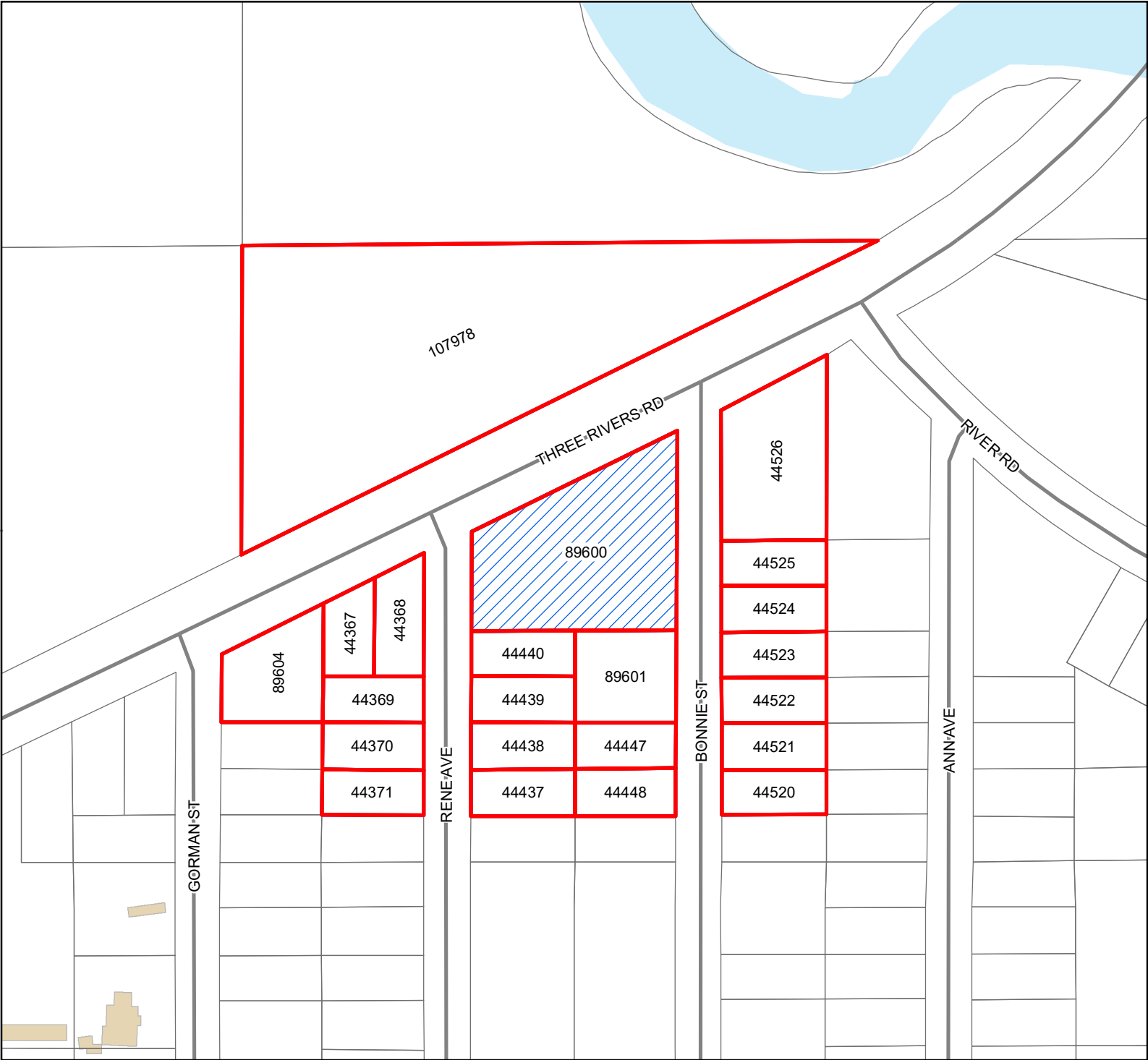
RE: Planning Commission Approval 2108PC130, by agent Andrea Gomez, tax parcel 0907H-02-025.000, Requests mobile home use, Three Rivers Rd, Zoned R-1-5 (Single-family), Ward 6

To Applicants and Adjacent Property Owners:

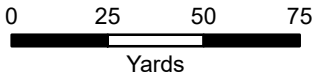
The City of Gulfport Planning Commission will hold a public hearing to consider the above application at 4:30 P.M. on **Thursday, August 26, 2021**, in the Council Chambers at the Gulfport City Hall located at 2309 15th Street.

For more information, visit <http://www.gulfport-ms.gov/agendas.shtml> then click the City of Gulfport Planning Commission for **Thursday, August 26, 2021**. A map showing the location of the property involved is located at this website. If you have any questions or comments, please contact this office at the phone number 228-868-5710 or email planners@gulfport-ms.gov. The application is available for viewing in the Planning Division office at 1410 24th Avenue.

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
	44524	0907H-02-022.000	BROWN BRANDON	2196 POPPS FERRY RD	BILOXI	MS	39532
	44524	0907H-02-022.000	GOMEZ ANDREA	1116 41ST AVE	GULFPORT	MS	39501
Adjacent Property Owners							
	44521	0907H-02-019.000	BAGLEY STEVE C/O JOSEPH STRANGE	305 TUDOR ST	HOUMA	LA	70364
	44524	0907H-02-022.000	BROWN BRANDON	2196 POPPS FERRY RD	BILOXI	MS	39532
n	89601	0907H-02-026.000	BROWN BRANDON	2196 POPPS FERRY RD	BILOXI	MS	39532
n	44447	0907H-02-027.000	BROWN BRANDON	2196 POPPS FERRY RD	BILOXI	MS	39532
n	89600	0907H-02-025.000	BROWN BRANDON	2196 POPPS FERRY RD	BILOXI	MS	39532
	44520	0907H-02-018.000	GUERRERO JOSE	33131 LAGO VIEJO DRIVE	LA FERIA	TX	78559
	44368	0907H-02-035.000	HOLLEY ELIZABETH D & MARK D	315 S RED RIVER	HENRIETTA	TX	76365
	44522	0907H-02-020.000	JENEVEIN WAYNE H	14 FAIRLANE DR	METAIRIE	LA	70033
n	44367	0907H-02-036.000	MCCAFFREY PAT	12313 LUNDY RD	GULFPORT	MS	39503
	107978	0907H-01-012.001	MCCAFFREY PATRICK A & SARAH H	12313 LUNDY RD	GULFPORT	MS	39503
	89604	0907H-02-044.000	MILLIRONS GREGORY W	9099 MILLIKENS BEAD	DENHAM SPRINGS	LA	70726
	44526	0907H-02-024.000	RAY EVA M	1561 LUCIUS ST	BILOXI	MS	39532
	44437	0907H-02-031.000	RURY EMBEY O	110 BRANCH WATER LANE	HUNTSVILLE	AL	35806
n	44371	0907H-02-039.000	RURY EMBEY O	110 BRANCH WATER LANE	HUNTSVILLE	AL	35806
n	44438	0907H-02-032.000	RURY EMBEY O	110 BRANCH WATER LANE	HUNTSVILLE	AL	35806
n	44440	0907H-02-034.000	RURY EMBEY O	110 BRANCH WATER LANE	HUNTSVILLE	AL	35806
n	44370	0907H-02-038.000	RURY EMBEY O	110 BRANCH WATER LANE	HUNTSVILLE	AL	35806
n	44439	0907H-02-033.000	RURY EMBEY O	110 BRANCH WATER LANE	HUNTSVILLE	AL	35806
n	44369	0907H-02-037.000	RURY EMBEY O	110 BRANCH WATER LANE	HUNTSVILLE	AL	35806
n	44448	0907H-02-028.000	RURY EMBEY O	110 BRANCH WATER LANE	HUNTSVILLE	AL	35806
n	44525	0907H-02-023.000	STATE OF MISS 8/26/2013				0
	44523	0907H-02-021.000	TANQUE WESTLEY C/O WESLEY TANOUE	2147 KAUMANA DR	HILO	HI	96720



- Legend**
- Site
 - Adjacent Properties
 - Street
 - Buildings
 - Water Features



1 inch = 150 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.

MEMORANDUM

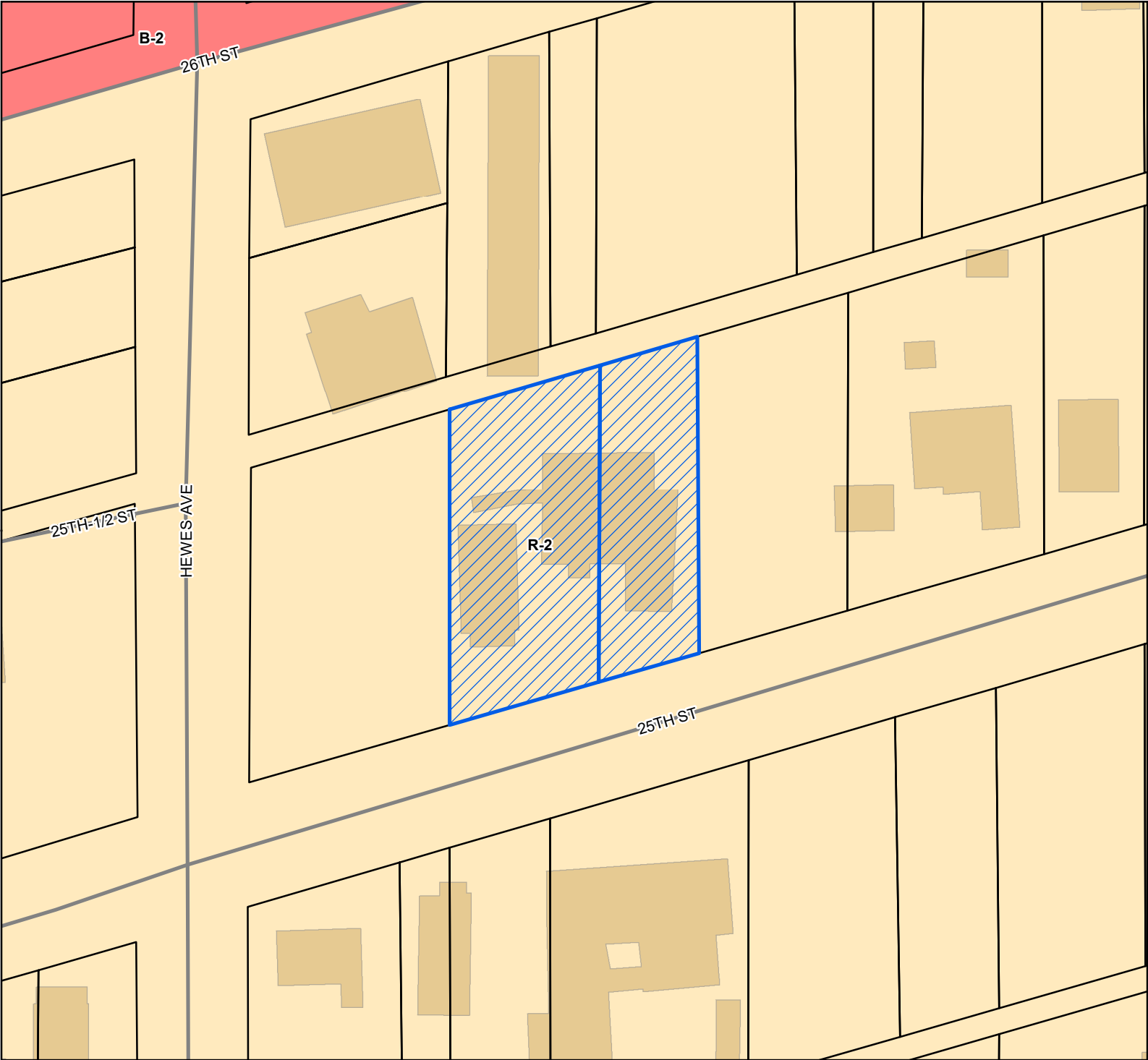
To: City of Gulfport Planning Commission

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: August 26, 2021

Re: Resubdivision 2108PC132:

Resubdivision 2108PC132, by owners Daniel Rube and Valerie Lane, tax parcels 0911C-01-046.000 & 0911C-01-047.000, Divide into two new parcels, 534 and 536 25th St, Zoned R-2 (Single-family), Ward 3



Site

Street

Parcels

Buildings

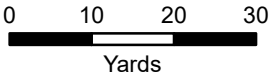
Zoning

B-2 - General Business District

R-2 - Single Family Residence District (Medium Density)

Site Information

0911C-01-046.000
0911C-01-047.000
Zoning: R-2 (Single-family)
Size: 19,995 sq ft
Flood: X, AE



1 inch = 70 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.



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

For Staff Use Only

Case Number: 2108 PC 132Date Received: 7/6/21

Receipt Number: _____

Received By: CLZoning: R-2

Ward: _____ Flood: _____

Size: _____

APPLICATION FOR RESUBDIVISION

Property Information

TAX PARCEL #

0	9	1	1	C
0	9	1	1	C

 -

0	1
0	1

 -

0	4	6
0	4	7

 .

0	0	0
0	0	0

(If necessary, use separate sheet of paper)

Address of Property Involved: #536 & #534 25TH STREET, GULFPORTLot(s) 5-7 & 8-9, Block(s) 18, Subdivision HEWES ADDITION ³⁹⁵⁰⁷General Location: NORTH SIDE 25TH STREET, 104'± EAST OF HEWES AVENUE

GENERAL DESCRIPTION OF REQUEST:

TO RE-SUBDIVIDE 2 PARCELS INTO 2 PARCELS
TO CURE ENCROACHMENT

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

DANIEL RUBE
Printed Name of Owner

47 CHURCH ST. APT. 1

Mailing Address

TARRYTOWN NY 10591

City State Zip code

302-476-0848

Home Phone Work/Cell Phone

danrube066@gmail.com

Email

Daniel Rube

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 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)

Valerie R. Lane

ADDRESS (STREET, CITY, STATE, ZIP CODE)

534-25th Street Gulfport, Ms 39507

PHONE # (H)

228-563-0340

(W)

TAX PARCEL NUMBER(S) OWNED

0911C-01-047.000

SIGNATURE:

Valerie R. Lane

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:

IMPORTANT NOTICE

1. Please be advised that failure to submit a complete application, with all supporting documents, could **delay your hearing date**. The Planning Commission will not consider a request until all information is submitted and accurate.
2. Please be advised that the application deadline dates posted are designed to allow the staff time to review the application and receive required comments from coordinating agencies. The application is not considered complete until all required information from the applicant is available for review by the staff and coordinating agencies.
3. Please see page 10 of this application to determine the deadline dates for filing your application.

SUBMISSION REQUIREMENTS

- A. Page one of this application, completed and signed.
- B. Proof of ownership (Copy of deed or affidavit)
- C. If applicable, notarized proof of authority to act as agent for owner (Board Resolution, etc.)
- D. The City of Gulfport Planning Division Staff will notify, by letter, property owners adjacent to the requested action identified in this application using the Land Roll database from the County Tax Office. If you would like to have additional persons or property owners notified, please provide a list of additional persons to be notified.
- E. An affidavit stating there are no restrictive or protective covenants prohibiting the resubdivision of the property.
- F. One signed and notarized resubdivision certificate 11" by 17".

See attached Instructions for Resubdivision Surveys along with a Sample Resubdivision Survey and Certificate
- G. Cash or check payable to the City of Gulfport in the amount of \$175.00 plus \$5.00 for each newly created lot/parcel.

General Criteria required for Resubdivision of Property:

1. Every lot created shall contain a suitable building site meeting the minimum square footage required by the Zoning Ordinance.
2. Each new lot created shall be in compliance with appropriate zoning ordinances, building codes and restrictive covenants, if any.
3. The proposed subdivision shall not deny any lot direct access to a dedicated public street and shall abut upon a dedicated street for at least 35 feet.
4. Lots for residential use shall be at least 60 feet wide at the building setback line. (50 feet wide at the building setback line in an R-1-5 zoning district.)
5. Minimum lot size based on availability of water and sewer:
 - a. 7,500 square feet for lots served by municipal water and sewer system or an approved private system.
 - b. 15,000 square feet for lots served by municipal or approved private water system but not served by municipal or approved private sewerage system.
 - c. 30,000 square feet for lots with individual lot private water and sewerage system.
6. The maximum depth of any lot, exclusive of unusable land, shall be 3 ½ times the width of the lot at the building setback line.

(See attached Instructions for Resubdivision Surveys and sample of Certificate of Resubdivision and Survey.)



Covenant Affidavit

I, DANIEL RUBE, being owner or agent of the property 536 25TH ST. GULFPORT, MS
PRINT NAME PRIMARY ADDRESS OR PARCEL

which is the subject of this application, hereby state that this variance request is not in violation of any restrictive or protective covenants.

Daniel Rube 7/6/2021
Signature Date

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 6th day of JULY, 20 21

[Signature]
Notary Public

10/09/2021
Commission Expiration





Covenant Affidavit

I, Valerie R. Lane, being owner or agent of the property 534-25th Street Gulfport Ms 39567
PRINT NAME PRIMARY ADDRESS OR PARCEL

which is the subject of this application, hereby state that this variance request is not in violation of any restrictive or protective covenants.

Valerie R. Lane 7/6/21
Signature Date

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 6th day of JULY, 20 21

[Signature]
Notary Public



10/09/2021
Commission Expiration



[Signature] 1st Judicial District
Instrument 2020 7675 D - J1
Filed/Recorded 7/1/2020 03:59 P
Total Fees \$ 26.00
2 Pages Recorded

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

Grantor:
**Secretary of Housing and Urban
Development**
40 Marietta Street
Atlanta, GA 30303
Telephone: (843) 790-9782

Return To:
David B. Pilger
Attorney at Law
1406 Bienville Blvd., Suite 101
Ocean Springs, MS 39564
(228) 215-0011
File No. Z208389S

Grantee:
Daniel A. Rube
31 River Court, Apt 616
Jersey City, NJ 07310
(302) 476-0848

INDEXING INSTRUCTIONS: Lots 5 to 7, Blk 18, Hewes Add., 1st JD, Harrison County, MS

STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the price and sum of TEN AND NO/100 DOLLARS (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Secretary of Housing and Urban Development**, acting by and thru its duly authorized and appointed Officer, does hereby sell, assign, convey, specially warrant and deliver unto **Daniel A. Rube**, all of that certain tract, piece or parcel of land situated in the First Judicial District of Harrison County, Mississippi, together with all improvements, buildings, fixtures, and appurtenances thereunto belonging, and being more particularly described as follows, to-wit:

Lots 5, 6 and 7, Block 18, Hewes Addition, Gulfport, Harrison County, Mississippi, as per the official map or plat thereof which is on file of record in the office of the Chancery Clerk in the First Judicial District of Harrison County, MS, in Plat Book 3, at Page 10, reference to which is hereby made in aid of and as a part of this description.

This being the same property as that conveyed to Secretary of Housing and Urban Development, by instrument recorded in Instrument No. 2019-9784-D-J1, Land Deed Records of Harrison County, Mississippi.

If this property is bounded by water, this conveyance includes any natural accretion, and is subject to any erosion due to action of the elements since filing of the plat. Such riparian and littoral rights as exist are conveyed herewith but without warranty as to their nature or extent. If any portion of the property is coastal wetlands as defined in the Mississippi Coastal Wetlands Protection Act it is conveyed by quitclaim only.

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

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

WITNESS ITS SIGNATURE, on this the 18 day of June, A.D., 2020.

Secretary of Housing and Urban Development

By: _____

Name

Kate Connor

Title:

Contract Manager

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

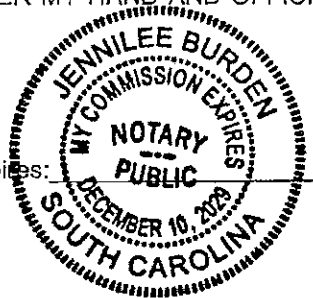
STATE OF South Carolina
COUNTY OF Charleston

Personally appeared before me, the undersigned authority in and for the said county and state, on this 18 day of June, 2020, within my jurisdiction, the within named Kate Connor, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed in the above and foregoing instrument and acknowledged that he/she executed the same in his/her representative capacity, and that by his/her signature on the instrument, and as the act and deed of the person or entity upon behalf of which he/she/they acted, executed the above and foregoing instrument, after first having been duly authorized so to do.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, on this the 18 day of June, A.D. 2020.

(AFFIX SEAL)

My commission expires:



JB

NOTARY PUBLIC

FHA NO. 281-330260

Pilger Title Co.



1st Judicial District
Instrument 2009 3624 D -J1
Filed/Recorded 5 22 2009 2 33 P
Total Fees 13.00
2 Pages Recorded

AFTER RECORDING, RETURN TO:
SeaSide Title Co., LLC
2300 Oakwood Drive
Biloxi, MS 39531
228-388-3305

STATE OF MISSISSIPPI
COUNTY OF HARRISON
1ST JUDICIAL DISTRICT



QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, the undersigned, CARL L. LANE, SR., and Wife, VALERIE R. LANE, do hereby sell, convey and quitclaim unto CARL L. LANE, SR., and Wife, VALERIE R. LANE, and BETTY BROWN, as joint tenants with full rights of survivorship, and not as tenants in common, the following property being located in HARRISON, 1ST JD, County Mississippi, and being further described as follows, to-wit:

Lots 8 and 9, Block 18 HEWES ADDITION, Gulfport, Harrison County, Mississippi, as per 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 of property is the same recorded as Instrument # 2007 10013D -J1, Land Deed Records of Harrison County, Mississippi.

THIS CONVEYANCE is subject to any and all recorded restrictive and protective covenants, rights-of-way, easements and leases and/or reservations of all oil, gas and other minerals by previous owners in the Office of the Chancery Clerk of Harrison County, Mississippi.

IT IS AGREED and understood that the taxes for the current year have been pro-rated as of this date on an estimated basis. When said taxes are actually determined, if the pro-ration as of this date is incorrect, then the Grantor agrees to pay to the Grantee, or its assigns, any deficit on an actual pro-ration, and likewise, the Grantee agrees to pay to the Grantor, or its assigns, any amount overpaid by it.

WITNESS MY/OUR SIGNATURE(S), this the 10th day of April, 2009.

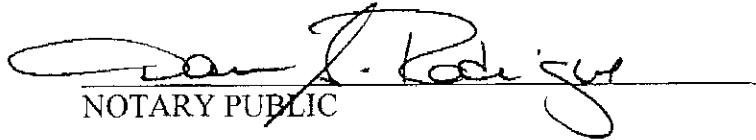
Carl L. Lane Sr.
CARL L. LANE, SR.

Valerie R. Lane
VALERIE R. LANE

**STATE OF MISSISSIPPI
COUNTY OF HARRISON**

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the aforesaid jurisdiction, the within named CARL L. LANE, SR., and Wife VALERIE R. LANE, who acknowledged that they signed and delivered the above and foregoing Quitclaim Deed on the day and year therein mentioned.

GIVEN UNDER MY HAND and official seal of office, on this the 10th day of April, 2009.


NOTARY PUBLIC

My Commission Expires:

GRANTOR ADDRESS:

536 25th Street
Gulfport, MS 39507
Tel: 228-864-8448

GRANTEE ADDRESS:

536 25th Street
Gulfport, MS 39507
Tel: 228-864-8448



PREPARED BY & RETURN TO:

Dawn Smith Rodrigue, Esq.
MS Bar No. 101719
SeaSide Title Co., LLC
2300 Oakwood Drive
Biloxi, Mississippi 39531
Telephone: 228-388-3305
Telefax: 228-388-3307

IN THE CHANCERY COURT OF HARRISON COUNTY, MISSISSIPPI
FIRST JUDICIAL DISTRICT

FILED
OCT 5 2007

CARL L. LANE, SR. and
VALARIE R. LANE

JOHN McADAMS, CHANCERY CLERK
PLAINTIFFS *Etha H* D.C.

VERSUS

NO. 07-01567-3

THE STATE OF MISSISSIPPI, by service
on HONORABLE JIM HOOD, its Attorney
General; CLIFTON J. MANNING and ELLA
P. MANNING, 3893 Hilton Ct., Decatur, GA 30035;
CLIFTON J. MANNING and ELLA P. MANNING,
address unknown; INDEPENDENT TRUST
CORPORATION, FBO, 15255 S. 94th Avenue, Suite 303,
Orland Park, Illinois 60462; by service on NATIONAL
REGISTERED AGENTS, INC., 200 West Adams
Street, Chicago, Illinois 60606; TO ALL PERSONS
HAVING OR CLAIMING ANY LEGAL OR
EQUITABLE INTEREST IN THE TITLE TO THE
FOLLOWING DESCRIBED LAND, SOLD FOR
TAXES ON SEPTEMBER 2, 1993:



J. Hudson 1st Judicial District
Instrument 2007 10013 D -J1
Filed/Recorded 10 8 2007 9 27 A
Total Fees 13.00
5 Pages Recorded

LOTS 8 & 9, BLOCK 18, HEWES ADDITION,
GULFPORT, HARRISON COUNTY,
MISSISSIPPI

DEFENDANTS

**JUDGMENT CONFIRMING TAX TITLE AND FORFEITED
TAX LAND PATENT AND QUIETING TITLE**

This day came on for hearing the Complaint of Carl L. Lane, Sr. and Valarie R. Lane, Plaintiffs herein, by and through Joseph P. Hudson, their attorney. This is an action brought pursuant to Section 11-17-1 and 11-17-3 et seq of the Mississippi Code of 1972, as amended, and it has been shown unto the Court the following and the Court does find as follows:

1) The Plaintiffs herein are domiciled in the First Judicial District of Harrison County, Mississippi and are the owners of the real property herein.

2) The Defendant, the State of Mississippi, was served with process of this court by service on the Honorable Jim Hood, its Attorney General, and an Answer has been filed in these proceedings.

3) That the Court has jurisdiction over all other necessary parties all of whom are before the court and the court has jurisdiction of the subject matter.

COUNT I

CONFIRMATION OF TAX TITLE AND FORFEITED TAX LAND PATENT

4) That this is a lawsuit brought under Section 11-17-1 and 11-17-3 et seq. of the Mississippi Code of 1972, as amended to confirm the tax title and the forfeited tax patent in these proceedings.

5) That Carl L. Lane, Sr. and Valarie R. Lane are residents of the First Judicial District of Harrison County, Mississippi. That they are the record owners of the real property herein located in Harrison County, Mississippi and legally described as follows:

Lots 8 and 9, Block 18, HEWES ADDITION, Gulfport, Harrison, County, Mississippi, as per 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.

6) That on September 2, 1993 the real property herein was sold for unpaid taxes to the State of Mississippi at a time when it was assessed to Independent Trust Corporation, FBO on September 2, 1993. That a record of this tax sale is attached as Exhibit "A" to the Complaint in these proceedings and is of record in Individual Tax Sale Book 51 at page 454.

7) That subsequently a Forfeited Tax Land Patent issued to Robert Notestine and said Forfeited Tax Land Patent Number 75631 is dated the 9th day of February, 2006 and recorded as

3

Instrument Number 2006-1464D-J1 of the deed records of Harrison County, Mississippi, First Judicial District. That a copy of the Forfeited Tax Land Patent is attached to the Complaint in these proceedings as Exhibit "B".

8) That Robert Notestine conveyed his interest in the real property herein to Carl L. Lane, Sr. and Valarie R. Lane by Quitclaim Deed dated January 31, 2007 and recorded as Instrument Number 2007-1295D-J1.

9) That M. Ward, aka W. M. Ward at one point had a double claim on the real property herein by virtue of a City of Gulfport Tax Deed purchased at a time when the real property herein was assessed to Manning but M. Ward, aka W. M. Ward has released his interest in the real property herein by quitclaim deed to Carl L. Lane, Sr. and Valarie R. Lane, dated January 29, 2007 and recorded as Instrument Number 2007-1293D-J1.

10) That the deraignment of title to the real property herein is set forth on Exhibit "C".to the Complaint in these proceedings.

11) That this court should confirm the Tax Title and the Forfeited Tax Land Patent in the chain of title.

COUNT II
CONFIRMATION OF TITLE GENERALLY

12) That this is also a proceeding brought pursuant to Section 11-17-29 of the Mississippi Code of 1972 as amended to confirm the title herein generally and pursuant to Section 11-17-31 of the Mississippi Code of 1972 as amended to remove any clouds upon the title of the Plaintiffs and to quiet that title.

13) That the deraignment of title to the properties herein is as set forth on Exhibit "C"

4

to the Complaint in these proceedings pursuant to Section 11-17-35 of the Mississippi Code of 1972, as amended which requires deraignment of title for not less than sixty years if title has passed out of the sovereign more than seventy-five (75) years prior to the filing of the Complaint which is the case in these proceedings. That this deraignment reflects as best as the Plaintiffs can determine the passage of title but there may be unaccounted for omissions in the chain of title.

ACCORDINGLY, IT IS ORDERED, ADJUDGED AND DECREED:

A. That the title of CARL L. LANE, SR. and VALARIE R. LANE is confirmed in the following described land and real property:

Lots 8 and 9, Block 18, HEWES ADDITION, Gulfport, Harrison, County, Mississippi, as per 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.

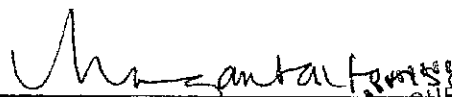
B. That the Tax Sale and Forfeited Tax Land Patent #75631 in the chain of title is confirmed.

C. That the title of Carl L. Lane, Sr. and Valarie R. Lane is confirmed and quieted generally.

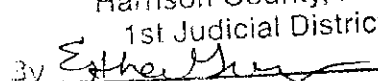
D. That the Chancery Clerk of Harrison County, Mississippi shall index and record this court judgment on the land records involving the above described real property.

E. That the final record in these proceedings shall consist only of this court judgment.

SO ORDERED, ADJUDGED AND DECREED this the 5^m day of October, 2007.


CHANCELLOR

-4-


A TRUE COPY
JOHN MCADAMS
Chancery Court Clerk
Harrison County, Miss.
1st Judicial District
By  D.C.

INDEXING INSTRUCTIONS:

HEWES ADDITION, Block 18
Lots 8 & 9, Harrison Co., MS 1st JD

Presented to the Court by:

JOSEPH P. HUDSON
Bar #2841
1600 - 24th Avenue
Post Office Box 908
Gulfport, MS 39502
228-863-3095

complaint, LANE Carl & Valarie - judgment (B)



[Signature] 1st Judicial District
Instrument 2020 1680 D -J1
Filed/Recorded 2/12/2020 03:05 P
Total Fees \$ 26.00
4 Pages Recorded

Prepared by:
Donald R. Jones, #3197
Attorney at Law
P. O. Box 7555
Gulfport, MS 39506
(228) 864-8965
File #205019

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

STATE OF MISSISSIPPI

COUNTY OF HARRISON

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, the undersigned, VALERIE R. LANE and BILL C. HARRIEN JR., 534 25th Street, Gulfport, MS 39507, 228-346-0561, does hereby sell, convey and warrant unto VALERIE R. LANE and BILL C. HARRIEN JR., 534 25th Street, Gulfport, MS 39507, 228-346-0561, as joint tenants with full rights of survivorship and not as tenants in common, the following described land and property being located in the First Judicial District of Harrison County, Mississippi, being more particularly described as follows, to-wit:

Lots Eight (8) and Nine (9), Block Eighteen (18), HEWES ADDITION, a subdivision according to the 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 is the same property recorded as Instrument #2007-10013-D-J1 thereof.

THE GRANTOR HEREIN, VALERIE R. LANE, is the surviving joint tenant of CARL L. LANE, SR., and BETTY BROWN. A copy of their Death Certificates are attached hereto for reference.

TITLE NOT EXAMINED

2

THIS CONVEYANCE is subject to any and all recorded restrictive covenants, rights-of-way and easements applicable to subject property, and subject to any and all prior recorded reservations, conveyances and leases of oil, gas and minerals by previous owners.

TAXES for the current year are hereby assumed by the Grantees herein.

WITNESS OUR SIGNATURES, on this the 12th day of February, 2020.

Valerie R. Lane
VALERIE R. LANE

Bill C. Harrien, Jr.
BILL C. HARRIEN, JR.

STATE OF MISSISSIPPI

COUNTY OF HARRISON

THIS DAY PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, VALERIE R. LANE and BILL C. HARRIEN, JR., who acknowledged that the above and foregoing instrument was signed and delivered as the free and voluntary act and deed of the Grantors on the day and in the year therein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 12th day of February, 2020.

Donald R. Jones
NOTARY PUBLIC

My Commission Expires:



STATE OF MISSISSIPPI

MISSISSIPPI STATE DEPARTMENT OF HEALTH VITAL RECORDS



13397590

FILING DATE 03/15/2019

CERTIFICATE OF DEATH STATE OF MISSISSIPPI

STATE FILE NUMBER 123-2019-005261

1. DECEDENT'S LEGAL NAME (First, Middle, Last, Suffix) CARL LEE LANE SR		2. GENDER MALE	3a. HOUR OF DEATH 15:05	3b. DATE OF DEATH (Month, Day, Year) 03/08/2019
4. RACE (Check one or more boxes to indicate what the decedent considered himself or herself to be) ☐ White ☐ Black or African American ☐ Chinese ☐ Filipino ☐ Japanese ☐ Korean ☐ Vietnamese ☐ Native Hawaiian ☐ Samoan ☐ Asian Indian ☐ Guamanian or Chamorro ☐ Other Asian (Specify) _____ ☐ Other Pacific Islander (Specify) _____				
5a. AGE AT LAST BIRTHDAY 65	5b. MONTHS 05	5c. DAYS 15	6. DATE OF BIRTH (Month, Day, Year) 07/31/1953	7. BIRTH PLACE (State or Foreign Country) ALABAMA
8. PLACE OF DEATH (Check only one box) ☒ DEATH OCCURRED IN A HOSPITAL ☐ Inpatient ☐ ER/Outpatient ☐ DVA ☐ Hospice facility ☐ Nursing Home/Long term care facility ☐ Decedent's home ☐ Other (Specify) _____		9. CITY, TOWN OR LOCATION OF DEATH GULFPORT		
9a. FACILITY NAME (If not a facility, give street address, route number, or other location) 534 25TH STREET		9b. ZIP CODE 39507	9c. COUNTY OF DEATH HARRISON	
10. DECEDENT'S EDUCATION - Check the box that best describes the highest degree or level of school completed at time of death. ☐ 8th grade or less ☐ 9th - 12th grade, no diploma ☐ High school graduate or GED completed ☐ Some college, no degree ☐ Associate degree (e.g., A.A., A.S.) ☐ Bachelor's degree (e.g., B.A., B.S.) ☐ Master's degree (e.g., M.A., M.S., M.B.A., M.Ed., M.B.A., M.D., Ed.D.) or Professional degree (e.g., M.D., D.O., D.V.M., J.D., Ph.D.) ☐ Unknown				
11. MARITAL STATUS AT TIME OF DEATH ☐ Married ☐ Married, but separated ☐ Widowed ☐ Divorced ☐ Never married ☐ Unknown		12. SURVIVING SPOUSE (Give legal name prior to first marriage) VALERIE R LANE		13. WAS DECEASED EVER IN U.S. ARMED FORCES? (Yes or No) YES
14. DECEDENT OF HISPANIC ORIGIN? Check the box that best describes whether the decedent is Spanish/Hispanic/Latino. Check the "No" box if decedent is not Spanish/Hispanic/Latino. ☒ No, not Spanish/Hispanic/Latino ☐ Yes, Mexican, Mexican American, Chicano ☐ Yes, Puerto Rican ☐ Yes, Cuban ☐ Yes, Other Spanish/Hispanic/Latino (Specify) _____				
15. SOCIAL SECURITY NUMBER 353-J6-4060		16a. USUAL OCCUPATION (Kind of work done most of working life) RETIRED		16b. KIND OF BUSINESS OR INDUSTRY BUDGET CAR RENTAL
17a. RESIDENCE - STATE MISSISSIPPI	17b. COUNTY HARRISON	17c. CITY OR TOWN GULFPORT	17d. ZIP CODE 39507	17e. STREET AND NUMBER OR RURAL LOCATION (Include apartment number) 534 25TH STREET
18. FATHER'S OR PARENT'S NAME PRIOR TO FIRST MARRIAGE (First, Middle, Last, Suffix) WILLIAM M LANE		19. MOTHER'S OR PARENT'S NAME PRIOR TO FIRST MARRIAGE (First, Middle, Last, Suffix) BETTY L CLEMONS		
20a. INFORMANT - NAME (Type or print) VALERIE R LANE		20b. RELATIONSHIP TO DECEDENT WIFE		20c. MAILING ADDRESS (Street and number, City or town, State, ZIP Code) 534 25TH STREET GULFPORT, MS 39507
21a. DISPOSITION OF BODY (Specify: Burial, Cremation, Removal, etc.) BURIAL	21b. CEMETERY/CREMATORY - NAME BLOXIS NATIONAL CEMETERY	21c. LOCATION (City and State) BLOXIS, MISSISSIPPI	22. FUNERAL DIRECTOR - SIGNATURE AND LICENSE NUMBER ELECTRONICALLY SIGNED BY EDDIE C. HARTWELL, SR. FS-0109	
23a. FUNERAL HOME (Who first assumed custody of body) HARTWELL'S CHRISTIAN MORTUARY (2401)	23b. FUNERAL HOME LICENSE NUMBER FE-0617	24. MAILING ADDRESS (Street and number, City or town, State, ZIP Code) 2400 33RD AVENUE, GULFPORT, MS 39501		
25a. PERSON WHO PRONOUNCED DEATH - NAME AND TITLE (Type or print) STEPHANIE LEDLOW RN		25b. PRONOUNCED DEAD (Month, Day, Year) ON 03/08/2019	25c. PRONOUNCED DEAD (Time) AT 15:05 m.	
26a. NAME OF CERTIFYING PHYSICIAN OR CORONER (Type or print) GARY T. HARGROVE		26b. MAILING ADDRESS (Street and number, City or town, State, ZIP Code) P. O. BOX 4036, GULFPORT, MS 39502		
27a. SIGNATURE (Type or print) GARY T. HARGROVE, CMEI		27b. DATE SIGNED (Month, Day, Year) 03/11/2019		
28. CAUSE OF DEATH PART I - Enter the chain of events - diseases, injuries, or complications - that directly caused the death. DO NOT enter terminal events such as cardiac arrest, shock or heart failure without showing the etiology. List only one cause on each line. DO NOT USE ABBREVIATIONS. IMMEDIATE CAUSE (Final disease or condition resulting in death) (a) CONGESTIVE HEART FAILURE (b) DUE TO, OR AS A CONSEQUENCE OF (Enter one cause only) CORONARY ARTERY DISEASE (c) DUE TO, OR AS A CONSEQUENCE OF (Enter one cause only) (d) DUE TO, OR AS A CONSEQUENCE OF (Enter one cause only)		Interval between onset and death UNKNOWN		
29. PART II - OTHER SIGNIFICANT CONDITIONS - Conditions contributing to death but not resulting in the underlying cause given in PART I.		30a. AUTOPSY (Yes or No) NO	30b. AUTOPSY FINDINGS AVAILABLE TO COMPLETE CAUSE OF DEATH? (Yes or No) NO	30c. WAS CASE REFERRED TO MEDICAL EXAMINER? (Yes or No) YES
31. DID TOBACCO USE CONTRIBUTE TO DEATH? ☐ Yes ☐ Probably ☐ No ☐ Unknown		32. IF FEMALE, ☐ NOT pregnant within the past year ☐ PREGNANT at the time of death ☐ Not pregnant, BUT PREGNANT WITHIN 42 DAYS OF DEATH ☐ Not pregnant, BUT PREGNANT 43 DAYS TO 1 YEAR BEFORE DEATH ☐ Unknown if pregnant within the past year		
33. ACCIDENT, SUICIDE, HOMICIDE, PENDING INVESTIGATION, OR UNDETERMINED (Specify) 33a. IF TRANSPORTATION INJURY, SPECIFY ☒ Driver/Operator ☐ Passenger ☐ Pedestrian ☐ Other (Specify) _____		33b. DATE OF INJURY (Month, Day, Year) 03/08/2019	33c. TIME OF INJURY 15:05	33d. DESCRIBE HOW OR BY WHAT MEANS INJURY OCCURRED
34. INJURY AT WORK (Yes or No)	35. PLACE OF INJURY (Specify Home, Farm, Street, Factory, Office building, etc.)	36. LOCATION (Street and number, City or town, State)		

Mississippi State Department of Health

Revised 09/01/2017

Form 311

THIS IS TO CERTIFY THAT THE ABOVE IS A TRUE AND CORRECT COPY OF THE CERTIFICATE ON FILE IN THIS OFFICE

3/18/2019

Julie Moulder

Julie Moulder
STATE REGISTRAR

WARNING: A REPRODUCTION OF THIS DOCUMENT RENDERS IT VOID AND INVALID. DO NOT ACCEPT UNLESS EMBOSSED SEAL OF THE MISSISSIPPI STATE BOARD OF HEALTH IS PRESENT. IT IS ILLEGAL TO ALTER OR COUNTERFEIT THIS DOCUMENT.

VERIFY PRESENCE OF WATERMARK. HOLD TO LIGHT TO VIEW.

4

A CELEBRATION OF LIFE
FOR



Sunrise
November 28, 1933

Sunset
December 16, 2018

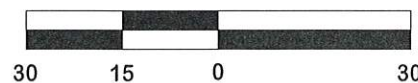
Betty L. Brown

Wednesday, December 26, 2018
12:00 p.m.

ST. JAMES BAPTIST CHURCH
604 25th Street
Gulfport, Mississippi 39501

Pastor Eddie C. Hartwell, Sr. Officiating

SCALE: 1" = 30'
SCALE IN FEET



T 8 S - R 11 W
SECTION 2

REFERENCE MAPS:

- A) Official subdivision plat of HEWES ADDITION recorded in Plat Book 3 at Page 10.
B) Survey of subject property prepared by J. Michael Cassady on June 2, 2008.

REFERENCE BEARINGS:

The bearings shown hereon are based on the "Mississippi State Plane Coordinate System - East Zone - NAD 83" using GPS GCGC-RTN System accessed on February 24, 2021. (*) Represents the Basis of Bearings. Distances shown are U.S. Survey feet.

FEMA FLOOD ZONE AND HAZARDS:

This lot is located in Flood Zones "AE" (18) and "X" Areas of/per FEMA Map Community Panel Number 28047C 0268 G for Harrison County, Mississippi dated December 21, 2017. Base Flood Elevation is subject to change and should be verified with the local authority's Flood Plain Administrator before any design or construction.

NOTES:

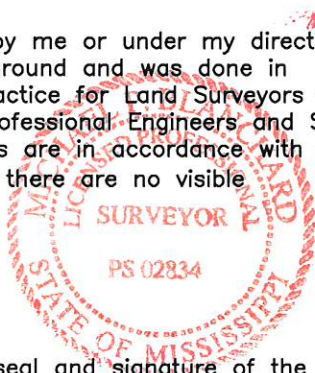
- 1.) No attempt has been made by Cassady-Acadia Land Surveying, L.L.C. to verify title, actual legal ownership, deed restrictions servitudes, easements, alleys, right-of-ways or other burdens on the property, other than that furnished by the client or his representative. There is no representation that all applicable servitudes and restrictions are shown hereon. The surveyor has made no title search or public record search in compiling the data for this survey.
- 2.) The words "Certify," "Certifies" or "Certification" as used herein is understood to be an expression of professional opinion by the surveyor, based upon his best knowledge, information, and belief, as such, it does not constitute a guarantee nor a warranty, expressed or implied.
- 3.) Water and Sewer services provided to site by City of Gulfport Public Works.

CERTIFICATION:

This is to certify to DAN RUBE that this survey was done by me or under my direct supervision and control, that the survey was done on the ground and was done in accordance with the most recent Minimum Standards of Practice for Land Surveyors as set forth by the State of Mississippi, Board of Licensure for Professional Engineers and Surveyors and that the accuracy specification and positional tolerances are in accordance with Class "B" surveys indicated in the above standards. I also certify there are no visible encroachments across any property lines except as shown.


Michael P. Blanchard, PS, Reg. No. 2834

This survey plat is not valid without the raised or colored seal and signature of the Registered Land Surveyor.



PLAT SHOWING RESUBDIVISION

OF

TAX PARCEL #0911C-01-046.000

LOTS 5-7, BLOCK 18, HEWES ADDITION

(PLAT BOOK 3, PAGE 10)

TAX PARCEL #0911C-01-047.000

LOTS 8 & 9, BLOCK 18, HEWES ADDITION

(PLAT BOOK 3, PAGE 10)

INTO TWO NEW PARCELS

CITY OF GULFPORT,

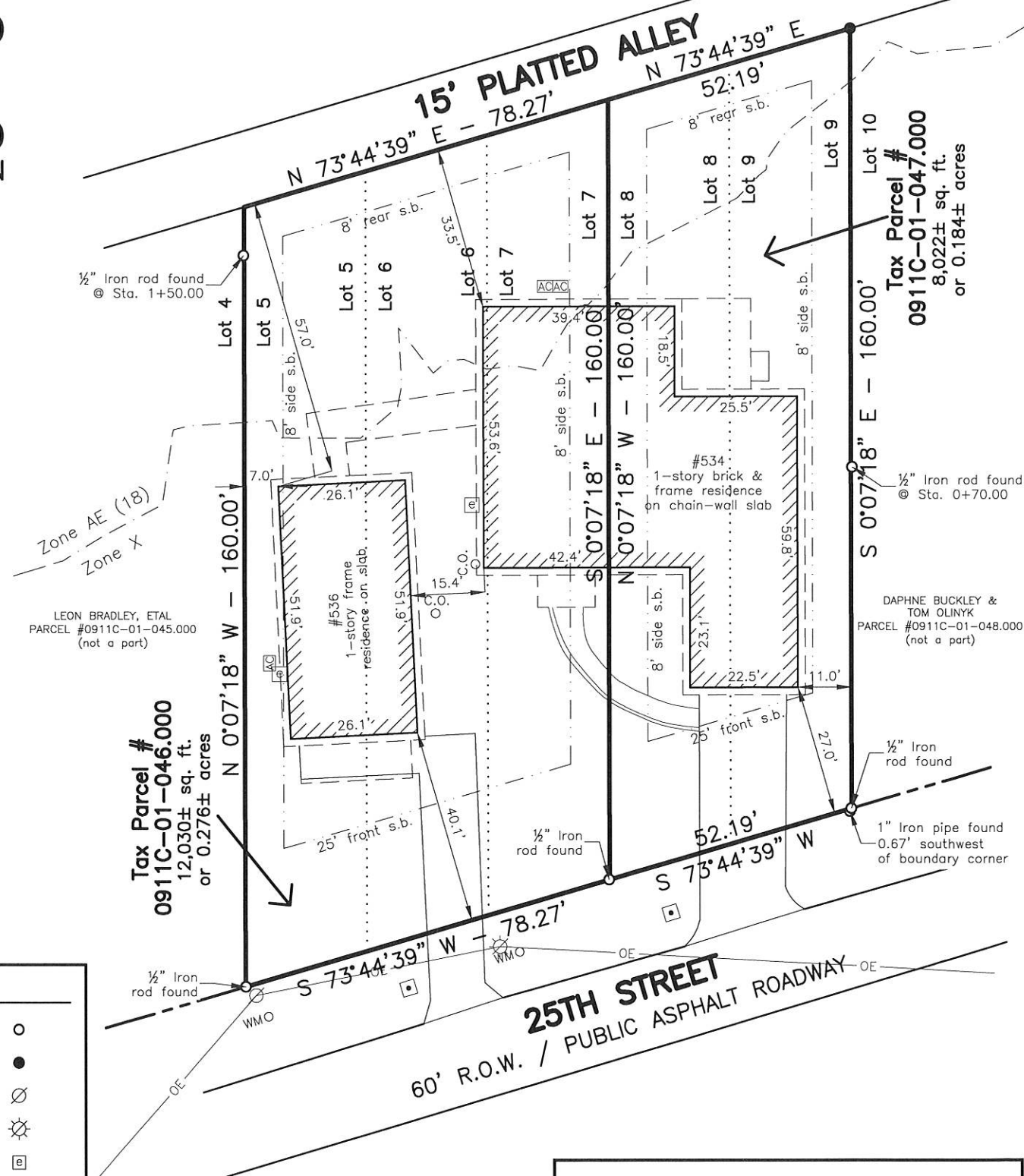
FIRST JUDICIAL DISTRICT OF

HARRISON COUNTY, MISSISSIPPI



LEGEND

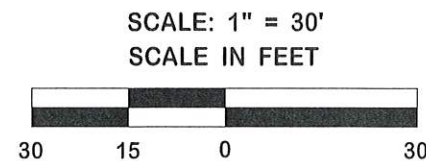
FOUND PROPERTY CORNER (AS NOTED)	○
SET 3/4" IRON ROD (UNLESS NOTED OTHERWISE)	●
EXISTING POWER POLE	⊗
EXISTING POWER POLE WITH LIGHT	⊗
EXISTING ELECTRIC PEDESTAL	⊞
EXISTING AIR CONDITIONER	AC
EXISTING OVERHEAD POWER LINE	—OE—
EXISTING MAILBOX	□
EXISTING SEWER CLEANOUT	C.O. ○
EXISTING WATER METER	WM ○



 **CASSADY-ACADIA**
LAND SURVEYING, LLC Since 1947
Louisiana • Mississippi • Texas • Alabama
1714 22nd Avenue, Gulfport, Mississippi 39501
Phone • (228)896-7155 Fax • (228)896-8405
Email • Surveys@Cassady-Acadia.com

SHEET 1 OF 4

FIELD WORK COMPLETED ON: February 24, 2021



T 8 S - R 11 W
SECTION 2

REFERENCE MAPS:

- A) Official subdivision plat of HEWES ADDITION recorded in Plat Book 3 at Page 10.
B) Survey of subject property prepared by J. Michael Cassady on June 2, 2008.

REFERENCE BEARINGS:

The bearings shown hereon are based on the "Mississippi State Plane Coordinate System - East Zone - NAD 83" using GPS GCGC-RTN System accessed on February 24, 2021. (*) Represents the Basis of Bearings. Distances shown are U.S. Survey feet.

FEMA FLOOD ZONE AND HAZARDS:

This lot is located in Flood Zones "AE" (18) and "X" Areas of/per FEMA Map Community Panel Number 28047C 0268 G for Harrison County, Mississippi dated December 21, 2017. Base Flood Elevation is subject to change and should be verified with the local authority's Flood Plain Administrator before any design or construction.

NOTES:

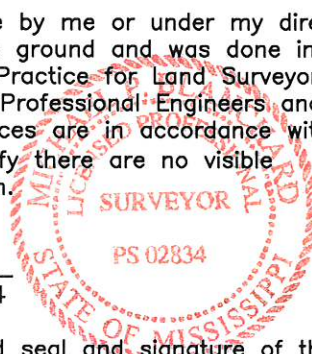
- 1.) No attempt has been made by Cassady-Acadia Land Surveying, L.L.C. to verify title, actual legal ownership, deed restrictions servitudes, easements, alleys, right-of-ways or other burdens on the property, other than that furnished by the client or his representative. There is no representation that all applicable servitudes and restrictions are shown hereon. The surveyor has made no title search or public record search in compiling the data for this survey.
- 2.) The words "Certify," "Certifies" or "Certification" as used herein is understood to be an expression of professional opinion by the surveyor, based upon his best knowledge, information, and belief, as such, it does not constitute a guarantee nor a warranty, expressed or implied.
- 3.) Water and Sewer services provided to site by City of Gulfport Public Works.

CERTIFICATION:

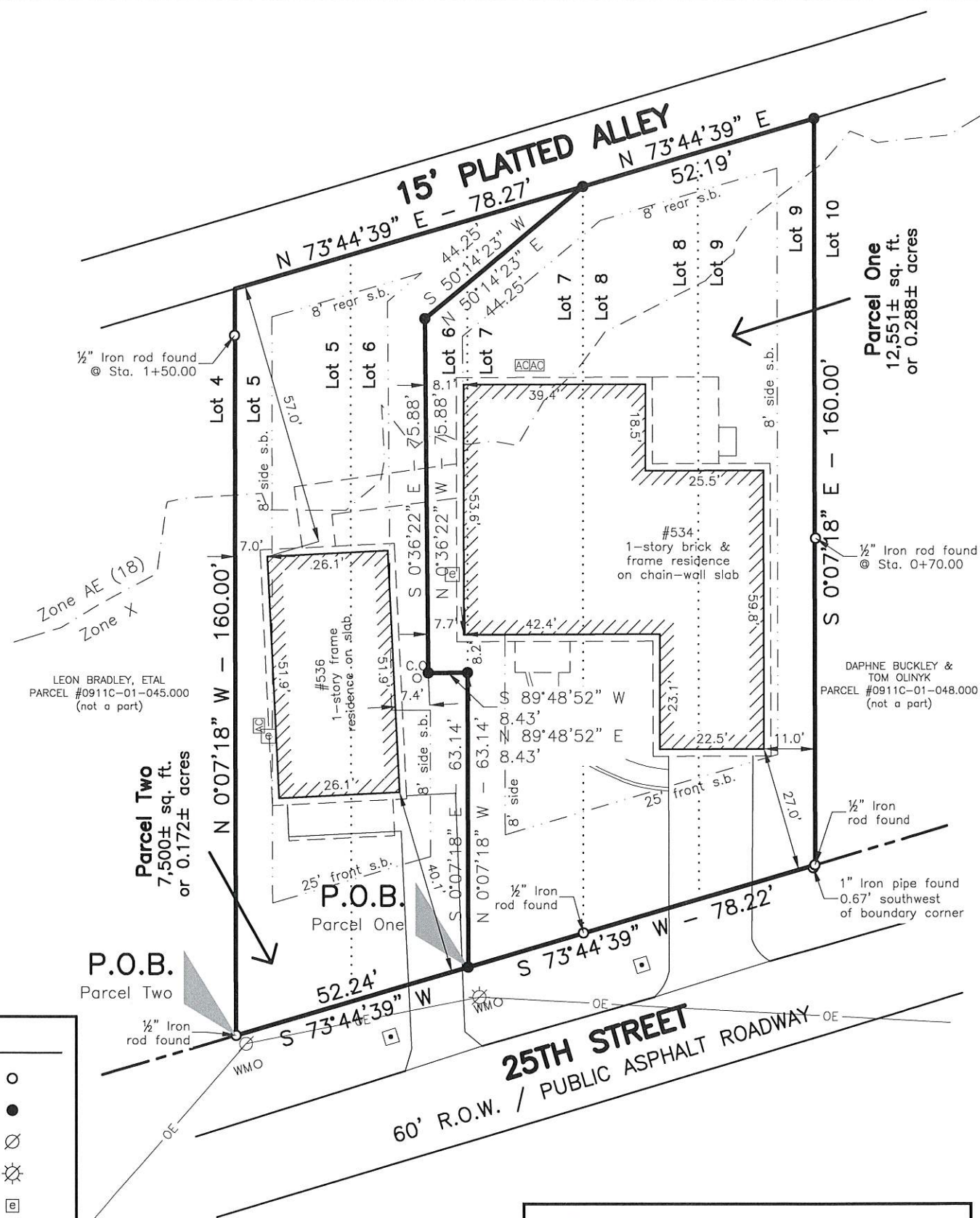
This is to certify to DAN RUBE that this survey was done by me or under my direct supervision and control, that the survey was done on the ground and was done in accordance with the most recent Minimum Standards of Practice for Land Surveyors as set forth by the State of Mississippi, Board of Licensure for Professional Engineers and Surveyors and that the accuracy specification and positional tolerances are in accordance with Class "B" surveys indicated in the above standards. I also certify there are no visible encroachments across any property lines except as shown.

Michael P. Blanchard, PS, Reg. No. 2834

This survey plat is not valid without the raised or colored seal and signature of the Registered Land Surveyor.



PLAT SHOWING RESUBDIVISION
OF
TAX PARCEL #0911C-01-046.000
LOTS 5-7, BLOCK 18, HEWES ADDITION
(PLAT BOOK 3, PAGE 10)
TAX PARCEL #0911C-01-047.000
LOTS 8 & 9, BLOCK 18, HEWES ADDITION
(PLAT BOOK 3, PAGE 10)
INTO TWO NEW PARCELS
CITY OF GULFPORT,
FIRST JUDICIAL DISTRICT OF
HARRISON COUNTY, MISSISSIPPI



LEGEND

FOUND PROPERTY CORNER (AS NOTED)	○
SET 3/4" IRON ROD (UNLESS NOTED OTHERWISE)	●
EXISTING POWER POLE	⊗
EXISTING POWER POLE WITH LIGHT	⊗
EXISTING ELECTRIC PEDESTAL	⊞
EXISTING AIR CONDITIONER	AC
EXISTING OVERHEAD POWER LINE	—OE—
EXISTING MAILBOX	□
EXISTING SEWER CLEANOUT	C.O.
EXISTING WATER METER	WM ○

SHEET 2 OF 4

CASSADY-ACADIA
LAND SURVEYING, LLC Since 1947
Louisiana • Mississippi • Texas • Alabama
1714 22nd Avenue, Gulfport, Mississippi 39501
Phone • (228)896-7155 Fax • (228)896-8405
Email • Surveys@Cassady-Acadia.com

FIELD WORK COMPLETED ON: February 24, 2021

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 0911C-01-046.000" and "PARCEL 0911C-01-047.000" in Section 2, Township 8 South, Range 11 West into Parcel "One" and Parcel "Two". The subject property is generally described as being located east of Hewes Avenue, north of 25th Street and west of Searle Avenue. The ad valorem tax parcel numbers of the subject properties are 0911C-01-046.000, (Instrument No. 2019-9784-D-J1) and 0911C-01-047.000, (Instrument No. 2009-0003624-D-J1). The Case File Number is _____.

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

INSTRUMENT NO. 2009-3624-D-J1

TAX PARCEL #0911C-01-046.000

Lots 8 and 9, Block 18 HEWES ADDITION, Gulfport, Harrison County, Mississippi, as per 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 of property is the same recorded as Instrument #2007-10013-D-J1, Land Deed Records of Harrison County, Mississippi.

INSTRUMENT NO. 2019-9784-D-J1

TAX PARCEL #0911C-01-047.000

Lots 5, 6 and 7, Block 18, Hewes Addition, Gulfport, Harrison County, Mississippi, as per the official map or plat thereon file and of record in the office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi.

PLAT SHOWING RESUBDIVISION

OF

TAX PARCEL #0911C-01-046.000

LOTS 5-7, BLOCK 18, HEWES ADDITION

(PLAT BOOK 3, PAGE 10)

TAX PARCEL #0911C-01-047.000

LOTS 8 & 9, BLOCK 18, HEWES ADDITION

(PLAT BOOK 3, PAGE 10)

INTO TWO NEW PARCELS

CITY OF GULFPORT,

FIRST JUDICIAL DISTRICT OF

HARRISON COUNTY, MISSISSIPPI

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

LEGAL DESCRIPTION OF PARCEL ONE: AS PER SURVEY

A parcel of land situated and being located in all of Lots 8 & 9, and part of Lots 6 & 7, Block 18, HEWES ADDITION, according to the official map or plat (Plat Book 3, Page 10) on file and of record at the office of the Chancery Clerk, City of Gulfport, First Judicial District of Harrison County, Mississippi, and being more particularly described as follows, to-wit:

BEGINNING at the southwest corner of Lot 7, Block 18, HEWES ADDITION, according to the official map or plat (Plat Book 3, Page 10) on file and of record at the office of the Chancery Clerk, City of Gulfport, First Judicial District of Harrison County, Mississippi; thence run North 00 degrees 07 minutes 18 seconds West along the west line of said Lot 7 a distance of 63.14 feet to a point; thence run South 89 degrees 48 minutes 52 seconds West a distance of 8.43 feet to a point; thence run North 00 degrees 36 minutes 22 seconds West a distance of 75.88 feet to a point; thence run North 50 degrees 14 minutes 23 seconds East a distance of 44.25 feet to the northwest corner of Lot 8, Block 18, HEWES ADDITION; thence run North 73 degrees 44 minutes 39 seconds East along the north line of Lots 8 & 9, Block 18, HEWES ADDITION, a distance of 52.19 feet to the northeast corner of said Lot 9; thence run South 00 degrees 07 minutes 18 seconds East along the east line of said Lot 9 a distance of 160.00 feet to a 1/2-inch iron rod on the northerly margin of 25th Street; thence run South 73 degrees 44 minutes 39 seconds West along the northerly margin of 25th Street a distance of 78.22 feet to the POINT OF BEGINNING.

Said parcel contains 12,551 square feet (0.288 acres), more or less.

LEGAL DESCRIPTION OF PARCEL TWO: AS PER SURVEY

A parcel of land situated and being located in all of Lot 5, and part of Lots 6 & 7, Block 18, HEWES ADDITION, according to the official map or plat (Plat Book 3, Page 10) on file and of record at the office of the Chancery Clerk, City of Gulfport, First Judicial District of Harrison County, Mississippi, and being more particularly described as follows, to-wit:

BEGINNING at the southwest corner of Lot 5, Block 18, HEWES ADDITION, according to the official map or plat (Plat Book 3, Page 10) on file and of record at the office of the Chancery Clerk, City of Gulfport, First Judicial District of Harrison County, Mississippi; thence run North 00 degrees 07 minutes 18 seconds West along the west line of said Lot 5 a distance of 160.00 feet to the northwest corner of said Lot 5; thence run North 73 degrees 44 minutes 39 seconds East along the north line of Lots 5-7, Block 18, HEWES ADDITION, a distance of 78.27 feet to the northeast corner of said Lot 7; thence run South 50 degrees 14 minutes 23 seconds West a distance of 44.25 feet to a point; thence run South 00 degrees 36 minutes 22 seconds East a distance of 75.88 feet to a point; thence run North 89 degrees 48 minutes 52 seconds East a distance of 8.43 feet to a point on the west line of said Lot 7; thence run South 00 degrees 07 minutes 18 seconds East along the west line of said Lot 7 a distance of 63.14 feet to a point on the northerly margin of 25th Street; thence run South 73 degrees 44 minutes 39 seconds West along the northerly margin of 25th Street a distance of 52.24 feet to the POINT OF BEGINNING.

Said parcel contains 7,500 square feet (0.172 acres), more or less.

 **CASSADY-ACADIA**
LAND SURVEYING, LLC Since 1947
Louisiana • Mississippi • Texas • Alabama
1714 22nd Avenue, Gulfport, Mississippi 39501
Phone • (228)896-7155 Fax • (228)896-8405
Email • Surveys@Cassady-Acadia.com

SHEET 3 OF 4

FIELD WORK COMPLETED ON: February 24, 2021

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:

Daniel Rubé
(Signature)

By: Daniel Rubé, Owner

This 6th day of JULY, 2021.

ACKNOWLEDGE

Before me, the undersigned, personally appeared the aforementioned Daniel Rubé, 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.

Muhung
NOTARY PUBLIC

My Commission Expires: 10/09/2021



Valerie R. Lane
(Signature)

By: Valerie R. Lane, Owner

This 6th day of JULY, 2021.

ACKNOWLEDGE

Before me, the undersigned, personally appeared the aforementioned Valerie R. Lane, 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.

Muhung
NOTARY PUBLIC

My Commission Expires: 10/09/2021



PLANNING COMMISSION

Submitted to and approved by the Gulfport City Planning Commission on the _____ day of _____, 2021.

Gulfport City Planning Commission
Keith Williams

Planning Division Administrator
Gregory Holmes

APPROVAL

Submitted to and approved by the City of Gulfport, City Council, at the regular meeting of said Council held on the _____ day of _____, 2021.

ATTEST:

ADOPT:

CLERK OF COUNCIL
Brittany Rodgers

PRESIDENT OF COUNCIL
F. B. "Rusty" Walker, IV

This resubdivision plat and Certificate of Resubdivision, having been submitted and approved by the Mayor, this _____ day of _____, 2021.

BILLY HEWES, MAYOR

PLAT SHOWING RESUBDIVISION
OF
TAX PARCEL #0911C-01-046.000
LOTS 5-7, BLOCK 18, HEWES ADDITION
(PLAT BOOK 3, PAGE 10)
TAX PARCEL #0911C-01-047.000
LOTS 8 & 9, BLOCK 18, HEWES ADDITION
(PLAT BOOK 3, PAGE 10)
INTO TWO NEW PARCELS
CITY OF GULFPORT,
FIRST JUDICIAL DISTRICT OF
HARRISON COUNTY, MISSISSIPPI

CASSADY-ACADIA
LAND SURVEYING, LLC Since 1947
Louisiana • Mississippi • Texas • Alabama
1714 22nd Avenue, Gulfport, Mississippi 39501
Phone • (228)896-7155 Fax • (228)896-8405
Email • Surveys@Cassady-Acadia.com

SHEET 4 OF 4

FIELD WORK COMPLETED ON: February 24, 2021

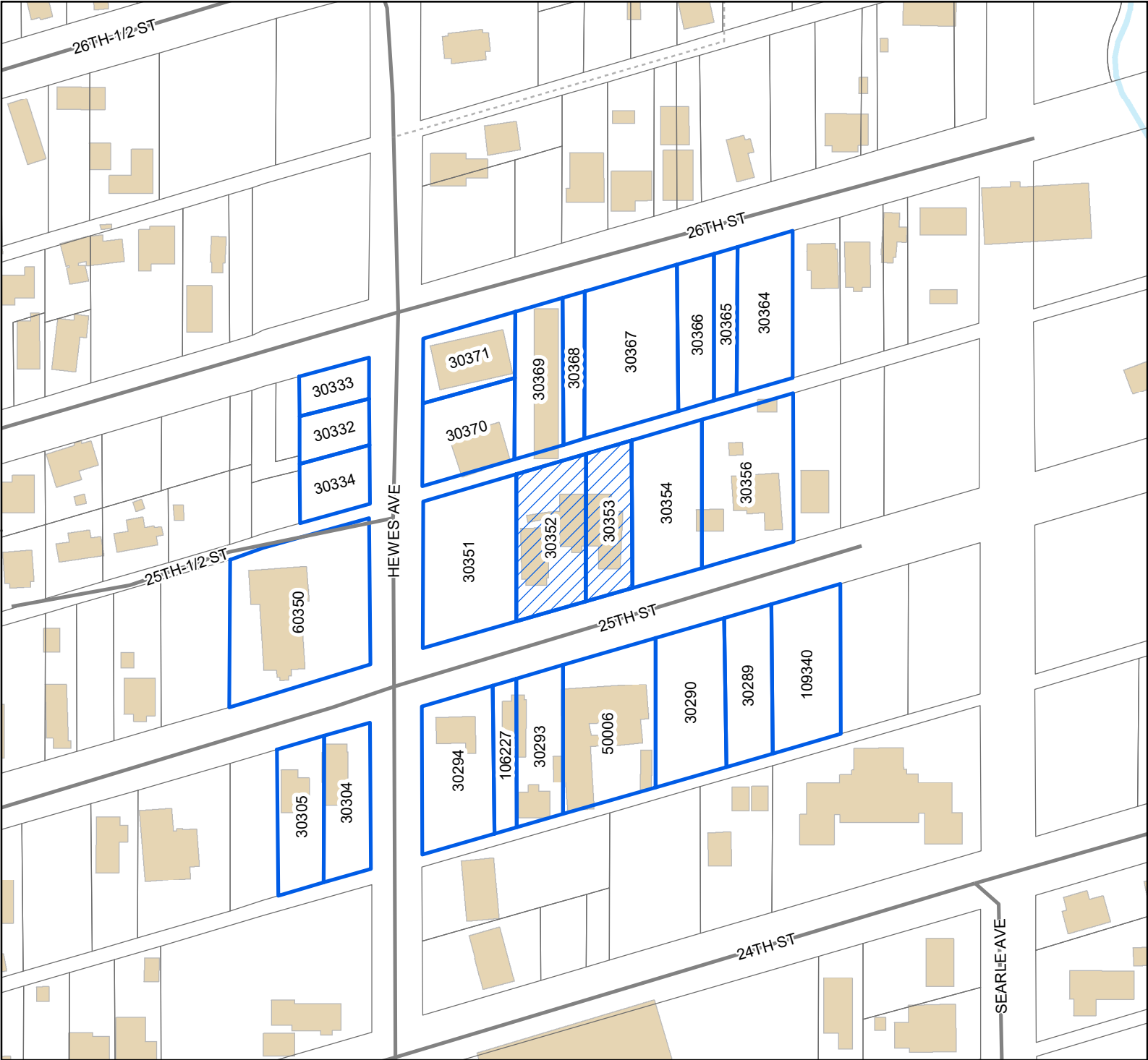
RE: Resubdivision 2108PC132, by owners Daniel Rube and Valerie Lane, tax parcels 0911C-01-046.000 & 0911C-01-047.000, Divide into two new parcels, 534 and 536 25th St, Zoned R-2 (Single-family), Ward 3

To Applicants and Adjacent Property Owners:

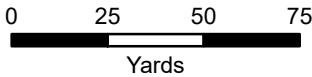
The City of Gulfport Planning Commission will hold a public hearing to consider the above application at 4:30 P.M. on **Thursday, August 26, 2021**, in the Council Chambers at the Gulfport City Hall located at 2309 15th Street.

For more information, visit <http://www.gulfport-ms.gov/agendas.shtml> then click the City of Gulfport Planning Commission for **Thursday, August 26, 2021**. A map showing the location of the property involved is located at this website. If you have any questions or comments, please contact this office at the phone number 228-868-5710 or email planners@gulfport-ms.gov. The application is available for viewing in the Planning Division office at 1410 24th Avenue.

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y			DANIEL RUBE (OWNER)	47 CHURCH STREET APT 1	TARRYTOWN	NY	10591
			VALERIE LANE (OWNER)	534 25TH STREET	GULFPORT	MS	39507
			Adjacent Property Owners				
	30351	0911C-01-045.000	BRADLEY LEON ETAL	1803 61ST AVE	GULFPORT	MS	39501
	30354	0911C-01-048.000	BUCKLEY DAPHNE & OLINYK TOM	734 VERSAILLES DR	RIDGELAND	MS	39157
109340	0911C-01-083.002		BUCKLEY DONALD FAMILY TRUST	P O BOX 85535	TUCSON	AZ	85754
	30356	0911C-01-050.000	BUCKLEY SHELTON & LAURA	518 25TH STREET	GULFPORT	MS	39501
	30290	0911C-01-085.000	BUCKLEY SHELTON & LAURA ETAL	734 VERSAILLES DR	RIDGELAND	MS	39157
	30370	0911C-01-044.000	GIN INVESTMENTS LLC	51 EMERALD COVE	GULFPORT	MS	39503
	30368	0911C-01-042.000	HEATER JERROD & LYNDIA HUTCHIN	528 26TH STREET	GULFPORT	MS	39507
N	30365	0911C-01-039.000	HUTCHINS LYNDIA	528 26TH ST	GULFPORT	MS	39501
N	30364	0911C-01-038.000	HUTCHINS LYNDIA & HEATER JERROD	528 26TH ST	GULFPORT	MS	39507
	30367	0911C-01-041.000	HUTCHINS LYNDIA & JAMES	528 26TH ST	GULFPORT	MS	39507
	30293	0911C-01-087.000	LANE VALERIE R & BILL C HARRIEN JR	534 25TH STREET	GULFPORT	MS	39507
N	106227	0911C-01-087.001	LANE VALERIE R & BILL C HARRIEN JR	534 25TH STREET	GULFPORT	MS	39507
N	30353	0911C-01-047.000	LANE VALERIE R & BILLY C HARRIEN JR	534 25TH ST	GULFPORT	MS	39507
	30366	0911C-01-040.000	OBI DENISE R	754 CHAMPMAN ST	JONESBORO	GA	30238
	30371	0911C-01-043.001	PRISMA BUILDERS LLC	2472 PASS RD STE A	BILOXI	MS	39531
	30369	0911C-01-043.000	PRISMA BUILDERS LLC	11058 CHANNELSIDE DR	GULFPORT	MS	39503
	30294	0911C-01-088.000	RANDALL BESSIE	619 24TH ST	GULFPORT	MS	39501
	30352	0911C-01-046.000	RUBE DANIEL A	31 RIVER COURT APT 616	JERSEY CITY	NJ	7310
	30305	0911C-01-212.000	SMITH JAMES H & JOHNNIE RUTH	723- 25TH STREET	GULFPORT	MS	39501
	30304	0911C-01-211.000	SMITH JOHNNIE RUTH COLLINS	723 25TH ST	GULFPORT	MS	39501
	30333	0911C-01-213.000	ST JAMES BAPTIST CHURCH	604 25TH ST	GULFPORT	MS	39501
N	30332	0911C-01-214.000	ST JAMES BAPTIST CHURCH	604 25TH ST	GULFPORT	MS	39501
N	60350	0911D-02-048.000	ST JAMES BAPTIST CHURCH INC	604 25TH ST	GULFPORT	MS	39501
N	30334	0911C-01-215.000	ST JAMES BAPTIST CHURCH INC	604 25 ST	GULFPORT	MS	39501
	50006	0911C-01-086.000	THOMPKINS WILLIE RUTH -L/E-	527 25TH ST	GULFPORT	MS	39501
	30289	0911C-01-084.000	VESSEL ELLEN MARIE	1305 ROMAN DRIVE	BAKER	LA	70714



- Site
- Adjacent Properties
- Street
- Alley
- Buildings
- Water Features



1 inch = 150 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.

MEMORANDUM

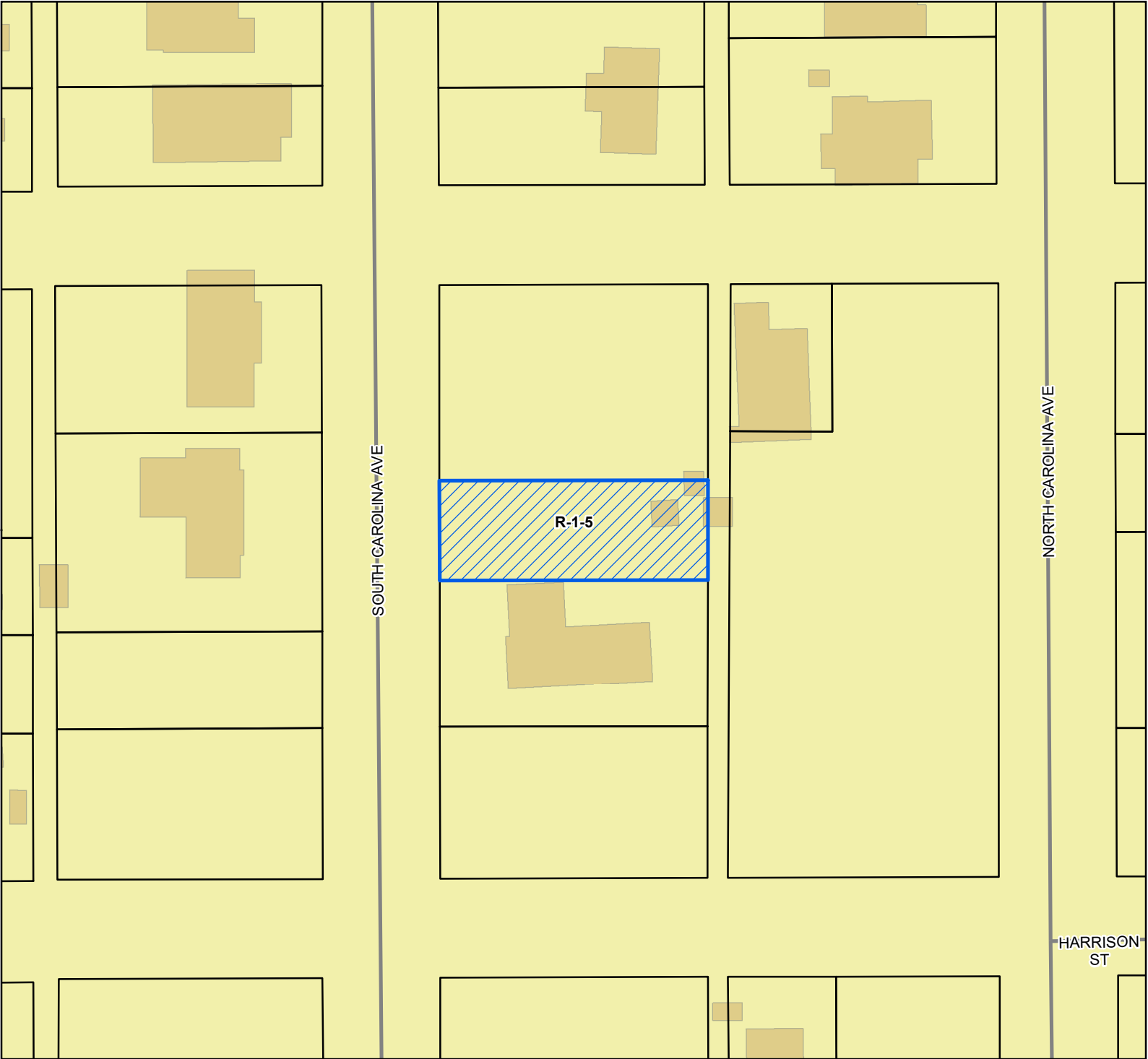
To: City of Gulfport Planning Commission

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: August 26, 2021

Re: Planning Commission Approval 2108PC133:

Planning Commission Approval 2108PC133, by agent Tina Lewis, tax parcel 0810B-03-036.000, Request approval for a mobile home use, 8332 South Carolina Ave, Zoned R-1-5 (Single-family), Ward 3



 Site

 Street

 Parcels

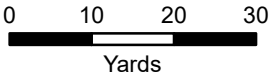
 Buildings

Zoning

R-1-5 - Single Family

 Residence District (Medium Density)

Site Information
0810B-03-036.000
Zoning: R-1-5 (Single Family)
Size: 6,837 sq ft.
Flood: X



1 inch = 70 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.



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

For Staff Use Only

APPLICATION FOR PLANNING COMMISSION APPROVAL

Property Information

Case Number: 2108 PCL33Date Received: 7/6/21

Receipt Number: _____

Received By: CLZoning: R-1-5

Ward: _____ Flood: _____

Size: _____

TAX PARCEL #

0	8	1	0	8

 -

0	3

 -

0	3	6

 .

0	0	0

(If necessary, use separate sheet of paper)

Address of Property Involved: 8332 South Carolina AveLot(s) 23, 24, Block(s) 160, Subdivision North Gulfport

General Location: _____

GENERAL DESCRIPTION OF REQUEST:

Place a mobile home on the property stated above
Request approval to place a mobile home on the property
at 8332 South Carolina Ave

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

Bobby Ray Lewis
Printed Name of Owner

8317 Louisiana Ave
Mailing Address

Gulfport MS 39501
City State Zip code

(228) 214-9816 (h) 479-6921
Home Phone Work/Cell Phone

Bobby Lewis
Email Signature of Owner

AGENT

Tina Renee Lewis
Printed Name of Agent

3502 38th Ave
Mailing Address

Gulfport MS 39501
City State Zip code

(228) 284-7069
Home Phone Work/Cell Phone

tina.renee.1981@gmail.com
Email Signature of Agent

Copy of warranty deed.

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)

Alfred Mayse

ADDRESS (STREET, CITY, STATE, ZIP CODE)

8353 58th Carolina Ave Gulfport Miss

PHONE # (H)

228 547-0848 (W)

TAX PARCEL NUMBER(S) OWNED

SIGNATURE:

Alfred Mayse

NAME OF OWNER (PRINT)

Leenell Hall

ADDRESS (STREET, CITY, STATE, ZIP CODE)

8379 South Carolina Ave

PHONE # (H)

*(228)**547-9658* (W)

TAX PARCEL NUMBER(S) OWNED

SIGNATURE:

Leenell Hall

NAME OF OWNER (PRINT)

ADDRESS (STREET, CITY, STATE, ZIP CODE)

8333 S. Carolina Ave

PHONE # (H)

228 860-0371 (W)

TAX PARCEL NUMBER(S) OWNED

SIGNATURE:

Jennie Belle Robinson

(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:

To whom it may concern:

7/05/2021

I, Tina Lewis, am writing to request the approval from you, The City of Gulfport, to place a manufactured home on the property located at 8332 South Carolina Ave. The address has transportation access to the property, which is a concrete driveway that was previously installed. The water and sewer lines were also previously installed. I don't request any special services from fire and police, what is provided is enough. The mobile home I'm trying to place on this property, will be used as my very own first home for my kids and me. Being that I am a single mother of 3 amazing kids, one of whom is Developmentally Delayed, I'm trying to establish a strong foundation for my family and me. Also living at this address will place me closer to my parents, whom now have health issues. The ~~pp~~ property will be no hazard to any of the neighbors, or anyone else. If approved, I would like this time to thank you. I'm even grateful that you (The City) even gave me the chance. I would like to thank everyone for this opportunity in advance

Thank You
Tina Lewis



Area Map

Printed 7/6/2021

SOUTH CAROLINA AVE

0810B-03-037.000

0810B-03-038.000

8341 NORTH CAROLINA AVE

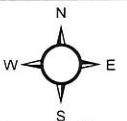
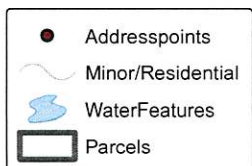
0810B-03-036.000

8332 SOUTH CAROLINA AVE

0810B-03-039.000

8328 SOUTH CAROLINA AVE
0810B-03-035.000

0810B-03-034.000



1 inch = 30 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.



Designation of Agent

I, Bobby R. Lewis, being owner of the property 0810B-03-036.000
which is the subject of this application hereby authorize Lina R. Lewis to act as my
representative with the City of Gulfport's Zoning Board of Adjustment and Appeals, and/or Planning
Commission, and/or City Council, and/or permitting and licensing, as required by the City.

Such representation shall be for all purposes concerning any manner, right, or obligation relating to this
petition. This designation authorizes my agent to make verbal or written representations and/or
declarations on my behalf, and I shall be legally bound by said verbal or written representations and/or
declarations relating to this petition.

The petitioner understands and acknowledges that the City will rely upon the agent's representations in
approval or denial of said petition.

Bobby R. Lewis

Signature

7-6-2021

Date

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 6th day of July, 20 21

[Signature]

Notary Public

10/09/2021

Commission Expiration



STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT



1st Judicial District
Instrument Number 2002 1395 D
Filed 2 27 2002 10 46 A
Total Fees 8.00
Book 1573 Page 436 Recorded 228-02



Quitclaim Deed

BOOK 1573 PAGE 436

FOR AND IN CONSIDERATION of the SUM of TEN DOLLARS (\$10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, the undersigned TOFIE OWEN SR. does hereby sell, convey and quitclaim unto BOBBY R. LEWIS all of his rights, title and interest in and to the following described property lying and being situated in the CITY of GULFPORT, MISSISSIPPI and being described as follows, to-wit;

LOTS #23 & #24 blk. 160 NORTH GULFPORT SUBDIVISION
SECS. 27/28-7-11. PARCEL #0810B-03-036.000

THE above said property being the same which was conveyed to the GRANTOR by CHANCERY CLERK CONVEYANCE dated SEPTEMBER 16, 1997. AND recorded in BOOK #1383 and PAGE #322.

ALL AD VALOREM taxes that are due to be assumed by the GRANTEE herein mentioned.

WITNESS MY SIGNATURE, this the 28TH day of JANUARY, 2002

TOFIE OWEN SR.

STATE OF MISSISSIPPI
COUNTY OF HARRISON

PERSONNALLY APPEARED BEFORE ME, the undersigned authority of law in and for the COUNTY and STATE aforesaid the within named TOFIE OWEN SR., who acknowledged that he signed and delivered the foregoing instrument on the day and year therein mentioned.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 28TH Day of JANUARY, 2002.

NOTARY PUBLIC

NOTARY PUBLIC STATE OF MISSISSIPPI AT LARGE
MY COMMISSION EXPIRES: Aug. 22, 2002
MY COMMISSION EXPIRES THRU NOTARY PUBLIC UNDERWRITERS

GRANTOR: TOFIE OWEN SR.
P.O. BOX 509
GULFPORT, MS. 39502
PHONE: (228) 868-9582

GRANTEE: BOBBY R. LEWIS
8317 - LOUISIANA AVE.
NORTH GULFPORT, MS.
39503
PHONE: (228) 868-4018

PREPARED for OWEN REALTY COMPANY - PHONE (228) 864-2951
2105 - 25TH AVENUE - GULFPORT, MS. 39501

RE: Planning Commission Approval 2108PC133, by agent Tina Lewis, tax parcel 0810B-03-036.000, Request approval for a mobile home use, 8332 South Carolina Ave, Zoned R-1-5 (Single-family), Ward 3

To Applicants and Adjacent Property Owners:

The City of Gulfport Planning Commission will hold a public hearing to consider the above application at 4:30 P.M. on **Thursday, August 26, 2021**, in the Council Chambers at the Gulfport City Hall located at 2309 15th Street.

For more information, visit <http://www.gulfport-ms.gov/agendas.shtml> then click the City of Gulfport Planning Commission for **Thursday, August 26, 2021**. A map showing the location of the property involved is located at this website. If you have any questions or comments, please contact this office at the phone number 228-868-5710 or email planners@gulfport-ms.gov. The application is available for viewing in the Planning Division office at 1410 24th Avenue.

2108PC133

Planning Commission Approval



Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
			BOBBY RAY LEWIS (OWNER)	8317 LOUISIANA AVE	GULFPORT	MS	39501
			TINA RENEE LEWIS (AGENT)	3502 38TH AVE	GULFPORT	MS	39501
			Adjacent Property Owners				
	50398	0810B-03-031.000	DANIELS BAJDA	8341 S CAROLINA AVE	GULFPORT	MS	39501
	50406	0810B-03-034.000	FALCONER CLARINE L	8328 S CAROLINA AVE	GULFPORT	MS	39501
	50394	0810B-03-033.000	HALL CAROLYN & LEE NELL	8379 S CAROLINA AVE	GULFPORT	MS	39501
	50404	0810B-03-036.000	LEWIS BOBBY R	8332 S CAROLINA AVE	GULFPORT	MS	39503
	50405	0810B-03-035.000	MAGEE ERVIN S COBB -L/E-	8328 SOUTH CAROLINA AVE	GULFPORT	MS	39503
	109500	0810B-03-021.001	MAGEE PATRICIA A	8354 SOUTH CARLINA AVE	GULFPORT	MS	39501
	50401	0810B-03-039.000	MONTGOMERY LEDELL & JULIA	25092 OLD HWY 49	SAUCIER	MS	39574
	50402	0810B-03-038.000	POMMELLS DARLENE	4507 MICHIGAN AVE	GULFPORT	MS	39501
	50396	0810B-03-032.000	ROBINSON LONNIE BELLE	8333 S CAROLINA	GULFPORT	MS	39501
n	97809	0810B-03-033.001	ROBINSON LONNIE BELLE	8333 S CAROLINA	GULFPORT	MS	39501
	50403	0810B-03-037.000	WARD M	210 MAGNOLIA ST	LONG BEACH	MS	39560
	50168	0810B-03-020.000	WHITLOCK FANNIE R -EST-	8351 N CAROLINA AVE	GULFPORT	MS	39501

MEMORANDUM

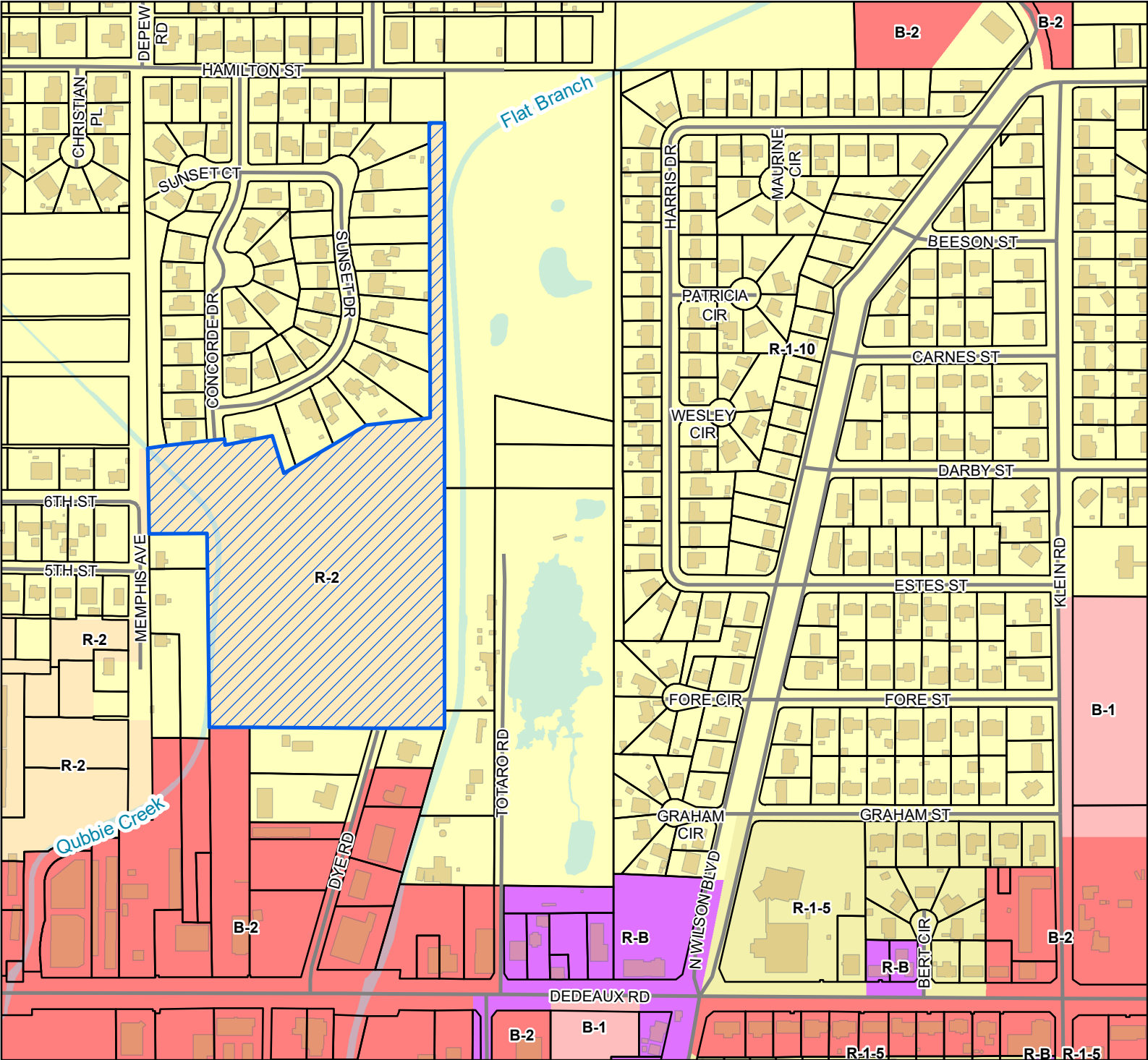
To: City of Gulfport Planning Commission

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: August 26, 2021

Re: General Plan 2108PC134:

General Plan 2108PC134, by agent Heinrich and Associates, LLC, tax parcel 0808K-03-133.000, Approval of General Plan for a 58-lot 4-outparcel subdivision (Camden Court), Dye Rd, Zoned R-2 (Single-family), Ward 7



 Site

 Street

 Parcels

 Buildings

 Water Features

Zoning

 B-1 - Neighborhood Business District

 B-2 - General Business District

 R-1-10 - Single Family Residence (Low Density)

 R-1-5 - Single Family Residence District (Medium Density)

 R-2 - Single Family Residence District (Medium Density)

 R-B - Residence-Business District

Site Information

0808K-03-133.000

Zoning: R-1-10 (Single Family)

Size: 21,275 sq ft.

Flood: X

0

60

120

180

Yards

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.



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

**APPLICATION FOR
GENERAL SUBDIVISION PLAN
FOR ZERO LOT LINE**

Property Information

TAX PARCEL #

0	8	0	8	K

 -

0	3

 -

1	3	3

 •

0	0	0

(If necessary, use separate sheet of paper)

For Staff Use Only

Case File #: 2108PC134

Date Received: 7/6/21

Receipt #: _____

Received By: CL

Zoning: _____

Ward: _____ Flood: _____

Size: _____

Address of Property Involved: N/A

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

General Location: End of Dye Rd. off Dedeaux Rd., Gulfport, MS

GENERAL DESCRIPTION OF REQUEST:

Subdivide the 13.1 acre parcel into 58 single family zero lot line lots. The water, sewer, drainage, and concrete curb was previously installed for a 240 unit townhome development that was not completed. The water and sewer services will be adjusted accordingly and new pavement will be installed along with signage.

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

Mohammad Moeini

Printed Name Of Owner
P.O. Box 8833

Mailing Address
Gulfport MS 39506

City State Zip code

228-918-2412

Home Phone Work/Cell Phone

broadwayinnexp@AOL.com

Email

MLM

Signature Of Owner

AGENT

Heinrich and Associates, LLC (Bobby Heinrich)

Printed Name Of Agent
1806 23rd Ave., Suite B

Mailing Address
Gulfport MS 39501

City State Zip code

228-896-6768

Home Phone Work/Cell Phone

bobby.h@heinrichassociates.net

Email

Bobby Heinrich

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.

Mohammad Moeini
P.O. Box 8833
Gulfport, MS 39506

AFFIDAVIT

STATE OF MISSISSIPPI

COUNTY OF HARRISON

PERONALLY CAME AND APPEARED before me, the undersigned authority in and for the jurisdiction afroresaid, the within named Mohammad Moeini who, after being by me forst duly sworn, stated the following:

1. That there are no restrictive covenants prohibiting the resubidivision of the property located on Parcel No. 0808K-03-133.000.

Respectfully submitted:

By: 
Mohammad Moeini

SWORN AND SUBSCRIBED before me, this the 16th day of July 2021.


Notary Public

My Commission Expires:



Mohammad Moeini
P.O. Box 8833
Gulfport, MS 39506

July 1, 2021

City of Gulfport
Planning Department
1410 24th Ave.
Gulfport, MS 39501

RE: **Agent Letter for Mohammad Moeini**
Tax Parcel No.: 0808K-03-133.000
Dye Rd. - Gulfport, Mississippi 39503

To Whom It May Concern:

Please allow this letter to serve as official notice that *Heinrich & Associates, LLC*, is authorized to act as agent on behalf of **Mohammad Moeini** in any Planning Commission or City Council matters.

If you have any questions, please do not hesitate to contact me.

Sincerely,



Mohammad Moeini


Notary

My Commission Expires:



21-100

Currently it's 89.0 F and winds are from the SE @ 8.0 mph


[Tax Assessor](#)
[Contact Us](#)
[Appeals](#)
[Calendar](#)
[County Tax Rolls](#)
[Downloads](#)
[Homestead](#)
[Links](#)
[Millage Rates](#)
[Mobile Home](#)
[Online Mapping](#)
[Personal Property](#)
[Values and Taxes](#)
[HOME](#) > [ELECTED](#) > [TAXASSESSOR](#) > [LANDROLL](#) > [TAXROLLS](#)

Property Information Search Results

Use the print link below this record to print a borderless copy of this record

2020 Official Landroll Information

MOEINI MOHAMMAD

P O BOX 8833 GULFPORT, MS 39506

Physical Street Address:

301 HAMILTON ST

Parcel #:	PPIN	Tax District	Homestead Exp.	Judicial Dist.
0808K-03-133.000	57640	2GO		1
Supervisor District:		Subdivision:		
2				

Exemption Code

Non-Exempt

Section	Township	Range
09	07	11

[Search Harrison County Online!](#)

Instrument Number(s)

2016-0001707-D-J1, 2014-0009821-D-J1, 2011-0000555-D-J1, 2006-0000404-D-J1, 2005-0016539-D-J1, 1204/0171

Acres	Land Value	Improvements	Total Value	Assessed Value
13.1	48371	0	48371	7256

**County Address and
Phone Directory**

Harrison County Judicial 1
1801 23rd Ave
Gulfport, MS 39501

Harrison County Judicial 2
730 Dr. Martin Luther King, Jr. Blvd
Biloxi, MS 39530

Legal Description

13.1 AC(C) BEG 1090 FT S OF NW COR OF NE1/4 S 260 FT E 165 FT S 570 FTE 670 FT N 910 FT S 83 DGS W 183 FTS 56 DGS W 110 FT S 62 DGS W 165 FTN 17 DGS W 116 FT S 78 DGS W 140 FTN 15 FT S 85 DGS W 230 FT TO POB INW1/2 OF NE1/4 SEC 9-7-11

There are 0 building description records attached to this parcel.

Please be advised that map data and imagery provided is data from 2014 and NOT year specific..

[Click Here To View Map Data of This Parcel!](#)

[Click Here To Print This Page](#) | [Previous Page](#)

Follow us On



Currently, there are 125 people online.
Harrison County Board of Supervisors
© 2002 - 2021

Judicial District 1 - 1801 23rd Ave Gulfport, MS 39501
Judicial District 2 - 730 Dr. Martin Luther King, Jr. Blvd Biloxi, MS 39530

HWARTZ, ORGLER & JORDAN

Attorneys at Law

PLLC

2355 Pass Road, Biloxi, MS 39531
PO Box 4682, Biloxi, MS 39535

ROBERT T. SCHWARTZ, ATTORNEY
JAY K. JORDAN, ATTORNEY
JEFFREY W. BERTUCCI, ATTORNEY

April 4, 2016

Telephone: 228.388.7441
Fax: 228.388.7442

Mohammad Moeini
PO Box 8833
Gulfport, MS 39506

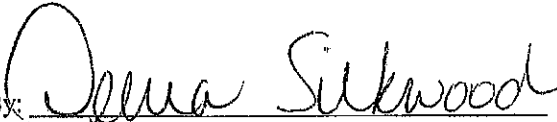
RE: 301 Hamilton St (Camden Court), Gulfport, MS 39503
Our File No. B160244

Dear Mr. Mohammad:

In connection with the above referenced transaction, we are enclosing herewith the original Warranty Deed dated March 11, 2016, which was filed on March 18, 2016, and recorded in the office of the Chancery Clerk of Harrison County, Mississippi, as Instrument 2016 1707-D-J1 thereof.

Thank you for your attention to this matter. If you should have any questions, please advise.

Sincerely,
Schwartz, Orgler, & Jordan, PLLC

BY: 
For the Firm

:ds

Enclosure(s)

Our File: B160244



1st Judicial District
Instrument 2016-1707-D-J1
Filed/Recorded 03/18/2016 09:57 AM
Total Fees \$12.00
7 Pages Recorded

Prepared by & return to:
Schwartz, Orgler & Jordan, PLLC
PO Box 4682 Biloxi MS 39535
228-388-7441

Index in W1/2 of NE1/4, Sec 9-7-11

STATE OF MISSISSIPPI
COUNTY OF HARRISON

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, the undersigned,

FEDERAL DEPOSIT INSURANCE CORPORATION AS RECEIVER FOR

HERITAGE BANKING GROUP, CARTHAGE MISSISSIPPI,

c/o 248 E Capitol St Ste 529, Jackson, MS 392010, 601-208-7823,

does hereby sell, convey and specially warrant unto

MOHAMMAD MOEINI,

PO Box 8833, Gulfport, MS 39506, 228-918-2412

the following described land and property being located in Harrison County, Mississippi, being more particularly described in the attached Exhibit "A".

THIS CONVEYANCE is subject to any and all recorded restrictive covenants, rights-of-way and easements applicable to subject property, and subject to any and all prior recorded reservations, conveyances

2

and leases of oil, gas and minerals by previous owners.

TAXES for the current year have been pro-rated as of this date and are hereby assumed by the Grantee herein.

IN WITNESS WHEREOF, the Federal Deposit Insurance Corporation as Receiver for Heritage Banking Group, Carthage Mississippi has caused this conveyance to be executed by its duly authorized attorney in fact, after having first been duly authorized to do so, on this the 11th day of March, 2016.

Federal Deposit Insurance Corporation as Receiver
for Heritage Banking Group, Carthage Mississippi

BY: [Signature]
Name: Michael King
Attorney in Fact

STATE OF MS

COUNTY OF Hinds

THIS DAY PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, Michael King, who acknowledges that he/she is/are an Attorney in Fact for the Federal Deposit Insurance Corporation as Receiver for Heritage Banking Group, Carthage Mississippi, and as its act and deed, he/she signed, sealed and delivered, the above and foregoing instrument of writing on the day and in the year therein mentioned, for and on behalf of said entity, in his/her representative capacity, after having been first duly authorized to do so.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 11th day of March, 2016.

Sabrina Strahan
NOTARY PUBLIC

My Commission Expires



EXHIBIT "A"

A parcel of land situated and being located in the Northwest Quarter of the Northeast Quarter (NW 1/4 of the NE 1/4) and the Southwest Quarter of the Northeast Quarter (SW 1/4 of the NE 1/4) of Section 9, Township 7 South, Range 11 West, First Judicial District of Harrison County, Mississippi, and being more particularly described as:

Commencing at the Northwest (NW) corner of the said Northwest Quarter of the Northeast Quarter (NW 1/4 of the NE 1/4); thence run South 00 degrees 08 minutes West a distance of 145.0 feet along the West line of the said Northwest Quarter of the Northeast Quarter (NW 1/4 of the NE 1/4) to the POINT OF BEGINNING; thence run from said Point of Beginning, South 00 degrees 08 minutes West a distance of 1184.0 feet along the West line of the said Northwest Quarter of the Northeast Quarter (NW 1/4 of the NE 1/4) to the Southwest (SW) corner of the said Northwest Quarter of the Northeast Quarter (NW 1/4 of the NE 1/4); thence run East a distance of 165.0 feet along the South line of the said Northwest Quarter of the Northeast Quarter (NW 1/4 of the NE 1/4); thence run South 00 degrees 08 minutes West a distance of 537.0 feet; thence run East a distance of 660.0 feet; thence run North 00 degrees 08 minutes East a distance of 1721.0 feet; thence run West a distance of 520.0 feet; thence run North 00 degrees 08 minutes East a distance of 130.0 feet to the South margin of Hamilton Street; thence run West a distance of 50.0 feet along the South margin of Hamilton Street; thence run South 00 degrees 08 minutes West a distance of 130.0 feet; thence run West a distance of 255.0 feet to the Point of Beginning.

LESS AND EXCEPT THE FOLLOWING TWO PARCELS OF LAND:

1. That portion of the above property described as **NORTHWOOD HILLS SOUTH SUBDIVISION, PHASE 1**, as per the 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, and being more particularly described as follows:

A parcel of land situated in the Northwest Quarter of the Northeast Quarter (NW 1/4 of the NE 1/4) and the Southwest Quarter of the Northeast Quarter (SW 1/4 of the NE 1/4) of Section 9, Township 7 South, Range 11 West, First Judicial District of Harrison County, Mississippi, being more particularly described as follows, to-wit: Commence at a point which is the Northwest (NW) corner of the Northwest Quarter of the Northeast Quarter (NW 1/4 of the NE 1/4) of said Section, Township and Range; thence run South 00 degrees 08 minutes 00 seconds West for a distance of 15.00 feet to a point; thence run East along the South margin of Hamilton Street for a distance of 255.00 feet to the POINT OF BEGINNING of the following described parcel of land with the following bearings and distances, to-wit: East, 50.00 feet; South 00 degrees 08 minutes 00 seconds West, 170.00 feet; East, 35.00 feet; South 01 degrees 00 minutes 00 seconds East, 160.0 feet; South 11 degrees 00 minutes 00 seconds East, 156.00 feet; South 11 degrees 00 minutes 00 seconds West, 110.00 feet; South 58 degrees 18 minutes 31 seconds West, 144.23 feet; South 00 degrees 08 minutes 00 seconds West, 115.23 feet; South 15 degrees 09 minutes 47 seconds East, 50.00 feet to the Point of Curvature of a curve to the left, said curve having a delta

of 02 degrees 42 minutes 13 seconds; radius of 466.963 feet; a length of 22.04 feet; thence continue South 17 degrees 52 minutes 00 seconds East, 84.00 feet; South 78 degrees 00 minutes 00 seconds West, 137.66 feet to the Point of Curvature of a curve to the right, said curve having a delta of 01 degrees 23 minutes 18 seconds, a radius of 709.79 feet; a length of 16.37 feet; thence continue South 82 degrees 29 minutes 39 seconds West, 50.00 feet; South 84 degrees 30 minutes 00 seconds West, 118.59 feet; South 89 degrees 52 minutes 00 seconds East, 65.73 feet; North 00 degrees 08 minutes 00 seconds East, 934.20 feet; East 255.00 feet; North 00 degrees 08 minutes 00 seconds East, 130.00 feet to the POINT OF BEGINNING, containing approximately 367,580 square feet or 8.44 acres.

AND

2. That portion of the above property described as NORTHWOOD HILLS SOUTH SUBDIVISION, PHASE II, as per the 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, and being more particularly described as follows:

A parcel of land situated and being located in the Northwest Quarter of the Northeast Quarter (NW 1/4 of the NE 1/4) of Section 9, Township 7 South, Range 11 West, First Judicial District of Harrison County, Mississippi, being more particularly described as follows, to-wit: Commence at the Northeast (NE) property corner of Lot 25, Northwood Hills South, Phase I, a subdivision of record on file in the office of the Chancery Clerk of the First Judicial District, Harrison County, Mississippi, and the POINT OF BEGINNING; thence run East for a distance of 440.00 feet to a point; thence run South 00 degrees 08 minutes 00 seconds West for a distance of 855.00 feet to a point; thence run South 83 degrees 12 minutes 02 seconds West for a distance of 182.99 feet to a point; thence run South 56 degrees 13 minutes 05 seconds West for a distance of 110.00 feet to a point; thence run South 62 degrees 20 minutes 02 seconds West for a distance of 165.00 feet to a point; thence run North 17 degrees 52 minutes 00 seconds West for a distance of 200.00 feet to the Northeast (NE) property corner of Lot 16, of said Northwood Hills South, Phase I; thence run Southwesterly along a curve to the left; said curve having a delta of 02 degrees 42 minutes 13 seconds, a radius of 466.96 feet; thence run along the arc of said curve for a distance of 22.03 feet to a point; thence run North 15 degrees 09 minutes 47 seconds West a distance of 50.00 feet to the Southeast (SE) property corner of Lot 17 of said Northwood Hills South, Phase I; thence run North 00 degrees 08 minutes 00 seconds East for a distance of 115.23 feet to the Northeast (NE) property corner of Lot 17 of said subdivision to a point; thence run along the East property line of said Northwood Hills South, Phase I, the following bearings and distances, to-wit: North 58 degrees 18 minutes 31 seconds East, 144.23 feet; North 11 degrees 00 minutes 00 seconds East, 110.00 feet; North 11 degrees 00 minutes 00 seconds West, 156.00 feet and North 01 degrees 00 minutes 00 seconds West, 160.00 feet; thence run West a distance of 35.00 feet to a point; thence run North 00 degrees 08 minutes 00 seconds East a distance of 170.00 feet to the Point of Beginning, containing 229,118 square feet or approximately 5.26 acres.



201500079004

P00 1/4

LIMITED POWER OF ATTORNEY

KNOW ALL PERSONS BY THESE PRESENTS, that the FEDERAL DEPOSIT INSURANCE CORPORATION, a corporation organized and existing under an Act of Congress, hereafter called the "FDIC", hereby designates the employee(s) of Trustmark National Bank, Jackson, Mississippi set out below (the "Attorney(s)-in-Fact") for the sole purpose of executing the documents outlined below:

Steve Stringer
Frank Rhea
Barry Harvey

Terry Collins
Michael King
Larry Waggoner

WHEREAS, the undersigned has full authority to execute this instrument on behalf of the FDIC under applicable Resolutions of the FDIC's Board of Directors and redelegations thereof.

NOW THEREFORE, the FDIC grants to the above-named Attorney(s)-in-Fact the authority, subject to the limitations herein, as follows:

1. To execute, acknowledge, seal and deliver on behalf of the FDIC as receiver of Heritage Banking Group, Carthage, Mississippi ("Receiver") all instruments of transfer and conveyance, including but not limited to deeds, assignments, satisfactions, and transfers, appropriately completed, with all ordinary or necessary endorsements, acknowledgments, affidavits and supporting documents as may be necessary or appropriate to evidence the sale and transfer of any asset of Heritage Banking Group, Carthage, Mississippi including all loans formerly held by Heritage Banking Group, Carthage, Mississippi to Trustmark National Bank, Jackson, Mississippi, pursuant to that certain Purchase and Assumption Agreement, dated as April 15, 2011 between Receiver and Trustmark National Bank, Jackson, Mississippi.

2. Regarding indebtedness previously owned by the former Heritage Banking Group, Carthage, Mississippi that had been paid off or otherwise satisfied prior to bank failure, authority is granted to the Attorney(s)-in-Fact to execute, acknowledge, seal and deliver on behalf of the Receiver any and all lien releases that may be necessary for the completion of the documentation obligations of the former Heritage Banking Group, Carthage, Mississippi, in connection with such paid-off loans or other debt obligations. All lien releases and related documents prepared in connection with this Limited Power of Attorney shall be appropriately completed with all ordinary or necessary endorsements, acknowledgments, affidavits and supporting documents as may be necessary or appropriate to evidence the release of the collateral and satisfaction of the debt.

Attorneys-in-Fact shall undertake to complete all appropriate due diligence necessary to verify the full and final payment and satisfaction of all indebtedness secured by the collateral being released.

4

The form which the Attorney(s)-in-Fact shall use for endorsing promissory notes or preparing allonges to promissory notes is as follows:

Pay to the order of

Without Recourse

FEDERAL DEPOSIT INSURANCE CORPORATION
as Receiver of Heritage Banking Group, Carthage, Mississippi

By: _____

Name: _____

Title: Attorney-in-Fact

All other documents of assignment, conveyance, or transfer shall contain this sentence: "This assignment is made without recourse, representation or warranty, express or implied, by the FDIC in its corporate capacity or as Receiver."

3. FDIC further grants to each Attorney-in-Fact full power and authority to do and perform all acts necessary to carry into effect the powers granted by this Limited Power of Attorney as fully as FDIC might or could do with the same validity if all and every such act had been herein particularly stated, expressed, and especially provided for.

This Limited Power of Attorney shall be effective from April 15, 2015, and shall continue in full force and effect through April 15, 2016, unless otherwise terminated by an official of the FDIC authorized to do so by the Board of Directors ("Revocation"). At such time this Limited Power of Attorney will be automatically revoked. Additionally, upon the termination of employment from Trustmark National Bank, Jackson, Mississippi (for any reason) of any Attorney(s)-in-Fact named herein, such terminated employee's power and authority provided pursuant to this Limited Power of Attorney shall immediately be revoked and be of no further force and effect as of the date of such termination. Any third party may rely upon this document as the named individual(s)' authority to continue to exercise the powers herein granted, unless a Revocation has been recorded in the public records of the jurisdiction where this Limited Power of Attorney has been recorded, or unless a third party has received actual notice of a Revocation.

IN WITNESS WHEREOF, the FDIC, by its duly authorized officer empowered by appropriate resolution of its Board of Directors, has caused these presents to be subscribed in its name this 30th day of March, 2015.

FEDERAL DEPOSIT INSURANCE CORPORATION

By: [Signature]
Name: Ophelia Jones
Title: Resolutions and Closings Manager
Field Operations Branch

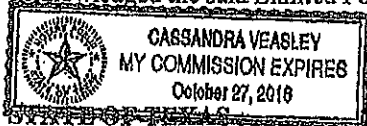
Signed in the presence of:

[Signature]
Witness
Name: Gwen Jordan

[Signature]
Witness
Name: Jerelde Cox

STATE OF TEXAS
COUNTY OF DALLAS

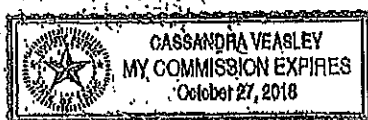
On this 30th day of March, 2015, before me, a Notary Public in and for the State of Texas appeared Ophelia Jones, to me personally known, who, being by me first duly sworn did depose that she is Resolutions and Closings Manager, Field Operations Branch of the Federal Deposit Insurance Corporation (the "Corporation"), in whose name the foregoing Limited Power of Attorney was executed and subscribed, and the said Limited Power of Attorney was executed and subscribed on behalf of the said Corporation by due authority of the Corporation's Board of Directors, and the said Ophelia Jones, acknowledged the said Limited Power of Attorney to be the free act and deed of said Corporation.



[Signature]
Notary Public
My Commission expires: 10/27/2018

COUNTY OF DALLAS

On this 30th day of March, 2015, before me, a Notary Public in and for the State of Texas appeared Gwen Jordan (witness #1) and Jerelde Cox (witness #2), to me personally known to be the persons whose names are subscribed as witness to the foregoing instrument of writing, and after being duly sworn by me stated on oath that they saw Ophelia Jones, Resolutions and Closings Manager, Field Operations Branch of the Federal Deposit Insurance Corporation, the person who executed the foregoing instrument, subscribe the same, and that they had signed the same as a witness at the request of the person who executed the same.



[Signature]
Notary Public
My Commission expires: 10/27/2018

RE: General Plan 2108PC134, by agent Heinrich and Associates, LLC, tax parcel 0808K-03-133.000, Approval of General Plan for a 58-lot 4-outparcel subdivision (Camden Court), Dye Rd, Zoned R-2 (Single-family), Ward 7

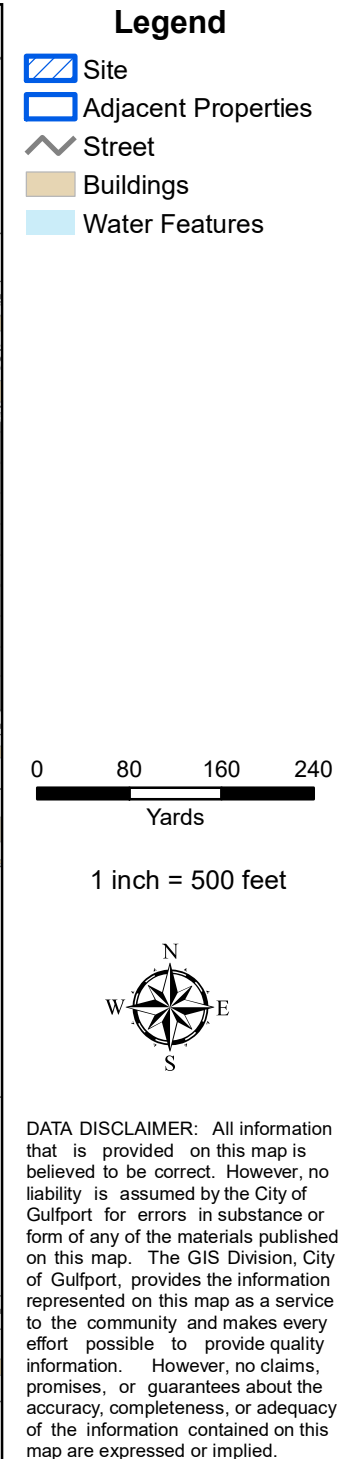
To Applicants and Adjacent Property Owners:

The City of Gulfport Planning Commission will hold a public hearing to consider the above application at 4:30 P.M. on **Thursday, August 26, 2021**, in the Council Chambers at the Gulfport City Hall located at 2309 15th Street.

For more information, visit <http://www.gulfport-ms.gov/agendas.shtml> then click the City of Gulfport Planning Commission for **Thursday, August 26, 2021**. A map showing the location of the property involved is located at this website. If you have any questions or comments, please contact this office at the phone number 228-868-5710 or email planners@gulfport-ms.gov. The application is available for viewing in the Planning Division office at 1410 24th Avenue.

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
			MOHAMMAD MOEINI (OWNER)	P.O. BOX 8833	GULFPORT	MS	39506
			HEINRICH AND ASSOCIATES, LLC BOBBY HEINRICH (AGENT)	1806 23RD AVE	GULFPORT	MS	39501
			Adjacent Property Owners				
	85354	0808K-03-131.000	BEARD ARTHUR & MARY	2413 MEDDLECOFF DR	GULFPORT	MS	39507
N	57647	0808K-03-129.000	BEARD ARTHUR & MARY	2413 MIDDLECOFF DR	GULFPORT	MS	39507
N	47985	0808L-02-001.000	BEARD FRED & MARY	2413 MIDDLECOFF DRIVE	GULFPORT	MS	39507
	57627	0808K-03-125.001	BEH INVESTMENTS LLC	15236 DEDEAUX RD	GULFPORT	MS	39503
N	93581	0808K-03-126.001	BEH INVESTMENTS LLC	15236 DEDEAUX RD	GULFPORT	MS	39503
	100392	0808K-03-133.019	BLAIR RICHARD E & PATTY A	11912 CONCORDE DR	GULFPORT	MS	39503
	57639	0808K-03-135.000	BOWDEN NOBLE C & BOWDEN PATRICE	P O BOX 26	GULF SHORES	AL	36547
	102142	0808K-03-133.032	BRIDENBECK MARK & TAMMY	15146 SUNSET DR	GULFPORT	MS	39503
N	57630	0808K-03-134.000	BRIDENBECK TAMMY & MARK	15146 SUNSET DRIVE	GULFPORT	MS	39503
	95960	0808K-03-139.001	BURLINGAME RALPH H	11365 TOTARO RD	GULFPORT	MS	39503
	102146	0808K-03-133.036	CAMPAIGN AMBER NICOLE	15176 SUNSET DR	GULFPORT	MS	39503
	100382	0808K-03-133.015	DAVIDSON BRENDAN P & DEBRA	11911 CONCORDE PL	GULFPORT	MS	39503
	57234	0808F-02-095.000	DUGAS LARRY JOSEPH & CYNTHIA K	12010 LYNDELL STREET	GULFPORT	MS	39503
	57233	0808F-02-096.000	DUGAS LARRY JOSEPH & CYNTHIA K	12010 LYNDELL STREET	GULFPORT	MS	39503
	47996	0808L-01-056.000	ELEY MYRTLE	15284 6TH ST	GULFPORT	MS	39503
	100391	0808K-03-133.018	FARRIS JOAN	15235 SUNSET DRIVE	GULFPORT	MS	39503
	47992	0808L-01-060.000	GEIGER BERNICE -L/E-	15285 6TH ST	GULFPORT	MS	39503
N	100371	0808K-03-133.028	HARRISON CO				0
N	47999	0808L-01-054.000	HARRISON CO				0
	102148	0808K-03-133.038	KENNEDY JEANNE	15195 SUNSET DRIVE	GULFPORT	MS	39503
	100389	0808K-03-133.016	KINGSTON EDDIE BEA RYAN	11903 CONCORDE DR	GULFPORT	MS	39503
	102143	0808K-03-133.033	KIRBY ROBERT J	285 HICKORY RD	BILOXI	MS	39536
	47997	0808L-01-055.000	LAVALLEE JEAN-PAUL	707 E NORTH ST STE 503	PASS CHRISTIAN	MS	39571
	102156	0808K-03-133.046	LEAL JORGE J & JACQUELINE	15214 SUNSET DRIVE	GULFPORT	MS	39503
	57624	0808K-03-123.000	LENAZ JAMES AKA JAMES L	11325 DYE ROAD	GULFPORT	MS	39503
	97725	0808K-03-120.000	MARSHALL NYRON TREVOR	19080 COMMISSION RD	LONG BEACH	MS	39560
	102152	0808K-03-133.042	MOBLEY DEXTER J & HELENA	15207 SUNSET DRIVE	GULFPORT	MS	39503
	102149	0808K-03-133.039	MONTGOMERY CLARENCE C	15197 SUNSET DR	GULFPORT	MS	39503
	57637	0808K-03-136.000	MUNDSTOCK JOHN	208 E THIRD ST	LONG BEACH	MS	39560
	102145	0808K-03-133.035	OCEAN VIEW PROPERTIES LLC	P O BOX 7912	GULFPORT	MS	39506
	102144	0808K-03-133.034	PALMER KERRI A	15158 SUNSET DR	GULFPORT	MS	39503
	102141	0808K-03-133.031	PEAVY NATHANIEL & LUCRETIA	15142 SUNSET DRIVE	GULFPORT	MS	39503

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
	107752	0808K-03-120.002	PENTON RALPH EUGENE & VICKIE LYNN	11344 DYE RD	GULFPORT	MS	39503
	100982	0808K-03-134.006	PORTER VICTOR MATURE -TRUSTEE-	15391 SUMMERFIELD DR	GULFPORT	MS	39503
	102155	0808K-03-133.045	PROCTOR JAMES M & BARBARA A	15222 SUNSET DR	GULFPORT	MS	39503
	57631	0808K-03-139.000	ROBBINS ROBERT DAVID	11328 TOTARO RD	GULFPORT	MS	39503
	57626	0808K-03-122.000	SEYMOUR MANUEL & WF	11333 DYE RD	GULFPORT	MS	39503
	57695	0808L-02-038.000	STANLEY MCCAFFREYS SIGN & PLASTIC	231 BRADFORD DRIVE	RICHLAND	MS	39218
	47993	0808L-01-059.000	SULLIVAN KEVIN -TRUSTEE-	11413 MEMPHIS AVE	GULFPORT	MS	39503
N	57641	0808K-03-132.000	SULLIVAN KEVIN -TRUSTEE-	11402 MEMPHIS AVE	GULFPORT	MS	39503
	102147	0808K-03-133.037	SWT LLC	2406 MIDDLECOFF DR	GULFPORT	MS	39507
	57636	0808K-03-138.000	TRAN DOAN & TRUNG	5216 GARDEN LN	BILOXI	MS	39532
	100390	0808K-03-133.017	TURAN JAMES L & JENNIFER L	11897 CONCORDE DR	GULFPORT	MS	39503
	57638	0808K-03-137.000	WALTMAN LORENZO S & WF	11423 HARRIS DR	GULFPORT	MS	39503
	102151	0808K-03-133.041	WELLS LAURA K & DONALD DEWITT SR	110 EUREKA ST	TALLULAH	LA	71282
	102153	0808K-03-133.043	WERNISING CHRISTOPHER A	15213 SUNSET DR	GULFPORT	MS	39503
	102150	0808K-03-133.040	YOUNG RONALD & ERIN	15201 SUNSET DRIVE	GULFPORT	MS	39503



MEMORANDUM

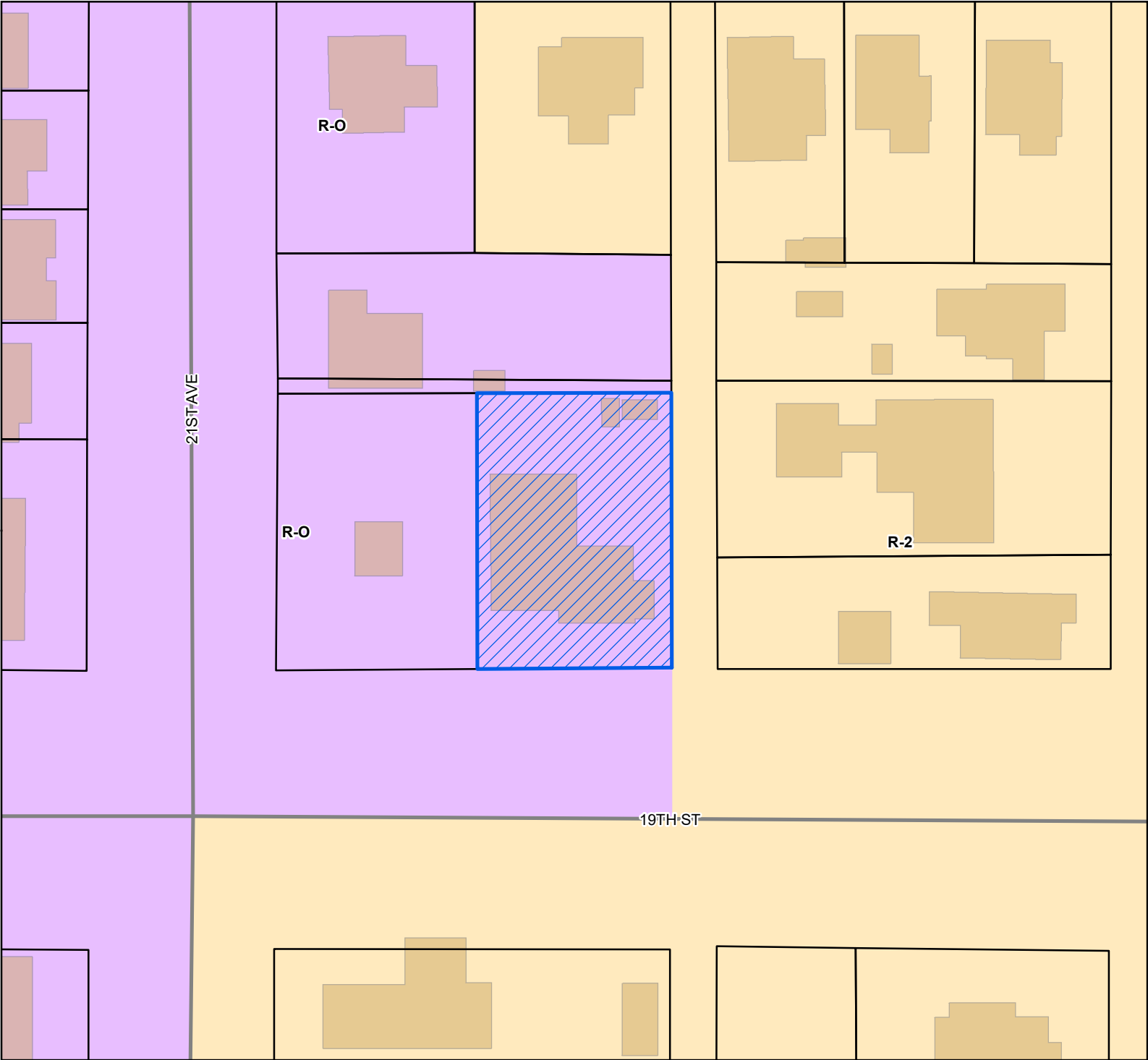
To: City of Gulfport Planning Commission

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: August 26, 2021

Re: Planning Commission Approval 2108PC135:

Planning Commission Approval 2108PC135, by owner Sharesa Storey, tax parcel 0811F-01-017.000, Requests home occupation for real estate sales use, 2016 19th St, Zoned R-O (Residence-office), Ward 3



Site

Street

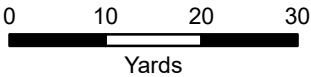
Parcels

Buildings

Zoning

- R-2 - Single Family
- Residence District (Medium Density)
- R-O - Residence-Office

Site Information
0811F-01-017.000
Zoning: R-0 (Residence-office)
Size: 9,987 sq ft
Flood: X



1 inch = 60 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.

875.00



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

For Staff Use Only

APPLICATION FOR PLANNING COMMISSION APPROVAL FOR A HOME OCCUPATION

Property Information

TAX PARCEL #

0	8	1	1	4	-	0	1	-	0	1	7	•	0	0	0
					-			-				•			
					-			-				•			

Case Number: 2108 PC 135Date Received: 7/6/21

Receipt Number: _____

Received By: mwZoning: R-0Ward: 3 Flood: _____Size: 9,987

(If necessary, use separate sheet of paper)

Address of Property Involved: 2016 19th Street, Gulfport, MS, 39501

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

General Location: _____

GENERAL DESCRIPTION OF REQUEST:

Home Office for Real Estate Company

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

Shareesa Storey
Printed Name of Owner

2016 19th Street
Mailing Address

Gulfport, MS 39501
City State Zip code

228-900-7325
Home Phone Work/Cell Phone

Storeys Properties Inc @ gmail.com
Email

[Signature]
Signature of Owner

Printed Name of Agent

Mailing Address

City State Zip code

Home Phone Work/Cell Phone

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.

CHECKLIST FOR HOME OCCUPATIONS

Owner's Name: Sharesa Storey
Address: 2016 19th St., Gulfport, MS, 39501
Phone: (Home) _____ (Work/Cell) 228-900-7325

If rented, then the name of owner or manager is required, along with a letter of approval from same: N/A

Name of business or service to be used as home occupation: Storey's Properties, Inc.
Nature of business: Real Estate Brokerage

Please fill in all the appropriate blanks:

Hours of operation: 8:00 a.m. until 5:00 p.m. _____

Earlier than 8:00 a.m. 7:00 a.m.

Give hours: _____

Later than 5:00 p.m.: _____

Give hours: 7:00 p.m.

Method of conducting business:

Telephone: X

Mail order: X

Personal computer: X

Appointment: X

Traffic generation:

Is there any delivery of goods or products to the residence? NO

If so, specify the number and frequency of deliveries: N/A

Describe size of vehicle making deliveries: N/A

Is service by appointment only or are there drop-by visits by customers or clientele? _____

Service by Appointment Only.

Specify number and frequency of visits by clients and customers: 3 clients per week

Is everything made, manufactured, or provided on site? _____

Is special equipment required in production? NO

If so, described it, giving size of motor, etc. N/A

Are sales made from the premises? No.

If sales are made from other places, indicate on what basis:

Local stores on consignment: _____

Arts and crafts or flea markets: _____

Trade shows: _____

Other: Local Real Estate Attorney offices

Is there a Protective Covenant that exists that prohibits a home occupation at the proposed located?

Yes _____ No X

I certify the above to be true and accurate as it pertains to this application. I recognize that failure to comply with the assurances made in this application may result in the denial or removal of the permit after due notice and public hearing thereon.

Printed Name: Sharesa Storey

Signature: [Signature]

Date: 7/6/21

I hereby certify that this is a true and correct copy of the original document.
Certified By Brandi Toups
Month March Day 30 Year 2021

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

Grantor:
Sylvia G. McNeill
8121 Ray Dr.
Newaygo, MI 49337
(228) 263-2789

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

Grantee:
Sharesa Storey
2016 19th St.,
Gulfport, MS 39501
(917) 774-8114

File No. Z219504N

INDEXING INSTRUCTIONS: A portion of Lots 13 to 17, Blk 105, Original Gulfport, 1st JD, Harrison County, MS

STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT

WARRANTY DEED

FOR AND IN CONSIDERATION OF the price and sum of TEN AND NO/100 DOLLARS (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, I, **Sylvia G. McNeill**, do hereby sell, convey and warrant unto **Sharesa Storey**, all of that certain tract, piece or parcel of land situated in the First Judicial District of Harrison County, Mississippi, together with all improvements, buildings, fixtures, and appurtenances thereunto belonging, and being more particularly described as follows, to-wit:

The East 85 feet of Lots 13, 14, 15, 16, and the East 85 feet of the South 20 feet of Lot 17, Block 105, of Original Gulfport, according to a map or plat thereof which is on file of record in the office of the Chancery Clerk of Harrison, First Judicial District County, MS, in reference to which is hereby made in aid of and as a part of this description.

This being the same property as that conveyed to Sylvia G. McNeill, by instrument recorded in Instrument Number 2020-4766-D-J1 Land Deed Records of the First Judicial District of Harrison County, Mississippi.

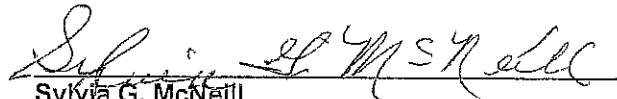
If this property is bounded by water, this conveyance includes any natural accretion, and is subject to any erosion due to the action of the elements. Such riparian and littoral rights as exist are conveyed herewith but without warranty as to their nature or extent. If any portion of the property is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

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

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

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

WITNESS MY SIGNATURE, on this the 29 day of MARCH, 2021.


Sylvia G. McNeill

ACKNOWLEDGEMENT

STATE OF MISSISSIPPI
COUNTY OF JACKSON

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, **Sylvia G. McNeill**, who acknowledged before me that she signed, executed and delivered the above and foregoing instrument on the day and year thereof, for the use and purposes therein mentioned.

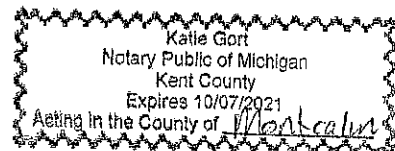
GIVEN UNDER MY HAND AND OFFICIAL SEAL, on this the 29 day of March, 2021.

(AFFIX SEAL)

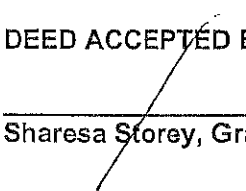


NOTARY PUBLIC *Kellie Gort*

My commission expires: 10/07/2021



DEED ACCEPTED BY:


Sharesa Storey, Grantee

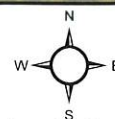


Area Map

Printed 07/06/21

● Addresspoints

▭ Parcels



1 inch = 40 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.

Appropriate Site Plan for 2016 19th St.

Transportation & Access - car port, driveway and street parking available that will NOT congest traffic flow.

Water Supply - fully functioning bathroom, kitchen and active water account.

Waste Disposal -

Fire and Police protection - Active home Insurance, including fire, Business Insurance, and short distance to Police Station. Also the house has an active Security system.

Other Public facilities - fully functioned sitting area inside the home used as waiting area.

This proposal is in harmony because of the business-residential zoning area the property is in. And there is ample on-site parking that will not create a traffic hazard.

X Shareesa Storey  7/6/21

RE: Planning Commission Approval 2108PC135, by owner Sharesa Storey, tax parcel 0811F-01-017.000, Requests home occupation for real estate sales use, 2016 19th St, Zoned R-O (Residence-office), Ward 3

To Applicants and Adjacent Property Owners:

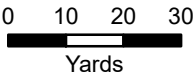
The City of Gulfport Planning Commission will hold a public hearing to consider the above application at 4:30 P.M. on **Thursday, August 26, 2021**, in the Council Chambers at the Gulfport City Hall located at 2309 15th Street.

For more information, visit <http://www.gulfport-ms.gov/agendas.shtml> then click the City of Gulfport Planning Commission for **Thursday, August 26, 2021**. A map showing the location of the property involved is located at this website. If you have any questions or comments, please contact this office at the phone number 228-868-5710 or email planners@gulfport-ms.gov. The application is available for viewing in the Planning Division office at 1410 24th Avenue.

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
	19644	0811F-01-017.000	STOREY SHARES (OWNER)	2016 19TH ST	GULFPORT	MS	39501
			Adjacent Property Owners				
	104409	0811F-02-001.001	ASHTON LAND COMPANY LLC	1706 22ND AVE	GULFPORT	MS	39501
	19646	0811F-01-021.000	B & O LLC	P O BOX 381	GULFPORT	MS	39502
	19642	0811F-01-016.000	CRAMER TAYLOR M	19211 W HONEY BRANCH RD	SAUCIER	MS	39574
	19879	0811F-02-012.000	ELKINS LINDSAY ANNE	2027 19TH STREET	GULFPORT	MS	39501
	130436	0811F-01-019.001	GROVE TRANSPORTATION CO OF MS LLC	1721 HARDY ST	HATTIESBURG	MS	39401
N	19645	0811F-01-019.000	GROVE TRANSPORTATION CO OF MS LLC	1721 HARDY ST	HATTIESBURG	MS	39401
	19643	0811F-01-018.000	HENDERSON HOLDINGS LLC	105 HWY 90	WAVELAND	MS	39576
	90783	0811F-02-001.000	HENLEY THAD	P O BOX 1118	GULFPORT	MS	39502
	19647	0811F-01-020.000	HILL DAPHNE	2017 20TH ST	GULFPORT	MS	39501
	19641	0811F-01-015.000	HONKEN RICHARD J & WF	1903 20TH AVE	GULFPORT	MS	39501
	19636	0811F-01-011.000	HOSKINS MICHAEL L & JULIA	1422 2ND ST	GULFPORT	MS	39501
	19639	0811F-01-014.000	HOSKINS MICHAEL L JR & JULIA E	1911 20TH AVE	GULFPORT	MS	39501
	19638	0811F-01-013.000	LADNER ELNORA L	2011 20TH ST	GULFPORT	MS	39501
	19637	0811F-01-012.000	SMITH PRISCILLA L	2007 20TH ST	GULFPORT	MS	39501



- Legend**
- Site
 - Adjacent Properties
 - Street
 - Buildings



1 inch = 100 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.

MEMORANDUM

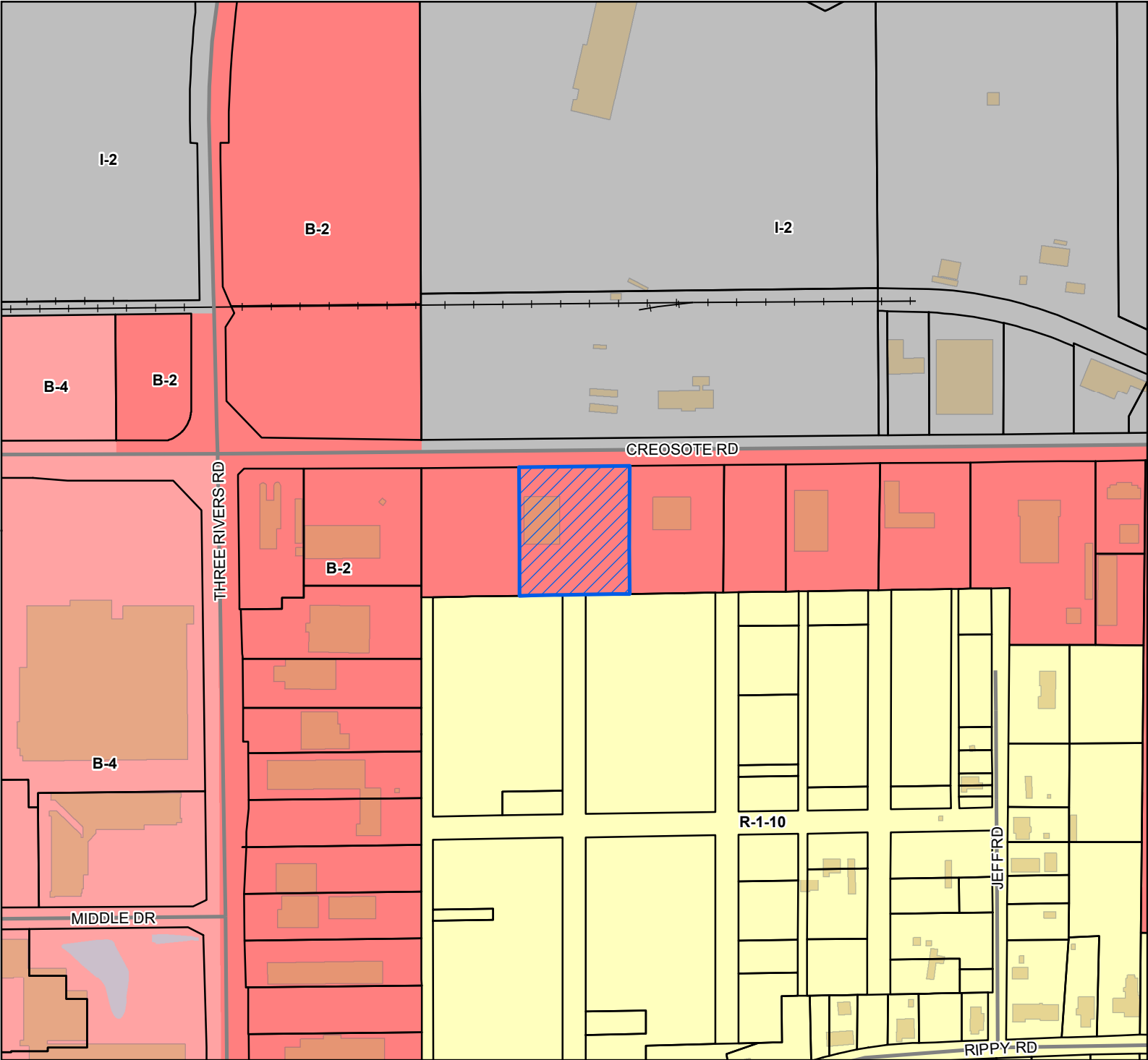
To: City of Gulfport Zoning Board of Adjustment and Appeals

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: August 26, 2021

Re: Special Exception 2107SE114:
(Tabled from July 22, 2021 meeting)

Special Exception 2107SE114, by owner Lil' Tot's Day care and Creative Learning Center, LLC, tax parcel 0809J-01-042.001, Requests day care use, 14491 Creosote Rd, Zoned B-2 (General business), Ward 3



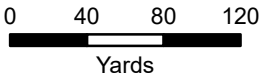
Legend

- Site
- Street
- Railroad
- Parcels
- Buildings
- Water Features

Zoning

- B-2 - General Business District
- B-4 - Highway Business District
- I-2 - Heavy Industry District
- R-1-10 - Single Family Residence (Low Density)

Site Information
0809J-01-042.001
Zoning: B-2 (General business)
Size: 1.5 acres
Flood: 0.2%



1 inch = 300 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.

+75.00



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

For Staff Use Only

Case File #: 21075E114Date Received: 6/2/21

Receipt #: _____

Received By: mwZoning: B-2Ward: 3 Flood: 0.2%Size: 1.5 acres

(If necessary, use separate sheet of paper)

TAX PARCEL # 0809J-01-042.001
 - -
 - -

Address of Property Involved: 14491 Creosote Rd

237 X 279
 Lot(s) 239 X 278, Block(s) _____, Subdivision Gulfport

General Location: The building is located on Creosote Rd near Three Rivers Rd
GENERAL DESCRIPTION OF REQUEST:

Requesting special exception for a childcare center.

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

(A.C. 6/23/21)

AGENT

Lil Tot's DayCare and Creative Learning Center, LLC
 Printed Name Of Owner

16860 Ty Ridge Rd
 Mailing Address

Gulfport MS 39503
 City State Zip code

(228) 234-4840
 Home Phone Work/Cell Phone

boss lady 4406 @ yahoo.com
 Email

Adrian S. Crossley
 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.

1449 Creosote Rd, Gulfport, MS 39503**List Number: 368530****List or Lease Price: \$695,000****Apx H/C SqFt: 7,526**

Information is deemed to be reliable, but is not guaranteed. © 2021 [MLS](#) and [FBS](#). Prepared by Adrian Crosby on Monday, February 08, 2021 5:20 PM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.

Lil' Tots Daycare & Creative Learning Center

DBA Lil Tots Academy

Lil' Tots Academy is a 20 plus year childcare business created by myself, Adrian Crosby.

It was conceptualized in the hopes of bringing fair, affordable, safe quality service to children between the ages 6weeks through 12 years. Lil Tots Academy is meant to bring about togetherness and meet the needs of the community, as well as being lucrative for parents and caregivers.

Moving forward in 2021 Lil Tots Academy is looking to house 150 students with 20 caregivers. Caregivers who provide an array of teaching. Our vision is to continue to build a most standard childcare center, where parents can unreservedly leave their children in our hands and be totally satisfied.

Lil Tots Academy

Ingress and Egress to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe.

The owner grants to parents, employees, customers and guest the right to the ingress and egress to the premises and all portions of the property and the building of which the premises are a part, with no interruptions. Parents and guest shall have full and unimpaired access to the premises during the business hours Monday – Friday 6:30am to 6:00pm.

The fire department has complete accessibility. Safety measures are in place and there are no safety hazards permitting ingress and egress.

Off street parking and loading areas where required, with particular attention to those items listed in the above bullet statement and the economic, noise, glare or odor effects of the special exception on adjoining properties and properties generally in the district.

This property does allow for loading and unloading goods. This area is a separate corridor from which the customers and guest use to enter and exit the premises. This designated area is located on the east side of the building.

Refuse and service areas, with particular reference to the two items in the above.

Lil Tots Academy will be using an eight yard commercial FEL tilt dumpster for trash service; provided by Waste Management. The dumpster is covered and will be kept toward the back of the building. Waste Management will service the dumpster weekly.

Lil Tots Academy

Utilities, with reference to the location, availability, and compatibility.

This property currently has existing utility connections.

Lil Tots Academy

Screening and buffering with reference to type, dimensions and character.

This property currently has an existing fence surrounding the back playground area. The fence will be kept clean and maintained.

Signs, if any, and proposed exterior lighting with reference to glare, traffic safety, economic effect, and compatibility and harmony with properties in the district.

The signage that will be located on the front part of the property does not cast off any glare or propose a problem with traffic. This sign will be noticed by those passing too and fro. This particular sign harmonizes with the signs in the area because they're all similar.

Lil Tots Academy

Required yards and other open space.

The existing building will not be receiving footprint adjustments.

Lil Tots Academy

General compatibility with adjacent properties and other property in the district.

All the businesses in the area generate a hub bub of communication which is compatible to Lil Tots Academy for its staff and working parents.

Over view of why the special exception will be in harmony with the general purpose and intent of the Zoning Ordinance.

The benefits of our childcare facility and its purpose is to provide affordable childcare service with convenience to all families. Our goal is to impact our students' lives educationally, emotionally and socially so they are provided with a strong foundation.

We look forward to working as a cohesive unit in helping each child reach goals that are set for them throughout their time at Lil Tots Academy. We strive not only to provide a challenging academic program but a secure, personal environment of care to each individual student. We hope that we can exceed all our families' expectations.

We want to provide easy access to our facility, to be accessible to our parents and guest, to make it as convenient as possible to visit our center. Location is important especially to local businesses and schools directly in our area.

Lil Tots Academy is dedicated to creating a safe and nurturing environment where learning meets caring with each child. We want our facility to be the forefront of this movement.

Lil Tots Academy

Transportation and access

Location allows for all vehicles especially larger vehicles to easily exit the roadway onto the parking lot.

Lil Tots Academy

Water supply and waste disposal

There is a water supply system and waste disposal currently in existence.

Lil Tots Academy

Fire, Police protection and other public facilities.

There is access to law enforcement and the fire department but no increased need. Current fire and alarm system will be monitored, inspected, and maintained by All Safe Technologies.

Lil Tots Academy

Not causing undue traffic congestion or creating a traffic hazard, and as being in harmony with the orderly and appropriate development of the district in which the use is located.

Easy access and maneuverability do not impede or cause congestion to access the building, creating a spacious harmonious work environment.

Prepared By & Return To:
Hugh D. Keating, Esq. MSB#3536
2909 13th Street - Suite 601
Gulfport, MS 39501
Ph 228-868-1111
#1561.0126

Index In: NW1/4 of NW1/4 of
S22-T7S-R11W.

STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten Dollars (\$10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, the undersigned as Grantor:

Palm South, LLC
a Mississippi limited liability company
P. O. Box 3927
Gulfport, MS 39505
Ph: 228-432-5757

does hereby sell, convey and warrant unto the following Grantee:

Lil' Tot's Day Care and Creative Learning Center, LLC
a Mississippi limited liability company
14491 Creosote Road
Gulfport, MS 39503
Ph: 228-264-4840

the following described real property situated in the First Judicial District of Harrison County, Mississippi, and being more particularly described as follows:

See Exhibit "A" Attached Hereto

This conveyance is subject to any and all recorded rights-of-way, restrictions, reservations, covenants and easements.

Taxes on the subject property are pro-rated as of the date of this instrument and are assumed by the Grantee for the remainder of the year 2021.

The above described property is no part the homestead of the Grantor.

Witness our signatures, this the 21st day of May, 2021.

PALM SOUTH, LLC
a Mississippi limited liability company

By: _____

Daniel D. Mensarling, Managing Member

By: _____

Robert J. Knesal, Co-Managing Member

STATE OF MISSISSIPPI
COUNTY OF HARRISON

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the aforesaid County and State, on this 21st day of May, 2021, within my jurisdiction, the within named Robert J. Knesal, who acknowledged that he is **Managing Member of Palm South, LLC, a Mississippi limited liability company** and that for and on behalf of said corporation, and as its act and deed, executed the above and foregoing instrument on the day and in the year therein mentioned after having been duly authorized so to do by said corporation.

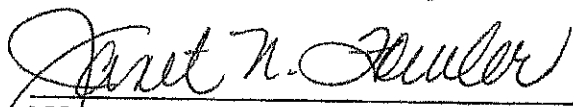
My commission expires:
9/20/2023



Janet N. Fowler
NOTARY PUBLIC

STATE OF MISSISSIPPI
COUNTY OF HARRISON

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the aforesaid County and State, on this 21st day of May, 2021, within my jurisdiction, the within named Daniel D. Hensarling, who acknowledged that he is **Co-Managing Member of Palm South, LLC, a Mississippi limited liability company** and that for and on behalf of said corporation, and as its act and deed, executed the above and foregoing instrument on the day and in the year therein mentioned after having been duly authorized so to do by said corporation.


NOTARY PUBLIC

My commission expires:
9/20/2023



EXHIBIT "A"

A parcel of land located in the Northwest Quarter of the Northwest Quarter (NW 1/4 of NW 1/4) of Section 22, Township 7 South, Range 11 West, First Judicial District of Harrison County, Mississippi, more particularly described as follows: Commencing at the Northwest corner of said Section 22, run thence South 00 degrees 04 minutes East a distance of 6.9 feet to the South margin of Creosote Road, run thence North 88 degrees 44 minutes 48 seconds East along said South margin a distance of 212.60 feet to the POINT OF BEGINNING; thence continue North 88 degrees 44 minutes 48 Seconds East along said South margin a distance of 237.64 feet, run thence South 00 degrees 10 minutes 41 seconds East a distance of 323.46 feet, run thence South 88 degrees 48 minutes 19 seconds West a distance of 238.75 feet, run thence North 00 degrees 01 minutes 13 seconds West a distance of 323.24 feet to the POINT OF BEGINNING.

RE: Special Exception 2107SE114, by owner Lil' Tot's Day care and Creative Learning Center, LLC, tax parcel 0809J-01-042.001, Requests day care use, 14491 Creosote Rd, Zoned B-2 (General business), Ward 3

To Applicants and Adjacent Property Owners:

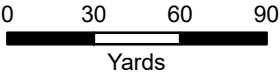
The City of Gulfport Zoning Board of Adjustments and Appeals will hold a public hearing to consider the above application at 3:00 P.M. on **Thursday, July 15, 2021**, in the Council Chambers at the Gulfport City Hall located at 2309 15th Street.

For more information, visit <http://www.gulfport-ms.gov/agendas.shtml> then click the City of Gulfport Zoning Board for **Thursday, July 15, 2021**. A map showing the location of the property involved is located at this website. If you have any questions or comments, please contact this office at the phone number 228-868-5710 or email planners@gulfport-ms.gov. The application is available for viewing in the Planning Division office at 1410 24th Avenue.

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y			ADRIAN CROSBY (OWNER)	16860 TY RIDGE RD	GULFPORT	MS	39503
			Adjacent Property Owners				
	58402	0809J-01-042.000	DISTRIBUTORS INVESTMENT COMPANY	60 S FRONT ST STE 201	MEMPHIS	TN	38103
	87554	0809J-01-078.000	GULFPORT PALACE LLC	P O BOX 190429	DALLAS	TX	75219
	87533	0809J-01-072.000	GULFPORT PALACE LLC	P O BOX 1900429	DALLAS	TX	75219
	137714	0809G-02-003.001	H & D HOLDINGS LLC	PO BOX 2759	GULFPORT	MS	39505
	103369	0809J-01-042.002	MITCHELL FAMILY LLC	P O BOX 6815	GULFPORT	MS	39506
	103368	0809J-01-042.001	PALM SOUTH INC	12498 COUNTY FARM RD	GULFPORT	MS	39503



- Site
- Adjacent Properties
- Street
- Railroad
- Buildings



1 inch = 200 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.

RE: Special Exception 2107SE114, by owner Lil' Tot's Day care and Creative Learning Center, LLC, tax parcel 0809J-01-042.001, Requests day care use, 14491 Creosote Rd, Zoned B-2 (General business), Ward 3

To Applicants and Adjacent Property Owners:

The City of Gulfport Planning Commission will hold a public hearing to consider the above application at 4:30 P.M. on **Thursday, July 22, 2021**, in the Council Chambers at the Gulfport City Hall located at 2309 15th Street.

For more information, visit <http://www.gulfport-ms.gov/agendas.shtml> then click the City of Gulfport Planning Commission for **Thursday, July 22, 2021**. A map showing the location of the property involved is located at this website. If you have any questions or comments, please contact this office at the phone number 228-868-5710 or email planners@gulfport-ms.gov. The application is available for viewing in the Planning Division office at 1410 24th Avenue.

RE: Special Exception 2107SE114, by owner Lil' Tot's Day care and Creative Learning Center, LLC, tax parcel 0809J-01-042.001, Requests day care use, 14491 Creosote Rd, Zoned B-2 (General business), Ward 3

To Applicants and Adjacent Property Owners:

The City of Gulfport Planning Commission will hold a public hearing to consider the above application at 4:30 P.M. on **Thursday, August 26, 2021**, in the Council Chambers at the Gulfport City Hall located at 2309 15th Street.

For more information, visit <http://www.gulfport-ms.gov/agendas.shtml> then click the City of Gulfport Planning Commission for **Thursday, August 26, 2021**. A map showing the location of the property involved is located at this website. If you have any questions or comments, please contact this office at the phone number 228-868-5710 or email planners@gulfport-ms.gov. The application is available for viewing in the Planning Division office at 1410 24th Avenue.

MEMORANDUM

To: City of Gulfport Planning Commission

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: August 26, 2021

Re: Zoning Text Amendment 2109PC149:

Zoning Text Amendment 2109PC149, by City of Gulfport, City of Gulfport, Amendments to the Comprehensive Zoning Ordinance, as amended, Section I. Definitions (B) Words and Phrases – Accessory Building or Use, and, to amend Section IV. Supplementary Regulations (A)(2)(i)