

AGENDA
GULFPORT CITY PLANNING COMMISSION MEETING
CITY HALL COUNCIL CHAMBERS
THURSDAY, DECEMBER 16, 2021 AT 4:30 PM

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

F1. Planning Commission Meeting - November 18, 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. Hearing of Cases

1. Planning Commission Approval 2112PC182:

Planning Commission Approval 2112PC182, by owner Greg Stanford, tax parcel 0910H-02-061.000, Requests home occupation for special needs office, 928 Courthouse Rd Unit 3, Zoned R-2 (Single-family), Ward 4

2. Zoning Map Amendment 2112PC187:

Zoning Map Amendment 2112PC187, by owner Linda Goodwin, tax parcel 1011D-01-038.000, Request to rezone from T6 (Urban Core Zone) to T4+ (General Urban Zone "Plus"), 156 Oleander Dr, Ward 2

3. Planning Commission Approval 2112PC188:

Planning Commission Approval 2112PC188, by owner Clentiss R. Bridges Sr, tax parcel 0808H-02-088.070, Request home occupation of event planner administration office use, 12035 Carnegie Ave, Zoned R-1-7.5 (Single-family), Ward 6

4. Zoning Map Amendment 2112PC190:

Zoning Map Amendment 2112PC190, by agent Robert Knesal, tax parcels 1010G-03-016.001 & 1010G-03-016.000, request to rezone from T4+ (General Urban Zone "Plus") to T6 (Urban Center Zone), 2001 E Pass Rd, Ward 2

5. General Plan 2112PC191:

General Plan 2112PC191, by agent Aaron Harris, tax parcels 0710K-01-039.000 & 0710K-01-034.000, Approval of General Plan for a 30-lot 3 outparcel subdivision (Wrigleyville Subdivision Phase One, Unit One & Two), Zoned R-2 (Single-family) Ward 1

6. General Plan 2112PC193:

General Plan 2112PC193, by agent Robert K. Riemann, tax parcels 0808O-02-016.000, 0808O-02-019.000, 0808O-02-015.000, Approval of General plan for 63-lot subdivision (Southern Breeze Estates), Dedeaux Road, Zoned R-1-5 (Single-family) and B-2 (General business), Ward 5

7. Planning Commission Approval 2112PC196:

Planning Commission Approval 2112PC196, by agent Fountain & Associates, tax parcels 0808E-04-004.000 & 0808E-04-004.003, Request a warehouse use, Hwy 49, Zoned B-4 (Highway business), Ward 7

8. Planning Commission Approval 2112PC198:

Planning Commission Approval 2112PC198, by owner Guy Wells (Church Street Ministries), tax parcel 0811H-05-101.000, Request for permitted use of Private Lodge, 1400 20th St., Zoned R-2 (Single-family), Ward 3.

9. Final Plat 2110PC168:

(Tabled from the October 28, 2021 meeting)

Final Plat 2110PC168, by agent Heinrich and Associates, LLC, tax parcel 0808K-03-133.000, Approval for Zero Lot Line Final Plat for a 62-lot subdivision (Camden Court), Dye Rd, Zoned R-2 (Single-family), Ward 7

G4. Other Business

H. Adjournment

MINUTES
GULFPORT CITY PLANNING COMMISSION
Thursday, November 18, 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 **4:47 pm**.
- D. **Determination of a Quorum**: A roll call was performed and a quorum was determined.

BOARD MEMBERS PRESENT:

WM. PRINCE JONES
TIM DAIGLE JR.
VIRGINIA ADOLPH
DOUG HANCOCK
KEITH WILLIAMS
CHARLIE HEWES
BRANDON ELLIOTT
HAROLD SPANN
GARLON PEMBERTON

BOARD MEMBERS ABSENT:

JOHN ANTHONY
BJ SELLERS

STAFF MEMBERS PRESENT:

GREG HOLMES
CORY LONG
SU-LIN BOLIN
NELISIA NEWELL
DEREK DUCKWORTH

COURT REPORTER:

E. **Confirmation of Agenda**:

F. **Adoption of Minutes**:

A motion by **Mr. Jones** to approve Minutes of the **November 18, 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.Zoning Map Amendment 2108PC128:
THE APPLICANT HAS REQUESTED TO TABLE TO DECEMBER 16TH MEETING.

by agent Brown, Mitchell & Alexander, Inc., tax parcels 0908E-01-001.001 & 0908C-01-001.000, Request zoning from R-1-10 (Single-family) to T4+ (General Urban Zone "Plus"), Preservation Dr, Ward 6

Speaking for the Petition:

Speaking against the Petition:

Motion: Mrs. Adolph – To approve the applicant request.

Second: Mr. Jones

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

Action: TABLED

2. Zoning Map Amendment 2109PC144:

by agent Greg Smith, tax parcel 1011D-01-026.000, Request to rezone from T6 (Urban Core Zone) to T4+ (General Urban Zone "Plus"), 157 Oleander Dr, Ward 2

Speaking for the Petition: Greg Smith

Speaking against the Petition: None

Motion: Mr. Elloitt – To approve the applicant request.

Second: Mr. Spann

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

Action: Motion carried unanimously.

3. Resubdivision 2110PC157:

by agent Jacques P. Pucheu, tax parcels 1009K-03-001.000, 1009L-02-001.000, Divide into 6 new parcels, Dolphin Lane and Creel Cr., Zoned I-2 (Heavy Industrial district) and R-1-7.5 (Single-family), Ward 5

Speaking for the Petition: Jacques Pucheu

Speaking against the Petition: Moby Solangi

Motion: Mr. Hewes – To approve the applicant request with conditions.

Second: Mr. Daigle

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

Action: Motion carried unanimously.

4. Planning Commission Approval 2110ZB160:

by owner Kaleb Fredericks, tax parcel 0810E-02-104.000, Request for duplex use, Monroe St, Zoned R-1-5 (Single-family), Ward 3

Speaking for the Petition: Kimberly Bass Fredericks

Speaking against the Petition: None

Motion: Mr. Jones – To approve the applicant request.

Second: Mr. Spann

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

Action: Motion carried unanimously.

5. Zoning Map Amendment 2110PC162:

by agent Felix L. Lee, tax parcels 0811E-02-018.000, 0811E-02-019.000, Request to rezone from T5 (Urban Center Zone) to T6 (Urban Core Zone), 1715 and 1721 29th Avenue, Ward 2

Speaking for the Petition: Felix Lee

Speaking against the Petition: None

Motion: Mrs. Adolph – To approve the applicant request.

Second: Mr. Jones

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

Action: Motion carried unanimously.

6. Resubdivison 2110PC163:

by owner Elliott Land Development, tax parcel 0811G-02-016.000, Divide into seven new parcels, Thornton Ave and 2nd St, Zoned R-2 (Single-family) and R-B (Residence business), Ward 2

Speaking for the Petition: Matthew Collins

Speaking against the Petition: None

Motion: Mr. Daigle – To approve the applicant request.

Second: Mr. Spann

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

Action: Motion carried unanimously.

7. Resubdivision 2110PC164:

by agent William Tully Rhodes, tax parcel 0807I-01-007.000, Divide into seven new parcels, Duckworth Road, Zoned R-1-15 (Single-family), Ward 3

Speaking for the Petition: Tony Rhodes, Kenny McNair

Speaking against the Petition: Nick Foto Jr, David Biagini

Motion: Mr. Spann – To approve the applicant request with conditions.

Second: Mr. Pemberton

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

Action: Motion carried unanimously.

8. General Plan 2110PC165:

THE APPLICANT HAS REQUESTED TO TABLE TO DECEMBER 16TH MEETING.

by Brown, Mitchell & Alexander, Inc, tax parcels 0908C-01-001.000 and 0908E-01-001.001, Approval of General plan for 43-lot subdivision (Florence Gardens Phase X), Music St., Zoned R-1-7.5 (Single-family), Ward 6

Speaking for the Petition:

Speaking against the Petition:

Motion: Mrs. Adolph – To approve applicant request.

Second: Mr. Jones

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

Action: TABLED

9. Resubdivision 2110PC166:

by agent Heinrich & Associates, tax parcel 0707O-01-004.000, Divide into 2 new parcels, 13558 John Clark Rd, Zoned R-1-15 (Single-family), Ward 7

Speaking for the Petition: Bobby Heinrich

Speaking against the Petition: Buster Tindel

Motion: Mr. Hancock – To approve the applicant request with conditions.

Second: Mrs. Adolph

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

Action: Motion carried unanimously.

10. Final Plat 2110PC167:
REMOVED BY ADMINISTRATOR

by agent Heinrich & Associates, LLC, tax parcel 0911B-02-022.000, Approval of Final Plat for 19-lot subdivision (Gulfview Villas), E Beach Blvd, Zoned T5 (Urban Center 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 | – |
| GARLON PEMBERTON | – |

Action:

11. Final Plat 2110PC168:
REMOVED BY ADMINISTRATOR

by agent Heinrich and Associates, LLC, tax parcel 0808K-03-133.000, Approval for Zero Lot Line Final Plat for a 62-lot subdivision (Camden Court), Dye Rd, Zoned R-2 (Single-family), Ward 7

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 –
- GARLON PEMBERTON –

Action:

12. Final Plat 2110PC169:
REMOVED BY ADMINISTRATOR

by agent Heinrich & Associates, LLC., tax parcel 0911B-02-051.000, Approval of Final Plat for a 10-lot townhome development (Courtyards At The Courthouse Pier), Arkansas Ave, Zoned T5 (Urban Center 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 –
- GARLON PEMBERTON –

Action:

13. Planning Commission Approval 2111PC172:

by agent Heather L. Wilson, tax parcel 0808D-01-004.000, Requests home occupation for hobby sales of homemade soap, 12505 Depew Road, Zoned R-1-10 (Single-family), Ward 7

Speaking for the Petition: Heather Wilson

Speaking against the Petition: None

Motion: Mr. Hancock – To approve the applicant request with conditions.

Second: Mr. Spann

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

Action: Motion carried unanimously.

14. Planning Commission Approval 2111PC174:

by owner Hazel Ann Beavers, tax parcel 0711L-02-029.001, request home occupation for a mobile notary, 1608 Rhorer Ave. Zoned R-1-7.5 (Single-family), Ward 1

Speaking for the Petition: Hazel Beavers

Speaking against the Petition: None

Motion: Mr. Jones – To approve the applicant request.

Second: Mrs. Adolph

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

Action: Motion carried unanimously.

15. Final Plat 2111PC175:

by agent Brown, Mitchell & Alexander, Inc., tax parcel 0908D-01-009.000, 0908D-01-010.000, 0908D-01-011.000, 0908D-01-015.000, 0908E-01-001.000 Approval of Final Plat for a 28-lot subdivision (Forest Ridge Subdivision), O'Neal Road, Zoned R-1-15 (Single-family) and R-1-7.5 (Single-family), Ward 6

Speaking for the Petition: Nick Gant

Speaking against the Petition: None

Motion: Mr. Spann – To approve the applicant request with conditions.

Second: Mr. Hewes

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

Action: Motion carried unanimously.

16. Zoning Map Amendment 2111PC176:

by agent Freddie Fountain, tax parcel 0907J-01-001.005, Requests to rezone from R-1-15 (Single-family) to R-B (Residence business), Three Rivers Rd, Ward 6

Speaking for the Petition: Freddie Fountain

Speaking against the Petition: None

Motion: Mr. Daigle – To approve the applicant request with conditions.

Second: Mr. Jones

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

Action: Motion carried unanimously.

17. General Plan 2111PC177:

by owner River Point Estates, LLC, tax parcels 1007O-01-028.000, 1007O-01-028.014, 1007O-01-028.012, and 1007O-01-028.008, Approval of General Plan for a 7-lot subdivision (River Point Estates), O’Neal Rd, Zoned R-E (Residence estate), Ward 6

Speaking for the Petition: Michael Thomas

Speaking against the Petition: None

Motion: Mr. Hewes – To approve the applicant request with conditions.

Second: Mr. Pemberton

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

Action: Motion carried unanimously.

18. Planning Commission Approval 2111PC179:

by owners Khristopher and Kayla Dedeaux, tax parcel 1008F-01-003.037, Request home occupation for online women's clothing boutique, 10830 Plummer Circle, Zoned R-1-10 (Single-family), Ward 6

Speaking for the Petition: Kayla Dedeaux

Speaking against the Petition: None

Motion: Mr. Hancock – To approve the applicant request.

Second: Mrs. Adolph

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

Action: Motion carried unanimously.

19. Special Exception 2112SE181:

by agent Ryan Goldin, tax parcel 0910B-04-025.000, Requests a Day Care use, 55 51st St, Zoned R-1-7.5 (Single-family), Ward 4

Speaking for the Petition: Ryan Goldin

Speaking against the Petition: Laurie Baughman

Motion: Mr. Hewes – To approve the applicant request.

Second: Mr. Spann

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

Action: Motion carried unanimously.

H. Adjournment

There being no further business, a Motion was made by Mr. Daigle to adjourn, seconded by Mrs. Adolph and carried unanimously. The meeting adjourned at 6:20 pm.

	Date:
WILLIAM PRINCE JONES, Secretary	

MEMORANDUM

To: City of Gulfport Planning Commission

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: December 16, 2021

Re: Public Declaration of Appeal Process of Chairman

MEMORANDUM

To: City of Gulfport Planning Commission

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: December 16, 2021

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

MEMORANDUM

To: City of Gulfport Planning Commission

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: December 16, 2021

Re: Routine Agenda

MEMORANDUM

To: City of Gulfport Planning Commission

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: December 16, 2021

Re: Planning Commission Approval 2112PC182:

Planning Commission Approval 2112PC182, by owner Greg Stanford, tax parcel 0910H-02-061.000, Requests home occupation for special needs office, 928 Courthouse Rd Unit 3, Zoned R-2 (Single-family), Ward 4

Technical Report

PLANNING COMMISSION APPROVAL

GENERAL INFORMATION

Case File Number: 2112PC182

Hearing Date: December 16, 2021

Current Zoning/Use: R-2 / Single-Family Home

Legal: Planning Commission Approval 2112PC182, by owner Greg Stanford, tax parcel 0910H-02-061.000, Requests home occupation for special needs office, 928 Courthouse Rd Unit 3, Zoned R-2 (Single-family), Ward 4

TECHNICAL DETAILS

The applicant requests a home occupation for an administrative office. Specially, the applicant will be working with children on the autism spectrum at their homes. Ordinance requires that the home office has no employees outside of home occupants and no more than one customer at a time visits. The application indicates that no customers will come to the home but omits employee information.

EXECUTIVE SUMMARY

The application meets the requirements for a home occupation that requires Planning Commission Approval. By application it appears the request will not impact the neighborhood.

DEPARTMENTAL CONDITIONS

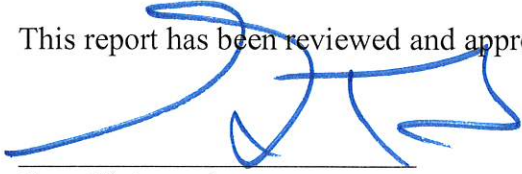
<u>Engineering:</u>	No conditions. Memo dated 12/6/2021.
<u>Public Works:</u>	No conditions. Memo dated 12/6/2021.
<u>Traffic and Safety:</u>	No conditions. Memo dated 12/6/2021.
<u>Building Code Services:</u>	No conditions. Memo dated 11/30/2021.
<u>GIS:</u>	No conditions. Memo dated 12/3/2021.
<u>Police Department:</u>	No conditions. Memo dated 12/6/2021.
<u>Fire Department:</u>	No conditions. Memo dated 11/30/2021.
<u>City Arborist:</u>	No conditions. Memo dated 11/30/2021.

gwh

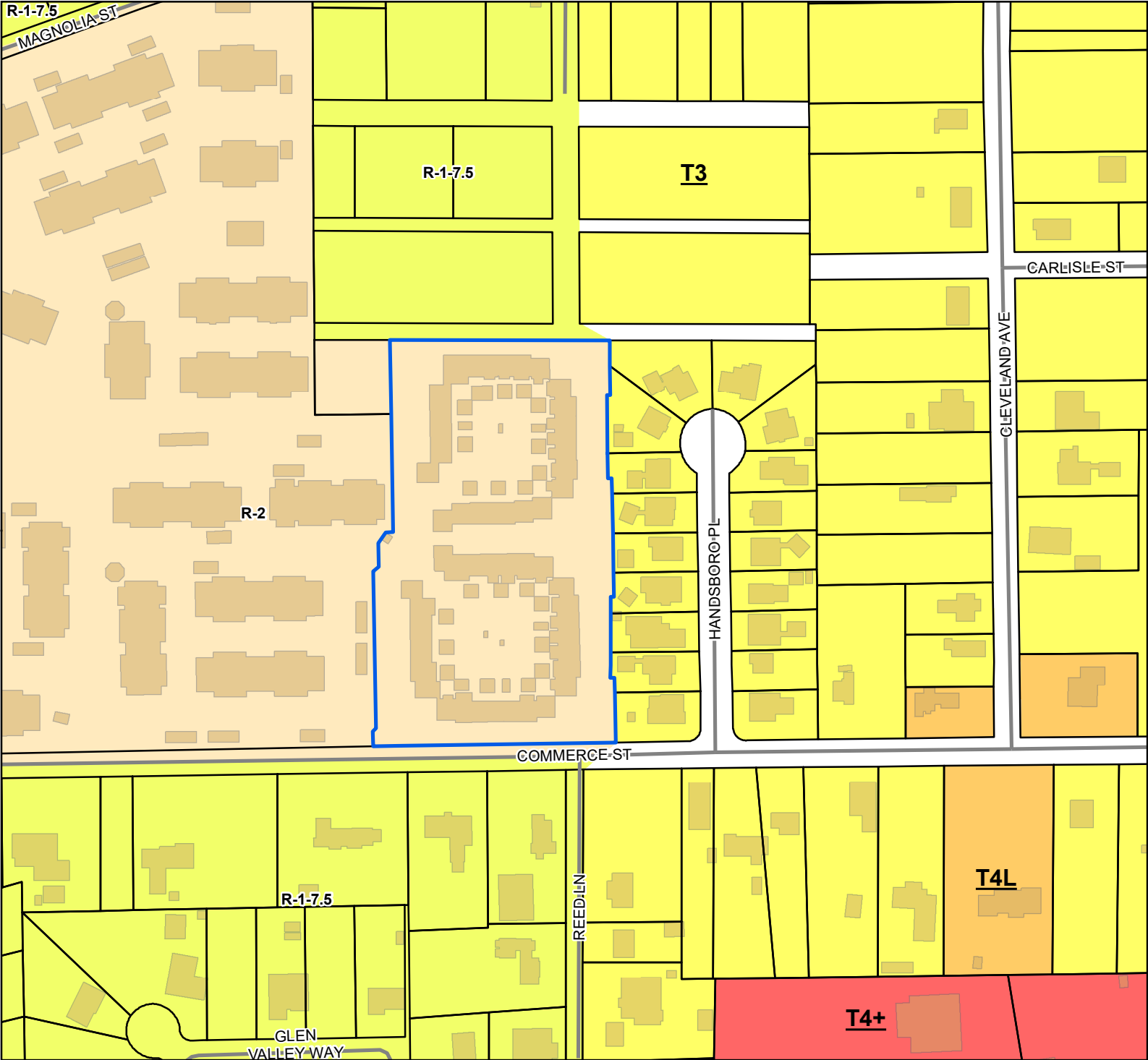
Technical Report
PLANNING COMMISSION APPROVAL

DIRECTOR APPROVAL

This report has been reviewed and approved by:



Greg Pietrangelo
Director of Urban Development Department



Street
 Parcels
 Buildings

Smart Code

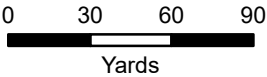
- T4+
- T4L
- T3

Zoning

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

Site Information

0910H-02-061.000
 Zoning: R-2 (Single-family residence)
 Size: 4.9 acres
 Flood: X



1 inch = 211 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 FOR A HOME OCCUPATION

Property Information

TAX PARCEL #

0	9	1	0	H	-	0	2	-	0	6	1	•	0	0	0
					-			-				•			
					-			-				•			

For Staff Use Only

Case Number: 2112PL182Date Received: 10/19/21

Receipt Number: _____

Received By: _____

Zoning: R-2Ward: 4 Flood: XSize: 4.9 ACRES

(If necessary, use separate sheet of paper)

Address of Property Involved: 928 Courthouse Rd #3Lot(s) _____, Block(s) _____, Subdivision Bayou ViewGeneral Location: Racquet Club Townhouses

GENERAL DESCRIPTION OF REQUEST: will be working with children on the Autism Spectrum in their homes.

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

GREG STANFORD

Printed Name of Owner

928 Courthouse Rd Unit 3

Mailing Address

Gulfport MS 39507

City

State

Zip code

228 229 8297

Home Phone

Work/Cell Phone

gregstanford@bellsouth.net

Email

[Signature]

Signature of Owner

AGENT

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.

CHECKLIST FOR HOME OCCUPATIONS

Owner's Name: GREEN STANFORDAddress: 928 COURTHOUSE RD unit 3Phone: (Home) 228 229 8297 (Work/Cell) SAME

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

Name of business or service to be used as home occupation: Gulfpert Premier ABANature of business: work w/ children on autism spectrum
in their homes

Please fill in all the appropriate blanks:

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

Earlier than 8:00 a.m. _____

Give hours: _____

Later than 5:00 p.m.: _____

Give hours: _____

Method of conducting business:

Telephone: _____

Mail order: _____

Personal computer: _____

Appointment: X

Traffic generation:

Is there any delivery of goods or products to the residence? N/O

If so, specify the number and frequency of deliveries: _____

Describe size of vehicle making deliveries: _____

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

by appointment

Specify number and frequency of visits by clients and customers: _____

Is everything made, manufactured, or provided on site? No

Is special equipment required in production? _____

If so, described it, giving size of motor, etc. _____

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: _____

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: GREG STANFORD

Signature: [Signature]

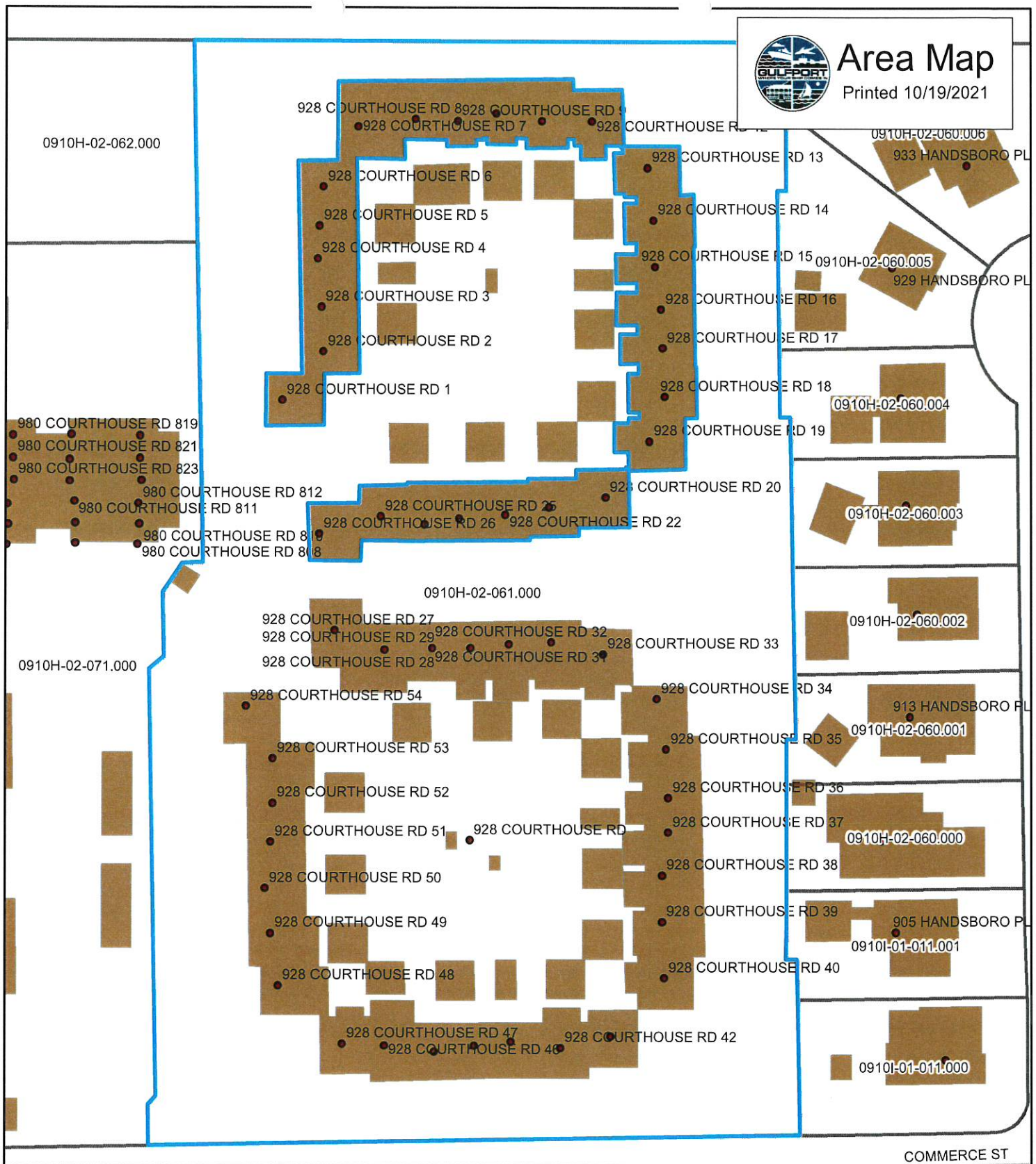
Date: 10/19/21

- Transportation will not change from normal Residency
- Water Supply Remains the same
- Waste disposal Remains the same
- Fire & Police protection Remains the same
- No other public facilities
- I leave for work in the morning, return in the evening only the 1 vehicle
- will not change/affect development of district.

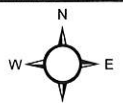


Area Map

Printed 10/19/2021



COMMERCE ST



1 inch = 72 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.

COPY

Prepared By and Return To:
Schwartz, Orgler & Jordan, PLLC
12206 Hwy 49
Gulfport, MS 39503
(228) 832-8550

File#191756

Indexing Instructions:
Unit 3, Racquet Club Townhomes
Harrison County, 1st JD, MS

STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT

WARRANTY DEED

THAT FOR AND IN CONSIDERATION of the 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,

VIVIAN S. HARVILL and husband, GLENN JONES
11210 WOODLEY DRIVE
GULFPORT, MS 39503
(228) 229-2754

does hereby grant, bargain, sell, convey and warrant, unto

GREG CHARLES STANFORD, a married man
928 COURTHOUSE ROAD #3
GULFPORT, MS 39503
(228) 229-8297

the following described property, together with the improvements, hereditaments and appurtenances thereunto situated and located in the County of Harrison, State of Mississippi, and more particularly described as follows, to-wit:

ATTACHED HERETO AS EXHIBIT "A"

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

Estimated county ad valorem taxes have been prorated between the parties as a part of the consideration for this conveyance. In the event the estimates upon which such proration is based prove to be inaccurate for any reason, the Grantee agrees to refund any excess, and the Grantor agrees to pay any

deficiency, upon receipt of a copy of the tax statement for the current year and a computation of the true amount due, based on a 365 day year.

THIS CONVEYANCE is also subject to Zoning and/or other land use regulations promulgated by federal, state or local governments affecting the use or occupancy of the subject property.

WITNESS THE SIGNATURES of the Grantors on this the 12th day of November, 2019.

Vivian S. Harvill
VIVIAN S. HARVILL

Glenn Jones
GLENN JONES

STATE OF MISSISSIPPI
COUNTY OF HARRISON

THIS DAY personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid, **VIVIAN S. HARVILL and GLENN JONES**, who acknowledged that they signed, executed and delivered the above and foregoing instrument as a voluntary act and deed on the day and year therein mentioned.

GIVEN under my hand and official seal on this the 12th day of November, 2019.

Celeste Paige
NOTARY PUBLIC

My Commission Expires:

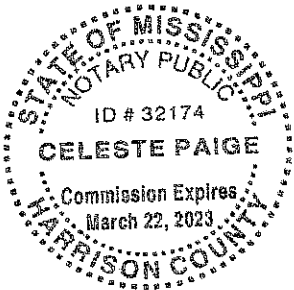


EXHIBIT "A"
LEGAL DESCRIPTION

Unit Three (3) of RACQUET CLUB TOWNHOMES (formerly THE CLUB CONDOMINIUMS), according to the Declaration thereof, dated April 24, 1974, and recorded in Deed Book 729 at Page 387 at Page 424, as amended by document dated December 11, 1974, recorded in Deed Book 741 at Page 606 et seq., again amended by document dated November 4, 1977, recorded in Deed Book 814 at Page 418 et seq., and amended for the third time by instrument dated December 7, 1977, recorded in Deed Book 817 at Page 255 et seq., and according to the plat thereof, recorded in Plat Book 30 at Page 12 (formerly Plat Book 30 at Page 12 THE CLUB CONDOMINIUMS), of the Public Records on file and of record in the Office of the Chancery Clerk for the First Judicial District of Harrison County, Mississippi; together with an undivided 1/54th interest in the Common Areas. The Unit herein conveyed includes, as a part of the Unit conveyed, that certain garage or carport space designated with the same Unit number or said plat.

Together with all of the appurtenances thereof, all according to said Declaration of Condominium.

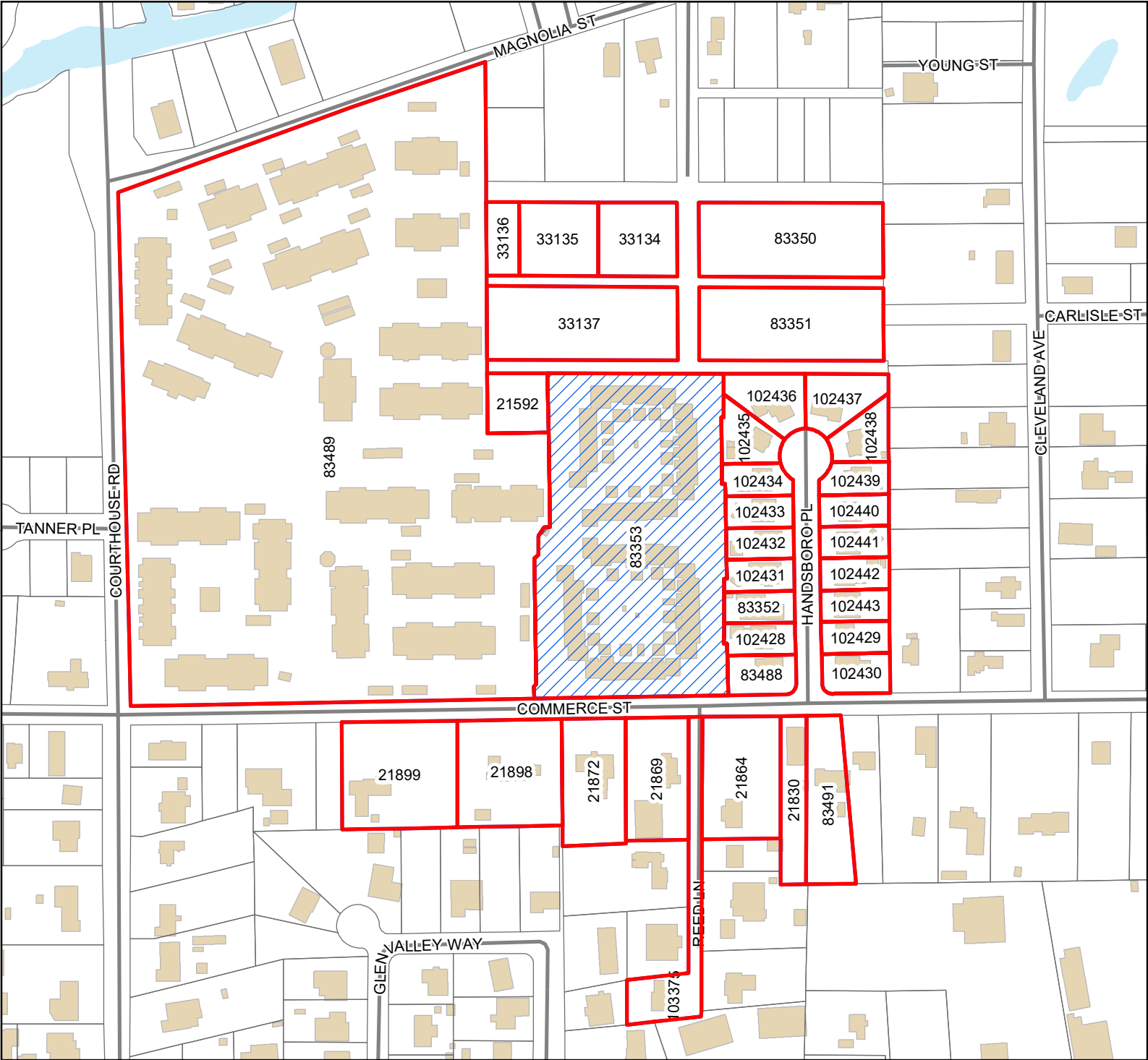
Tax Parcel Number: 0910H-02-061.003.

Prepared By and Return to:
Schwartz, Orgler & Jordan, PLLC
12206 Hwy 49
Gulfport, MS 39503
(228) 832-8550

RE: Planning Commission Approval 2112PC182, by owner Greg Stanford, tax parcel 0910H-02-061.000, Requests home occupation for special needs office, 928 Courthouse Rd Unit 3, Zoned R-2 (Single-family), Ward 4

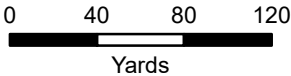
The City of Gulfport Planning Commission will hold a public hearing to consider the above application at 4:30 P.M. on **Thursday, December 16, 2021**, in the Council Chambers at the Gulfport City Hall located at 2309 15th Street.

For more information, visit <http://www.gulfport-ms.gov/agendas.shtml> then click the City of Gulfport Planning Commission for **Thursday, December 16, 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
- Buildings
- Water Features



1 inch = 264 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
Y			GREG STANFORD (OWNER)	928 COURTHOUSE RD.	GULFPORT	MS	39507
Adjacent Property Owners							
	L PPIN	L PARCELID	L NAME_1	L ADDRESS_12	L CITY_1	L STAT	L ZIP_1
	102443	0910H-02-060.013	ABELL TYLER	908 HANDSBORO PL	GULFPORT	MS	39507
	102434	0910H-02-060.004	AMIN KARIM	925 HANDSBORO DR	GULFPORT	MS	39507
	102428	0910I-01-011.001	BARKER BETTY L	905 HANDSBORO DR	GULFPORT	MS	39507
	21899	0910I-01-015.000	BROOKS MARY HAMILTON CHAFFE	435 COMMERCE ST	GULFPORT	MS	39507
	102432	0910H-02-060.002	CASTLE JEROMY & ASHLEY V	917 HANDSBORO DR	GULFPORT	MS	39507
	102440	0910H-02-060.010	COLLIER COURTNEY	920 HANDSBORO DR	GULFPORT	MS	39507
	21898	0910I-01-014.000	CRM GROUP 3 LLC	445 CARMARGUE LANE	BILOXI	MS	39531
	21830	0910I-01-047.000	DANIELS DONNIE R	1915 SOUTHBEND CIR	MISSOURI CITY	TX	77459
	102439	0910H-02-060.009	DUPONT BERYLL L	924 HANSBORO PLACE	GULFPORT	MS	39507
	102441	0910H-02-060.011	EILERMANN JENEE M	15361 SOUTH SWAN RD	GULFPORT	MS	39503
	21872	0910I-01-039.000	FOSTER LYNDA BATES	469 COMMERCE ST	GULFPORT	MS	39507
			GULF COAST GULFPORT LLC C/O ALTUS				
N	83489	0910H-02-071.000	GROUP		SOUTHLAKE	TX	76092
	83350	0910H-02-055.000	HEWES JAMES F JR ET AL	1233 22ND ST	GULFPORT	MS	39501
	102442	0910H-02-060.012	HOWARD CHAD & TRICIA A	912 HANDSBORO DR	GULFPORT	MS	39507
	102435	0910H-02-060.005	HOYT BRUCE J & LYNN A	929 HANDSBORO PL	GULFPORT	MS	39507
	83491	0910I-01-048.000	KHANI MICHAEL A	1732 SUNSET VIEW DR	TROBUCO CANYON	CA	92679
	21869	0910I-01-040.000	LCOM LLC	9366 STONE RD	GULFPORT	MS	39503
	83488	0910I-01-011.000	LIGHTSEY LINDA H	901 HANDSBORO DR	GULFPORT	MS	39507
	33137	0910H-02-063.000	LIZANA PROPERTIES LLC	110 BRIARPATCH ROAD	GULFPORT	MS	39507
N	83351	0910H-02-056.000	LIZANA PROPERTIES LLC	110 BRIARPATCH ROAD	GULFPORT	MS	39507
N	33135	0910H-02-065.000	LIZANA PROPERTIES LLC	110 BRIARPATCH ROAD	GULFPORT	MS	39507
N	33136	0910H-02-066.000	LIZANA PROPERTIES LLC	110 BRIARPATCH ROAD	GULFPORT	MS	39507
N	33134	0910H-02-064.000	LIZANA PROPERTIES LLC	110 BRIARPATCH ROAD	GULFPORT	MS	39507
	21592	0910H-02-062.000	LOVELACE KENT E JR	14 MOCKINGBIRD LANE	GULFPORT	MS	39507
	83352	0910H-02-060.000	MATHENY RICHARD G	909 HANDSBORO DR	GULFPORT	MS	39507
	102437	0910H-02-060.007	MITCHELL MIRIAM D	932 HANDSBORO PL	GULFPORT	MS	39507
	102431	0910H-02-060.001	MORGAN CRISTIN	913 HANDSBORO DR	GULFPORT	MS	39507
	102436	0910H-02-060.006	PLUMMER CYNTHIA A & JOSEPH T JR	923 HANDSBORO PLACE	GULFPORT	MS	39507
	83353	0910H-02-061.000	RACQUET CLUB TOWNHOMES ASSOC INC	P O BOX 6379	GULFPORT	MS	39506
	102429	0910I-01-011.002	SPIEHLER KELLI A	904 HANDSBORO PLACE	GULFPORT	MS	39507
	102433	0910H-02-060.003	TIBLIER JOHN P JR & BEVERLY N	921 HANDSBORO PLACE	GULFPORT	MS	39507
	102438	0910H-02-060.008	VAN ALSTYNE WILLIAM J	928 HANDSBORO DR	GULFPORT	MS	39507

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
103375	0910I-01-044.001	VERDON JOEL PATRICK & ELIZABETH C	853 REED LANE	GULFPORT	MS	39507	
102430	0910I-01-011.003	WIGGINS TERRY J & DOROTHY J	900 HANDSBORO PL	GULFPORT	MS	39507	
21864	0910I-01-046.001	WILLIAMS BRENDA M K	870 REED LN	GULFPORT	MS	39507	

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:**

IPL0050876

Order Status:

Submitted

Classification:

Legals & Public Notices

Package:

BLX - Legal Ads

Final Cost:

47.76

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**

November 23, 2021 10:34:15 PM EST

Amount:

47.76

SCHEDULE FOR AD NUMBER IPL00508760

December 1, 2021
SunHerald (Biloxi)

PREVIEW FOR AD NUMBER IPL00508760**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, December 16, 2021 in the Council Chambers of the Gulfport City Hall located at 2309 15 th 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 24 th Avenue.

Planning Commission Approval 2112PC182, by owner Greg Stanford, tax parcel 0910H-02-061.000, Requests home occupation for special needs office, 928 Courthouse Rd Unit 3, Zoned R-2 (Single-family), Ward 4

Zoning Map Amendment 2112PC187, by owner Linda Goodwin, tax parcel 1011D-01-038.000, Request to rezone from T6 (Urban Core Zone) to T4+ (General Urban Zone "Plus"), 156 Oleander Dr, Ward 2

Planning Commission Approval 2112PC188, by owner Clentiss R. Bridges Sr, tax parcel 0808H-02-088.070, Request home occupation of event planner administration office use, 12035 Carnegie Ave, Zoned R-1-7.5 (Single-family), Ward 6

Zoning Map Amendment 2112PC190, by agent Robert Knesal, tax parcels 1010G- 03-016.001 & 1010G-03-016.000, request to rezone from T4+ (General Urban Zone "Plus") to T6 (Urban Center Zone), 2001 E Pass Rd, Ward 2

General Plan 2112PC191, by agent Aaron Harris, tax parcels 0710K-01 039.000 & 0710K-01-034.000, Approval of General Plan for a 30-lot 3 outparcel subdivision (Wrigleyville Subdivision Phase One, Unit One & Two), Zoned R-2 (Single-family) Ward 1

General Plan 2112PC193, by agent Robert K. Riemann, tax parcel 0808O-02-016.000, 0808O-02-019.000, 0808O-02-015.000, Approval of General plan for 63-lot subdivision (Southern Breeze Estates), Dedeaux Road, Zoned R-1-5 (Single-family) and B-2 (General business), Ward 5

Planning Commission Approval 2112PC196, by agent Fountain & Associates, tax parcels 0808E-04-004.000 & 0808E-04-004.003; Request a warehouse use, Hwy 49, Zoned B-4 (Highway business), Ward 7

Planning Commission Approval 2112PC198, by owner Guy Wells, (Church Street Ministries), tax parcel 0811H-05-101.000, Request for permitted use of Private Lodge, 1400 20th St., Zoned R-2 (Single-family), Ward 3.

This is the 23rd day of November 2021
Keith Williams, Chairman
City of Gulfport Planning Commission
W00000000
Publication Dates

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

MEMORANDUM

To: City of Gulfport Planning Commission

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: December 16, 2021

Re: Zoning Map Amendment 2112PC187:

Zoning Map Amendment 2112PC187, by owner Linda Goodwin, tax parcel 1011D-01-038.000,
Request to rezone from T6 (Urban Core Zone) to T4+ (General Urban Zone "Plus"), 156
Oleander Dr, Ward 2

Technical Report

Zoning Map Amendment

GENERAL INFORMATION

Case File Number: 2112PC187

Hearing Date: December 16, 2021

Current Zoning/Use: T6 / Vacant lot

Legal: Zoning Map Amendment 2112PC187, by owner Linda Goodwin, tax parcel 1011D-01-038.000, Request to rezone from T6 (Urban Core Zone) to T4+ (General Urban Zone "Plus"), 156 Oleander Dr, Ward 2

TECHNICAL DETAILS

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

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

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

The applicant is requesting to rezone approximately 12,853 square feet of property from T6 (Urban Core Zone) to T4+ (General Urban Zone "Plus"). As presented, the applicants states, "there is a need to provide new sites for single-family homes." Although no other information when development is given, the surrounding consistency of the neighborhood is single-family homes. There has been multiple rezoning to T4+ in this area.

The applicant has chosen increased need for sites as justification for the change of the current zoning district.

1. Error has not been provided in any statements by the applicant.
2. The applicant addresses change in character of the neighborhood and public need as "based on new homes being built.

In regards to the public need, the applicant comments on the need for single-family homes and the increase in tax revenue for the City of Gulfport.

Technical Report

Zoning Map Amendment

EXECUTIVE SUMMARY

In review of the information provided by the applicant and a site visit of the existing neighborhood by the staff, the rezoning of this parcel to T4+ zoning would be in harmony with the existing zoning that is presently established.

Any approval should consider these conditions:

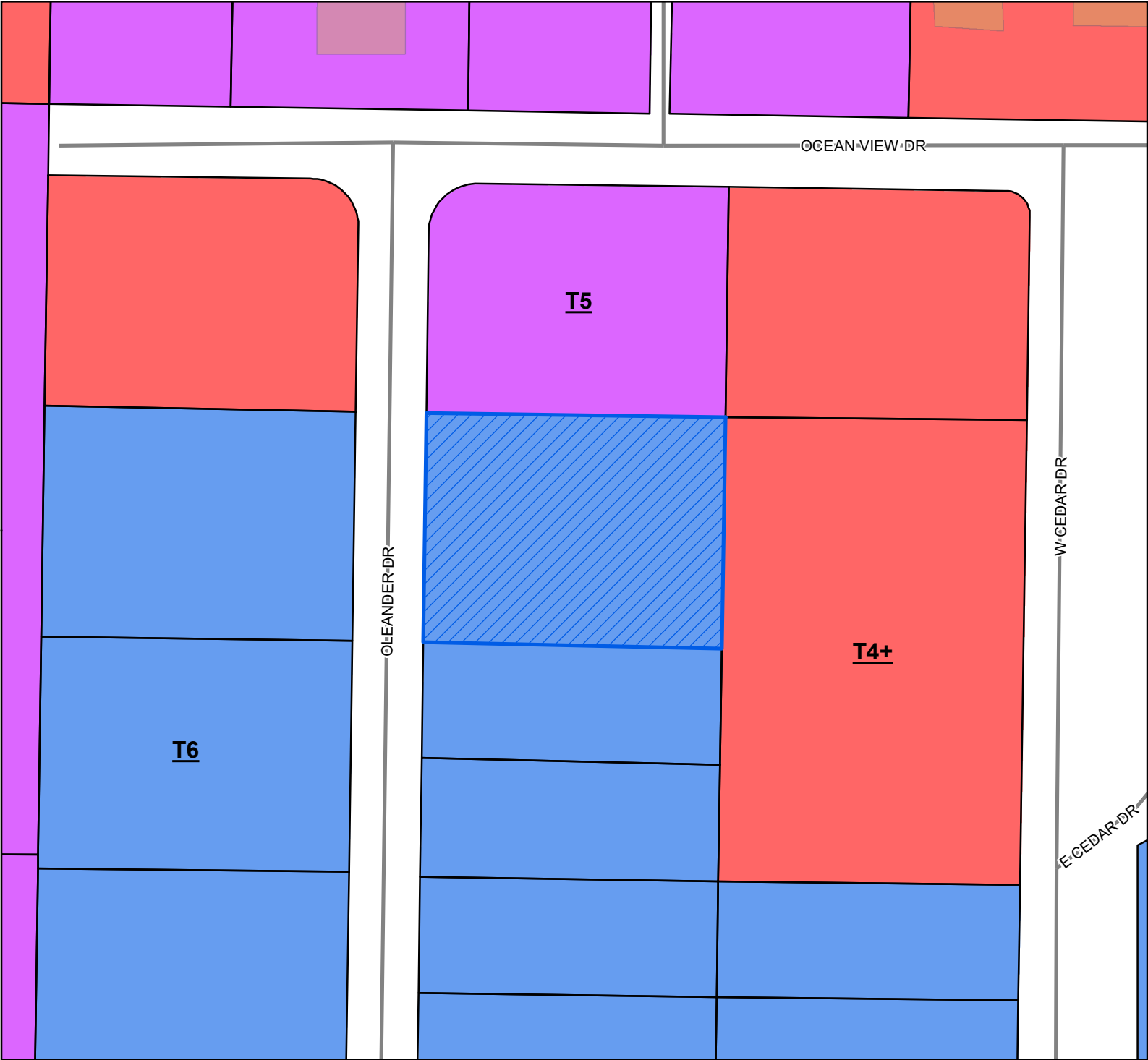
1. Approval would grant applicant to rezone property from T6 (Urban Core Zone) to T4+ (General Urban Zone "Plus") zoning district.
2. Must meet all current building codes and all other City of Gulfport Ordinances.

DIRECTOR APPROVAL

This report has been reviewed and approved by:



Greg Pietrangelo
Director of Urban Development Department

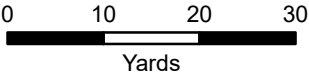


Site
 Street
 Parcels
 Buildings

Smart Code

T6
 T5
 T4+

Site Information
1011D-01-038.000
Zoning: T-6 (Urban Core Zone)
Size: 12,835 sq ft.
Flood: AE



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 #: 2112PC187Date Received: 10/29/2021

Receipt #: _____

Received By: _____

Zoning: T6Ward: 2 Flood: AE

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

Property Information

TAX PARCEL #

1	0	1	1	D

 -

0	1

 -

0	3	8

 .

0	0	0

(If necessary, use separate sheet of paper)

Address of Property Involved: 156 Oleander Dr. Gulfport, MS 39507Lot(s) 47 & 48, Block(s) _____, Subdivision Lakeland-PPIN-031509General Location: Sec 06 - Township 08 - Range 10**GENERAL DESCRIPTION OF REQUEST:**Change from T6 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 as formerly known Linda G. Nelson

AGENT

Linda Goodwin
Printed Name Of Owner
2501 Gulf Ave., #19
Mailing Address
Gulfport ms 39501
City State Zip code
(228) 669-2315 same
Home Phone Work/Cell Phone
Linda.goodwin2396@aatt.net
Email
Linda Goodwin AKA
Signature Of Owner Linda H. Nelson

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.

UNOFFICIAL

BOOK 1481 PAGE

81



PREPARED BY:
MEADOWS, RILEY
P. O. Drawer 550
Gulfport, MS 39502
(228) 864-4511

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 David A. Parker and Russell L. Dempsey, do hereby sell, convey and warrant unto Linda G. Nelson, a single person, the following described land and property located and being situated in the First Judicial District of Harrison County, State of Mississippi and being more particularly described as follows,

to-wit:

Lot 47 and Lot 48, LAKELAND SUBDIVISION, 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 10 at Page 29 (Copy Book 4A/326).

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

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 proration as of this date is incorrect, then the Grantor agrees to pay to the Grantee, or its assigns, any deficit on an actual proration, and likewise, the Grantee agrees to pay to the Grantor, or its assigns, any amount overpaid by it.

UNOFFICIAL

UNOFFICIAL

BOOK 1481 PAGE 82

WITNESS THE SIGNATURE of the above Grantor(s), this the 24th day of January, 2000.

David A. Parker
David A. Parker

Russell L. Dempsey
Russell L. Dempsey

STATE OF MISSISSIPPI
COUNTY OF Harrison

Personally appeared before me, the undersigned authority in and for the said county and state, on this the 24th day of January, 2000, within my jurisdiction, the within named David A. Parker and Russell L. Dempsey, who acknowledged that they/he/she executed and delivered the above and foregoing instrument.

UNOFFICIAL

Kathy A. Talkington
NOTARY PUBLIC

MY COMMISSION EXPIRES:
My Commission Expires Sept. 7, 2001



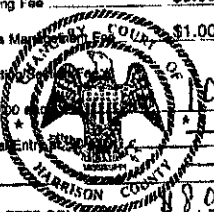
GRANTOR:
David A. Parker and Russell L. Dempsey
11579 Otto Avenue
Gulfport, MS 39501
(228) 896-2835

GRANTEE:
Linda G. Nelson
156 Oleander Drive
Gulfport, MS 39507
(228) 864-2396

Instrument No. 666

STATEMENT OF FEES

Recording Fee \$6.00
Records Maintenance Fee \$1.00
Abstract of Title \$1.00
Marginal Entry \$1.00
Other \$8.00
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 1 o'clock and 25 minutes 7 M. on 24th day of Jan, A.D. 2000 and recorded Jan 26 2000 in Records of Deeds Book 1481 Pages 81-82

JOHN McADAMS Chancery Clerk
John McAdams D.C.
LAWRENCE-GREENWOOD 00945

UNOFFICIAL

IN THE CHANCERY COURT OF HARRISON COUNTY, MISSISSIPPI

FIRST JUDICIAL DISTRICT

EX PARTE
LINDA LORAIN GOODWIN NELSON

FILED
JUL 10 2003

03 01589-1

PETITIONER

JOHN MACADAMS CHANCERY CLERK
ORDER W. K. Wilkey D.C.

THIS CAUSE came on to be heard on petition of LINDA LORAIN GOODWIN NELSON, for change of legal name to LINDA LORAIN GOODWIN; and the Court, having heard and considered the same, together with oral and documentary evidence in support thereof, hereby finds that the name of said petitioner should be changed to LINDA LORAIN GOODWIN, and that no alteration of her birth records is necessary. IT IS THEREFORE:

ORDERED AND ADJUDGED that the name of LINDA LORAIN GOODWIN NELSON shall be and the same is hereby changed to LINDA LORAIN GOODWIN, and that her legal name shall be LINDA LORAIN GOODWIN from and after this date.

IT IS FURTHER ORDERED AND ADJUDGED that all costs of this action be assessed against the petitioner, for which let execution issue.

ORDERED AND ADJUDGED this the 10 day of JULY, 2003

W. K. Wilkey
CHANCELLOR

4cc
W. W. DREYER, JR.
MSB #10117

W. K. Wilkey

REQUEST FOR REZONING OF 156 OLEANDER DRIVE, GULFPORT, MS

TO: City of Gulfport Zoning Board

FROM: Linda Goodwin, formerly known as Linda G. Nelson

DATE: October 27, 2021

The purpose of this request is to respectfully submit reasons the above referenced address (Lots 47 & 48), parcel number 1011D-01-038.000, should be rezoned from T6 to T4+:

- This property was my primary residence prior to Hurricane Katrina and was zoned for residential use. After Katrina, it was rezoned under Smart Code which seemed to curtail any efforts for residential owners to rebuild in the area, but promote more business use. Consequently, the rezoning to Smart Code in this area caused mine and surrounding properties to remain vacant land for 16 years now and provides little tax revenue for the city due to the constraints of the Smart Code.
- It appears any development along the Gulf Coast for residential use is happening in areas T4+ or similar. There have been several changes in conditions on the Oleander, Cedar, etc. areas; i.e., Lakeland Subdivision, that justify the request to rezone my property and be in accordance with the changes and subsequent home building happening on property previously zoned T6, but recently changed to T4+ to accommodate new home building.
- As a licensed real estate agent, it is commonly known there is a shortage of home inventory all along the MS. Gulf Coast; therefore, the need to provide new sites for single family homes and allow for greater tax revenue for the City of Gulfport is appropriate. The annual tax revenue for my vacant land is \$776. There is a potential increase of roughly 233% of tax revenue for the city in the proposed scenario.
- Mine and surrounding properties are currently for sale and interested buyers would like to purchase property to build on them for single family homes. It is my intent to make Application for Resubdivision to subdivide the two lots (lots 47 & 48) in this parcel so both will have separate parcel numbers. It is understood there are additional steps to go through to achieve this objective; therefore, this step will be done at a later date.

Thank you for your assistance to rezone my property in the Lakeland Subdivision.

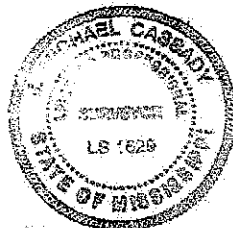
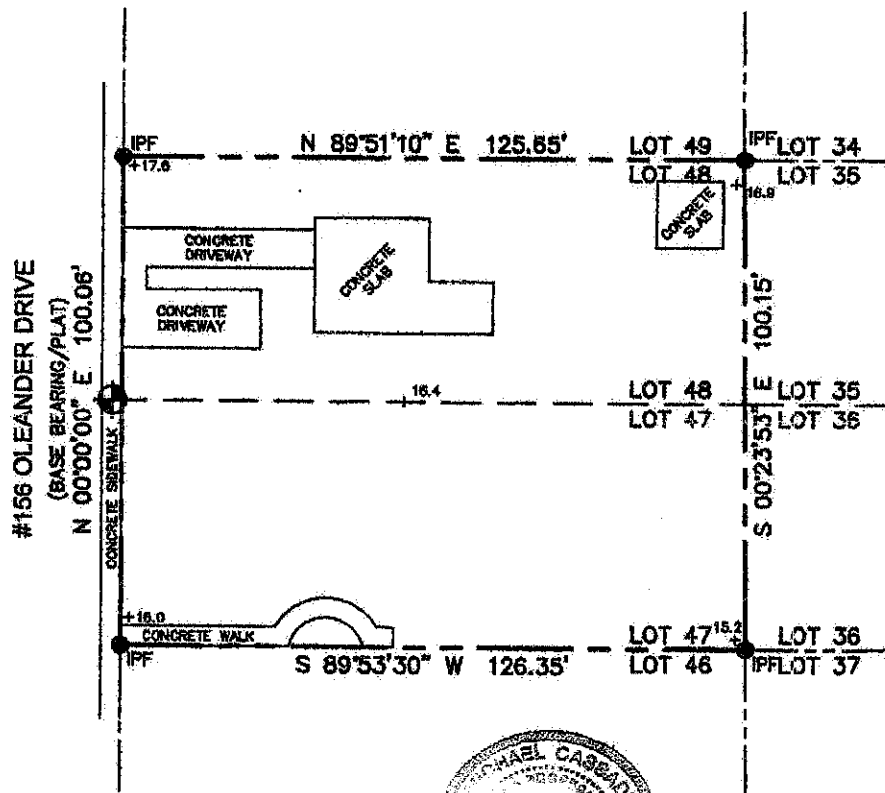
Linda Goodwin

By Graphic Plotting only, this property is in Zone "X" of the Flood Insurance Rate Map, Community Panel No. 2852530044D, revision date October 4, 2002. Check with Building Official for community determined base flood elevation. Exact designation can only be determined by an Elevation Certificate. The above statement is for information only and this surveyor assumes no liability for the correctness of the cited map(s). In addition, the above statement does not represent this surveyor's opinion of the probability of flooding. Confirm ABFE with NFIP Specialist at City Planning Department.

BM	DESCRIPTION
	BM = PAINTED CROSS ON
ELEV.	CONCRETE SIDEWALK ON
16.94	FRONT MIDDLE OF LOT

● IPF = IRON PIPE FOUND

+XX.X = EXISTING SPOT ELEVATIONS
(N.G.V.D. '29)



LEGAL DESCRIPTION:

Lots 47 and 48, LAKELAND SUBDIVISION (Plat Book 10, Page 29), City of Gulfport, First Judicial District of Harrison County, Mississippi.

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

Michael Cassidy
J. MICHAEL CASSADY, PS
Dated: January 9, 2008

CLASS "B" SURVEY

CASSADY & ASSOCIATES, INC.
Professional Land Surveyors

P.O. Box 1301 Gulfport, MS 39506
(228) 896-1155 Fax (228) 896-8405

Scale	1"=30'	Drawn By	JET	Job Number	25614-01
Date	01/09/08	Revised	---	Plat	2561401.dwg



Covenant Affidavit

I, Linda Goodwin, being owner or agent of the property 1011D-01-038.000
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.

Linda Goodwin

Signature

10/26/2021

Date

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 26th day of October, 2022

Brenda S Chapman

Notary Public

3-22-2025

Commission Expiration

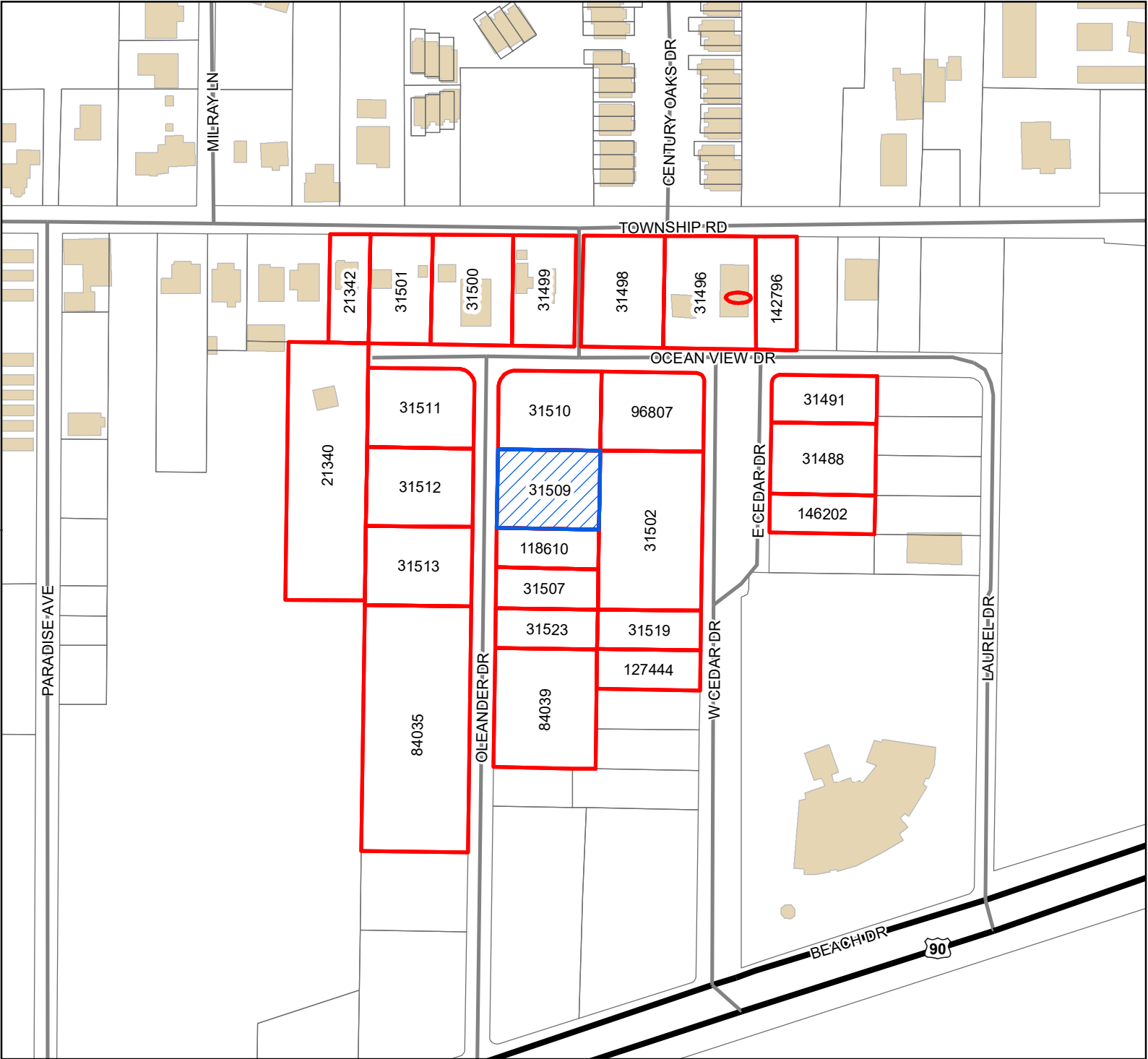


RE: Zoning Map Amendment 2112PC187, by owner Linda Goodwin, tax parcel 1011D-01-038.000, Request to rezone from T6 (Urban Core Zone) to T4+ (General Urban Zone "Plus"), 156 Oleander Dr, Ward 2

The City of Gulfport Planning Commission will hold a public hearing to consider the above application at 4:30 P.M. on **Thursday, December 16, 2021**, in the Council Chambers at the Gulfport City Hall located at 2309 15th Street.

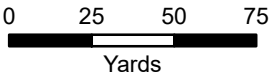
For more information, visit <http://www.gulfport-ms.gov/agendas.shtml> then click the City of Gulfport Planning Commission for **Thursday, December 16, 2021**. A map showing the location of the property involved is located at this website. If you have any questions or comments, please contact this office 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			Linda Goodwin (Owner)	2501 GULF AVE #19	GULFPORT	MS	39501
			Adjacent Property Owners				
	31512	1011D-01-026.000	ALLEN MATTHEW E & HILLARY L	10812 SHAW CT	PARKER	CO	80134
	146202	1011D-01-049.001	AUSTIN TONY L & JUDITH B	138 E CEDAR DR	GULFPORT	MS	39507
	84039	1011D-01-034.000	BELTWAY SOUTH INVESTMENTS LLC	141 WEBB LANE	FLOWOOD	MS	39232
	31511	1011D-01-025.000	BLUE RIBBON PROPERTIES LLC	390 FLY AWAY COURT	BILOXI	MS	39532
	31488	1011D-01-050.000	BROOKS M DENNIS & BECKY M	525 GLEN VALLEY WAY	GULFPORT	MS	39507
	118610	1011D-01-038.001	BURKE KAY FRANCES	1163 NURSERY AVE	METAIRIE	LA	70005
N	31507	1011D-01-036.000	BURKE KAY FRANCES	1163 NURSERY AVE	METAIRIE	LA	70005
	31510	1011D-01-039.000	CHAVERS DENNIS	146 TEAGARDEN RD	GULFPORT	MS	39503
	31513	1011D-01-027.000	GULF RENTALS LLC	P O BOX 444	BILOXI	MS	39533
N	21340	1011D-01-024.000	GULF RENTALS LLC	P O BOX 444	BILOXI	MS	39533
	31499	1011D-01-008.000	HAYES JOHN S & NINA J	1111 OCEAN VIEW DR	GULFPORT	MS	39507
	31509	1011D-01-038.000	NELSON LINDA G	2501 GULF AVE #19	GULFPORT	MS	39501
	31496	1011D-01-005.000	PAPE WILLIAM C & VIRGINIA KAY	1044 LEWIS RD	RAYMOND	MS	39154
	127444	1011D-01-044.001	PERKINS DON D	830 BROOKWAY BLVD	BROOKHAVEN	MS	39601
	31523	1011D-01-035.000	PERKINS WILLIAM W & BETTY-TRUSTEES-	415 NATCHEZ RD	BROOKHAVEN	MS	39601
	31519	1011D-01-044.000	PERKINS WILLIAM W JR	405 PERKINS DRIVE	BROOKHAVEN	MS	39601
	31502	1011D-01-040.000	SMITH GREGORY	1444 MILL RD	GULFPORT	MS	39507
	31491	1011D-01-051.000	SMITH GREGORY T	P O BOX 7704	GULFPORT	MS	39506
N	96807	1011D-01-040.001	SMITH GREGORY T	PO BOX 7704	GULFPORT	MS	39506
	21342	1011D-01-011.000	SMITH ROBERT E JR	PO BOX 444	BILOXI	MS	39533
	31500	1011D-01-009.000	SUTTON CHARLES R & MARIA M	1039 OCEANVIEW DR	GULFPORT	MS	39507
	84035	1011D-01-028.000	TANNER RICHARD M	3631 PERRYMAN RD	OCEAN SPRINGS	MS	39564
	31501	1011D-01-010.000	TILLINGHAST RENA OLIVIA	20589 SCARBOROUGH RD	SAUCIER	MS	39574
	31498	1011D-01-007.000	VARADI JOHN M & LILLIAN	105 S MAIN ST	COMO	MS	38619
N	142796	1011D-01-005.001	VARADI JOHN M & LILLIAN	105 SOUTH MAIN ST	COMO	MS	38619



Legend

- Site
- Adjacent Properties
- US or State Highway
- Street
- Buildings



1 inch = 175 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.

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:**

IPL0050876

Order Status:

Submitted

Classification:

Legals & Public Notices

Package:

BLX - Legal Ads

Final Cost:

47.76

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**

November 23, 2021 10:34:15 PM EST

Amount:

47.76

SCHEDULE FOR AD NUMBER IPL00508760

December 1, 2021

SunHerald (Biloxi)

PREVIEW FOR AD NUMBER IPL00508760**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 PM., Thursday, December 16, 2021 in the Council Chambers of the Gulfport City Hall located at 2309 15 th 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 24 th Avenue.

Planning Commission Approval 2112PC182, by owner Greg Stanford, tax parcel 0910H-02-061.000, Requests home occupation for special needs office, 928 Courthouse Rd Unit 3, Zoned R-2 (Single-family), Ward 4

Zoning Map Amendment 2112PC187, by owner Linda Goodwin, tax parcel 1011D-01-038.000, Request to rezone from T6 (Urban Core Zone) to T4+ (General Urban Zone "Plus"), 156 Oleander Dr, Ward 2

Planning Commission Approval 2112PC188, by owner Clentiss R. Bridges Sr, tax parcel 0808H-02-088.070, Request home occupation of event planner administration office use, 12035 Carnegie Ave, Zoned R-1-7.5 (Single-family), Ward 6

Zoning Map Amendment 2112PC190, by agent Robert Knesal, tax parcels 1010G- 03-016.001 & 1010G-03-016.000, request to rezone from T4+ (General Urban Zone "Plus") to T6 (Urban Center Zone), 2001 E Pass Rd, Ward 2

General Plan 2112PC191, by agent Aaron Harris, tax parcels 0710K-01 039.000 & 0710K-01-034.000, Approval of General Plan for a 30-lot 3 outparcel subdivision (Wrigleyville Subdivision Phase One, Unit One & Two), Zoned R-2 (Single-family) Ward 1

General Plan 2112PC193, by agent Robert K. Riemann, tax parcel 0808O-02-016.000, 0808O-02-019.000, 0808O-02-015.000, Approval of General plan for 63-lot subdivision (Southern Breeze Estates), Dedeaux Road, Zoned R-1-5 (Single-family) and B-2 (General business), Ward 5

Planning Commission Approval 2112PC196, by agent Fountain & Associates, tax parcels 0808E-04-004.000 & 0808E-04-004.003; Request a warehouse use, Hwy 49, Zoned B-4 (Highway business), Ward 7

Planning Commission Approval 2112PC198, by owner Guy Wells, (Church Street Ministries), tax parcel 0811H-05-101.000, Request for permitted use of Private Lodge, 1400 20th St., Zoned R-2 (Single-family), Ward 3.

This the 23rd day of November 2021
Keith Williams, Chairman
City of Gulfport Planning Commission
W00000000
Publication Dates

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

MEMORANDUM

To: City of Gulfport Planning Commission

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: December 16, 2021

Re: Planning Commission Approval 2112PC188:

Planning Commission Approval 2112PC188, by owner Clentiss R. Bridges Sr, tax parcel 0808H-02-088.070, Request home occupation of event planner administration office use, 12035 Carnegie Ave, Zoned R-1-7.5 (Single-family), Ward 6

Technical Report

PLANNING COMMISSION APPROVAL

GENERAL INFORMATION

Case File Number: 2112PC188

Hearing Date: December 16, 2021

Current Zoning/Use: R-1-7.5 / Single Family Home

Legal: Planning Commission Approval 2112PC188, by owner Clentiss R. Bridges Sr, tax parcel 0808H-02-088.070, Request home occupation of event planner administration office use, 12035 Carnegie Ave, Zoned R-1-7.5 (Single-family), Ward 6

TECHNICAL DETAILS

The applicant is requesting an event planning and decorating home occupation. Examples provided by the applicant include planning events such as weddings, baby showers, and birthday parties. Additionally, the applicant has stated that there are no protective covenants to prohibit the business.

Concerning how the business is planned to operate, the applicant plans administration and limited storage at the residence with all other function held offsite. Specifically, the applicant attests that no customers will be at this house. However, it is mentioned in the application that there will be deliveries as needed.

EXECUTIVE SUMMARY

The application meets the requirements for a home occupation that requires Planning Commission Approval. By application it appears the request will not impact the neighborhood.

DEPARTMENTAL CONDITIONS

Engineering: No conditions. Memo dated 12/06/21.

Public Works: No conditions. Memo dated 12/06/21.

Traffic and Safety: No conditions. Memo dated 12/06/21.

Building Code Services: No conditions. Memo dated 11/30/21.

GIS: No conditions. Memo dated 12/03/21.

Police Department: No conditions. Memo dated 12/06/21.

Fire Department: No conditions. Memo dated 11/30/21.

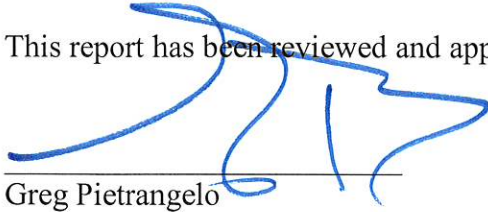
Technical Report
PLANNING COMMISSION APPROVAL

City Arborist:

No conditions. Memo dated 11/30/21.

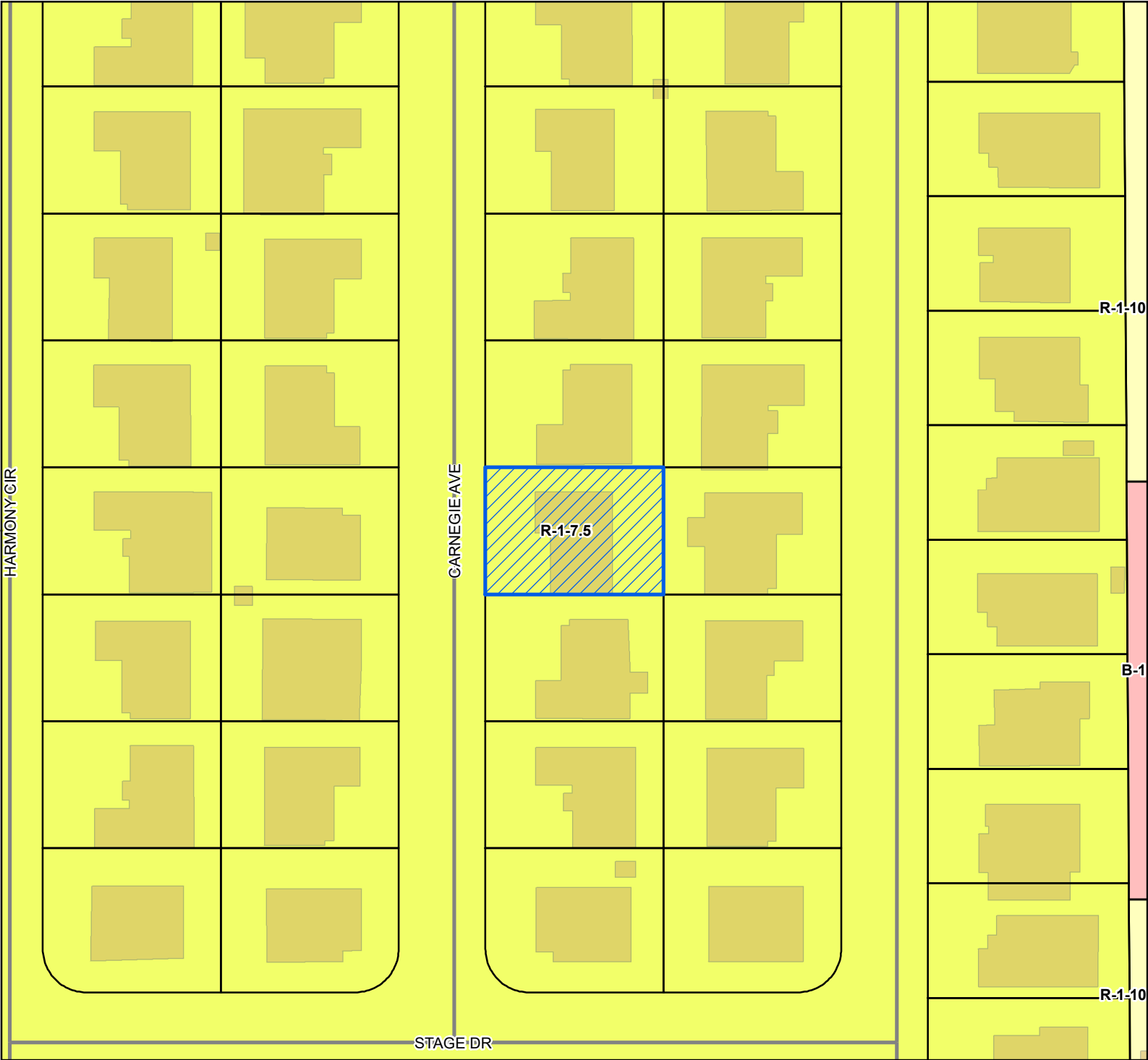
DIRECTOR APPROVAL

This report has been reviewed and approved by:



Greg Pietrangelo
Director of Urban Development Department





Site
 Street
 Parcels
 Buildings

Zoning

- B-1 - Neighborhood Business District
- R-1-10 - Single Family Residence (Low Density)
- R-1-7.5 - Single Family Residence District (Low Density)

Site Information
 0808H-02-088.070
 Zoning: R-1-7.5 (Single Family)
 Size: 7,499 sq ft.
 Flood: X

0 10 20 30
Yards

1 inch = 80 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 FOR A HOME OCCUPATION

Property Information

TAX PARCEL #

0	8	0	8	H	-	0	2	-	0	8	8	•	0	7	0
					-			-				•			
					-			-				•			

For Staff Use Only

Case Number: 2112PC188

Date Received: 11-02-21

Receipt Number: _____

Received By: _____

Zoning: R-1-7.5

Ward: 6 Flood: X

Size: 7,499 sq ft

(If necessary, use separate sheet of paper)

Address of Property Involved: 12035 Carnegie Ave

Lot(s) 70, Block(s) _____, Subdivision Harmony

General Location: Gulfport, MS

GENERAL DESCRIPTION OF REQUEST:

Event Planning

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

Clentiss R. Bridges, Sr
Printed Name of Owner

12035 Carnegie Ave
Mailing Address

Gulfport MS 39503
City State Zip code

228-217-1563
Home Phone Work/Cell Phone

Clent_Ray@mail.com
Email

Clentiss R. Bridges, Sr
Signature of Owner

AGENT

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.

F.

1. Transportation and access: Already established by city right away
 2. Water supply: Already established by City of Gulfport
 3. Waste disposal: Already established by City of Gulfport
 4. Fire and police: Already established by city right away
 5. Other public Facilities: Already established by city right away
 6. No at home customers sales
- No customers traffic or noise at proposed location
- No special experiment needed, no increase in already existing noise levels

Valerie Bridge

11/2/2021

Heavenly Creations is a Party Planning Business where I go and set up at different venue (Biloxi Community Center, at Customers Home and Local Churches)

I do not sale out of the Home or set up at the Home

Also I go and set up Yard Card Greeting at the Customers Homes

Balloon Bouquets are deliver to the customer.

Valerie Bridges

11/2/2021

CHECKLIST FOR HOME OCCUPATIONS

Owner's Name: Clentiss Bridges, SrAddress: 12035 Carnegie AvePhone: (Home) _____ (Work/Cell) 228-217-1563

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

Name of business or service to be used as home occupation: Heavenly CreationsNature of business: Event Decorating (Decorating for all type
of events) Yard Card Signs, Handmade Gift Baskets
Balloon Bouquets

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. _____

Give hours: _____

Later than 5:00 p.m.: _____

Give hours: _____

Method of conducting business:

Telephone: ✓

Mail order: _____

Personal computer: _____

Appointment: _____

Traffic generation:

Is there any delivery of goods or products to the residence? YESIf so, specify the number and frequency of deliveries: every 3 months
depends on special ordersDescribe size of vehicle making deliveries: mail carrier, UPS

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

Most services are by phone. Drop by are only
when picking up a Gift Basket

Specify number and frequency of visits by clients and customers: _____

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

Is special equipment required in production? No

If so, described it, giving size of motor, etc. _____

Are sales made from the premises? Yes

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

Local stores on consignment: _____

Arts and crafts or flea markets: _____

Trade shows: _____

Other: _____

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

Yes _____ No ✓

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: Valerie Bridges

Signature: Valerie Bridges

Date: 11/1/2021



Area Map

Printed 11/2/2021

12039 CARNEGIE AVE

0808H-02-088.069

0808H-02-088.054

69

54

102.50

↓
15 ft
↓
stake

28 FT +
Set back

CARNEGIE AVE

12035 CARNEGIE AVE

0808H-02-088.070

73.18

0808H-02-088.053

70

53

102.50

0808H-02-088.071

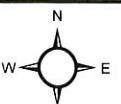
12031 CARNEGIE AVE

73.18

0808H-02-088.052

73.18

Valerie Bridges 11/2/2021



1 inch = 20 feet

● Addresspoints Open Water or X Harrison_HughRes_2020.sid

Minor/Residential Parcels

WaterFeatures

RGB

Red: Band_1

Green: Band_2

Blue: Band_3

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 represent 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



1st Judicial District

Instrument 2021-13806 - D - J1
Filed/Recorded 09/15/2021 1:07 PM
Total Fees \$ 26.00
2 Pages Recorded

PREPARED BY AND RETURN TO:

Davis & Davis, P.L.L.C./Christopher A. Davis
MS Bar No. 9274
2635 Pass Road
Biloxi, MS 39531
Phone (228) 275-9922
Our File No. **320-6718**

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 **Vinnie Vien Bui** and **Lan Thi Huong Le**, 10474 Autumn Dr., Gulfport, MS 39503, (228) 617-2983, do, as **Grantors**, hereby sell, convey and warrant unto **Clentiss Bridges**, 12035 Carnegie Ave, Gulfport, MS 39503, (228) 217-1563 as **Grantee**, the following described land and property, located and being situated in Harrison County First Judicial District, Mississippi, and more particularly described as follows, to wit:

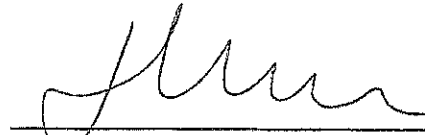
Lot Seventy (70), Harmony Subdivision, a subdivision according to a map or plat thereof on file and of record in the office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi, in Plat Book 45, at Page 28, reference to which is hereby made in aid of and as a part of this description.

THIS CONVEYANCE IS SUBJECT to any and all recorded restrictive covenants, rights-of-way, easements and the prior reservations of all oil, gas, and other minerals.

TAXES FOR THE CURRENT YEAR have been prorated as to this date on an estimated basis, and are hereby assumed by the Grantee herein.

WITNESS MY SIGNATURE, this the 15th day of September, 2021.

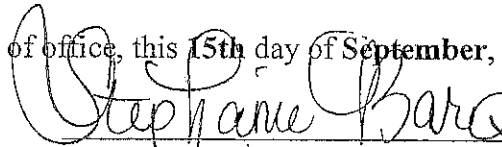

Vinnie Vien Bui


Lan Thi Huong Le

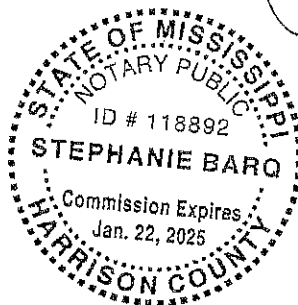
STATE OF MS
COUNTY OF HARRISON

Personally appeared before me, the undersigned authority in and for the said county and state, on this 15th day of September, 2021, within my jurisdiction, the within named Vinnie Vien Bui and Lan Thi Huong Le, who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed in the above and foregoing instrument and acknowledged that they executed the same in their individual and/or representative capacity, and that by their signatures on the instrument and as the act and deed of the person or entity upon behalf of which they acted, executed the above and foregoing instrument, after first having been duly authorized so to do.

GIVEN under my hand and official seal of office, this 15th day of September, 2021.


Notary Public

My Commission Expires:



RE: Planning Commission Approval 2112PC188, by owner Clentiss R. Bridges Sr, tax parcel 0808H-02-088.070, Request home occupation of event planner administration office use, 12035 Carnegie Ave, Zoned R-1-7.5 (Single-family), Ward 6

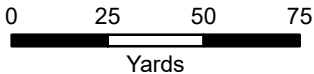
The City of Gulfport Planning Commission will hold a public hearing to consider the above application at 4:30 P.M. on **Thursday, December 16, 2021**, in the Council Chambers at the Gulfport City Hall located at 2309 15th Street.

For more information, visit <http://www.gulfport-ms.gov/agendas.shtml> then click the City of Gulfport Planning Commission for **Thursday, December 16, 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
- 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.

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y			CLENTISS R.BRIDGES, SR	12035 CARNEGIE AVE	GULFPORT	MS	39503
			Adjacent Property Owners				
	125709	0808H-02-088.037	ABEL KIANI L	12152 HARMONY CIRCLE	GULFPORT	MS	39503
	125748	0808H-02-088.076	BAHAUDDIN HAROON & BEGUM BACHA	4720 WEST ESPLANADE AVE	METAIRIE	LA	70006
	125712	0808H-02-088.040	BAIM CHRISTOPHER M & SARA L	12164 HARMONY CIR	GULFPORT	MS	39503
	125722	0808H-02-088.050	BOUDREAUX BILLY JR & ANGIE R	12183 HARMONY CIRCLE	GULFPORT	MS	39503
	125742	0808H-02-088.070	BUI VINNIE VIEN & LE LAN THI HOUNG	16051 SOUTH APRIL DR	GULFPORT	MS	39503
	125739	0808H-02-088.067	CANNON STANLEY & CHARLENE MARIE	12047 CARNEGIE AVE	GULFPORT	MS	39503
	125711	0808H-02-088.039	CLINKSCALES CORNELL & TAMARA D	12160 HARMONY CIRCLE	GULFPORT	MS	39503
	125752	0808H-02-088.080	DAO GIAU T	12048 CARNEGIE AVENUE	GULFPORT	MS	39503
	125750	0808H-02-088.078	DAVIS VANESSA	12040 CARNEGIE AVE	GULFPORT	MS	39503
	125769	0808H-02-088.097	DUZAK EDWARD CARL JR & ROSEMARY T	12021 HARMONY CIRCLE	GULFPORT	MS	39503
	125741	0808H-02-088.069	HARDIN JERRY MORRIS & AMPAI SOONKLA	12039 CARNEGIE AVE	GULFPORT	MS	39503
	125725	0808H-02-088.053	HILLARD DEXTER J JR & DEIANNA M	12169 HARMONY CIR	GULFPORT	MS	39503
	125713	0808H-02-088.041	JACKSON DORTHA M -ESTATE-	12168 HARMONY CIR	GULFPORT	MS	39503
	125744	0808H-02-088.072	KENNEDY ORA D	12027 CARNEGIE AVE	GULFPORT	MS	39503
	125766	0808H-02-088.094	KHAN HAROUN A & SAEEDA	12037 HARMONY CIRCLE	GULFPORT	MS	39503
	125749	0808H-02-088.077	LEBLANC ANTOINE M	12036 CARNEGIE AVENUE	GULFPORT	MS	39503
	125716	0808H-02-088.044	LEWIS RUTH S & SEARIGHT LOYCE	12180 HARMONY CIRCLE	GULFPORT	MS	39503
	125728	0808H-02-088.056	LYNCH TINA	12153 HARMONY CIRCLE	GULFPORT	MS	39503
	125714	0808H-02-088.042	MCSWAIN LOLITA	12172 HARMONY CIR	GULFPORT	MS	39503
	125743	0808H-02-088.071	MEDLEY TERRY	13533 WINDROSE CIR	GULFPORT	MS	39503
	125740	0808H-02-088.068	NZINGA BOTHA T & LOR	12043 CARNEGIE AVE	GULFPORT	MS	39503
	125726	0808H-02-088.054	OWENSBY JOHN F JR	12165 HARMONY CIRCLE	GULFPORT	MS	39501
	125767	0808H-02-088.095	PRUITT LARONDA WATSON ETAL	12033 HARMONY CIRCLE	GULFPORT	MS	39503
	125746	0808H-02-088.074	ROSS JAMES W	12024 CARNEGIE AVENUE	GULFPORT	MS	39503
	125723	0808H-02-088.051	RUALO GARY B	12177 HARMONY CIRCLE	GULFPORT	MS	39503
	125747	0808H-02-088.075	SANTOS NAHEM M	12028 CARNEGIE AVE	GULFPORT	MS	39503
	125765	0808H-02-088.093	SEARS VERONICA ANN	12041 HARMONY CIR	GULFPORT	MS	39503
	125764	0808H-02-088.092	SHAW JUSTIN C	12045 HARMONY CIRCLE	GULFPORT	MS	39503
	125715	0808H-02-088.043	STELL DAVID A	12176 HARMONY CIR	GULFPORT	MS	39503
	125710	0808H-02-088.038	STERNBERG TIMOTHY M & DEBRA T	12156 HARMONY CIR	GULFPORT	MS	39503
	125751	0808H-02-088.079	THAW HLAN	12044 CARNEGIE AVENUE	GULFPORT	MS	39503
	125745	0808H-02-088.073	THUNHORST TRENT RICHARD	12023 CARNEGIE AVE	GULFPORT	MS	39503
	125724	0808H-02-088.052	VAN NAMI & CHARINA MACATO	12173 HARMONY CIRCLE	GULFPORT	MS	39503
	125763	0808H-02-088.091	WALKER KEITH A & CRYSTAL	12049 HARMONY CIR	GULFPORT	MS	39503

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
125768	0808H-02-088.096	WATSON ANGELA LYNN & ROSIE J	12025 HARMONY CIRCLE	GULFPORT	MS	39503	
125727	0808H-02-088.055	WISE SANDRA ANN	12157 HARMONY CIR	GULFPORT	MS	39503	

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:**

IPL0050876

Order Status:

Submitted

Classification:

Legals & Public Notices

Package:

BLX - Legal Ads

Final Cost:

47.76

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**

November 23, 2021 10:34:15 PM EST

Amount:

47.76

SCHEDULE FOR AD NUMBER IPL00508760

December 1, 2021

SunHerald (Biloxi)

PREVIEW FOR AD NUMBER IPL00508760**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 PM., Thursday, December 16, 2021 in the Council Chambers of the Gulfport City Hall located at 2309 15 th 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 24 th Avenue.

Planning Commission Approval 2112PC182, by owner Greg Stanford, tax parcel 0910H-02-061.000, Requests home occupation for special needs office, 928 Courthouse Rd Unit 3, Zoned R-2 (Single-family), Ward 4

Zoning Map Amendment 2112PC187, by owner Linda Goodwin, tax parcel 1011D-01-038.000, Request to rezone from T6 (Urban Core Zone) to T4+ (General Urban Zone "Plus"), 156 Oleander Dr, Ward 2

Planning Commission Approval 2112PC188, by owner Clentiss R. Bridges Sr, tax parcel 0808H-02-088.070, Request home occupation of event planner administration office use, 12035 Carnegie Ave, Zoned R-1-7.5 (Single-family), Ward 6

Zoning Map Amendment 2112PC190, by agent Robert Knesal, tax parcels 1010G- 03-016.001 & 1010G-03-016.000, request to rezone from T4+ (General Urban Zone "Plus") to T6 (Urban Center Zone), 2001 E Pass Rd, Ward 2

General Plan 2112PC191, by agent Aaron Harris, tax parcels 0710K-01 039.000 & 0710K-01-034.000, Approval of General Plan for a 30-lot 3 outparcel subdivision (Wrigleyville Subdivision Phase One, Unit One & Two), Zoned R-2 (Single-family) Ward 1

General Plan 2112PC193, by agent Robert K. Riemann, tax parcel 0808O-02-016.000, 0808O-02-019.000, 0808O-02-015.000, Approval of General plan for 63-lot subdivision (Southern Breeze Estates), Dedeaux Road, Zoned R-1-5 (Single-family) and B-2 (General business), Ward 5

Planning Commission Approval 2112PC196, by agent Fountain & Associates, tax parcels 0808E-04-004.000 & 0808E-04-004.003; Request a warehouse use, Hwy 49, Zoned B-4 (Highway business), Ward 7

Planning Commission Approval 2112PC198, by owner Guy Wells, (Church Street Ministries), tax parcel 0811H-05-101.000, Request for permitted use of Private Lodge, 1400 20th St., Zoned R-2 (Single-family), Ward 3.

This the 23rd day of November 2021

Keith Williams, Chairman

City of Gulfport Planning Commission

W00000000

Publication Dates

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

MEMORANDUM

To: City of Gulfport Planning Commission

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: December 16, 2021

Re: Zoning Map Amendment 2112PC190:

Zoning Map Amendment 2112PC190, by agent Robert Knesal, tax parcels 1010G-03-016.001 & 1010G-03-016.000, request to rezone from T4+ (General Urban Zone "Plus") to T6 (Urban Center Zone), 2001 E Pass Rd, Ward 2

Technical Report

Zoning Map Amendment

GENERAL INFORMATION

Case File Number: 2112PC190

Hearing Date: December 16, 2021

Current Zoning/Use: T4+ / Retail store

Legal: Zoning Map Amendment 2112PC190, by agent Robert Knesal, tax parcels 1010G-03-016.001 & 1010G-03-016.000, request to rezone from T4+ (General Urban Zone "Plus") to T6 (Urban Center Zone), 2001 E Pass Rd, Ward 2

TECHNICAL DETAILS

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

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

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

The applicant requests to rezone approximately 4.57 acres of property from T4+ (General Urban Zone "Limited") to a T6 (Urban Core) zone. Currently, the property is being used as retail sales and the application indicates that a mini warehouse is the intended use.

According to the City's 2002 Comprehensive Plan, this area was intended to be a general commercial establishment in the future land use plan.

The applicant has chosen the character of the neighborhood has changed for change of the current zoning district:

1. Mistake or error is not addressed by the applicant.
2. The applicant addresses neighborhood character as "there is no need or desire for residential units in the areas abutting Pass Road." They go on to discuss the parameters of residential construction in the area and a "failed residential development directly across the street." In review, the failure of the project across the street could be attributed to the design and/or management of the project. The Tropical Townhome Subdivision 700 feet

Technical Report

Zoning Map Amendment

away is pretty well populated. Additionally, the conversion of the neighboring building to mini warehouses and the conversion of the former bowling alley, 3,000 feet away, have stalled in development. This property conversion puts extra properties on pass road zoned for high level commercial projects directly abutting single-family residential.

EXECUTIVE SUMMARY

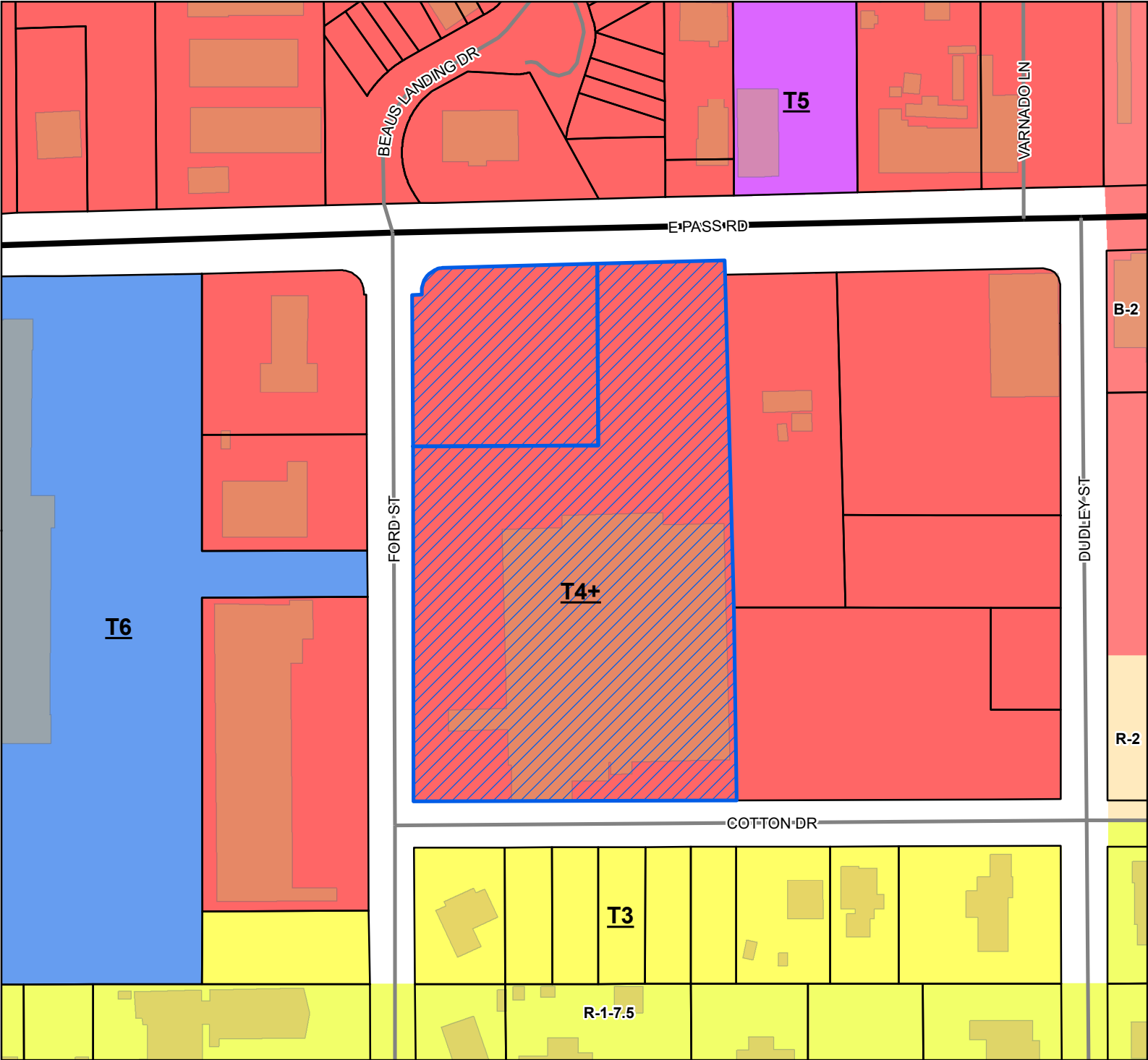
The City of Gulfport redesigned the area when smart code came in after Hurricane Katrina. One of the intentions of the new code, and the hybrid code that was adopted after, is for this area to become a mixed-use development. Expanding the T6 along this area is akin to push for development to resemble Highway 49 south of I-10. Mixed-use should resemble shops and homes intermingled horizontally or vertically. The project may need to revise its vision as the other mini warehouses have struggled in conversions.

DIRECTOR APPROVAL

This report has been reviewed and approved by:



Greg Pietrangelo
Director of Urban Development Department



Site

US or State Highway

Street

Parcels

Buildings

Smart Code

T6

T5

T4+

T3

Zoning

B-2 - General Business District

R-1-7.5 - Single Family Residence District (Low Density)

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

Site Information

1010G-03-016.001
1010G-03-016.000
Zoning: T4+ (General Urban Zone "Plus")
Size: 4.57 acres
Flood: X

0255075

Yards

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.

\$ 175.00



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

For Staff Use Only

Case File #: 2112 PC190Date Received: 11/1/21

Receipt #: _____

Received By: MWZoning: T4+

Ward: _____ Flood: _____

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

Property Information

TAX PARCEL #

1	0	1	0	6	-	0	3	-	0	1	6	•	0	0	1
1	0	1	0	6	-	0	3	-	0	1	6	•	0	0	0
					-			-				•			

(If necessary, use separate sheet of paper)

Address of Property Involved: 2001 E PASS ROADLot(s) PART OF LOT 2 Block(s) 17, Subdivision GREAT SOUTHERN GOLF ESTATES, UNIT 3General Location: N. OF & ADJ. TO COTTON DR, S. OF & ADJ. TO PASS RD, E. OF & ADJACENT FORD ST.

GENERAL DESCRIPTION OF REQUEST:

REZONE PROPERTY FROM T4+ TO T6 TO ALLOW CONVERSION OF
LARGE BUILDING TO MINI WAREHOUSE COMPLEX

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

MP HOLDINGS, LLC

Printed Name Of Owner

2001 E PASS RD.

Mailing Address

GULFPORT MS 39507

City State Zip code

228 896-9696 228 265 1794

Home Phone Work/Cell Phone

EUROPES @ MARGIGRAS BEADS.COM

Email

Signature Of Owner

ROBERT S. KINESAL

Printed Name Of Agent

111 LUNDGREN LN

Mailing Address

GULFPORT MS 39507

City State Zip code

228 860 5318

Home Phone Work/Cell Phone

BOBBYKINES@AOL.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.

CIVIL ENGINEER
111 LUNDGREN LANE
GULFPORT, MS 39507

Robert J. Knesal, P. E.

CONSULTANT
228-860-5318
email: BobbyKnes@aol.com

November 1, 2021

City of Gulfport
Urban Development Planning Division
2410 24th Ave
Gulfport, MS 39501

Re: Rezoning Request for 2001 E Pass Road

Ladies and Gentlemen:

On behalf of my client, Manuel Peixoto, owner of M.P. Holdings, LLC I respectfully request the property described in the attached zoning application be rezoned from T4+ to T6 for the following reasons.

The character of the neighborhood has changed. There is no need or desire for residential units in the area abutting Pass Road due to the traffic and noise associated with Pass Road. This is proven by the failed residential development directly across the street from this property. Only two residences have been constructed on a 25+ lot residential development known as Beau's Landing in the 20 years since it was developed.

Mini-warehouse units are in demand and there are not adequate sites available for this type of development in the immediate area. The existing mini-warehouse facilities in the general area are at 100% capacity and have no room for expansion.

The existing building is not practicable to convert to residential use but is perfect to convert to mini-warehouse units.

Interest: The property is owned by M. P. Holdings, LLC with Manuel Peixoto being the sole owner of the LLC and all improvements contained on the property.

Development Schedule: Should this property rezoning be allowed, the development of conversion plans will begin immediately with construction to be completed within 18 months of approval.

Effect of Amendment: Rezoning this property to T6 will not have any detrimental effect on the surrounding land as this property is already used for commercial purposes. There are no residential structures that would be adversely affected by this zoning change because the property is already being used as a commercial retail business.

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

Sincerely yours,



Robert J Knesal, P. E.

AUTHORITY TO ACT AS AGENT

I hereby authorize Robert J Knesal to act as my agent for purposes of rezoning my property located at 2001 E Pass Road, Gulfport, MS and Tax Parcels 1010G-03-016.000 and 1010G-03-016.001. He may represent me at all meetings and public hearings associated with this rezoning matter

M. P. Holdings, LLC Owner

BY:

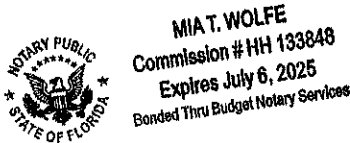
Manuel Peixoto, Manager

STATE OF MISSISSIPPI
COUNTY OF HARRISON

PERSONALLY, came and appeared before me, the undersigned authority in and for the jurisdiction aforesaid, the within named Manuel Peixoto, who acknowledged to and before me that he is the Managing Member of M. P. Holdings, LLC a Mississippi limited liability company, and for and on behalf of said company, and as its act and deed he signed, executed and delivered the above and foregoing instrument of writing on the date first above written, he having been first duly authorized so to do.

GIVEN under my hand and official seal, this the 19 day of Oct, 2021.

M T Wolfe
NOTARY PUBLIC



My Commission expires: 07/06/2025

1010G-02-025.001

PASS ROAD

1010G-03-016.001

1010G-03-015.000

1010

1010

1010G-03-016.000

1010G-03-016.

FORD ST.

1010G-03-018.003

03-018.000

1010G-03-013.000

1010J-02-001.000

1010J-01-013.000

Parcel #: 1010G-03-016.000

Date Printed: Apr 20, 2015

**THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.
HARRISON COUNTY ASSUMES NO LEGAL RESPONSIBILITIES
FOR THE INFORMATION CONTAINED ON THIS MAP.**





Michael Watson

SECRETARY OF STATE

This is not an official certificate of good standing.

Name History

Name	Name Type
M.P. Holdings, LLC	Legal

Business Information

Business Type:	Limited Liability Company
Business ID:	912011
Status:	Good Standing
Effective Date:	05/08/2007
State of Incorporation:	Mississippi
Principal Office Address:	11662 STANTON CIRCLE GULFPORT, MS 39503

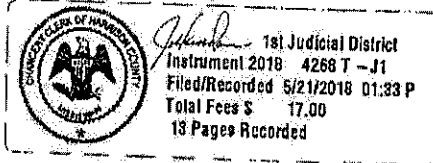
Registered Agent

Name
Peixoto, Manny
11662 Stanton Circle
Gulfport, MS 39503

Officers & Directors

Name	Title
Manuel Peixoto 11662 STANTON CIRCLE GULFPORT, MS 39503	Manager
Manuel Peixoto 11662 STANTON CIRCLE GULFPORT, MS 39503	Member
Manny Peixoto 11662 Stanton Circle Gulfport, MS 39503	Other

SCANNED



Recording Requested By &

When Recorded Return To:

Indocomm Global Services

As Recording Agent Only 651-765-6440

1260 Energy Lane, St. Paul, MN 55108

WHEN RECORDED MAIL TO: Regions Bank, Collateral Management, PO Box 12926, Birmingham, AL 35202, Tel: (205) 420-4265

This Deed of Trust prepared by: MARY ALICE KRATZER, REAL ESTATE PARALENDER, REGIONS BANK, 201 MILAN PARKWAY, BIRMINGHAM, AL 35211, (800) 284-4100

INDEXING INSTRUCTIONS: A PORTION OF LOT 2, BLOCK 17, GREAT SOUTHERN GOLF ESTATES SUBDIVISION, UNIT 3, CITY OF GULFPORT, HARRISON COUNTY, MISSISSIPPI.

FOR RECORDER'S USE ONLY

DEED OF TRUST

This Deed of Trust secures a line of credit as defined in Miss. Code Ann. Section 89-1-49 and shall not be extinguished until the conditions of Miss. Code Ann. Section 89-5-21 are met.

GRANTOR: M.P. HOLDINGS, LLC, 2001 E PASS RD, GULFPORT, MS 39507, Tel. (228) 265-1794

LENDER / BENEFICIARY: REGIONS BANK, 201 MILAN PARKWAY, BIRMINGHAM, AL 35211, Tel. (800) 284-4100

TRUSTEE: Charles N. Parrott, c/o Adams and Reese LLP, 111 E. Capitol St. Suite 350 (Zip - 39201), PO Box 24297, Jackson, MS 39225-4297, Tel. (601) 353-3234

81037551

THIS DEED OF TRUST is dated April 20, 2018, among M.P. HOLDINGS, LLC, A Mississippi Limited Liability Company, whose address is 2001 E PASS RD, GULFPORT, MS 39507 ("Grantor"); REGIONS BANK (referred to below sometimes as "Lender" and sometimes as "Beneficiary"); and Charles N. Parrott (referred to below as "Trustee").

CONVEYANCE AND GRANT. For valuable consideration, Grantor conveys to Trustee for the benefit of Lender as Beneficiary, with power of sale, all of Grantor's right, title, and interest in and to the following described real property, together with all existing or subsequently erected or affixed buildings, improvements and fixtures; all easements, rights of way, and appurtenances; all water, water rights and ditch rights (including stock in utilities with ditch or irrigation rights); and all other rights, royalties, and profits relating to the real property, including without limitation all minerals, oil, gas, geothermal and similar matters, (the "Real Property") located in HARRISON County, State of Mississippi:

SEE ATTACHED EXHIBIT "A".

The Real Property or its address is commonly known as 2001 E PASS RD, GULFPORT, MS 39507.

CROSS-COLLATERALIZATION. In addition to the Note, this Deed of Trust secures all obligations, debts and liabilities, plus interest thereon, of either Grantor or Borrower to Lender, or any one or more of them, as well as all claims by Lender against Borrower and Grantor or any one or more of them, whether now existing or hereafter arising, whether related or unrelated to the purpose of the Note, whether voluntary or otherwise, whether due or not due, direct or indirect, determined or undetermined, absolute or contingent, liquidated or unliquidated, whether Borrower or Grantor may be liable individually or jointly with others, whether obligated as guarantor, surety, accommodation party or otherwise, and whether recovery upon such amounts may be or hereafter may become barred by any statute of limitations, and whether the obligation to repay such amounts may be or hereafter may become otherwise unenforceable. If the Lender is required to give notice of the right to cancel under Truth in Lending in connection with any additional loans, extensions of credit and other liabilities or obligations of Grantor to Lender, then this Deed of Trust shall not secure additional loans or obligations

unless and until such notice is given.

REVOLVING LINE OF CREDIT. This Deed of Trust secures the indebtedness including, without limitation, a revolving line of credit, under which Lender may make advances to Borrower so long as Borrower complies with all the terms of the Note.

Grantor presently assigns to Lender (also known as Beneficiary in this Deed of Trust) all of Grantor's right, title, and interest in and to all present and future leases of the Property and all Rents from the Property. In addition, Grantor grants to Lender a Uniform Commercial Code security interest in the Personal Property and Rents.

THIS DEED OF TRUST, INCLUDING THE ASSIGNMENT OF RENTS AND THE SECURITY INTEREST IN THE RENTS AND PERSONAL PROPERTY, IS GIVEN TO SECURE (A) PAYMENT OF THE INDEBTEDNESS AND (B) PERFORMANCE OF ANY AND ALL OBLIGATIONS UNDER THIS DEED OF TRUST. THIS DEED OF TRUST IS GIVEN AND ACCEPTED ON THE FOLLOWING TERMS:

GRANTOR'S REPRESENTATIONS AND WARRANTIES. Grantor warrants that: (a) this Deed of Trust is executed at Borrower's request and not at the request of Lender; (b) Grantor has the full power, right, and authority to enter into this Deed of Trust and to hypothecate the Property; (c) the provisions of this Deed of Trust do not conflict with, or result in a default under any agreement or other instrument binding upon Grantor and do not result in a violation of any law, regulation, court decree or order applicable to Grantor; (d) Grantor has established adequate means of obtaining from Borrower on a continuing basis information about Borrower's financial condition; and (e) Lender has made no representation to Grantor about Borrower (including without limitation the creditworthiness of Borrower).

GRANTOR'S WAIVERS. Grantor waives all rights or defenses arising by reason of any "one action" or "anti-deficiency" law, or any other law which may prevent Lender from bringing any action against Grantor, including a claim for deficiency to the extent Lender is otherwise entitled to a claim for deficiency, before or after Lender's commencement or completion of any foreclosure action, either judicially or by exercise of a power of sale.

PAYMENT AND PERFORMANCE. Except as otherwise provided in this Deed of Trust, Borrower and Grantor shall pay to Lender all indebtedness secured by this Deed of Trust as it becomes due, and Borrower and Grantor shall strictly perform all their respective obligations under the Note, this Deed of Trust, and the Related Documents.

POSSESSION AND MAINTENANCE OF THE PROPERTY. Borrower and Grantor agree that Borrower's and Grantor's possession and use of the Property shall be governed by the following provisions:

Possession and Use. Until the occurrence of an Event of Default, Grantor may (1) remain in possession and control of the Property; (2) use, operate or manage the Property; and (3) collect the Rents from the Property.

Duty to Maintain. Grantor shall maintain the Property in tenantable condition and promptly perform all repairs, replacements, and maintenance necessary to preserve its value.

Compliance With Environmental Laws. Grantor represents and warrants to Lender that: (1) During the period of Grantor's ownership of the Property, there has been no use, generation, manufacture, storage, treatment, disposal, release or threatened release of any Hazardous Substance by any person on, under, about or from the Property; (2) Grantor has no knowledge of, or reason to believe that there has been, except as previously disclosed to and acknowledged by Lender in writing, (a) any breach or violation of any Environmental Laws, (b) any use, generation, manufacture, storage, treatment, disposal, release or threatened release of any Hazardous Substance on, under, about or from the Property by any prior owners or occupants of the Property, or (c) any actual or threatened litigation or claims of any kind by any person relating to such matters; and (3) Except as previously disclosed to and acknowledged by Lender in writing, (a) neither Grantor nor any tenant, contractor, agent or other authorized user of the Property shall use, generate, manufacture, store, treat, dispose of or release any Hazardous Substance on, under, about or from the Property; and (b) any such activity shall be conducted in compliance with all applicable federal, state, and local laws, regulations and ordinances, including without limitation all Environmental Laws. Grantor authorizes Lender and its agents to enter upon the Property to make such inspections and tests, at Grantor's expense, as Lender may deem appropriate to determine compliance of the Property with this section of the Deed of Trust. Any inspections or tests made by Lender shall be for Lender's purposes only and shall not be construed to create any responsibility or liability on the part of Lender to Grantor or to any other person. The representations and warranties contained herein are based on Grantor's due diligence in investigating the Property for Hazardous Substances. Grantor hereby (1) releases and waives any future claims against Lender for indemnity or contribution in the event Grantor becomes liable for cleanup or other costs under any such laws; and (2) agrees to indemnify, defend, and hold harmless Lender against any and all claims, losses, liabilities, damages, penalties, and expenses which Lender may directly or indirectly sustain or suffer resulting from a breach of this section of the Deed of Trust or as a consequence of any use, generation, manufacture, storage, disposal, release or threatened release occurring prior to

N2018042443075

Grantor's ownership or interest in the Property, whether or not the same was or should have been known to Grantor. The provisions of this section of the Deed of Trust, including the obligation to indemnify and defend, shall survive the payment of the indebtedness and the satisfaction and reconveyance of the lien of this Deed of Trust and shall not be affected by Lender's acquisition of any interest in the Property, whether by foreclosure or otherwise.

Nuisance, Waste. Grantor shall not cause, conduct or permit any nuisance nor commit, permit, or suffer any stripping of or waste on or to the Property or any portion of the Property. Without limiting the generality of the foregoing, Grantor will not remove, or grant to any other party the right to remove, any timber, minerals (including oil and gas), coal, clay, scoria, soil, gravel or rock products without Lender's prior written consent.

Removal of Improvements. Grantor shall not demolish or remove any improvements from the Real Property without Lender's prior written consent. As a condition to the removal of any improvements, Lender may require Grantor to make arrangements satisfactory to Lender to replace such improvements with improvements of at least equal value.

Lender's Right to Enter. Lender and Lender's agents and representatives may enter upon the Real Property at all reasonable times to attend to Lender's interests and to inspect the Real Property for purposes of Grantor's compliance with the terms and conditions of this Deed of Trust.

Compliance with Governmental Requirements. Grantor shall promptly comply with all laws, ordinances, and regulations, now or hereafter in effect, of all governmental authorities applicable to the use or occupancy of the Property, including without limitation, the Americans With Disabilities Act. Grantor may contest in good faith any such law, ordinance, or regulation and withhold compliance during any proceeding, including appropriate appeals, so long as Grantor has notified Lender in writing prior to doing so and so long as, in Lender's sole opinion, Lender's interests in the Property are not jeopardized. Lender may require Grantor to post adequate security or a surety bond, reasonably satisfactory to Lender, to protect Lender's interest.

Duty to Protect. Grantor agrees neither to abandon or leave unattended the Property. Grantor shall do all other acts, in addition to those acts set forth above in this section, which from the character and use of the Property are reasonably necessary to protect and preserve the Property.

DUE ON SALE - CONSENT BY LENDER. Lender may, at Lender's option, declare immediately due and payable all sums secured by this Deed of Trust upon the sale or transfer, without Lender's prior written consent, of all or any part of the Real Property, or any interest in the Real Property. A "sale or transfer" means the conveyance of Real Property or any right, title or interest in the Real Property; whether legal, beneficial or equitable; whether voluntary or involuntary; whether by outright sale, deed, installment sale contract, land contract, contract for deed, leasehold interest with a term greater than three (3) years, lease-option contract, or by sale, assignment, or transfer of any beneficial interest in or to any land trust holding title to the Real Property, or by any other method of conveyance of an interest in the Real Property. If any Grantor is a corporation, partnership or limited liability company, transfer also includes any change in ownership of more than twenty-five percent (25%) of the voting stock, partnership interests or limited liability company interests, as the case may be, of such Grantor. However, this option shall not be exercised by Lender if such exercise is prohibited by federal law or by Mississippi law.

TAXES AND LIENS. The following provisions relating to the taxes and liens on the Property are part of this Deed of Trust:

Payment. Grantor shall pay when due (and in all events prior to delinquency) all taxes, special taxes, assessments, charges (including water and sewer), fines and impositions levied against or on account of the Property, and shall pay when due all claims for work done on or for services rendered or material furnished to the Property. Grantor shall maintain the Property free of all liens having priority over or equal to the interest of Lender under this Deed of Trust, except for the lien of taxes and assessments not due, except for the existing indebtedness referred to below, and except as otherwise provided in this Deed of Trust.

Right to Contest. Grantor may withhold payment of any tax, assessment, or claim in connection with a good faith dispute over the obligation to pay, so long as Lender's interest in the Property is not jeopardized. If a lien arises or is filed as a result of nonpayment, Grantor shall within fifteen (15) days after the lien arises or, if a lien is filed, within fifteen (15) days after Grantor has notice of the filing, secure the discharge of the lien, or if requested by Lender, deposit with Lender cash or a sufficient corporate surety bond or other security satisfactory to Lender in an amount sufficient to discharge the lien plus any costs and attorneys' fees, or other charges that could accrue as a result of a foreclosure or sale under the lien. In any contest, Grantor shall defend itself and Lender and shall satisfy any adverse judgment before enforcement against the Property. Grantor shall name Lender as an additional obligee under any surety bond furnished in the contest proceedings.

Evidence of Payment. Grantor shall upon demand furnish to Lender satisfactory evidence of payment of the taxes or assessments and shall authorize the appropriate governmental official to deliver to Lender at any time a written statement of the taxes and assessments against the

N2018092443975

**DEED OF TRUST
(Continued)**

Loan No: 24301750780000827980

Page 4

Property.

Notice of Construction. Grantor shall notify Lender at least fifteen (15) days before any work is commenced, any services are furnished, or any materials are supplied to the Property, if any mechanic's lien, materialmen's lien, or other lien could be asserted on account of the work, services, or materials. Grantor will upon request of Lender furnish to Lender advance assurances satisfactory to Lender that Grantor can and will pay the cost of such improvements.

PROPERTY DAMAGE INSURANCE. The following provisions relating to insuring the Property are a part of this Deed of Trust.

Maintenance of Insurance. Grantor shall procure and maintain policies of fire insurance with standard extended coverage endorsements on a replacement basis for the full insurable value covering all improvements on the Real Property in an amount sufficient to avoid application of any coinsurance clause, and with a standard mortgagee clause in favor of Lender. Grantor shall also procure and maintain comprehensive general liability insurance in such coverage amounts as Lender may request with Trustee and Lender being named as additional insureds in such liability insurance policies. Additionally, Grantor shall maintain such other insurance, including but not limited to hazard, business interruption, and boiler insurance, as Lender may reasonably require. Policies shall be written in form, amounts, coverages and basis reasonably acceptable to Lender and issued by a company or companies reasonably acceptable to Lender. Grantor, upon request of Lender, will deliver to Lender from time to time the policies or certificates of insurance in form satisfactory to Lender, including stipulations that coverages will not be cancelled or diminished without at least thirty (30) days prior written notice to Lender. Each insurance policy also shall include an endorsement providing that coverage in favor of Lender will not be impaired in any way by any act, omission or default of Grantor or any other person. Should the Real Property be located in an area designated by the Administrator of the Federal Emergency Management Agency as a special flood hazard area, Grantor agrees to obtain and maintain Federal Flood Insurance, if available, within 45 days after notice is given by Lender that the Property is located in a special flood hazard area, for the full unpaid principal balance of the loan and any prior liens on the property securing the loan, up to the maximum policy limits set under the National Flood Insurance Program, or as otherwise required by Lender, and to maintain such insurance for the term of the loan.

Application of Proceeds. Grantor shall promptly notify Lender of any loss or damage to the Property. Lender may make proof of loss if Grantor fails to do so within fifteen (15) days of the casualty. Whether or not Lender's security is impaired, Lender may, at Lender's election, receive and retain the proceeds of any insurance and apply the proceeds to the reduction of the indebtedness, payment of any lien affecting the Property, or the restoration and repair of the Property. If Lender elects to apply the proceeds to restoration and repair, Grantor shall repair or replace the damaged or destroyed improvements in a manner satisfactory to Lender. Lender shall, upon satisfactory proof of such expenditure, pay or reimburse Grantor from the proceeds for the reasonable cost of repair or restoration if Grantor is not in default under this Deed of Trust. Any proceeds which have not been disbursed within 180 days after their receipt and which Lender has not committed to the repair or restoration of the Property shall be used first to pay any amount owing to Lender under this Deed of Trust, then to pay accrued interest, and the remainder, if any, shall be applied to the principal balance of the indebtedness. If Lender holds any proceeds after payment in full of the indebtedness, such proceeds shall be paid to Grantor as Grantor's interests may appear.

Grantor's Report on Insurance. Upon request of Lender, however not more than once a year, Grantor shall furnish to Lender a report on each existing policy of insurance showing: (1) the name of the insurer; (2) the risks insured; (3) the amount of the policy; (4) the property insured, the then current replacement value of such property, and the manner of determining that value; and (5) the expiration date of the policy. Grantor shall, upon request of Lender, have an independent appraiser satisfactory to Lender determine the cash value replacement cost of the Property.

LENDER'S EXPENDITURES. If any action or proceeding is commenced that would materially affect Lender's interest in the Property or if Grantor fails to comply with any provision of this Deed of Trust or any Related Documents, including but not limited to Grantor's failure to discharge or pay when due any amounts Grantor is required to discharge or pay under this Deed of Trust or any Related Documents, Lender on Grantor's behalf may (but shall not be obligated to) take any action that Lender deems appropriate, including but not limited to discharging or paying all taxes, liens, security interests, encumbrances and other claims, at any time levied or placed on the Property and paying all costs for insuring, maintaining and preserving the Property. All such expenditures incurred or paid by Lender for such purposes will then bear interest at the rate charged under the Note, or the maximum rate permitted by law, whichever is less, from the date incurred or paid by Lender to the date of repayment by Grantor. All such expenses will become a part of the indebtedness and, at Lender's option, will (A) be payable on demand; (B) be added to the balance of the Note and be apportioned among and be payable with any installment payments to become due during either (1) the term of any applicable insurance policy; or (2) the remaining term of the Note; or (C) be treated as a balloon payment which will be due and payable at the Note's maturity. The Deed of Trust also will secure payment of these

M2018042343075

DEED OF TRUST
(Continued)

Loan No: 24301750780000827980

Page 5

amounts. Such right shall be in addition to all other rights and remedies to which Lender may be entitled upon Default.

WARRANTY; DEFENSE OF TITLE. The following provisions relating to ownership of the Property are a part of this Deed of Trust:

Title. Grantor warrants that: (a) Grantor holds good and marketable title of record to the Property in fee simple, free and clear of all liens and encumbrances other than those set forth in the Real Property description or in any title insurance policy, title report, or final title opinion issued in favor of, and accepted by, Lender in connection with this Deed of Trust, and (b) Grantor has the full right, power, and authority to execute and deliver this Deed of Trust to Lender.

Defense of Title. Subject to the exception in the paragraph above, Grantor warrants and will forever defend the title to the Property against the lawful claims of all persons. In the event any action or proceeding is commenced that questions Grantor's title or the interest of Trustee or Lender under this Deed of Trust, Grantor shall defend the action at Grantor's expense. Grantor may be the nominal party in such proceeding, but Lender shall be entitled to participate in the proceeding and to be represented in the proceeding by counsel of Lender's own choice, and Grantor will deliver, or cause to be delivered, to Lender such instruments as Lender may request from time to time to permit such participation.

Compliance With Laws. Grantor warrants that the Property and Grantor's use of the Property complies with all existing applicable laws, ordinances, and regulations of governmental authorities.

Survival of Representations and Warranties. All representations, warranties, and agreements made by Grantor in this Deed of Trust shall survive the execution and delivery of this Deed of Trust, shall be continuing in nature, and shall remain in full force and effect until such time as Borrower's Indebtedness shall be paid in full.

CONDEMNATION. The following provisions relating to condemnation proceedings are a part of this Deed of Trust:

Proceedings. If any proceeding in condemnation is filed, Grantor shall promptly notify Lender in writing, and Grantor shall promptly take such steps as may be necessary to defend the action and obtain the award. Grantor may be the nominal party in such proceeding, but Lender shall be entitled to participate in the proceeding and to be represented in the proceeding by counsel of its own choice, and Grantor will deliver or cause to be delivered to Lender such instruments and documentation as may be requested by Lender from time to time to permit such participation.

Application of Net Proceeds. If all or any part of the Property is condemned by eminent domain proceedings or by any proceeding or purchase in lieu of condemnation, Lender may at its election require that all or any portion of the net proceeds of the award be applied to the Indebtedness or the repair or restoration of the Property. The net proceeds of the award shall mean the award after payment of all reasonable costs, expenses, and attorneys' fees incurred by Trustee or Lender in connection with the condemnation.

IMPOSITION OF TAXES, FEES AND CHARGES BY GOVERNMENTAL AUTHORITIES. The following provisions relating to governmental taxes, fees and charges are a part of this Deed of Trust:

Current Taxes, Fees and Charges. Upon request by Lender, Grantor shall execute such documents in addition to this Deed of Trust and take whatever other action is requested by Lender to perfect and continue Lender's lien on the Real Property. Grantor shall reimburse Lender for all taxes, as described below, together with all expenses incurred in recording, perfecting or continuing this Deed of Trust, including without limitation all taxes, fees, documentary stamps, and other charges for recording or registering this Deed of Trust.

Taxes. The following shall constitute taxes to which this section applies: (1) a specific tax upon this type of Deed of Trust or upon all or any part of the Indebtedness secured by this Deed of Trust; (2) a specific tax on Borrower which Borrower is authorized or required to deduct from payments on the Indebtedness secured by this type of Deed of Trust; (3) a tax on this type of Deed of Trust chargeable against the Lender or the holder of the Note; and (4) a specific tax on all or any portion of the Indebtedness or on payments of principal and interest made by Borrower.

Subsequent Taxes. If any tax to which this section applies is enacted subsequent to the date of this Deed of Trust, this event shall have the same effect as an Event of Default, and Lender may exercise any or all of its available remedies for an Event of Default as provided below unless Grantor either (1) pays the tax before it becomes delinquent, or (2) contests the tax as provided above in the Taxes and Liens section and deposits with Lender cash or a sufficient corporate surety bond or other security satisfactory to Lender.

SECURITY AGREEMENT; FINANCING STATEMENTS. The following provisions relating to this Deed of Trust as a security agreement are a part of this Deed of Trust:

Security Agreement. This instrument shall constitute a Security Agreement to the extent any of the Property constitutes fixtures, and Lender shall have all of the rights of a secured party under the

N2013042143075

Uniform Commercial Code as amended from time to time.

Security Interest. Upon request by Lender, Grantor shall take whatever action is requested by Lender to perfect and continue Lender's security interest in the Rents and Personal Property. In addition to recording this Deed of Trust in the real property records, Lender may, at any time and without further authorization from Grantor, file executed counterparts, copies or reproductions of this Deed of Trust as a financing statement. Grantor shall reimburse Lender for all expenses incurred in perfecting or continuing this security interest. Upon default, Grantor shall not remove, sever or detach the Personal Property from the Property. Upon default, Grantor shall assemble any Personal Property not affixed to the Property in a manner and at a place reasonably convenient to Grantor and Lender and make it available to Lender within three (3) days after receipt of written demand from Lender to the extent permitted by applicable law.

Addresses. The mailing addresses of Grantor (debtor) and Lender (secured party) from which information concerning the security interest granted by this Deed of Trust may be obtained (each as required by the Uniform Commercial Code) are as stated on the first page of this Deed of Trust.

FURTHER ASSURANCES; ATTORNEY-IN-FACT. The following provisions relating to further assurances and attorney-in-fact are a part of this Deed of Trust:

Further Assurances. At any time, and from time to time, upon request of Lender, Grantor will make, execute and deliver, or will cause to be made, executed or delivered, to Lender or to Lender's designee, and when requested by Lender, cause to be filed, recorded, refiled, or rerecorded, as the case may be, at such times and in such offices and places as Lender may deem appropriate, any and all such mortgages, deeds of trust, security deeds, security agreements, financing statements, continuation statements, instruments of further assurance, certificates, and other documents as may, in the sole opinion of Lender, be necessary or desirable in order to effectuate, complete, perfect, continue, or preserve (1) Borrower's and Grantor's obligations under the Note, this Deed of Trust, and the Related Documents, and (2) the liens and security interests created by this Deed of Trust on the Property, whether now owned or hereafter acquired by Grantor. Unless prohibited by law or Lender agrees to the contrary in writing, Grantor shall reimburse Lender for all costs and expenses incurred in connection with the matters referred to in this paragraph.

Attorney-in-Fact. If Grantor fails to do any of the things referred to in the preceding paragraph, Lender may do so for and in the name of Grantor and at Grantor's expense. For such purposes, Grantor hereby irrevocably appoints Lender as Grantor's attorney-in-fact for the purpose of making, executing, delivering, filing, recording, and doing all other things as may be necessary or desirable, in Lender's sole opinion, to accomplish the matters referred to in the preceding paragraph.

FULL PERFORMANCE. If Borrower and Grantor pay all the indebtedness, including without limitation all future advances, when due, and Grantor otherwise performs all the obligations imposed upon Grantor under this Deed of Trust, Lender shall execute and deliver to Trustee a request for full reconveyance and shall execute and deliver to Grantor suitable statements of termination of any financing statement on file evidencing Lender's security interest in the Rents and the Personal Property. Any reconveyance fee required by law shall be paid by Grantor, if permitted by applicable law.

EVENTS OF DEFAULT. Each of the following, at Lender's option, shall constitute an Event of Default under this Deed of Trust:

Payment Default. Borrower fails to make any payment when due under the indebtedness.

Other Defaults. Borrower or Grantor fails to comply with or to perform any other term, obligation, covenant or condition contained in this Deed of Trust or in any of the Related Documents or to comply with or to perform any term, obligation, covenant or condition contained in any other agreement between Lender and Borrower or Grantor.

Compliance Default. Failure to comply with any other term, obligation, covenant or condition contained in this Deed of Trust, the Note or in any of the Related Documents.

Default on Other Payments. Failure of Grantor within the time required by this Deed of Trust to make any payment for taxes or insurance, or any other payment necessary to prevent filing of or to effect discharge of any lien.

Default in Favor of Third Parties. Should Borrower or any Grantor default under any loan, extension of credit, security agreement, purchase or sales agreement, or any other agreement, in favor of any other creditor or person that may materially affect any of Borrower's or any Grantor's property or Borrower's ability to repay the indebtedness or Borrower's or Grantor's ability to perform their respective obligations under this Deed of Trust or any of the Related Documents.

False Statements. Any warranty, representation or statement made or furnished to Lender by Borrower or Grantor or on Borrower's or Grantor's behalf under this Deed of Trust or the Related Documents is false or misleading in any material respect, either now or at the time made or furnished or becomes false or misleading at any time thereafter.

Defective Collateralization. This Deed of Trust or any of the Related Documents ceases to be in full

N2018042443075

DEED OF TRUST

Loan No: 2430175078000827980

(Continued)

Page 7

force and effect (including failure of any collateral document to create a valid and perfected security interest or lien) at any time and for any reason.

Death or Insolvency. The dissolution or termination of Borrower's or Grantor's existence as a going business, the insolvency of Borrower or Grantor, the appointment of a receiver for any part of Borrower's or Grantor's property, any assignment for the benefit of creditors, any type of creditor workout, or the commencement of any proceeding under any bankruptcy or insolvency laws by or against Borrower or Grantor.

Creditor or Forfeiture Proceedings. Commencement of foreclosure or forfeiture proceedings, whether by judicial proceeding, self-help, repossession or any other method, by any creditor of Borrower or Grantor or by any governmental agency against any property securing the Indebtedness. This includes a garnishment of any of Borrower's or Grantor's accounts, including deposit accounts, with Lender. However, this Event of Default shall not apply if there is a good faith dispute by Borrower or Grantor as to the validity or reasonableness of the claim which is the basis of the creditor or forfeiture proceeding and if Borrower or Grantor gives Lender written notice of the creditor or forfeiture proceeding and deposits with Lender monies or a surety bond for the creditor or forfeiture proceeding, in an amount determined by Lender, in its sole discretion, as being an adequate reserve or bond for the dispute.

Breach of Other Agreement. Any breach by Borrower or Grantor under the terms of any other agreement between Borrower or Grantor and Lender that is not remedied within any grace period provided therein, including without limitation any agreement concerning any indebtedness or other obligation of Borrower or Grantor to Lender, whether existing now or later.

Events Affecting Guarantor. Any of the preceding events occurs with respect to any Guarantor of any of the Indebtedness or any Guarantor dies or becomes incompetent, or revokes or disputes the validity of, or liability under, any Guaranty of the Indebtedness.

Adverse Change. A material adverse change occurs in Borrower's or Grantor's financial condition, or Lender believes the prospect of payment or performance of the Indebtedness is impaired.

Insecurity. Lender in good faith believes itself insecure.

RIGHTS AND REMEDIES ON DEFAULT. If an Event of Default occurs under this Deed of Trust, at any time thereafter, Trustee or Lender may exercise any one or more of the following rights and remedies:

Election of Remedies. Election by Lender to pursue any remedy shall not exclude pursuit of any other remedy, and an election to make expenditures or to take action to perform an obligation of Grantor under this Deed of Trust, after Grantor's failure to perform, shall not affect Lender's right to declare a default and exercise its remedies.

Accelerate Indebtedness. Lender shall have the right at its option without notice to Borrower or Grantor to declare the entire Indebtedness immediately due and payable, including any prepayment penalty which Borrower would be required to pay.

Sale of Property. Grantor waives the provisions of Section 89-1-55, Mississippi Code of 1972, as amended, and any successor provisions, as far as said Section restricts the right of Trustee to offer at sale more than one hundred and sixty acres at a time, and Trustee may offer the Property as a whole or in part and in such order as the Trustee may deem best, regardless of the manner in which it may be described.

Foreclosure. With respect to all or any part of the Real Property, the Trustee shall, at the request of Lender, sell the Real Property after giving notice of the time, place and terms of sale as required by Section 89-1-55 of the Mississippi Code of 1972, as amended, and any successor provisions, and execute a deed to the purchaser of the Real Property. Out of the proceeds arising from the sale, the costs and expenses of executing this Deed of Trust, including a reasonable Trustee's fee and the attorneys' fees prescribed in the Note or in this Deed of Trust, shall first be paid; next the amount of the Indebtedness then remaining unpaid shall be paid; and, lastly, any balance remaining shall be paid to Grantor or to Grantor's representatives agents or assigns.

UCC Remedies. With respect to all or any part of the Personal Property, Lender shall have all the rights and remedies of a secured party under the Uniform Commercial Code.

Collect Rents. Lender shall have the right, without notice to Borrower or Grantor to take possession of and manage the Property and collect the Rents, including amounts past due and unpaid, and apply the net proceeds, over and above Lender's costs, against the Indebtedness. In furtherance of this right, Lender may require any tenant or other user of the Property to make payments of rent or use fees directly to Lender. If the Rents are collected by Lender, then Grantor irrevocably designates Lender as Grantor's attorney-in-fact to endorse instruments received in payment thereof in the name of Grantor and to negotiate the same and collect the proceeds. Payments by tenants or other users to Lender in response to Lender's demand shall satisfy the obligations for which the payments are made, whether or not any proper grounds for the demand existed. Lender may exercise its rights under this subparagraph either in person, by agent, or

M2018012443075

through a receiver.

Appoint Receiver. Lender shall have the right to have a receiver appointed to take possession of all or any part of the Property, with the power to protect and preserve the Property, to operate the Property preceding foreclosure or sale, and to collect the Rents from the Property and apply the proceeds, over and above the cost of the receivership, against the Indebtedness. The receiver may serve without bond if permitted by law. Lender's right to the appointment of a receiver shall exist whether or not the apparent value of the Property exceeds the Indebtedness by a substantial amount. Employment by Lender shall not disqualify a person from serving as a receiver.

Tenancy at Sufferance. If Grantor remains in possession of the Property after the Property is sold as provided above or Lender otherwise becomes entitled to possession of the Property upon default of Borrower or Grantor, Grantor shall become a tenant at sufferance of Lender or the purchaser of the Property and shall, at Lender's option, either (1) pay a reasonable rental for the use of the Property, or (2) vacate the Property immediately upon the demand of Lender.

Other Remedies. Trustee or Lender shall have any other right or remedy provided in this Deed of Trust or the Note or available at law or in equity.

Notice of Sale. Lender shall give Grantor reasonable notice of the time and place of any public sale of the Personal Property or of the time after which any private sale or other intended disposition of the Personal Property is to be made. Reasonable notice shall mean notice given at least ten (10) days before the time of the sale or disposition. Any sale of the Personal Property may be made in conjunction with any sale of the Real Property.

Sale of the Property. To the extent permitted by applicable law, Borrower and Grantor hereby waives any and all rights to have the Property marshalled. In exercising its rights and remedies, the Trustee or Lender shall be free to sell all or any part of the Property together or separately, in one sale or by separate sales. Lender shall be entitled to bid at any public sale on all or any portion of the Property.

Attorneys' Fees; Expenses. If Lender institutes any suit or action to enforce any of the terms of this Deed of Trust, Lender shall be entitled to recover such sum as the court may adjudge reasonable as attorneys' fees at trial and upon any appeal. Whether or not any court action is involved, and to the extent not prohibited by law, all reasonable expenses Lender incurs that in Lender's opinion are necessary at any time for the protection of its interest or the enforcement of its rights shall become a part of the Indebtedness payable on demand and shall bear interest at the Note rate from the date of the expenditure until repaid. Expenses covered by this paragraph include, without limitation, however subject to any limits under applicable law, Lender's attorneys' fees and Lender's legal expenses, whether or not there is a lawsuit, including attorneys' fees and expenses for bankruptcy proceedings (including efforts to modify or vacate any automatic stay or injunction), appeals, and any anticipated post-judgment collection services, the cost of searching records, obtaining title reports (including foreclosure reports), surveyors' reports, and appraisal fees, title insurance, and fees for the Trustee, to the extent permitted by applicable law. Grantor also will pay any court costs, in addition to all other sums provided by law.

Rights of Trustee. Trustee shall have all of the rights and duties of Lender as set forth in this section.

POWERS AND OBLIGATIONS OF TRUSTEE. The following provisions relating to the powers and obligations of Trustee are part of this Deed of Trust:

Powers of Trustee. In addition to all powers of Trustee arising as a matter of law, Trustee shall have the power to take the following actions with respect to the Property upon the written request of Lender and Grantor: (a) join in preparing and filing a map or plat of the Real Property, including the dedication of streets or other rights to the public; (b) join in granting any easement or creating any restriction on the Real Property; and (c) join in any subordination or other agreement affecting this Deed of Trust or the interest of Lender under this Deed of Trust.

Obligations to Notify. Trustee shall not be obligated to notify any other party of a pending sale under any other trust deed or lien, or of any action or proceeding in which Grantor, Lender, or Trustee shall be a party, unless the action or proceeding is brought by Trustee.

Trustee. Trustee shall meet all qualifications required for Trustee under applicable law. In addition to the rights and remedies set forth above, with respect to all or any part of the Property, the Trustee shall have the right to foreclose by notice and sale, and Lender shall have the right to foreclose by judicial foreclosure, in either case in accordance with and to the full extent provided by applicable law.

Successor Trustee. Lender, at Lender's option, may from time to time appoint a successor Trustee to any Trustee appointed under this Deed of Trust by an instrument executed and acknowledged by Lender and recorded in the office of the recorder of HARRISON County, State of Mississippi. The instrument shall contain, in addition to all other matters required by state law, the names of the original Lender, Trustee, and Grantor, the book and page where this Deed of Trust is recorded, and

N2918042413075

the name and address of the successor trustee, and the instrument shall be executed and acknowledged by Lender or its successors in interest. The successor trustee, without conveyance of the Property, shall succeed to all the title, power, and duties conferred upon the Trustee in this Deed of Trust and by applicable law. This procedure for substitution of Trustee shall govern to the exclusion of all other provisions for substitution.

NOTICES. Any notice required to be given under this Deed of Trust, including without limitation any notice of default and any notice of sale shall be given in writing, and shall be effective when actually delivered, when actually received by telefacsimile (unless otherwise required by law), when deposited with a nationally recognized overnight courier, or, if mailed, when deposited in the United States mail, as first class, certified or registered mail postage prepaid, directed to the addresses shown near the beginning of this Deed of Trust. All copies of notices of foreclosure from the holder of any lien which has priority over this Deed of Trust shall be sent to Lender's address, as shown near the beginning of this Deed of Trust. Any party may change its address for notices under this Deed of Trust by giving formal written notice to the other parties, specifying that the purpose of the notice is to change the party's address. For notice purposes, Grantor agrees to keep Lender informed at all times of Grantor's current address. Unless otherwise provided or required by law, if there is more than one Grantor, any notice given by Lender to any Grantor is deemed to be notice given to all Grantors.

SWAP AGREEMENTS. As a further expression of the parties' intentions and without in any way limiting the breadth or generality of the "Cross-Collateralization" paragraph or the definition of indebtedness in this Deed of Trust, it is acknowledged, understood and agreed that this Deed of Trust shall secure any and all of the Grantor's or Borrower's obligations under or in connection with any existing and future swap agreements (as defined in 11 U.S.C. § 101, as in effect from time to time) with Lender or any of its affiliates.

MISCELLANEOUS PROVISIONS. The following miscellaneous provisions are a part of this Deed of Trust:

Amendments. This Deed of Trust, together with any Related Documents, constitutes the entire understanding and agreement of the parties as to the matters set forth in this Deed of Trust. No alteration of or amendment to this Deed of Trust shall be effective unless given in writing and signed by the party or parties sought to be charged or bound by the alteration or amendment.

Annual Reports. If the Property is used for purposes other than Grantor's residence, Grantor shall furnish to Lender, upon request, a certified statement of net operating income received from the Property during Grantor's previous fiscal year in such form and detail as Lender shall require. "Net operating income" shall mean all cash receipts from the Property less all cash expenditures made in connection with the operation of the Property.

Caption Headings. Caption headings in this Deed of Trust are for convenience purposes only and are not to be used to interpret or define the provisions of this Deed of Trust.

Merger. There shall be no merger of the interest or estate created by this Deed of Trust with any other interest or estate in the Property at any time held by or for the benefit of Lender in any capacity, without the written consent of Lender.

Governing Law. With respect to interest (as defined by federal law) this Deed of Trust will be governed by federal law applicable to Lender and, to the extent not preempted by federal law, the laws of the State of Alabama without regard to its conflicts of laws provisions. In all other respects, this Deed of Trust will be governed by federal law applicable to Lender and, to the extent not preempted by federal law, the laws of the State of Mississippi without regard to its conflicts of law provisions. The loan transaction that is evidenced by the Note and this Deed of Trust has been approved, made, and funded, and all necessary loan documents have been accepted by Lender in the State of Alabama.

Joint and Several Liability. All obligations of Borrower and Grantor under this Deed of Trust shall be joint and several, and all references to Grantor shall mean each and every Grantor, and all references to Borrower shall mean each and every Borrower. This means that each Grantor signing below is responsible for all obligations in this Deed of Trust. Where any one or more of the parties is a corporation, partnership, limited liability company or similar entity, it is not necessary for Lender to inquire into the powers of any of the officers, directors, partners, members, or other agents acting or purporting to act on the entity's behalf, and any obligations made or created in reliance upon the professed exercise of such powers shall be guaranteed under this Deed of Trust.

No Waiver by Lender. Lender shall not be deemed to have waived any rights under this Deed of Trust unless such waiver is given in writing and signed by Lender. No delay or omission on the part of Lender in exercising any right shall operate as a waiver of such right or any other right. A waiver by Lender of a provision of this Deed of Trust shall not prejudice or constitute a waiver of Lender's right otherwise to demand strict compliance with that provision or any other provision of this Deed of Trust. No prior waiver by Lender, nor any course of dealing between Lender and Grantor, shall constitute a waiver of any of Lender's rights or of any of Grantor's obligations as to any future transactions. Whenever the consent of Lender is required under this Deed of Trust, the

N2018012443075

granting of such consent by Lender in any instance shall not constitute continuing consent to subsequent instances where such consent is required and in all cases such consent may be granted or withheld in the sole discretion of Lender.

Severability. If a court of competent jurisdiction finds any provision of this Deed of Trust to be illegal, invalid, or unenforceable as to any circumstance, that finding shall not make the offending provision illegal, invalid, or unenforceable as to any other circumstance. If feasible, the offending provision shall be considered modified so that it becomes legal, valid and enforceable. If the offending provision cannot be so modified, it shall be considered deleted from this Deed of Trust. Unless otherwise required by law, the illegality, invalidity, or unenforceability of any provision of this Deed of Trust shall not affect the legality, validity or enforceability of any other provision of this Deed of Trust.

Successors and Assigns. Subject to any limitations stated in this Deed of Trust on transfer of Grantor's interest, this Deed of Trust shall be binding upon and inure to the benefit of the parties, their successors and assigns. If ownership of the Property becomes vested in a person other than Grantor, Lender, without notice to Grantor, may deal with Grantor's successors with reference to this Deed of Trust and the indebtedness by way of forbearance or extension without releasing Grantor from the obligations of this Deed of Trust or liability under the indebtedness.

Time is of the Essence. Time is of the essence in the performance of this Deed of Trust.

Waive Jury. All parties to this Deed of Trust hereby waive the right to any jury trial in any action, proceeding, or counterclaim brought by any party against any other party.

Waiver of Homestead Exemption. Grantor hereby releases and waives all rights and benefits of the homestead exemption laws of the State of Mississippi as to all indebtedness secured by this Deed of Trust.

DEFINITIONS. The following capitalized words and terms shall have the following meanings when used in this Deed of Trust. Unless specifically stated to the contrary, all references to dollar amounts shall mean amounts in lawful money of the United States of America. Words and terms used in the singular shall include the plural, and the plural shall include the singular, as the context may require. Words and terms not otherwise defined in this Deed of Trust shall have the meanings attributed to such terms in the Uniform Commercial Code:

Beneficiary. The word "Beneficiary" means REGIONS BANK, and its successors and assigns.

Borrower. The word "Borrower" means MARDI GRAS WHOLESALE, INC. and includes all co-signers and co-makers signing the Note and all their successors and assigns.

Deed of Trust. The words "Deed of Trust" mean this Deed of Trust among Grantor, Lender, and Trustee, and includes without limitation all assignment and security interest provisions relating to the Personal Property and Rents.

Default. The word "Default" means the Default set forth in this Deed of Trust in the section titled "Default".

Environmental Laws. The words "Environmental Laws" mean any and all state, federal and local statutes, regulations and ordinances relating to the protection of human health or the environment, including without limitation the Comprehensive Environmental Response, Compensation, and Liability Act of 1980, as amended, 42 U.S.C. Section 9601, et seq. ("CERCLA"), the Superfund Amendments and Reauthorization Act of 1986, Pub. L. No. 99-499 ("SARA"), the Hazardous Materials Transportation Act, 49 U.S.C. Section 1801, et seq., the Resource Conservation and Recovery Act, 42 U.S.C. Section 6901, et seq., or other applicable state or federal laws, rules, or regulations adopted pursuant thereto.

Event of Default. The words "Event of Default" mean any of the events of default set forth in this Deed of Trust in the events of default section of this Deed of Trust.

Existing Indebtedness. The words "Existing Indebtedness" mean the indebtedness described in the Existing Liens provision of this Deed of Trust.

Grantor. The word "Grantor" means M.P. HOLDINGS, LLC.

Guarantor. The word "Guarantor" means any guarantor, surety, or accommodation party of any or all of the Indebtedness.

Guaranty. The word "Guaranty" means the guaranty from Guarantor to Lender, including without limitation a guaranty of all or part of the Note.

Hazardous Substances. The words "Hazardous Substances" mean materials that, because of their quantity, concentration or physical, chemical or infectious characteristics, may cause or pose a present or potential hazard to human health or the environment when improperly used, treated, stored, disposed of, generated, manufactured, transported or otherwise handled. The words "Hazardous Substances" are used in their very broadest sense and include without limitation any

N2018042143075

and all hazardous or toxic substances, materials or waste as defined by or listed under the Environmental Laws. The term "Hazardous Substances" also includes, without limitation, petroleum and petroleum by-products or any fraction thereof and asbestos.

Improvements. The word "Improvements" means all existing and future improvements, buildings, structures, mobile homes affixed on the Real Property, facilities, additions, replacements and other construction on the Real Property.

Indebtedness. The word "Indebtedness" means all principal, interest, and other amounts, costs and expenses payable under the Note or Related Documents, together with all renewals of, extensions of, modifications of, consolidations of and substitutions for the Note or Related Documents and any amounts expended or advanced by Lender to discharge Grantor's obligations or expenses incurred by Trustee or Lender to enforce Grantor's obligations under this Deed of Trust, together with interest on such amounts as provided in this Deed of Trust. Specifically, without limitation, Indebtedness includes all amounts that may be indirectly secured by the Cross-Collateralization provision of this Deed of Trust.

Lender. The word "Lender" means REGIONS BANK, its successors and assigns.

Note. The word "Note" means the promissory note dated April 20, 2018, in the original principal amount of \$500,000.00 from Borrower to Lender, together with all renewals of, extensions of, modifications of, refinancings of, consolidations of, and substitutions for the promissory note or agreement. The maturity date of the Note is April 20, 2021. **NOTICE TO GRANTOR: THE NOTE CONTAINS A VARIABLE INTEREST RATE.**

Personal Property. The words "Personal Property" mean all equipment, fixtures, and other articles of personal property now or hereafter owned by Grantor, and now or hereafter attached or affixed to the Real Property; together with all accessions, parts, and additions to, all replacements of, and all substitutions for, any of such property; and together with all proceeds (including without limitation all insurance proceeds and refunds of premiums) from any sale or other disposition of the Property. However, should the Real Property be located in an area designated by the Administrator of the Federal Emergency Management Agency as a special flood hazard area, Personal Property is limited to only those items specifically covered (currently or hereafter) by Coverage A of the standard flood insurance policy issued in accordance with the National Flood Insurance Program or under equivalent coverage similarly issued by a private insurer to satisfy the National Flood Insurance Act (as amended).

Property. The word "Property" means collectively the Real Property and the Personal Property.

Real Property. The words "Real Property" mean the real property, interests and rights, as further described in this Deed of Trust.

Related Documents. The words "Related Documents" mean all promissory notes, credit agreements, loan agreements, environmental agreements, guarantees, security agreements, mortgages, deeds of trust, security deeds, collateral mortgages, and all other instruments, agreements and documents, whether now or hereafter existing, executed in connection with the Indebtedness.

Rents. The word "Rents" means all present and future rents, revenues, income, issues, royalties, profits, and other benefits derived from the Property.

Trustee. The word "Trustee" means Charles N. Parrott, whose address is c/o Adams and Reese LLP, 111 E. Capitol St. Suite 350 (Zip - 39201), PO Box 24297, Jackson, MS 39225-4297 and any substitute or successor trustees.

GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS DEED OF TRUST, AND GRANTOR AGREES TO ITS TERMS.

GRANTOR:

M.P. HOLDINGS, LLC

By:

DUARTE MANUEL PEIXOTO, Manager of M.P. HOLDINGS, LLC

N2018042443075

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF Mississippi)
COUNTY OF Harrison) SS)

Personally appeared before me, the undersigned authority in and for the said County and State, on this 20th day of April, 2018, within my jurisdiction, the within named DUARTE MANUEL PEIXOTO, Manager of M.P. HOLDINGS, LLC, a Mississippi limited liability company, and acknowledged that for and on behalf of the said limited liability company, and as its act and deed, he or she signed, executed and delivered the above and foregoing Deed of Trust for the purposes mentioned on the day and year therein mentioned after first having been duly authorized by said limited liability company so to do.

Susan G. Lenoir
NOTARY PUBLIC

My Commission Expires:

8/21/2019



EXHIBIT "A"

Order No.: PS-2-86664

A PORTION OF LOT 2, BLOCK 17, GREAT SOUTHERN GOLF ESTATES SUBDIVISION, UNIT 3, CITY OF GULFPORT, HARRISON COUNTY, MISSISSIPPI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 2; THENCE ALONG THE NORTH MARGIN OF COTTON DRIVE S. 89 DEG. 53 MIN. 00 SEC. W. FOR 273.27 FEET TO AN IRON ROD AT THE POINT OF BEGINNING; THENCE N. 01 DEG. 24 MIN. 41 SEC. W. FOR 600.14 FEET TO THE NORTH LINE OF SAID LOT 2; THENCE ALONG SAID NORTH LINE S. 87 DEG. 53 MIN. 00 SEC. W. FOR 337.99 FEET TO AN EXTENSION OF THE EAST MARGIN OF FORD STREET; THENCE ALONG SAID EXTENSION OF EAST MARGIN OF FORD STREET S. 00 DEG. 04 MIN. 46 SEC. E. FOR 588.19 FEET TO AN IRON ROD LYING ON THE SOUTH LINE OF SAID LOT 2, ALSO BEING THE NORTH MARGIN OF COTTON DRIVE; THENCE ALONG SAID SOUTH LINE OF LOT 2, N. 89 DEG. 53 MIN. 00 SEC. E. FOR 351.73 FEET TO THE POINT OF BEGINNING.

AND BEING the same property conveyed from Salmon Properties, Ltd., as Grantor, to M.P. Holdings, LLC, a Mississippi limited liability company, as Grantee, by Warranty Deed, recorded May 29, 2007 as/in Instrument No. 2007-5361D-J1, of Official Records.

The information below is provided for informational purposes only. The Company will not pay loss, damage, attorneys fees and/or costs due to a claim this information is inaccurate:

PROPERTY COMMONLY KNOWN AS: 2001 Pass Road and 0 Pass Road, Gulfport, MS 39507.

TAX ID NO.: 1010G-03-016.000 (PIN #027785) and 1010G-03-016.001 (PIN #103559), respectively



(L)

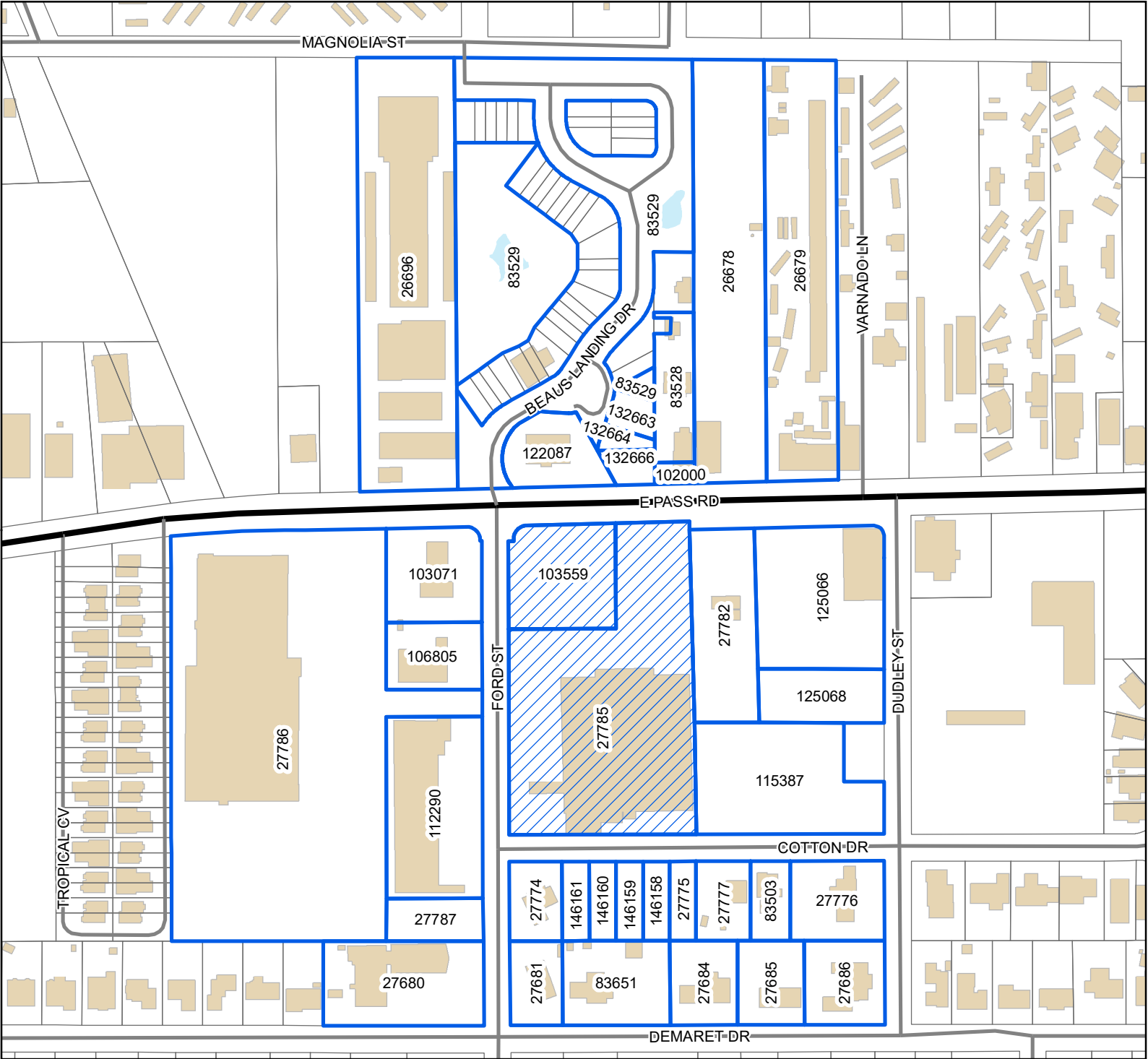
RE: Zoning Map Amendment 2112PC190, by agent Robert Kinesal, tax parcels 1010G-03-016.001 & 1010G-03-016.000, request to rezone from T4+ (General Urban Zone "Plus") to T6 (Urban Center Zone), 2001 E Pass Rd, Ward 2

The City of Gulfport Planning Commission will hold a public hearing to consider the above application at 4:30 P.M. on **Thursday, December 16, 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, December 16, 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.

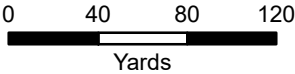
Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y			MP Holdings, LLC (Owner)	2001 E. PASS ROAD	GULFPORT	MS	39507
Y			Robert Kinesal (Agent)	111 LUNDGREN LN.	GULFPORT	MS	39507
Adjacent Property Owners							
	27786	1010G-03-018.000	1909 EAST PASS ROAD LLC	P O BOX 1238	GAUTIER	MS	39553
	27685	1010J-01-011.000	BLUE BEAR PROPERTIES LLC	139 BAYOU CIRCLE	GULFPORT	MS	39507
	27686	1010J-01-010.000	BRICE DOROTHY A	927 DUDLEY ST	GULFPORT	MS	39507
	146158	1010G-03-013.001	CEH PROPERTIES LLC	1010 FORD ST	GULFPORT	MS	39507
N	27774	1010G-03-014.000	CEH PROPERTIES LLC	1010 FORD ST	GULFPORT	MS	39507
N	146161	1010G-03-013.004	CEH PROPERTIES LLC	1010 FORD ST	GULFPORT	MS	39507
N	146160	1010G-03-013.003	CEH PROPERTIES LLC	1010 FORD ST	GULFPORT	MS	39507
N	146159	1010G-03-013.002	CEH PROPERTIES LLC	1010 FORD ST	GULFPORT	MS	39507
N	27775	1010G-03-013.000	CEH PROPERTIES LLC	1010 FORD ST	GULFPORT	MS	39507
	103071	1010G-03-018.001	COFLO PROPERTIES LP	P O BOX 229	LAWRENCEVILLE	GA	30046
	115387	1010G-03-016.002	COMMUNITY BANK COAST	P O BOX 1227	BILOXI	MS	39533
N	125068	1010G-03-015.003	COMMUNITY BANK COAST	P O BOX 1227	BILOXI	MS	39533
	26679	1010G-02-022.000	DAK HOLDINGS LLC	11058 CHANNELSIDE DR	GULFPORT	MS	39503
	27782	1010G-03-015.000	DEARMAN PROPERTIES LLC	312 S.25TH AVE	HATTIESBURG	MS	39401
N	132663	1010G-02-025.041	G & G GULFPORT LLC	C/O G & G LLC	ALEXANDRIA	VA	22314
N	132664	1010G-02-025.042	G & G GULFPORT LLC	C/O G & G LLC	ALEXANDRIA`	VA	22314
	132666	1010G-02-025.044	G & G GULFPORT LLC	1420 KING ST SUITE 411	ALEXANDRIA	VA	22314
	27777	1010G-03-012.000	GARRIGA CATHY A	18417 SKY LANE	SAUCIER	MS	39574
	83651	1010J-01-013.000	GOFORTH JOSEPH B & S DENISE-TRUSTEE	121 WOODSIDE DRIVE	BRISTOL	TN	37620
	83529	1010G-02-025.000	GULF COAST LAND & DEVELOPMENT LLC	939 E SCENIC DR	PASS CHRISTIAN	MS	39571
	26696	1010G-02-026.000	GULFPORT SELF STORAGE INC	P O BOX 1238	GAUTIER	MS	39553
	112290	1010G-03-018.003	GULFPORT STORAGE SERVICES LLC	909 POYDRAS ST STE 2660	NEW ORLEANS	LA	70112
	27680	1010J-02-001.000	HANDBORO UNITED METHODIST CHURCH	2333 DEMARET DR	GULFPORT	MS	39507
N	27787	1010G-03-017.000	HANDBORO UNITED METHODIST CHURCH	2333 DEMARET DR	GULFPORT	MS	39507
	125066	1010G-03-015.001	LAKE WOODLAND PARTNERS LP	4499 LAKE CAROLINE DR	LAKE CHARLES	LA	70615
	27785	1010G-03-016.000	M P HOLDINGS LLC	2001 E PASS RD	GULFPORT	MS	39507
N	103559	1010G-03-016.001	M P HOLDINGS LLC	2001 E PASS ROAD	GULFPORT	MS	39507
	83503	1010G-03-011.000	MARTIN GARY	2414 COTTON DR	GULFPORT	MS	39507
	106805	1010G-03-018.002	MERCY HOUSING & HUMAN DEVELOPMENT	1135 FORD STREET	GULFPORT	MS	39507
	27681	1010J-01-014.000	MICELE I JOHN	1008 FORD ST	GULFPORT	MS	39507
	27776	1010G-03-010.000	RASKETT GARRETT FRANCIS & SARAH A	805 DUDLEY ST	GULFPORT	MS	39507
	27684	1010J-01-012.000	SKINNER MARY JOYCE	2409 DEMARET DR	GULFPORT	MS	39507
	26678	1010G-02-023.000	ST CHARLES AVE HOLDINGS LLC	P O BOX 8834	BILOXI	MS	39535

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
	122087	1010G-02-025.001	WILLANITA MARITA LLC	2537 RUE PALAFOX	BILOXI	MS	39531
	102000	1010G-02-024.002	WRIGHT MYRA BRANTON -L/E-	1948 E PASS RD	GULFPORT	MS	39507
N	83528	1010G-02-024.000	WRIGHT MYRA BRANTON -L/E-	1948 PASS RD	GULFPORT	MS	39507



Legend

- Site
- Adjacent Properties
- US or State Highway
- Street
- Buildings
- Water Features



1 inch = 258 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.

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:

IPL0050876

Order Status:

Submitted

Classification:

Legals & Public Notices

Package:

BLX - Legal Ads

Final Cost:

47.76

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

November 23, 2021 10:34:15 PM EST

Amount:

47.76

SCHEDULE FOR AD NUMBER IPL00508760

December 1, 2021

SunHerald (Biloxi)

PREVIEW FOR AD NUMBER IPL00508760

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 PM., Thursday, December 16, 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.

Planning Commission Approval 2112PC182, by owner Greg Stanford, tax parcel 0910H-02-061.000, Requests home occupation for special needs office, 928 Courthouse Rd Unit 3, Zoned R-2 (Single-family), Ward 4

Zoning Map Amendment 2112PC187, by owner Linda Goodwin, tax parcel 1011D-01-038.000, Request to rezone from T6 (Urban Core Zone) to T4+ (General Urban Zone "Plus"), 156 Oleander Dr, Ward 2

Planning Commission Approval 2112PC188, by owner Clentiss R. Bridges Sr, tax parcel 0808H-02-088.070, Request home occupation of event planner administration office use, 12035 Carnegie Ave, Zoned R-1-7.5 (Single-family), Ward 6

Zoning Map Amendment 2112PC190, by agent Robert Knesal, tax parcels 1010G-03-016.001 & 1010G-03-016.000, request to rezone from T4+ (General Urban Zone "Plus") to T6 (Urban Center Zone), 2001 E Pass Rd, Ward 2

General Plan 2112PC191, by agent Aaron Harris, tax parcels 0710K-01 039.000 & 0710K-01-034.000, Approval of General Plan for a 30-lot 3 outparcel subdivision (Wrigleyville Subdivision Phase One, Unit One & Two), Zoned R-2 (Single-family) Ward 1

General Plan 2112PC193, by agent Robert K. Riemann, tax parcel 0808O-02-016.000, 0808O-02-019.000, 0808O-02-015.000, Approval of General plan for 63-lot subdivision (Southern Breeze Estates), Dedeaux Road, Zoned R-1-5 (Single-family) and B-2 (General business), Ward 5

Planning Commission Approval 2112PC196, by agent Fountain & Associates, tax parcels 0808E-04-004.000 & 0808E-04-004.003, Request a warehouse use, Hwy 49, Zoned B-4 (Highway business), Ward 7

Planning Commission Approval 2112PC198, by owner Guy Wells, (Church Street Ministries), tax parcel 0811H-05-101.000, Request for permitted use of Private Lodge, 1400 20th St., Zoned R-2 (Single-family), Ward 3.

This the 23rd day of November 2021
Keith Williams, Chairman
City of Gulfport Planning Commission
W00000000
Publication Dates

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

MEMORANDUM

To: City of Gulfport Planning Commission

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: December 16, 2021

Re: General Plan 2112PC191:

General Plan 2112PC191, by agent Aaron Harris, tax parcels 0710K-01-039.000 & 0710K-01-034.000, Approval of General Plan for a 30-lot 3 outparcel subdivision (Wrigleyville Subdivision Phase One, Unit One & Two), Zoned R-2 (Single-family) Ward 1

Technical Report
General Plan
(Wrigleyville Phase One, Unit One & Two)

GENERAL INFORMATION

Case File Number: 2112PC191

Hearing Date: December 16, 2021

Current Zoning/Use: R-2 / Vacant Property

Legal: General Plan 2112PC191, by agent Aaron Harris, tax parcels 0710K-01-039.000 & 0710K-01-034.000, Approval of General Plan for a 30-lot 3 outparcel subdivision (Wrigleyville Subdivision Phase One, Unit One & Two), Zoned R-2 (Single-family) Ward 1

TECHNICAL DETAILS

The applicant requests approval of a General Plan to create a new 30-lot 3 outparcel 9.7-acre residential subdivision, named Wrigleyville Subdivision Phase One, Unit One & Two. There are two parcels utilized to create this development, and existing unimproved right-of-way is being partially utilized and developed to provide streets.

Regulations state that the minimum property size for new single family home in this zoning district is 7,500 square feet. While the property meets zoning regulations, the property is in an AE Flood Zone; thus, it is highly encouraged that Flood Zones do not receive the maximum density available. As such, it should be discouraged for any development to be granted variances or hardship waivers.

With the existing right-of-way partially utilized for a street, and part of it converted into private property, the existing plat will need to be partially vacated in order to proceed with construction. Staff communicated with Harrison County Chancery Clerk's Office to confirm this.

This project has been resubmitted a few times to the city, the last one being case 1903PC028 which was approved with conditions in April of 2019.

The proposed parcels are located adjacent to existing city rights-of-way, are protected by Gulfport Fire and Police, and will have capacity for city water and sewer. The applicant states that there are no covenants that would prohibit development of this property.

EXECUTIVE SUMMARY

This project should be denied until there is a vacation of the right-of-way for the New Pinehurst Subdivision as part of this development will be overwriting an existing plat with existing right-of-ways. The maximum density should be discouraged as the entirety of the development is in the flood zone; though, there are no known precedence for this standard, it is encouraged in the Multi Hazard Mitigation Plan and Floodplain Management. Otherwise, this development is consistent with the orderly growth of the city.

Any approval should consider these conditions:

1. Must partially vacate the New Pinehurst Subdivision Unit #2 plat for right-of-way deviations.

Technical Report
General Plan
(Wrigleyville Phase One, Unit One & Two)

2. Need updated plans per current city construction standards
3. Drainage to meet 100 year 24 hour event with no net increase
4. Will require NLT 2 fire hydrants.

DEPARTMENTAL CONDITIONS

Engineering:

Conditions. Memo dated 12/06/21.

1. Need updated plans per current city construction standards
2. Drainage to meet 100 yr 24 hr event w/ no net increase

Public Works:

Conditions. Memo dated 12/06/21.

1. Need updated plans per current COG construction standards
2. Need drainage calcs to meet 100 yr 24 hr event "no net"

Traffic and Safety:

Need updated plans per construction standards. Memo dated 12/06/21.

Building Code Services:

Must meet all current building codes and all other City of Gulfport Ordinances. Memo dated 11/30/21.

GIS:

No conditions. Memo dated 12/03/21.

Police Department:

No conditions. Memo dated 12/06/21.

Fire Department:

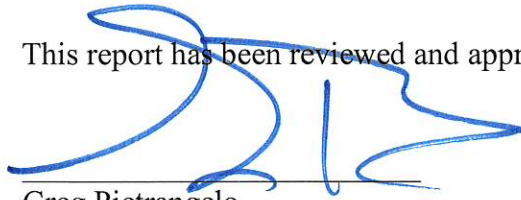
Will require NLT 2 fire hydrants. Memo dated 11/30/21.

City Arborist:

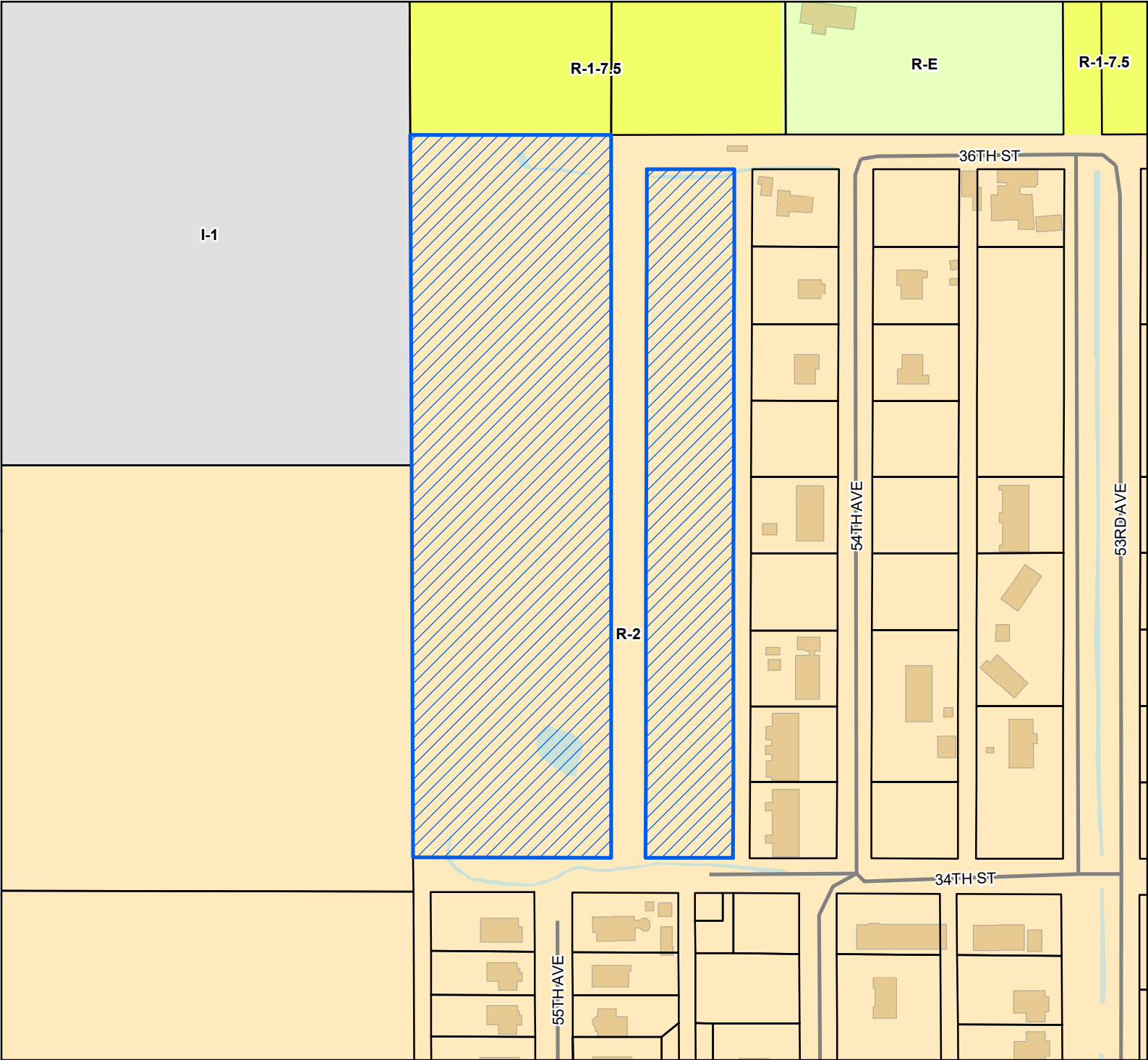
No conditions. Memo dated 11/30/2021.

DIRECTOR APPROVAL

This report has been reviewed and approved by:



Greg Pietrangelo
Director of Urban Development Department



Site

Street

Parcels

Buildings

Water Features

Zoning

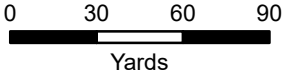
I-1 - Light Industry District

R-1-7.5 - Single Family Residence District (Low Density)

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

R-E - Residence-Estate

Site Information
0710K-01-039.000
0710K-01-034.001
Zoning: R-2 (Single-family)
Size: 9.74 acres
Flood: X



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.



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

APPLICATION FOR GENERAL SUBDIVISION PLAN

Property Information

TAX PARCEL #

0	7	1	0	K
0	7	1	0	K

 -

0	1
0	1

 -

0	3	9
0	3	4

 •

0	0	0
0	0	1

(If necessary, use separate sheet of paper)

For Staff Use Only

Case File #: 2112PC191Date Received: 11/2/2021

Receipt #: _____

Received By: MR

Zoning: _____

Ward: _____ Flood: _____

Size: _____

Address of Property Involved: 55th Avenue, Gulfport, MSLot(s) , Block(s) , Subdivision General Location: N. 28th St, S. I-10, W. U.S. Hwy 49, E. Canal Road

GENERAL DESCRIPTION OF REQUEST:

Re-subdivision of two existing parcels into thirty (30)
individual detached single family residential lots.

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 Wrigleyville Development Co, Inc3425 SW 128th AveMailing Address Miami FL 33175City Miami State FL Zip code 33175City (786) 299-7513 State Zip code Home Phone josediazsr@aol.com Work/Cell Phone Email Signature Of Owner Joe Diaz SrSignature Of Owner Printed Name Of Agent Aaron L. HarrisMailing Address 210 S. Shore DriveCity Miramar Beach FL 32550City Miramar Beach State FL Zip code 32550Home Phone 850 460 5828 Work/Cell Phone SameEmail aaron@harrissolution.comSignature Of Agent Signature Of Agent Signature Of Agent 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.

CORPORATE RESOLUTION

A meeting was held of the Board of Directors of WRIGLEYVILLE DEVELOPMENT CO., INC., a Mississippi Corporation, at its principal office and usual place of business on the 1st day of November, 2021, with all of the Directors being present or by phone and voting on the following item of business.

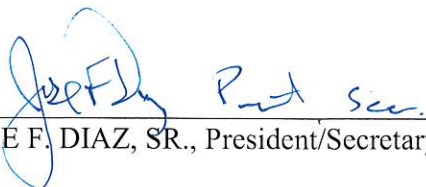
Upon motion duly made, seconded and carried, the corporation voted to authorize JOSE F. DIAZ, SR., as President of the corporation, to subdivide or re-subdivide any property which is owned by the corporation and to perform any other acts concerning any matters therewith or with the general business of the corporation; that JOSE F. DIAZ, SR., President, is authorized and directed to execute and deliver any and all documents necessary and instrumental to the subdivision or re-subdivision of such property or any other business of the corporation.

Upon roll call vote the said motion carried unanimously.

There being no further business to come before the meeting at this time, motion duly made, seconded and carried that the meeting adjourned.

The undersigned certifies that the above is a true and correct copy of the minutes of said corporation and that the undersigned executed this certificate thereafter being duly authorized to do so.

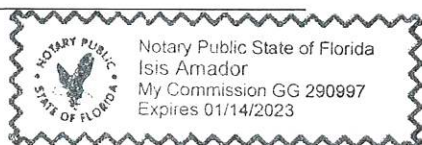
Witness my signature on this the 1st day of November, 2021.


JOSE F. DIAZ, SR., President/Secretary

SWORN TO AND SUBSCRIBED BEFORE ME on this the 1st day of November, 2021.


Notary Public

My Commission Expires:



Wrigleyville Development Co, Inc
3425 SW 128th Avenue
Miami, Florida 33175
Ph (786) 299-7513

October 27, 2021

City of Gulfport
Department of Urban Development-Planning Division
1410 24th Avenue
Gulfport, MS 39501

RE: Letter of Authorization for Wrigleyville Subdivision, General Plan Approval
For Tax Parcel 0710K-01-039.000 & Tax Parcel 0710K-01-034.001

Dear Sir or Madam:

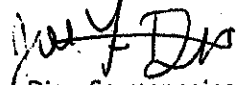
This letter is to inform the City of Gulfport, Urban Development-Planning Division that as the owner of above referenced property, Wrigleyville Development Company, LLC is filing an application to subdivide the above described property and subject matter. According, as property owner, we hereby authorize Aaron L. Harris, PE as our agent and representative in this matter, as follows:

Aaron L. Harris, PE
210 S. Shore Drive, Miramar Beach, FL 32550
(850) 460-5828
email: aaron@harrissolution.com

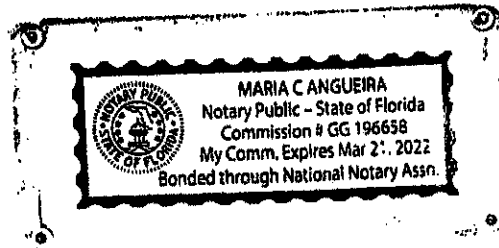
If you have any questions, please contact me at (786) 299-7513. Thank you in advance.

Sincerely,

WRIGLEYVILLE DEVELOPMENT CO, LLC


Joe Diaz, Sr, managing member

STATE OF FLORIDA
COUNTY OF DADE



Subscribed and sworn to before me in my presence, this 27 day of October
2021, a Notary Public in and for the County of Dade, State of Florida.


Notary

ENGINEERING
CONSTRUCTION
DESIGN



THE
HARRIS
SOLUTION

November 1, 2021

Mr. Jose Diaz, Sr
Wrigleyville Development Company, Inc
3425 SW 128th Avenue
Miami, FL 33175

City of Gulfport
Urban Development-Planning Division
1410 24th Avenue
Gulfport, MS 39501

RE: **Subsurface Conditions Report**
Proposed Wrigleyville Subdivision-55th Avenue
Gulfport, MS

Dear Sirs:

As the engineer of record for the above-named project, we are required by way of the application through the City of Gulfport General Plan Approval process, to provide a Subsurface Conditions report, as part of Item F. attendant item 3 for the project.

This is to confirm, we personally monitored land clearing and filling of the entire tract of land involved with this matter (approx. 7 acres), after the US Army Corps of Engineers (USACOE) wetland permit was obtained in 2009. We hired a third-party firm, Quality Engineering Services ("QES"), to be the testing firm on site and perform compaction tests for each lift of fill, as the fill was being placed. Attached hereto is a test report for the last lift of fill (noted as top of based) from "QES". This work took place in October 2009 and concluded on or about Oct 22, 2009.

The fill consisted of a clean uniformly graded Sand with less than 8% passing the no. 200 sieve. The fill was placed in uniform loose lifts not exceeding 8" to 10" thick. The material was brought in with dump trucks, dumped, spread, compacted and tested. Approximately 60 inches of material was brought in to raise the site from an elevation of 17 feet to an elevation of approximately 22 feet, so that all of the site (future lots and street) would be brought out of the floodplain.

210 S. Shore Drive
Miramar Beach, FL 32550
(850) 460-5828

Page Two

Before the fill material was brought in, the natural water table was measured to be typically 0 to 24 inches below the surface, depending on where we measured it on site. Obviously, the water table is tidally influenced and fluctuates during the year. During October 2009, this was the prevailing condition.

As the fill was brought in, we made sure that the lifts were placed as level as possible, so that the entire site would all come up at the same time. We took compaction tests at seven (7) locations on the site, as shown on the report. We made sure that all tests passed ASTM D698, 95% density before proceeding to the next lift.

Once the site was filled, we checked groundwater levels and the groundwater remained at the near the original elevation of 17 feet throughout the filling process.

As the proposed lots are situated now, they are all raised out of the floodplain. The plan is to file a Letter of Map Amendment (LOMA) with the Federal Emergency Management Agency (FEMA) because the site is now above the floodplain, and consists of engineered/compacted fill material, including the streets and new lots.

Based on the clean Sand engineered fill material as the subsurface material, we hereby recommend that the new streets be constructed with a geotextile, 8" thickness of stone (limestone or crushed concrete) and 4 inches of asphalt (2" binder and 2" surface course), which will provide a Structural Number over 2.5, which meets or exceeds City of Gulfport criteria for new subdivisions.

Based on the clean Sand engineered fill material as the subsurface material, and allowed settlement for ten (10) years, the house foundations can consist of conventional monolithic slabs with turn-down footings. The footings can be designed with a minimum allowable soil bearing pressure of 1500 lbs/square feet, with negligible vertical settlement, which is also typical for the area. As an alternative, the foundations may be designed with engineered post tensioned slabs, with no expected foundation settlement.

We hereby render this report to the Owner and to the City of Gulfport as the Subsurface Conditions report.

Should you have any questions or need any additional information, please do not hesitate to call me at (850) 460-5828.

Sincerely,

THE HARRIS SOLUTION LLC

Aaron L. Harris, PE, Principal



210 S. Shore Drive
Miramar Beach, FL 32550
(850) 460-5828

11/2/21



Quality Engineering Services, Inc.

a consulting & construction materials testing firm

821 D Street, Room 204
Fond Du Lac, MS 38930-1427

(228) 866-1510 voice
(228) 866-2000 fax
info@qesonline.com
www.qesonline.com

a foundation for our community

REPORT NUM.: 2009-1286

CLIENT NAME: Wadleyville Development

PROJECT NAME: New Subdivision

PROJECT LOCATION: Gulfport, MS

REPORT DATE: 22 Oct 2009

Thursday

QES PROJECT #: N/A

ARCH./ENG.: N/A

CONTRACTOR: N/A

ASTM D-2922 Nuclear Gauge Soil Densities

290101

FIELD TESTING

Page 1 of 1

TEST NUMBER	1	2	3	4	5	6	7	8	9	10
MOISTURE (%)	95%	95%	95%	95%	95%	95%	95%			
STATION TOP OR OTHER	N	N	Middle	Middle	Middle	S	S			
FROM	Entrance	Entrance	School	School	School	Entrance	Entrance			
ELEVATION (FT)	1	2	3	4	5	6	7			
DEPTH OF TEST (inches)	106	106	106	106	106	106	106			
TYPE OF SOIL	Native	Native	Native	Native	Native	Native	Native			
MAX DRY WEIGHT (Pounds)	112.9	112.9	112.9	112.9	112.9	112.9	112.9			
MOISTURE CONTENT	12.1%	15.8%	15.0%	11.5%	14.2%	15.8%	13.3%			
DRY WEIGHT (CF)	109.1	107.6	107.3	107.4	107.6	107.2	111.2			
WET WEIGHT (CF)	122.4	124.6	123.4	119.7	122.8	124.2	125.9			
PERCENT COMPACTION	96.6%	95.3%	95.0%	95.1%	95.3%	95.0%	98.5%			
RESULT	Pass	Pass	Pass	Pass	Pass	Pass	Pass			
	n/a	n/a	n/a	n/a	n/a	n/a	n/a			

Rev. 05/2007

LEGEND: TOF=top of fill; BOF=bottom of footer; R,L,CTR= right, left, center; CL=center line
N,S,E,W= north, south, east, west; TOB=top of base; TOS=top of slab fill; BS=back scatter

Field Tech.: Sean Case

Remarks:

STATE OF MISSISSIPPI

COUNTY OF HARRISON



1st Judicial District
Instrument Number 2004 4590 D-J1
Filed/Recorded 6 7 2004 8 13 A
Total Fees 8.00
3 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, the receipt and sufficiency of all of which is hereby acknowledged, the undersigned, DBDS DEVELOPMENT, L.L.C., 9711 West Oaklawn Road, Biloxi, Mississippi 39532 (228) 326-2351, does hereby sell, convey and warrant unto WRIGLEYVILLE DEVELOPMENT CO., INC., 9711 West Oaklawn Road, Biloxi, Mississippi 39532 (228) 326-2351, 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:

PARCEL 1: Parcel of land located in the Southwest One-Fourth of the Northeast One-Fourth of Section 31, Township 7 South, Range 11 West, First Judicial District of Harrison County, Mississippi and being more particularly described as Beginning at the Southwest corner of the Northeast One-Fourth of said Section 31, and thence North 1065 feet; thence run East 285 feet; thence run South 1065 feet, thence run West 285 feet to the Point of Beginning.

PARCEL 2: Parcel of land located in the West One-Half of the Northeast One-Fourth of Section 31, Township 7 South, Range 11 West, First Judicial District of Harrison County, Mississippi, and being more particularly described as Commencing at the Southwest corner of the Southeast One-Fourth of the Northeast One-Fourth of said Section 31 and run thence North 1065 feet to the Point of Beginning; thence from said Point of Beginning; thence from said Point of Beginning, run thence North 1575 feet to the Northwest corner of the Northeast One-Fourth of the Northeast One-Fourth of said Section 31; thence run West 330 feet; thence run South 1575 feet; thence run East 330 feet to the Point of Beginning.

PARCEL 3: Lots One (1), Two (2), Eight (8), Eleven (11), Fourteen (14), Fifteen (15), Seventeen (17), Twenty (20), Twenty-One (21), Twenty-Five (25), Twenty-Six (26), Twenty-Eight (28), Forty-Four (44), Fifty-One (51), Fifty-Seven (57), Sixty-Two (62) and Sixty-Eight (68), NEW PINEHURST SUBDIVISION, Unit One (1), 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 18 at Page 32 thereof, reference to which is hereby made in aid of and as a part of this description.

PARCEL 4: Lots One (1), Two (2), Three (3), Four (4), Five (5), Six (6), Seven (7), Eight (8), and Nine (9), NEW PINEHURST SUBDIVISION, Unit Two (2), 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 18 at Page 35 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.

IN WITNESS WHEREOF, DBDS DEVELOPMENT, L.L.C. has caused this conveyance to be executed by its duly authorized officer, having first been duly authorized to do so, on this the 22 day of April, 2004.

DBDS DEVELOPMENT, L.L.C.

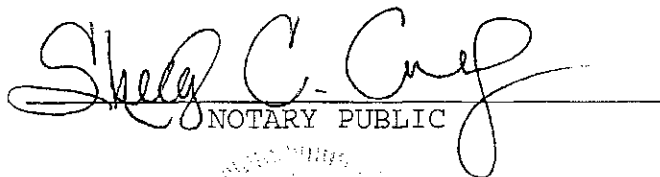
BY: Allen T. Mobbs
ALLEN T. MOBBS, Member

STATE OF MISSISSIPPI

COUNTY OF HARRISON

THIS DAY PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, ALLEN T. MOBBS, who acknowledge that he is a Member of DBDS DEVELOPMENT, L.L.C. , 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, he having been first duly authorized to do so.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 22 day of April, 2004.


NOTARY PUBLIC

My Commission Expires:

Prepared by:
Gulf Title Company, Inc.
P. O. Box 280
Gulfport, MS 39502
(228) 865-0011
File #

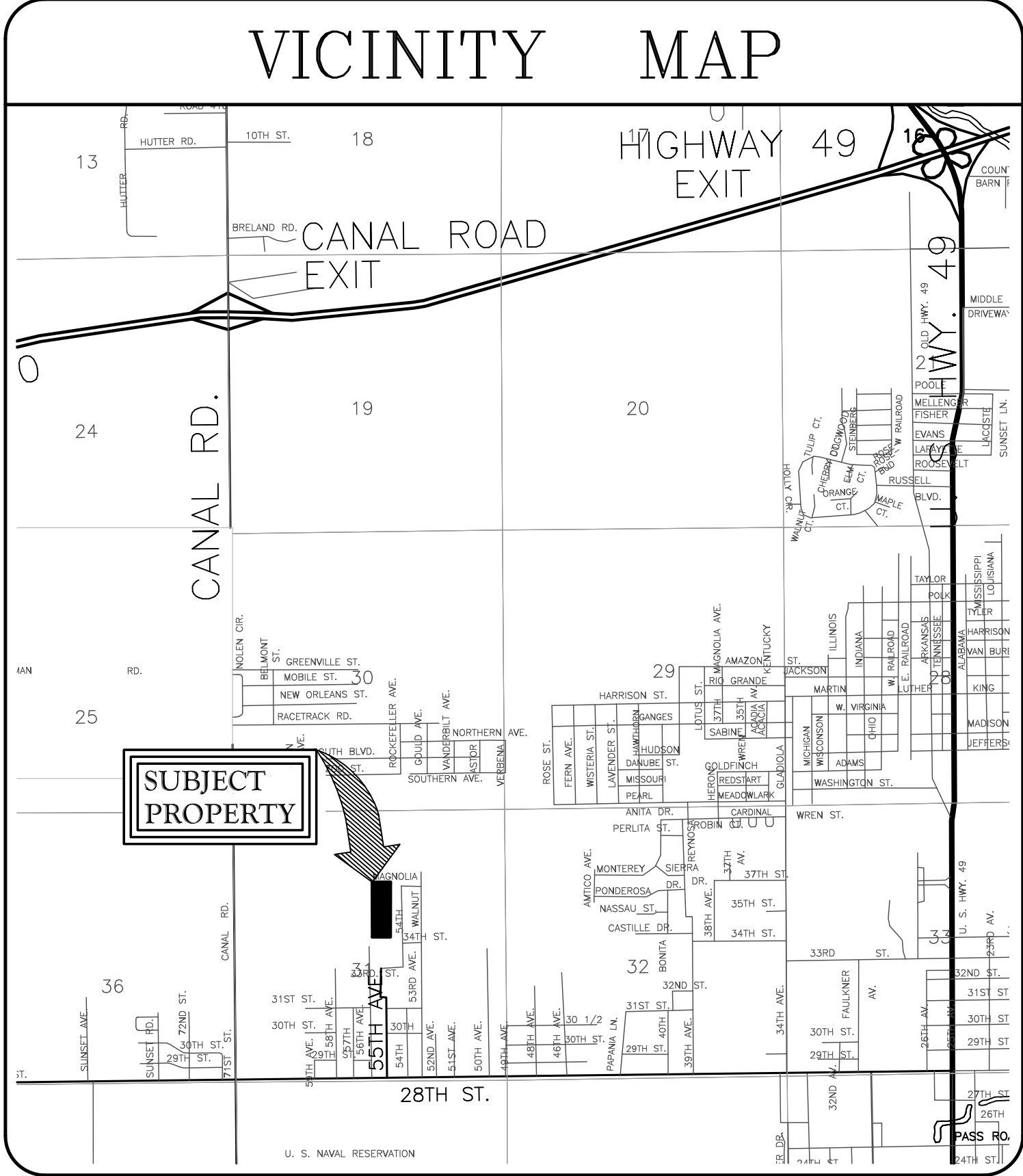


Index:

Parcel 1 - SW 1/4 of NE 1/4 of 31-7-11
Parcel 2 - W 1/2 of the NE 1/4 of Sec 31-7-11

CIVIL PLANS
FOR
**WRIGLEYVILLE SUBDIVISION,
PHASE ONE, UNIT ONE & TWO**
55th AVENUE & 36th STREET
GULFPORT, MISSISSIPPI

FOR
WRIGLEYVILLE DEVELOPMENT COMPANY, LLC
3425 SOUTHWEST 128th AVENUE
MIAMI, FL 33175

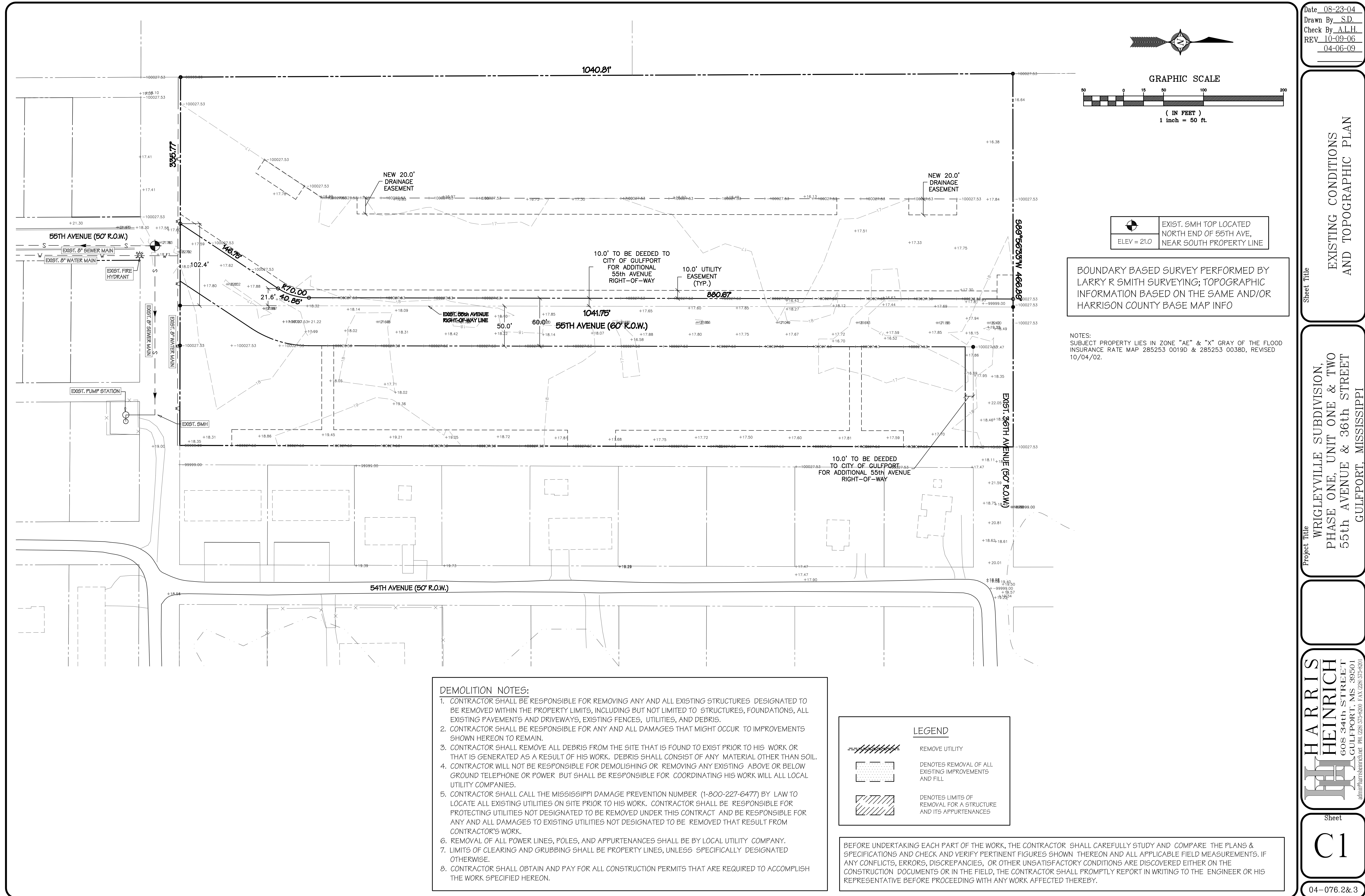


APRIL 06, 2009



INDEX OF SHEETS

PLAN COVER SHEET	T1
EXISTING CONDITIONS AND DEMOLITION PLAN	C1
STREET & LOT LAYOUT	C2
GRADING AND DRAINAGE PLAN	C3a
EROSION CONTROL PLAN	C3b
UTILITY PLAN	C4
PLAN AND PROFILE SHEET	PP1
PLAN AND PROFILE SHEET	PP2
CONSTRUCTION DETAILS	CD1
CONSTRUCTION DETAILS	CD2
CONSTRUCTION DETAILS	CD3



Date 08-23-04
Drawn By S.D.
Check By A.L.H.
REV 10-09-06
04-06-09

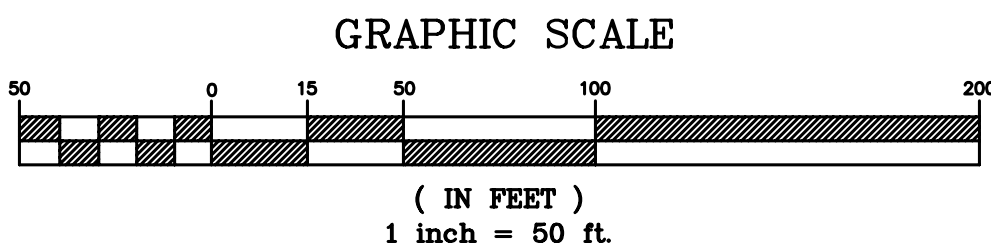
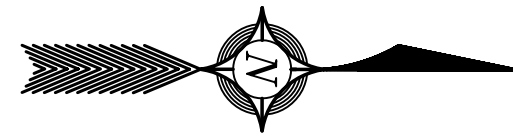
Sheet Title
EXISTING CONDITIONS
AND TOPOGRAPHIC PLAN

Project Title
WRIGLEYVILLE SUBDIVISION,
PHASE ONE, UNIT ONE & TWO
55th AVENUE & 36th STREET
GULFPORT, MISSISSIPPI

HARRIS
HEINRICH
608 34th STREET
GULFPORT, MS 39501
admin@harrisheinrich.com PH (228) 575-5200 FAX (228) 575-5201

Sheet
C1

04-076.2&3



EXIST. 5MH TOP LOCATED
NORTH END OF 55TH AVE,
NEAR SOUTH PROPERTY LINE

BOUNDARY BASED SURVEY PERFORMED BY
LARRY R SMITH SURVEYING; TOPOGRAPHIC
INFORMATION BASED ON THE SAME AND/OR
HARRISON COUNTY BASE MAP INFO

NOTES:
SUBJECT PROPERTY LIES IN ZONE "AE" & "X" GRAY OF THE FLOOD
INSURANCE RATE MAP 285253 0019D & 285253 0038D, REVISED
10/04/02.

SITE LEGEND

- TYPICAL SIGN
- TYPICAL STOP BAR
- CURB & GUTTER

SITE NOTES:

- ALL DIMENSIONS ARE FROM BACK OF CURB TO BACK OF CURB.
- ALL ROADWAY RADIUS DIMENSIONS ARE 20' UNLESS NOTED.
- SEE SHEET CD1 FOR PAYEMENT DETAILS.
- SHOULD CONTRACTOR FIND ANY DISCREPANCIES IN DIMENSIONS,
PROJECT ENGINEER SHALL BE NOTIFIED IMMEDIATELY.
- ALL WETLAND PRESERVES TO BE MAINTAINED BY PROPERTY
OWNERS ASSOCIATION.
- LOTS "A" & "B" SHALL BE DEEDED TO CITY OF GULFPORT FOR
MAINTENANCE OF DETENTION POND.

BEFORE UNDERTAKING EACH PART OF THE WORK, THE CONTRACTOR SHALL CAREFULLY STUDY AND COMPARE THE PLANS & SPECIFICATIONS AND CHECK AND VERIFY PERTINENT FIGURES SHOWN THEREON AND ALL APPLICABLE FIELD MEASUREMENTS. IF ANY CONFLICTS, ERRORS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE DISCOVERED EITHER ON THE CONSTRUCTION DOCUMENTS OR IN THE FIELD, THE CONTRACTOR SHALL PROMPTLY REPORT IN WRITING TO THE ENGINEER OR HIS REPRESENTATIVE BEFORE PROCEEDING WITH ANY WORK AFFECTED THEREBY.

N00°14'16"W 1040.81'

WETLAND PRESERVE
PROPOSED WETLAND PRESERVE

PROPOSED
DETENTION
POND #1
LOT A
15,421 SF

PROPOSED
DETENTION
POND #2
LOT B
11,250 SF

20'x30'
BELLSOUTH
TELEPHONE
COMPANY
EASEMENT

STOP SIGN &
BAR REQ'D.

PROPOSED 36th STREET EXTENSION

STOP SIGN &
BAR REQ'D.

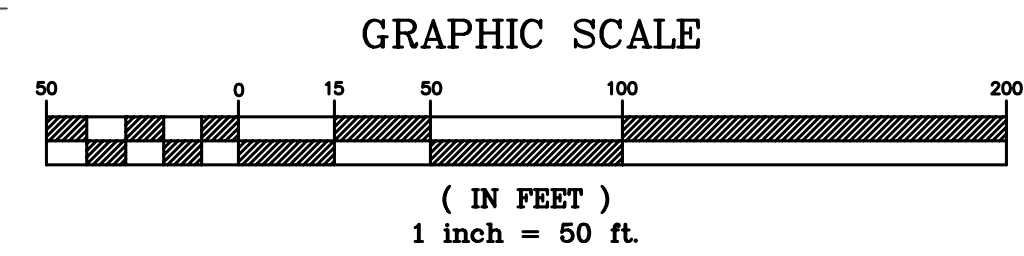
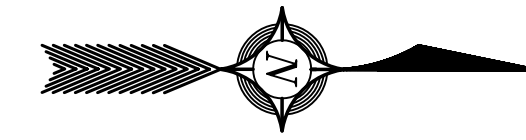
TAX PARCEL #0710K-01-035.000
NOW OR FORMERLY OWNED
BY OLIVER & PAMELA SWANER
NEW PINEHURST
UNIT ONE
LOT 10-18

LEGAL DESCRIPTION OF NEW BELLSOUTH COMMUNICATIONS EASEMENT

A PARCEL OF LAND SITUATED IN THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 7 SOUTH, RANGE 11 WEST, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI, MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

COMMENCING AT SOUTHWEST CORNER OF LOT 18, NEW PINEHURST SUBDIVISION, UNIT ONE RUN N89°51'26"W A DISTANCE OF 24.09 FEET TO A POINT; THENCE RUN N89°52'23"W A DISTANCE OF 125.00 FEET TO A POINT; THENCE RUN N89°52'23"W A DISTANCE OF 152.44 FEET TO A POINT AT THE INTERSECTION OF THE NORTH MARGIN OF 34th STREET RIGHT-OF-WAY AND THE WEST MARGIN OF 55th AVENUE RIGHT-OF-WAY; THENCE RUN ALONG SAID WEST MARGIN N33°31'58"E A DISTANCE OF 146.75 FEET TO A POINT; THENCE ALONG SAID MARGIN 40.85 FEET TO A POINT ON A CURVE HAVING A RADIUS OF 70.00 FEET AND A CHORD BEARING OF N16°48'57"E; THENCE RUN N00°05'55"E A DISTANCE OF 860.54 FEET TO THE POINT OF BEGINNING;

FROM SAID POINT OF BEGINNING RUN N89°54'05"W A DISTANCE OF 30.00 FEET TO A POINT; THENCE RUN N00°05'55"E A DISTANCE OF 20.00 FEET TO A POINT LYING ON THE NORTH MARGIN OF 36th STREET RIGHT-OF-WAY; THENCE ALONG SAID RIGHT-OF-WAY RUN N89°56'33"W A DISTANCE OF 30.00 FEET TO A POINT AT THE INTERSECTION OF THE NORTH MARGIN OF 36th STREET RIGHT-OF-WAY AND THE WEST MARGIN OF 55th AVENUE RIGHT-OF-WAY; THENCE ALONG SAID WEST MARGIN RUN S00°05'55"W A DISTANCE OF 20.13 FEET TO THE POINT OF BEGINNING.



EXIST. SMH TOP LOCATED
NORTH END OF 55TH AVE,
NEAR SOUTH PROPERTY LINE
ELEV = 21.0

BOUNDARY BASED SURVEY PERFORMED BY
LARRY R SMITH SURVEYING; TOPOGRAPHIC
INFORMATION BASED ON THE SAME AND/OR
HARRISON COUNTY BASE MAP INFO

NOTES:
SUBJECT PROPERTY LIES IN ZONE "AE" & "X" GRAY OF THE FLOOD
INSURANCE RATE MAP 285253 0019D & 285253 0038D, REVISED
10/04/02.

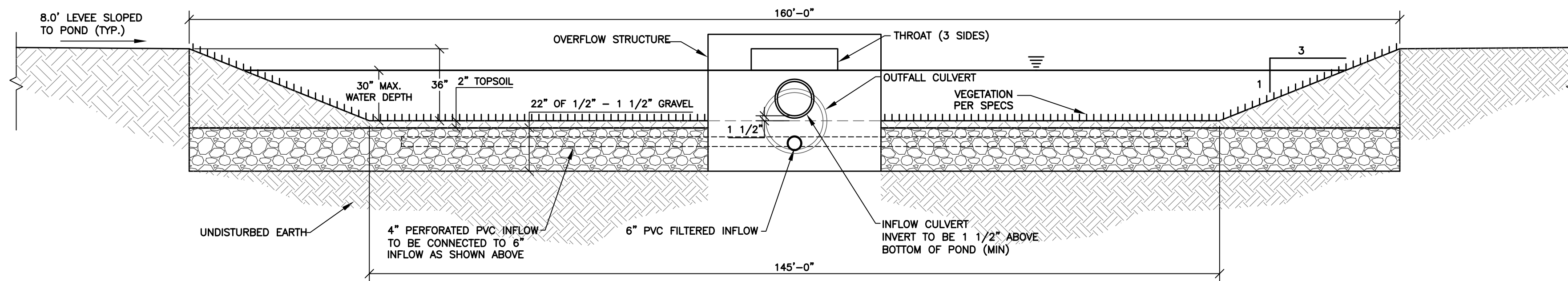
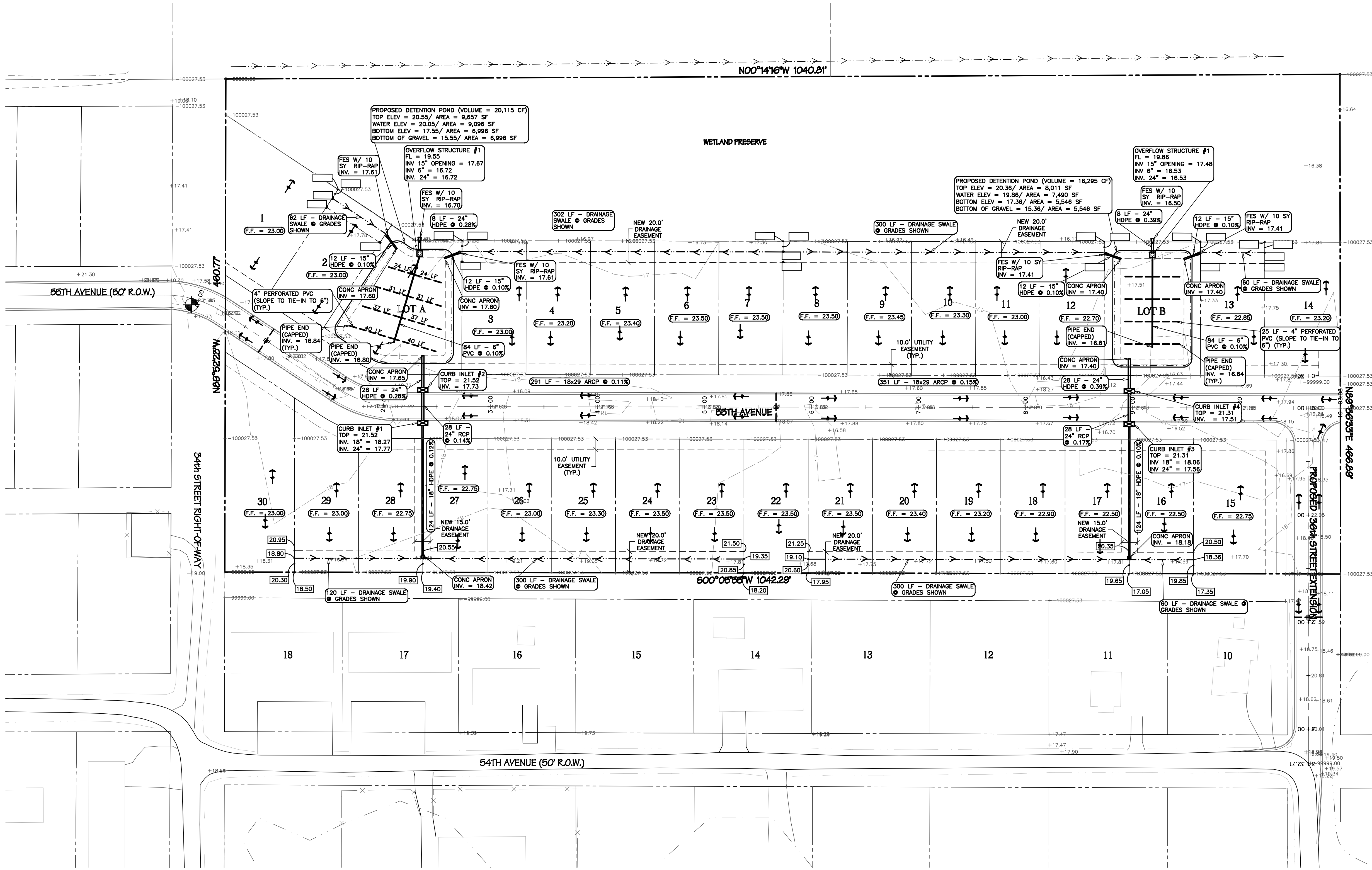
LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- PROPOSED DRAIN INLET AND PIPE
- EXISTING CURB INLET AND PIPE
- MATCH EXISTING GRADE
- FLOW DIRECTION ARROW
- RIDGE LINE

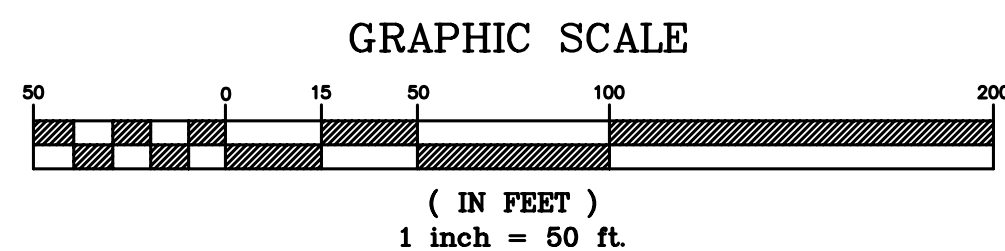
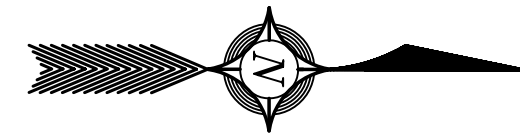
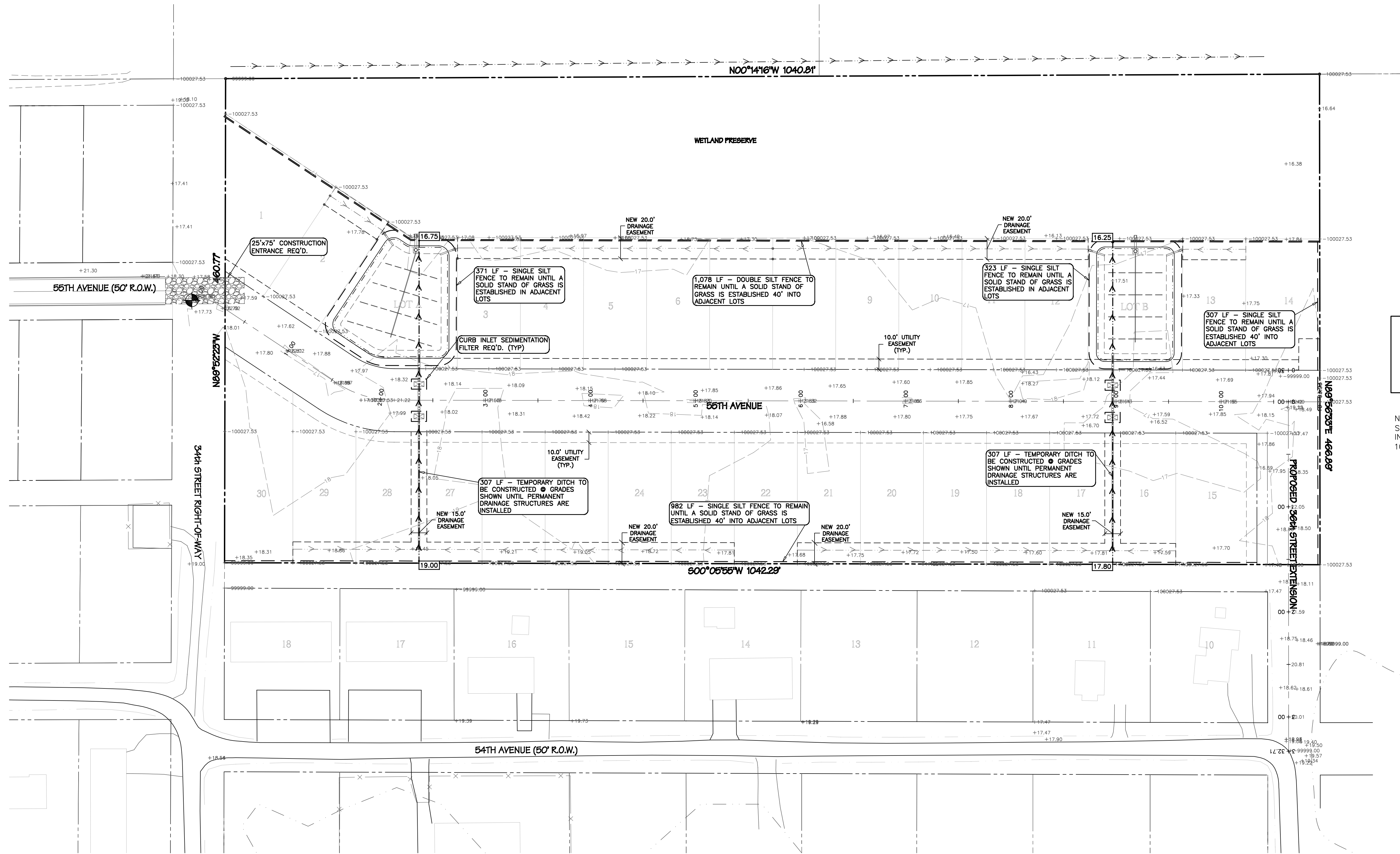
NOTES:

- ALL FINISH SPOT ELEVATIONS REPRESENT BASE OF CURB ELEVATIONS.
- CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE AT ALL TIMES.
- OWNER SHALL BE RESPONSIBLE FOR GRADING OF PARCELS TO ENSURE POSITIVE DRAINAGE AS INDICATED.

BEFORE UNDERTAKING EACH PART OF THE WORK, THE CONTRACTOR SHALL CAREFULLY STUDY AND COMPARE THE PLANS & SPECIFICATIONS AND CHECK AND VERIFY PERTINENT FIGURES SHOWN THEREON AND ALL APPLICABLE FIELD MEASUREMENTS. IF ANY CONFLICTS, ERRORS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE DISCOVERED EITHER ON THE CONSTRUCTION DOCUMENTS OR IN THE FIELD, THE CONTRACTOR SHALL PROMPTLY REPORT IN WRITING TO THE ENGINEER OR HIS REPRESENTATIVE BEFORE PROCEEDING WITH ANY WORK AFFECTED THEREBY.



DETENTION POND DETAIL
N.T.S.



EXIST. SMH TOP LOCATED
NORTH END OF 55TH AVE,
NEAR SOUTH PROPERTY LINE

BOUNDARY BASED SURVEY PERFORMED BY
LARRY R SMITH SURVEYING; TOPOGRAPHIC
INFORMATION BASED ON THE SAME AND/OR
HARRISON COUNTY BASE MAP INFO

NOTES:
SUBJECT PROPERTY LIES IN ZONE "AE" & "X" GRAY OF THE FLOOD
INSURANCE RATE MAP 285253 0019D & 285253 0038D, REVISED
10/04/02.

- STORM WATER POLLUTION PREVENTION NOTES:**
1. CONTRACTOR SHALL STOCKPILE TOPSOIL FOR USE IN LANDSCAPING.
 2. CONTRACTOR SHALL LINE ALL PROPOSED SWALES AND DETENTION POND SLOPES WITH EROSION AND SEDIMENT CONTROL BLANKETS AS SHOWN.
 3. CONTRACTOR SHALL ROUGHEN ALL 4:1 CUT SLOPES BY DISKING PRIOR TO SEEDING.
 4. CONTRACTOR SHALL BE RESPONSIBLE FOR SEEDING WITH TEMPORARY SEED ANY DISTURBED AREAS THAT WILL BE LEFT UNDISTURBED FOR THIRTY OR MORE DAYS WITHIN SEVEN DAYS (SEE MDEQ LIST OF TEMPORARY SEED TYPES).
 5. CONTRACTOR SHALL BE RESPONSIBLE FOR SEEDING WITH PERMANENT SEED ANY DISTURBED AREAS WITHIN SEVEN DAYS (SEE OWNER FOR TYPE OF LANDSCAPE TO BE USED).
 6. ALL EQUIPMENT MAINTENANCE AND REPAIR SHALL BE DONE OFFSITE.
 7. TRASH RECEPTILES SHALL BE PLACED AT CONVENIENT LOCATIONS THROUGHOUT THE SITE.
 8. THE MAIN TRASH COLLECTION BIN SHALL BE PLACED NEAR THE NORTHWEST CORNER OF THE CONSTRUCTION ENTRANCE. CONTRACTOR SHALL COORDINATE PICKUP WITH THE CITY AND SHALL ENSURE THAT COLLECTION IS DONE A MINIMUM OF ONCE A WEEK.
 9. CONTRACTOR SHALL CHECK ALL DISTURBED AREAS, EROSION AND SEDIMENT CONTROLS AFTER EACH SIGNIFICANT RAINFALL BUT NOT LESS THAN ONCE PER WEEK AND MAKE ANY NEEDED REPAIRS WITHIN 24 HOURS.
 10. CONTRACTOR SHALL REMOVE ANY SEDIMENT FROM SILT FENCE, CHECK POINTS, AND INLET PROTECTION DEVICES WHENEVER SEDIMENT HAS ACCUMULATED TO 50 PERCENT CAPACITY.
 11. CONTRACTOR SHALL MAINTAIN ALL VEGETATED AREAS TO PROVIDE PROPER GROUND COVER BY RESEEDING, FERTILIZATION, OR MULCHING AS NEEDED.
 12. A TEMPORARY OFFICE AND PORTABLE TOILET BUILDINGS SHALL BE LOCATED AT THE SOUTH ENTRANCE TO THE SITE AND AT LOCATIONS SO THAT NO PART OF THE PROJECT IS MORE THAN 1,000 FEET FROM A TOILET FACILITY. THESE STRUCTURES WILL BE MAINTAINED ON A REGULAR SCHEDULE BY A LICENSED DISPOSAL COMPANY.

BEFORE UNDERTAKING EACH PART OF THE WORK, THE CONTRACTOR SHALL CAREFULLY STUDY AND COMPARE THE PLANS & SPECIFICATIONS AND CHECK AND VERIFY PERTINENT FIGURES SHOWN THEREON AND ALL APPLICABLE FIELD MEASUREMENTS. IF ANY CONFLICTS, ERRORS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE DISCOVERED EITHER ON THE CONSTRUCTION DOCUMENTS OR IN THE FIELD, THE CONTRACTOR SHALL PROMPTLY REPORT IN WRITING TO THE ENGINEER OR HIS REPRESENTATIVE BEFORE PROCEEDING WITH ANY WORK AFFECTED THEREBY.

Date	08-23-04
Drawn By	S.D.
Check By	A.L.H.
REV	10-09-06
	04-06-09

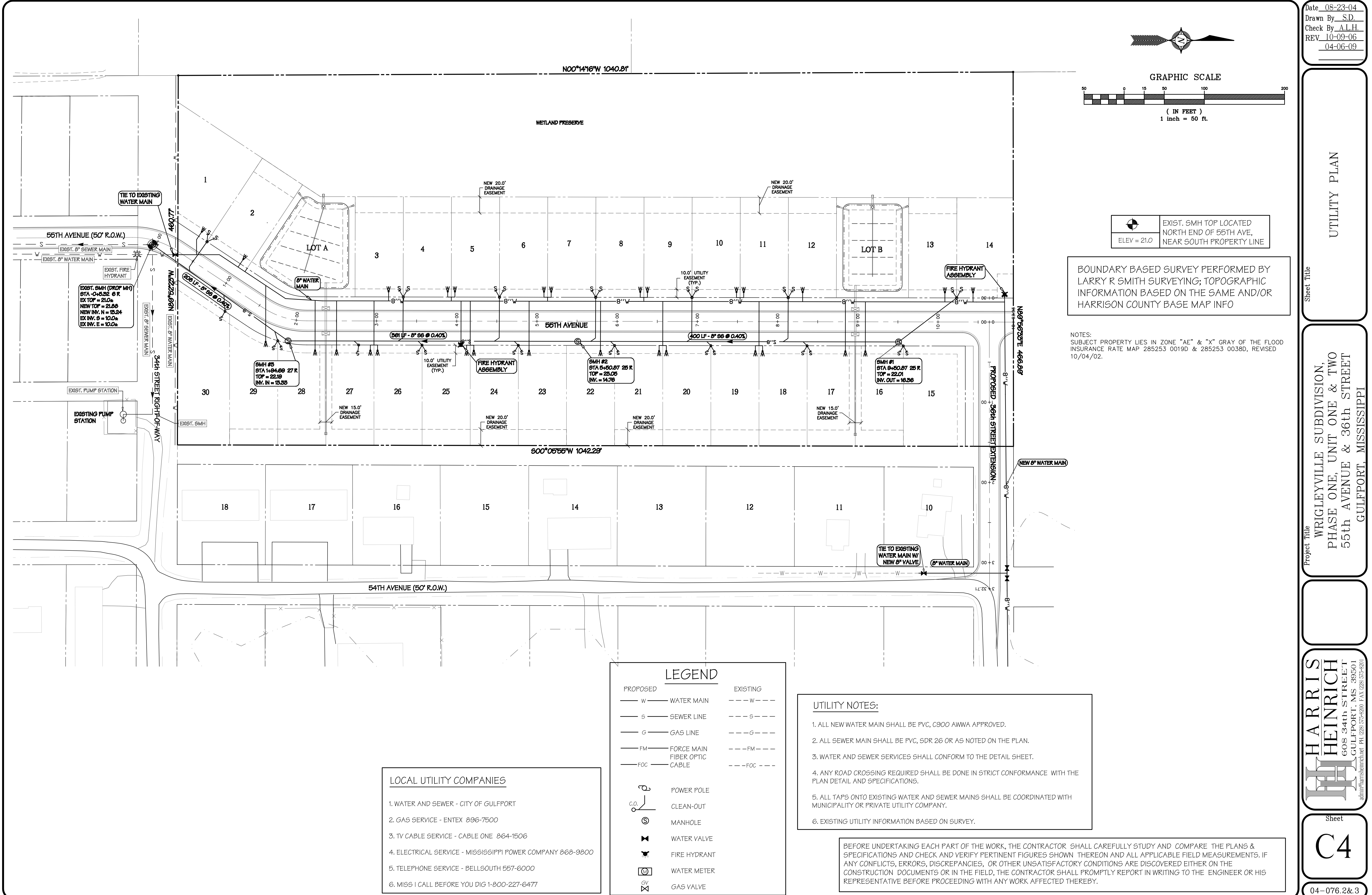
Sheet Title
EROSION CONTROL PLAN

Project Title
**WRIGLEYVILLE SUBDIVISION,
PHASE ONE, UNIT ONE & TWO
55th AVENUE & 36th STREET
GULFPORT, MISSISSIPPI**

HARRIS HEINRICH
608 34th STREET
GULFPORT, MS 39501
adrian@harrisheinrich.com PH (228) 575-5200 FAX (228) 575-5201

Sheet
C3b

04-076.2&3



Date 08-23-04
Drawn By S.D.
Check By A.L.H.
REV 10-09-06
04-06-09

UTILITY PLAN

Sheet Title

Project Title

WRIGLEYVILLE SUBDIVISION,
PHASE ONE, UNIT ONE & TWO
55th AVENUE & 36th STREET
GULFPORT, MISSISSIPPI

HARRIS HEINRICH

608 34th STREET
GULFPORT, MS 39501
adrian@harrisheinrich.com PH (228) 575-5200 FAX (228) 575-5201

Sheet

C4

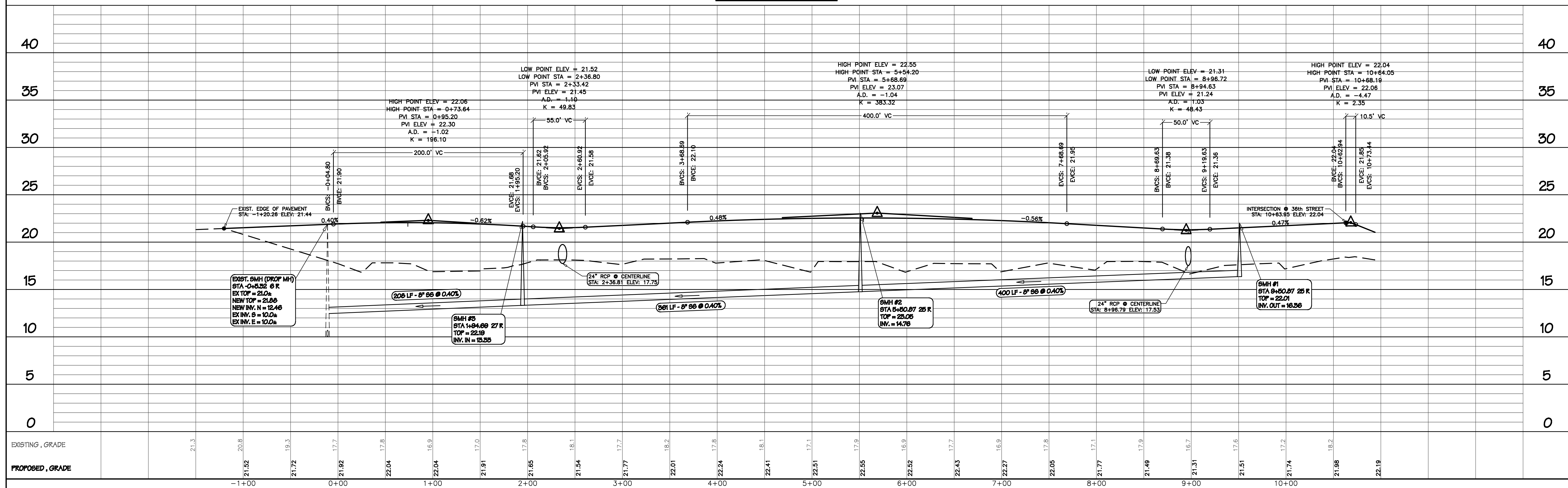
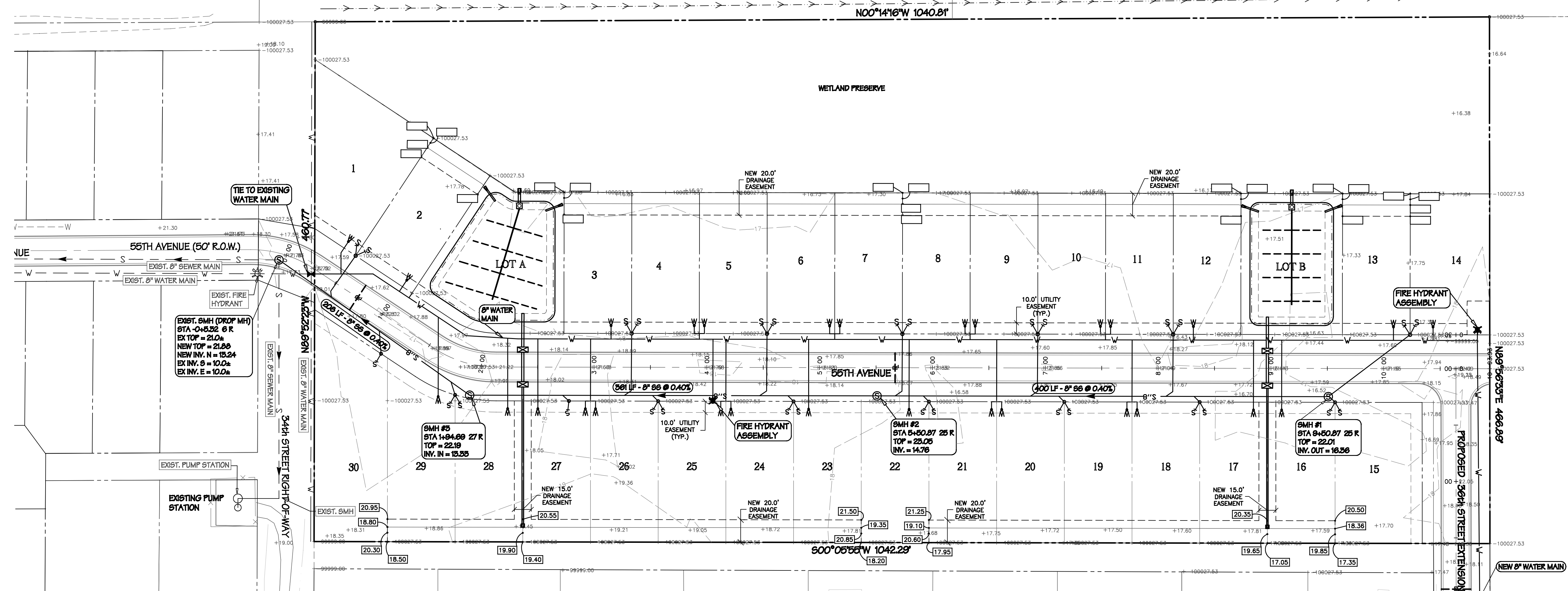
04-076.2&3

- LOCAL UTILITY COMPANIES
- 1. WATER AND SEWER - CITY OF GULFPORT
 - 2. GAS SERVICE - ENTEX 896-7500
 - 3. TV CABLE SERVICE - CABLE ONE 864-1506
 - 4. ELECTRICAL SERVICE - MISSISSIPPI POWER COMPANY 868-9800
 - 5. TELEPHONE SERVICE - BELL SOUTH 557-6000
 - 6. MISS I CALL BEFORE YOU DIG 1-800-227-6477

LEGEND	
PROPOSED	EXISTING
W	W
S	S
G	G
FM	FM
FOC	FOC
POWER POLE	
C.O.	
MANHOLE	
WATER VALVE	
FIRE HYDRANT	
WATER METER	
GAS VALVE	

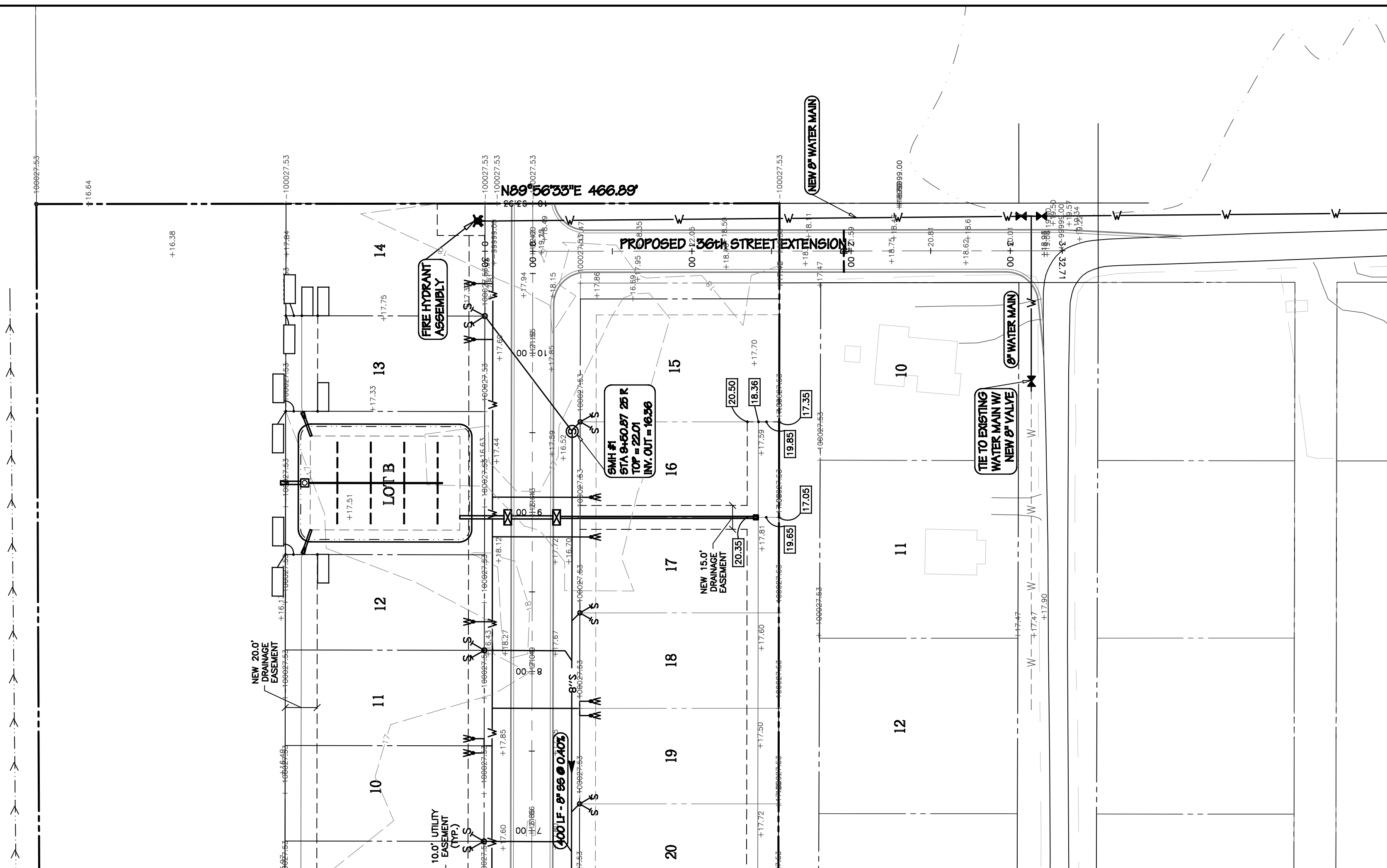
- UTILITY NOTES:
- ALL NEW WATER MAIN SHALL BE PVC, C900 AWWA APPROVED.
 - ALL SEWER MAIN SHALL BE PVC, SDR 26 OR AS NOTED ON THE PLAN.
 - WATER AND SEWER SERVICES SHALL CONFORM TO THE DETAIL SHEET.
 - ANY ROAD CROSSING REQUIRED SHALL BE DONE IN STRICT CONFORMANCE WITH THE PLAN DETAIL AND SPECIFICATIONS.
 - ALL TAPS ONTO EXISTING WATER AND SEWER MAINS SHALL BE COORDINATED WITH MUNICIPALITY OR PRIVATE UTILITY COMPANY.
 - EXISTING UTILITY INFORMATION BASED ON SURVEY.

BEFORE UNDERTAKING EACH PART OF THE WORK, THE CONTRACTOR SHALL CAREFULLY STUDY AND COMPARE THE PLANS & SPECIFICATIONS AND CHECK AND VERIFY PERTINENT FIGURES SHOWN THEREON AND ALL APPLICABLE FIELD MEASUREMENTS. IF ANY CONFLICTS, ERRORS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE DISCOVERED EITHER ON THE CONSTRUCTION DOCUMENTS OR IN THE FIELD, THE CONTRACTOR SHALL PROMPTLY REPORT IN WRITING TO THE ENGINEER OR HIS REPRESENTATIVE BEFORE PROCEEDING WITH ANY WORK AFFECTED THEREBY.



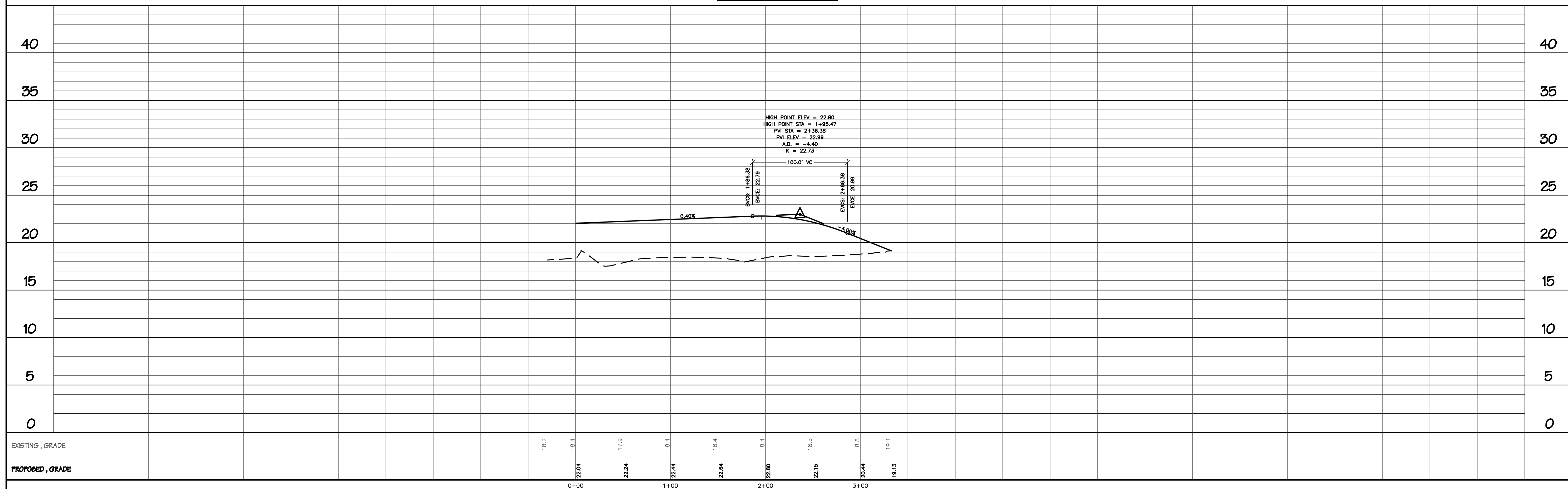
PLAN	SURVEYED	BY	DATE
	PLOTTED		
	ALIGNMENT CHECKED		
	RT. OF WAY CHECKED		
NOTE BOOK			
NO. _____			

PROFILE		BY	DATE
	SURVEYED		
	PLOTTED		
	GRADES CHECKED		
	B.M.s NOTED		
	STRUCTURE NOTATIONS CHKO		

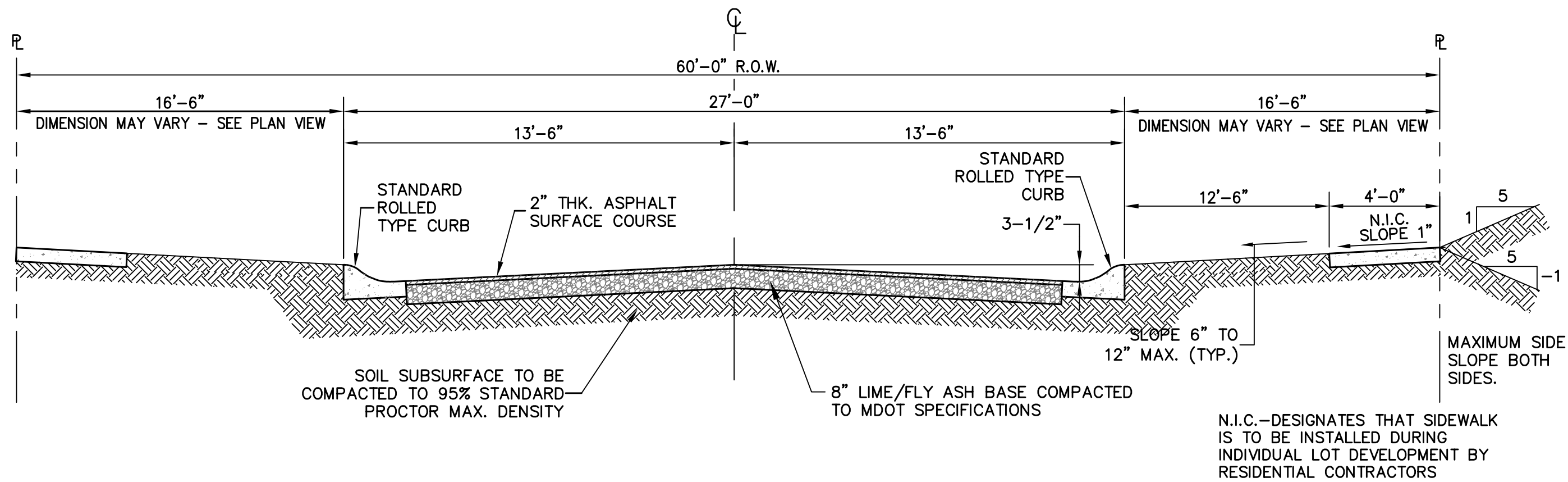


36th STREET

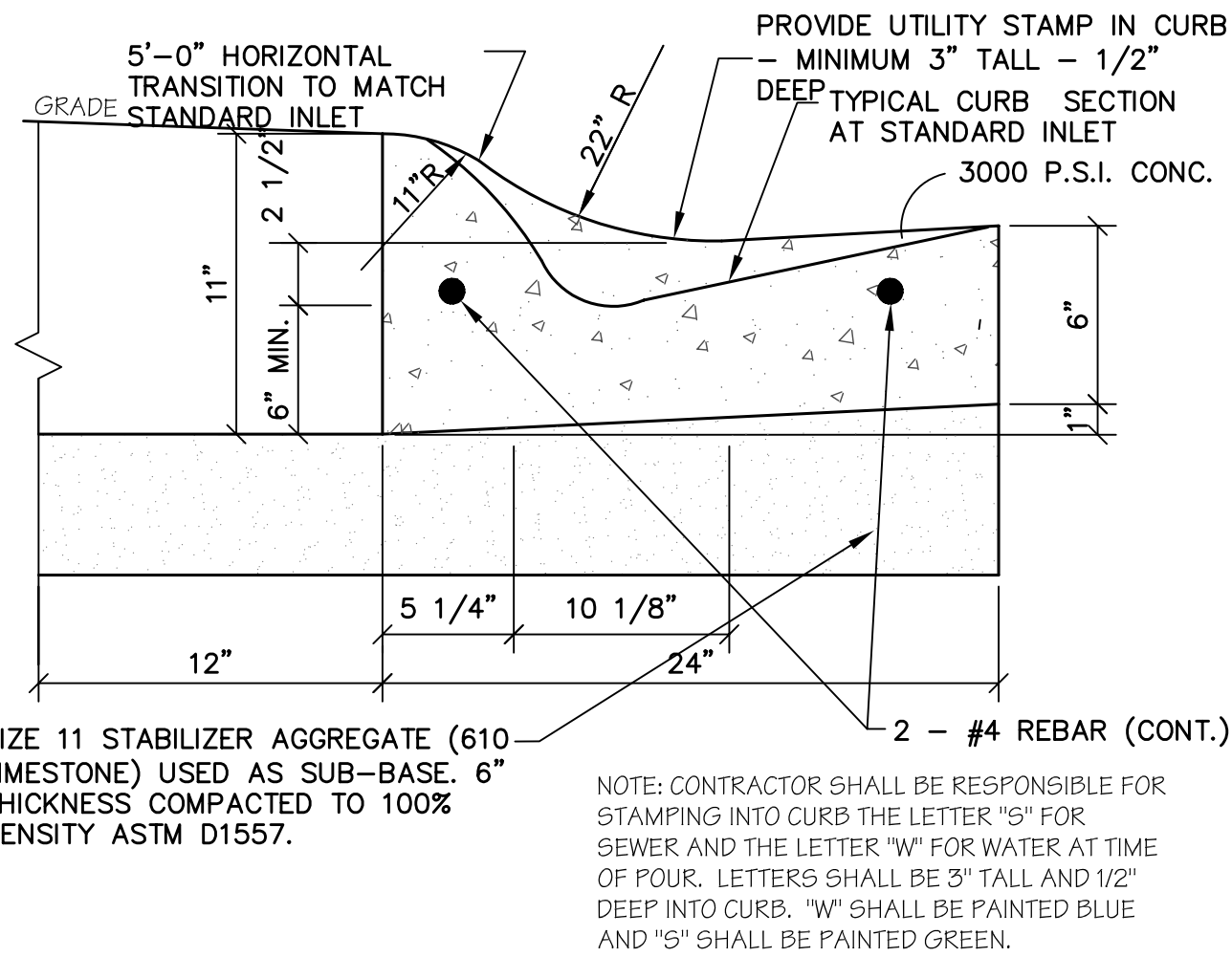
HORIZONTAL = 1"-50'
VERTICAL = 1"-5'



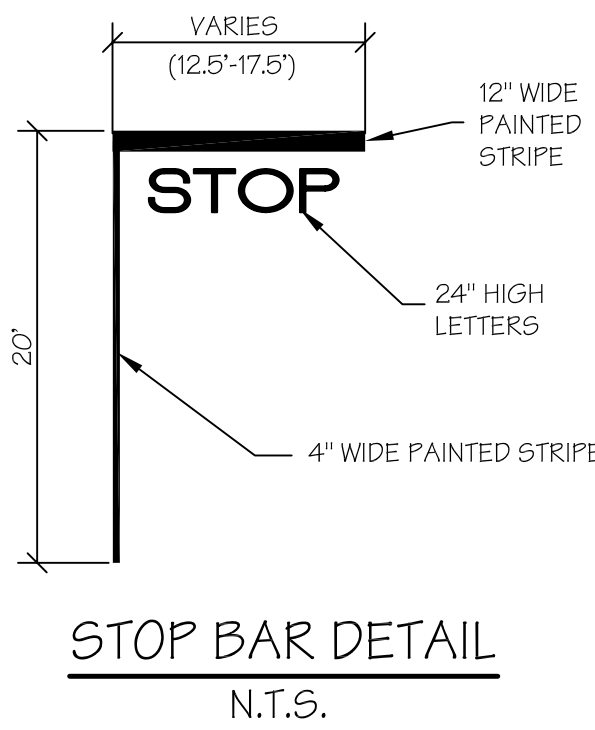
PAVEMENT DETAILS



TYPICAL STREET SECTION
N.T.S.

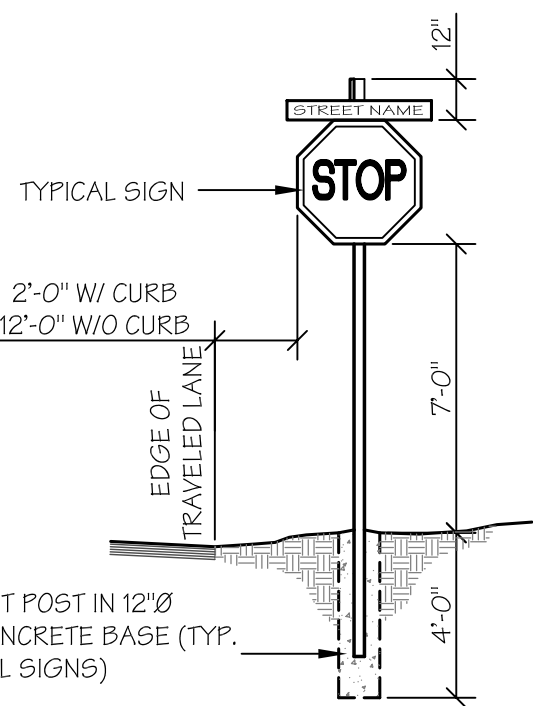


TYPICAL ROLLED TYPE
CURB AND GUTTER
N.T.S.



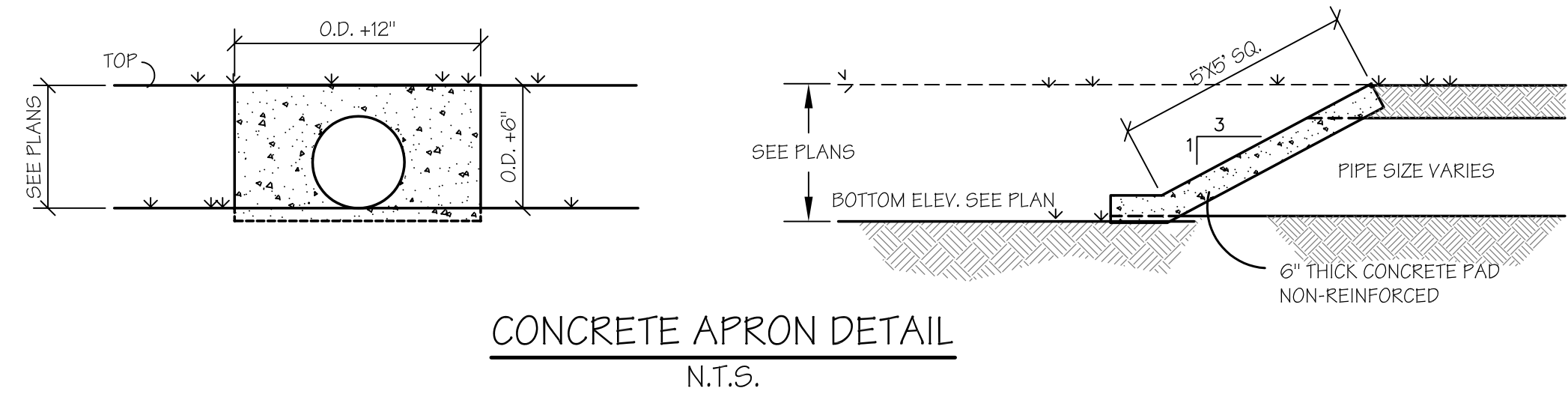
STOP BAR DETAIL
N.T.S.

- NOTES:
1. ALL SIGNS SHALL COMPLY W/ CITY OF GULFPORT SPECIFICATIONS.
 2. EXTEND POST 12" BEYOND TOP OF SIGN FOR INSTALLATION OF STREET NAME SIGNS

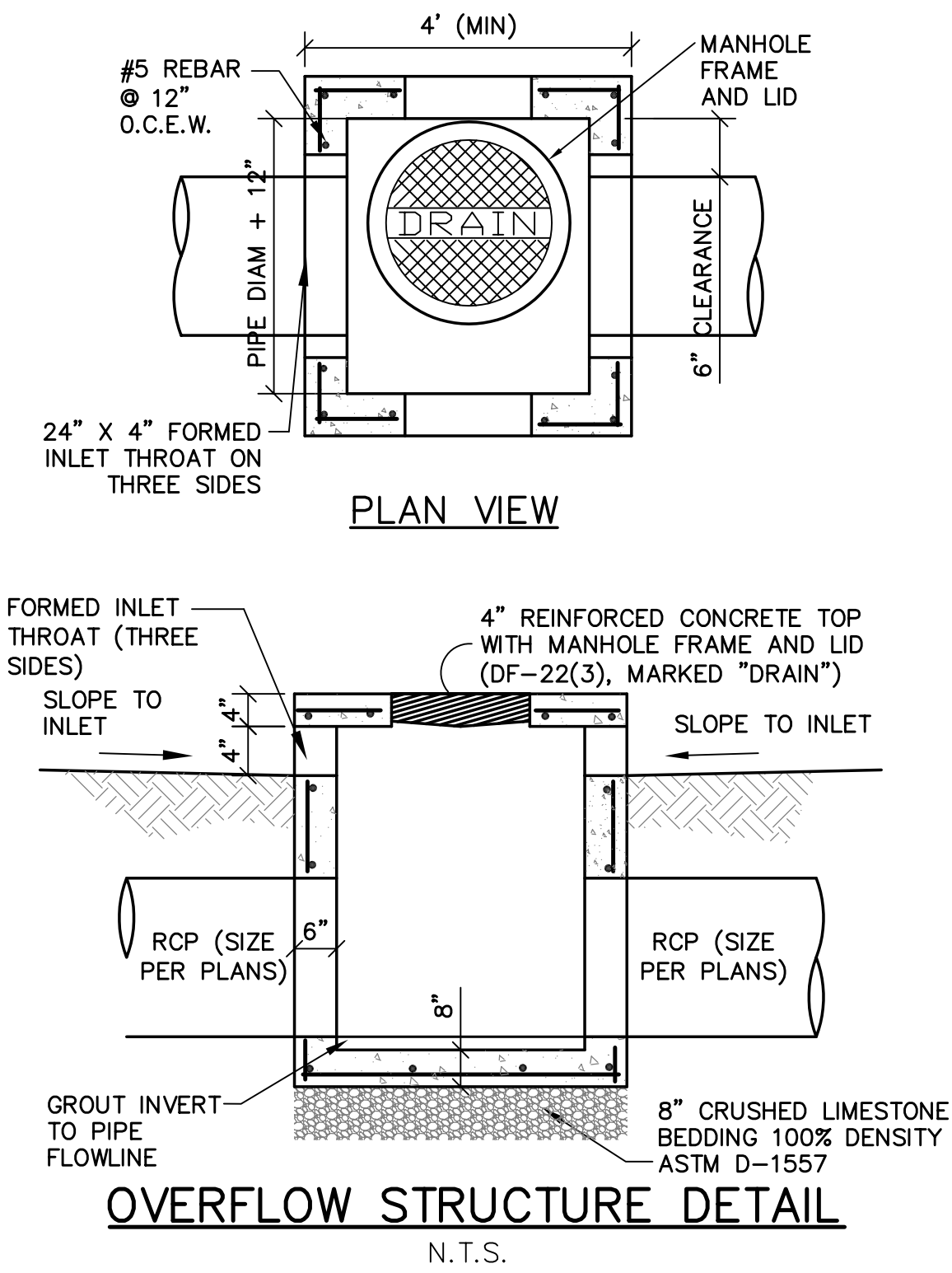


SIGN INSTALLATION DETAIL
N.T.S.

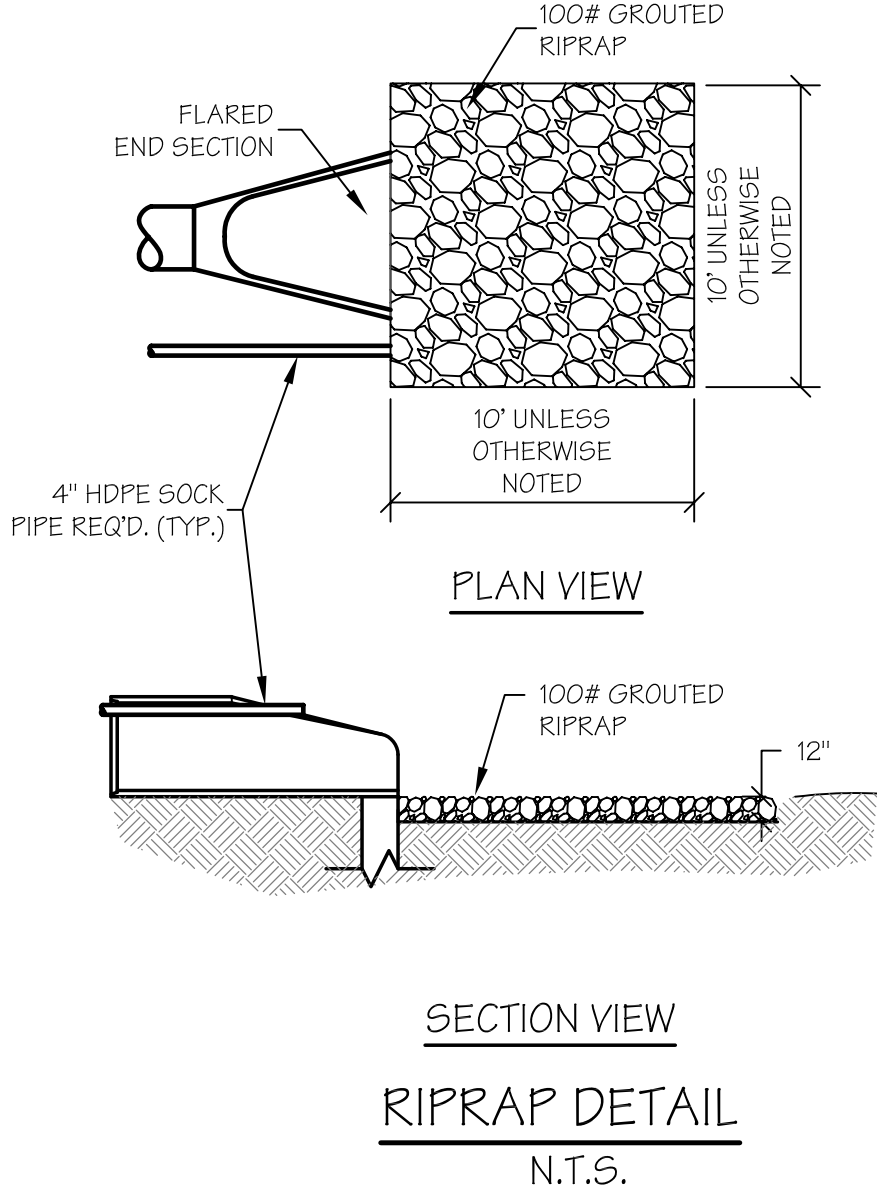
DRAINAGE DETAILS



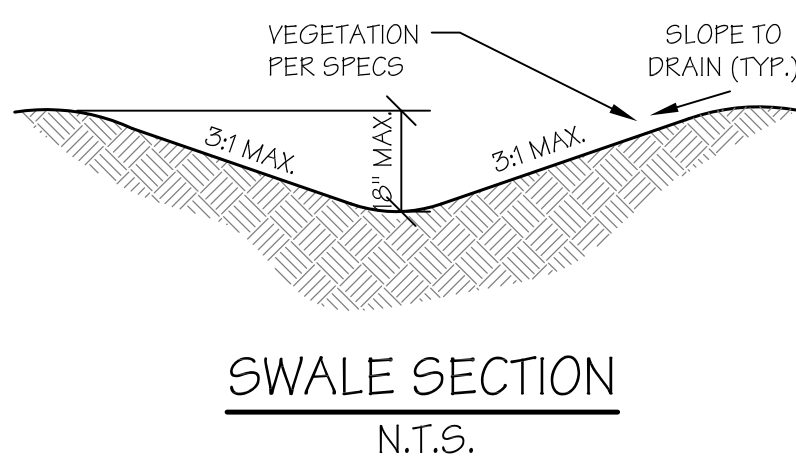
CONCRETE APRON DETAIL
N.T.S.



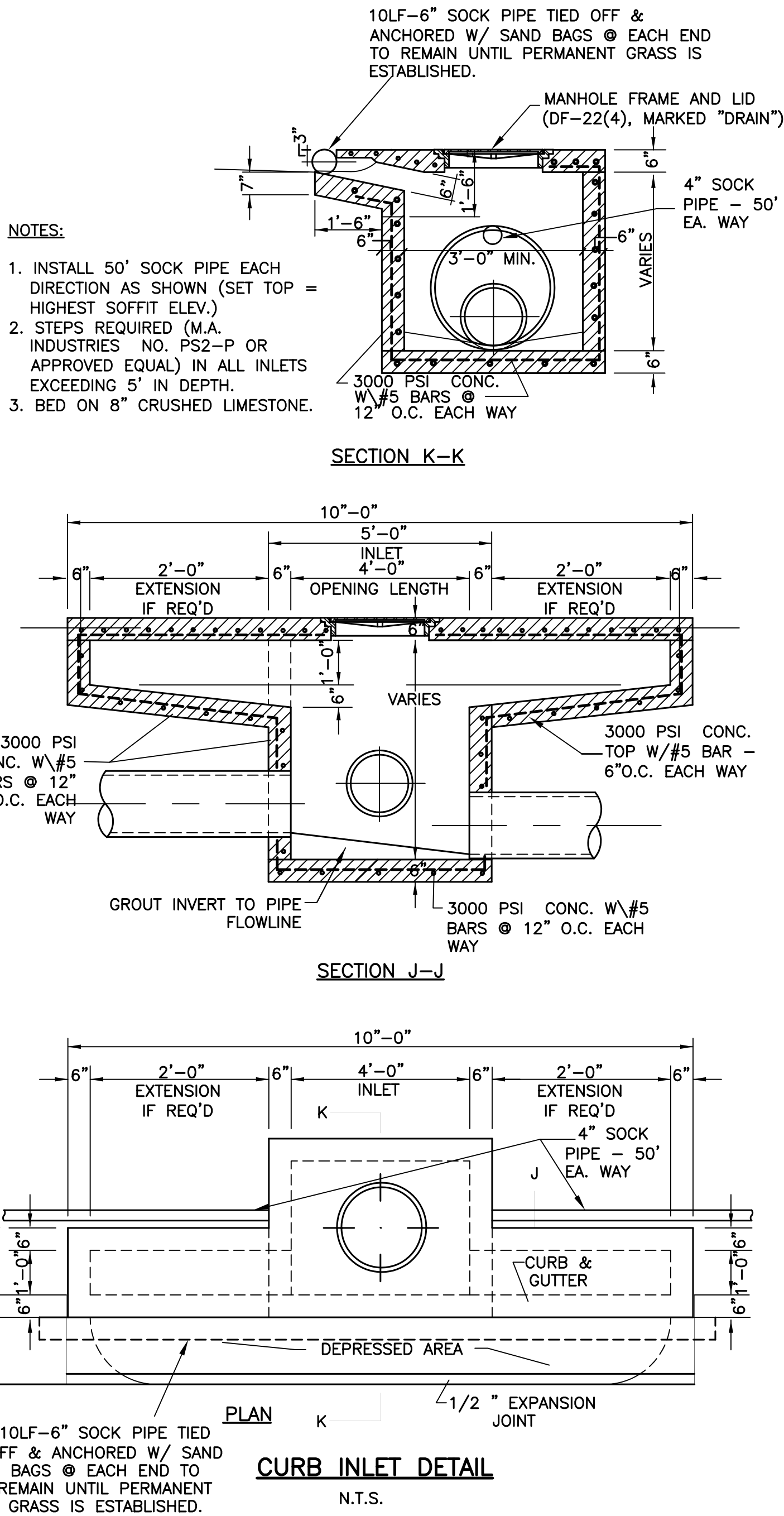
OVERFLOW STRUCTURE DETAIL
N.T.S.



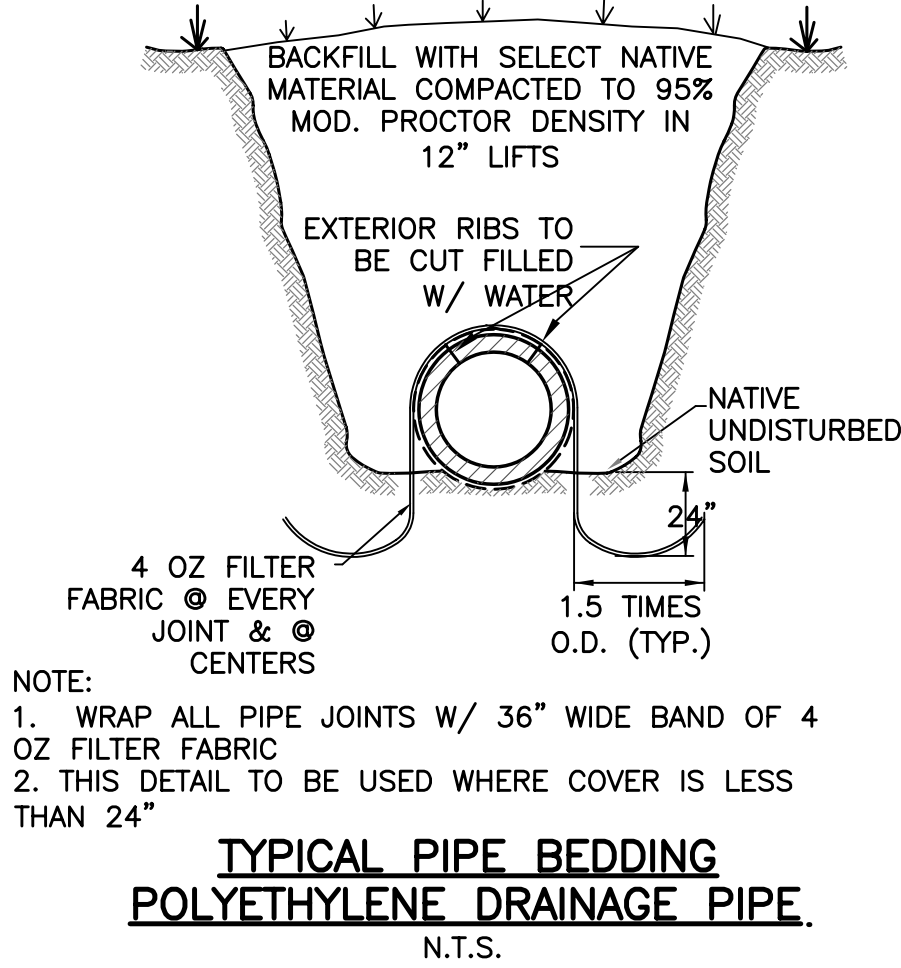
SECTION VIEW
RIPRAP DETAIL
N.T.S.



SWALE SECTION
N.T.S.



SECTION J-J
CURB INLET DETAIL
N.T.S.



TYPICAL PIPE BEDDING
POLYETHYLENE DRAINAGE PIPE
N.T.S.

Date 08-23-04
Drawn By S.D.
Check By A.L.H.
REV 04-06-09

CONSTRUCTION DETAILS

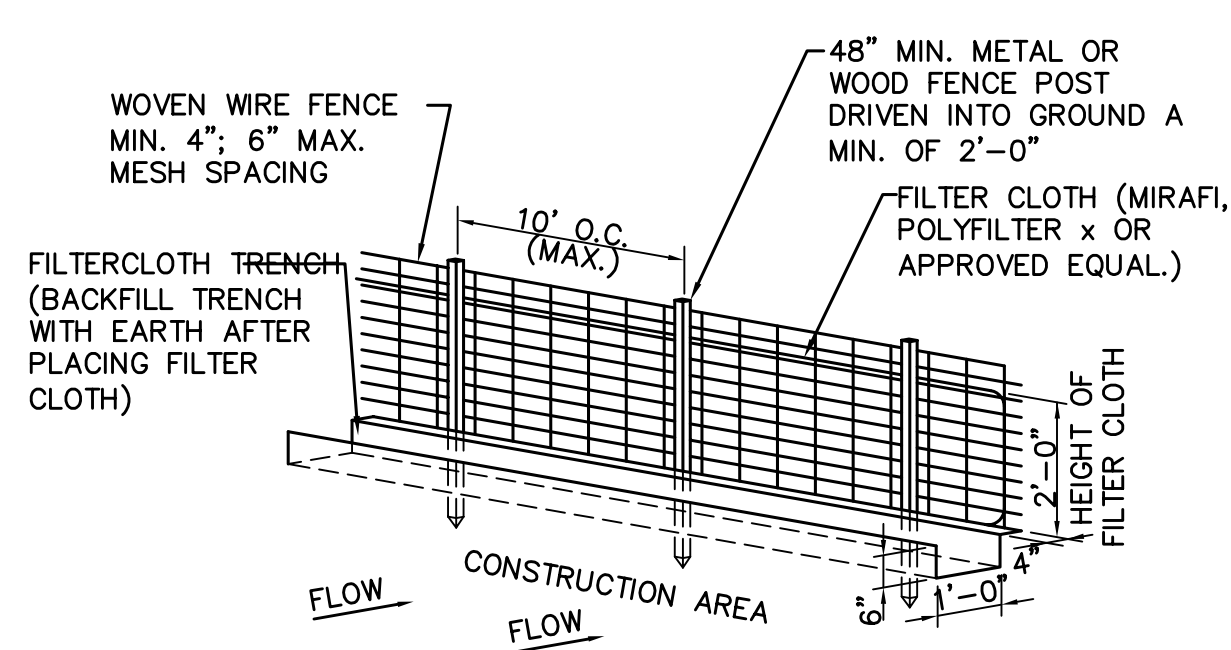
WRIGLEYVILLE SUBDIVISION
PHASE ONE, UNIT ONE
55th AVENUE & 36th STREET
GULFPORT, MISSISSIPPI

HARRIS HEINRICH
608 34th STREET, STE B
GULFPORT, MS 39507
adrian@harrisheinrich.com PH (228) 575-5200 FAX (228) 575-5201

Sheet

CD1

04-076.2&3

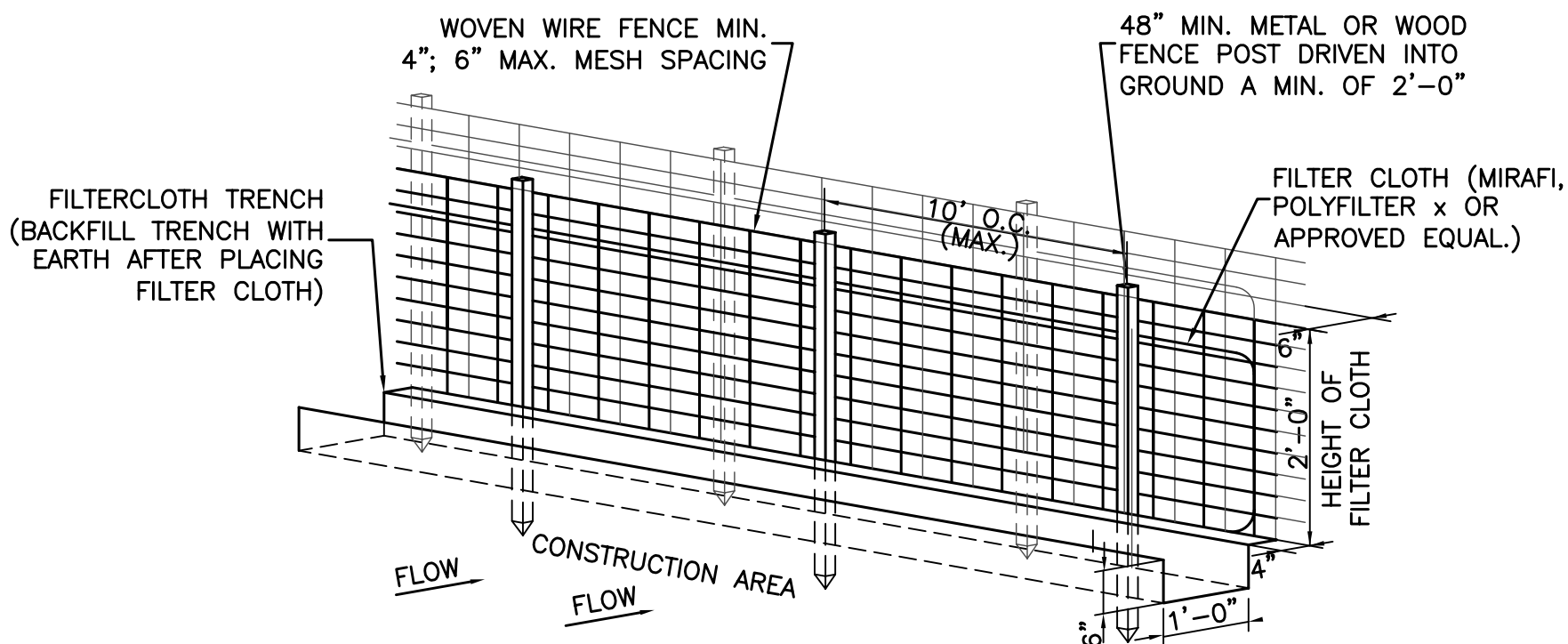


SINGLE LAYER SILT FENCE DETAIL

N.T.S.

CONSTRUCTION SPECIFICATIONS

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS BY USE OF WIRE TIES.
2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE BY USE OF WIRE TIES SPACED EVERY 24" X 24".
3. SILT FENCES TO BE INSTALLED IN LOCATIONS AS SHOWN ON THIS EROSION AND SEDIMENT CONTROL PLAN PRIOR TO BEGINNING OF CONSTRUCTION TO CONTROL SEDIMENT.
4. SILT FENCES TO BE MAINTAINED AND CLEANED AS NECESSARY TO MAINTAIN IN FUNCTIONAL CONDITION.
5. SILT FENCES TO BE REMOVED AND THE AREA TO BE RESTORED TO ITS NATURAL CONDITION WHEN PERMANENT EROSION AND SEDIMENT CONTROL PROCEDURES ARE EFFECTIVE.

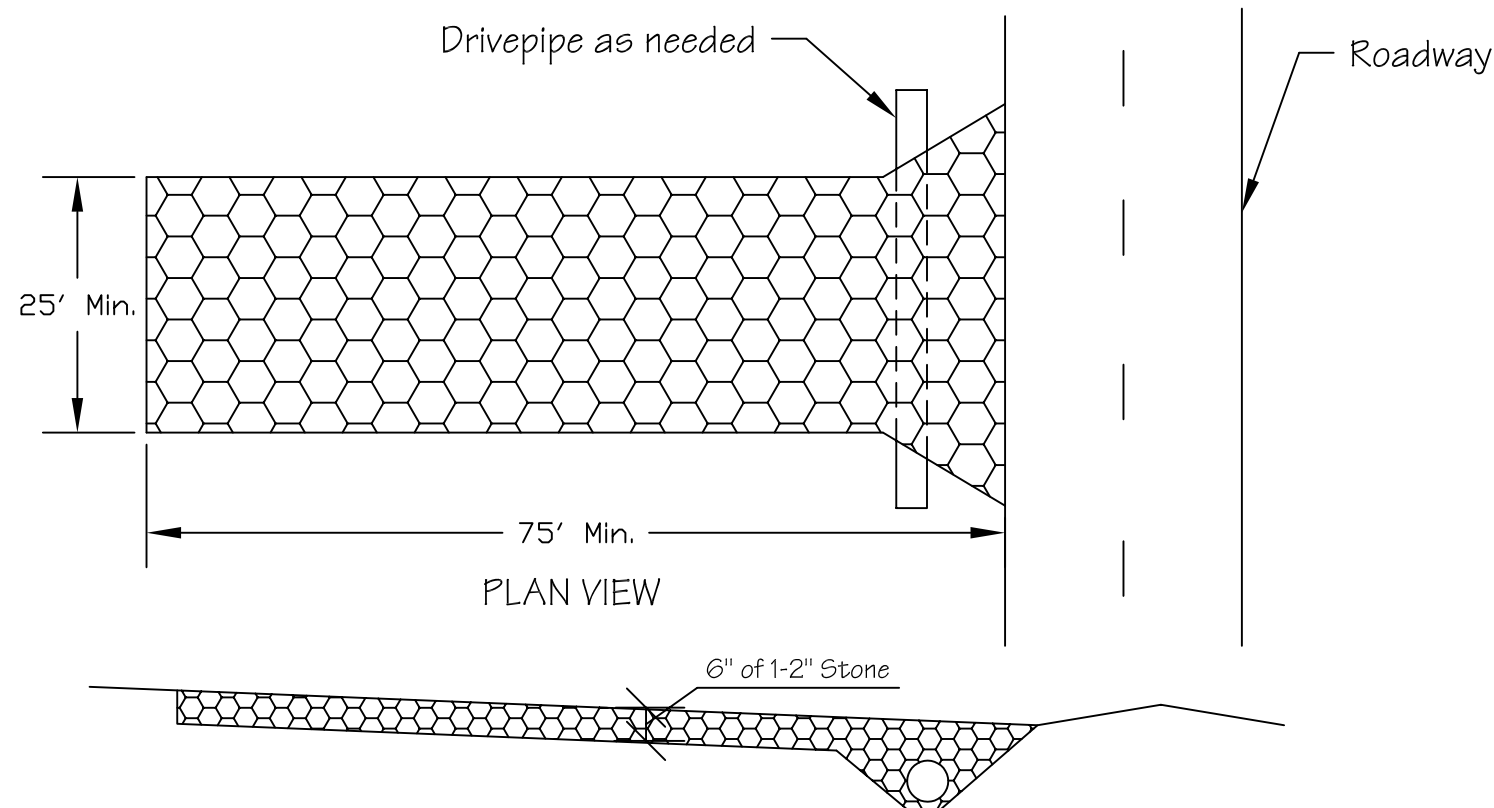


DOUBLE LAYER SILT FENCE DETAIL

N.T.S.

CONSTRUCTION SPECIFICATIONS

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS BY USE OF WIRE TIES.
2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE BY USE OF WIRE TIES SPACED EVERY 24" X 24".
3. SILT FENCES TO BE INSTALLED IN LOCATIONS AS SHOWN ON THIS EROSION AND SEDIMENT CONTROL PLAN PRIOR TO BEGINNING OF CONSTRUCTION TO CONTROL SEDIMENT.
4. SILT FENCES TO BE MAINTAINED AND CLEANED AS NECESSARY TO MAINTAIN IN FUNCTIONAL CONDITION.
5. SILT FENCES TO BE REMOVED AND THE AREA TO BE RESTORED TO ITS NATURAL CONDITION WHEN PERMANENT EROSION AND SEDIMENT CONTROL PROCEDURES ARE EFFECTIVE.

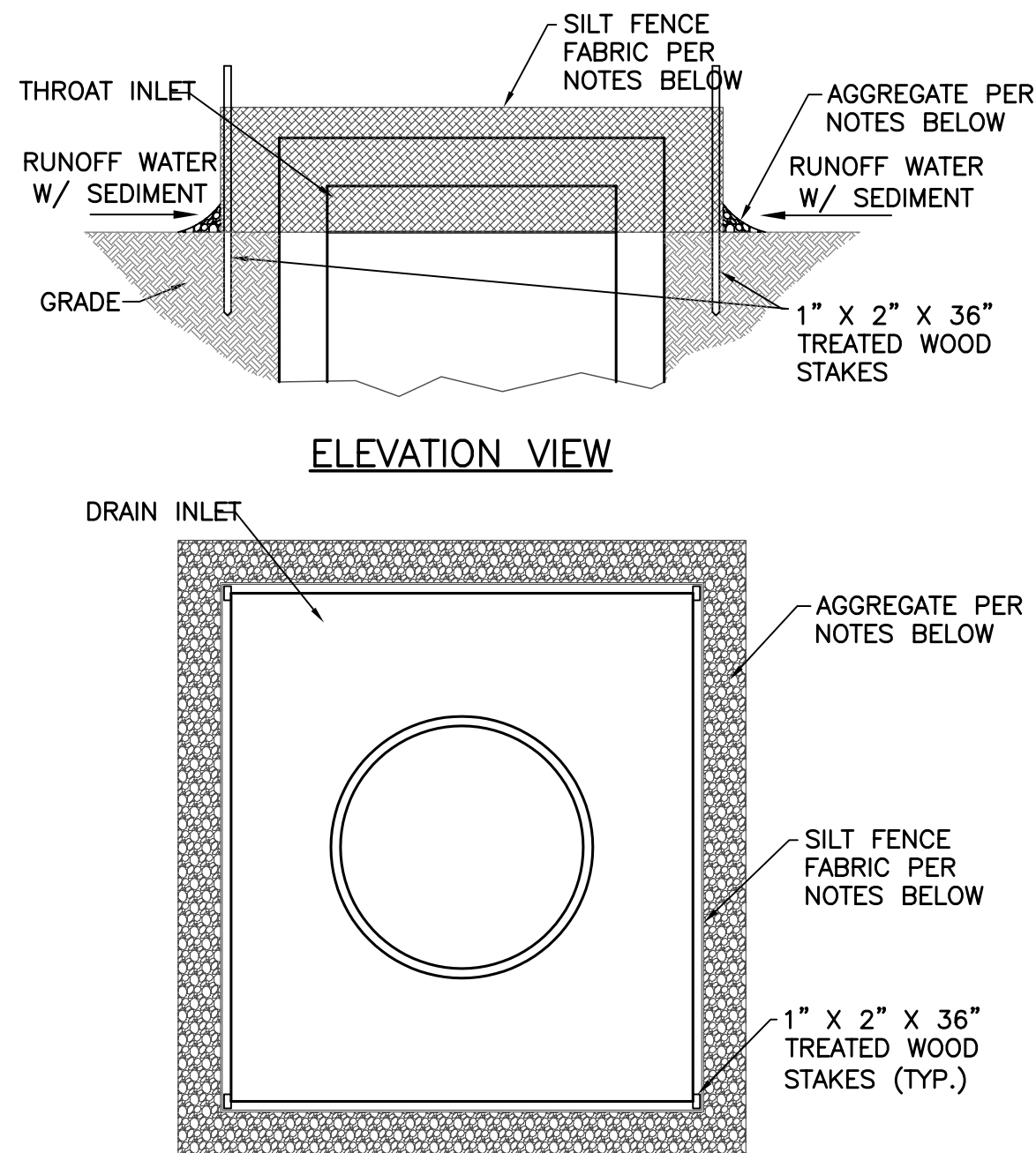


PROFILE

1. Stone Size - Two-inch stone shall be used, or recycled concrete equivalent.
2. Length - The construction entrance shall be as required to stabilize high traffic areas but not less than 50 ft.
3. Thickness - The stone layer shall be at least 6 in. thick.
4. Width - The entrance shall be at least 10 ft. wide, but not less than the full width at points where ingress or egress occurs.
5. Bedding - A geotextile shall be placed over the entire area prior to placing stone. It shall have a Grab Tensile Strength of at least 200 lb. and a mullen Burst Strength of at least 190 lb.
6. Culvert - A pipe or culvert shall be constructed under the entrance if needed to prevent surface water flowing across the entrance from being directed out onto paved surfaces.
7. Maintenance - Top dressing of additional stone shall be applied as conditions demand. Mud spilled, dropped, washed or tracked onto public roads, or any surface where runoff is not checked by sediment controls shall be removed immediately. Removal shall be accomplished by scraping or sweeping.
8. Construction Entrances shall not be relied upon to remove mud from vehicles and prevent off-site tracking. Vehicles that enter and leave the construction site shall be restricted from muddy areas.

CONSTRUCTION ENTRANCE DETAIL

N.T.S.



ELEVATION VIEW

PLAN VIEW

NOTES:

1. FENCE SHALL BE 10 OUNCE PER SQUARE YARD AND SHALL BE CUT FROM A CONTINUOUS ROLL TO AVOID JOINTS
2. STAKES SHALL BE 1" X 2" TREATED WOOD OR EQUIVALENT METAL WITHH A MINIMUM LENGTH OF 3 FEET.
3. STAPLES SHALL BE OF HEAVY DUTY WIRE AT LEAST 1/2" LONG.
4. STAKES SHALL BE SPACED AROUND PERIMETER OF THE INLET A MAXIMUM OF 3 FEET APART AND SECURELY DRIVEN INTO THE GROUND (MINIMUM OF 8").
5. A TRENCH SHALL BE EXCAVATED APPROXIMATELY 4" WIDE AND 4" DEEP AROUND THE OUTSIDE PERIMETER OF THE STAKES.
6. THE FABRIC SHALL BE STAPLED TO THE WOODEN STAKES, AND 8" OF THE FABRIC SHALL BE EXTENDED INTO THE TRENCH. THE HEIGHT OF THE FILTER BARRIER SHALL BE A MINIMUM OF 15" AND SHALL NOT EXCEED 18".
7. TRENCH SHALL BE 8" WIDE X 4" DEEP AND FILLED WITH DOT NO. 1 COARSE AGGREGATE TO PREVENT EROSION WHERE GRADE MEETS FENCE.

THROAT INLET SEDIMENTATION FILTER DETAIL

N.T.S.

WATER DETAILS

Date 08-23-04
Drawn By S.D.
Check By A.L.H.
REV 04-06-09

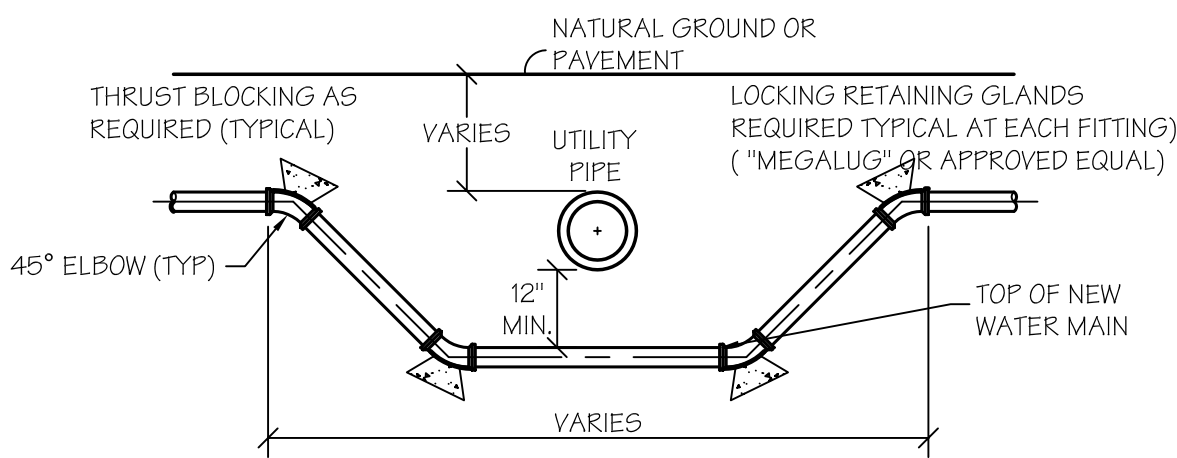
Sheet Title
CONSTRUCTION DETAILS

Project Title
WRIGLEYVILLE SUBDIVISION
PHASE ONE, UNIT ONE
55th AVENUE & 36th STREET
GULFPORT, MISSISSIPPI

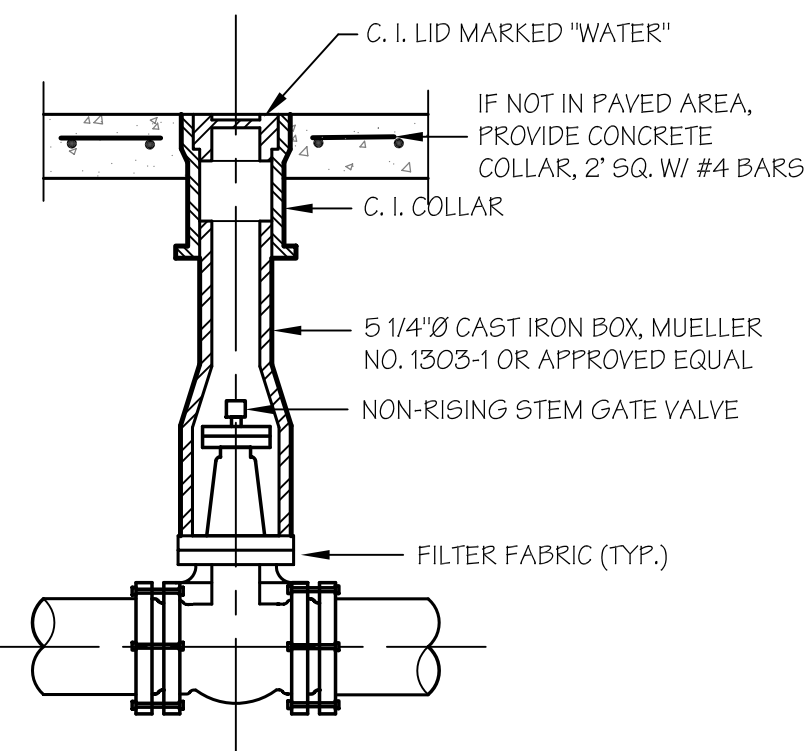
HARRIS HEINRICH
608 34th STREET, STE B
GULFPORT, MS 39507
adrian@harrisheinrich.com PH (228) 575-5200 FAX (228) 575-5201

Sheet
CD3

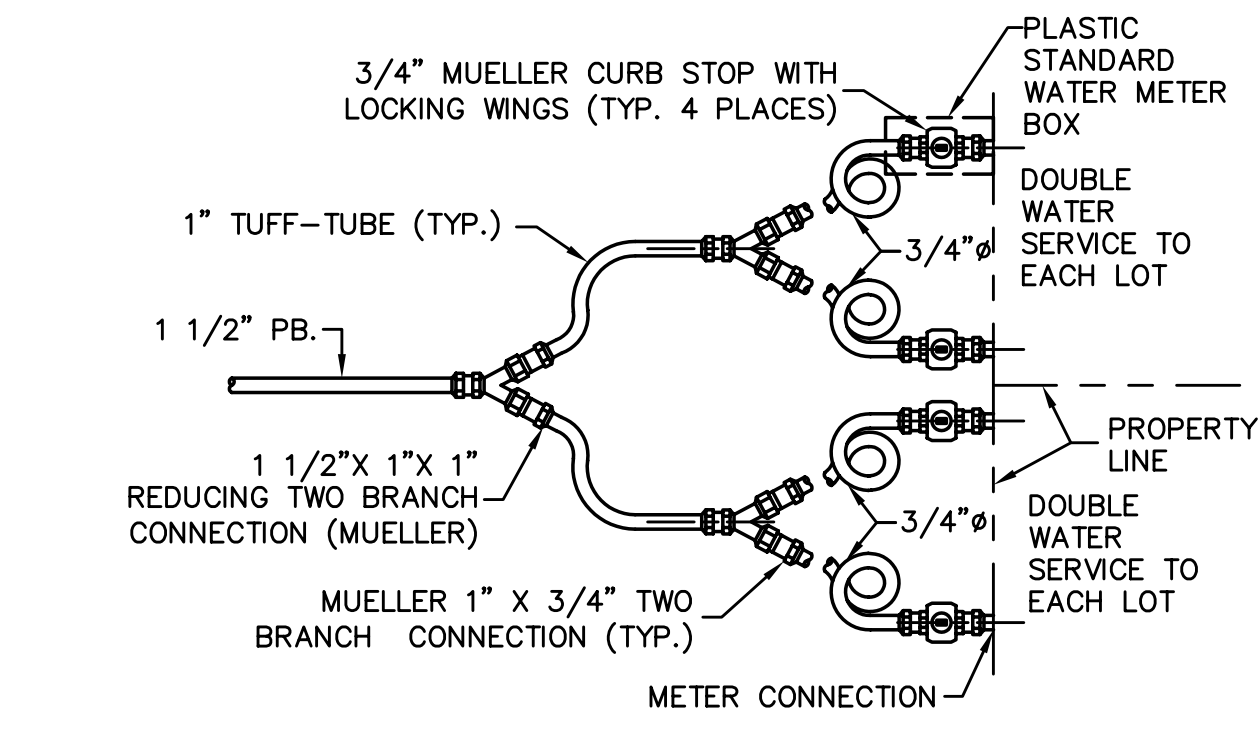
04-076.2&3



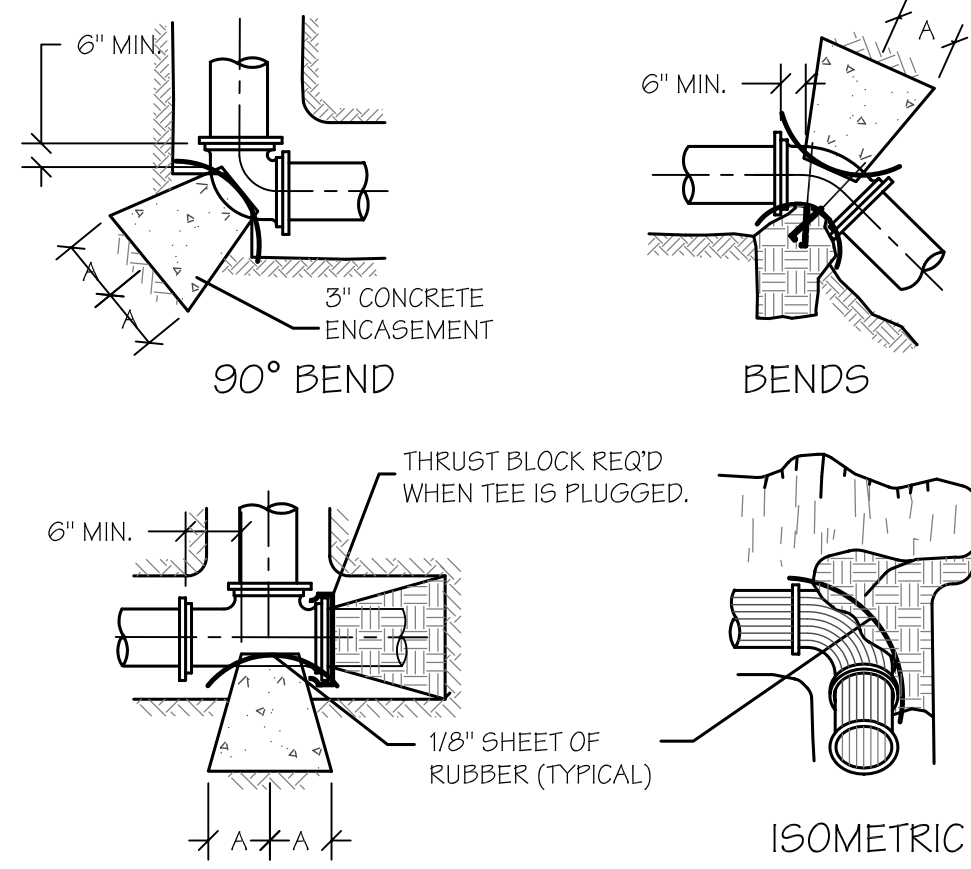
WATER MAIN ADJUSTMENT
N.T.S.



GATE VALVE BOX & COVER DETAIL
N.T.S.



TYPICAL WATER SERVICE CONNECTION DETAIL
N.T.S.



RE: General Plan 2112PC191, by agent Aaron Harris, tax parcels 0710K-01-039.000 & 0710K-01-034.000, Approval of General Plan for a 30-lot 3 outparcel subdivision (Wrigleyville Subdivision Phase One, Unit One & Two), Zoned R-2 (Single-family) Ward 1

The City of Gulfport Planning Commission will hold a public hearing to consider the above application at 4:30 P.M. on **Thursday, December 16, 2021**, in the Council Chambers at the Gulfport City Hall located at 2309 15th Street.

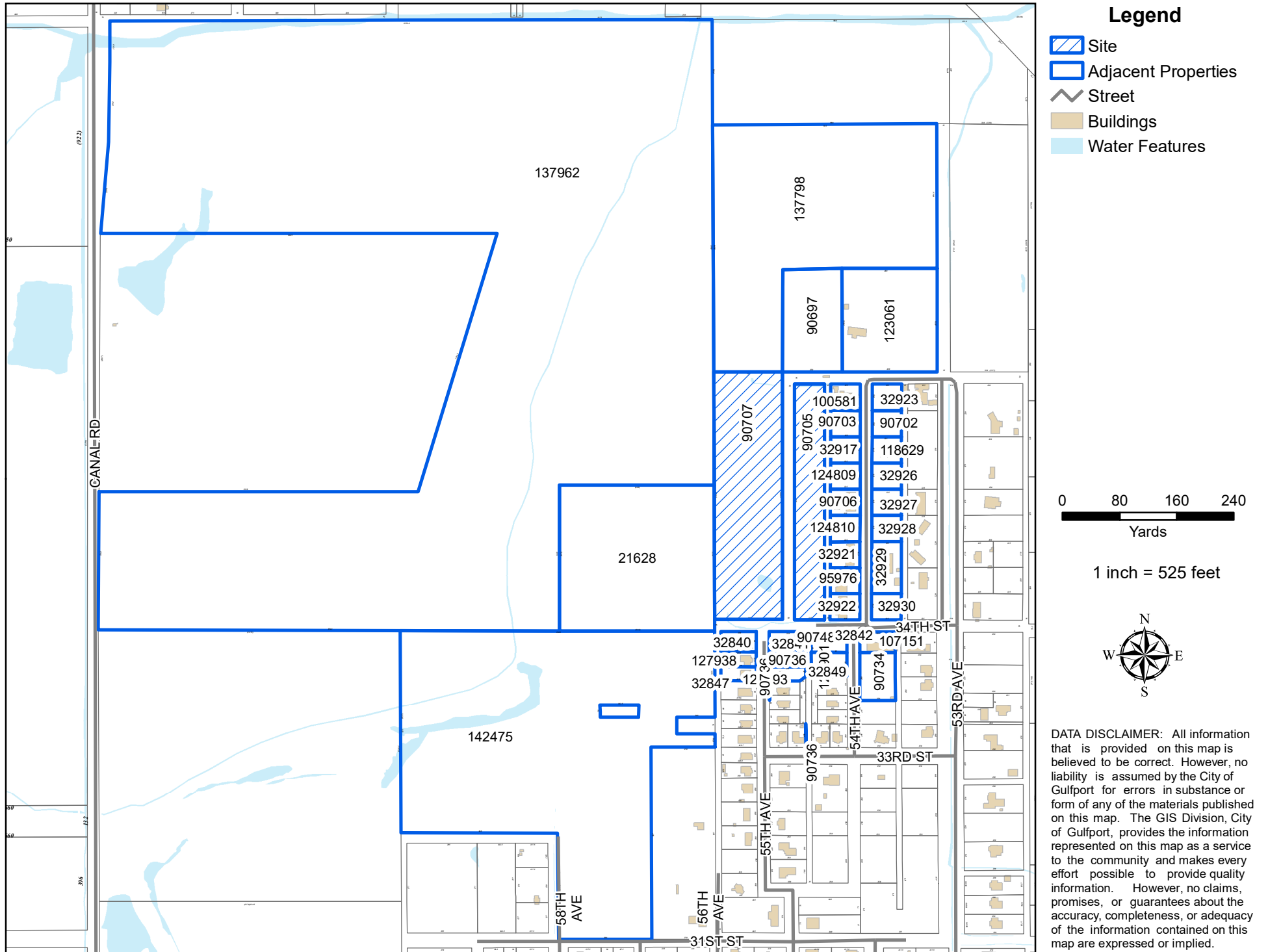
For more information, visit <http://www.gulfport-ms.gov/agendas.shtml> then click the City of Gulfport Planning Commission for **Thursday, December 16, 2021**. A map showing the location of the property involved is located at this website. If you have any questions or comments, please contact this office 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			Wrigleyville Development Co, Inc. (Owner)	3425 SW 128th AVE	MIAMI	FL	33175
Y			Aaron L. Harris (Agent)	210 S. SHORE DRIVE	MIRAMAR BEACH	FL	32550
Adjacent Property Owners							
	107151	0710N-02-016.001	AYCOCK DAVID L & DONNA J	5309 34TH ST	GULFPORT	MS	39501
N	32930	0710K-01-028.000	AYCOCK DAVID L & DONNA J	5309 34TH ST	GULFPORT	MS	39501
	90734	0710N-02-016.000	AYCOCK HELEN F	3310 54TH AVE	GULFPORT	MS	39501
	32928	0710K-01-030.000	COLLINS JEFFREY	18002 ALLEN RD	LONG BEACH	MS	39560
	32926	0710K-01-031.000	COOK ROBERT F & MAI D	26860 RIVER ROAD	CLOVERDALE	CA	95425
N	32927	0710K-01-031.001	COOK ROBERT F & MAI D	26860 RIVER ROAD	CLOVERDALE	CA	95425
	123061	0710K-01-019.001	EDWARDS KEITH D	5320 36TH ST	GULFPORT	MS	39501
N	90697	0710K-01-019.000	EDWARDS KEITH D	5320 36TH ST	GULFPORT	MS	39501
	90702	0710K-01-032.000	FOXWORTH JAKE MALCOLM	3412 54TH AVE	GULFPORT	MS	39501
	32841	0710N-02-028.000	GOMEZ JULIA MONSERRAT NIETO -ETAL-	16057 BILL BOND RD	SAUCIER	MS	39574
	90736	0710N-02-019.000	GRIFFIN JERALD L	1086 CARAGH ST	ROSEVILLE	CA	95747
	100581	0710K-01-033.001	HAFNER LARRY GLENN &	REVA ANNE MCKITHERN	GULFPORT	MS	39501
	142475	0710M-01-001.001	HOPE BETTY ARDENE ETAL	12227 PRESERVATION DR	GULFPORT	MS	39503
N	21628	0710L-01-002.000	HOPE BETTY ARDENE ETAL	12227 PRESERVATION DR	GULFPORT	MS	39503
	32921	0710K-01-036.000	KEMP WANDALETTE	3405 54TH ST	GULFPORT	MS	39501
	32847	0710N-02-030.000	KENNEDY JULIA M	3317 55TH AVE	GULFPORT	MS	39503
			MISS TRANSPORTATION COMMISSION C/O				
N	137962	0710L-01-001.001	RIGHT OF WAY (TITLE SECTION)		JACKSON	MS	39215
	137798	0710K-01-019.002	MISSISSIPPI TRANSPORTATION COMM	RIGHT OF WAY DIVISION	JACKSON	MS	39215
	118629	0710K-01-032.002	NILSEN DONALD & DAWN	2698 SANCTUARY DR	BULLHEAD CITY	AZ	86442
	32929	0710K-01-029.000	NORRIS GERALD L	3402 -54TH AVENUE	GULFPORT	MS	39507
	90703	0710K-01-033.000	PICKART JILLIAN NICOLE	3415 54TH AVE	GULFPORT	MS	39501
	95976	0710K-01-037.001	RGEORGEANN LLC	1512 12TH AVE	FRANKLINTON	LA	70438
N	32922	0710K-01-037.000	RGEORGEANN LLC	1512 12TH AVE	FRANKLINTON	LA	70438
	126193	0710N-02-019.001	SAUCIER SHANNON D	3316 55TH AVENUE	GULFPORT	MS	39501
	32923	0710K-01-032.001	STATE OF MISS 2018	P O BOX 136	JACKSON	MS	39205
	124809	0710K-01-035.001	SWANIER OLIVER	407 RUSSELL AVE	LONG BEACH	MS	39560
	90706	0710K-01-035.000	SWANIER OLIVER	P O BOX 481	LONG BEACH	MS	39560
N	124810	0710K-01-035.002	SWANIER OLIVER	407 RUSSELL AVE	LONG BEACH	MS	39560
	32849	0710N-02-018.000	THOMAS RICARDO S & VENITA M	12223 THREE RIVERS RD	GULFPORT	MS	39503
N	32842	0710N-02-017.000	THOMAS RICARDO S & VENITA M	12223 THREE RIVERS RD	GULFPORT	MS	39503

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
	32917	0710K-01-034.000	TOLAR TERRY & EILERMANN JANET	2620 RUE PALAFOX	BILOXI	MS	39531
	127938	0710N-02-030.001	WATSON GERALD E JR	1811 FLINT CREEK COURT	SAN JOSE	CA	95148
	32840	0710N-02-029.000	WHITE LORRAINE	3325 55TH AVE	GULFPORT	MS	39501
	90705	0710K-01-034.001	WRIGLEYVILLE DEVELOPMENT CO INC	3425 SOUTHWEST 128 AVE	MIAMI	FL	33175
N	90707	0710K-01-039.000	WRIGLEYVILLE DEVELOPMENT CO INC	3425 SOUTHWEST 128AVE	MIAMI	FL	33175

2112PC191

General Subdivision Plan



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:

IPL0050876

Order Status:

Submitted

Classification:

Legals & Public Notices

Package:

BLX - Legal Ads

Final Cost:

47.76

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

November 23, 2021 10:34:15 PM EST

Amount:

47.76

SCHEDULE FOR AD NUMBER IPL00508760

December 1, 2021

SunHerald (Biloxi)

PREVIEW FOR AD NUMBER IPL00508760

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 PM., Thursday, December 16, 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.

Planning Commission Approval 2112PC182, by owner Greg Stanford, tax parcel 0910H-02-061.000, Requests home occupation for special needs office, 928 Courthouse Rd Unit 3, Zoned R-2 (Single-family), Ward 4

Zoning Map Amendment 2112PC187, by owner Linda Goodwin, tax parcel 1011D-01-038.000, Request to rezone from T6 (Urban Core Zone) to T4+ (General Urban Zone "Plus"), 156 Oleander Dr, Ward 2

Planning Commission Approval 2112PC188, by owner Clentiss R. Bridges Sr, tax parcel 0808H-02-088.070, Request home occupation of event planner administration office use, 12035 Carnegie Ave, Zoned R-1-7.5 (Single-family), Ward 6

Zoning Map Amendment 2112PC190, by agent Robert Knesal, tax parcels 1010G-03-016.001 & 1010G-03-016.000, request to rezone from T4+ (General Urban Zone "Plus") to T6 (Urban Center Zone), 2001 E Pass Rd, Ward 2

General Plan 2112PC191, by agent Aaron Harris, tax parcels 0710K-01 039.000 & 0710K-01-034.000, Approval of General Plan for a 30-lot 3 outparcel subdivision (Wrigleyville Subdivision Phase One, Unit One & Two), Zoned R-2 (Single-family) Ward 1

General Plan 2112PC193, by agent Robert K. Riemann, tax parcel 0808O-02-016.000, 0808O-02-019.000, 0808O-02-015.000, Approval of General plan for 63-lot subdivision (Southern Breeze Estates), Dedeaux Road, Zoned R-1-5 (Single-family) and B-2 (General business), Ward 5

Planning Commission Approval 2112PC196, by agent Fountain & Associates, tax parcels 0808E-04-004.000 & 0808E-04-004.003, Request a warehouse use, Hwy 49, Zoned B-4 (Highway business), Ward 7

Planning Commission Approval 2112PC198, by owner Guy Wells, (Church Street Ministries), tax parcel 0811H-05-101.000, Request for permitted use of Private Lodge, 1400 20th St., Zoned R-2 (Single-family), Ward 3.

This the 23rd day of November 2021
Keith Williams, Chairman
City of Gulfport Planning Commission
W00000000
Publication Dates

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

MEMORANDUM

To: City of Gulfport Planning Commission

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: December 16, 2021

Re: General Plan 2112PC193:

General Plan 2112PC193, by agent Robert K. Riemann, tax parcels 0808O-02-016.000, 0808O-02-019.000, 0808O-02-015.000, Approval of General plan for 63-lot subdivision (Southern Breeze Estates), Dedeaux Road, Zoned R-1-5 (Single-family) and B-2 (General business), Ward 5

Technical Report

*General Plan
(Sothorn Breeze Estates)*

GENERAL INFORMATION

Case File Number: 2112PC193

Hearing Date: December 16, 2021

Current Zoning/Use: R-1-5 and B-2 / Vacant Property

Legal: General Plan 2112PC193, by agent Robert K. Riemann, tax parcel 0808O-02-016.000, 0808O-02-019.000, 0808O-02-015.000, Approval of General plan for 63-lot subdivision (Southern Breeze Estates), Dedeaux Road, Zoned R-1-5 (Single-family) and B-2 (General business), Ward 5

TECHNICAL DETAILS

The applicant requests approval of a General Plan to create a new 63-lot 19.95-acre residential subdivision, named Southern Breeze Estates Subdivision, on tax parcel 0808O-02-016.000, 0808O-02-019.000, 0808O-02-015.000, zoned R-1-5 (Single-family) and B-2 (General Business).

Regulations state that the minimum property size for new single-family home in this zoning district is 5,000 square feet with a front yard setback of 15 feet, a side setback of 6 feet and rear yard setback of 8 feet with a lot width of 60 feet at the building setback line. In review of the General Plan, there is a city right-of-way running through the middle of the property, therefore, the applicant must vacate the existing right-of-way/easement that runs through the property through the City of Gulfport Legal Department and must provide appropriate documentation of the right-of-way vacation. Applicant has not submitted the necessary documentation of alley vacation. Street access are connected to existing roadways and provides an ingress and egress off Dedeaux Road and Tanner Road.

The proposed parcels are located adjacent to existing city rights-of-way, are protected by Gulfport Fire and Police, and will have capacity for city water and sewer. However, the applicant has not submitted a copy of the required covenants.

Any approval should consider these conditions:

1. All construction shall comply with all City Building Codes and Ordinances.
2. The applicant must vacate the existing right-of-way/easement that runs through the property through the City of Gulfport Legal Department and must provide appropriate documentation of the right-of-way vacation.
3. Need construction plans at the time of permitting.

DEPARTMENTAL CONDITIONS

Engineering: Conditions. Memo dated 12/6/21.

DJH

Technical Report

General Plan

(Sothorn Breeze Estates)

1. The existing right-of-way/easement that runs through the property through the City of Gulfport Legal Department and must provide appropriate documentation of the right-of-way vacation.

Public Works:

See engineering notes. Memo dated 12/6/21.

Traffic and Safety:

Need construction plans at the time of permitting. Memo dated 12/6/21.

Building Code Services:

All construction shall comply with all City Building Codes and Ordinances. Memo dated 12/6/21.

GIS:

No condition. Memo date 12/3/21.

Police Department:

No conditions. Memo dated 12/6/21.

Fire Department:

No conditions. Memo dated 11/30/21.

City Arborist:

The live oak on the property need to be protected and preserved. Memo dated 11/30/2021.

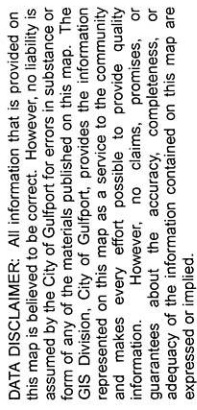
DIRECTOR APPROVAL

This report has been reviewed and approved by:



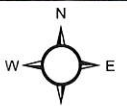
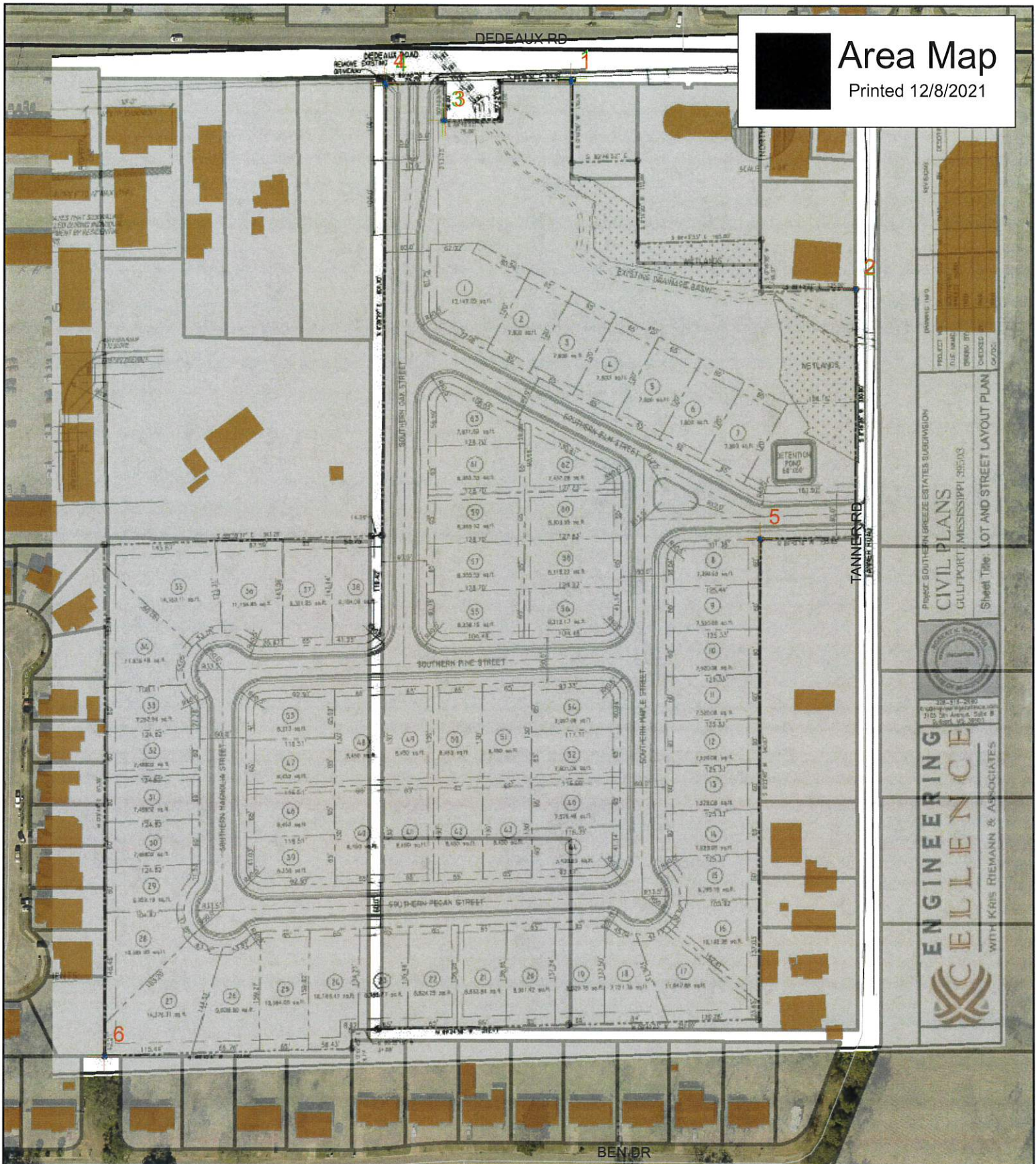
Greg Pietrangelo
Director of Urban Development Department

h.v



Area Map

Printed 12/8/2021

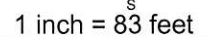
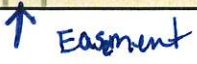
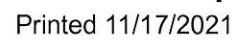


1 inch = 170 feet

	Minor Arterial	Capture.JPG
	Minor/Residential	RGB
	WaterFeatures	Red: Band_1
	Parcels	Green: Band_2
		Blue: Band_3

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.



- 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.

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.

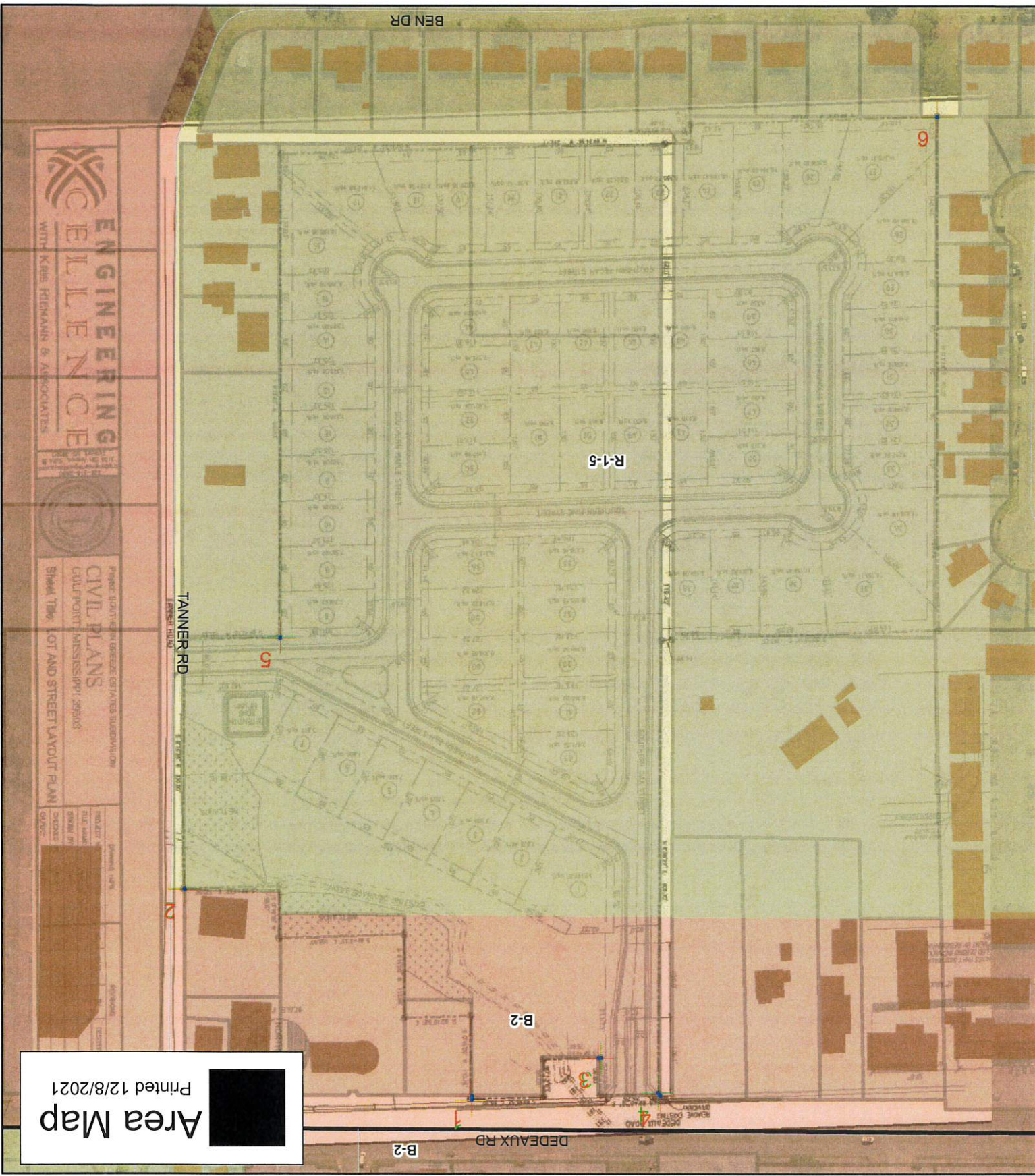
 Blue: Band_3
 Green: Band_2
 Red: Band_1

 Parcels
 Water/Features
 Minor/Residential
 Minor Arterial

Capture.JPG
RGB

 N
 E
 S
 W

1 inch = 170 feet





Area Map
Printed 12/8/2021

ENGINEERING
CIVIL ENGINE
WITH KIRK FREEMAN & ASSOCIATES

PROJECT: SOUTH BAY GREENE GREENE SUBDIVISION
CIVIL PLANS
GULFPORT, MISSISSIPPI, 39201
Sheet Title: LOT AND STREET LAYOUT PLAN

DESIGNED BY: [Name]
CHECKED BY: [Name]
DATE: [Date]

December 8, 2021

Mr. Greg Holmes, Planning Administrator
Urban Development Department
City of Gulfport
1410 24th Avenue
Gulfport, MS 39501
(228) 868-5710

Re: Southern Breeze Estates Subdivision – No Residential District Housing in the B-2 Zone

Dear Mr. Holmes:

This letter will stand to clarify that the design of the above referenced subdivision does NOT include any residential district housing in the B-2 Zone.

Thanks for your help with this and let us know if you have any questions or if any changes are needed.

If you need any further information or have any questions, please contact me at (228) 518-2980 or kris@engineeringxcellece.com.

Sincerely,

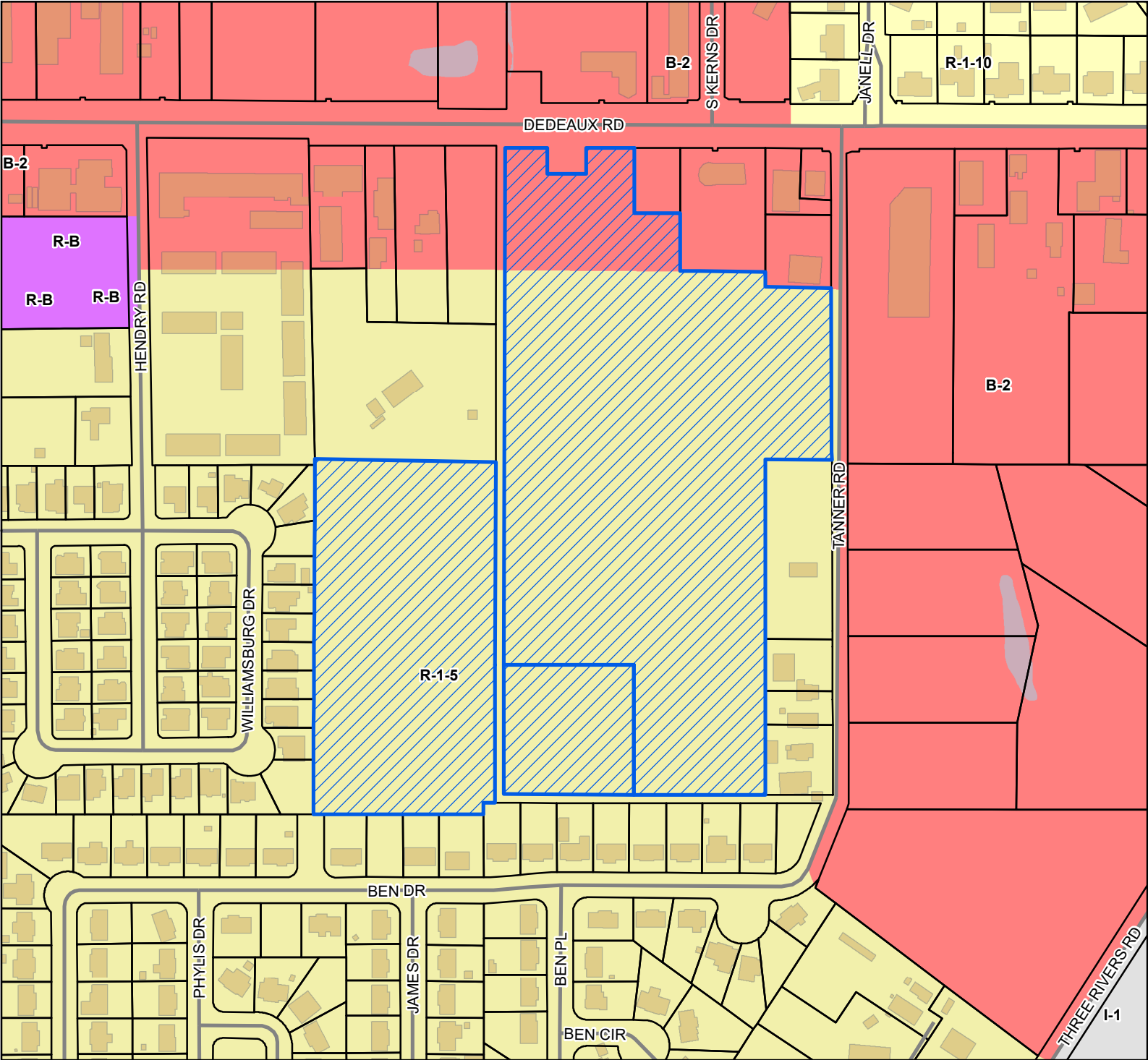


Robert K. Riemann, P.E.

President/Owner

Engineering Xcellence, PLLC





Legend

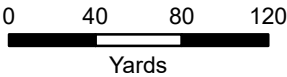
- Site
- Street
- Parcels
- Buildings
- Water Features

Zoning

- B-2 - General Business District
- I-1 - Light Industry District
- R-1-10 - Single Family Residence (Low Density)
- R-1-5 - Single Family Residence District (Medium Density)
- R-B - Residence-Business District

Site Information

08080-02-016.000
 08080-02-019.000
 08080-02-015.000
 Zoning: R-1-5 (Single-family)
 B-2 (General Business)
 Size: 19.45 acres



1 inch = 267 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

Property Information

TAX PARCEL #	0	8	0	8	0	-	0	2	-	0	1	6	●	0	0	0
	0	8	0	8	0	-	0	2	-	0	1	9	●	0	0	0
	0	8	0	8	0	-	0	2	-	0	1	5	●	0	0	0

For Staff Use Only
Case File #: 2112pc193
Date Received: 11-02-21
Receipt #: _____
Received By: _____
Zoning: R-1-5
Ward: 5 Flood: X
Size: _____

(If necessary, use separate sheet of paper)

Address of Property Involved: Dedeaux Road and Tanner Road

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

General Location: South of Dedeaux Road, East of Highway 49, West of Three Rivers

GENERAL DESCRIPTION OF REQUEST:

New 63 Lot Subdivision in the same lots as a previous FEMA Hurricane Katrina Trailer Park

Zoning to remain unchanged - R1-5. Lot Sizes from 6700 sq. ft to 14,300 sq. ft.

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

Blessed Investment Team LLC

Printed Name Of Owner
PO Box 2353

Mailing Address
Gulfport, MS 39505

City State Zip code
228-860-2203

Home Phone Work/Cell Phone
wcbuildersms@gmail.com

Email

Signature Of Owner

AGENT

Robert K. Riemann, P.E.

Printed Name Of Agent
3103 5th Avenue, Suite B

Mailing Address
Gulfport, MS 39501

City State Zip code
228-518-2980

Home Phone Work/Cell Phone
kris@engineeringexcellence.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.

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) GREG WILLIAMS

ADDRESS (STREET, CITY, STATE, ZIP CODE) P.O. Box 565 SAUCIER MS 39574

PHONE # (H) _____ (W) 228-297-2216

TAX PARCEL NUMBER(S) OWNED 08080-02-016.000

SIGNATURE: [Signature]

NAME OF OWNER (PRINT) GREG WILLIAMS

ADDRESS (STREET, CITY, STATE, ZIP CODE) P.O. Box 565 SAUCIER MS 39574

PHONE # (H) _____ (W) 228-297-2216

TAX PARCEL NUMBER(S) OWNED 08080-02-019.000

SIGNATURE: [Signature]

NAME OF OWNER (PRINT) GREG WILLIAMS

ADDRESS (STREET, CITY, STATE, ZIP CODE) P.O. Box SAUCIER MS 39574

PHONE # (H) _____ (W) 228-297-2216

TAX PARCEL NUMBER(S) OWNED 08080-02-015.000

SIGNATURE: [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: ROBERT K. RIEMANN, P.E.



Designation of Agent

I, Nelson Dwayne Carr, being owner of the property 08080-02-016.000
PRINT NAME 08080-02-019.000
which is the subject of this application hereby authorize Robert K. Riemann PE to act as my 08080-02-015.000
PRINT NAME ROBERT K. RIEMANN PE
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.

[Signature]
Signature

2/Nov. 2021
Date

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 2nd day of November, 2021

Hannah McDougall
Notary Public

11.2.24
Commission Expiration





[Signature] 1st Judicial District
Instrument 2021-9049 - D-J1
Filed/Recorded 06/28/2021 8:00 AM
Total Fees \$ 26.00
4 Pages Recorded

PREPARED BY:
LAURA F. PAULK, PLLC
16127 Orange Grove Road
Gulfport, MS 39503
228-831-1818
LFP File No.: R2107400
MS Bar No.: 10733

STATE OF MISSISSIPPI
COUNTY OF HARRISON

INDEXING INSTRUCTIONS: Pol in the NE 1/4 of the SW 1/4 of Section 10-7-11, Harrison County, Mississippi

WARRANTY DEED

For and in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid this date, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged,

Penny Ladner Rovick, also known as Penny Louise Rovick, also known as Penny L. Ladner, 2510 HWY 53, Perkinston, Mississippi 39573, (228) 697-1871 and Ryan D. Rovick, 4476 CR 4343 Lot 9 Aransas Pass, TX 78336 (205) 746-6633, Grantors

do hereby sell, convey and warrant unto,

Blessed Investments Team, LLC, a Mississippi Limited Liability Company, Post Office Box 2353, Gulfport, MS 39503, (228) 860-2203, Grantee,

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

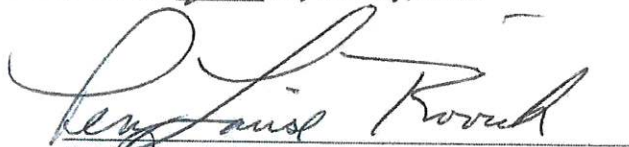
See the attached Exhibit "A" for the legal description.

This conveyance is made expressly subject to any and all restrictive covenants, rights-of-

way, easements, and mineral reservations and any other rights now of record which effect the above described property.

The property conveyed herein is no part of the homestead of the Grantors.

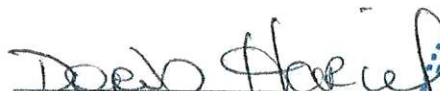
WITNESS MY SIGNATURE, this the 26 day of May, 2021.


PENNY LOUISE ROVICK

STATE OF Mississippi
COUNTY OF Hancock

Personally appeared before me, the undersigned Notary Public in and for the above named jurisdiction, the within named, PENNY LOUISE ROVICK, who acknowledged that she signed and delivered the above and foregoing instrument.

Given under my hand and seal, this the 26th DH. day of May, 2021.


NOTARY PUBLIC



My Commission Expires:

2-5-22

WITNESS MY SIGNATURE, this the 23 day of June, 2021.

Ryan D. Rovick
RYAN D. ROVICK

STATE OF TEXAS

COUNTY OF NUECES

Personally appeared before me, the undersigned Notary Public in and for the above named jurisdiction, the within named, RYAN D. ROVICK, who acknowledged that he signed and delivered the above and foregoing instrument.

Given under my hand and seal, this the 23rd day of June, 2021.

Judy Elizabeth Rodriguez
NOTARY PUBLIC

My Commission Expires:



EXHIBIT "A"

TRACT II: (Parcel No. 08080-02-016.000)

A parcel of land situated in the Northeast quarter of the Southwest quarter of Section 10, Township 7 South, Range 11 West, City of Gulfport, Harrison County, Mississippi said being part of Blocks 14 and 15, Resurvey of Pecan Grove Truck Farms and being further described as follows:

Commencing at a 1/2 inch iron rod found denoting the intersection of the West right of way line of 1st Avenue as per the recorded plat of the Resurvey of Pecan Grove Truck Farms in Plat Book 3 at Page 211 with the existing South right of way line of Dedeaux Road, said rod also being the Northeast corner of the property belonging, now or formerly, to Jeffery and Rita Buck as per Instrument #2005-21506-D-J1; thence run along said South right of way South 89 degrees 46 minutes 52 seconds East for a distance of 15.00 feet to a 1/2 inch iron rod set on the East right of way line of 1st Avenue and the Point of Beginning; thence continue along said South right of way line run South 89 degrees 46 minutes 52 seconds East for a distance of 75.26 feet to a 1/2 inch iron rod set; thence run South 00 degrees 13 minutes 08 seconds West for a distance of 50.00 feet to a 1/2 inch iron rod set; thence run South 89 degrees 46 minutes 52 seconds East for a distance of 75.00 feet to a 1/2 inch iron rod set; thence run North 00 degrees 13 minutes 08 seconds East for a distance of 50.00 feet to a 1/2 inch iron rod set; thence run South 89 degrees 46 minutes 52 seconds East for a distance of 96.10 feet to a 1/2 inch iron rod set; thence departing said South right of way line run South 00 degrees 16 minutes 20 seconds West for a distance of 110.79 feet to a 1/2 inch iron rod set; thence run South 89 degrees 46 minutes 52 seconds East for a distance of 87.00 feet to a 1/2 inch iron rod set; thence run South 00 degrees 16 minutes 20 seconds West for a distance of 110.89 feet to a 1/2 inch iron rod set; thence run South 89 degrees 43 minutes 23 seconds East for a distance of 165.00 feet to a 1/2 inch iron rod set; thence run South 00 degrees 16 minutes 38 seconds West for a distance of 69.37 feet to a 1/2 inch iron rod set; thence run South 89 degrees 43 minutes 22 seconds East for a distance of 126.00 feet to a 1/2 inch iron rod set on the West right of way line of Tanner Road; thence run along said West right of way line South 00 degrees 16 minutes 38 seconds West for a distance of 330.00 feet to a 1/2 inch iron rod set; thence departing said right of way line run North 89 degrees 42 minutes 10 seconds West a distance of 125.83 feet to a 1/2 inch iron rod set; thence run South 00 degrees 23 minutes 48 seconds West for a distance of 640.67 feet to a 1/2 inch iron rod set; thence run North 89 degrees 43 minutes 23 seconds West for a distance of 252.00 feet to a 1/2 inch iron rod set; thence run North 00 degrees 33 minutes 47 seconds East for a distance of 250.00 feet to a 1/2 inch iron rod set; thence North 89 degrees 43 minutes 23 seconds West for a distance of 252.00 feet to a 1 1/2 inch iron pipe found; thence run North 00 degrees 35 minutes 27 seconds East for a distance of 1011.36 feet to the Point of Beginning. Said property being one and the same as Parcel A as described in Instrument Number 2016 9017D-J1 as recorded in the office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi. Said property is one and the same as Parcel "A" as described in Instrument Number 2016 9017 D-J1 as filed in the Office of the Chancery Clerk of Harrison County, Mississippi, First Judicial District.



1st Judicial District
Instrument 2021-9051 - D-J
Filed/Recorded 06/28/2021 8:01 AM
Total Fees \$ 28.00
3 Pages Recorded

PREPARED BY:

Law Offices of
LAURA F. PAULK, PLLC
16127 Orange Grove Road
Gulfport, MS 39503
228-831-1818
LFP File No.: 2107400
MS Bar No.: 10733

Return To:

Law Offices of
LAURA F. PAULK, PLLC
16127 Orange Grove Road
Gulfport, MS 39503
228-831-1818
LFP File No.: 2107400

STATE OF MISSISSIPPI

COUNTY OF HARRISON

WARRANTY DEED

For and in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid this date, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged,

Ernest E. Ladner and Vonnice L. Ladner as Trustees of The Ernest E. Ladner and Vonnice L. Ladner Revocable Living Trust, Grantor
2510 HWY 53
Perkinston, MS 39573
228-234-2370

do hereby sell, convey and warrant unto

Blessed Investments Team, LLC, a Mississippi Limited Liability Company, Grantee
P.O. Box 2353
Gulfport, MS 39505
228-860-2203,

the following described land and property being located in Harrison County, Mississippi, more particularly described as follows:

(See Exhibit A attached)

INDEXING INSTRUCTIONS: S 250' of Lots 6 & 7, Blk 15, Pecan Grove Truck Farms Addition Resurvey; Pol in E 1/2 of SE 1/4 of NW 1/4 of SW 1/4 of Sec. 10-7-11, Harrison Co., MS

It is agreed and understood that the taxes for the current year have been prorated as of this date on an estimated basis and are assumed by the Grantee. When said taxes are actually determined, if the proration as of this date is incorrect, the Parties hereto agree to pay on the basis of an actual proration.

This conveyance is made expressly subject to any and all restrictive covenants, rights-of-way,

casements, and mineral reservations and any other rights now of record which effect the above described property.

WITNESS MY SIGNATURE, this the 25th day of June, 2021.

The Ernest E. Ladner and Vonnice L. Ladner
Revocable Living Trust

Ernest E. Ladner
By: Ernest E. Ladner, Trustee

Vonnice L. Ladner
By: Vonnice L. Ladner, Trustee

STATE OF MISSISSIPPI

COUNTY OF HARRISON

Personally appeared before me, the undersigned Notary Public in and for the above named jurisdiction, the within named, Ernest E. Ladner and Vonnice L. Ladner, who acknowledged that they are the Trustees of The Ernest E. Ladner and Vonnice L. Ladner Revocable Living Trust, and that individually and in said representative capacity as Trustees of The Ernest E. Ladner and Vonnice L. Ladner Revocable Living Trust, as its act and deed, they executed the above and foregoing instrument on the day and year therein stated, after first having been duly authorized by said trust so to do.

Given under my hand and seal, this the 25th day of June, 2021.

Candace M. Dye
NOTARY PUBLIC

My Commission Expires:



EXHIBIT A

LEGAL DESCRIPTION

TRACT I: (Parcel No. 0808O-02-015.000 and Parcel No. 0808O-02-019.000)

The South 250 feet of Lots 6 and 7, Block 15, Pecan Grove Truck Farms Addition Resurvey, 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.

AND ALSO: The East 1/2 of the SE 1/4 of the NW 1/4 of the SW 1/4 of Section 10, Township 7 South, Range 11 West, LESS AND EXCEPT therefrom the right of way now used as a public road, said property being situated in the First Judicial District of Harrison County, Mississippi. (This "And Also" description is specifically for Parcel No. 0808O-02-019.000)

TOGETHER WITH an exclusive, perpetual easement for ingress and egress over the following described property:

The West 35 feet of Lots 5 and 6, Block 14 and the West 35 feet of Lot 5 and the West 35 feet of the North 65 feet of Lot 6, Block 15 of the Re-Survey of Pecan Grove Truck Farm Addition in Section 10, Township 7 South, Range 11 West, Harrison County, Mississippi in Plat Book 6 at Page 21 (Copy Book 3 at Page 211) on file in the office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi.

LESS AND EXCEPT that portion of the above described property lying within the new right of way of Dedeaux Road.

LESS AND EXCEPT the South 24.09 feet of the East 10 feet of the West 35 feet of Lot 5, Block 14 and the North 41.42 feet of the East 10 feet of the West 35 feet of Lot 6, Block 14, Re-Survey of Pecan Grove Truck Farm Addition, City of Gulfport, Harrison County, Mississippi.



CONSTRUCTION PLANS FOR
SOUTHERN BREEZE ESTATES
SUBDIVISION
DEDEAUX ROAD & TANNER ROAD
GULFPORT, MISSISSIPPI 39503

CITY OF GULFPORT
HARRISON COUNTY, MISSISSIPPI
PROJECT NO. 09-2021-020



Robert K. Riemann, P.E.

3103 5th Avenue, Suite B
Gulfport, MS 39501
(228) 518-2980

kris@engineeringexcellence.com



OWNERS

WAYNE CARR
GREG WILLIAMS

ENGINEERING STAGE

	Date
20% Review	9/22/21
60% Review	10/1/21
Final Approval	
Ready for Construction	

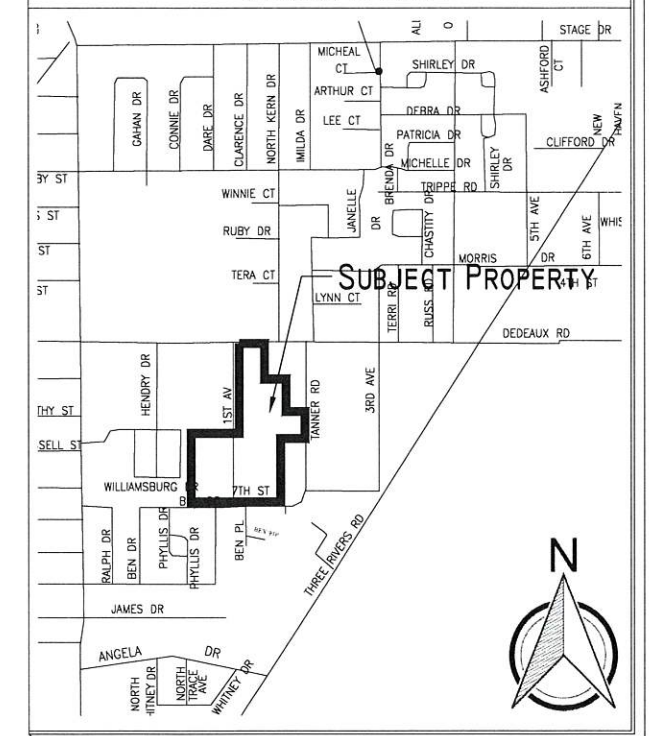
PERMITS

	Date
Wetlands	N/A
MDEQ	
MDOH	
MDOT	N/A

UTILITIES

City of Gulfport - Water, Sewer, and Drainage - 228-868-5740
Harrison County Development Commission - 896-5020
Harrison County Utility Authority - Sewer - 228-868-8752
Coast Electric Power Association - Power - 228-832-1761
AT & T - Telephone - 1-877-737-2478
Mississippi Power - Power - 1-800-532-1502
C-Spire - Fiber - 1-855-277-4732
Cable One - Cable - 228-374-5900

LOCATION



SHEET INDEX

DESCRIPTION	SHEET NO.
TITLE/INDEX	T-1
RECAPITULATION AND GENERAL NOTES	C-2
EXISTING CONDITIONS & DEMO	C-3
LAND SURVEY	C-4
SWPPP PLAN	C-5
LOT SITE PLAN	C-6
SEWER AND WATER PLAN	C-7
DRAINAGE PLAN	C-8
LOT DRAINAGE PLAN	C-9
STREET LIGHTING PLAN	C-10
ADA PLAN	C-11
PLAN AND PROFILES	C-12 - C-20
SEWER DETAILS	C-21
WATER DETAILS	C-22
DRAINAGE DETAILS	C-23
STORM SEWER STRUCTURE TYPE SS-2	C-24
MDOT DRIVEWAY WITH CURB & GUTTER	C-25

UTILITIES

1. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN ON THE PLANS BASED UPON THE BEST INFORMATION AVAILABLE TO THE ENGINEER, AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR HIS REPRESENTATIVE. THE ENGINEER CANNOT AND DOES NOT WARRANT THAT THE INFORMATION IS COMPLETE OR ACCURATE. THE CONTRACTOR SHALL PERFORM A PRELIMINARY INVESTIGATION TO DETERMINE EXACT LOCATION OF UTILITY LINES BEFORE EXCAVATION OPERATION AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES, WHICH MIGHT BE OCCASIONED BY THE CONTRACTORS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
2. BEFORE UNDERTAKING EACH PART OF THE WORK, THE CONTRACTOR SHALL CAREFULLY STUDY AND COMPARE THE PLANS AND SPECIFICATIONS AND CHECK AND VERIFY PERTINENT FIGURES SHOWN THEREON AND ALL APPLICABLE FIELD MEASUREMENTS. IF ANY CONFLICTS, ERRORS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE DISCOVERED EITHER ON THE CONSTRUCTION DOCUMENTS OR IN THE FIELD CONDITIONS, THE CONTRACTOR SHALL PROMPTLY REPORT IN WRITING TO THE ENGINEER OR HIS AUTHORIZED REPRESENTATIVE, AND SHALL OBTAIN A WRITTEN INTERPRETATION OR CLARIFICATION FROM THE ENGINEER OR HIS AUTHORIZED REPRESENTATIVE BEFORE PROCEEDING WITH ANY WORK AFFECTED THEREBY.
3. NEW WATER METERS WILL NOT BE INSTALLED AS PART OF THE PROJECT. THE CONTRACTOR IS TO INSTALL A NEW WATER SERVICE AND CURB STOP AND METER BOX AS PART OF THIS PROJECT. ALL EXISTING CITY WATER SAMPLING STATIONS MUST BE RECONNECTED TO THE NEW WATER MAIN WITH NEW WATER SERVICE TUBING THAT HAS BEEN CHLORINATED/TESTED. A NEW CURB STOP AND METER BOX SHALL ALSO BE PROVIDED NEAR THE CONNECTION TO THE SAMPLING STATION.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR IMMEDIATELY REPLACING OR REPAIRING AT HIS OWN EXPENSE ANY DAMAGED SANITARY SEWER LINES AND APPURTENANCES; STORM DRAIN LINES AND APPURTENANCES; WATER MAIN AND APPURTENANCES; DRAINAGE STRUCTURES; OR ANY OTHER EXISTING STRUCTURES, SERVICES OR OBSTRUCTIONS WHICH, IN THE OPINION OF THE CITY OR THE ENGINEER, WAS DAMAGED BY THE CONTRACTOR. THE CONTRACTOR SHALL HAVE ON HAND AT ALL TIMES THE NECESSARY FITTINGS AND ACCESSORIES NEEDED TO PERFORM AN EMERGENCY REPAIR ON ANY EXISTING SANITARY SEWER LINE, WATER MAIN, STORM DRAIN, FORCE MAIN, SERVICE, ETC. SHOULD THE MAIN(S) OR SERVICES(S) BE DAMAGED DURING THE CONSTRUCTION OF THIS PROJECT.
5. CONTRACTOR MUST KEEP THE WATER, SEWER, AND DRAINAGE SYSTEMS FUNCTIONAL AND ALL HOUSES IN SERVICE AT ALL TIMES UNLESS MINIMAL UTILITY OUTAGES ARE APPROVED BY THE CITY OR THE ENGINEER WITH A MINIMUM OF THREE (3) CITY WORKING DAYS NOTICE. NO SERVICE SHALL BE LEFT OFF TO ANY PROPERTY OVERNIGHT.

EROSION CONTROL

1. THE CONTRACTOR SHALL BE REQUIRED TO FURNISH ALL MATERIALS AND PERFORM ALL WORK FOR THE PROPER INSTALLATION, MAINTENANCE AND REMOVAL OF ANY TEMPORARY EROSION CONTROL MEASURE(S) NECESSARY TO CONTROL SILTATION.
2. CONTRACTOR SHALL INSTALL AND MAINTAIN SILT FENCES AROUND THE PERIMETER OF ALL VEGETATED AREAS WHICH ARE DISTURBED AND SHALL PREVENT SILTATION OF ADJACENT DRAINAGE SYSTEMS AND CHANNELS WITH SILT FENCING. THE USE OF HAY BALES IS PROHIBITED. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING EROSION CONTROLS DURING THE ENTIRE COURSE OF THIS PROJECT PER ACCEPTABLE/APPROVED STORMWATER BEST MANAGEMENT PRACTICES. THE PLACEMENT OF EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES (BPMS) SHALL BE IN ACCORDANCE WITH THE MISSISSIPPI DEPARTMENT OF ENVIRONMENTAL QUALITY'S PLANNING AND DESIGN MANUAL FOR THE CONTROL OF EROSION, SEDIMENT AND STORMWATER.
3. SILT FENCES SHALL BE INSTALLED AND PROPERLY MAINTAINED AROUND ALL STOCKPILED MATERIALS.
4. EXISTING VEGETATION SHALL BE MAINTAINED AND PROTECTED WHEREVER POSSIBLE.
5. WHERE APPLICABLE, ALL CONSTRUCTION TRAFFIC SHALL ENTER/EXIT THE SITE THROUGH THE CONSTRUCTION ENTRANCE. A CONSTRUCTION ENTRANCE IS REQUIRED AT ALL ACCESS POINTS ON THE SITE.
6. TEMPORARY OR PERMANENT VEGETATIVE PRACTICES SHALL BE IMPLEMENTED WITHIN SEVEN CALENDAR DAYS WHEN A DISTURBED AREA WILL BE LEFT UNDISTURBED FOR THIRTY CALENDAR DAYS OR MORE.
7. TEMPORARY EROSION AND SEDIMENT CONTROLS SHALL NOT BE REMOVED UNTIL PERMANENT EROSION CONTROLS ARE ESTABLISHED ON ALL DISTURBED AREAS. FINAL APPROVAL ON THE PROJECT WILL NOT BE MADE UNTIL ALL TEMPORARY

EROSION CONTROLS ARE REMOVED AND PERMANENT EROSION CONTROLS ARE EFFECTIVELY ESTABLISHED.

8. ALL EQUIPMENT REPAIR AND MAINTENANCE SHALL BE DONE OFFSITE.
9. RECEPACLES SHALL BE PROVIDED TO PROPERLY DISPOSE OF ALL TRASH AND WASTE. ALL CONSTRUCTION DEBRIS SHALL BE PICKED UP AT THE END OF EACH DAY AND SHALL BE REMOVED COMPLETELY FROM THE SITE AT THE END OF THE PROJECT.
10. SANITARY FACILITIES SHALL BE PROVIDED ON-SITE FOR ALL EMPLOYEES.
11. TEMPORARY EROSION AND SEDIMENT CONTROLS SHALL BE INSTALLED PRIOR TO THE START OF ANY WORK IF IT WILL BE REQUIRED TO REMOVE THEM TEMPORARILY DUE TO CONSTRUCTION ACTIVITIES. ONCE THOSE ACTIVITIES ARE COMPLETED OR AT THE END OF THE WORK DAY, THE TEMPORARY CONTROLS SHALL BE REINSTALLED IMMEDIATELY.
12. ALL EROSIONS CONTROLS SHALL BE INSTALLED IN ACCORDANCE WITH THE DETAILS.
13. ADDITIONAL EROSION AND SEDIMENT CONTROLS MAY BE DEEMED NECESSARY IF THE CONTROLS FOUND IN THE STORMWATER MANAGEMENT PLAN ARE FOUND TO BE INEFFECTIVE.
14. ACCUMULATED SEDIMENT SHALL BE REMOVED FROM CONTROLS WHEN IT REACHES ONE-HALF (½) THE HEIGHT OF THE CONTROL. THE SEDIMENT SHALL BE PROPERLY DISPOSED OF SO AS NOT TO CAUSE SEDIMENTATION IN ANOTHER LOCATION.
15. EROSION AND SEDIMENT CONTROLS SHALL BE INSPECTED WEEKLY AND FOLLOWING ANY RAIN EVENT. NON-FUNCTIONING, INEFFECTIVE OR DAMAGED CONTROLS SHALL BE REPAIRED, REPLACED OR SUPPLEMENTED WITH FUNCTIONAL CONTROLS WITHIN 24 HOURS OF DISCOVERY.
16. THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL OF ANY SEDIMENT THAT MIGRATES INTO THE STORM DRAIN SYSTEM.
17. THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL OF ANY SEDIMENT OR CONSTRUCTION DEBRIS THAT IS TRACKED ONTO ADJACENT PAVES AREAS. ADJACENT STREETS SHALL BE KEPT CLEAN THROUGHOUT CONSTRUCTION AND SHALL BE CLEANED WITH A STREET SWEEPER OR SIMILAR TECHNIQUE IMMEDIATELY UPON DISCOVERY OF SEDIMENT. WASHING DOWN OF THE STREET OR ANY PAVES AREAS IS NOT ALLOWED.
18. ANY SEDIMENT THAT HAS MIGRATED OFFSITE WHETHER ONTO PUBLIC OR PRIVATE PROPERTY SHALL BE REMOVED IMMEDIATELY UPON DISCOVERY.

TRAFFIC/SIGNS

1. MAINTENANCE OF TRAFFIC SHALL INCLUDE ALL SIGNS, BARRICADES, PAVEMENT MARKINGS, WARNING LIGHTS, PERSONNEL, TRAFFIC CONTROL DEVICES, SUPERVISION AND OTHER ITEMS CONCERNING TRAFFIC CONTROL. THERE SHALL BE NO OTHER PAYMENTS MADE FOR THIS WORK. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS (MUTCD) AND THE ATTACHED TRAFFIC CONTROL PLAN.
2. CONTRACTOR SHALL INVENTORY ALL EXISTING SIGNS AND LOCATION WITHIN THE PROJECT LIMITS. CONTRACTOR SHALL REMOVE, SAFELY STORE TO PREVENT DAMAGE AND REINSTALL ANY STREET SIGNS IMPACTED BY THE PROJECT. ONLY SIGNS DISTURBED DURING CONSTRUCTION SHALL BE REMOVED. ANY SIGNS DAMAGED BY THE CONTRACTOR SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE. ALL SIGNS REPLACED MUST CONFORM TO CITY SPECIFICATIONS. NO SEPARATE PAYMENT SHALL BE MADE FOR THE REMOVAL AND INSTALLATION OF EXISTING SIGNS.
3. IF CONTRACTOR FAILS TO MAINTAIN TRAFFIC CONTROL AS PRESCRIBED FOR TYPE OF CONSTRUCTION, THE OWNER MAY WITHHOLD PAYMENT OF ALL OR ANY RECENT PAY REQUESTS UNTIL TRAFFIC CONTROL IS IN COMPLIANCE WITH PLANS.
4. ALL CONSTRUCTION SIGNS SHALL BE IN PLACE BEFORE THE START OF ANY CONSTRUCTION AND SHALL BE PROPERLY MAINTAINED AND REMAIN IN PLACE FOR THE LIFE OF THE PROJECT.
5. REPLACEMENT OF LOST OR DAMAGED CONSTRUCTION SIGNS OR DEVICES SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. LOST OR DAMAGED SIGNS SHALL BE REPLACED IMMEDIATELY. NO PAYMENT SHALL BE MADE FOR SUCH REPLACEMENT OR REPAIR.

MISCELLANEOUS

1. CONTRACTOR SHALL DISPOSE OFF-SITE ALL MISCELLANEOUS TRASH, DEBRIS, AND DAMAGED VEGETATION FROM ALL AREAS WITHIN THE LIMITS OF WORK. ALL SUCH WORK SHALL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REQUIREMENTS.

2. CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING OR REPAIRING AT HIS OWN EXPENSE ANY DAMAGES DONE TO PUBLIC RIGHT-OF-WAYS OR PRIVATE PROPERTY, WHICH WAS DAMAGED, IN THE OPINION OF THE CITY OR THE ENGINEER DUE TO THE NEGLIGENCE OF THE CONTRACTOR.
3. THE OWNER AND THE ENGINEER SHALL BE CONTACTED A MINIMUM OF 72 HOURS IN ADVANCE OF ANY WORK WITHIN THE CITY'S RIGHT-OF-WAY. ONE LANE OF TRAFFIC WITHIN CITY RIGHT-OF-WAY SHALL REMAIN OPEN AT ALL TIMES FOR EMERGENCY VEHICLES.
4. DRAINAGE DITCHES DISTURBED DURING CONSTRUCTION ACTIVITY SHALL BE RESTORE TO EXISTING CONDITIONS, COST ABSORBED.

City of Gulfport, Harrison County, Southern Breeze Estates Subdivision		
	Unit	Estimated Quantity
*****EARTH WORK ITEMS*****		
Solid Sodding, Centipede	SY	3,000.000
Hydroseeding	ACRE	2.000
Temporary Silt Fence	LF	3,867.000
Wattles, 12"	LF	100.000
*****WATER ITEMS*****		
6" PVC Pipe, C-900	LF	100.000
8" PVC Pipe, C-900	LF	2,210.000
Ductile Iron Fittings	LBS	0.000
8" Gate Valve	EACH	0.000
Relocate Fire Hydrant	EACH	2.000
Install New Fire Hydrant	EACH	3.000
2" Diameter Water Service	LF	63.000
Relocation of Water Meter, Per Plans	EACH	0.000
4" PVC Pipe, Schedule 40	LF	0.000
*****SEWER ITEMS*****		
Install 8" Sewer Pipe	LF	1,708.000
Install 24" Manhole	EACH	10.000
*****SUB BASE & BASE ITEMS*****		
Size 610 Crushed Stone Base, AEA	CY	0.000
Size II Stabilizer Aggregate, Coarse	CY	0.000
*****ALTERNATE ASPHALT ITEMS*****		
9.5-mm, MT, Asphalt Pavement - Street	TON	0.000
12.5-mm, MT, Asphalt Pavement	TON	0.000
19-mm, MT, Asphalt Pavement	TON	0.000
*****BITUMINOUS PAVING ITEMS*****		
Asphalt for Tack Coat	GAL	0.000
*****DRAINAGE ITEMS*****		
Class "B" Structural Concrete, Minor Structures	CY	0.000
Reinforcing Steel	LB	0.000
18" Reinforced Concrete Pipe, Class III, Rubber Type Gaskets	LF	249.000
24" Reinforced Concrete Pipe, Class III, Rubber Type Gaskets	LF	405.000
30" Reinforced Concrete Pipe, Class III, Rubber Type Gaskets	LF	567.000
36" Reinforced Concrete Pipe, Class III, Rubber Type Gaskets	LF	0.000
15" Reinforced Concrete Pipe, Class III, Rubber Type Gaskets	LF	182.000
30" Reinforced Concrete End Section	EA	0.000
15" HDPE Pipe	LF	267.000
18" HDPE Pipe	LF	873.000
24" HDPE Pipe	LF	405.000
Castings	LB	0.000
Rip Raps	SF	500.000
Gratings	LB	0.000
*****INCIDENTAL CONSTRUCTION ITEMS*****		
Concrete Sidewalk, Without Reinforcement	SY	0.000
Concrete Curb, Header	LF	0.000
Concrete Curb, Special Design	LF	0.000
Combination Concrete Curb and Gutter Type 1	LF	0.000
Combination Concrete Curb and Gutter Type 2 S/A	LF	0.000
Brick Pavers	SF	0.000
Concrete Band	LF	0.000
Adjustment of Castings, Gratings, and Utility Appurtenances	LS	0.000
Concrete Driveway, Without Reinforcement, 6-inch Thickness	SY	0.000
Maintenance of Traffic	LS	0.000
Additional Construction Signs	SF	0.000
Mobilization	LS	0.000
Flowable Fill, Non-Excavatable	CY	0.000
Roadway Construction Stakes	LS	0.000
Retaining Wall System	SF	0.000
Modular Block Retaining Wall System	SF	0.000
*****PAVEMENT MARKING ITEMS*****		
6" Thermoplastic Traffic Stripe, Skip W hite	LF	0.000
6" Thermoplastic Edge Stripe, Continuous W hite	LF	0.000
Thermoplastic Detail Stripe, W hite	LF	0.000
Thermoplastic Detail Stripe, Yellow	LF	0.000
Thermoplastic Legend, White	LF	0.000
Thermoplastic Legend, White	SF	0.000
Red-Clear Reflective High Performance Raised Markers	EA	0.000
Two-Way Yellow Reflective High Performance Raised Markers	EA	0.000
Standard Roadside Signs, Sheet Aluminum, 0.080" Thickness	SF	0.000
Steel U-Section Posts, 3.0 to 3.5 lb/ft	LF	0.000
*****TRAFFIC SIGNAL ITEMS*****		
Stop Sign	EACh	5.000
*****LUMP SUM ITEMS*****		
Maintenance of Traffic	LS	0.0000
Mobilization	LS	0.0000
Roadway Construction Stakes	LS	0.0000

Project: SOUTHERN BREEZE ESTATES SUBDIVISION

CIVIL PLANS
GULFPORT, MISSISSIPPI 39503

Sheet Title: RECAPITULATION AND GENERAL NOTES



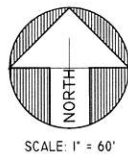
228-518-2980
Kris@Engineeringxcellence.com
3103 5th Avenue, Suite B
Gulfport, MS 39501



REVISIONS	NO.	DATE:	BY	DESCRIPTION

DRAWING INFO.	PROJECT NO.: 06-2021-012	FILE NAME: SOUTHERN BREEZE SUBD.	DRAWN BY: DRB	CHECKED BY: RKR	QA/QC: RKR
---------------	--------------------------	----------------------------------	---------------	-----------------	------------

DRAWING NUMBER	C-2
----------------	-----

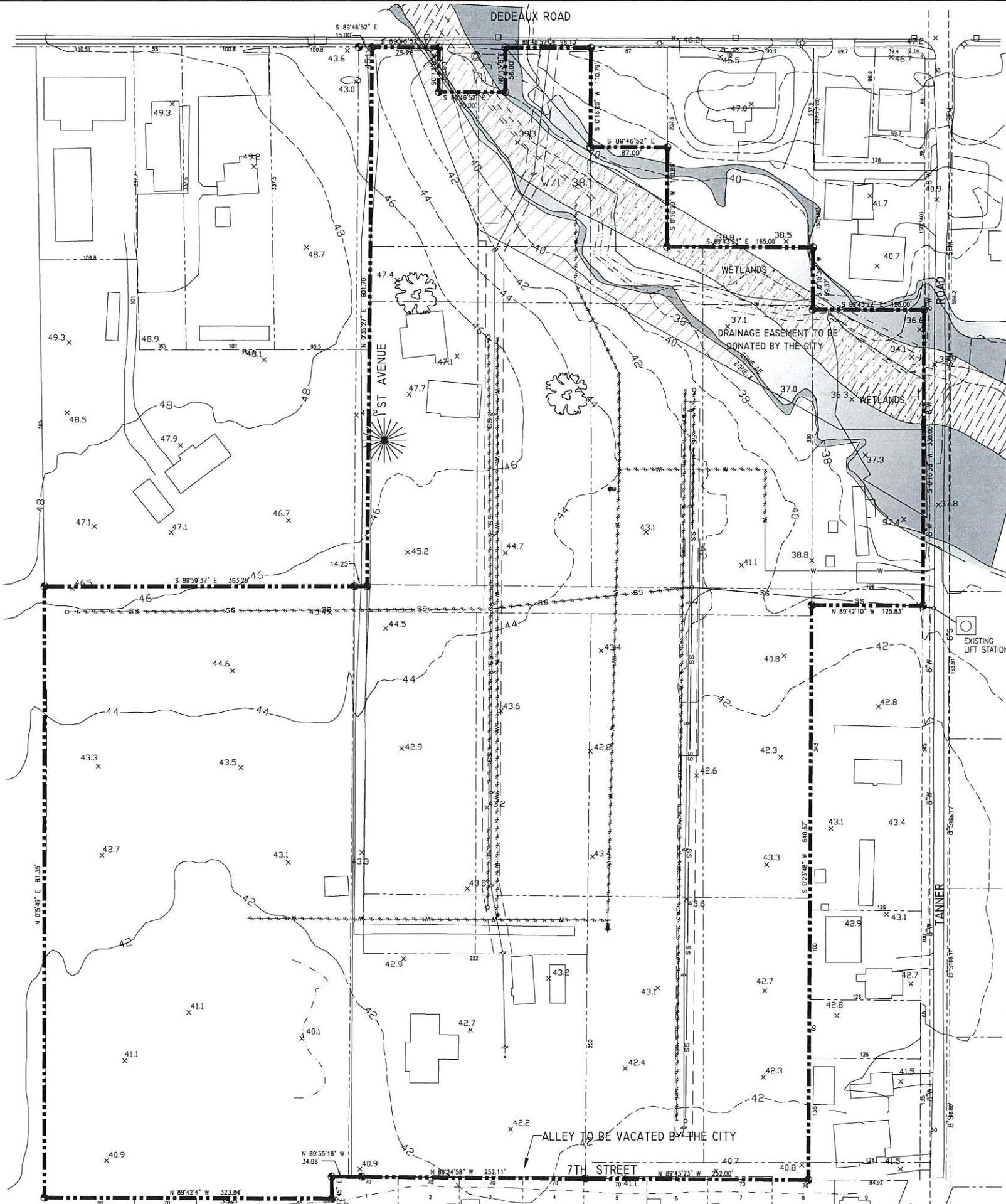


LEGEND:

- EXISTING WATER MAIN TO BE REMOVED
- EXISTING WATER VALVE TO BE REMOVED
- EXISTING FIRE HYDRANT ASSEMBLY TO BE REMOVED
- EXISTING SEWER MAIN TO BE REMOVED
- EXISTING SEWER MANHOLE TO BE REMOVED
- EXISTING POWER POLE TO BE REMOVED

NOTES:

- EXISTING BOUNDARY INFORMATION SHOWN PROVIDED BY LARRY SMITH LAND SURVEYOR IN AUGUST 2021.
- BY GEOGRAPHICAL PLOTTING ONLY. THIS PARCEL IN "ZONE X" OF THE FLOOD HAZARD BOUNDARY, FLOOD INSURANCE RATE MAP WILL BE DEVELOPED.
- PROTECTED TREES WILL BE REMOVED ACCORDING TO THE TREE PERMIT BY THE CITY OF GULFPORT.



Project: SOUTHERN BREEZE ESTATES SUBDIVISION

CIVIL PLANS
GULFPORT, MISSISSIPPI 39503

Sheet Title: EXIST. CONDITIONS / CONTOURS & DEMO PLAN



228-518-2980
Kris@engineeringcellence.com
3103 5th Avenue, Suite B
Gulfport, MS 39501

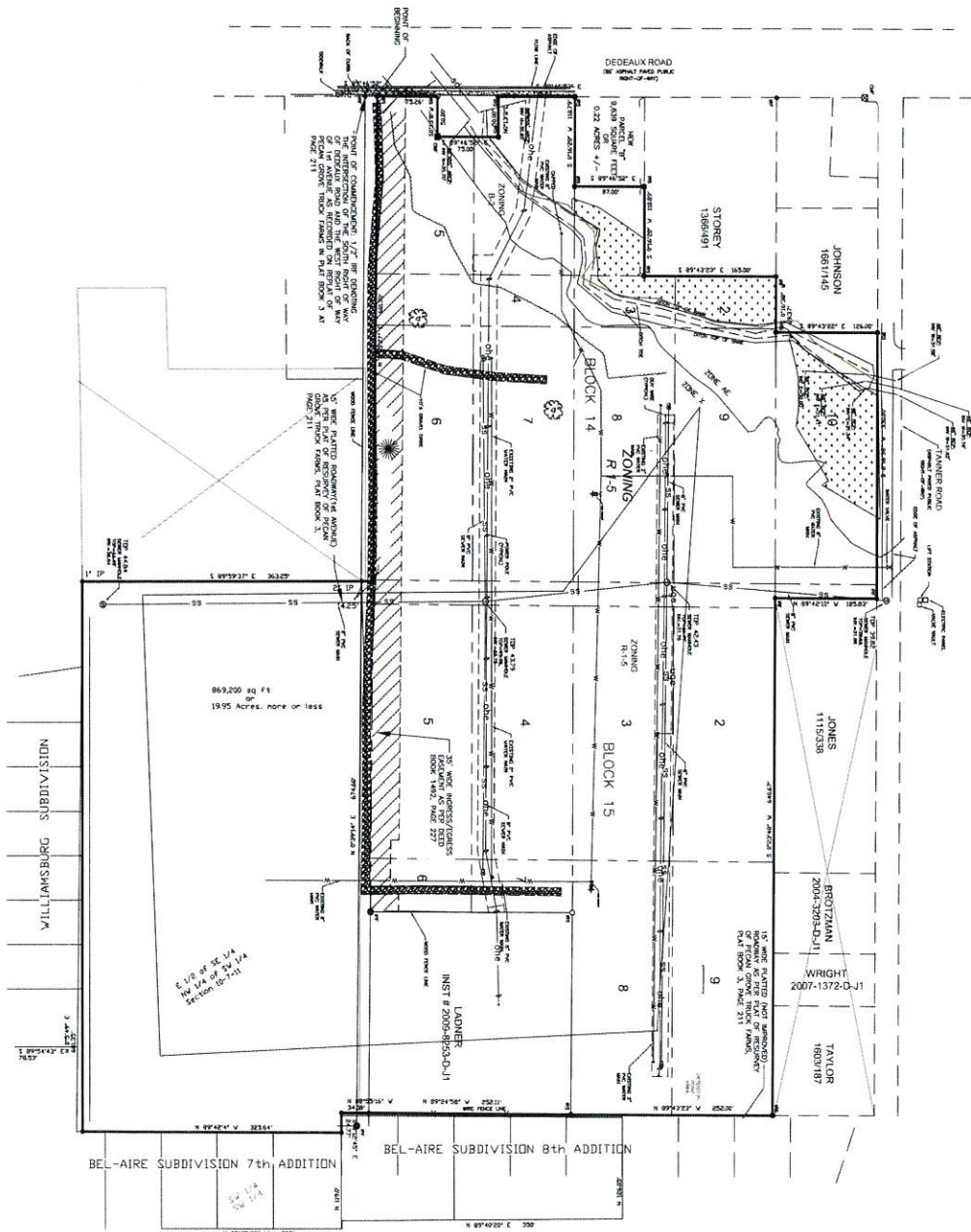
ENGINEERING
CELLLENCE
WITH KRIS RIEMANN & ASSOCIATES



DRAWING INFO.		REVISIONS	
PROJECT NO.:	08-2021-012	NO.	DATE:
FILE NAME:	SOUTHERN BREEZE SUBD.	BY	DESCRIPTION
DRAWN BY:	DRB		
CHECKED BY:	RKR		
DATE:	04/03/21		

DRAWING NUMBER
C-3

SURVEY OF
19.95 ACRES
SITUATED IN THE SOUTHWEST 1/4 OF SECTION 10,
TOWNSHIP 7 SOUTH, RANGE 11 WEST,
HARRISON COUNTY, MISSISSIPPI.



A parcel of land situated in the Northeast Quarter and the Northwest Quarter of the Southwest Quarter of Section 10, Township 7 South, Range 11 West, City of Gulfport, Harrison County, Mississippi and being more particularly described as follows:

Commencing at a 1/2 inch iron rod found denoting the intersection of the West right of way line of 1st Avenue, as per the recorded Plat of the Resurvey of Pecan Grove Truck Farms in Plat Book 3 at page 211, with the existing South right of way line of Deleaux Road, said rod also being the Northeast corner of the property belonging, now or formally, to Jeffery and Rita Buck, as per Instrument # 2005-21506-D-J1; thence run along the South right of way line of Deleaux Road, S89°46'52"E for a distance of 15.0 feet to a 1/2 inch iron rod on the East right of way line of 1st Avenue and the POINT OF BEGINNING; thence continue along the South right of way line of Deleaux Road, S89°46'52"E a distance of 75.26 feet to a 1/2 inch iron rod; thence S00°13'08"W a distance of 50.0 feet to a 1/2 inch iron rod; thence S89°46'52"E a distance of 75.0 feet to a 1/2 inch iron rod; thence N00°13'08"E a distance of 50.0 feet to a 1/2 inch iron rod; thence S89°46'52"E a distance of 96.10 feet to a 1/2 inch iron rod; thence, departing the said South right of way line, S00°16'20"W a distance of 110.79 feet to a 1/2 inch iron rod; thence S89°46'52"E a distance of 87.00 feet to a 1/2 inch iron rod; thence S00°16'20"W a distance of 110.89 feet to a 1/2 inch iron rod; thence S89°43'23"E a distance of 165.00 feet to a 1/2 inch iron rod; thence S00°16'38"W a distance of 69.37 feet to a 1/2 inch iron rod; thence S89°43'22"E a distance of 126.00 feet to a 1/2 inch iron rod on the West margin of Tanner Road; thence along the West margin of Tanner Road S00°16'38"W a distance of 330.00 feet to a 1/2 inch iron rod; thence departing said right of way, N89°42'10"W a distance of 125.83 feet to a 1/2 inch iron rod; thence S00°23'48"W a distance of 640.67 feet to a 1/2 inch iron rod; thence N89°43'23"W a distance of 252.00 feet to a 1/2 inch iron rod; thence N89°24'58"W a distance of 252.11 feet to a 1/2 inch iron rod; thence N89°55'16"W a distance of 34.08 feet to a 1/2 inch iron rod; thence S00°12'45"E a distance of 24.77 feet to the North margin of Bel-Aire Subdivision, 7th Addition; thence N89°42'04"W, along the said North margin, a distance of 323.64 feet; thence N00°05'49"E a distance of 681.35 feet to a 1 inch iron pipe; thence S89°59'37"E a distance of 363.25 feet to the East right of way line of 1st Avenue; thence N00°35'27"E along said East line of 1st Avenue a distance of 601.70 feet to the Point of Beginning.
Said Parcel contains 869,200 square feet or being 19.95 Acres, more or less.

SCALE: 1"=100'
CLASS "B" SURVEY
Base Bearing by:
RTK GPS NETWORK

Note: This survey was performed without the benefit of a current title search, and may be subject to any and all easements and restrictions effecting said property.

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: 9/01/2021

This property is located in Zone(s) "X&AE", as published by the Federal Insurance Administration, DIRM 28047C0254H, effective 12/21/2017

LARRY SMITH
LAND SURVEYING
105 N. KERN DRIVE
GULFPORT MS. 39503

SHEET : 1 OF 1

Project: SOUTHERN BREEZE ESTATES SUBDIVISION
CIVIL PLANS
GULFPORT, MISSISSIPPI 39503
Sheet Title: SITE SURVEY



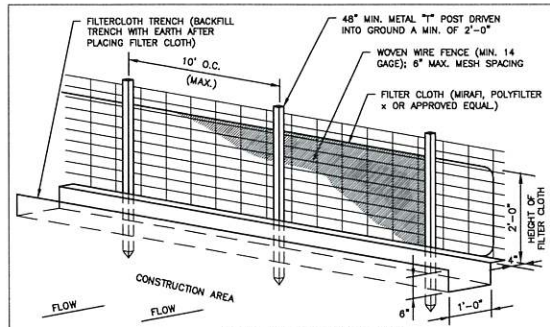
228-518-2980
Kris@Engineeringexcellence.com
3103 5th Avenue, Suite B
Gulfport, MS 39501

ENGINEERING
CELLENCE
WITH KRIS RIEMANN & ASSOCIATES



DRAWING INFO.		REVISIONS	
PROJECT NO.:	08-2021-012	NO.	DATE:
FILE NAME:	SOUTHERN BREEZE SUBD.	BY	DESCRIPTION
DRAWN BY:	DRB		
CHECKED BY:	RKR		
QA/QC:	RKR		

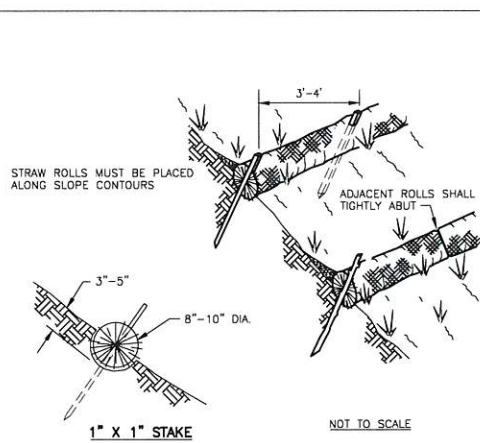
DRAWING NUMBER
C-4



- INSTALLATION:**
1. USE STEEL T" POSTS THAT ARE 5 FEET IN LENGTH.
 2. INSTALL POSTS STARTING AT THE CENTER OF THE LOWEST POINT OF THE FENCE LINE. DRIVE POSTS 12 INCHES INTO THE GROUND.
 3. INSTALL POSTS ON 10-FOOT CENTERS IF METAL MESH FENCING IS TO BE USED AS ADDITIONAL SUPPORT. IF NO METAL FENCING SUPPORT IS USED, THEN INSTALL POSTS ON 8-FOOT CENTER OR LESS.
 4. EXCAVATE A TRENCH 4 INCHES DEEP BY 4 INCHES WIDE ON THE UPHILL SIDE OF THE FENCE POSTS.
 5. STAPLE OR TIE SILT FENCE FABRIC TO POSTS ON UPHILL SIDE, LEAVING 8 INCHES ON THE BOTTOM TO EXTEND DOWN AND ACROSS THE BOTTOM OF THE TRENCH.
 6. BACKFILL TRENCH AND TAMP DOWN OVER FABRIC.
 7. ALLOW 8-INCH OVERLAP AT JOINTS.
 8. MULCH BARE GROUND UPHILL OF SILT FENCE OR PROVIDE OTHER EROSION CONTROL MEASURES.
- MAINTENANCE:**
1. REMOVE ACCUMULATED SEDIMENT ALONG THE FENCE WHEN IT HAS REACHED A THIRD TO A HALF OF THE FENCE HEIGHT. DO NOT PLACE SEDIMENT ON THE DOWNHILL SIDE.
 2. INSPECT WEEKLY AND AFTER EACH SIGNIFICANT STORM EVENT (GREATER THAN 1/2 INCH OF RAIN).
 3. REMOVE FENCE WHEN AREA ABOVE THE FENCE HAS BEEN STABILIZED.
 4. IF FABRIC IS TORN, THEN REPLACE WITH A NEW PIECE THAT STRETCHES TO POST ON OTHER SIDE OF THE TRENCH.

SILT FENCE DETAIL		REVISION
DATE: 5/20/15	APPR. BY: BCM	
SCALE: N.T.S.	DR. NO.: 02295-DWG-1	
DR. BY:	FILE: SILT FENCE	

CITY OF GULFPORT
STANDARD CONSTRUCTION DETAILS



- NOTE:**
1. STRAW ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE ROLL IN A TRENCH. 3"-5" DEEP, DUG ON CONTOUR, RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND ROLL.

STRAW ROLL WATTLE DETAIL		REVISION
DATE: 5/20/15	APPR. BY: BCM	
SCALE: N.T.S.	DR. NO.: 02295-B	
DR. BY:	FILE: STRAWWATTLE	

CITY OF GULFPORT
STANDARD CONSTRUCTION DETAILS

STORM WATER POLLUTION PREVENTION PLAN

MAINTENANCE PLAN:

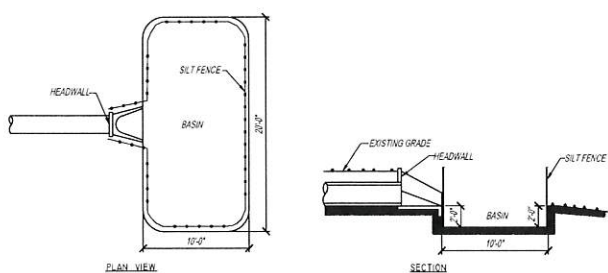
- 1) Vegetative buffer zones shall be maintained between land disturbing activities and perennial water bodies or planted vegetative areas. Buffer zones shall provide a minimum 150-ft buffer and shall be no less than 15 feet in width.
- 2) Vegetative controls shall be initiated later than the next work day following any clearing, grading, excavating, land disturbing activities which have temporarily or permanently ceased on any portion of the site and not resume for a period of fourteen (14) days or more. Vegetative controls shall consist of Bermuda grass or other suitable ground cover grasses which will blend with the native vegetation and provide the desired stabilization and erosion protection. Solid sod may be used in areas prone to erosion due to isolated concentrations of surface drainage.
- 3) Structural controls shall consist of silt fencing, straw bales, rip-rap and/or erosion matting some combination thereof at an points of discharge into existing drainage systems. The controls are to be left in place and maintained for the duration of the project. Upon satisfactory stabilization of the structural controls shall be removed along with any and all silt build-up. Structural controls are to eliminate tracking of sediment into the downstream tributaries or water ways and/or associated wetland areas. Best management practices (BMPs) will be utilized throughout the duration of the construction of the project. Stone-stabilized construction entrances (6" thick and 50' long) will be used to prevent sediment from being tracked onto public roads with tires being washed on an as-needed basis.
- 4) Check all disturbed areas, erosion and sediment controls after each significant rainfall but not less than once per week. Make needed repairs within 24 hours. Remove sediment from basin area(s). Inlet protection devices and silt fences when accumulated sediment has reached 50 percent capacity. Replace non-functional silt fence. Maintain all vegetated areas to provide proper ground cover, re-grass, fertilize, and mulch as needed.
- 5) Topsoil shall be stockpiled and reapplied to disturbed areas at a depth of 2 inches on 3:1 slopes and 4 inches on flatter slopes with an admixture of commercial grade 13-13-13 fertilizer.
- 6) Heavy equipment use shall be avoided in re-grassed areas. If compaction cannot be avoided, the top 4 inches of the soil bed shall be tilled/scarified before re-vegetation. Any necessary fertilizer or other soil amendments shall be added during the tilling process.
- 7) Steep slopes that cannot be avoided shall have silt fences for all down slope boundaries (and for those slope boundaries deemed appropriate by individual site conditions) with the exception of those areas incorporating sediment basins with a calculated volume of run-off from a 2-yr, 24-hr storm or 3,600 cubic feet of storage per acre drained as per the Erosion Control & Drainage Plan. Silt fencing shall be installed at the downstream boundaries of the proposed project to protect areas that are to remain undisturbed.
- 8) Storm drain inlets that could potentially receive storm water from construction activities shall be protected by surrounding with silt fence until final stabilization has been achieved. Additionally, the lower orifice in the outfall structure shall be temporarily plugged until the completion of the construction of the project.

SEQUENCE OF CONSTRUCTION ACTIVITIES:

- 1) Construct construction entrance/exits.
- 2) Construct sedimentation/detention basin(s) with appropriate grading and/or rip-rap.
- 3) Rough grade site, construct diversions and drainage ways, stockpile topsoil and install silt fence around stockpile, install utilities, culverts and inlets with associated silt fencing.
- 4) Install vegetative controls.
- 5) Construct roadways, drives, parking and buildings.
- 6) Perform final grading, grassing and landscaping operations.
- 7) After site is stabilized, remove all temporary measures and any excess sedimentation from basins.

HOUSEKEEPING PRACTICES: All equipment maintenance and repair shall be done off-site. The site is to be cleaned of trash and construction debris on a weekly basis so as to prevent the spreading of such onto adjacent properties, paints, solvents, fertilizers, and any other potentially toxic materials shall not be stored on site. Portable sanitary facilities will be provided for construction workers. A designated pit area is required near construction entrance(s) for concrete truck wash-out. Site shall be inspected weekly for spills and leaks. Any spills or leaks detected will be immediately cleaned with a dry absorbent material and absorbent oil socks shall be placed around any adjacent drainage inlets. Upon completion of construction, excessive sedimentation and/or pollutants shall be removed from sedimentation basin. Emergency spill kit and telephone shall be available for use for site. Any spills danger of migrating off-site shall be immediately reported to the National Response Center at (800) 424-8802.

POST CONSTRUCTION STORM WATER MANAGEMENT MEASURES: The individual lot/site protection plan consists of the installation of sedimentation/detention basin(s), silt fencing, hay bales and/or other erosion/siltation control measures in a continuous band across the downhill side of all disturbed areas including areas adjacent to streets. Under no circumstances will silt laden run-off be allowed to escape the site. Additionally, these requirements are to be an integral part of any sales contracts and recorded covenants for the development. Sedimentation/detention basin(s) are to be thoroughly cleaned of excess sediment after construction. Grassing and/or rip-rap will be placed at concentrated storm water discharge points to prevent erosion from high run-off velocities.



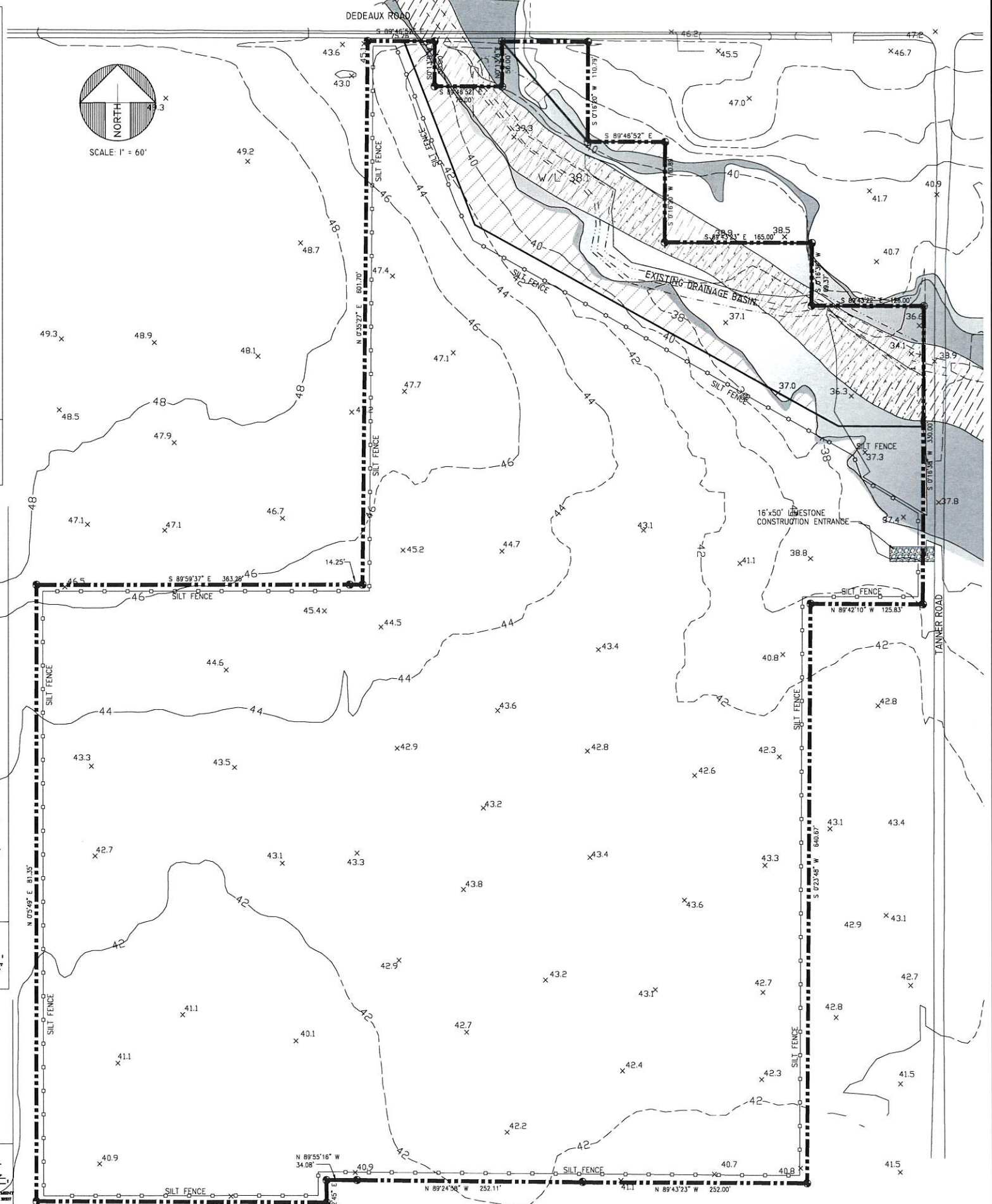
SEDIMENTATION BASIN DETAIL

LIMESTONE CONSTRUCTION ENTRY DETAIL		REVISION
DATE: 5/20/15	APPR. BY: DBA	
SCALE: N.T.S.	DR. NO.: 02295	
DR. BY:	FILE: CONSTRUCTION ENTRY	

CITY OF GULFPORT
STANDARD CONSTRUCTION DETAILS

SWALE SECTION		REVISION
DATE: 5/20/15	APPR. BY: BCM	
SCALE: N.T.S.	DR. NO.: 02295	
DR. BY:	FILE:	

CITY OF GULFPORT
STANDARD CONSTRUCTION DETAILS



DRAWING NO.		PROJECT NO.		DRAWING NO.	
08-2021-012		SOUTHERN BREEZE SUBDIVISION		C-5	
FILE NAME		DRAWN BY		CHECKED BY	
SOUTHERN BREEZE SUBDIVISION		DBB		RKR	
DATE		NO.		BY	
DRAWING INFO.		REVISIONS			
PROJECT NO.		DATE			
FILE NAME		NO.			
DRAWN BY		BY			
DBB		RKR			
CHECKED BY		DATE			
RKR					

Project: SOUTHERN BREEZE ESTATES SUBDIVISION

CIVIL PLANS

GULFPORT, MISSISSIPPI 39503

Sheet Title: SWPPP PLAN

228-518-2980

Kris@engineering-science.com

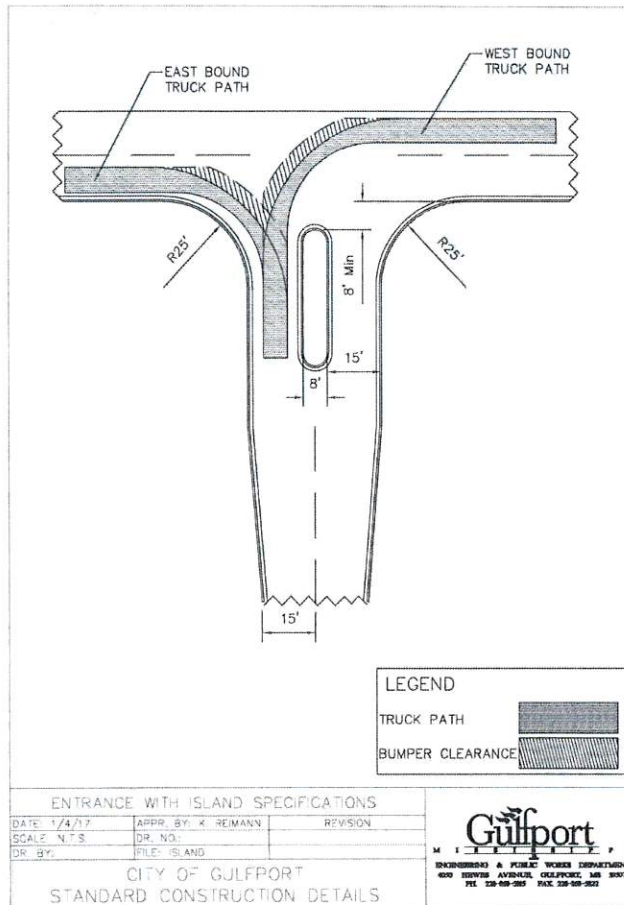
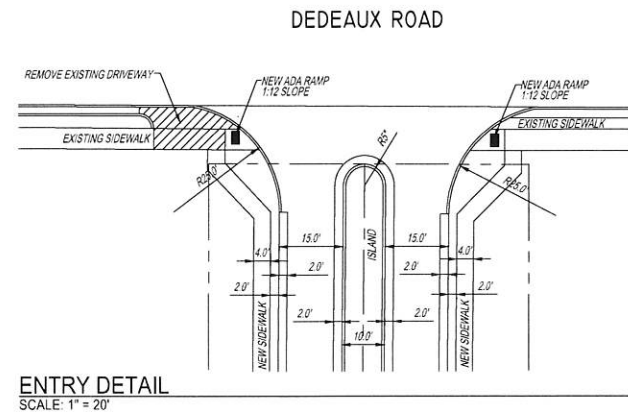
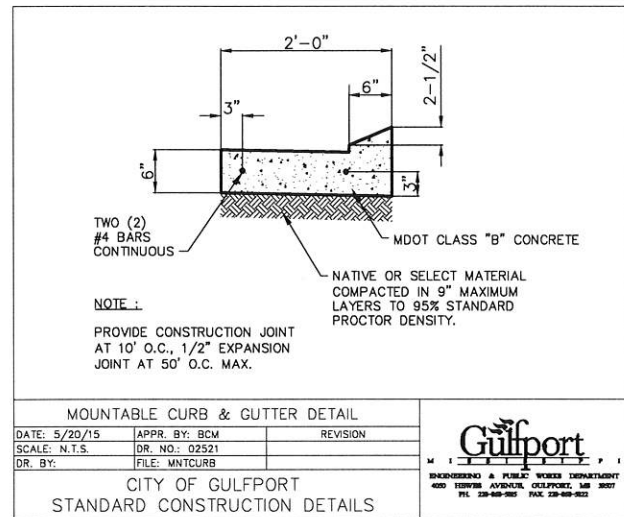
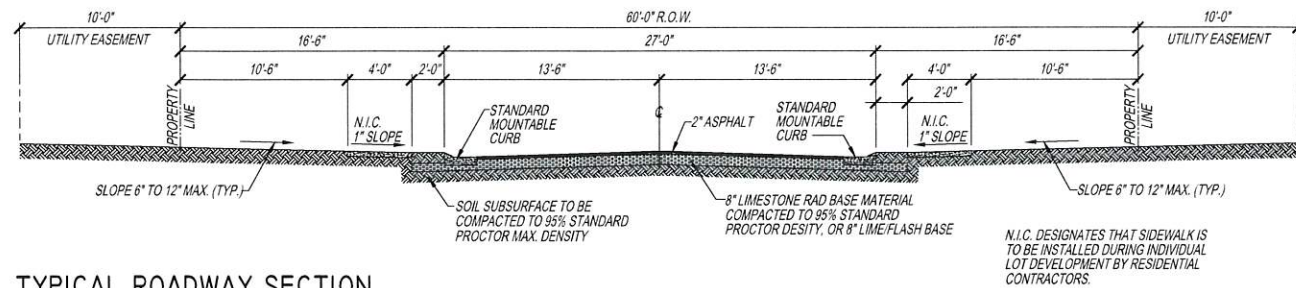
3103 5th Avenue, Suite B

Gulfport, MS 39501

ENGINEERING

SCIENCE

WITH KRIS RIEMANN & ASSOCIATES



CITY OF GULFPORT ZONING REQUIREMENTS:
ZONING: R 1-5
LOT SIZE: 5,000 SQ. FT. MINIMUM
SET BACKS: FRONT YARD: 15 FEET
SIDE YARD: 6 FEET
REAR YARD: 8 FEET



Project: SOUTHERN BREEZE ESTATES SUBDIVISION

CIVIL PLANS
GULFPORT, MISSISSIPPI 39503

Sheet Title: LOT AND STREET LAYOUT PLAN

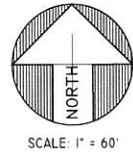


228-518-2980
Kris@engineeringcellence.com
3103 5th Avenue, Suite B
Gulfport, MS 39501



REVISIONS	NO.	DATE	BY	DESCRIPTION
DRAWING INFO.	PROJECT NO.: 08-2021-012			
	FILE NAME: SOUTHERN BREEZE SUBD.			
	DRAWN BY: DRB			
	CHECKED BY: RKR			
	DATE: 04/03			

DRAWING NUMBER
C-6

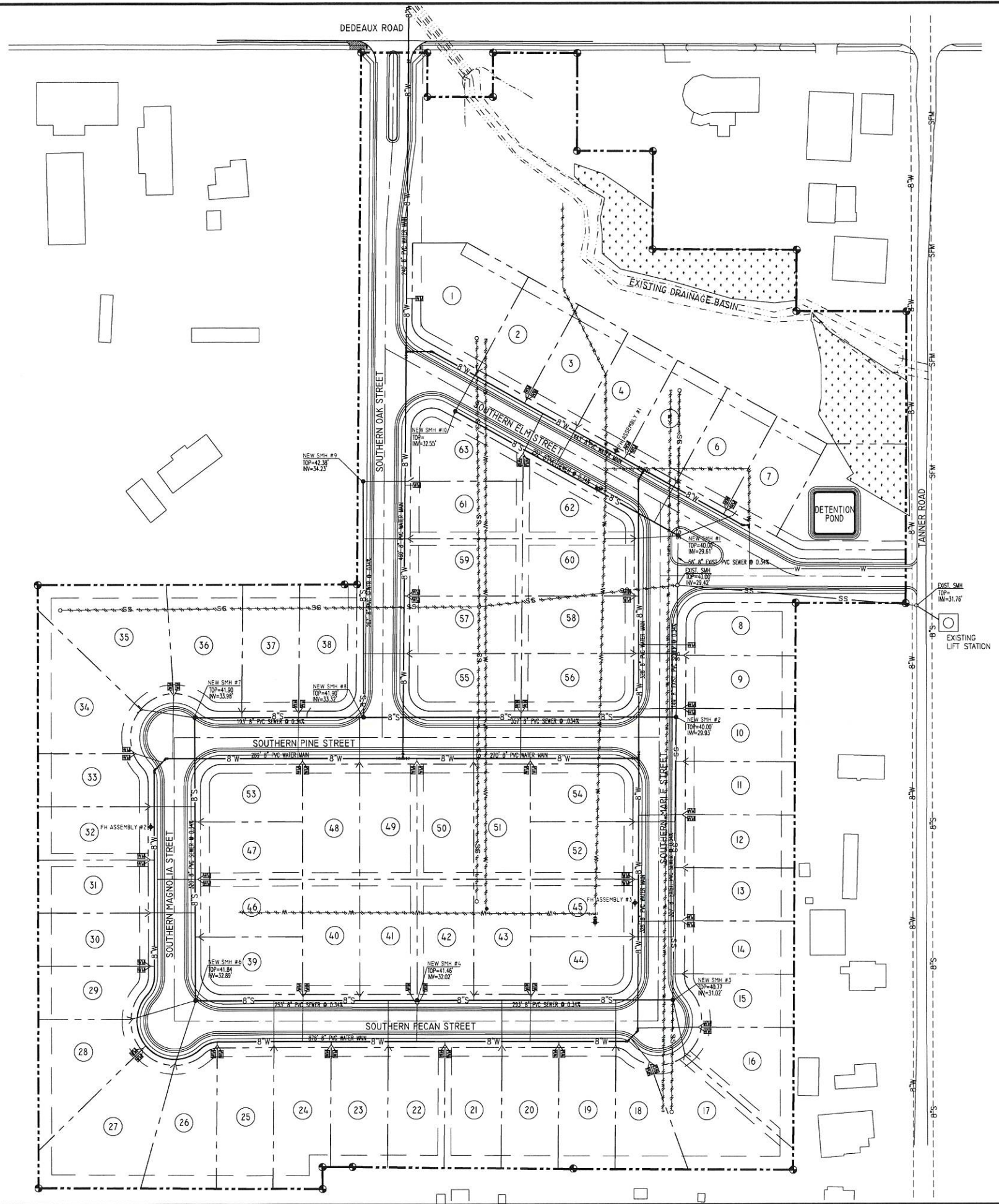


LEGEND:

- EXISTING WATER MAIN TO BE REMOVED
- EXISTING WATER VALVE TO BE REMOVED
- EXISTING FIRE HYDRANT ASSEMBLY TO BE REMOVED
- 8"W 8" C900 PVC WATER MAIN
- 6" FIRE HYDRANT ASSEMBLY
- 8"x8"x8" DUCTILE IRON TEE
- 8"x90" DUCTILE IRON ELBOW
- 8"x45" DUCTILE IRON ELBOW
- 8"x22-1/8" DUCTILE IRON ELBOW
- 8" DUCTILE IRON GATE VALVE
- 3/4" WATER METER SERVICE
- EXISTING SEWER MAIN TO BE REMOVED
- 8"S 8" SDR PVC SEWER MAIN
- 48" SEWER MANHOLE
- 4" SEWER SERVICE

SEWER AND WATER NOTES:

- 1 - SEWER AND WATER MAINS SHALL BE 8" PVC
- 2 - SEWER MAINS SHALL HAVE A SLOPE NOT LESS THAN 0.34%, AND A VELOCITY OF NOT LESS THAN 2.0 FEET PER SECOND.
- 3 - DISTANCE BETWEEN MANHOLES SHALL NOT EXCEED 400 FEET.
- 4 - WHERE SEWER MAINS CROSS WATER MAINS, VERTICAL DISTANCE SHALL BE A MINIMUM OF 18 INCHES.
- 5 - SEWER MAINS SHALL BE LAID AT LEAST 10 FEET APART HORIZONTALLY FROM ANY WATER MAIN.
- 6 - SEWER MANHOLES SHALL BE PLACED OUTSIDE OF THE CURB AND GUTTER.



Project: SOUTHERN BREEZE ESTATES SUBDIVISION
CIVIL PLANS
GULFPORT, MISSISSIPPI 39503
Sheet Title: SEWER AND WATER PLAN

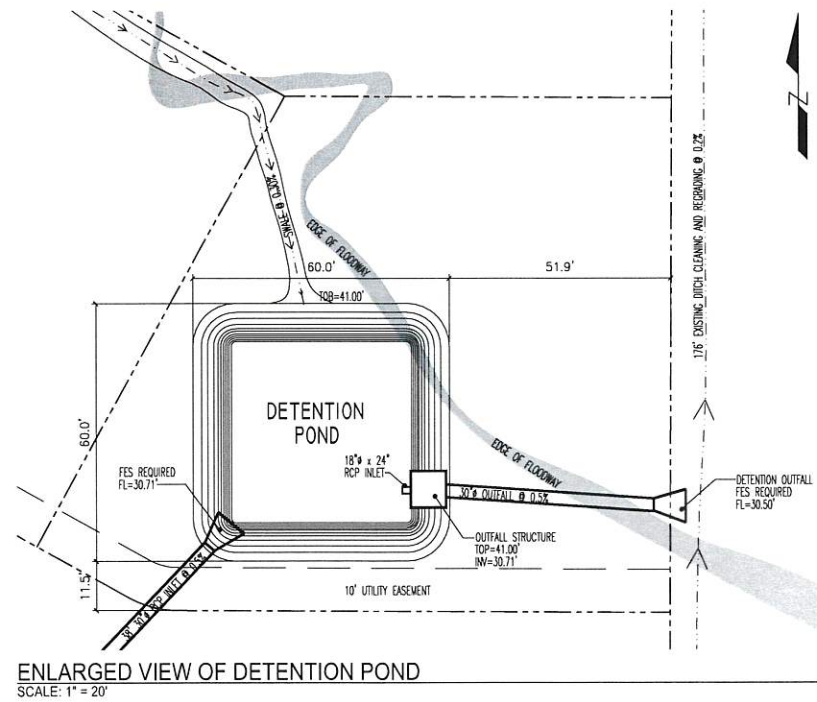


228-518-2980
Kris@engineeringexcellence.com
3103 5th Avenue, Suite B
Gulfport, MS 39501



DRAWING INFO.		REVISIONS	
PROJECT NO.:	08-2021-012	NO.	DATE:
FILE NAME:	SOUTHERN BREEZE SUBD.	BY	DESCRIPTION
DRAWN BY:	DRB		
CHECKED BY:	RKR		
QA/QC:	RKR		

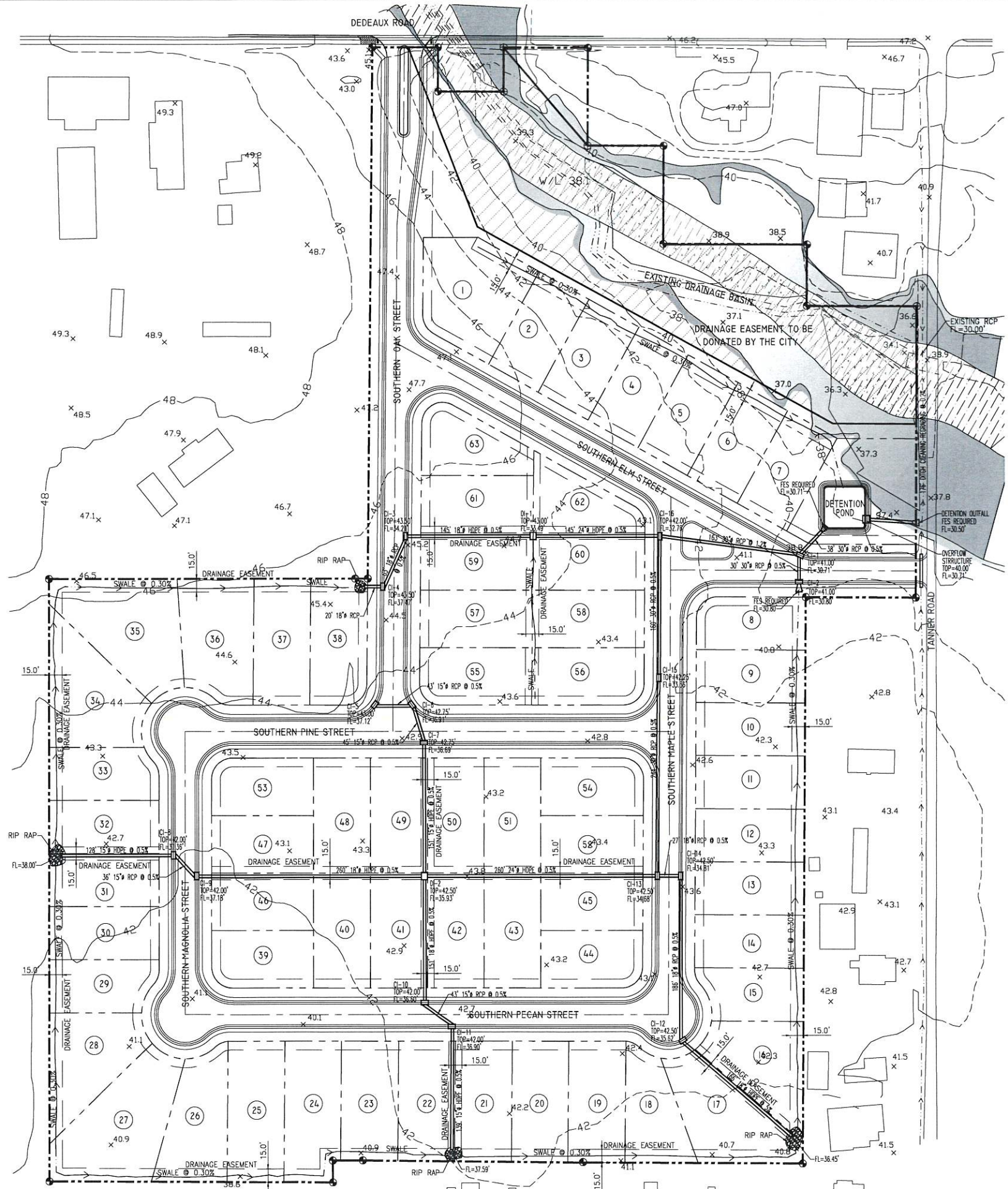
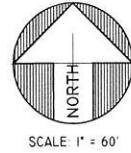
DRAWING NUMBER
C-7



ENLARGED VIEW OF DETENTION POND
SCALE: 1" = 20'

- LEGEND:**
- DI-1 DROP INLET
 - CI-1 CURB INLET
 - DRAINAGE FLOW
 - FES FLARED END SECTION
 - RCP REINFORCED CONCRETE PIPE
 - HDPE HIGH DENSITY POLYETHYLENE PIPE

NOTE:
ALL LOTS TO GRADED TO DRAIN AND FINISHED FROM ELEVATION TO BE A MINIMUM OF 1 FEET ABOVE CURB, UNLESS OTHER APPROVED BY CITY OF GULFPORT.



Project: SOUTHERN BREEZE ESTATES SUBDIVISION
CIVIL PLANS
GULFPORT, MISSISSIPPI 39503
Sheet Title: DRAINAGE PLAN



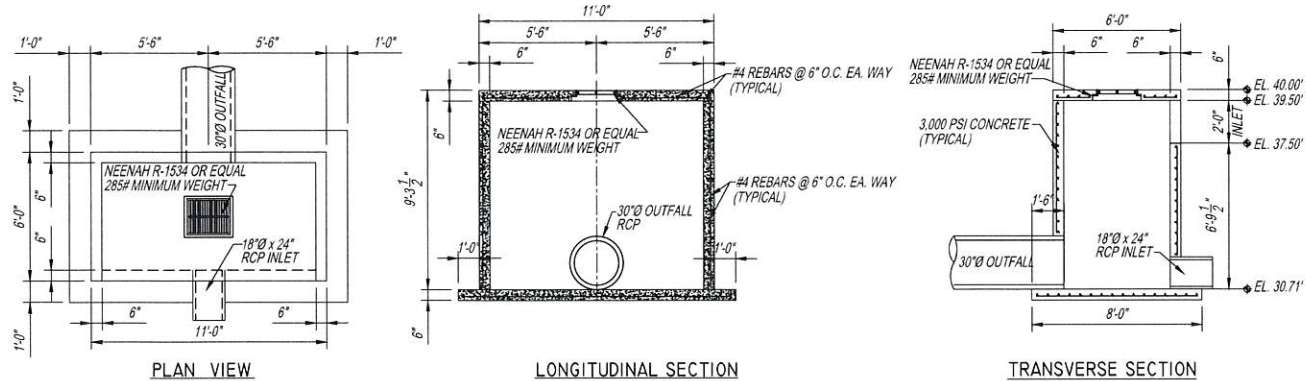
228-518-2980
Kris@engineeringexcellence.com
3103 5th Avenue, Suite B
Gulfport, MS 39501

**ENGINEERING
EXCELLENCE**
WITH KRIS RIEMANN & ASSOCIATES

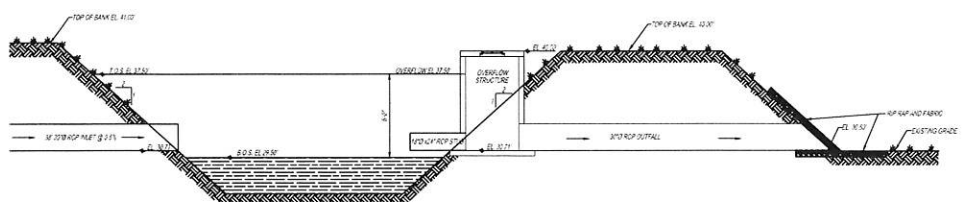


DRAWING INFO.		REVISIONS	
PROJECT NO.:	08-2021-012	NO.	DATE:
FILE NAME:	SOUTHERN BREEZE SUBD.	BY:	DESCRIPTION:
DRAWN BY:	DRB	CHECKED BY:	
QA/QC:	RKR		

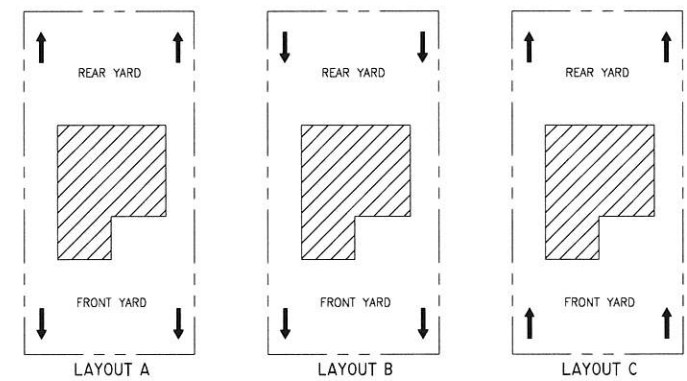
DRAWING NUMBER
C-8



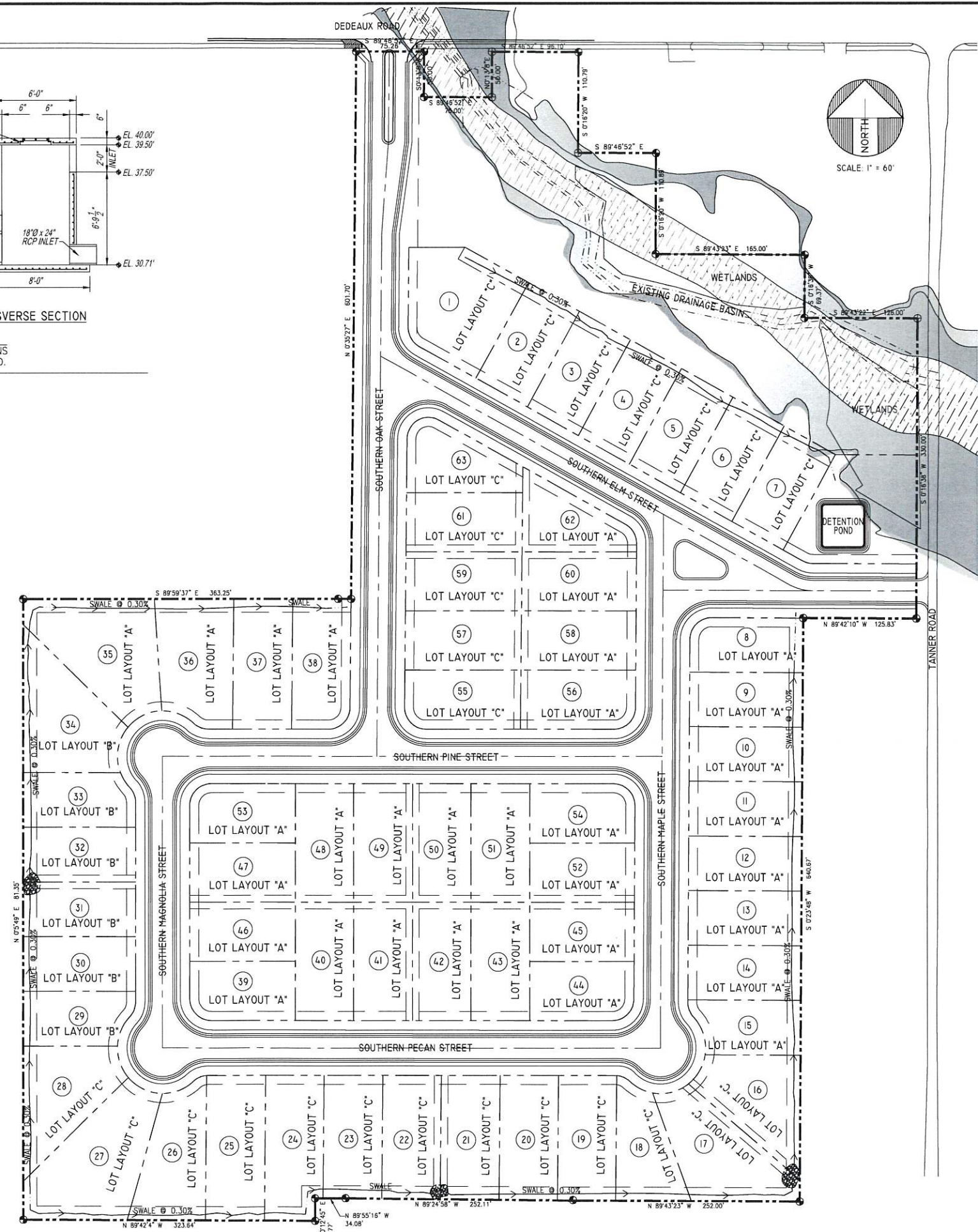
OVERFLOW STRUCTURE DETAIL
SCALE: 1/4" = 1'-0"



DETENTION POND DETAIL
SCALE: 1/4" = 1'-0"



TYPICAL LOT DRAINAGE PLAN



DRAWING INFO		REVISIONS		C-9	
PROJECT NO.	08-2021-012	NO.		DATE	
FILE NAME	SOUTHERN BREEZE SUBD.	BY			
DRAWN BY	DRB	CHECKED BY	RKR		
DATE/LOC					

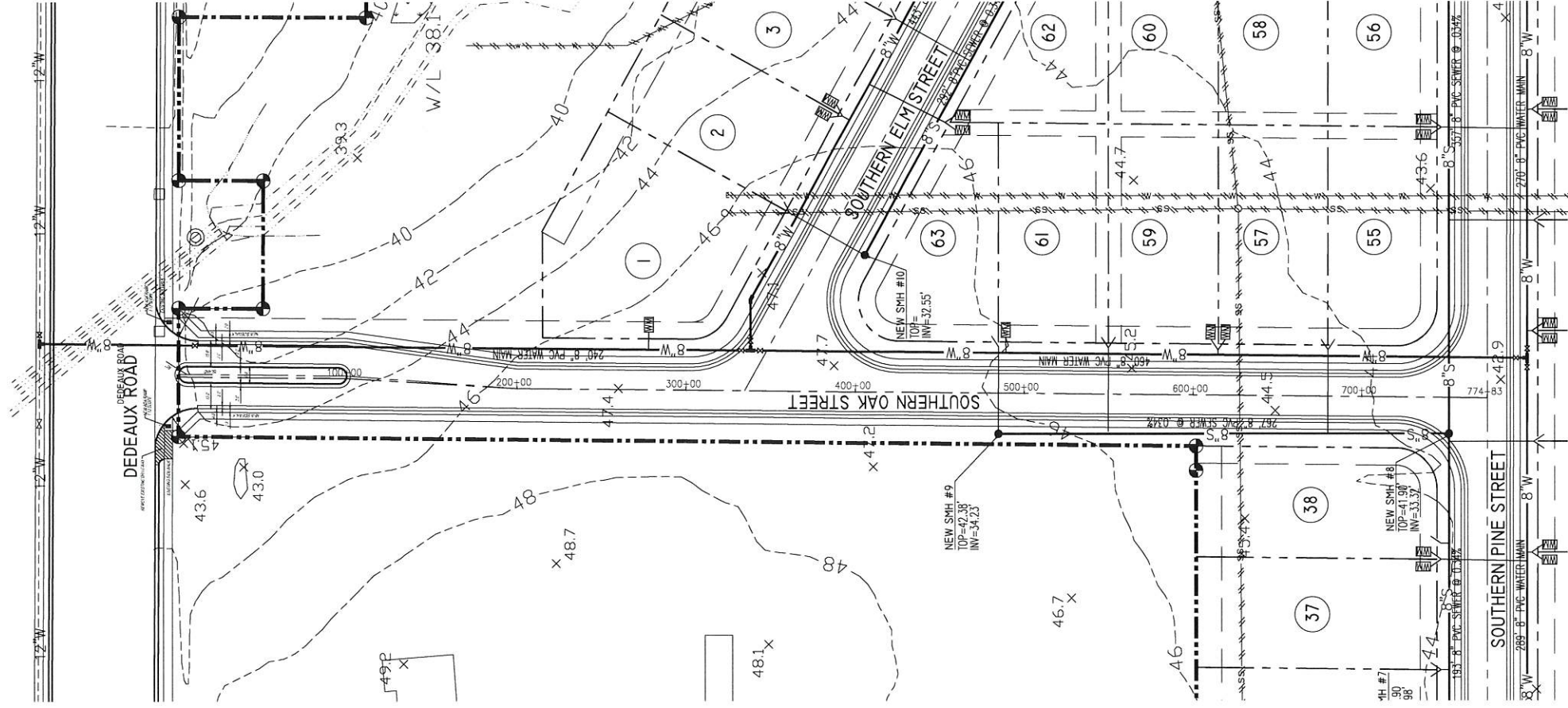
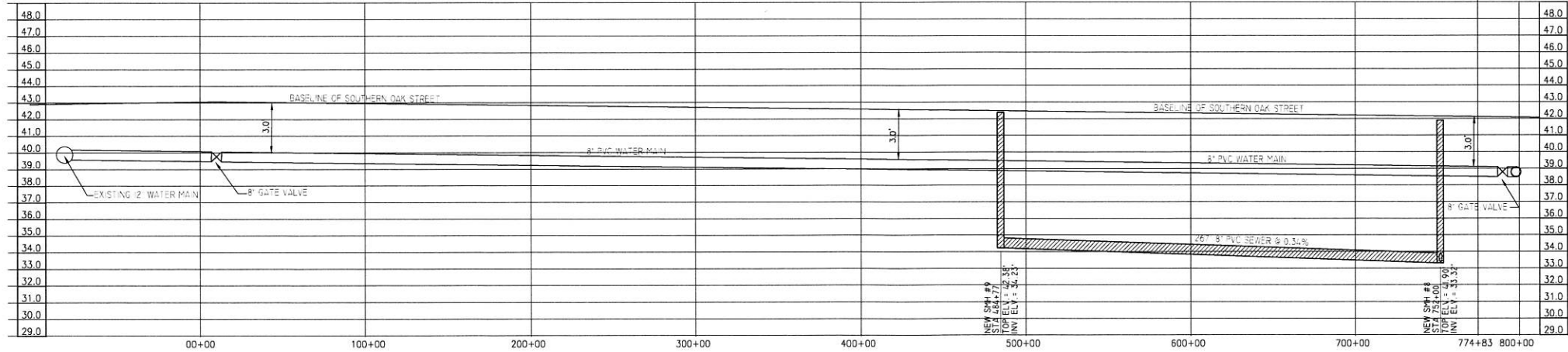
Project: SOUTHERN BREEZE ESTATES SUBDIVISION
CIVIL PLANS
GULFPORT, MISSISSIPPI 39503
Sheet Title: LOT DRAINAGE PLAN

228-518-2980
Kris@engineeringexcellence.com
3103 5th Avenue, Suite 8
Gulfport, MS 39501

ENGINEERING
EXCELLENCE
WITH KRIS RIEMANN & ASSOCIATES



DRAWING NUMBER	C-11
-------------------	------



SCALE: 1" = 40' HORIZONTAL
1" = 40' VERTICAL



228-518-2980
Kris@engineeringexcellence.com
3103 5th Avenue, Suite B
Gulfport, MS 39501



WITH KRIS RIEMANN & ASSOCIATES

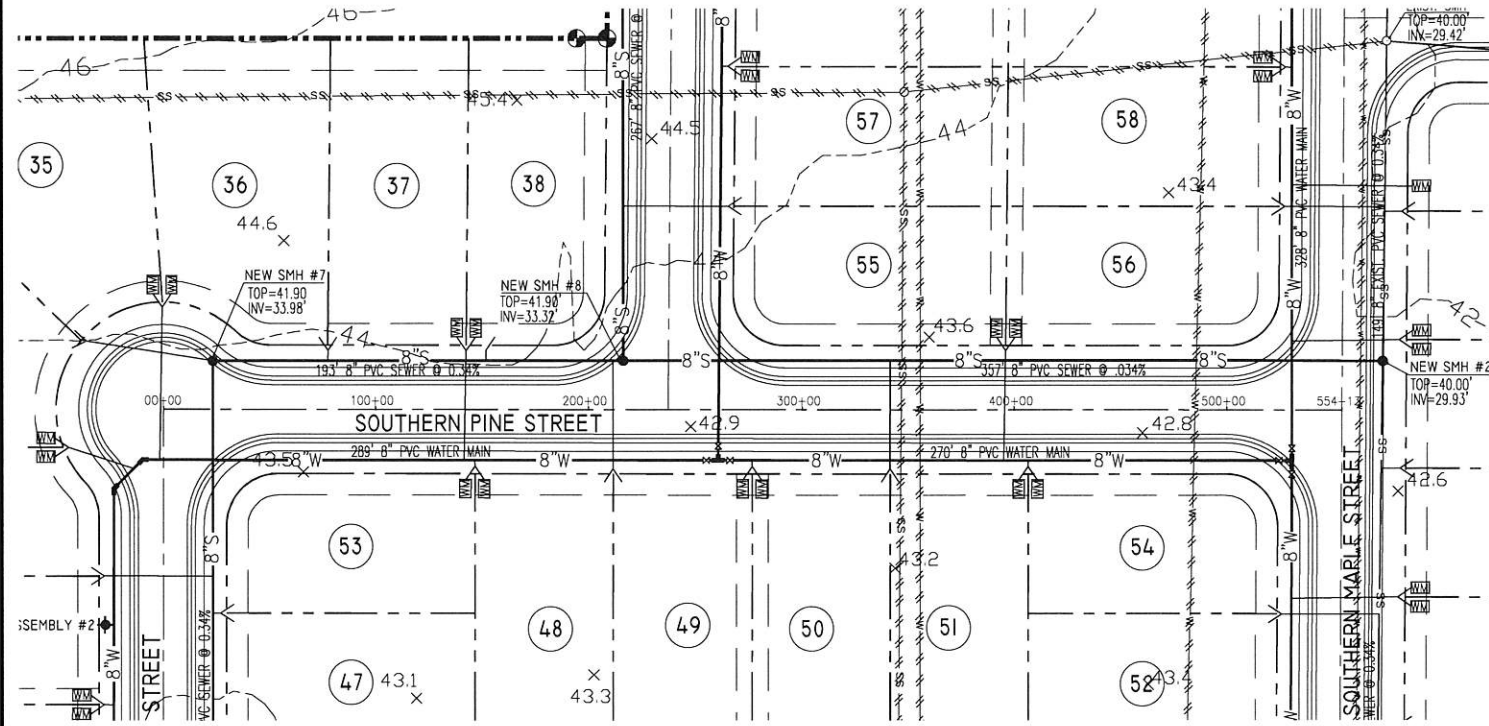
Project: SOUTHERN BREEZE ESTATES SUBDIVISION

CIVIL PLANS
GULFPORT, MISSISSIPPI 39503

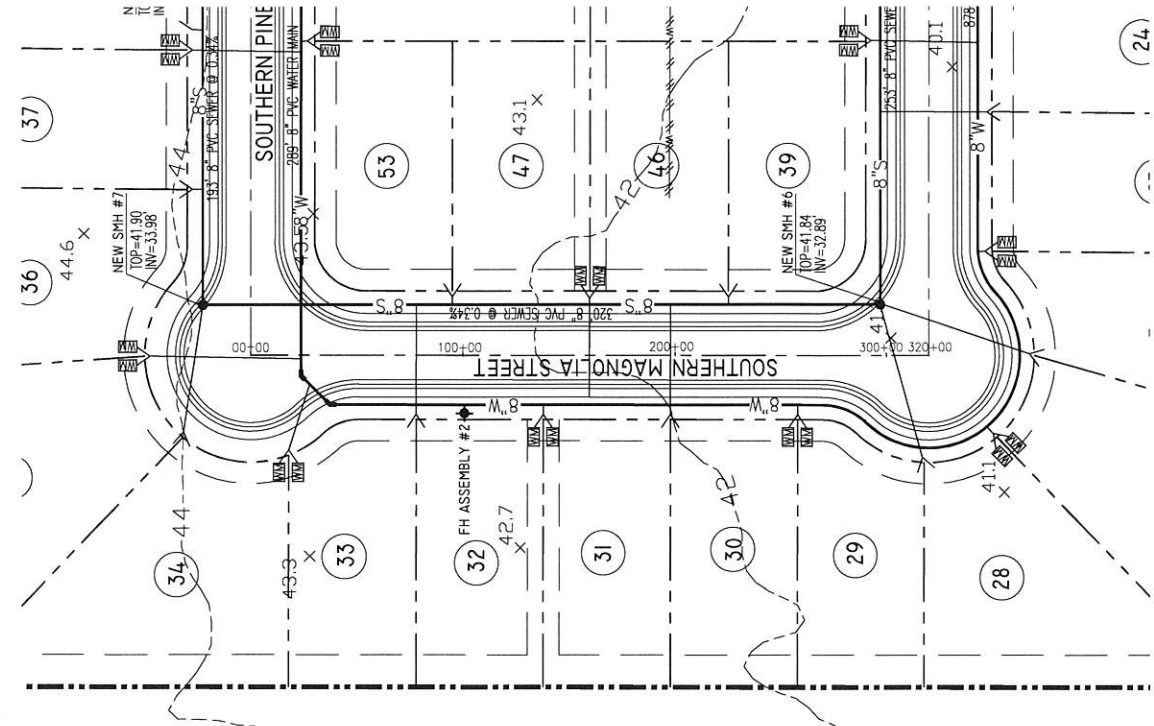
Sheet Title: SEWER AND WATER PLAN & PROFILE

DRAWING INFO.	
PROJECT NO.:	08-2021-012
FILE NAME:	SOUTHERN BREEZE SUBD.
DRAWN BY:	DRB
CHECKED BY:	RKR
QA/QC:	RKR

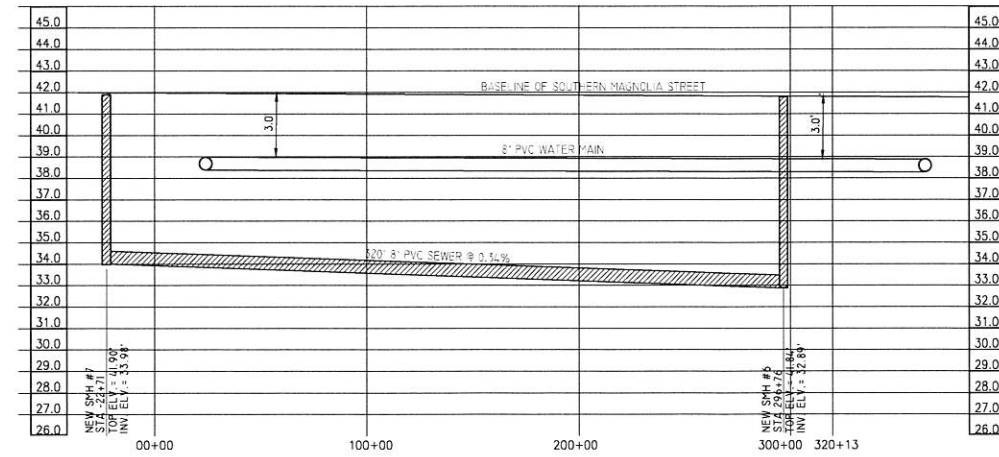
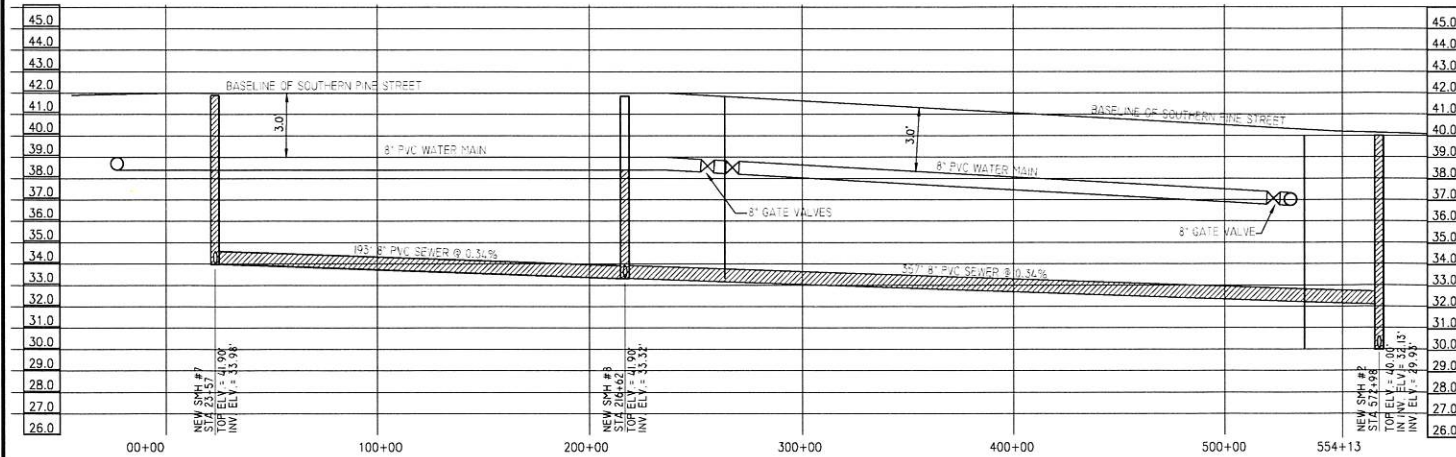
DRAWING NUMBER
C-12



SCALE: 1" = 40' HORIZONTAL
1" = 40' VERTICAL



SCALE: 1" = 40' HORIZONTAL
1" = 40' VERTICAL



Project: SOUTHERN BREEZE ESTATES SUBDIVISION
CIVIL PLANS
GULFPORT, MISSISSIPPI 39503

Sheet Title: SEWER AND WATER PLAN & PROFILE



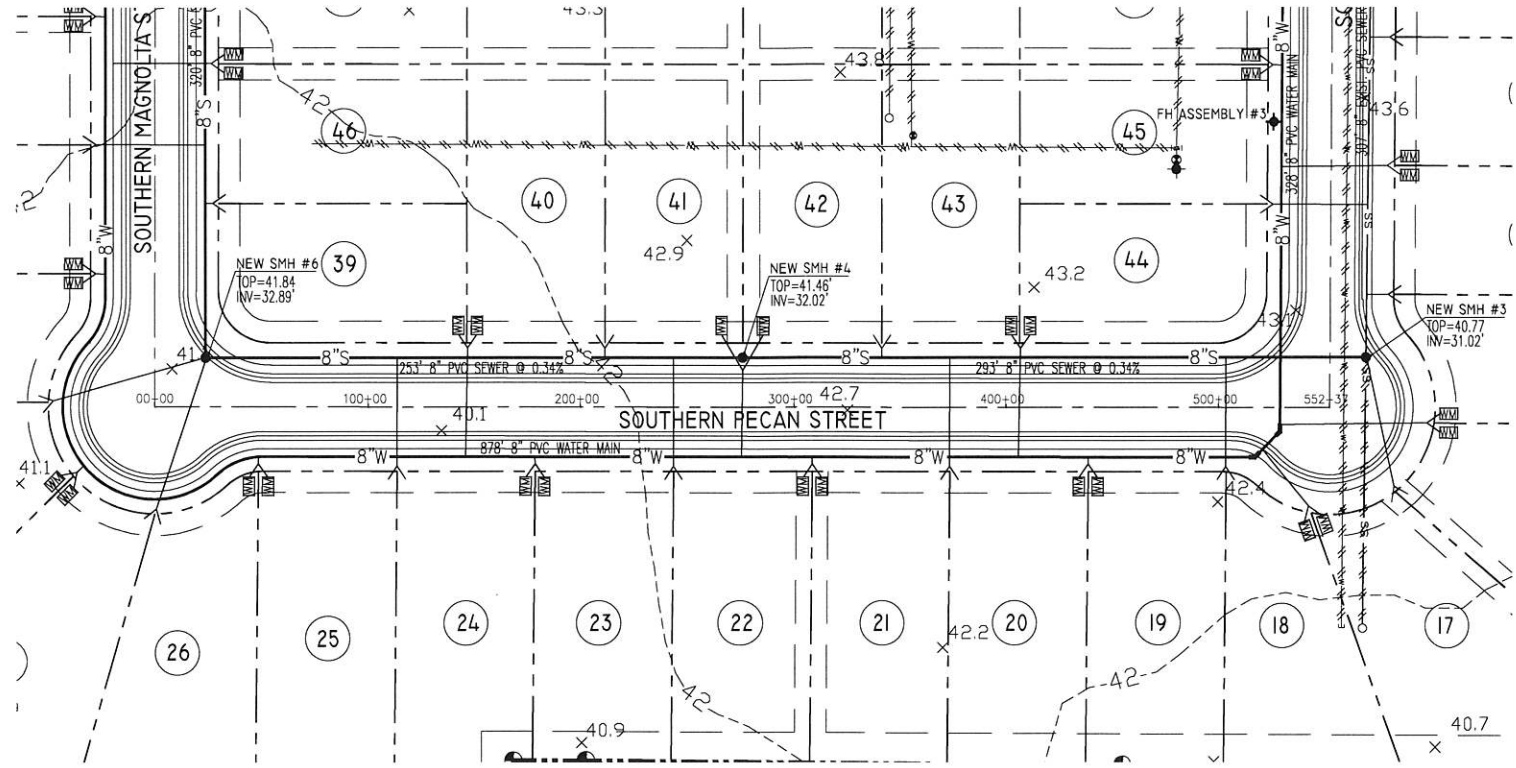
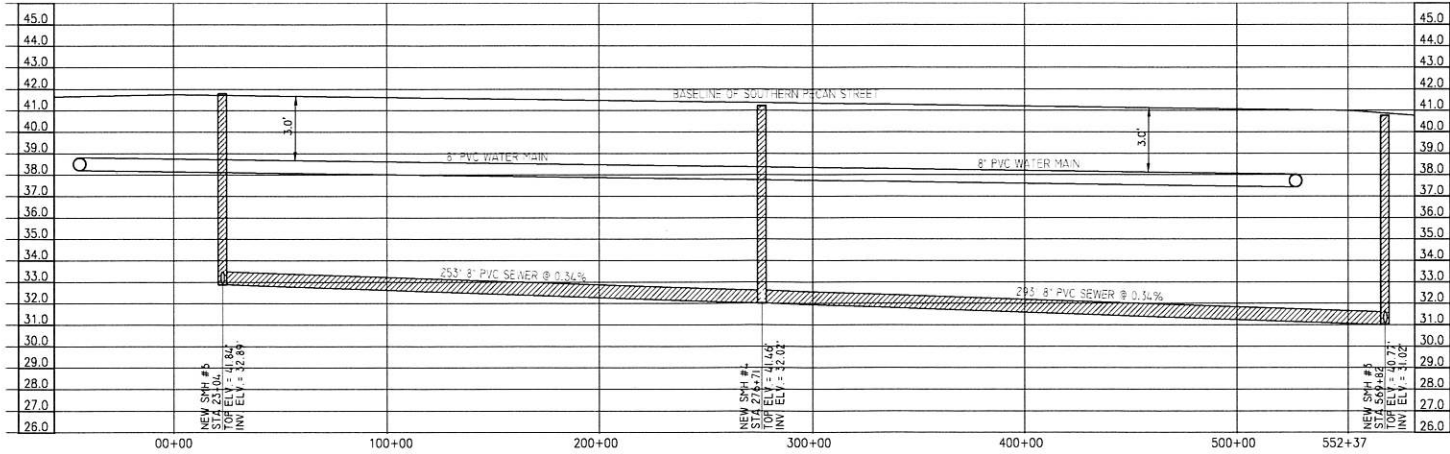
228-518-2980
Kris@engineeringcellence.com
3103 5th Avenue, Suite B
Gulfport, MS 39501

ENGINEERING CELLIGENCE
WITH KRIS RIEMANN & ASSOCIATES



DRAWING NUMBER
C-13

DRAWING INFO.		REVISIONS	
PROJECT NO.	DATE	NO.	DESCRIPTION
08-2021-012			
FILE NAME:			
SOUTHERN BREEZE SUBD.			
DRAWN BY:			
DBB			
CHECKED BY:			
RKR			
OK/DC:			



SCALE: 1" = 40' HORIZONTAL
1" = 40' VERTICAL



228-518-2980
Kris@engineeringexcellence.com
3103 5th Avenue, Suite B
Gulfport, MS 39501



Sheet Title: SEWER AND WATER PLAN & PROFILE

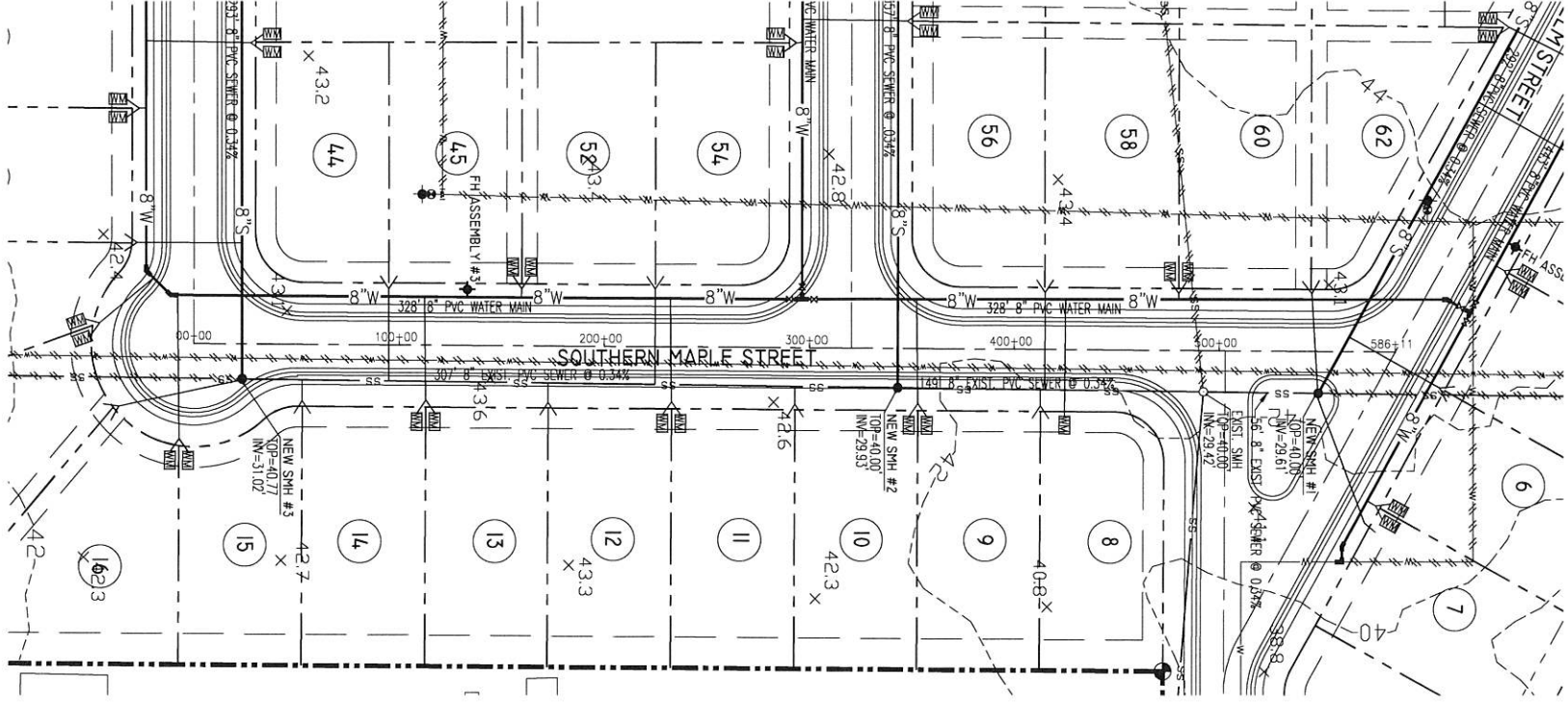
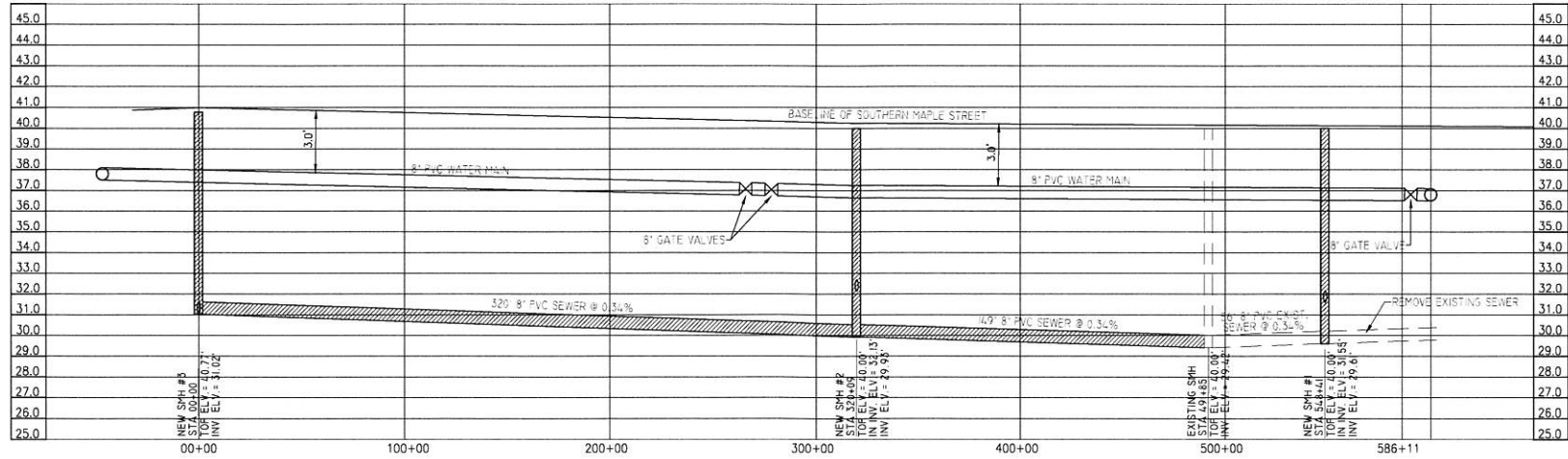
CIVIL PLANS
GULFPORT, MISSISSIPPI 39503

Project: SOUTHERN BREEZE ESTATES SUBDIVISION

PROJECT NO.:	08-2021-012
FILE NAME:	SOUTHERN BREEZE SUBD.
DRAWN BY:	DRB
CHECKED BY:	RKR
QA/QC:	RKR

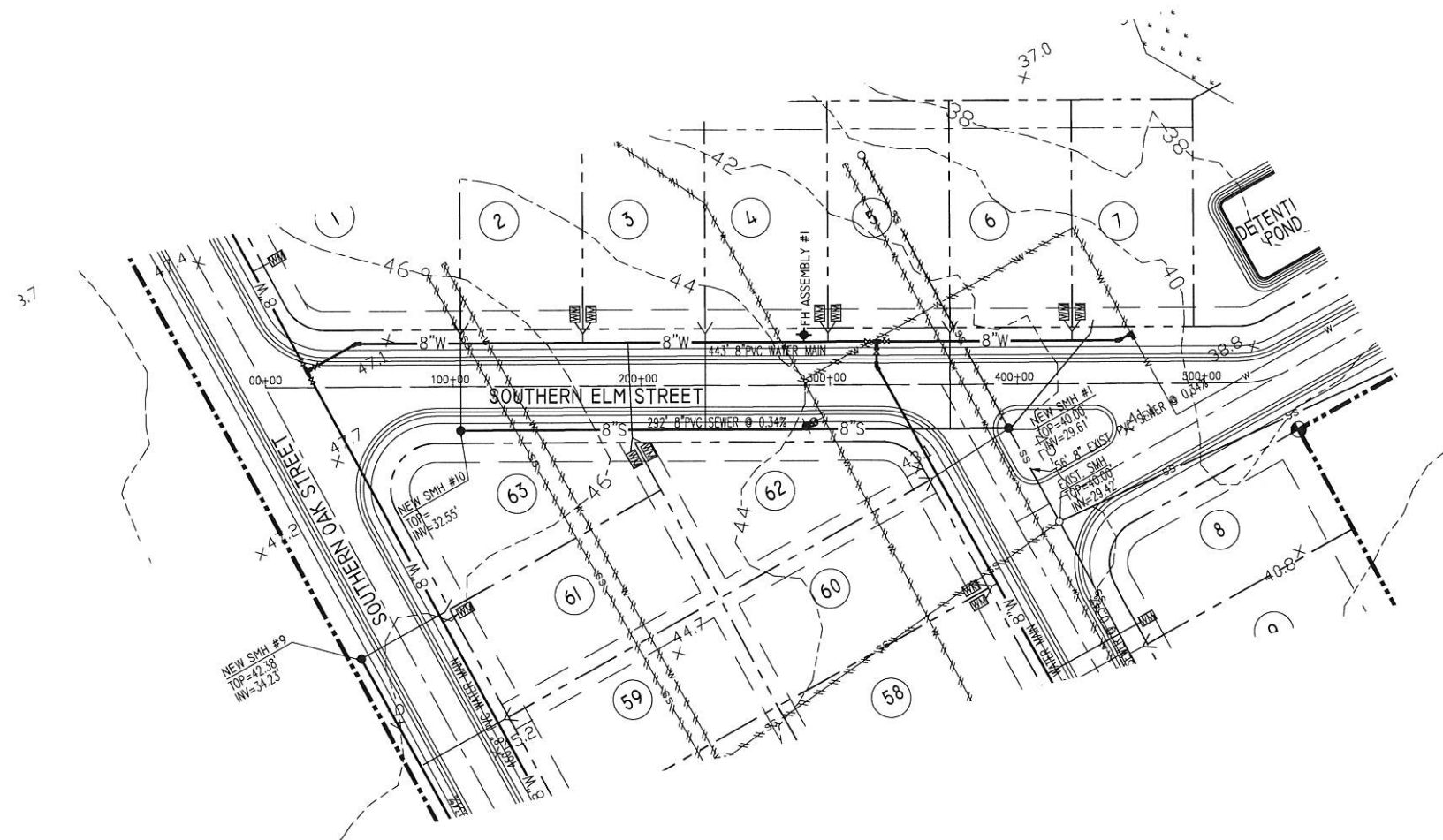
REVISIONS	NO.	DATE:	BY:	DESCRIPTION

DRAWING NUMBER
C-14

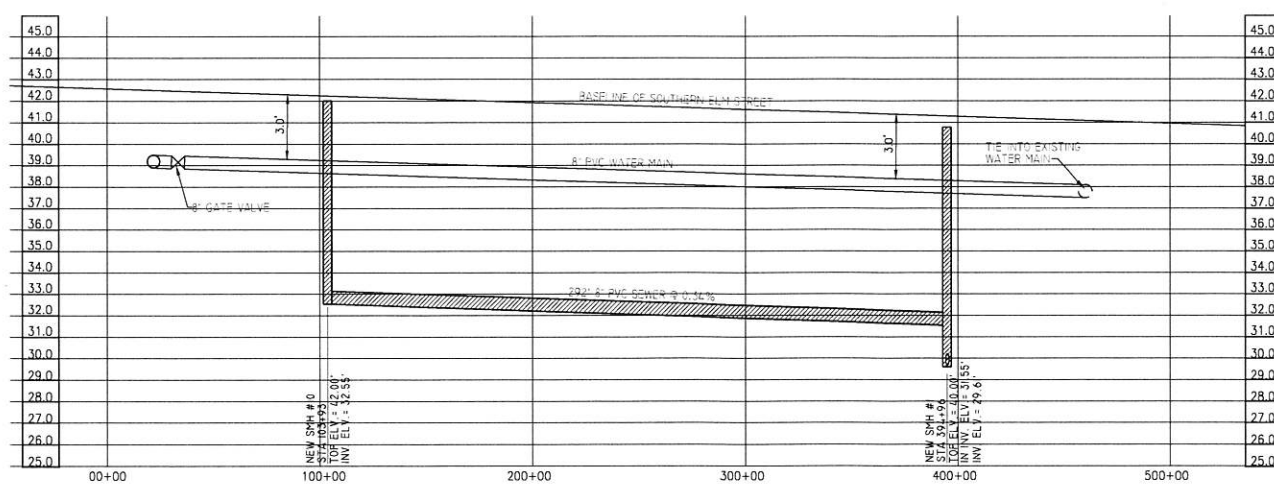


SCALE: 1" = 40' HORIZONTAL
1" = 40' VERTICAL

DRAWING INFO.		REVISIONS	
PROJECT NO.:	08-2021-012	NO.	DATE:
FILE NAME:	SOUTHERN BREEZE SUBD.	BY	DESCRIPTION:
DRAWN BY:	DRB		
CHECKED BY:	RKR		
QA/QC:	RKR		



SCALE: 1" = 40' HORIZONTAL
1" = 40' VERTICAL



228-518-3980
Kris@engineeringexcellence.com
3103 5th Avenue, Suite B
Gulfport, MS 39501

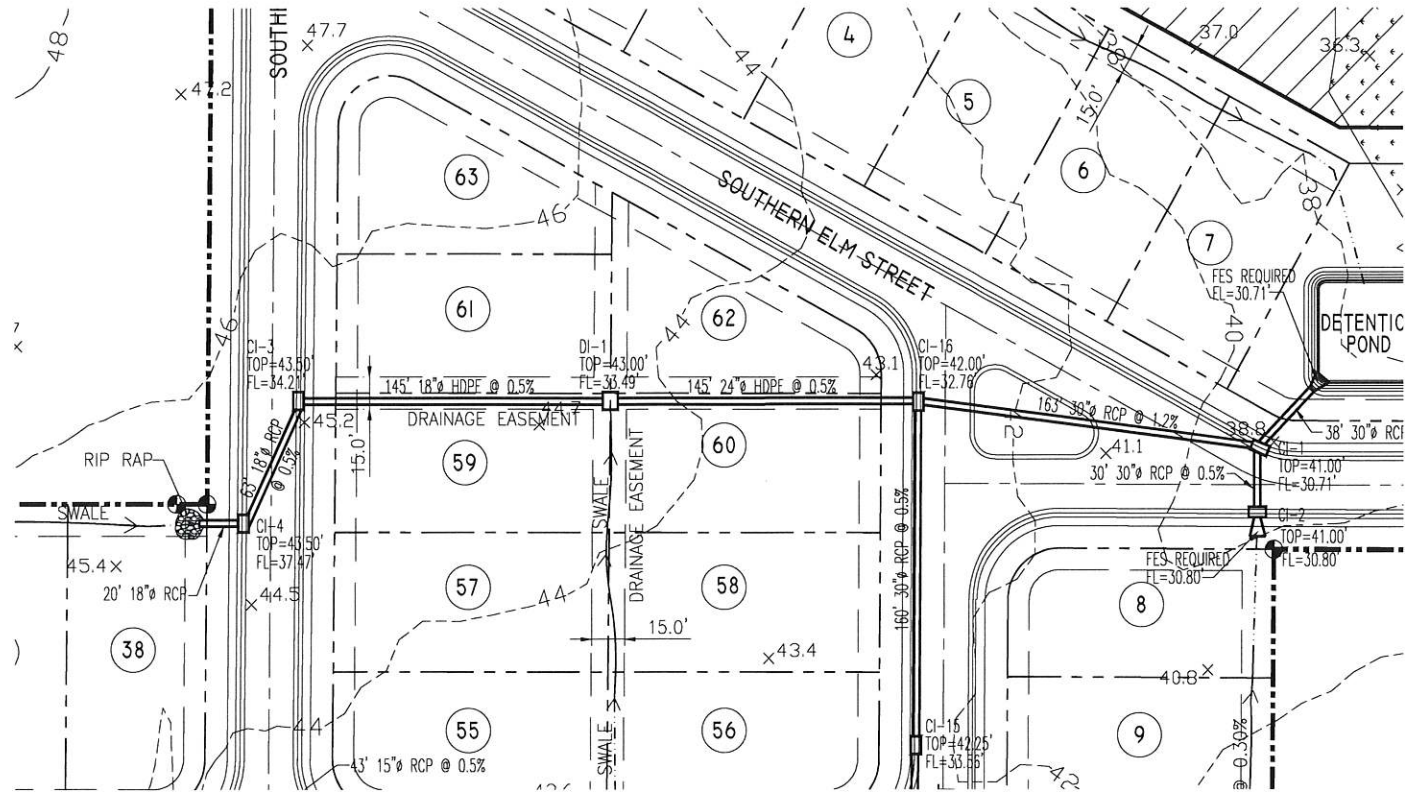
Project: SOUTHERN BREEZE ESTATES SUBDIVISION
CIVIL PLANS
GULFPORT, MISSISSIPPI 39503

Sheet Title: SEWER AND WATER PLAN & PROFILE

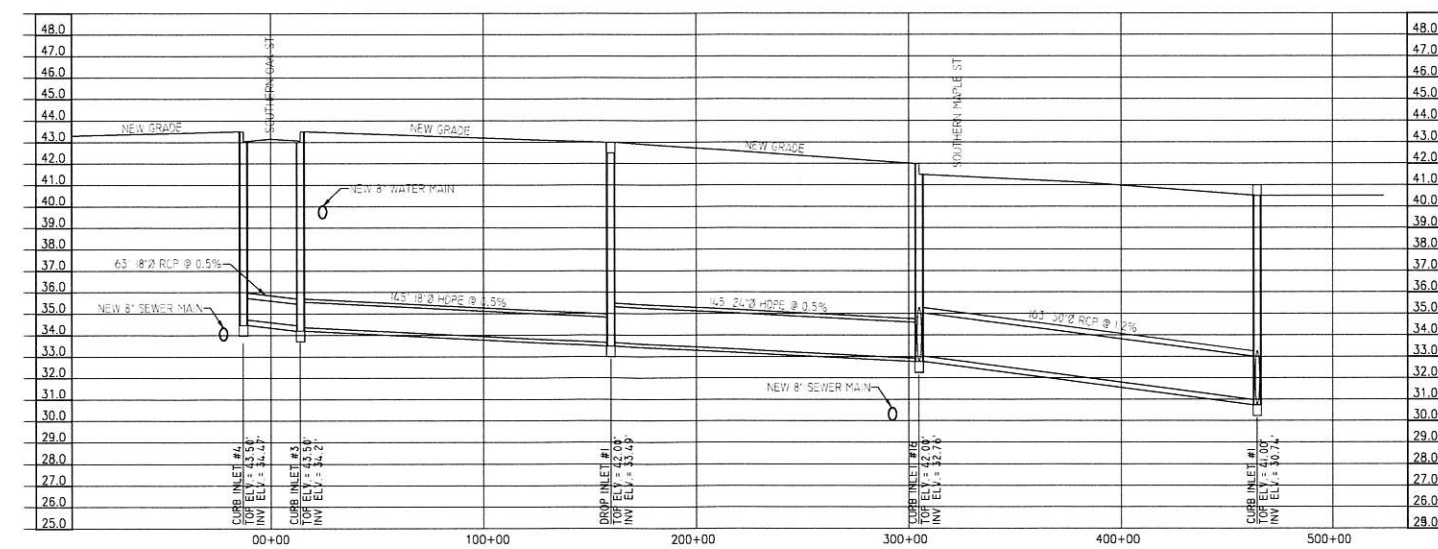
DRAWING INFO.		REVISIONS	
PROJECT NO.	FILE NAME	NO.	DATE
08-2021-012	SOUTHERN BREEZE SUBD.		
DRAWN BY:	CHKD BY:		
DRG	RKR		
CHECKED BY:	QA/QC:		

DRAWING NUMBER

C-16



SCALE: 1" = 40' HORIZONTAL
1" = 40' VERTICAL



Project: SOUTHERN BREEZE ESTATES SUBDIVISION
CIVIL PLANS
GULFPORT, MISSISSIPPI 39503

Sheet Title: SEWER AND WATER PLAN & PROFILE

REVISIONS

NO.	DATE	BY	DESCRIPTION

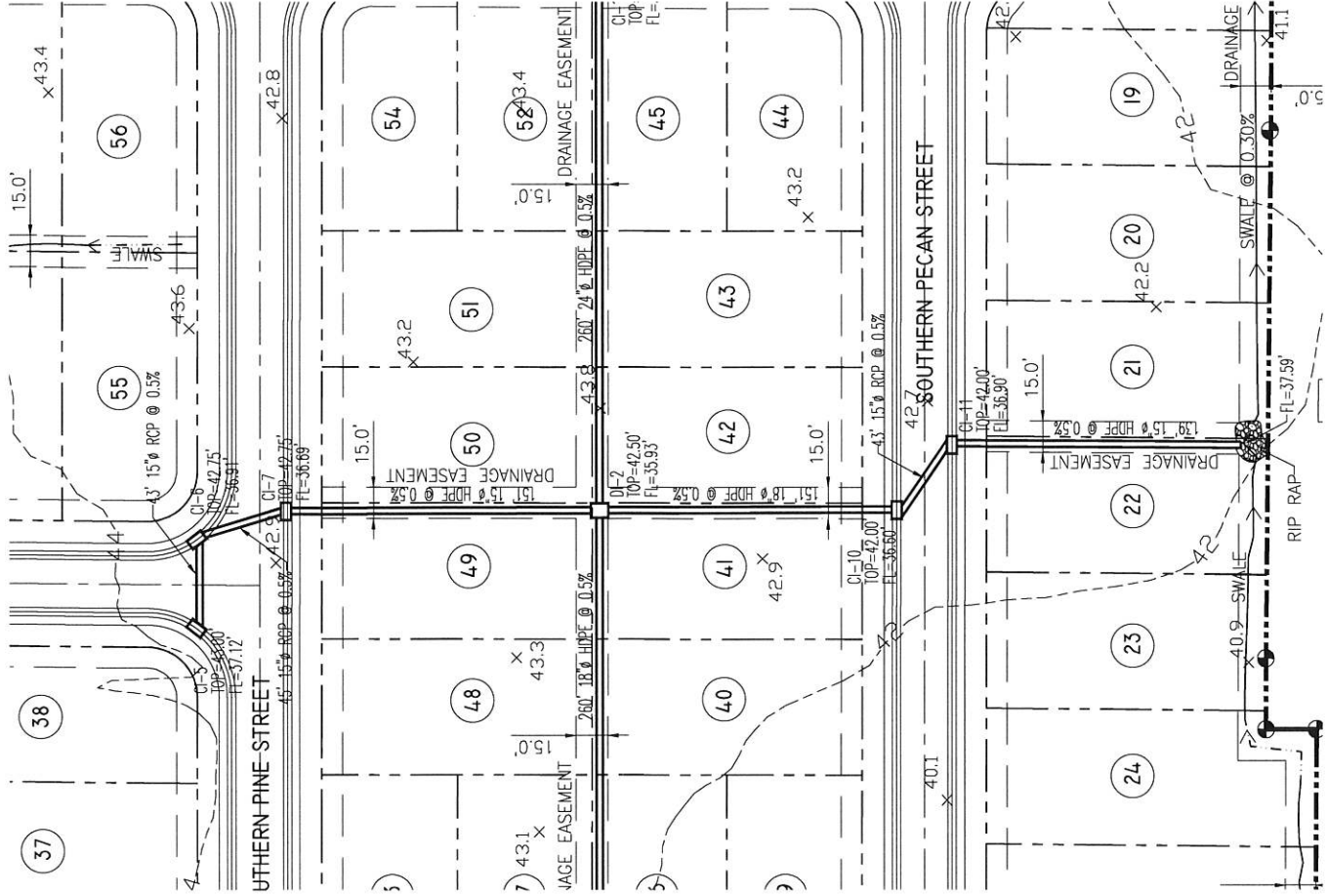
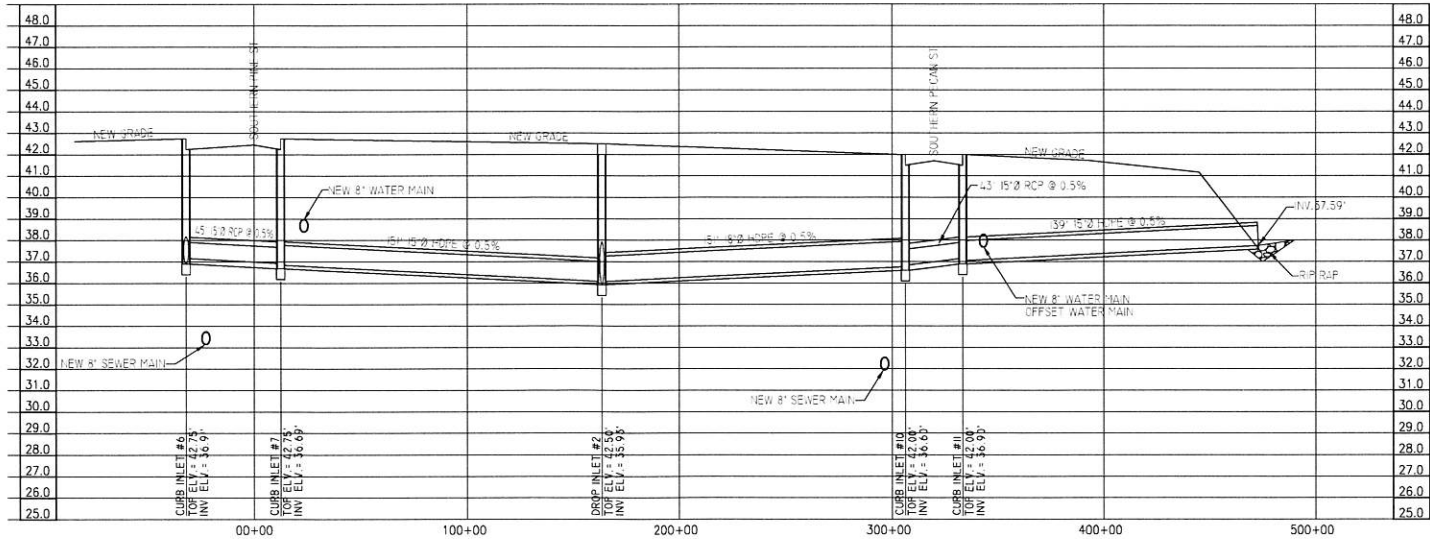
DRAWING INFO.

PROJECT NO.	FILE NAME	DRAWN BY	CHECKED BY	QA/QC
08-2021-012	SOUTHERN BREEZE SUBD.	DRB	RKR	RKR

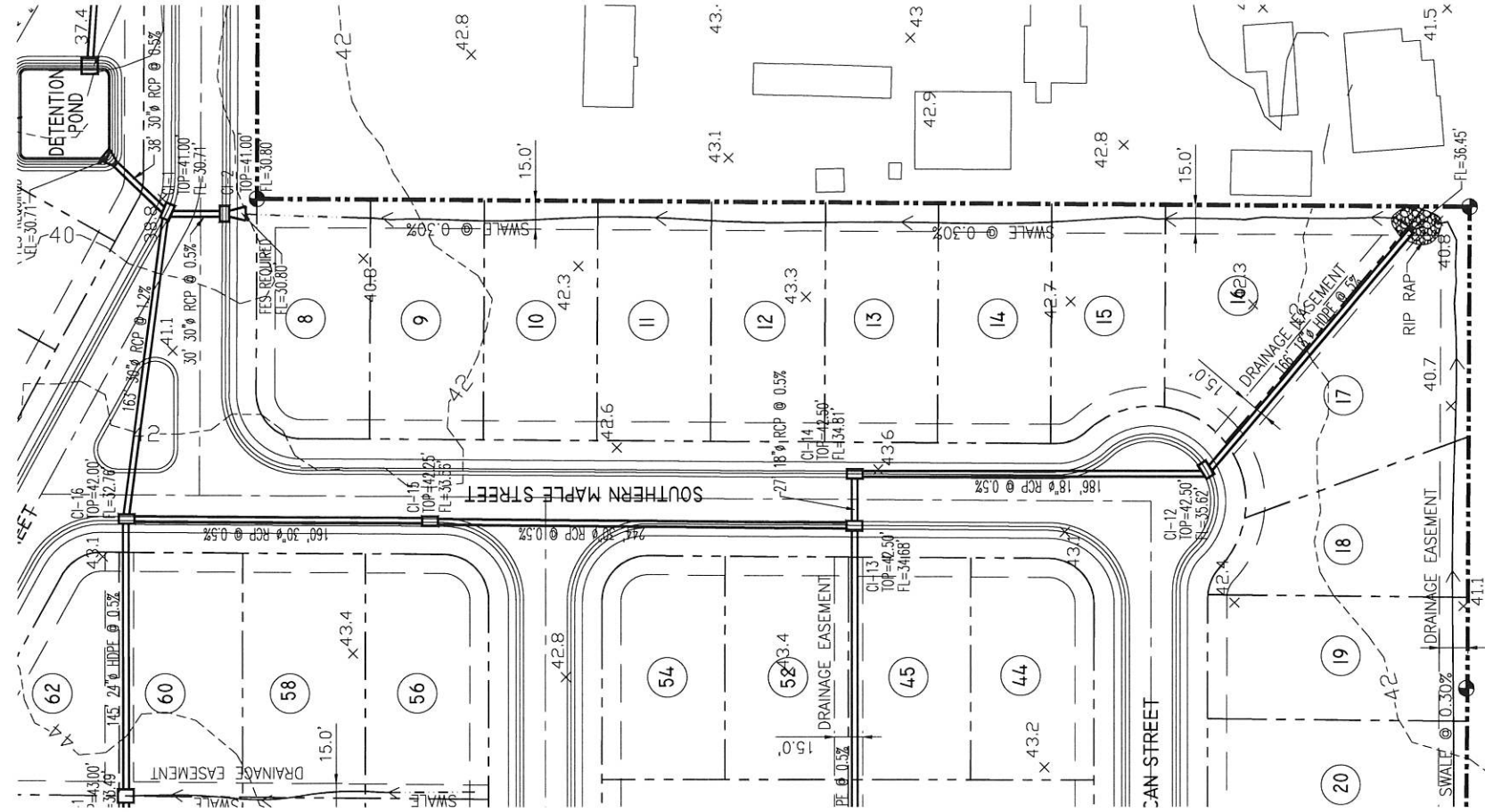
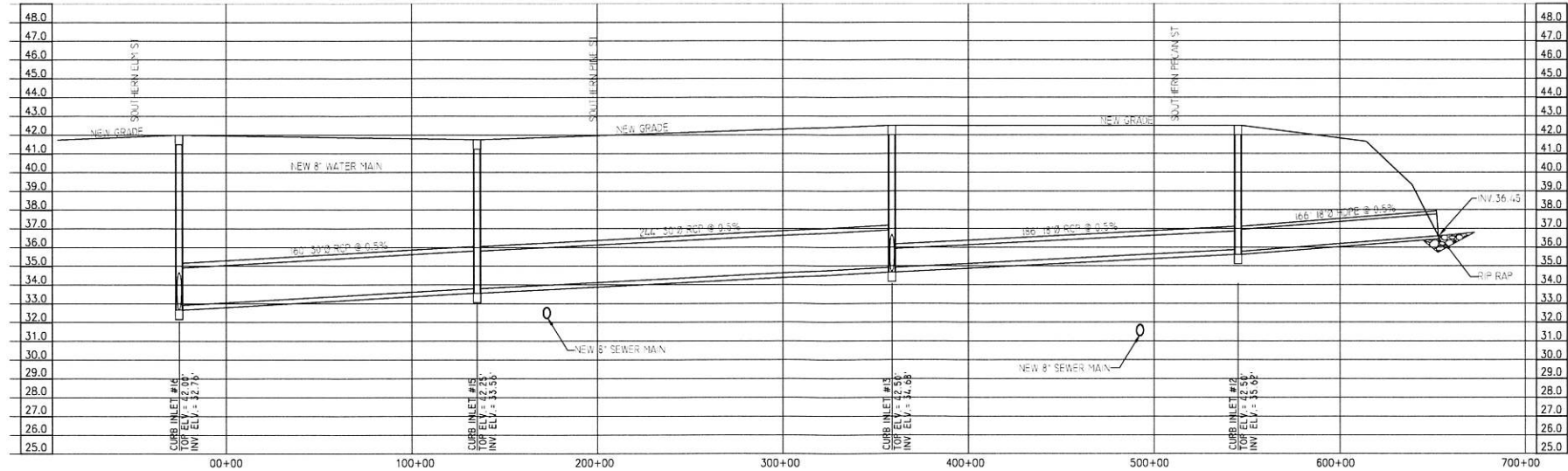
DRAWING NUMBER: **C-17**

228-518-2980
Kris@engineeringexcellence.com
3103 5th Avenue, Suite B
Gulfport, MS 39501

**ENGINEERING
CEILENCE**
WITH KRIS RIEMANN & ASSOCIATES



SCALE: 1" = 40' HORIZONTAL
1" = 40' VERTICAL



SCALE: 1" = 40' HORIZONTAL
1" = 40' VERTICAL



228-518-2980
Kris@engineeringexcellence.com
3103 5th Avenue, Suite B
Gulfport, MS 39501



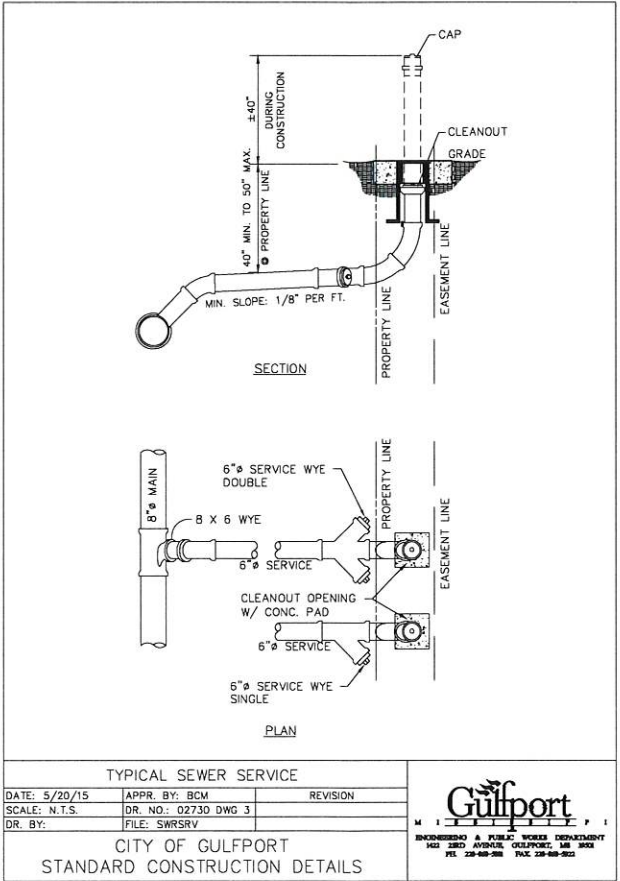
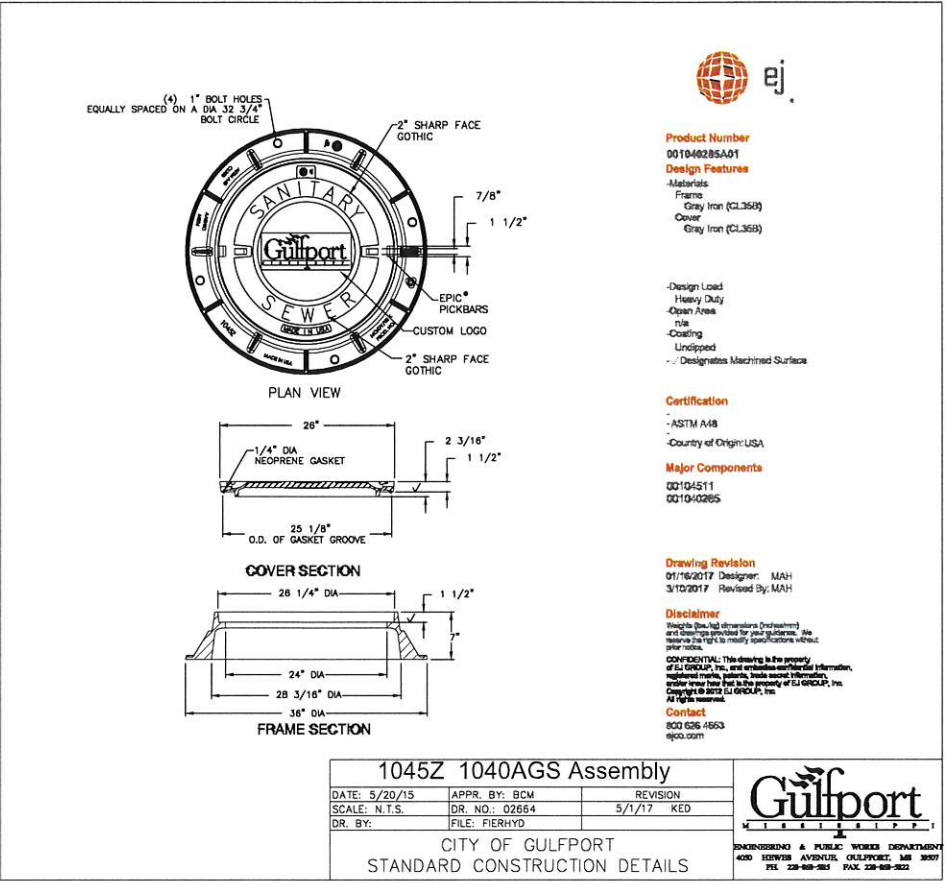
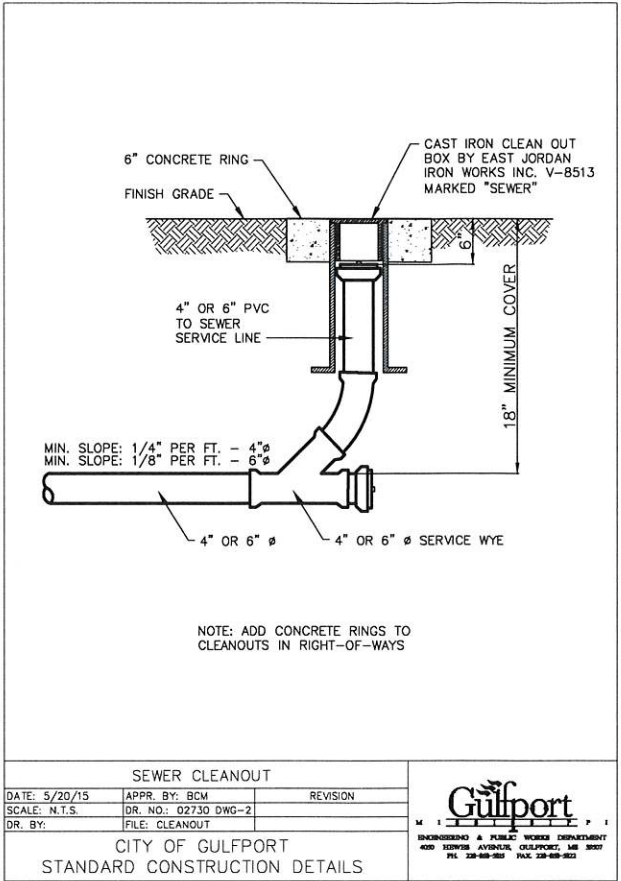
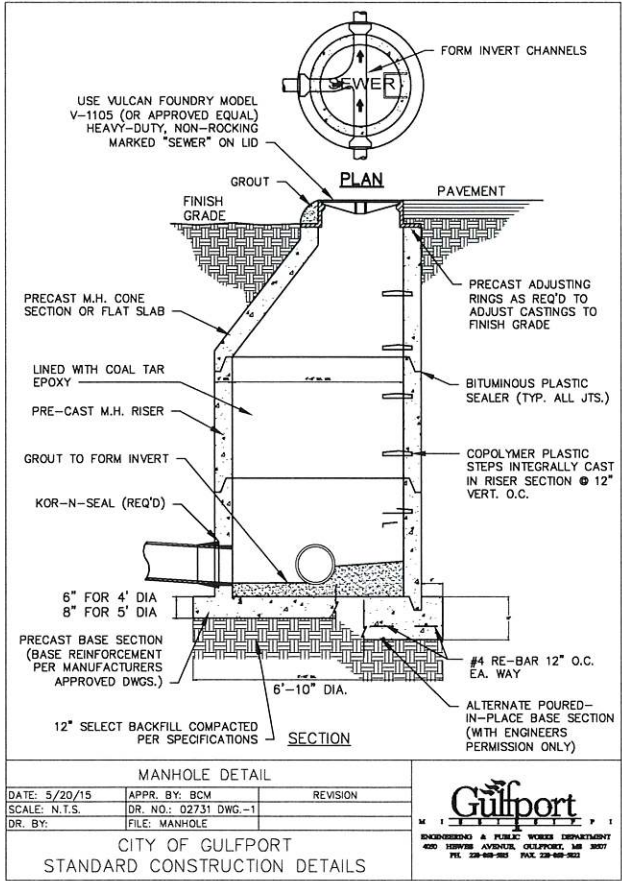
Sheet Title: SEWER AND WATER PLAN & PROFILE

CIVIL PLANS
GULFPORT, MISSISSIPPI 39503

Project: SOUTHERN BREEZE ESTATES SUBDIVISION

DRAWING INFO.		REVISIONS	
PROJECT NO.:	08-2021-012	NO.	DATE:
FILE NAME:	SOUTHERN BREEZE SUBD.	BY	DESCRIPTION
DRAWN BY:	DRB		
CHECKED BY:	RKR		
QA/QC:	RKR		

DRAWING NUMBER
C-20



Project: SOUTHERN BREEZE ESTATES SUBDIVISION

CIVIL PLANS
GULFPORT, MISSISSIPPI 39503

Sheet Title: SEWER DETAILS

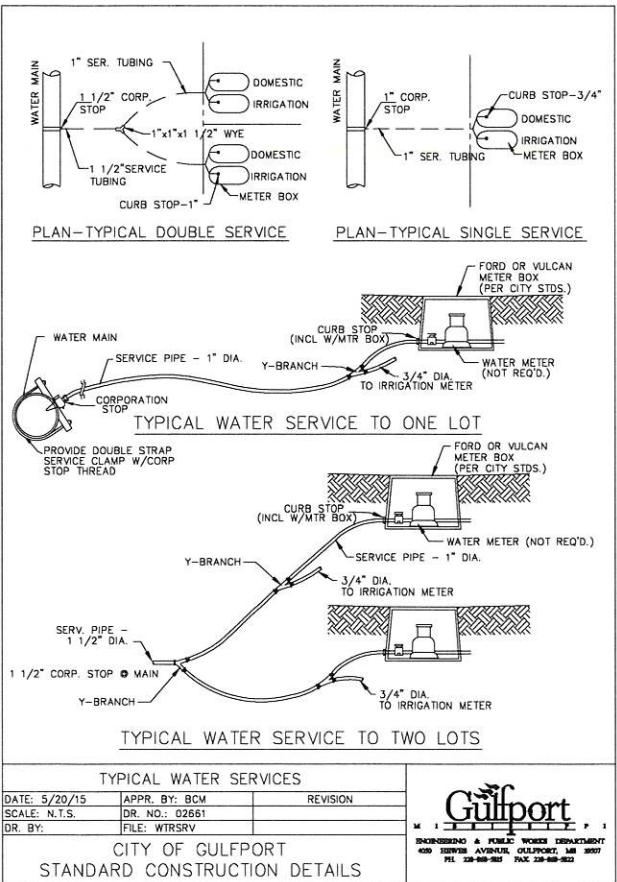
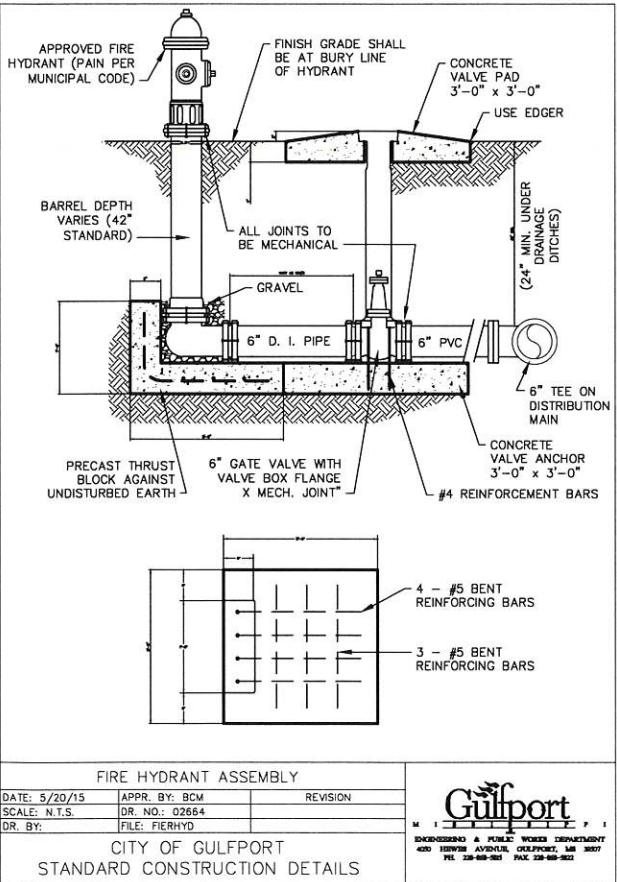
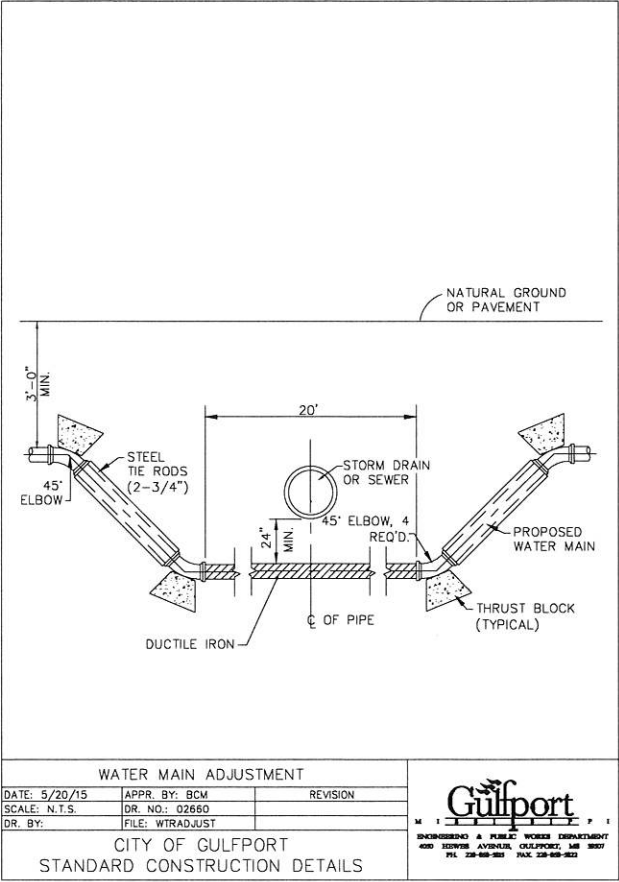
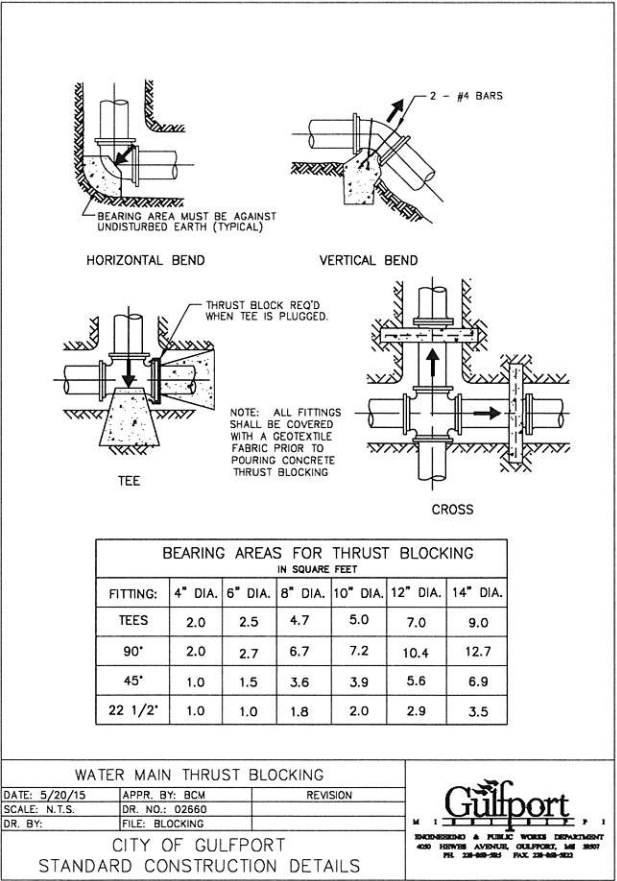
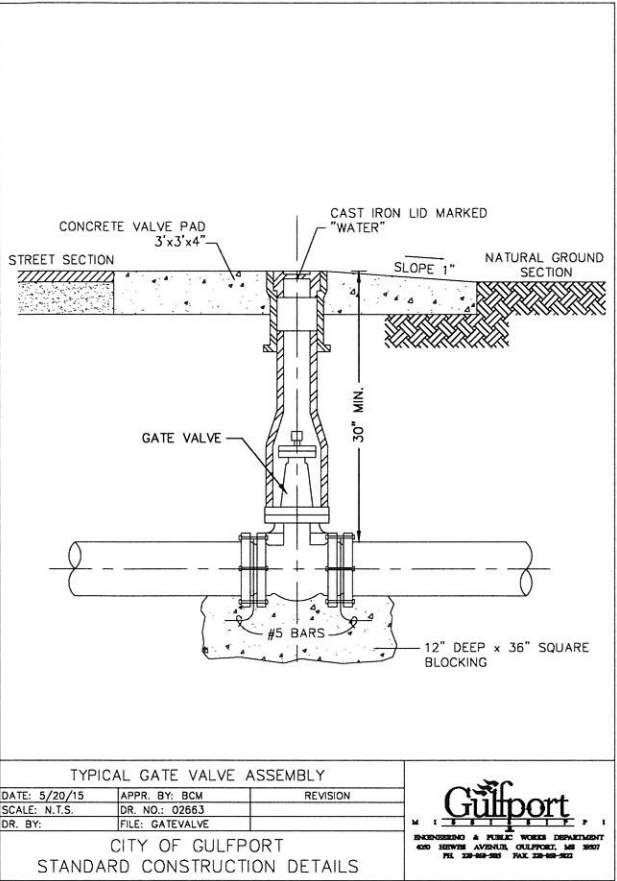
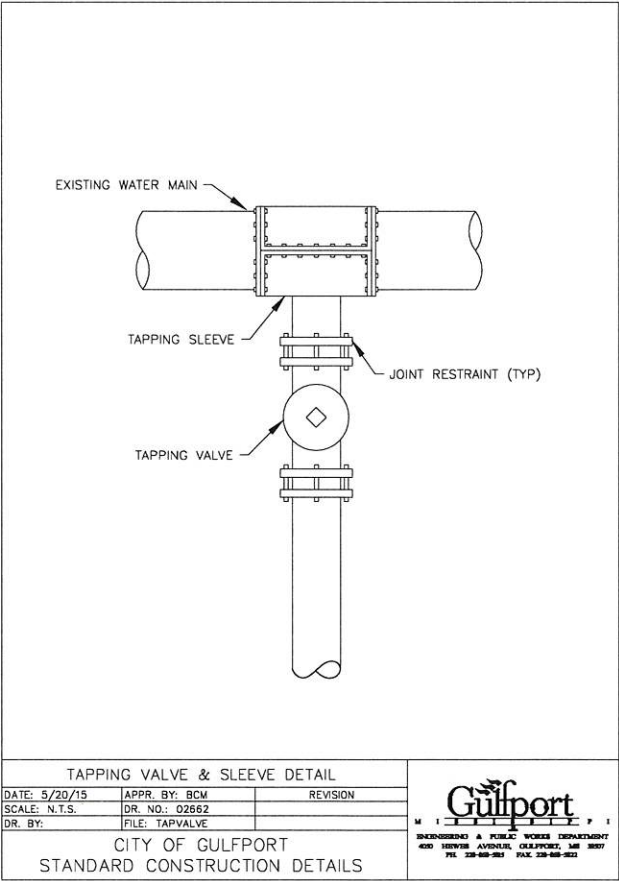


228-518-2980
Kris@engineeringalliance.com
3103 5th Avenue, Suite B
Gulfport, MS 39501

ENGINEERING
ALLIANCE
WITH KRIS RIEMANN & ASSOCIATES



C-21
DRAWING NUMBER



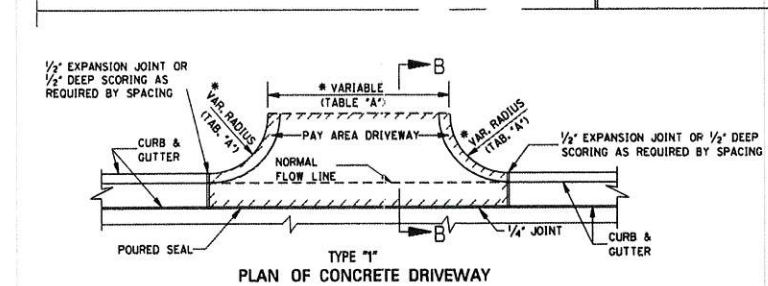
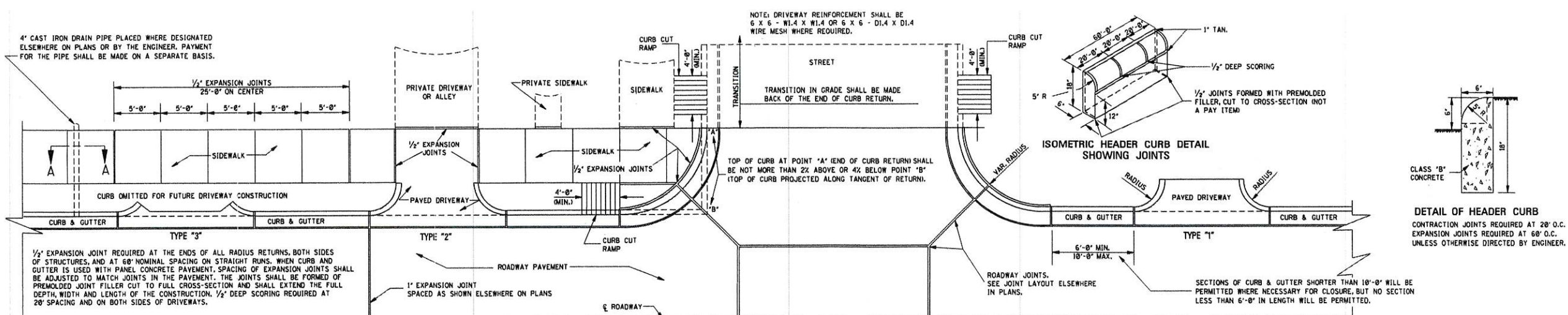
REVISIONS		NO.	DATE	BY	DESCRIPTION
DRAWING INFO		PROJECT NO.	08-2021-012		
		FILE NAME	SOUTHERN BREEZE SUBD.		
		DRAWN BY	DRB		
		CHECKED BY	RKR		
		QA/QC	RKR		

Project: SOUTHERN BREEZE ESTATES SUBDIVISION
CIVIL PLANS
GULFPORT, MISSISSIPPI 39503
Sheet Title: MDOT DRIVEWAY WITH CURB & GUTTER



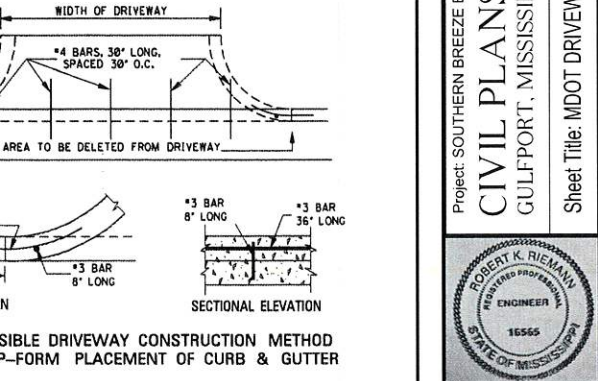
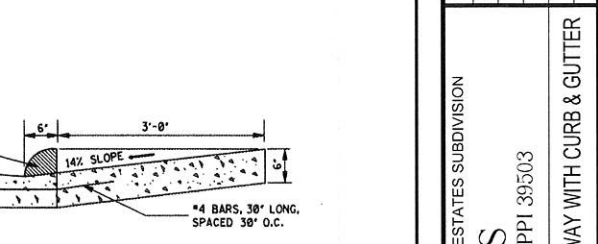
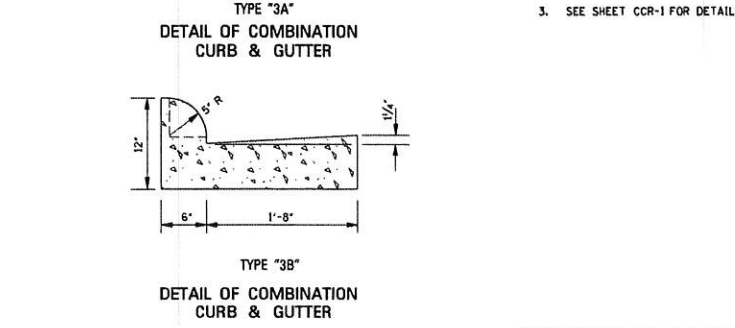
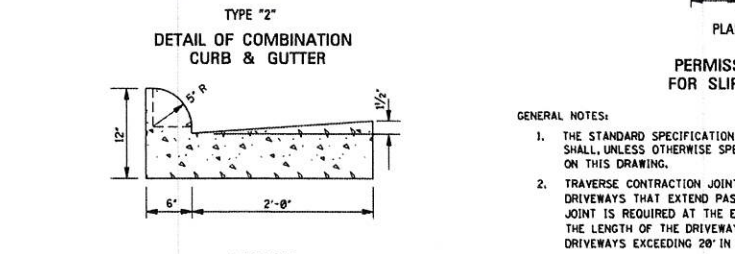
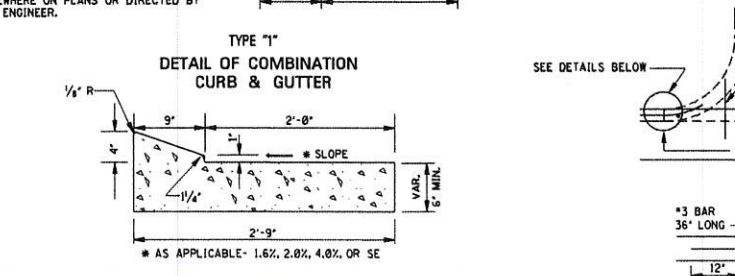
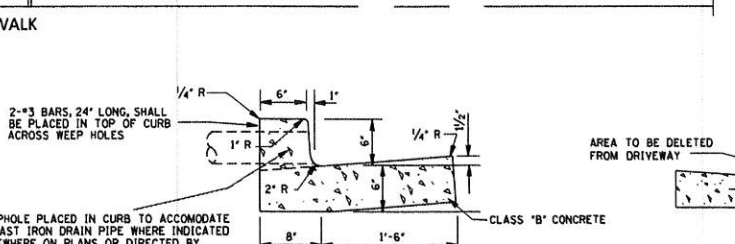
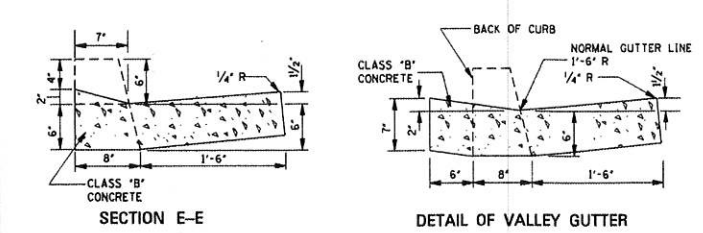
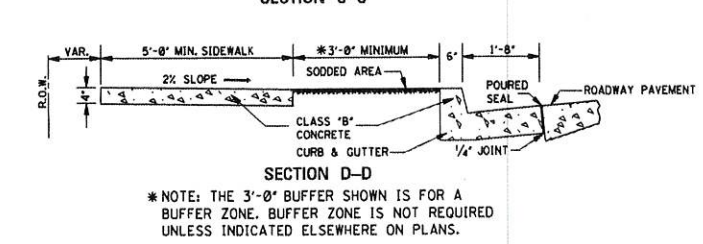
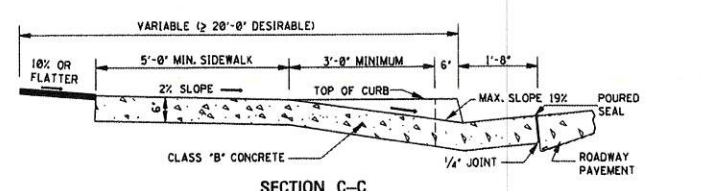
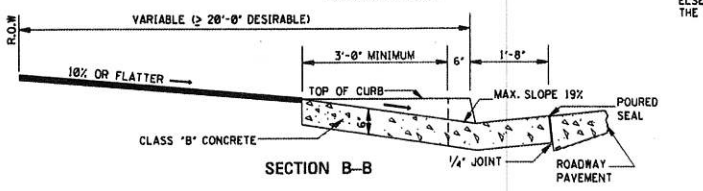
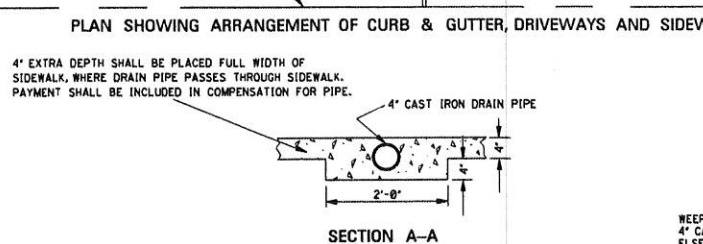
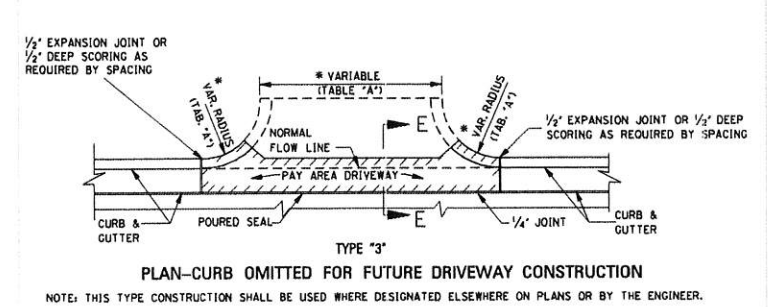
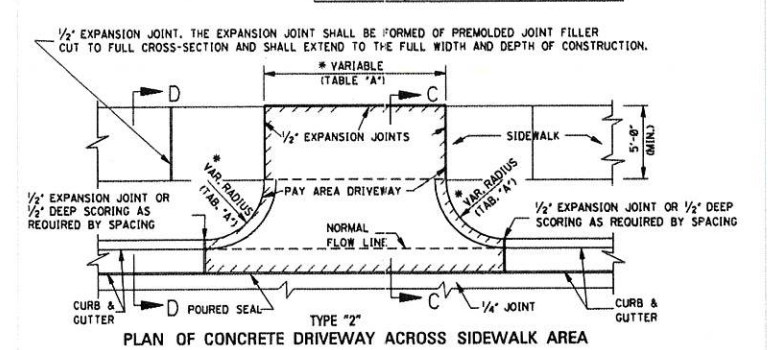
228-518-2980
Kris@engineeringexcellence.com
3103 5th Avenue, Suite B
Gulfport, MS 39501

ENGINEERING EXCELLENCE
WITH KRIS RIEMANN & ASSOCIATES



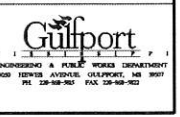
11,058 yd³ FOR DRIVEWAY 16'-0" IN WIDTH.
0.574 yd³ FOR EACH ADDED OR SUBTRACTED
FOOT OF WIDTH.
NOTE: THIS DRIVEWAY AREA EXAMPLE IS
COMPUTED ON THE BASIS OF 3'-0" RADIUS.
PAYMENT FOR CURB RADIUS SHALL BE
INCLUDED IN COMPENSATION FOR DRIVEWAY.

*TABLE 'A'		
DRIVEWAY TYPE	DRIVEWAY WIDTH (ft)	CURB RETURN RADIUS (ft)
RESIDENTIAL	16'	3' - 10'
COMMERCIAL/ INDUSTRIAL	30' - 50'	5' - 30'



- GENERAL NOTES:
- THE STANDARD SPECIFICATIONS ADOPTED BY THE MISSISSIPPI DEPARTMENT OF TRANSPORTATION SHALL, UNLESS OTHERWISE SPECIFIED HEREIN, APPLY TO ALL ITEMS INCLUDED ON THIS DRAWING.
 - TRAVERSE CONTRACTION JOINTS ARE REQUIRED AT 20' ON CENTER FOR ALL CONCRETE DRIVEWAYS THAT EXTEND PAST THE END OF THE CURB RETURN. A 1/2" WIDE EXPANSION JOINT IS REQUIRED AT THE END OF THE CURB RETURN AND AT 60' ON CENTER THROUGHOUT THE LENGTH OF THE DRIVEWAY. A LONGITUDINAL CONTRACTION JOINT IS REQUIRED FOR ALL DRIVEWAYS EXCEEDING 20' IN WIDTH.
 - SEE SHEET CCR-1 FOR DETAILS OF CURB-CUT RAMPS.

MDOT DRIVEWAY w/ CURB & GUTTER			
DATE: 5/19/15	APPR. BY: BCM	REVISION	DATE BY
SCALE: N.T.S.	DR. NO.: 02521		
DR. BY: KED	FILE: MDOT CURB 1		



CITY OF GULFPORT
STANDARD CONSTRUCTION DETAILS

RE: General Plan 2112PC193, by agent Robert K. Riemann, tax parcel 0808O-02-016.000, 0808O-02-019.000, 0808O-02-015.000, Approval of General plan for 63-lot subdivision (Southern Breeze Estates), Dedeaux Road, Zoned R-1-5 (Single-family) and B-2 (General business), Ward 5

The City of Gulfport Planning Commission will hold a public hearing to consider the above application at 4:30 P.M. on **Thursday, December 16, 2021**, in the Council Chambers at the Gulfport City Hall located at 2309 15th Street.

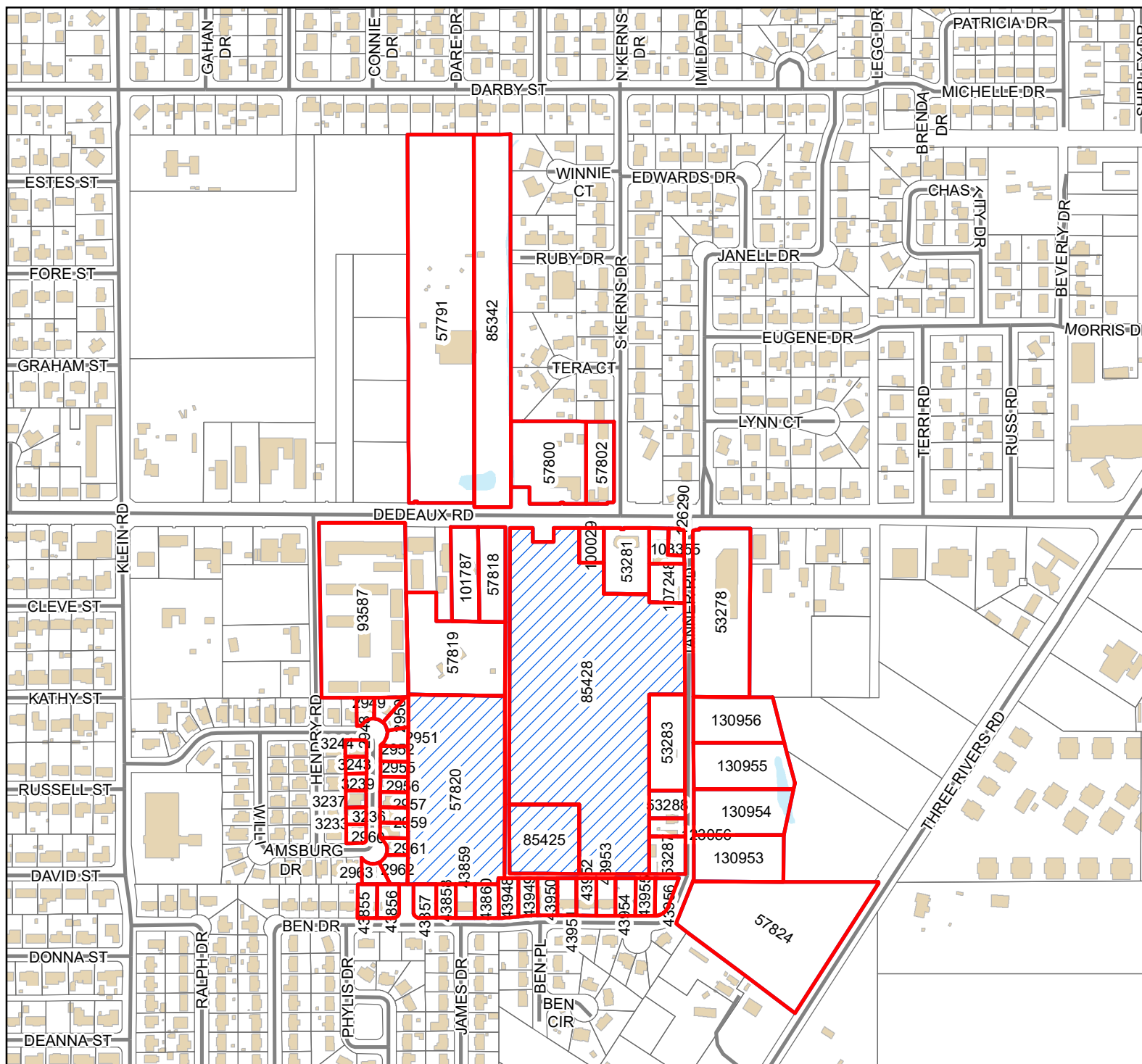
For more information, visit <http://www.gulfport-ms.gov/agendas.shtml> then click the City of Gulfport Planning Commission for **Thursday, December 16, 2021**. A map showing the location of the property involved is located at this website. If you have any questions or comments, please contact this office 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			BLESSED INVESTMENT TEAM LLC(OWNER)	PO BOX 2353	GULFPORT	MS	39505
			ROBERT K. RIEMAN, P.E (AGENT)	3103 5TH AVE	GULFPORT	MS	39501
			Adjacent Property Owners				
	57800	0808J-03-051.000	ASSEMBLIES OF GOD INC	14374 DEDEAUX RD	GULFPORT	MS	39503
	2957	0808O-02-125.019	BANKSTON TRACY SWANIER	14416 WILLIAMSBURG DR	GULFPORT	MS	39503
	43857	0808O-02-023.000	BAYOU RENTAL PROPERTIES INC	1502 MILLS RD	GULFPORT	MS	39507
	126290	0808O-02-001.003	BELLWETHER LLC	14335 DEDEAUX ROAD	GULFPORT	MS	39503
	43949	0808O-02-013.000	BENTON GERTRUDE L-ESTATE-	P O BOX 181	MAGEE	MS	39111
	57802	0808J-03-052.000	BH INVESTMENTS LLC	13084 OLD HWY 49	GULFPORT	MS	39503
	53278	0808O-01-006.000	BOX PROPERTIES LLC	P O BOX 3475	GULFPORT	MS	39505
	53288	0808O-02-004.000	BROTZMAN DEAN	11157 TANNER RD	GULFPORT	MS	39503
N	130954	0808O-01-007.003	BROTZMAN DEAN ELDRED	11157 TANNER RD	GULFPORT	MS	39503
	57818	0808O-02-017.000	BUCK JEFFREY S & RITA J	1930 31ST STREET	GULFPORT	MS	39501
	3243	0808O-02-125.063	CASA MM	174 WEST 4TH STREET #361	NEW YORK	NY	10014
	43859	0808O-02-021.000	CELESTINE RUTH ANN	138 BEN DR	GULFPORT	MS	39503
	43951	0808O-02-011.000	DEAN ASHLEY N	148 BEN DRIVE	GULFPORT	MS	39503
	43953	0808O-02-009.000	DILL JERRY	327 E 3RD STREET	LONG BEACH	MS	39560
N	43952	0808O-02-010.000	DILL JERRY	327 E THIRD ST	LONG BEACH	MS	39560
	2960	0808O-02-125.021	DISALVO CATHERINE F -L/E-	14404 WILLIAMSBURG DR	GULFPORT	MS	39503
	43950	0808O-02-012.000	DUCKWORTH MICHAEL L & BARBARA A	146 BEN DR	GULFPORT	MS	39503
	2949	0808O-02-125.013	DUKES JASON V & KELLY G ETAL	14446 WILLIAMSBURG DR	GULFPORT	MS	39503
	3236	0808O-02-125.060	DUKES JASON VINCENT & KELLY GOEKLER	14411 WILLIAMSBURG DR	GULFPORT	MS	39503
	2951	0808O-02-125.015	ESCOBAR DUGLAS & TITO	14432 WILLIAMSBURG DR	GULFPORT	MS	39503
N	2952	0808O-02-125.016	ESCOBAR DUGLAS & TITO	14432 WILLIAMSBURG DR	GULFPORT	MS	39503
	100029	0808O-02-002.001	FAGAN RANDOLPH F & JOEDNA R	9108 W SIMMONS BAYOU	OCEAN SPRINGS	MS	39564
	2959	0808O-02-125.020	FORREST LAURIE	14410 WILLIAMSBURG DR	GULFPORT	MS	39503
	3237	0808O-02-125.061	GRAY DARREN	14417 WILLIAMSBURG DRIVE	GULFPORT	MS	39503
	57819	0808O-02-018.000	GREENBERG RACHEL S	14417 DEDEAUX RD	GULFPORT	MS	39503
N	57791	0808J-03-024.000	GULFPORT CITY OF	P O BOX 1780	GULFPORT	MS	39502
N	85342	0808J-03-024.001	GULFPORT CITY OF	PO BOX 1780	GULFPORT	MS	39502
	93587	0808O-02-126.001	HAYDEL PROPERTIES LP	P O BOX 1891	GULFPORT	MS	39502
	3233	0808O-02-125.059	HERRIOTT FREDERICK D & AMANDA L	14403 WILLIAMSBURG DR	GULFPORT	MS	39503
	57824	0808O-01-008.000	HMEM HOLDINGS LLC	12208 PRESERVATION DRIVE	GULFPORT	MS	39503
	2963	0808O-02-125.024	ISGAR ANTHONY & PENNY	14394 WILLIAMSBURG DR	GULFPORT	MS	39501
	107248	0808O-02-001.002	JOHNSON MARK & DEBORAH A	11237 B TANNER RD	GULFPORT	MS	39503
	53283	0808O-02-003.000	JONES ALBERT H & ANTOINETTE A	P O BOX 2698	GULFPORT	MS	39505

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
	43856	08080-02-045.000	JTMS LLC	P.O.BOX 82469	LAS VEGAS	NV	89113
	57820	08080-02-019.000	LADNER ERNEST & VONNIE -TRUSTEES-	2510 HWY 53	PERKINSTON	MS	39573
N	43858	08080-02-022.000	LADNER ERNEST & VONNIE -TRUSTEES-	2510 HWY 53	PERKINSTON	MS	39573
N	85428	08080-02-016.000	LADNER PENNY L & ROVICK RYAN D	2510 HWY 53	PERKINSTON	MS	39573
N	85425	08080-02-015.000	LADNER VONNIE	2510 HWY 53	PERKINSTON	MS	39573
	2950	08080-02-125.014	LEE JOHN ANTHONY ETAL	14444 WILLIAMSBURG DRIVE	GULFPORT	MS	39503
	130953	08080-01-007.002	LOGAN MULTICRAFT LLC	2205 JOHN HILL BLVD STE C	GULFPORT	MS	39501
	43860	08080-02-020.000	MAISON KOJO	2508 SHADY LANE	BILOXI	MS	39531
	130955	08080-01-007.004	MINGOTI JEFFERSON	15361 HAVERSHAM PL	D'IBERVILLE	MS	39540
	43956	08080-02-006.000	MUNGER MONTE D ETAL	156 BEN DR	GULFPORT	MS	39503
	2961	08080-02-125.022	NGUYEN VAN THI THANH & TUAN THANH	14400 WILLIAMSBURG DR	GULFPORT	MS	39503
	53281	08080-02-002.000	PERRY PROPERTY HOLDINGS LLC	14355 DEDEAUX RD	GULFPORT	MS	39503
	3244	08080-02-125.064	PICARD STEVEN JAMES & MARY-TRUSTEES	14431 WILLIAMSBURG DR	GULFPORT	MS	39503
	2956	08080-02-125.018	POAGE NANCY	14422 WILLIAMSBURG DR	GULFPORT	MS	39503
	103355	08080-02-001.001	RED CREEK PROPERTIES LLC	14335 DEDEAUX ROAD	GULFPORT	MS	39505
	43855	08080-02-046.000	REID JULIE M -L/E-	130 BEN DR	GULFPORT	MS	39503
	101787	08080-02-017.001	SAUCIER JACKIE HENDRY -L/E-	14411 DEDEAUX RD	GULFPORT	MS	39503
	2948	08080-02-125.012	SCHENCK GUY C	14448 WILLIAMSBURG DR	GULFPORT	MS	39503
	43954	08080-02-008.000	SMITH BARBARA G	1304 PAVILION LANE	HORSESHOE BEND AR		72512
N	2962	08080-02-125.023	STATE OF MISS #259				0
	130956	08080-01-007.005	SUPERIOR LAWN & GARDEN LLC	2110 RUSTWOOD DR	BILOXI	MS	39532
	3239	08080-02-125.062	SWITZER BERNADETTE D	14423 WILLIAMSBURG DR	GULFPORT	MS	39503
	53287	08080-02-005.000	TAYLOR BERNICE	11141 TANNER RD	GULFPORT	MS	39503
	43955	08080-02-007.000	TTLBL LLC	4747 EXECUTIVE DR STE 510	SAN DIEGO	CA	92121
	2955	08080-02-125.017	WOMACK BILLY J & TINA	14426 WILLIAMSBURG DR	GULFPORT	MS	39503
	123056	08080-02-005.001	WRIGHT MICHAEL D & BRENDA C	11149 TANNER RD	GULFPORT	MS	39503
	43948	08080-02-014.000	ZITTERKOPF REBECCA	142 BEN DR	GULFPORT	MS	39503

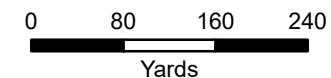
2112PC193

General Subdivision Plan



Legend

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



1 inch = 500 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.

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:

IPL0050876

Order Status:

Submitted

Classification:

Legals & Public Notices

Package:

BLX - Legal Ads

Final Cost:

47.76

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

November 23, 2021 10:34:15 PM EST

Amount:

47.76

SCHEDULE FOR AD NUMBER IPL00508760

December 1, 2021

SunHerald (Biloxi)

PREVIEW FOR AD NUMBER IPL00508760

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 PM., Thursday, December 16, 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.

Planning Commission Approval 2112PC182, by owner Greg Stanford, tax parcel 0910H-02-061.000, Requests home occupation for special needs office, 928 Courthouse Rd Unit 3, Zoned R-2 (Single-family), Ward 4

Zoning Map Amendment 2112PC187, by owner Linda Goodwin, tax parcel 1011D-01-038.000, Request to rezone from T6 (Urban Core Zone) to T4+ (General Urban Zone "Plus"), 156 Oleander Dr, Ward 2

Planning Commission Approval 2112PC188, by owner Clentiss R. Bridges Sr, tax parcel 0808H-02-088.070, Request home occupation of event planner administration office use, 12035 Carnegie Ave, Zoned R-1-7.5 (Single-family), Ward 6

Zoning Map Amendment 2112PC190, by agent Robert Knesal, tax parcels 1010G-03-016.001 & 1010G-03-016.000, request to rezone from T4+ (General Urban Zone "Plus") to T6 (Urban Center Zone), 2001 E Pass Rd, Ward 2

General Plan 2112PC191, by agent Aaron Harris, tax parcels 0710K-01 039.000 & 0710K-01-034.000, Approval of General Plan for a 30-lot 3 outparcel subdivision (Wrigleyville Subdivision Phase One, Unit One & Two), Zoned R-2 (Single-family) Ward 1

General Plan 2112PC193, by agent Robert K. Riemann, tax parcel 0808O-02-016.000, 0808O-02-019.000, 0808O-02-015.000, Approval of General plan for 63-lot subdivision (Southern Breeze Estates), Dedeaux Road, Zoned R-1-5 (Single-family) and B-2 (General business), Ward 5

Planning Commission Approval 2112PC196, by agent Fountain & Associates, tax parcels 0808E-04-004.000 & 0808E-04-004.003, Request a warehouse use, Hwy 49, Zoned B-4 (Highway business), Ward 7

Planning Commission Approval 2112PC198, by owner Guy Wells, (Church Street Ministries), tax parcel 0811H-05-101.000, Request for permitted use of Private Lodge, 1400 20th St., Zoned R-2 (Single-family), Ward 3.

This the 23rd day of November 2021
Keith Williams, Chairman
City of Gulfport Planning Commission
W00000000
Publication Dates

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

MEMORANDUM

To: City of Gulfport Planning Commission

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: December 16, 2021

Re: Planning Commission Approval 2112PC196:

Planning Commission Approval 2112PC196, by agent Fountain & Associates, tax parcels 0808E-04-004.000 & 0808E-04-004.003, Request a warehouse use, Hwy 49, Zoned B-4 (Highway business), Ward 7

Technical Report

PLANNING COMMISSION APPROVAL

GENERAL INFORMATION

Case File Number: 2112PC196

Hearing Date: December 16, 2021

Current Zoning/Use: B-4/ Vacant

Legal: Planning Commission Approval 2112PC196, by agent Fountain & Associates, tax parcels 0808E-04-004.000 & 0808E-04-004.003; Request a warehouse use, Hwy 49, Zoned B-4 (Highway business), Ward 7

TECHNICAL DETAILS

The applicant requests permission for a climate controlled storage building on the site. Mini warehouses are allowed in the zoning district by right; however, boat and recreational vehicles require approval of the planning commission. These are allowed with approval so long as they represent less than 50% of the site.

EXECUTIVE SUMMARY

Considering the abundance of mini warehouses in the vicinity the proposal is not ideal, but it is not out of the ordinary for the area.

Any approval should consider these conditions:

1. Planned Building Group required for two disjoined builds on one property.
2. Properties will need to be combined if designed as proposed on the site plan.
3. Need construction plans at time of permitting.
4. Need ALTA survey showing existing easements
5. Need drainage calculations.
6. Must meet all current building codes and all other City of Gulfport Ordinances.
7. Fire hydrant(s) required.

DEPARTMENTAL CONDITIONS

Engineering:

Conditions: Memo dated 12/06/21.

1. Need construction plans at time of permitting.
2. Need ALTA survey showing existing easements

Public Works:

Conditions: Memo dated 12/06/21.

1. Need construction plans.
2. Need drainage calculations.

Traffic and Safety:

No conditions. Memo dated 12/06/21.

Technical Report
PLANNING COMMISSION APPROVAL

Building Code Services: Must meet all current building codes and all other City of Gulfport Ordinances. Memo dated 11/30/21.

GIS: No conditions. Memo dated 12/03/21.

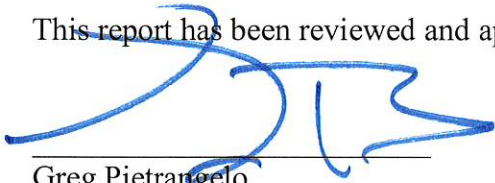
Police Department: No conditions. Memo dated 12/06/21.

Fire Department: Fire hydrant(s) required. Memo dated 11/30/21.

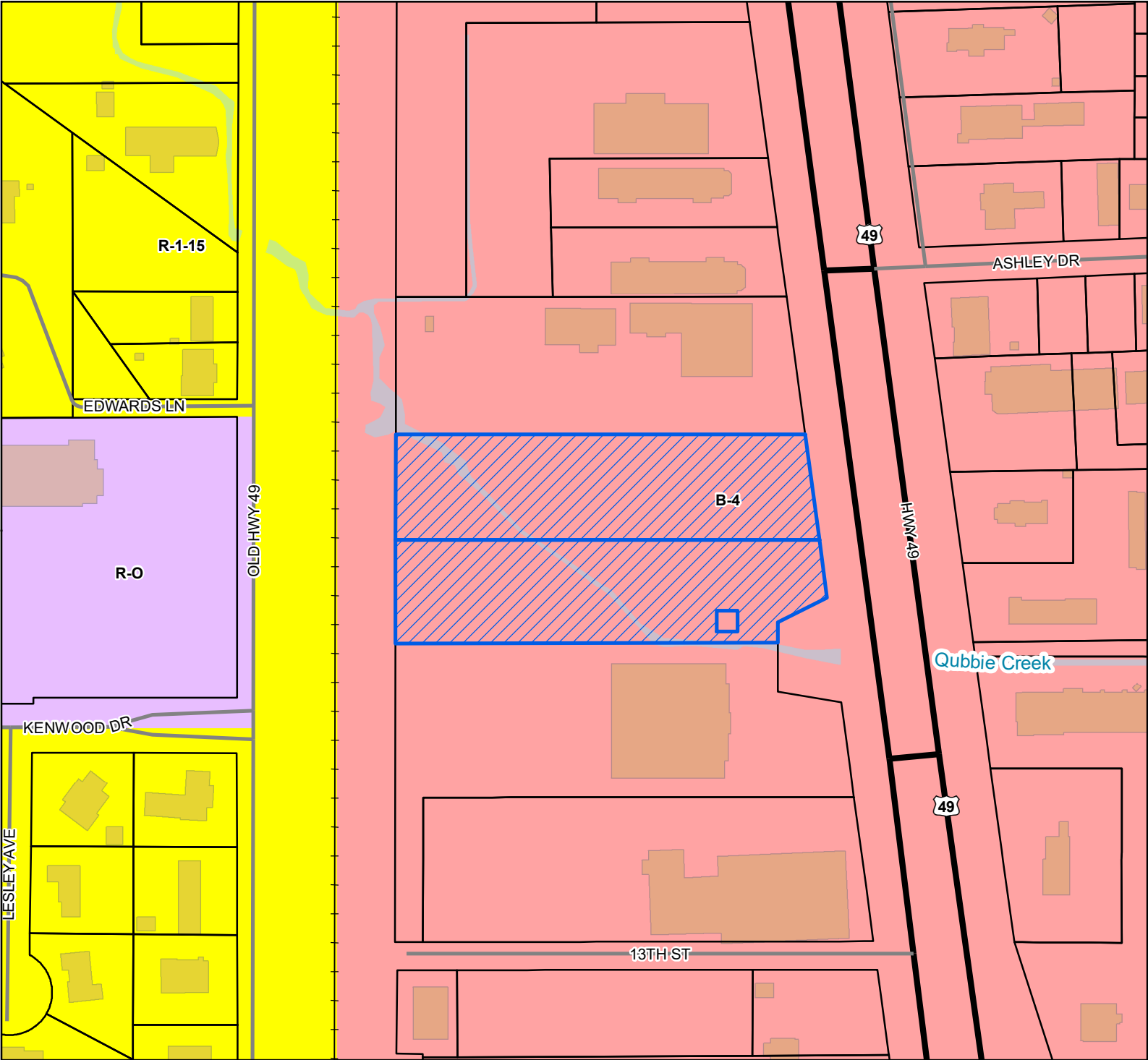
City Arborist: No conditions. Memo dated 11/30/21.

DIRECTOR APPROVAL

This report has been reviewed and approved by:



Greg Pietrangelo
Director of Urban Development Department



 Site

 US or State Highway

 Street

 Railroad

 Parcels

 Buildings

 Water Features

Zoning

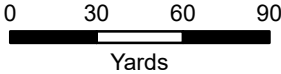
 B-4 - Highway Business District

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

 R-O - Residence-Office

Site Information

0808E-04-004.000
0808E-04-004.003
Zoning: B-4 (Highway business district)
Size: 4.11 acres
Flood: AE



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.



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	8	0	8	E	0	4	0	0	4	0	0	0
	0	8	0	8	E	0	4	0	0	4	0	0	3

For Staff Use Only
Case Number: 2112PC196
Date Received: 11-03-21
Receipt Number: _____
Received By: _____
Zoning: B-4
Ward: 7 Flood: AE
Size: 2.04 acres
(If necessary, use separate sheet of paper)

Address of Property Involved: O Hwy 49

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

General Location: North of 13th Street, South of O'Neal Road, West of Hwy 49, and East of Old Hwy 49.

GENERAL DESCRIPTION OF REQUEST:

Asking for approval of a climate-controlled storage facility in a B-4 zoning district.

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

Community Bank Coast

Printed Name of Owner
3537 Sangani Blvd

Mailing Address

D'Iberville MS 39540

City State Zip code
228-396-8090

Home Phone Work/Cell Phone
eric.chambless@communitybank.net

Email

Signature of Owner

AGENT

Freddie Fountain w/Fountain & Associates

Printed Name of Agent
1822 15th Street, Ste. 12

Mailing Address

Gulfport MS 39501

City State Zip code
228-861-5209

Home Phone Work/Cell Phone
freddie@fountainllc.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.

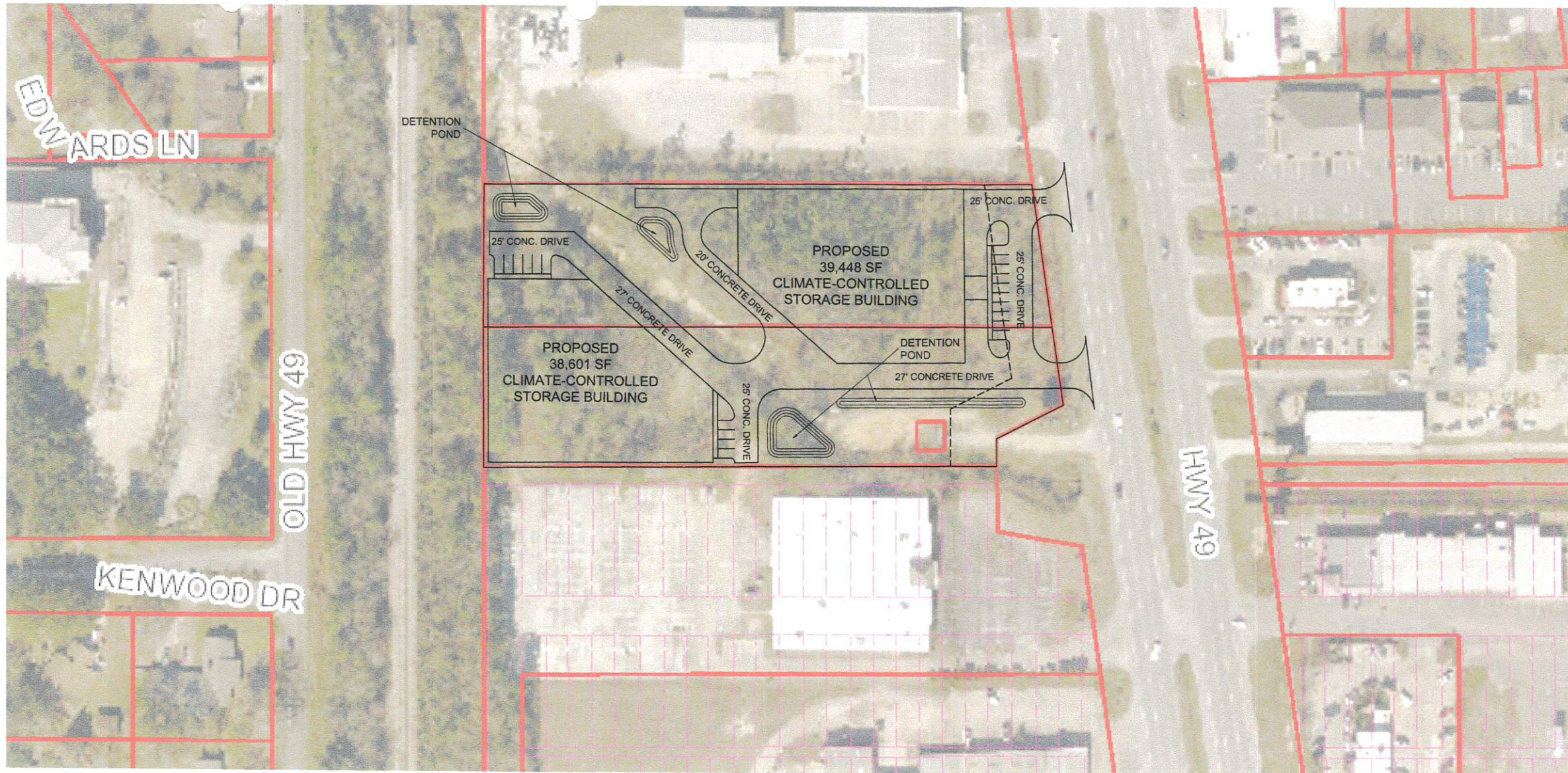
☐

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



Narrative for Planning Commission Approval of Climate-Controlled Storage Facility in B4 Zoning

The proposed project is asking for Planning Commission Approval for a Climate-Controlled Storage Facility within a B4 zoning district. This area is all zoned B4 along Highway 49. There are other facilities like this in this area. Therefore, approval for this use has been granted by Planning Commission in the past. This facility will consist of 100% climate-controlled units. All units will be on the interior of the building. The Gulfport area is growing, and people need a modern climate-controlled facility to store their belongings where they do not get ruined. The traffic infrastructure in this area is far more than capable of handling the small amount of additional traffic. Water and sewer are readily available on the site. A survey and wetland delineation have been ordered for this site. It is anticipated that there are wetlands present, and the developer intends to mitigate the wetlands on site to construct this project. Once approval is granted and this information is obtained, a more comprehensive design will be completed. Based on that information, the building sizes may be reduced. There will be a drainage study completed for this site based on the city's ordinance and any additional information requested by the Engineering Department. It is anticipated that the drainage infrastructure will be expensive for this project based on the stream that runs through the property. We will ensure that this project does not affect the drainage on or off site.

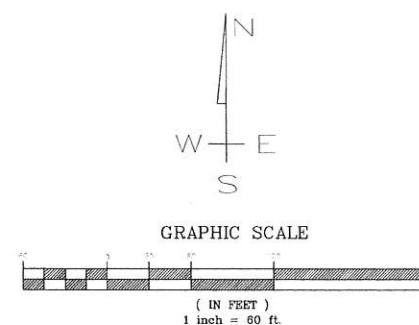


CONCEPTUAL SITE PLAN

SCALE: 1" = 60'-0"

NOTES:

- 1.) THIS LAYOUT WAS PREPARED USING HARRISON COUNTY'S GIS MAPPING INFO. THEREFORE ACTUAL DIMENSIONS MAY VARY ONCE SURVEY IS COMPLETED.
- 2.) THIS LAYOUT DOES NOT CONSIDER WETLANDS AREAS. ONCE DELINEATION IS COMPLETED, OWNER MAY WISH TO AVOID IMPACTING WETLANDS AND REDUCE THE SIZE OF THE BUILDING.
- 3.) DETENTION POND SHOWN IS ONLY FOR VISUAL PURPOSES. SIZE OF THE POND WILL CHANGE ONCE DRAINAGE STUDY IS COMPLETED.



TERRY MORAN
ENGINEERING

P.O. BOX 4075
BILOXI, MS 39535
PH 228.896.4733
FAX 228.896.8768

TERRY MORAN,
P.E., P.L.S.

In Association With

FA FOUNTAIN & ASSOCIATES
CIVIL AND COMMERCIAL DESIGN
1822 15th Street, Ste. 12
Gulfport, MS 39501
228-861-5209

Date 11-02-21
Drawn By F.O.F.
Check By T.J.M.
REV

PROPOSED
CLIMATE-CONTROLLED
STORAGE FACILITY
HIGHWAY 49
GULFPORT, MS

C1

**Community Bank Coast
3537 Sangani Blvd
D'Iberville, MS 39540**

November 2, 2021

City of Gulfport
Planning Department
1410 24th Avenue
Gulfport, MS 39501

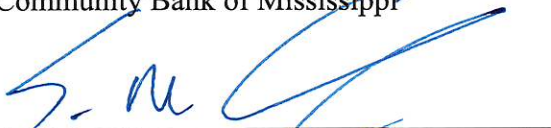
RE: **Agent Letter for Planning Commission Approval
And Front Setback Variance
Tax Parcel #s: 0808E-04-004.000 & 0808E-04-004.003
Gulfport, Mississippi**

To Whom It May Concern:

Please allow this letter to serve as written notice that **Freddie Fountain with Fountain & Associates**, is authorized to act as a limited agent on behalf of **Community Bank Coast** before the Planning Commission and/or City Council for the above referenced parcels regarding only the following: **(a) a request for approval of a climate controlled storage facility in a B-4 zoning district and (b) requesting a 25' front yard setback variance regarding said property.** Mr. Fountain is not a general agent of the bank and his authority is limited to the foregoing.

If you have any questions, please call me at 228-396-8090.

Sincerely,
Community Bank of Mississippi


By: Eric Chambless, an Officer


Notary



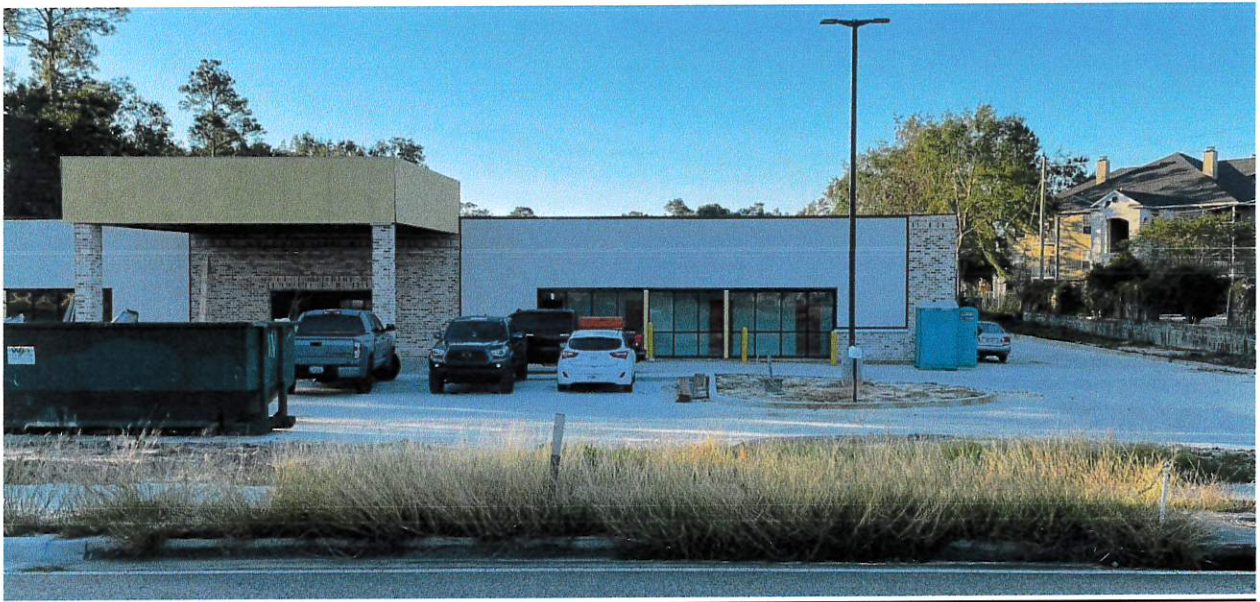
Storage City – 10328 Lemoyne Blvd D'Iberville, MS



24 Hour Storage – 3517 Bienville Blvd Ocean Springs, MS



24 Hour Storage – 1751 Popps Ferry Road Biloxi, MS



PERMITS/INSP PAYMENT RECPT#: 10971691
CITY OF GULFPORT
GULFPORT MS 39501

DATE: 11/03/21 TIME: 11:35
CLERK: tboyd DEPT:
CUSTOMER#: 0

COMMENT:

CHG: PZD PLANNING AND ZO 75.00

AMOUNT PAID: 75.00

PAID BY:
PAYMENT METH: CHECK
1123

REFERENCE:

AMT TENDERED: 75.00
AMT APPLIED: 75.00
CHANGE: .00



[Signature] 1st Judicial District
Instrument 2017 7484 D - J1
Filed/Recorded 10/13/2017 09:19 A
Total Fees \$ 12.00
8 Pages Recorded

PREPARED BY/RETURN TO AND GRANTOR ADDRESS:

David A. Wheeler, Trustee
Wheeler & Wheeler, PLLC
P.O. Box 264
Biloxi, MS 39533
(228) 374-6720
MSB7126

INDEXING INSTRUCTIONS:

Parcel A: NW 1/4 of SW 1/4
Parcel B: S4-T7S-R11W
Harrison County, 1st Jud. Dist., MS

GRANTEE: Community Bank, Coast
3537 Sangani Blvd.
D'Iberville, MS 39540
(228) 396-8090

STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT

TRUSTEE'S DEED

WHEREAS, MICHAEL D. HAYDEL and GERALD W. HAYDEL, executed that certain Deed of Trust to David A. Wheeler, Trustee, for the use and benefit of COMMUNITY BANK, COAST, formerly known as COAST COMMUNITY BANK, dated December 21, 2004, filed for record in the office of the chancery clerk of the First Judicial District of Harrison County, on the December 22, 2004 at 9:38 a.m. and recorded as Deed of Trust Instrument No. 2004-21349T-J1; and,

WHEREAS, on October 16, 2012 Haydel Properties, L.P. executed that certain Deed of Trust to David A. Wheeler, Trustee, for the use and benefit of Community Bank, Coast recorded as Instrument No. 2012-10507T-J1 renewing and extending the Deed of Trust recorded as Instrument No. 2004-21349T-J1; and

WHEREAS, Haydel Properties, L.P. filed for protection under Chapter 11 of the U.S. Bankruptcy Code on July 27, 2016 in the Southern District of Mississippi, Southern Division, Case No. 16-51259KMS; and

WHEREAS, on August 22, 2017 an Order confirming Haydel Properties, L.P.'s plan of reorganization was entered authorizing Community Bank, Coast to proceed with foreclosure pursuant to the terms of the Order; and

WHEREAS, default having been made in the terms and conditions of the said Deed of Trust and the entire debt secured having been disclosed and payable in accordance of the terms of said Deed of Trust, and the legal holder of said indebtedness, Community Bank, Coast having requested the undersigned Trustee to execute the trust and sell said land and property in accordance with the terms of said Deed of Trust for the purpose of raising the sums due thereunder together with attorney's fees and expenses of sale; and

WHEREAS, the undersigned Trustee, pursuant to such authority and the request so made gave notice that he would sell the property during the legal hours (between the hours of 11:00 a.m. and 4:00 p.m.) on the 11th day of October, 2017, at the east front door of the Harrison County Courthouse, Gulfport, Mississippi, for cash to the highest and best bidder, thereby foreclosing the lien of Community Bank, Coast on the property; after posting said Notice of said sale in said Courthouse and advertising same in *The Sun Herald*, a newspaper of general circulation within said county; and,

WHEREAS, the undersigned Trustee, after notice of said sale was published in *The Sun Herald*, a newspaper of general circulation in Harrison County, Mississippi for three consecutive weeks on September 20, 2017; September 27, 2017 and October 4, 2017, a copy of said notice being attached hereto and made a part hereof as though fully copied herein, and after posting a copy of said notice in said Courthouse on September 14, 2017, did on the 11th day of October, 2017 at 12:03 p.m., at public outcry, offer the hereinafter described property for sale at the south front door of the County Courthouse at Gulfport, Harrison County, Mississippi, in the presence of Mike Cook and Kimberly Foster witnesses to said sale, wherein Parcels A, B, and C were offered for sale and Community Bank, Coast bid the sum of \$731,000.00 for Parcels A and B and the sum of \$8,444.94 for Parcel C, and Kimberly Foster on behalf of Reel Moody, LLC, bid the sum of \$8,446.00 for Parcel C of the property described in the Trustee's Notice of Sale; and

WHEREAS, said bid by Community Bank, Coast was the highest and best bid for Parcels A and B..

NOW FOR AND IN CONSIDERATION of the sum of \$731,000.00 for Parcels A and B, described herein, the receipt and sufficiency of which is hereby acknowledged, I, David A. Wheeler, Trustee, P.O. Box 264, Biloxi, MS 39533 (228) 374-6720, **GRANTOR**, do hereby sell and convey unto **COMMUNITY BANK, COAST**, 3537 Sangani Blvd. D'Iberville, MS 39540, (228) 396-8090, **GRANTEE**, the following described property, together with the appurtenances and improvements thereunto belonging, or in any wise appertaining, lying and being situated in Harrison County, First Judicial District, Mississippi, and being more particularly described as follows, to-wit:

PARCEL A:

A parcel of land situated in the NW 1/4 of SW 1/4 of Section 4, Township 7 South, Range 11 West, City of Gulfport, First Judicial District, Harrison County, Mississippi, being a portion of that property conveyed as described in the Land Deed Records of Harrison County Book 653 at Page 255, and described more particularly as follows:

Commencing at the Northwest corner of the NW 1/4 of SW 1/4, Section 4, Township 7 South, Range 11 West, Harrison County, Mississippi as now monumented; thence North 89 degrees 53 minutes East 22.08 feet; thence South 00 degrees 10 minutes 12 seconds West along the right-of-way line of G.S. & I. Railroad 823.58 feet to the now or formerly Northwest corner of Roberts; thence South 00 degrees 06 minutes 33 seconds West along the said right-of-way line 350 feet to the point of beginning; thence South 89 degrees 30 minutes 00 seconds East 603.90 feet to the West margin of Highway 49; thence South 07 degrees 29

minutes 25 seconds East along said right-of-way line 150.52 feet; thence North 89 degrees 34 minutes 29 seconds West 623.80 feet to the East line of G.S. & I. Railroad right-of-way; thence North 00 degrees 06 minutes 34 seconds East along said East right-of-way line 149.87 feet to the Point of Beginning.

The above described property is also subject to a 50 foot permanent easement running along the South and West margins of the above described property more fully set out in that certain Permanent Easement dated April 27, 1994 from T.N. Roberts, Jr., S.R. Grimm, Joyce W. Grimm and William P. McGown as Trustee of the A.V. McGown Residuary Trust to Harrison County Wastewater and Solid Waste Management District recorded in Book 1273 at Page 406 of the Land Deed Records of First Judicial District of Harrison County, Mississippi.

LESS AND EXCEPT THE FOLLOWING PARCELS OF LAND:

A 30 foot by 30 foot parcel of land more fully described in the Quitclaim Deed from T.N. Roberts, Jr., S.R. Grimm, Joyce W. Grimm and William P. McGown, as Trustee to Harrison County Wastewater and Solid Waste Management District dated April 27, 1994 and recorded in Book 1273 at Page 400 of the Land Deed Records of the First Judicial District of Harrison County, Mississippi.

A triangular parcel of land located in the Southeast corner, more fully described and set out in that certain Warranty Deed from T.N. Roberts, Jr., William P. McGown as Trustee of the A.V. McGown Residuary Trust, S.R. Grimm by his attorney-in-fact Joyce W. Grimm and Joyce W. Grimm, individually, to Mississippi Transportation Commission dated August 17, 1994, recorded in Book 1284 at Page 562 of the Land Deed Records of First Judicial District, Harrison County, Mississippi.

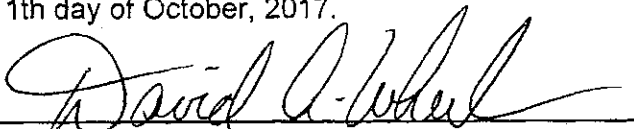
PARCEL B:

A parcel of land containing 2.07 acres, more or less, situated in the NW 1/4-SW 1/4 of Section 4, T-7-S, R-11-W, City of Gulfport, First Judicial District, Harrison County, MS. Being a portion of that property conveyed as described in the land Deed Records of Harrison Co., Book 653 at Page 255, and described more particularly as follows:

COMMENCING at the Northwest corner of the NW 1/4-SW 1/4, Section 4, T-7-S, R-11-W, Harrison Co., MS, as now monumented: thence N 89 degrees 53' 01" E 22.08 ft.; thence S 00 degrees 10' 12" W 823.58 ft. to the now or formerly northwest corner of Roberts; thence S 00 degrees 06' 33" W along the West line of Roberts 198.06 ft. to the POINT OF BEGINNING; thence S 89 degrees 30' 00" E 583.60 ft. to the East line of Roberts; thence S 07 degrees 29' 25" E along said East line 153.49 ft.; thence N 88 degrees 30' 00" W 603.90 ft. to the West line of Roberts; thence N 00 degrees 06' 33" E along said West line 152.00 ft. to the POINT OF BEGINNING, a portion of the West 50.00 ft. of the parcel is subject to a 50.00 ft. utility easement.

The title to the above property is believed to be good; however, I do hereby convey only such title as is vested in me as Trustee.

WITNESS MY SIGNATURE, this the 11th day of October, 2017.


David A. Wheeler, Trustee

STATE OF MISSISSIPPI
COUNTY OF HARRISON

Personally appeared before me, the undersigned authority in and for the said County and State, on this 11th day of October, 2017, within my jurisdiction, the within named DAVID A. WHEELER, who acknowledged that he is Trustee for Community Bank, Coast, a Mississippi banking corporation, and that for and on behalf of the said corporation, in said fiduciary capacity, and as its act and deed, he executed the above and foregoing instrument, after first having been duly authorized by said corporation so to do.


NOTARY PUBLIC

My Commission Expires:



STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT
NOTICE OF TRUSTEE'S
SALE OF LAND

WHEREAS, MICHAEL D. HAYDEL and GERALD W. HAYDEL, executed that certain Deed of Trust to David A. Wheeler, Trustee, for the use and benefit of COMMUNITY BANK, COAST, formerly known as COAST COMMUNITY BANK, dated December 21, 2004, filed for record in the office of the chancery clerk of the First Judicial District of Harrison County, on the December 22, 2004 at 9:38 a.m. and recorded as Deed of Trust Instrument No. 2004-21349T-J1; and

WHEREAS, on October 16, 2012 Haydel Properties, L.P. executed that certain Deed of Trust to David A. Wheeler, Trustee, for the use and benefit of Community Bank, Coast recorded as Instrument No. 2012-10507T-J1

renewing and extending the Deed of Trust recorded as Instrument No. 2004-21349T-J1; and

WHEREAS, Haydel Properties, L.P. filed for protection under Chapter 11 of the U.S. Bankruptcy Code on July 27, 2016 in the Southern District of Mississippi, Southern Division, Case No. 16-51259KMS; and

WHEREAS, on August 22, 2017 an Order confirming Haydel Properties, L.P.'s plan of reorganization was entered authorizing Community Bank, Coast to proceed with foreclosure pursuant to the terms of the Order; and WHEREAS, default having been made in the terms and conditions of the said Deed of Trust and the entire debt secured having been disclosed and payable in accordance of the terms of said Deed of Trust, and the legal holder of said indebtedness; Community Bank, Coast having requested the undersigned Trustee to execute the trust and sell said land and property in accordance with the terms of said Deed of Trust for the purpose of raising the sums due thereunder together with attorney's fees and expenses of sale;

NOW, THEREFORE, the undersigned Trustee, pursuant to such authority and the request so made does hereby give notice that he will sell during the legal hours (between the hours of 11:00 a.m. and 4:00 p.m.) on the 11th day of October, 2017, at the east front door of the Harrison County Courthouse, Gulfport, Mississippi, for cash to the highest and best bidder, the following described land and property being located and situated in the First Judicial District of Harrison County, Mississippi, and being more particularly described as follows, to-wit: PARCEL A:

A parcel of land situated in the NW 1/4 of SW 1/4 of Section 4, Township 7 South, Range 11 West, City of Gulfport, First Judicial District, Harrison County, Mississippi, being a portion of that property conveyed as described in the Land Deed Records of Harrison County Book 653 at Page 255, and described more particularly as follows:

Commencing at the Northwest corner of the NW 1/4 of SW 1/4, Section 4, Township

7 South, Range 11 West, Harrison County, Mississippi as now monumented; thence North 89 degrees 53 minutes East 22.08 feet; thence South 00 degrees 10 minutes 12 seconds West along the right-of-way line of G.S. & I. Railroad 823.58 feet to the now or formerly Northwest corner of Roberts; thence South 00 degrees 06 minutes 33 seconds West along the said right-of-way line 350 feet to the point of beginning; thence South 89 degrees 30 minutes 00 seconds East 603.90 feet to the West margin of Highway 49; thence South 07 degrees 23 minutes 25 seconds East along said right-of-way line 150.52 feet; thence North 89 degrees 34

minutes 29 seconds West 623.80 feet to the East line of G.S. & I. Railroad right-of-way; thence North 00 degrees 06 minutes 34 seconds East along said East right-of-way line 149.87 feet to the Point of Beginning. The above described property is also subject to a 50 foot permanent easement running along the South and West margins of the above described property more fully set out in that certain Permanent Easement dated April 27, 1994 from T.N. Roberts, Jr., S.R. Grimm, Joyce W. Grimm and William P. McGown as Trustee of the A.V. McGown Residuary Trust to Harrison County Wastewater and Solid Waste Management District recorded in Book 1273 at Page 406 of the Land Deed Records of First Judicial District of Harrison County, Mississippi. LESS AND EXCEPT THE FOLLOWING

PARCELS OF LAND: A 30 foot by 30 foot parcel of land more fully described in the Quitclaim Deed from T.N. Roberts, Jr., S.R. Grimm, Joyce W. Grimm and William P. McGown, as Trustee to Harrison County Wastewater and Solid Waste Management District dated April 27, 1994 and recorded in Book 1273 at Page 400 of the Land Deed Records of the First Judicial District of Harrison County, Mississippi. A triangular parcel of land located in the Southeast corner, more fully described and set out in that certain Warranty Deed from T.N. Roberts, Jr., William P. McGown as Trustee of the A.V. McGown Residuary Trust, S.R. Grimm, by his attorney-in-fact Joyce W. Grimm and Joyce W. Grimm, individually, to Mississippi Transportation Commission dated August 17, 1994, recorded in Book 1284 at Page 582 of the Land Deed Records of First Judicial District, Harrison County, Mississippi. PARCEL B: A parcel of land containing 2.07 acres, more or less, situated in the NW 1/4-SW 1/4 of Section 4, T-7-S, R-11-W, City of Gulfport, First Judicial District, Harrison County, MS. Being a portion of that property conveyed as described in the Land Deed Records of Harrison Co., Book 653 at Page 255, and described more particularly as follows: COMMENCING at the Northwest corner of the NW 1/4-SW 1/4, Section 4, T-7-S, R-11-W, Harrison Co., MS, as now monumented; thence N 89 degrees 53' 01" E 22.08 ft.; thence S 00 degrees 10' 12" W 623.58 ft. to the now or formerly northwest corner of Roberts; thence S 00 degrees 06' 33" W along the West line of Roberts 198.06 ft. to the POINT OF BEGINNING; thence S 89 degrees 30' 00" E 583.60 ft. to the East line of Roberts; thence S 07 degrees 29' 25" E along said East line 153.49 ft.; thence N 88 degrees 30' 00" W 603.90 ft. to the West line of Roberts; thence N 00 degrees 08' 33" E along said West line 152.00 ft. to the POINT OF BEGINNING. A portion of the West 50.00 ft. of the parcel is subject to a 50.00 ft. utility easement. PARCEL C: Lot 9, Oak Pointe Subdivision, Phase I, 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 38 at Page 18.

Title to the above described property is believed to be good, but I will convey only such title as is vested in me as Trustee.

WITNESS MY SIGNATURE, this the 12th day of September, 2017.

DAVID A. WHEELER, TRUSTEE

Wheeler & Wheeler, PLLC

P.O. Box 264

Biloxi, MS 39533

(228) 374-6720

PUBLICATION DATES

9/20/17; 9/27/17 and 10/4/17

159234

Proof of Publication

STATE OF MISSISSIPPI

COUNTY OF HARRISON

Before me, the undersigned Notary of Harrison County, Mississippi personally appeared Crista Brackett who, being by me first duly sworn, did depose and say that she is a clerk of The Sun Herald, a newspaper published in the city of Gulfport, in Harrison County, Mississippi, and the publication of the notice, a copy of which is hereto attached, has been made in said paper 3 times in the following numbers and on the following dates of such paper, viz:

Vol. 133 No., 352 dated 20 day of Sept 2017

Vol. 133 No., 359 dated 27 day of Sept 2017

Vol. 134 No., 1 dated 4 day of Oct 2017

Vol. _____ No., _____ dated _____ day of _____, 20____

Vol. _____ No., _____ dated _____ day of _____, 20____

Vol. _____ No., _____ dated _____ day of _____, 20____

Vol. _____ No., _____ dated _____ day of _____, 20____

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

Crista Brackett

Clerk

Sworn to and subscribed before me this 4 day of

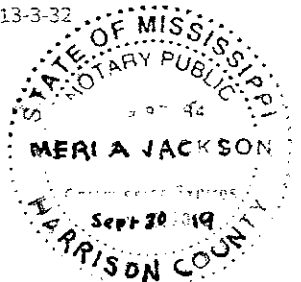
Oct

A.D., 20 17

Meri A. Jackson

Notary Public

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



STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT

10-11-17⁶
Sale Date

NOTICE OF TRUSTEE'S SALE OF LAND

WHEREAS, MICHAEL D. HAYDEL and GERALD W. HAYDEL, executed that certain Deed of Trust to David A. Wheeler, Trustee, for the use and benefit of COMMUNITY BANK, COAST, formerly known as COAST COMMUNITY BANK, dated December 21, 2004, filed for record in the office of the chancery clerk of the First Judicial District of Harrison County, on the December 22, 2004 at 9:38 a.m. and recorded as Deed of Trust Instrument No. 2004-21349T-J1; and,

WHEREAS, on October 16, 2012 Haydel Properties, L.P. executed that certain Deed of Trust to David A. Wheeler, Trustee, for the use and benefit of Community Bank, Coast recorded as Instrument No. 2012-10507T-J1 renewing and extending the Deed of Trust recorded as Instrument No. 2004-21349T-J1; and

WHEREAS, Haydel Properties, L.P. filed for protection under Chapter 11 of the U.S. Bankruptcy Code on July 27, 2016 in the Southern District of Mississippi, Southern Division, Case No. 16-51259KMS; and

WHEREAS, on August 22, 2017 an Order confirming Haydel Properties, L.P.'s plan of reorganization was entered authorizing Community Bank, Coast to proceed with foreclosure pursuant to the terms of the Order; and

WHEREAS, default having been made in the terms and conditions of the said Deed of Trust and the entire debt secured having been disclosed and payable in accordance of the terms of said Deed of Trust, and the legal holder of said indebtedness, Community Bank, Coast having requested the undersigned Trustee to execute the trust and sell said land and property in accordance with the terms of said Deed of Trust for the purpose of raising the sums due thereunder together with attorney's fees and expenses of sale;

NOW, THEREFORE, the undersigned Trustee, pursuant to such authority and the request so made does hereby give notice that he will sell during the legal hours (between the hours of 11:00 a.m. and 4:00 p.m.) on the 11th day of October, 2017, at the east front door of the Harrison County Courthouse, Gulfport,

Mississippi, for cash to the highest and best bidder, the following described land and property being located and situated in the First Judicial District of Harrison County, Mississippi, and being more particularly described as follows, to-wit:

PARCEL A:

A parcel of land situated in the NW 1/4 of SW 1/4 of Section 4, Township 7 South, Range 11 West, City of Gulfport, First Judicial District, Harrison County, Mississippi, being a portion of that property conveyed as described in the Land Deed Records of Harrison County Book 653 at Page 255, and described more particularly as follows:

Commencing at the Northwest corner of the NW 1/4 of SW 1/4, Section 4, Township 7 South, Range 11 West, Harrison County, Mississippi as now monumented; thence North 89 degrees 53 minutes East 22.08 feet; thence South 00 degrees 10 minutes 12 seconds West along the right-of-way line of G.S. & I. Railroad 823.58 feet to the now or formerly Northwest corner of Roberts; thence South 00 degrees 06 minutes 33 seconds West along the said right-of-way line 350 feet to the point of beginning; thence South 89 degrees 30 minutes 00 seconds East 603.90 feet to the West margin of Highway 49; thence South 07 degrees 29 minutes 25 seconds East along said right-of-way line 150.52 feet; thence North 89 degrees 34 minutes 29 seconds West 623.80 feet to the East line of G.S. & I. Railroad right-of-way; thence North 00 degrees 06 minutes 34 seconds East along said East right-of-way line 149.87 feet to the Point of Beginning.

The above described property is also subject to a 50 foot permanent easement running along the South and West margins of the above described property more fully set out in that certain Permanent Easement dated April 27, 1994 from T.N. Roberts, Jr., S.R. Grimm, Joyce W. Grimm and William P. McGown as Trustee of the A.V. McGown Residuary Trust to Harrison County Wastewater and Solid Waste Management District recorded in Book 1273 at Page 406 of the Land Deed Records of First Judicial District of Harrison County, Mississippi.

LESS AND EXCEPT THE FOLLOWING PARCELS OF LAND:

A 30 foot by 30 foot parcel of land more fully described in the Quitclaim Deed from T.N. Roberts, Jr., S.R. Grimm, Joyce W. Grimm and William P. McGown, as Trustee to Harrison County Wastewater and Solid Waste Management District dated April 27, 1994 and recorded in Book 1273 at Page 400 of the Land Deed Records of the First Judicial District of Harrison County, Mississippi.

A triangular parcel of land located in the Southeast corner, more fully described and set out in that certain Warranty Deed from T.N. Roberts, Jr., William P. McGown as Trustee of the A.V. McGown Residuary Trust, S.R. Grimm by his attorney-in-fact Joyce W. Grimm and Joyce W. Grimm, individually, to Mississippi Transportation Commission dated August 17, 1994, recorded in Book 1284 at Page 562 of the Land Deed Records of First Judicial District, Harrison County, Mississippi.

PARCEL B:

A parcel of land containing 2.07 acres, more or less, situated in the NW 1/4-SW 1/4 of Section 4, T-7-S, R-11-W, City of Gulfport, First Judicial District, Harrison County, MS. Being a portion of that property conveyed as described in the land Deed Records of Harrison Co., Book 653 at Page 255, and described more particularly as follows:

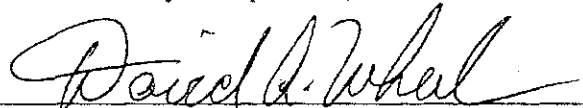
COMMENCING at the Northwest corner of the NW 1/4-SW 1/4, Section 4, T-7-S, R-11-W, Harrison Co., MS, as now monumented: thence N 89 degrees 53' 01" E 22.08 ft.; thence S 00 degrees 10' 12" W 823.58 ft. to the now or formerly northwest corner of Roberts; thence S 00 degrees 06' 33" W along the West line of Roberts 198.06 ft. to the POINT OF BEGINNING; thence S 89 degrees 30' 00" E 583.60 ft. to the East line of Roberts; thence S 07 degrees 29' 25" E along said East line 153.49 ft.; thence N 88 degrees 30' 00" W 603.90 ft. to the West line of Roberts; thence N 00 degrees 06' 33" E along said West line 152.00 ft. to the POINT OF BEGINNING, a portion of the West 50.00 ft. of the parcel is subject to a 50.00 ft. utility easement.

PARCEL C:

Lot 9, Oak Pointe Subdivision, Phase I, 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 38 at Page 18.

Title to the above described property is believed to be good, but I will convey only such title as is vested in me as Trustee.

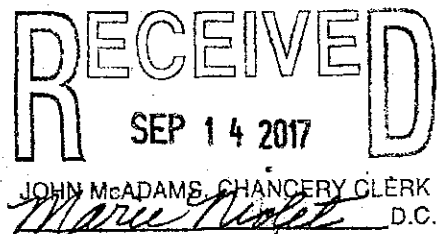
WITNESS MY SIGNATURE, this the 12th day of September, 2017.



DAVID A. WHEELER, TRUSTEE
Wheeler & Wheeler, PLLC
P.O. Box 264
Biloxi, MS 39533
(228) 374-6720

PUBLICATION DATES : 9/20/17; 9/27/17 and 10/4/17

DATE POSTED: 9-14-17





CERTIFICATION

As Secretary of the Board of Directors of Community Bank of Mississippi, I do hereby certify that the foregoing is a true and correct copy of a portion of the minutes of the meeting of the Board dated the 11th day of February, 2021. The below Resolutions were duly adopted, have not been rescinded or modified, and have been duly entered in the minute book of the Bank.

Mr. Nicholson then presented a resolution authorizing the Chairman, the President and Chief Executive Officer (CEO), the Chief Banking Officer or the Chief Operating Officer (COO) to appoint officers to execute documents on behalf of Community Bank of Mississippi. Upon a motion by Justin Martin, seconded by Tanya Swoope, and unanimously carried, the board approved the below Certificate of Authority with attached Exhibit A.

**RESOLUTION AUTHORIZING CHAIRMAN, PRESIDENT AND CHIEF
EXECUTIVE OFFICER, CHIEF BANKING OFFICER
AND CHIEF OPERATING OFFICER TO
APPOINT OTHER OFFICERS OF THE BANK TO EXECUTE
DOCUMENTS ON BEHALF OF THE BANK**

BE IT RESOLVED that the Chairman, the President and Chief Executive Officer (CEO), the Chief Banking Officer or the Chief Operating Officer (COO) is hereby authorized to appoint individual officers having the position of Vice President or higher to execute on behalf of the bank such documents as the aforementioned officer determines necessary for the effective and orderly transaction of business of the bank; and

BE IT FURTHER RESOLVED that such appointment shall be accomplished by the execution of a Certificate of Authority in the form substantially as set forth on the attached Exhibit A by any one of the aforementioned officers.

In witness whereof, I have subscribed my name to this document and affixed the seal of the Corporation on the 11th day of February, 2021.


Tammy Phillips, Secretary

Bank Seal





Exhibit A

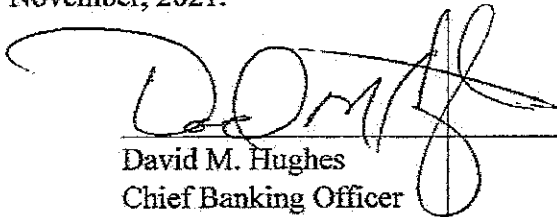
CERTIFICATE OF AUTHORITY

THIS IS TO CERTIFY that Eric M. Chambless, President, Mississippi Coast Division, is vested with authority to execute the following document(s) for and on behalf of Community Bank of Mississippi as its act and deed:

Any and all documents related to the purchase of the property located at

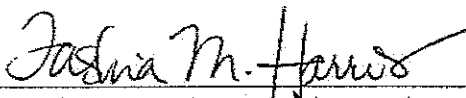
1.8 Acres, NSN Hwy 49 & Ashley Dr.
Gulfport, MS 39503

SO CERTIFIED this the 3rd day of November, 2021.



David M. Hughes
Chief Banking Officer

WITNESS:



Tashia M. Harris, Executive Assistant

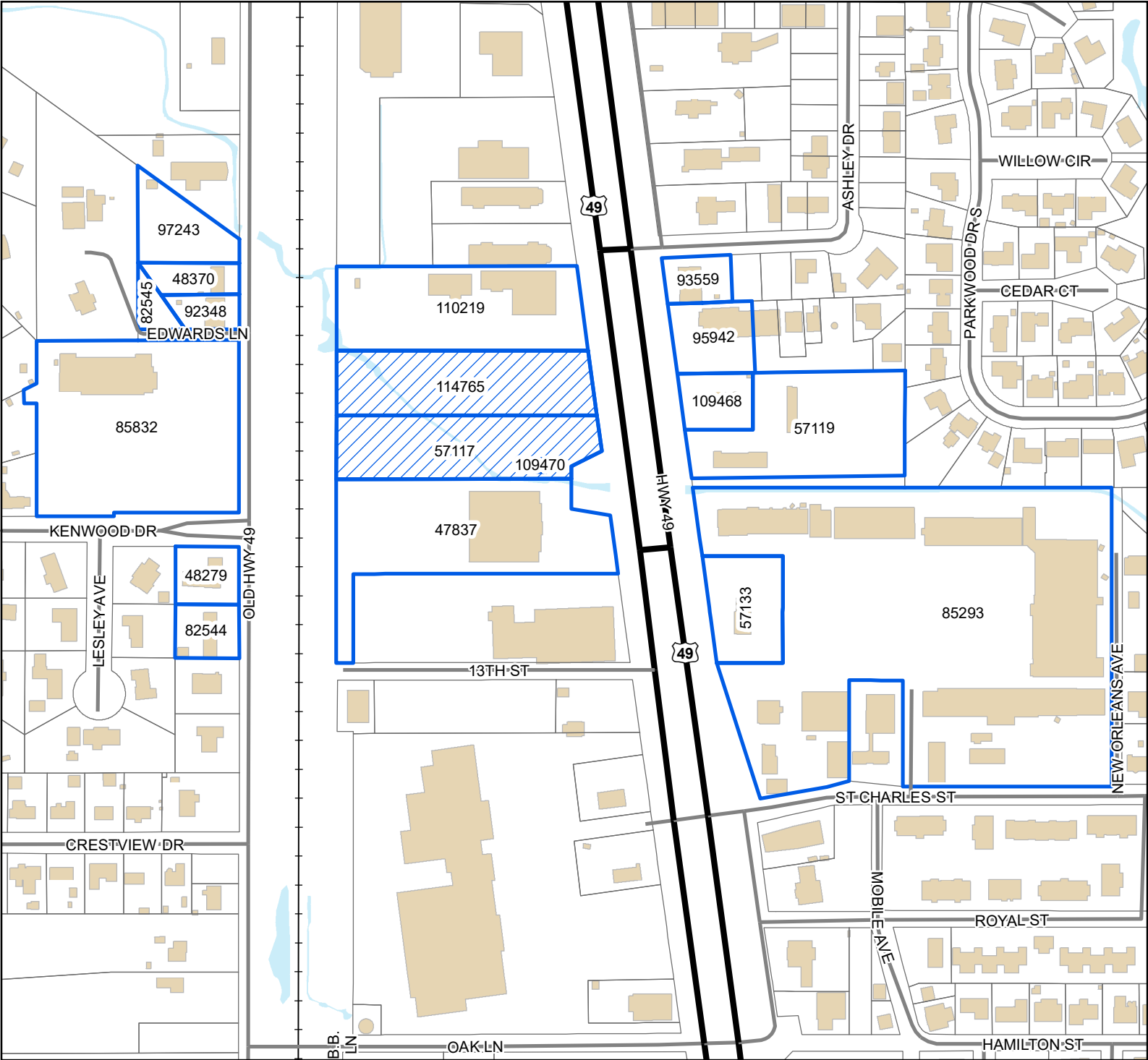


RE: Planning Commission Approval 2112PC196, by agent Fountain & Associates, tax parcels 0808E-04-004.000 & 0808E-04-004.003, Request a warehouse use, Hwy 49, Zoned B-4 (Highway business), Ward 7

The City of Gulfport Planning Commission will hold a public hearing to consider the above application at 4:30 P.M. on **Thursday, December 16, 2021**, in the Council Chambers at the Gulfport City Hall located at 2309 15th Street.

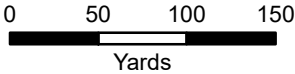
For more information, visit <http://www.gulfport-ms.gov/agendas.shtml> then click the City of Gulfport Planning Commission for **Thursday, December 16, 2021**. A map showing the location of the property involved is located at this website. If you have any questions or comments, please contact this office 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			COMMUNITY BANK COAST (OWNER)	3537 SANGANI BLVD	D'IBERVILLE	MS	39540
Y			FREDDIE FOUNTAIN (AGENT)	1822 15TH ST, STE 12	GULFPORT	MS	39501
Adjacent Property Owners							
	93559	0808E-02-030.031	231 CONCEPTS LLC	P O BOX 18860	HATTIESBURG	MS	39404
	82545	0708H-02-011.001	BOSTWICK LESA RACHELLE EDWARDS	12213 EDWARDS LN	GULFPORT	MS	39503
N	114765	0808E-04-004.003	COMMUNITY BANK COAST	3537 SANGANI BLVD	D'IBERVILLE	MS	39540
N	57117	0808E-04-004.000	COMMUNITY BANK COAST	3537 SANGANI BLVD	D'IBERVILLE	MS	39540
	57119	0808E-02-031.000	GALAXY EXPRESS CARWASH LLC	1903 PASS ROAD SUITE D	BILOXI	MS	39531
	85832	0708H-02-022.000	HARRISON CO	P O BOX CC	GULFPORT	MS	39502
	109470	0808E-04-004.001	HARRISON CO WASTEWATER MGMT	14108 AIRPORT RD	GULFPORT	MS	39507
	48370	0708H-02-011.000	JOHNSON KRISTIE & EDWARD	12177 OLD HWY 49	GULFPORT	MS	39503
	97243	0708H-02-011.003	KENWOOD MISSIONARY BAPTIST CHURCH	11432 KING ST	GULFPORT	MS	39503
	82544	0708H-03-103.001	LANDRUM NANCY	12087 OLD HWY 49	GULFPORT	MS	39503
109468			METRO FOODS OF GULRPORT-HWY 49 LLC				
		0808E-02-031.002	C/O RODNEY SALVAGGIO	204 N I-10 SERVICE RD E	METAIRIE	LA	70005
	85293	0808E-02-035.000	NORWOOD VILLAGE INC	P O BOX 65157	WIGGINS	MS	39577
	57133	0808E-02-033.000	NORWOOD VILLAGE INC C/O WENDELTA	263 WAGNER PLACE	MEMPHIS	MS	38103
	48279	0708H-03-103.000	PEARSON KEITH T & SUZANNE C	16029 KENWOOD DR	GULFPORT	MS	39503
	95942	0808E-02-030.049	RAYBOURN ROBERT W & PAMELA J	15058 WHISPERWOOD DR	GULFPORT	MS	39503
	110219	0808E-04-004.002	RHODES RENTAL OF GULFPORT INC	13216 SEYMOUR LN	OCEAN SPRINGS	MS	39564
	47837	0808E-04-005.000	TREBIG HIGHWAY 49 LLC	43 FARNHAM PL	METAIRIE	LA	70005
	92348	0708H-02-011.002	WARDLOW ESTHER MAE	12173 OLD HWY 49	GULFPORT	MS	39503



Legend

- Site
- Adjacent Properties
- US or State Highway
- Street
- Railroad
- Buildings
- Water Features



1 inch = 326 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.

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:

IPL0050876

Order Status:

Submitted

Classification:

Legals & Public Notices

Package:

BLX - Legal Ads

Final Cost:

47.76

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

November 23, 2021 10:34:15 PM EST

Amount:

47.76

SCHEDULE FOR AD NUMBER IPL00508760

December 1, 2021

SunHerald (Biloxi)

PREVIEW FOR AD NUMBER IPL00508760

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 PM., Thursday, December 16, 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.

Planning Commission Approval 2112PC182, by owner Greg Stanford, tax parcel 0910H-02-061.000, Requests home occupation for special needs office, 928 Courthouse Rd Unit 3, Zoned R-2 (Single-family), Ward 4

Zoning Map Amendment 2112PC187, by owner Linda Goodwin, tax parcel 1011D-01-038.000, Request to rezone from T6 (Urban Core Zone) to T4+ (General Urban Zone "Plus"), 156 Oleander Dr, Ward 2

Planning Commission Approval 2112PC188, by owner Clentiss R. Bridges Sr, tax parcel 0808H-02-088.070, Request home occupation of event planner administration office use, 12035 Carnegie Ave, Zoned R-1-7.5 (Single-family), Ward 6

Zoning Map Amendment 2112PC190, by agent Robert Knesal, tax parcels 1010G-03-016.001 & 1010G-03-016.000, request to rezone from T4+ (General Urban Zone "Plus") to T6 (Urban Center Zone), 2001 E Pass Rd, Ward 2

General Plan 2112PC191, by agent Aaron Harris, tax parcels 0710K-01-039.000 & 0710K-01-034.000, Approval of General Plan for a 30-lot 3 outparcel subdivision (Wrigleyville Subdivision Phase One, Unit One & Two), Zoned R-2 (Single-family) Ward 1

General Plan 2112PC193, by agent Robert K. Riemann, tax parcels 0808O-02-016.000, 0808O-02-019.000, 0808O-02-015.000, Approval of General plan for 63-lot subdivision (Southern Breeze Estates), Dedeaux Road, Zoned R-1-5 (Single-family) and B-2 (General business), Ward 5

Planning Commission Approval 2112PC196, by agent Fountain & Associates, tax parcels 0808E-04-004.000 & 0808E-04-004.003, Request a warehouse use, Hwy 49, Zoned B-4 (Highway business), Ward 7

Planning Commission Approval 2112PC198, by owner Guy Wells, (Church Street Ministries), tax parcel 0811H-05-101.000, Request for permitted use of Private Lodge, 1400 20th St., Zoned R-2 (Single-family), Ward 3.

This is the 23rd day of November 2021
Keith Williams, Chairman
City of Gulfport Planning Commission
W00000000
Publication Dates

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

MEMORANDUM

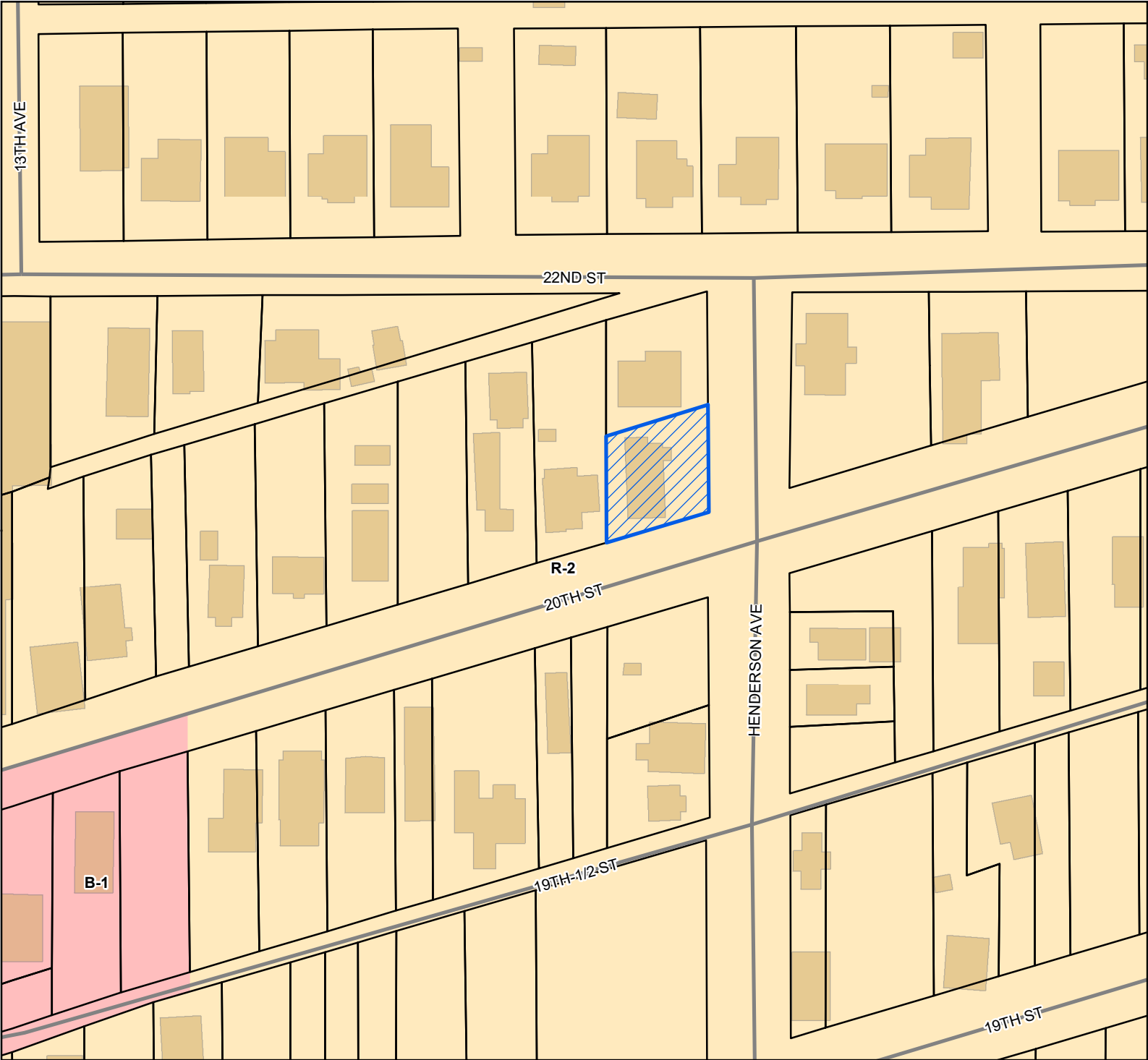
To: City of Gulfport Planning Commission

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: December 16, 2021

Re: Planning Commission Approval 2112PC198:

Planning Commission Approval 2112PC198, by owner Guy Wells (Church Street Ministries), tax parcel 0811H-05-101.000, Request for permitted use of Private Lodge, 1400 20th St., Zoned R-2 (Single-family), Ward 3.



 Site

 Street

 Parcels

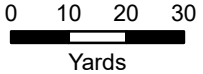
 Buildings

Zoning

 B-1 - Neighborhood Business District

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

Site Information
0811H-05-101.000
Zoning: R-2 (Single family)
Size: 0.13 acres
Flood: X



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.



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

APPLICATION FOR PLANNING COMMISSION APPROVAL

For Staff Use Only

Case Number: 2112PC198Date Received: 11/3/21

Receipt Number: _____

Received By: D²

Zoning: _____

Ward: _____ Flood: _____

Size: _____

Property Information

TAX PARCEL #

0	8	1	1	H

 -

0	5

 -

1	0	1

 .

0	0	0

(If necessary, use separate sheet of paper)

Address of Property Involved: 1400 20th Street

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

General Location: _____

GENERAL DESCRIPTION OF REQUEST:

Private Lodge Use in R-2

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

Guy Wells (church street ministers)

Printed Name of Owner

Printed Name of Agent

1336 20th Street

Mailing Address

Mailing Address

Gulfport MS. 39501

City

State

Zip code

City

State

Zip code

(228) 437-1521

Home Phone

Work/Cell Phone

Home Phone

Work/Cell Phone

Guywells6@gmail.com

Email

Email

Guy A. Wells

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.

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) Doulentha Wells
ADDRESS (STREET, CITY, STATE, ZIP CODE) 1336 20th Street, Gpt. MS. 39501
PHONE # (H) (228) 383-1638 (W) _____

TAX PARCEL NUMBER(S) OWNED 08114 05 101 000
SIGNATURE: Doulentha Wells

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)

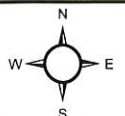
IN CASES OF MULTIPLE APPLICANTS, PLEASE IDENTIFY THE PERSON WHO WILL BE ACTING AS YOUR SPOKES
PERSON/AGENT FOR YOU: _____



Area Map

Printed 11/02/21

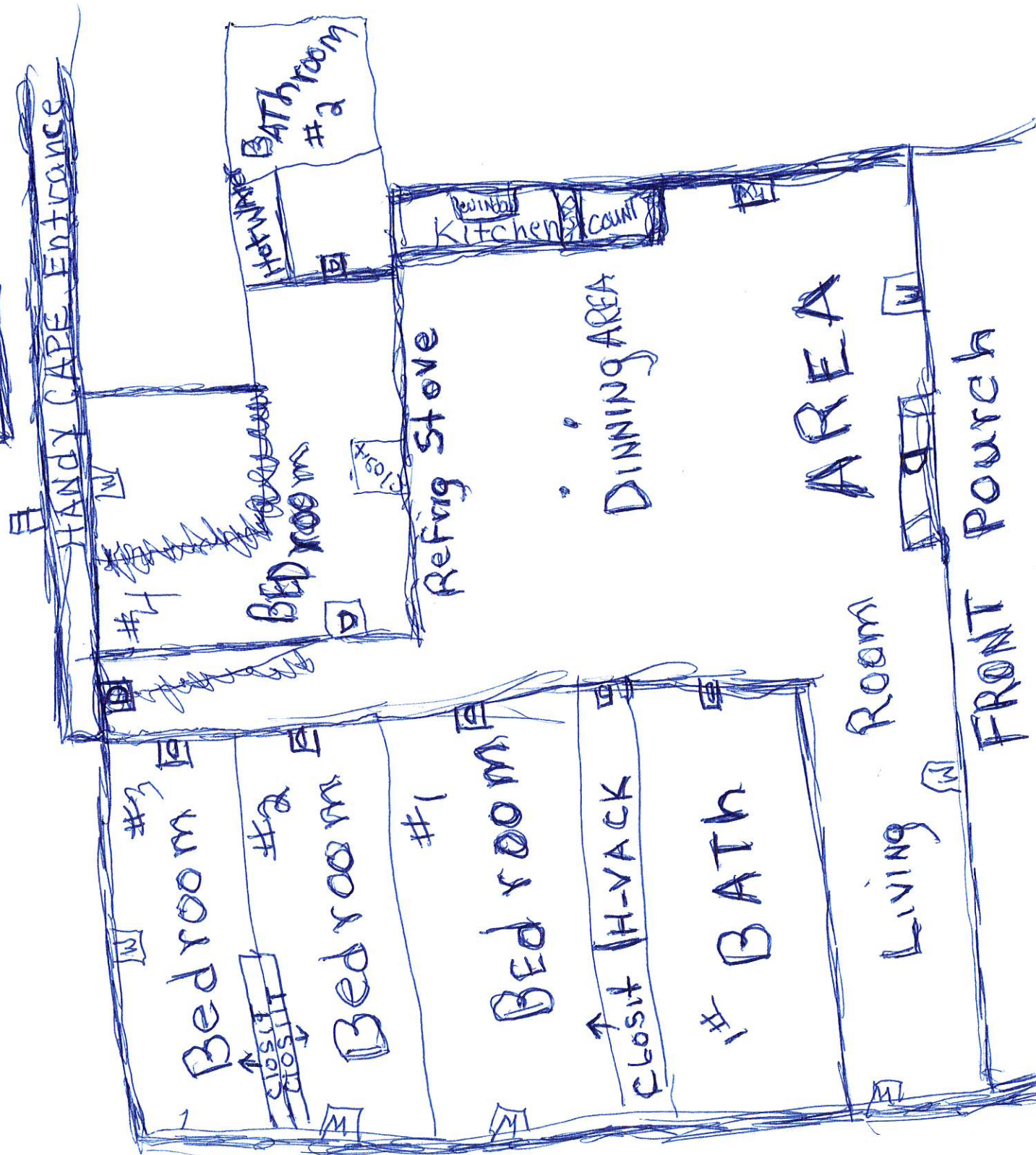
- Addresspoints
- ▭ Parcels



1 inch = 25 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.

Wash AREA
Laundry



FILED
FEB 12 2018

Chancery Clerk

By Rebecca Green, D.O.

Prepared by:

Sonishari Bellamy
REO America, Inc
940 Centre Circle, Suite 2005
Altamonte Springs, FL 32714
321-280-8030

Return to:

Church Street Ministry Inc
1336 20th Street
Gulfport MS 39501
228-437-1521

QUITCLAIM DEED AND ASSIGNMENT

STATE OF MISSISSIPPI

COUNTY OF Harrison-Gulfport

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, this 1st day of February 2018, **American Pride Properties LLC, 940 Centre Circle, Suite 2005, Altamonte Springs, FL 32714, 321-280-8030** hereinafter referred to as Grantor, do hereby convey, assign and quitclaim unto **Church Street Ministry Inc, 1336 20th Street Gulfport MS 39501, 228-437-1521** hereinafter referred to as Grantee, all of its right, title and interest in that certain parcel situated in **Harrison-Gulfport** County, Mississippi, to wit:

INDEXING INSTRUCTIONS: S 1/2 of LOTS 21 TO 23 BLK 19 SORIA CITY PER PET 3/1/10

Legal Description: DR: 0666/0499 00/00/0000- S 1/2 of LOTS 21 TO 23 BLK 19 SORIA CITY PER PET 3/1/10

Parcel No.: 0811H-05-101.000 S-T-R: 03-08-11 PPIN 34758

Also Known As: 1400 20th Street, Gulfport, MS 39501

The purpose of this conveyance is to quitclaim "as is", "where is" any and all interests Grantor may hold in the above described property. Grantee herein assumes responsibility for any and all city and/or county property taxes due for subsequent tax years, as well as for any other taxes and/or assessments and/or special assessments and/or liens which may become due upon the above described parcel.

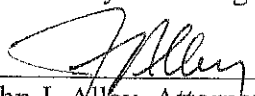
This Quitclaim Deed and Assignment is made subject to any outstanding property assessments, charges, back or current unpaid property taxes, other clouds of title not deriving from the Grantor. This Quitclaim is made subject to any and all valid, outstanding, and surviving oil, gas and mineral leases, exceptions, easements, reservations, conveyances, all power line easements, and/or other easements or rights of way of record in the office of the Chancery Clerk of the aforementioned state and county.

The Grantee accepts the parcel, and its title along with any existing structures, improvements and appurtenances thereunto belonging, if any, and is purchasing same in "as is, "where is" condition, without any warranty whatsoever, except that Grantor has not encumbered the property title. In addition, Grantee understands that Grantor, its agents, successors and/or assigns, have not made any representations or warranties, either expressed or implied, regarding this parcel. Furthermore, Grantee understands that it is purchasing said parcel based on Grantee's sole judgment and diligent inquiry.

Grantor makes no representation, warranty, or certifications to the Grantee of any kind regarding ownership, possession of, title to, and/or suitability or fitness of the above described parcel, except that it was awarded a tax certificate and resulting tax title from the above referenced county and state.

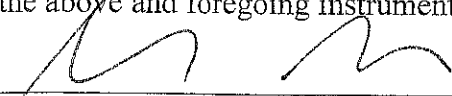
If bounded by water, the quitclaim granted herein shall not extend to any part of the above described property which is tideland or coastal wetlands as defined in the Mississippi Coastal Wetlands Protection Act and this conveyance includes any natural accretion and is subject to any erosion due to the action of the elements.

The preparer of this instrument, as well as Grantor, assumes no liability for the state of the title or any inaccuracy of the legal description.

By: 
John J. Alley, Attorney in fact

**STATE OF FLORIDA
COUNTY OF SEMINOLE**

Personally appeared before me, the undersigned authority in and for the said county and state, on this 1st day of February 2018, within my jurisdiction, the within named John J. Alley, who acknowledged that he is Attorney in Fact for James Doughan, President of American Pride Properties LLC, and that for and on behalf of the said Company, and as its act and deed he executed and delivered the above and foregoing instrument, after first having been authorized so to do.

 (NOTARY PUBLIC)

My commission expires:

11/4/19

(Affix official seal, if applicable)



Sonishari T. Bellamy
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF933831
Expires 11/4/2019



Michael Watson

SECRETARY OF STATE

This is not an official certificate of good standing.

Name History

Name	Name Type
Church Street Ministry. Inc.	Legal

Business Information

Business Type:	Non Profit Corporation
Business ID:	1126335
Status:	Good Standing
Effective Date:	08/23/2017
State of Incorporation:	Mississippi
Principal Office Address:	NO PRINCIPAL OFFICE ADDRESS FOUND

Registered Agent

Name
Doulentha Wells
1336 20th Street
Gulfport, MS 39501

Officers & Directors

Name	Title
Guy Wells 1336 20th Street Gulfport, MS 39501	Incorporator

November 1, 2021

This information is provided to comply with zoning for private club

1. Name of club-Church Street Ministries: Object is to provide spiritual guidance to the communities, outreach street/prison persons.
2. Address: 1400 20th Street, Gulfport, Ms. 39501
3. Doulentha Wells-secretary/vice president
4. (3) three board members:
 1. Guy Wells
 2. Doulentha Wells
 3. Charlie Burgess
5. Monthly calendar is to meet twice monthly with Bible Study, Prayer, and other Special Activites.
6. Rules of the Club:
 1. The election of members is held in January each year, names are submitted prior but the final approval is done by the founder/president.
 2. Terms of membership is 1 year, no fees, and final approval by founder (president) unless otherwise noted.
 3. The membership of a person automatically ends at death or when founder/president terminates the member for any reason.
 4. Monday thru Friday 8 a.m. -4 p.m. closed holidays unless otherwise informed.
 5. All rule changes must be approved by founder/president.
 6. There are no drugs/alcohol allowed on the premises at any time.

Guy A. Wells

McGilvery 11/02/2021

My commission expires on March 5, 2024



PERMITS/INSP PAYMENT RECPT#: 10971807
CITY OF GULFPORT
GULFPORT MS 39501

2/1/2016 197

DATE: 11/03/21 TIME: 12:33
CLERK: sg111 DEPT:
CUSTOMER#: 0

COMMENT:

CHG: PZD PLANNING AND ZO 75.00

AMOUNT PAID: 75.00

PAID BY:
PAYMENT METH: CHECK
173

REFERENCE:

AMT TENDERED: 75.00
AMT APPLIED: 75.00
CHANGE: .00

RE: Planning Commission Approval 2112PC198, by owner Guy Wells (Church Street Ministries), tax parcel 0811H-05-101.000, Request for permitted use of Private Lodge, 1400 20th 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, December 16, 2021**, in the Council Chambers at the Gulfport City Hall located at 2309 15th Street.

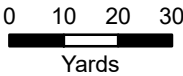
For more information, visit <http://www.gulfport-ms.gov/agendas.shtml> then click the City of Gulfport Planning Commission for **Thursday, December 16, 2021**. A map showing the location of the property involved is located at this website. If you have any questions or comments, please contact this office 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			Guy Wells (Owner)	1336 20th St.	Gulfport	MS	39501
			Adjacent Property Owners				
	34700	0811H-05-094.000	BARKER VELMA J		GULFPORT	MS	39503
	34740	0811H-05-008.000	QUINCE MARGIE FAYE	1619 20TH ST	GULFPORT	MS	39501
	34754	0811H-05-106.000	JOHNSON JAMES M & EULA P MCCARVER	5924 EDGEFIELD AVE	LAKEWOOD	CA	90713
	23890	0811A-06-060.000	STORIE JARVIS -L/E-	1308 22ND ST	GULFPORT	MS	39501
	23887	0811A-06-057.000	FORTUNE CURTIS L	1314 22ND ST	GULFPORT	MS	39501
	23886	0811A-06-056.000	HENRY NELLIE L	1318 22ND STREET	GULFPORT	MS	39501
	34759	0811H-05-102.000	AFFORDABLE INVEST PROPERTIES LLC	57 53RD ST	GULFPORT	MS	39507
	34758	0811H-05-101.000	CHURCH STREET MINISTRY INC	1336 20TH ST	GULFPORT	MS	39501
	34695	0811H-05-100.000	WARD STEVE	25429 PECAN RD	PASS CHRISTIAN	MS	39571
	34696	0811H-05-098.000	HENRY NELLIE L	1318 22ND STREET	GULFPORT	MS	39501
N	34698	0811H-05-096.000	HENRY NELLIE L	1318 22ND STREET	GULFPORT	MS	39501
	34699	0811H-05-095.000	KING ROSETTA H -EST-	1417 20TH STREET	GULFPORT	MS	39501
	34739	0811H-05-007.000	MILLS ARITHA	2212 17TH AVE	GULFPORT	MS	39501
	23889	0811A-06-059.000	KLB REALTY LLC	3483 WOODWARD DR	MOBILE	AL	36695
	23888	0811A-06-058.000	IDEAS & PROPERTIES LLC	2400 CARTER ROAD	BILOXI	MS	39531
	34735	0811H-05-010.000	DEFLANDERS JAMES L	1333 20TH ST	GULFPORT	MS	39501
	34697	0811H-05-097.000	HENRY NELLIE	1318 22ND STREET	GULFPORT	MS	39501
	34736	0811H-05-009.000	PARTHENON INVESTMENTS LLC	9147 HONEYSUCKLE LN	GULFPORT	MS	39503
	23900	0811A-06-055.000	HENRY WILLIE L SR & NELLIE	1318 22ND ST	GULFPORT	MS	39501
	34741	0811H-05-004.000	STUBBS MICHELLE IVY	2010 HENDERSON AVE	GULFPORT	MS	39501
	34694	0811H-05-099.000	WELLS FREDDIE EARL & TAHIRIH NANCY	1925 HENDERSON AVE	GULFPORT	MS	39501
	34756	0811H-05-104.000	DEFLANDERS CHARLETTE MARIE	1410 20TH STREET	GULFPORT	MS	39501
	34755	0811H-05-105.000	JOHNSON JAMES M & EULA P MCCARVER	5924 EDGEFIELD AVE	LAKEWOOD	CA	90713
	34757	0811H-05-103.000	HENDERSON MAUDIA	1406 20TH ST	GULFPORT	MS	39501
	34737	0811H-05-005.000	WHITEHEAD CAROLYN	1924 HENDERSON AVE	GULFPORT	MS	39501
N	34738	0811H-05-006.000	WHITEHEAD CAROLYN	1924 HENDERSON AVE	GULFPORT	MS	39501
	34761	0811H-05-116.000	HALL DELBERT L -EST- & ORA W	1425 22ND ST	GULFPORT	MS	39501
	88737	0811H-05-002.000	WELLS GUY A & DOULENTHA B	1336 20TH ST	GULFPORT	MS	39501



Legend

- Site
- Adjacent Properties
- Street
- Buildings



1 inch = 106 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.

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:**

IPL0050876

Order Status:

Submitted

Classification:

Legals & Public Notices

Package:

BLX - Legal Ads

Final Cost:

47.76

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**

November 23, 2021 10:34:15 PM EST

Amount:

47.76

SCHEDULE FOR AD NUMBER IPL00508760

December 1, 2021
SunHerald (Biloxi)

PREVIEW FOR AD NUMBER IPL00508760**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 PM., Thursday, December 16, 2021 in the Council Chambers of the Gulfport City Hall located at 2309 15 th 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 24 th Avenue.

Planning Commission Approval 2112PC182, by owner Greg Stanford, tax parcel 0910H-02-061.000, Requests home occupation for special needs office, 928 Courthouse Rd Unit 3, Zoned R-2 (Single-family), Ward 4

Zoning Map Amendment 2112PC187, by owner Linda Goodwin, tax parcel 1011D-01-038.000, Request to rezone from T6 (Urban Core Zone) to T4+ (General Urban Zone "Plus"), 156 Oleander Dr, Ward 2

Planning Commission Approval 2112PC188, by owner Clentiss R. Bridges Sr, tax parcel 0808H-02-088.070, Request home occupation of event planner administration office use, 12035 Carnegie Ave, Zoned R-1-7.5 (Single-family), Ward 6

Zoning Map Amendment 2112PC190, by agent Robert Knesal, tax parcels 1010G- 03-016.001 & 1010G-03-016.000, request to rezone from T4+ (General Urban Zone "Plus") to T6 (Urban Center Zone), 2001 E Pass Rd, Ward 2

General Plan 2112PC191, by agent Aaron Harris, tax parcels 0710K-01 039.000 & 0710K-01-034.000, Approval of General Plan for a 30-lot 3 outparcel subdivision (Wrigleyville Subdivision Phase One, Unit One & Two), Zoned R-2 (Single-family) Ward 1

General Plan 2112PC193, by agent Robert K. Riemann, tax parcel 0808O-02-016.000, 0808O-02-019.000, 0808O-02-015.000, Approval of General plan for 63-lot subdivision (Southern Breeze Estates), Dedeaux Road, Zoned R-1-5 (Single-family) and B-2 (General business), Ward 5

Planning Commission Approval 2112PC196, by agent Fountain & Associates, tax parcels 0808E-04-004.000 & 0808E-04-004.003; Request a warehouse use, Hwy 49, Zoned B-4 (Highway business), Ward 7

Planning Commission Approval 2112PC198, by owner Guy Wells, (Church Street Ministries), tax parcel 0811H-05-101.000, Request for permitted use of Private Lodge, 1400 20th St, Zoned R-2 (Single-family), Ward 3.

This the 23rd day of November 2021

Keith Williams, Chairman

City of Gulfport Planning Commission

W00000000

Publication Dates

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

MEMORANDUM

To: City of Gulfport Planning Commission

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: December 16, 2021

Re: Final Plat 2110PC168:
(Tabled from the October 28, 2021 meeting)

Final Plat 2110PC168, by agent Heinrich and Associates, LLC, tax parcel 0808K-03-133.000, Approval for Zero Lot Line Final Plat for a 62-lot subdivision (Camden Court), Dye Rd, Zoned R-2 (Single-family), Ward 7

Technical Report

*Final Plat
(Camden Court)*

GENERAL INFORMATION

Case File Number: 2110PC168

Hearing Date: December 16, 2021

Current Zoning/Use: R-2 / Vacant lot

Legal: Final Plat 2110PC168, by agent Heinrich and Associates, LLC, tax parcel 0808K-03-133.000, Approval for Zero Lot Line Final Plat for a 62-lot subdivision (Camden Court), Dye Rd, Zoned R-2 (Single-family), Ward 7

TECHNICAL DETAILS

The applicant requests approval of a Final Plat to create a new 62-lot 13.1-acre residential zero lot line resubdivision, named Camden Court.

Regulations state that the minimum property size for new single-family home in a zero lot line development is 2,800 square feet with at front yard setback of 10 feet. In a zero lot line development there shall be no minimum side yard required on one side and fourteen (14) feet on the opposite side.

The proposed parcels are located adjacent to proposed city rights-of-way, are protected by Gulfport Fire and Police, and will have capacity for city water and sewer. The applicant has provided a draft of the covenants for this request.

EXECUTIVE SUMMARY

The proposed lots meet the zoning regulations for a zero lot line development. However, the request should be denied due to the applicant's failure to provide approved engineering punch list and bond as required.

Any approval should consider these conditions:

1. Need all improvements completed and final inspection.
2. All construction shall comply with all Building Codes and Fire Codes. Homes shall be sprinkled with a 13D system.
3. Final plat must include utility infrastructure; water, sewer and drainage.
4. Needs to have a tree replacement plan, if one has not been provided. There was a denied tree permit on July 6, 2021 for not having the "additional required information."
5. Approved Punch list and bond to be submitted prior to approval.

DEPARTMENTAL CONDITIONS

Engineering: Need all improvements completed and final inspection. Memo dated 10/19/2021.

M. H.

Technical Report

*Final Plat
(Camden Court)*

Public Works: Need final inspection. Memo dated 10/19/2021.

Traffic and Safety: No conditions. Memo dated 10/19/2021.

Building Code Services: All construction shall comply with all Building Codes and Fire Codes. Homes shall be sprinkled with a 13D system. Memo dated 10/18/2021.

GIS: Final plat must include utility infrastructure; water, sewer and drainage. Memo date 10/19/2021.

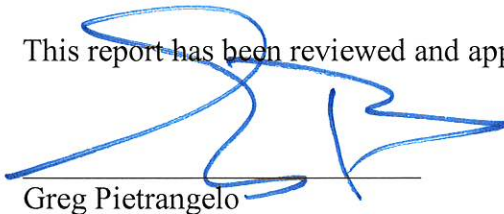
Police Department: No conditions. Memo dated 10/13/2021.

Fire Department: No conditions. Memo dated 10/13/2021.

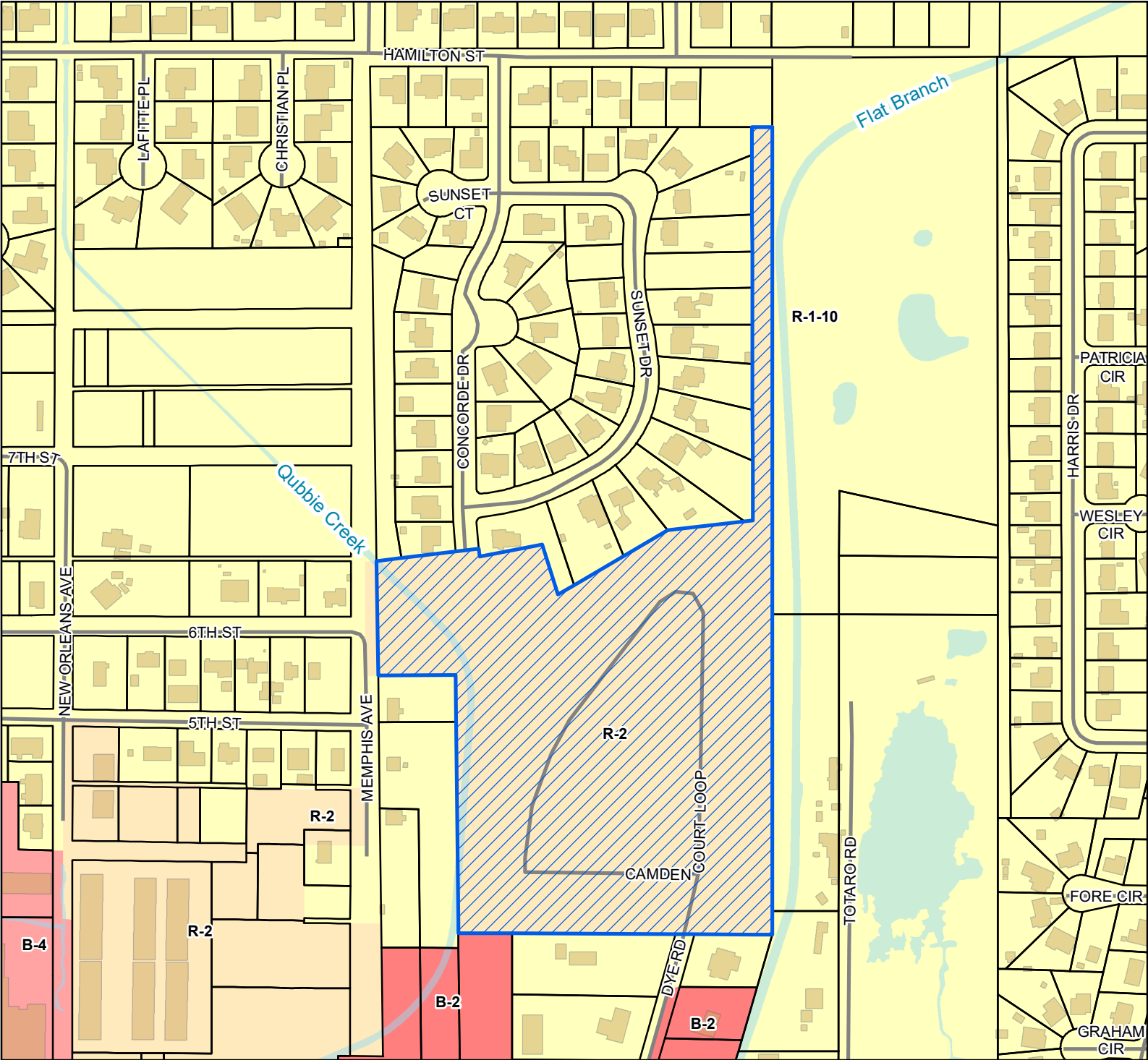
City Arborist: Needs to have a tree replacement plan, if one has not been provided. There was a denied tree permit on July 6, 2021 for not having the "additional required information". Memo dated 10/13/2021.

DIRECTOR APPROVAL

This report has been reviewed and approved by:



Greg Pietrangelo
Director of Urban Development Department



Legend

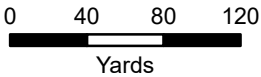
- Site
- Street
- Parcels
- Buildings
- Water Features
- City Limit

Zoning

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

Site Information

0808K-03-133.000
 Zoning: R-2 (Single Family Zone)
 Size: 14.9 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.

\$485 Cande Court



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

For Staff Use Only

APPLICATION FOR FINAL PLAT - ZERO LOT LINE

Property Information

TAX PARCEL #

0	8	0	8	K

 -

0	3

 -

1	3	3

 .

0	0	0

Case File #: 2110PC168Date Received: 9/8/21

Receipt #: _____

Received by: CLZoning: R-2Ward: 7 Flood: XSize: 14.9

(If necessary, use separate sheet of paper)

Address of Property Involved: END OF DYE RD.

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

General Location: END OF DYE RD. OFF DEDEAUX RD. GPT. MS

GENERAL DESCRIPTION OF REQUEST:

SUBDIVIDE A 13.1 ACRE PARCEL INTO 58 SINGLE FAMILY ZERO LOT LINE LOTS, 2 REGULAR SINGLE FAMILY LOTS, 1 PARK LOT, AND 1 OUT-PARCEL. ALL SINGLE FAMILY LOTS ARE SERVED WITH WATER & SEWER.

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

Home Phone _____ Work/Cell Phone _____

Email _____

broadwayinnexp@icloud.com

Signature of Owner

AGENT

HEINRICH & ASSOCIATES, LLC

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.heinrichassociates.net

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.

Mohammad Moeini and/or Assigns
P.O. Box 8833
Gulfport, MS 39506

September 6, 2021

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

RE: **Agent Letter for Mohammad Moeini and/or Assigns**
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 and/or Assigns** 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:

July 26, 2025

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

AFFIDAVIT

STATE OF MISSISSIPPI

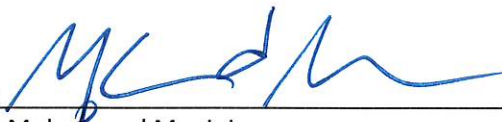
COUNTY OF HARRISON

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 restrive covenants prohibiting the resubidivision of the property.

Respectfully submitted:

By:


Mohammad Moeini

SWORN AND SUBSCRIBED before me, this the 27th day of Sept. 2021.


Notary Public

My Commission Expires:

July 26, 2025



SCHWARTZ, 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

PDR 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

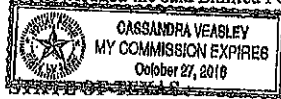
Signed in the presence of:

Witness
Name: Gwen Jordan

Witness
Name: Jerelde Cox

STATE OF TEXAS
COUNTY OF DALLAS

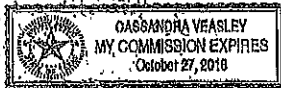
On this 30th day of March, 2015, before me, a Notary Public in and for the State of Texas appeared Ophelia Jones, to me personally known, who, being by me first duly sworn did depose that she is Resolutions and Closings Manager, Field Operations Branch of the Federal Deposit Insurance Corporation (the "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.



Cassandra Veasley
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.



Cassandra Veasley
Notary Public
My Commission expires: 10/27/2018

Limited Power of Attorney
Trustmark National Bank, Jackson, Mississippi
Prepared by: Daylene Waller, Federal Deposit Insurance Corporation, Dallas Regional Office, Legal Division

Page 3 of 3
March, 2015

PERMITS/INSP PAYMENT RECPT#: 10879115
CITY OF GULFPORT
GULFPORT MS 39501

DATE: 09/08/21 TIME: 16:17
CLERK: bchapman DEPT:
CUSTOMER#: 0

COMMENT:

CHG: PZD PLANNING AND ZO 485.00

AMOUNT PAID: 485.00

PAID BY:

PAYMENT METH: CHECK
REFERENCE: 8877

AMT TENDERED: 485.00

AMT APPLIED: 485.00

CHANGE: .00

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
CAMDEN COURT SUBDIVISION
CITY OF GULFPORT, HARRISON COUNTY, MISSISSIPPI

This Declaration of Covenants, Conditions and Restrictions is made on the ___ day of _____, 2021, A.D., by Camden Court Subdivision LLC, (hereinafter call "Declarant");

WITNESSETH:

WHEREAS, Declarant is the owner of certain real property situated in City of Gulfport, Mississippi, more particularly described on Exhibit "A" attached hereto; and

WHEREAS, Declarant desired to create and develop thereon a residential community with designated common areas for the benefit of the community, (hereinafter referred to as the "Property"); and

NOW, THEREFORE, Declarant; herby declares that all the properties described above shall be held, sold and conveyed subject to the platted subdivision and the following restrictions, covenants and conditions are for the purpose of protecting the value and desirability of, and which shall run with the real property and be binding on all parties having and right, title or interest in the described properties or any par thereof, their heirs, successors, and assigns, and shall inure to the benefit of each owner thereof.

1. RESIDENTIAL: All lots in Camden Subdivision LLC as shown on the official map or plat thereof on file in the office of the Chancery Clerk of Harrison County, Mississippi, shall be known, used, and described as one and two story residential lots.

2. MINIMUM SQUARE FOOTAGE: No residence, built, placed or maintained on any lot, shall contain less than one thousand four hundred fifty (1,450) square feet of living heated floor space, exclusive of perches, terraces, garages, patios and courts, unless otherwise approved by Architectural Review Committee.

3. LOT SIZE: No residence shall be constructed in the subdivision on a less quantity of ground than the whole of one entire lot, as shown by the official plat of said subdivision.

4. SETBACKS: For any and all residences constructed, erected, placed and maintained on each and every lot located in the subdivision the Architectural Review Committee shall establish the location, position and placing of the residence on the lot. All construction shall be in compliance with the City zoning requirement.

5. REQUIREMENTS FOR DWELLING: In addition to all approvals required pursuant to Paragraph 9 herein, no residence shall be constructed, built or placed on any lot in the subdivision unless the Architectural Review Committee has approved the exterior appearances and color of the residence, including, but not limited to, style and color of roofing shingle, roof pitch, color of all exterior walls and brick, surfaces and material of all exterior walls, the material composition and the location of all driveways and sidewalks; trim and exterior wall surface paint colors, stucco colors, composition of exposed exterior steps; location and appearance of drainage culverts and retaining walls, all landscaping, exterior lighting, location and material for all mailboxes and mailbox posts; and location and material types for all fences. The Architectural Review Committee established herein shall establish and publish

approved building materials, colors and specifications for all exterior materials and colors. All garages shall be rear facing.

6. CREATION, MEMBERSHIP AND VOTING RIGHT IN THE ASSOCIATION: Declarant will as its discretion relinquish responsibility for maintenance of common area and cause to be formed a non-profit corporation called Camden Court Subdivision LLC Homeowners Association as hereafter set forth:

Section 1. Creation: All owners of records, as that term is herein defined, shall be a member of the Camden Court Subdivision LLC Home Association (hereinafter "Association"). Said Association shall be governed by three (3) directors, who serve for a term of three (3) years, and who are elected by the owners of record. The Board of Directors shall perform the duties and responsibilities as set for herein, in addition to any other duties and owners which said Association members shall determine or as set for in the By Laws of the Association.

Section 2. Membership: The members of the Association shall be and consist of each and all of the following, to-wit:

(a) Every person who is, or who hereafter becomes, an owner of record of the fee title to a Lot. The expression "owner of record of the fee title to a Lot" shall include a contract seller of any such Lot, but shall not include any person who owns such title solely as security for the performance of an obligation of payment of a debt.

(b) The Association shall have two classes of voting membership:

Class A: Class A members shall be all members with exception of Declarant. Class A members shall be entitled to one vote for each Lot owned. When more than one person or entity holds an interest or interests in any Lot, all such persons or entities shall be Members, and the vote for such Lot shall be exercised as they, among themselves, determine, but in no event shall more than one vote be cast with respect to any such lot.

Class B: Class B member(s) shall be the Declarant. The Class B member(s) shall be entitled to four (4) votes for each Lot owned except as restricted under Section 3 hereof. When the total votes outstanding in the Class A membership equals the votes outstanding in the Class B membership, then the Class B membership shall cease and be converted into Class A membership.

Section 3. Voting Rights: Each member shall have one vote in the election of each officer of the Association. For all other purposes, the voting rights of the members shall be by class of membership, and shall be as follows, to-wit:

(a) Class A Members: Each person, other than person herein defined as "Declarant", who is or who hereafter becomes the Owner of a Lot shall be a Class A member of the Association. Class A members shall be entitled to one vote for each Lot owned.

(b) Class B Members: Each of the persons herein defined as "Declarant", and the nominee or nominees, in any, of each such person, shall be Class B members of the Association. Class B members shall be entitled to four (4) votes for each Lot owned.

Section 4. Memberships Appurtenant to Real Propriety: In every case, the membership of both Class A and Class B members shall be an appurtenant to the ownership of a Lot. A membership shall not be held, assigned, transferred, pledged, hypothecated, encumbered, conveyed or alienated in any manner except in conjunction with and as an appurtenance to the

ownership, assignment, transfer, pledge, hypothecation, encumbrance, conveyance, or alienation of the Lot to which the membership is appurtenant.

7. CREATION OF LIEN AND PERSONAL OBLIGATION OF ASSESSMENTS:

(a) Creation of the Lien and Personal Obligation of Assessments: The Declarant or developer of each lot owned within the property, hereby covenants, an each owner of each lot by acceptance of a deed therefore whether or not it shall be so expressed in such deed, is deemed to covenant and agree to pay the Association: (1) annual assessments or charges, and (2) special assessments for capital improvements, such assessments to be established and collected for and as hereinafter provided. The annual and special assessments, together with interest, costs, and reasonable attorney's fees, shall also be the personal obligation of the person who was the owner for such property at the time when the assessment fell due. The personal obligation for delinquent assessments shall not pass to his successors in title unless expressly assumed by them. Both annual and special assessments must be fixed at a rate for all lots and may be elected monthly. Class B Members shall be exempted from assessments on lots Declarant owns until eighty (80%) of lots are sold, thereafter, Declarant shall be responsible for payment of assessments according to the terms of this paragraph.

(b) Payments and purpose of Assessments: Each person, group of persons, corporation partnership, trust or other legal entity, or any combination thereof, who becomes a record owner of the lot, where or not it shall be so expressed in the act of sale, contract to sell or other conveyance, shall be deemed to covenant and agree to pay the Association, in advance, a monthly sum (herein elsewhere sometimes referred to as "assessments" or "carrying charges") equal to one-twelfth (1/12th) of the members proportionate share of the sum required but the Association as estimated by its Board of Directors, to meet its annual expenses, including, but in no way limited to the following:

(i) The cost of all operating expenses of the common areas and including charges by the Association for services furnished by it;

(ii) The amount of all taxes and assessments levied against the Association or upon any property which it may own or which it is otherwise required to pay, if any;

(iii) The cost of general or comprehensive public liability insurance on the common areas and the cost of such other insurance as the Association may effect;

(iv) The cost of maintenance, replacing, repairing and landscaping the common areas of Montague Place without limitation.

(v) The cost of funding all reserves established by the Association, including, when appropriate a general operating reserve and/or a reserve for replacements.

The Board of Directors shall determine the amount of the assessment annually. Upon resolution of the Board of Directors, installments of annual assessments may be levied and collected on a quarterly, semi-annual basis rather than on the monthly basis hereinabove provided for. Any Class A member may prepay one or more installments of any annual assessment levied by the Association, without premium or penalty.

The Board of Directors of the Association shall make reasonable efforts to fix the amount of the assessment against each lot for each assessment period at least thirty (30) days in advance of such date or period and shall, at that time, prepare a roster of the lots and assessments

applicable thereto which shall be kept in the office of the Secretary of the Association and shall be open to inspection by any owner upon reasonable notice to the Board. Written notice of the assessment shall thereupon be sent to the members. The omission of the Board of Directors, before the expiration of any assessment period, to fix assessments hereunder for that or the next period, shall not be deemed a waiver or modification in any respect of the provisions of this Article, or a release of any member from the obligation to pay the assessment, or any installment thereof, for that or any subsequent assessment period, but the assessment fixed for the preceding period shall continue until a new assessment is fixed. No member may exempt himself from liability for assessments or carrying charges by a waiver of the use or enjoyment of any of the common areas or by abandonment of any lot belonging to him.

(c) Non-payment assessment: Any assessment levied pursuant to this Act of Dedication, or any installment thereof, which is not paid on the date when due shall be delinquent. The personal obligation of the member, to pay such assessment shall remain his personal obligation and a suit to recover a money judgment for nonpayment of any assessment levied pursuant to this Act of Dedication, or any installment thereof, may be maintained by the Association.

Any assessment levied pursuant to this Act of Dedication or any installment thereof, which is not paid within thirty (30) days after it is due, shall bear interest at the rate of eight percent (8%) per annum.

The Association may bring an action at law against the owner personally obligated to pay the same, or foreclose the lien against the property provided, however, that the Association shall not be required to pursue either remedy and that all decisions are within the sole discretion of the Association. No owner may waive or otherwise escape the liability for the assessments provided for herein by non-use of the Common Areas or by abandonment of his lot. The Association shall notify the holder of the first mortgage on any lot for which any assessment of the Act of Dedication becomes delinquent for a period in excess of sixty (60) days and in any other case where the owner of such lot is in default with respect to the performance of any other obligation hereunder for a period of sixty (60) days but any failure to give such notice shall not affect the validity of any assessment levied or to be levied pursuant to this Act of Dedication.

The Board of Directors may post a list of members who are delinquent in the payment of any assessment or other fees which may be due the Association, including any installment thereof which becomes delinquent in any prominent location within the community.

(d) Assessment Certificates: The Association shall upon demand at any time furnish to any member liable for any assessment levied pursuant to this Act of Dedication (or any third party legitimately interested in the same) as certificate in writing signed by an officer of the Association, setting forth the status of said assessment, i.e., whether the same is paid or unpaid. Such certificates shall be conclusive evidence of the payment of any assessment therein stated to have been paid. A charge shall not exceed Twenty Dollars (\$20.00) and may be levied in advance by the Association for each certificate delivered.

(e) Subordination of the Lien to Mortgages: The lien of the assessments provided for herein shall be subordinated to the lien of any recorded first mortgage. Sale or transfer of any

lot shall not affect the assessment lien. However, the sale or trade of any lot pursuant to mortgage foreclosure or any proceeding in lieu thereof shall extinguish the lien of such assessments as to the payment which becomes due prior to such sale or transfer. No sale or transfer shall relieve such lot from liability for any assessments thereafter becoming due or from the lien thereof.

8. ARCHITECTURAL COMMITTEE: There shall be an Architectural Review Committee composed of the Declarant and/or the heirs, successors, assigns or other entities appointed by the Declarant.

9. INSURANCE:

(a) Each owner shall keep his residence insured at all times for its full replacement value against loss due to fire, windstorm, hail, explosion, riot, civil commotion, aircraft, vehicles, smoke and any other hazards that may be covered under standard extended coverage provisions, and shall furnish the Association proof of such coverage. In every case of a loss due to these hazards, each owner shall promptly repair or rebuild his lot from the insurance proceeds. Repair or reconstruction of the improvements as used herein shall mean restoring the improvements to substantially the same condition which existed prior to the damage. Each owner's fire insurance policy shall contain a waiver of subrogation clause; and each owner shall furnish the Association with a copy of his policy. Each owner does, by his acceptance of a deed, irrevocably constitute and appoint the Association his true and lawful attorney, in his name, place and stead for the purpose of accomplishing a repair or reconstruction or the improvements in the event the owner fails or refuses to carry out any of the provisions contained herein. If insurance proceeds are insufficient to cover the cost of the reconstruction, the Association may pay the excess and the cost thereof shall become a part of the assessment to which lot is subject.

(b) Each owner shall be responsible at his own expense and cost for his own personal insurance on the contents of his own residence, carport, or parking space, including decorations, furnishings and personal property therein, and his personal property stored elsewhere on the property; and for his personal liability not covered by liability insurance for all owners obtained as a part of the common expense.

10. ANTENNAS: No television or other electronic receiving or transmitting device shall be located or placed in or upon any parcel with the exception of such devices as shall be fully contained and enclosed with a dwelling located upon a particular parcel. Without limiting the general provisions hereof, this provision is specifically intended to prohibit the installation of what are commonly referred to as "Satellite Dishes" and any shortwave or other transmitting devices which interfere with the television or other electronic receptions of the neighbors. Each property shall provide a screened area to serve as a service yard in which garbage receptacle, fuel tanks, or other similar storage receptacle, electric and gas meters, air conditioning equipment, clothes lines, and other unsightly objects must be placed or stored in order to conceal them from the view of the road and adjacent properties.

11. FENCES: No fences shall be erected in the subdivision without prior approval of the Architectural Review Committee

12. PETS: No animals, livestock, poultry of any kind shall be raised, bred, kept, staked or pastured on any lot or in the common areas, except dogs, cats, birds, or other household pets, which shall be kept and maintained in accordance with the rules and regulations adopted from time to time by the Board of Directors. No pets are to be allowed to roam freely within the subdivision.

13. SIGNS: Except as may be required by legal proceedings, no signs, advertising or ornaments of any kind shall be maintained or permitted within the window, on the exterior of any window, or any portion of the property by anyone, including, but not limited to, the property owner, realtor, contractor, or subcontractor, without the express written permission or the Architectural Review Committee. The approval of any signs and posters without limitation, name and address signs, shall be upon such conditions as may be from time to time determined by the Architectural committee and may be arbitrarily withheld. If any such sign or advertising device is approved, it shall only contain one name, and/or one number, not exceeding one hundred twenty (120) square inches, and if for sale purposes, such sign shall not exceed six (6) feet in area, and shall be subject to the right of the Architectural Committee to restrict color and content.

14. OTHER BUILDINGS AND VEHICLES: No tent, trailer, barn or any similar outbuilding or structure shall be placed on any lot or on any other areas at any time, either temporarily or permanently, without prior approval from the Architectural Review Committee. No mobile home, tractor, boats, trailer or RV vehicle shall be placed on any lot or on subdivision streets, either temporarily or permanently. Each owner shall provide for parking for at least two (2) automobiles per owner for each dwelling owned or maintained by such owner.

15. VARIANCES: The undersigned Declarant reserves the right to make minor changes or alterations in these Restriction and Covenants and to waive minor violations of the same. No private or public nuisance may be created or maintained upon any of any said lots. All construction taking place upon subject property shall be completed within seven (7) months from starting date.

16. ENFORCEMENT: If the owner or claimant of any of said lots shall violate or attempt to violate any of the conditions, restrictions or covenants herein contain, then in such event any other person or persons owning any other of said lots or portion thereof or interest therein may institute and prosecute any appropriate proceeding or proceedings either at law or equity for the purposes of enjoining any such violation or attempted violation and/or damages therefore, but there shall be no forfeiture or reversion of title because of any such violation or attempted violation of any said Condition, Restriction or Covenants.

17. SEVERABILITY: If one or more of the Covenants or Restrictions herein contained shall be held by any court of competent jurisdiction to be invalid for any reason, any such holding shall not affect the validity and effectiveness of the other Conditions, Restriction and Covenants herein contained.

18. TERM: The Restrictive Covenants shall run with the land and the title thereto and shall be binding upon all properties owned and/or claiming out of them by purchase, inheritance or otherwise, for a period of thirty (30) years from the date which they are executed,

and upon expiration of said thirty (30) year period, the Covenants shall automatically be extended for additional terms of ten (10) years each.

19. AMENDMENTS, VOTING RIGHTS AND TERMINATION: These Building restrictions and Protective Covenants may be amended from time to time by a written document signed, acknowledged and recorded, which reflects the affirmative vote in favor of the amendment by eighty percent (80%) of the lot owners, and in each case, such amendments shall be evidenced by a document in writing, bearing each of their signatures. All amendments, if any, shall be recorded in the office of the Chancery Clerk of Harrison County, Mississippi.

WITNESS THE SIGNATURES of the Declarant on this the ____ day of _____, A.D., 2021.

By: _____
Camden Court Subdivision LLC

“Exhibit A”

Legal Description:

(refer to recording plat for legal description)

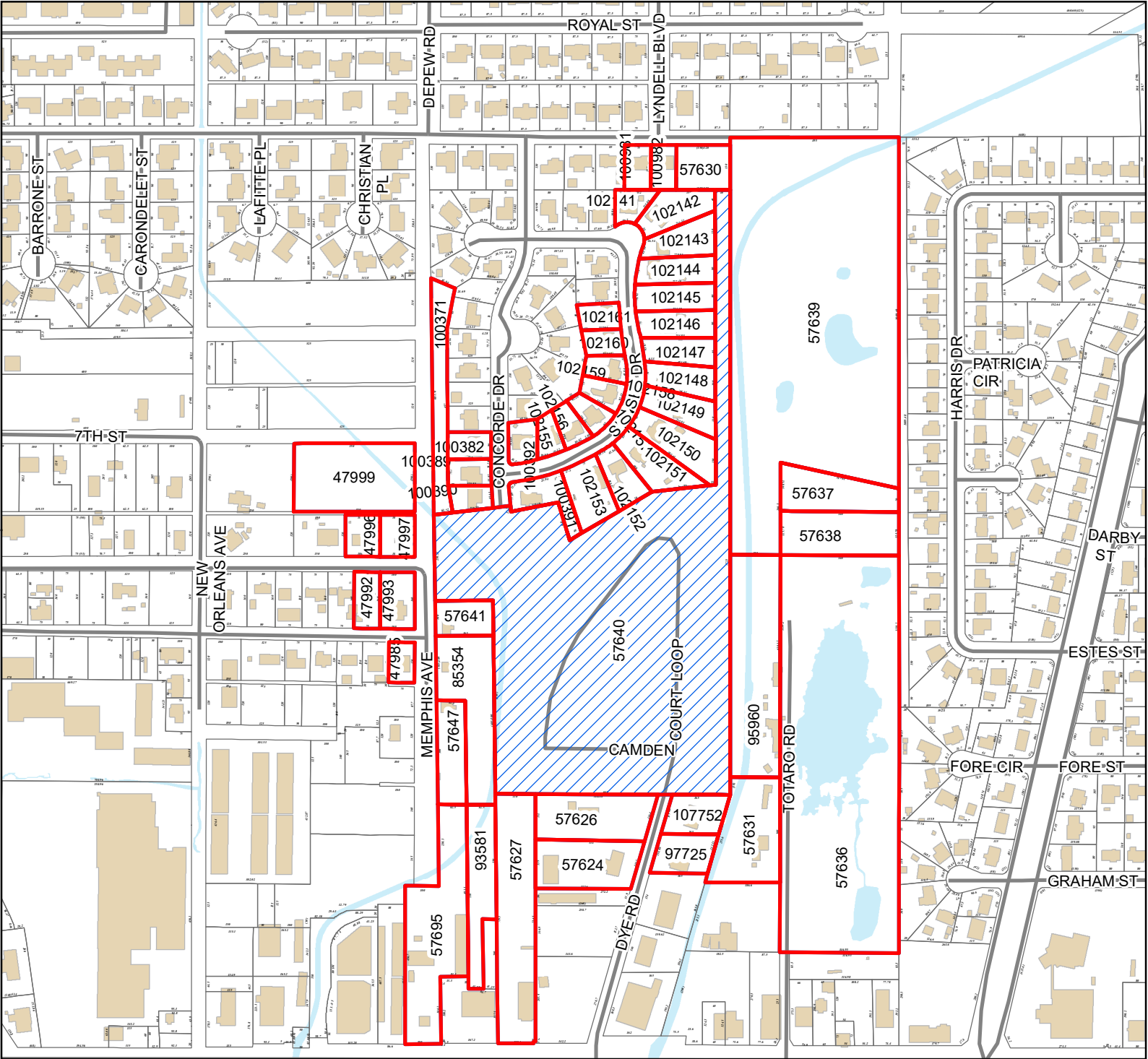
STATE OF MISSISSIPPI
COUNTY OF HARRISON

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, on this ____ day of 2021, A.D., within my jurisdiction, the within named Camden Court Subdivision LLC, executed that above and forgoing instrument.

GIVEN UNDER MY HAND AND SEAL of office this ____ day of _____, 2021.

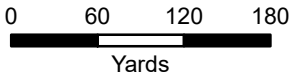
NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____



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.

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y			MOHAMMAD MOEINI (OWNER)	PO BOX 8833	GULFPORT	MS	39506
			HEINRICH & ASSOCIATES, LLC	1806 23RD AVE SUITE B	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
	102159	0808K-03-133.049	COOK NORMAN	15181 SUNSET DR	GULFPORT	MS	39503
	100382	0808K-03-133.015	DAVIDSON BRENDAN P & DEBRA	11911 CONCORDE PL	GULFPORT	MS	39503
	102160	0808K-03-133.050	DUBARD ERIC M & JENICE ANGELLE	15173 SUNSET DR	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
	102157	0808K-03-133.047	LORD DAVID L & MADELEINE M TRUST	449 VENITO DR	BILOXI	MS	39531
	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
	102158	0808K-03-133.048	PHISCH PROPERTIES LLC	12559 GABLE BIRDGE RD	PASS CHRISTIAN	MS	39571
	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
	102161	0808K-03-133.051	SANTIAGO KARLA Y & JUSTIN BARN	15165 SUNSET DR	GULFPORT	MS	39503
	57626	0808K-03-122.000	SEYMOUR MANUEL & CAROLYN	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
	57641	0808K-03-132.000	SULLIVAN KEVIN -TRUSTEE-	11402 MEMPHIS AVE	GULFPORT	MS	39503
	100981	0808K-03-134.005	SWANK JAMES H & LORI L	15203 HAMILTON ST	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 & DOROTHY ALEE	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	WERNSING CHRISTOPHER A	15213 SUNSET DR	GULFPORT	MS	39503
	102150	0808K-03-133.040	YOUNG RONALD & ERIN	15201 SUNSET DRIVE	GULFPORT	MS	39503

**RE: Final Plat 2110PC168, by agent Heinrich and Associates, LLC,
tax parcel 0808K-03-133.000, Approval for Zero Lot Line Final Plat
for a 62-lot 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, October 28, 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, October 28, 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.

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:**

IPL0044264

Order Status:

Submitted

Classification:

Legals & Public Notices

Package:

BLX - Legal Ads

Final Cost:

56.28

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**

October 6, 2021 4:11:37 PM EDT

Amount:

56.28

SCHEDULE FOR AD NUMBER IPL00442640

October 13, 2021

SunHerald (Biloxi)

PREVIEW FOR AD NUMBER IPL00442640**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 PM., Thursday, October 28, 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.

Zoning Map Amendment 2108PC128, by agent Brown, Mitchell & Alexander, Inc., tax parcels 0908E-01-001.001 & 0908C-01-001.000, Request zoning from R-1-10 (Single-family) to T4+ (General Urban Zone "Plus"), Preservation Dr, Ward 6

Zoning Map Amendment 2109PC144, by agent Greg Smith, tax parcel 1011D-01-028.000, Request to rezone from T6 (Urban Core Zone) to T4+ (General Urban Zone "Plus"), 157 Oleander Dr, Ward 2

Resubdivision 2110PC157, by agent Jacques P. Pucheu, tax parcels 1009K-03-001.000, 1009L-02-001.000, Divide into 6 new parcels, Dolphin Lane and Greel Cr, Zoned I-2 (Heavy Industrial district) and R-1-7.5 (Single-family), Ward 5

Planning Commission Approval 2110ZB160, by owner Caleb Fredericks, tax parcel 0810E-02-104.000, Request for duplex use, Monroe St, Zoned R-1-5 (Single-family), Ward 3

Resubdivision 2110PC163, by owner Elliott Land Development, tax parcel 0811G-02-016.000, Divide into seven new parcels, Thomson Ave and 2nd St, Zoned R-2 (Single-family) and R-B (Residence business), Ward 2

Resubdivision 2110PC164, by agent William Tully Rhodes, tax parcel 0807J-01-007.000, Divide into seven new parcels, Duckworth Road, Zoned R-1-15 (Single-family), Ward 3

General Plan 2110PC165, by Brown, Mitchell & Alexander, Inc., tax parcels 0908C-01-001.000 and 0908E-01-001.001, Approval of General plan for 43-lot subdivision (Florence Gardens Phase X), Music St, Zoned R-1-7.5 (Single-family), Ward 6

Resubdivision 2110PC166, by agent Heinrich & Associates, tax parcel 0707Q-01-004.000, Divide into 2 new parcels, 13558 John Clark Rd, Zoned R-1-15 (Single-family), Ward 7

Final Plat 2110PC167, by agent Heinrich & Associates, LLC, tax parcel 0911B-02-022.000, Approval of Final Plat for 19-lot subdivision (Gulfview Villas), E Beach Blvd, Zoned T5 (Urban Center Zone), Ward 2

Final Plat 2110PC168, by agent Heinrich and Associates, LLC, tax parcel 0808K-03-133.000, Approval for Zero Lot Line Final Plat for a 62-lot subdivision (Camden Court), Dye Rd, Zoned R-2 (Single-family), Ward 7

Final Plat 2110PC169, by agent Heinrich & Associates, LLC, tax parcel 0911B-02-051.000, Approval of Final Plat for a 10-lot townhome development (Courtyards At The Courthouse Plan), Arkansas Ave, Zoned T5 (Urban Center Zone), Ward 2

This the 10th day of September 2021
Keith Williams, Chairman
City of Gulfport Planning Commission

W00000000
Publication Dates:

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

MEMORANDUM

To: City of Gulfport Planning Commission

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: December 16, 2021

Re: Other Business