

AGENDA

GULFPORT CITY ARCHITECTURAL REVIEW COMMITTEE MEETING

CITY HALL COUNCIL CHAMBERS

THURSDAY, JUNE 8, 2023 AT 3:00 PM

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

F1. If you are aggrieved by a vote of the Architectural Review Committee, see below.

Any person or any officer, department or agency of the City aggrieved by a decision of the Architectural Review Committee may, within fifteen (15) days thereafter, appeal therefore to the Gulfport City Council by submitting to the Department of Urban Development – Planning Division a written notice of appeal specifying the decision from which the appeal is taken.

F2. Speaker Card

Please provide the completed card at the time you speak to the Architectural Review Committee. 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.

G. Adoption of Minutes

G1. Architectural Review Committee - April 13, 2023

H. Hearing of Cases

H1. Signs

H2. Architectural Review Committee Permits

H3. Hearing of Cases

Architectural Review 2304ARC010, by agent Jon D. Storonsky, request approval at Tax Parcel 0910M-02-001.000, for a double-sided pylon sign with internal LED lighting, located at 607 Pass Rd, Zoned B-2 (General Business), Ward 3

I. Reports

J. Unfinished Business

K. Other Business

L. Adjournment

MINUTES

GULFPORT ARCHITECTURAL REVIEW COMMITTEE MEETING

Thursday, April 13, 2023 3:00 P.M.

City Council Chambers

- A. **Prayer**: The Architectural Review Committee Board led a prayer.
- B. **Pledge of Allegiance**: The Pledge of Allegiance was recited.
- C. **Call to Order**: The meeting of the Architectural Review was called to order at **3:00 pm**
- D. **Determination of a Quorum**: A Roll Call was conducted and a quorum was determined.

BOARD MEMBERS PRESENT:

LEE PALERMO
KENNY MCNAIR
DANIELLE COTTON
JASON BELL

BOARD MEMBERS ABSENT:

NONE

STAFF MEMBERS PRESENT

SU-LIN FEATHERSTON
MATILDA WELCH
RHONDA GADDIS
LESLIE ERVIN

COURT REPORTER:

None

E. Confirmation of Agenda:

F. Approval of Minutes:

Motion by Danielle Cotton and seconded by Kenny McNair to approve Minutes of the **February 24, 2023**, Zoning Board meeting was carried unanimously.

G. Hearing of cases:

G1. The declaration of appeal process was read by the Chairman of the Architectural Review Board: Any person or any officer, department, or agency of the city aggrieved by any decision of the Board of Adjustment and appeals may within fifteen (15) days thereafter appeal there from to the mayor and city council by filing with the Planning Division a written notice of appeal specifying the decision from which the appeal is taken. In case of such appeal, the Planning Division 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 transcript. 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 Chairman asked all individuals speaking at today's meeting to complete a speaker's card.

G3. Routine Agenda:

1. Architectural Review 2303ARC002:

Architectural Review 2303ARC002, by agent Marty Hardy, Request waiver from design review standards on Tax Parcel 0808N-04-028.004, regarding landscaping islands and pedestrian sidewalks and walkways, Zoned B-2 (General Business), Ward 7

Speaking for the Petition: Marty Hardy

Speaking against the Petition: None

Motion: Mr. McNair to deny the request.

Second: Mr. Palermo

Lee Palermo	- Chairman
Kenny McNair	- Nay
Jason Bell	- Nay
Danielle Cotton	- Nay

Action: Motion carried, unanimously

2. Architectural Review 2304ARC003

Architectural Review 2304ARC003, by owner Highland Lake Townhomes LLC, Tax Parcel 1008F-01-001.000 request approval for subdivision identification sign for Highland Lake Townhomes, Zoned R-B (Residential Business), Ward 6

Speaking for the Petition: Kenneth Jones

Speaking against the Petition: None

Motion: Mr. McNair to approve the request with conditions. Any approval is contingent upon April 20, Zoning Board.

Second: Mr. Bell

Lee Palermo	- Chairman
Kenny McNair	- Yea
Jason Bell	- Yea
Danielle Cotton	- Yea

Action: Motion carried, unanimously

3. Architectural Review 2304ARC004:

Architectural Review 2304ARC004, by owner Gus Gamboa, requests approval for metal panels on a new building at Tax Parcel 0909G-01-001.007, located on 0 Logan Cline Road, Zoned I-2 (Heavy Industrial District), Ward 5

Speaking for the Petition: Gus Gamboa

Speaking against the Petition: None

Motion: Mr. McNair to approve the request.

Second: Mr. Bell

Lee Palermo	- Chairman
Kenny McNair	- Yea
Jason Bell	- Yea
Danielle Cotton	- Yea

Action: Motion carried, unanimously

4. Architectural Review 2304ARC005:

Architectural Review 2304ARC005, by agent Jon D. Storonsky, requests design approval at Tax Parcel 0910M-02-001.000, for a double-sided pole sign and sign ID cabinet, located at 607 Pass Road, Zoned B-2 (General Business), Ward 3

Speaking for the Petition: Jon Storonsky

Speaking against the Petition: None

Motion: Mr. Bell to approve the request.

Second: Mrs. Cotton

Lee Palermo	- Chairman
Kenny McNair	- Yea
Jason Bell	- Yea
Danielle Cotton	- Yea

Action: Motion carried, unanimously

5. Architectural Review 2304ARC006:

Architectural Review 2304ARC006, request by agent Jon D. Storonsky, approval to install a double-sided EMC electric message board at Tax Parcel 0910M-02-002.000, on an existing sign located at 615 Pass Rd, Zoned B-2 (General Business), Ward 3

Speaking for the Petition: Jon Storonsky

Speaking against the Petition: Mary Dunnigan

Motion: Mr. McNair to approve the request.

Second: Mrs. Cotton

Lee Palermo	- Chairman
Kenny McNair	- Yea
Jason Bell	- Yea
Danielle Cotton	- Yea

Action: Motion carried, unanimously

6. Architectural Review 2304ARC007:

Architectural Review 2304ARC007, by owner Carricka Thomas, request approval for stand alone, post and panel sign at Tax Parcel 0908O-04-101.002, located at 12451 Dedeaux Road, Zoned B-1, Ward 6

Speaking for the Petition: Carricka Thomas

Speaking against the Petition: None

Motion: Mr. Bell to approve the request.

Second: Mr. McNair

Lee Palermo	- Chairman
Kenny McNair	- Yea
Jason Bell	- Yea
Danielle Cotton	- Nay

Action: Motion carried, 3 to 1

7. Architectural Review 2304ARC008:

Architectural Review 2304ARC008, by agent Austin Keith, Request waiver from design review standards at Tax Parcel 1008F-01-005.000, regarding orientation of building entry way, located at 11837 Highland Cir, Zoned R-B, Ward 6

Speaking for the Petition: Bruce Herrington

Speaking against the Petition: Debbie Rath, Therese Duccini,

Motion: Mr. McNair to approve the request.

Second: Mr. Bell

Lee Palermo	- Chairman
Kenny McNair	- Yea
Jason Bell	- Yea
Danielle Cotton	- Yea

Action: Motion carried, unanimously

Adjournment:

Motion by **Danielle Cotton** to adjourn the meeting was seconded by **Kenny McNair** and carried unanimously. The meeting adjourned at **3:42pm**.

THESE MINUTES WERE APPROVED BY A VOTE OF THE ARCHITECTURAL REVIEW COMMITTEE.

Danielle Cotton, Secretary

Date: _____

MEMORANDUM

To: City of Gulfport Planning Commission

From: Su-Lin Featherston, Planning Administrator
Urban Development Department

Date of Hearing: June 8, 2023

Re: Signs

MEMORANDUM

To: City of Gulfport Planning Commission

From: Su-Lin Featherston, Planning Administrator
Urban Development Department

Date of Hearing: June 8, 2023

Re: Architectural Review Committee Permits

MEMORANDUM

To: City of Gulfport Planning Commission

From: Su-Lin Featherston, Planning Administrator
Urban Development Department

Date of Hearing: June 8, 2023

Re: Architectural Review 2305ARC010:

Architectural Review 2304ARC010, by agent Jon D. Storonsky, request approval at Tax Parcel 0910M-02-001.000, for a double-sided pylon sign with internal LED lighting, located at 607 Pass Rd, Zoned B-2 (General Business), Ward 3

Technical Report
ARCHITECTURAL REVIEW COMMITTEE

GENERAL INFORMATION

Case File Number: 2305ARC010

Hearing Date: June 08, 2023

Current Zoning/Use: B-2 / Commercial Building

Legal: Architectural Review 2305ARC010, request by agent Jon D. Storonsky, Tax Parcel 0910M-02-001.000, request approval to install a double-sided Pylon sign, 607 Pass Rd, Zoned B-2 (General Business), Ward 3

TECHNICAL DETAILS

Applicant is requesting to install a double-sided Pylon sign for the Model Railroad Museum on Pass Road.

According to Appendix A, Article IV. Sec 9, 103

- (a) All freestanding permanent signs, structures or poles shall be self-supporting structures erected on or permanently attached to concrete foundations or meet wind load requirements as specified in the building code, or any amendment thereto, adopted by the city.
- (b) All new freestanding on-premises and off-premises signs constructed, relocated or converted on, or adjacent to Interstate 10, Dedeaux Road, U.S. Highway 49, Pass Road and/or Airport Road pursuant to section 9-122 shall be constructed, as follows, when the base of a sign pole, defined as the point in which the emerging sign pole is viewed at its intersection with ground level from a distance of seventy-five (75) linear feet along the street (chord distance) in which the sign face(s) shall be viewed from. Such distance is to be measured from the center of the sign structure on a line parallel to the street or highway on which the sign is facing.
 - (1) All freestanding permanent signs, structures or poles shall be self-supporting structures erected on or permanently attached to concrete foundations or meet wind load requirements as specified in the building code, or any amendment thereto, adopted by the city.
 - (2) Sign structure support pole(s) shall be wrapped with a masonry, stucco, stone and/or a similar synthetic material, from the ground level to a height not to exceed ten (10) feet above said ground level.
 - (3) A decorative buttress shall be constructed at the ground/base level of the façade.
 - (4) A decorative cap or crown shall be constructed at the top of the façade.
- (c) All freestanding on-premises and off-premises sign façades shall be harmonious in material, style and color with the surrounding landscape of the developed site in which it is located. All sign permit applications for freestanding on-premises and off-premises signs to be constructed shall contain architectural façade plans to be reviewed and

Technical Report
ARCHITECTURAL REVIEW COMMITTEE

approved or denied by the architectural review committee in accordance with section 9-85 upon receipt of a permit application and renderings of the architectural façade plans.

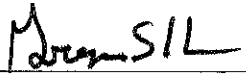
EXECUTIVE SUMMARY

The sign presented in the application meets the required design standards above. Upon visiting the location of the Model Railroad Museum location, the request to install a double-sided Pylon sign, will be in harmony with other signs in the area and meets ordinance in regards to setbacks. Therefore, an approval of the request would be congruous.

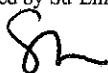
DEPARTMENTAL CONDITIONS

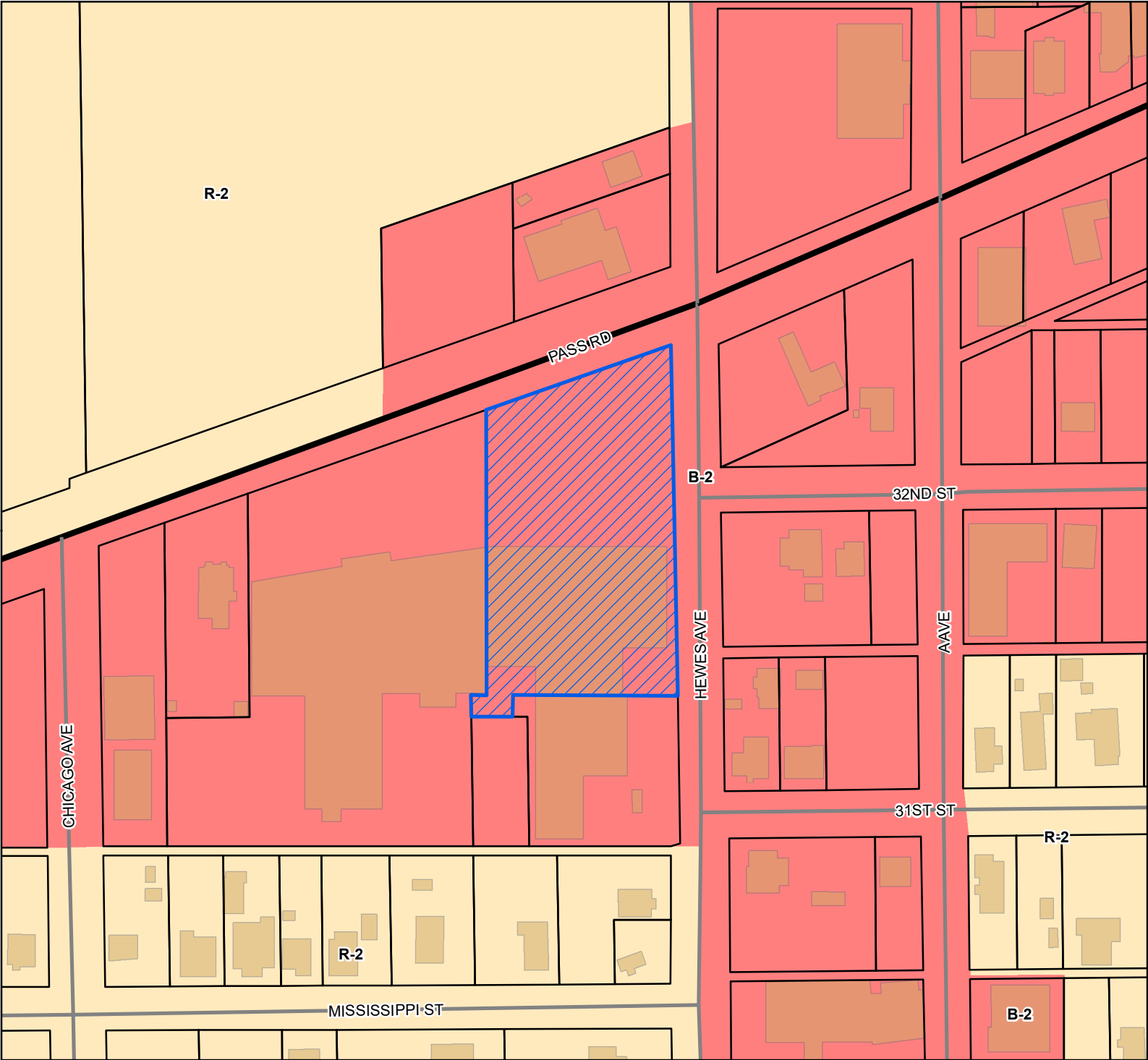
DIRECTOR APPROVAL

This report has been reviewed and approved by:



Greg Holmes
Director of Urban Development Department





Site

US or State Highway

Street

Parcels

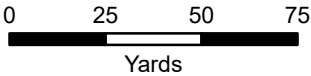
Buildings

Zoning

B-2 - General Business District

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

Site Information
0910M-02-001.000
Zoning: B-2 (General Business)
Size: 1.62 acres
Flood: X



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.



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

Case Number
2305ARC010

Architectural Review Committee Application

REQUESTED ACTION BY THE Architectural Review Committee

(A separate submission form is required for each request):

☐	Architectural Design Review
☒	Signs

Tax Parcel Numbers

0	9	1	0	m	-	0	2	-	0	0	1	.	0	0	0					-			-						
					-			-				.								-			-						
					-			-				.								-			-						

Property Address: 607 Pass Rd. Gulfport ms

Property Address: 607 Pass Rd.

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

General Description of Request: Install 1-5'x8' double sided pylon
sign, OAH 15', internally lit w/led.

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. We can only accept applications with original signatures.

OWNER

AGENT

Richard Mueller

Printed Name of Owner

720 Parkwood Dr.

Mailing Address

Long Beach ms 39560

City

State

Zip code

231-675-3189

Home Phone

Work/Cell Phone

home1@rmpipizza.com

Email

Richard Mueller

Signature of Owner

Jon D. Storonczyk

Printed Name of Agent

15132 Dedaux Rd.

Mailing Address

Gulfport ms 39503

City

State

Zip code

228-832-4634 228-342-0968

Home Phone

Work/Cell Phone

Sales@signsplusinc.us

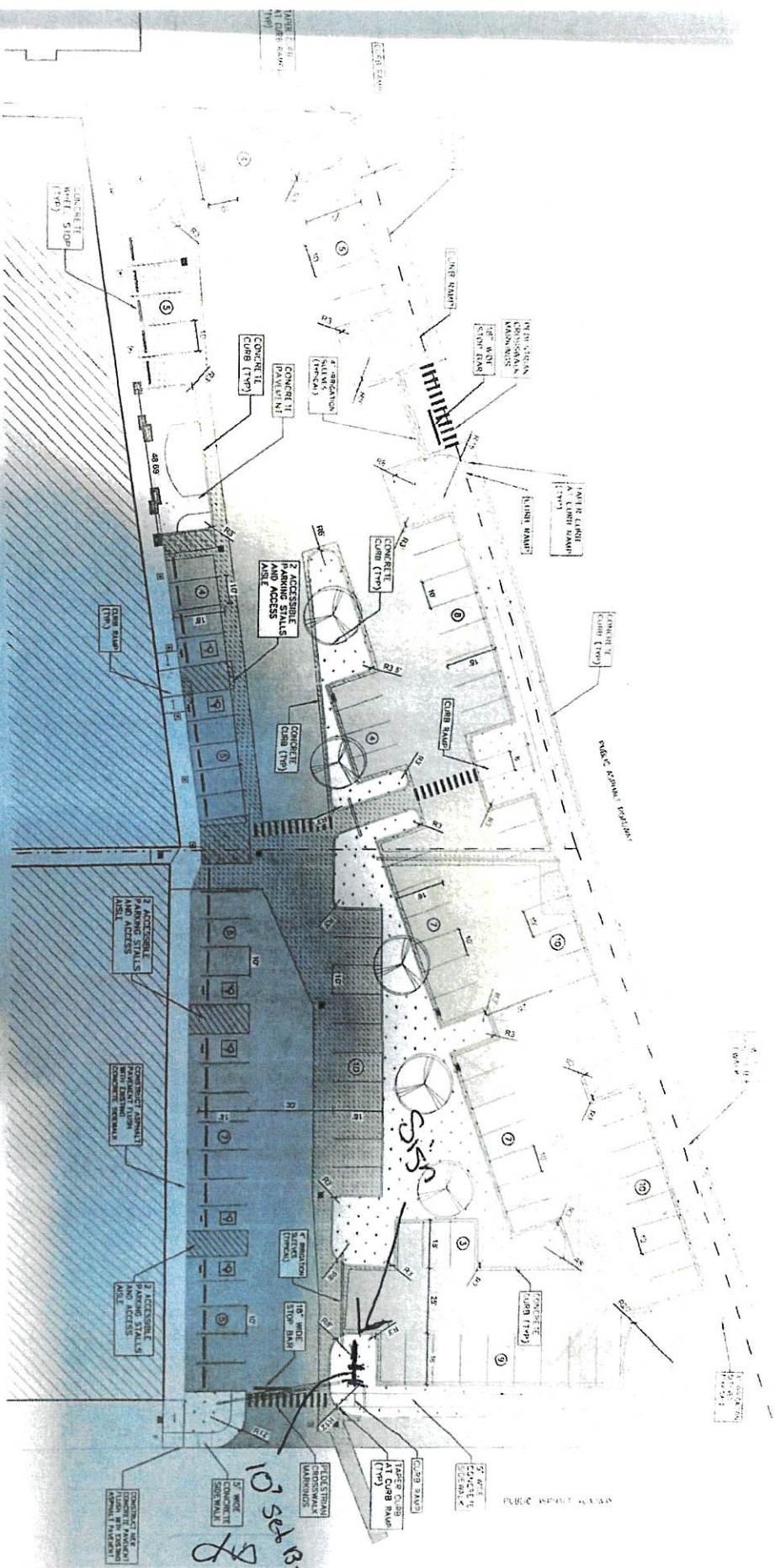
Email

[Signature]

Signature of Agent

0 10 20
GRAPHIC SCALE

North arrow pointing towards the top of the page.



NORTH PARKING LOTS

CUSTOMER STALLS (10'x18') = 9

VAN STALLS (10x20)

HANDICAP STALLS (10x18) =

TOTALS	=	100
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SOUTH PARKING LOTS

EMPLOYEE STALLS (9x18) : 3

TOTALS

SITE NOTES

- [illegible]

CIVIL SITE LEGEND

100

a) T = 0



Designation of Agent

I, Richard Mueller, being property owner of 607 Pass Rd. Gulfport, ms
PRINT NAME PRIMARY ADDRESS OR PARCEL
which is the subject of this application hereby authorize Jon D. Storonsky to act as my
PRINT NAME
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.

Richard Mueller
Signature

4-12-23
Date

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 12 day of April, 2023

Chasity Smith
Notary Public

2/28/27
Commission Expiration





Covenant Affidavit

I, Tori D. Storonsky, being owner or agent of the property 607 Pass Rd. Gulfport ms
PRINT NAME PRIMARY ADDRESS OR PARCEL

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

[Signature]
Signature

4/12/23
Date

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 12 day of April, 2023

Chasity Smith
Notary Public

2/28/27
Commission Expiration

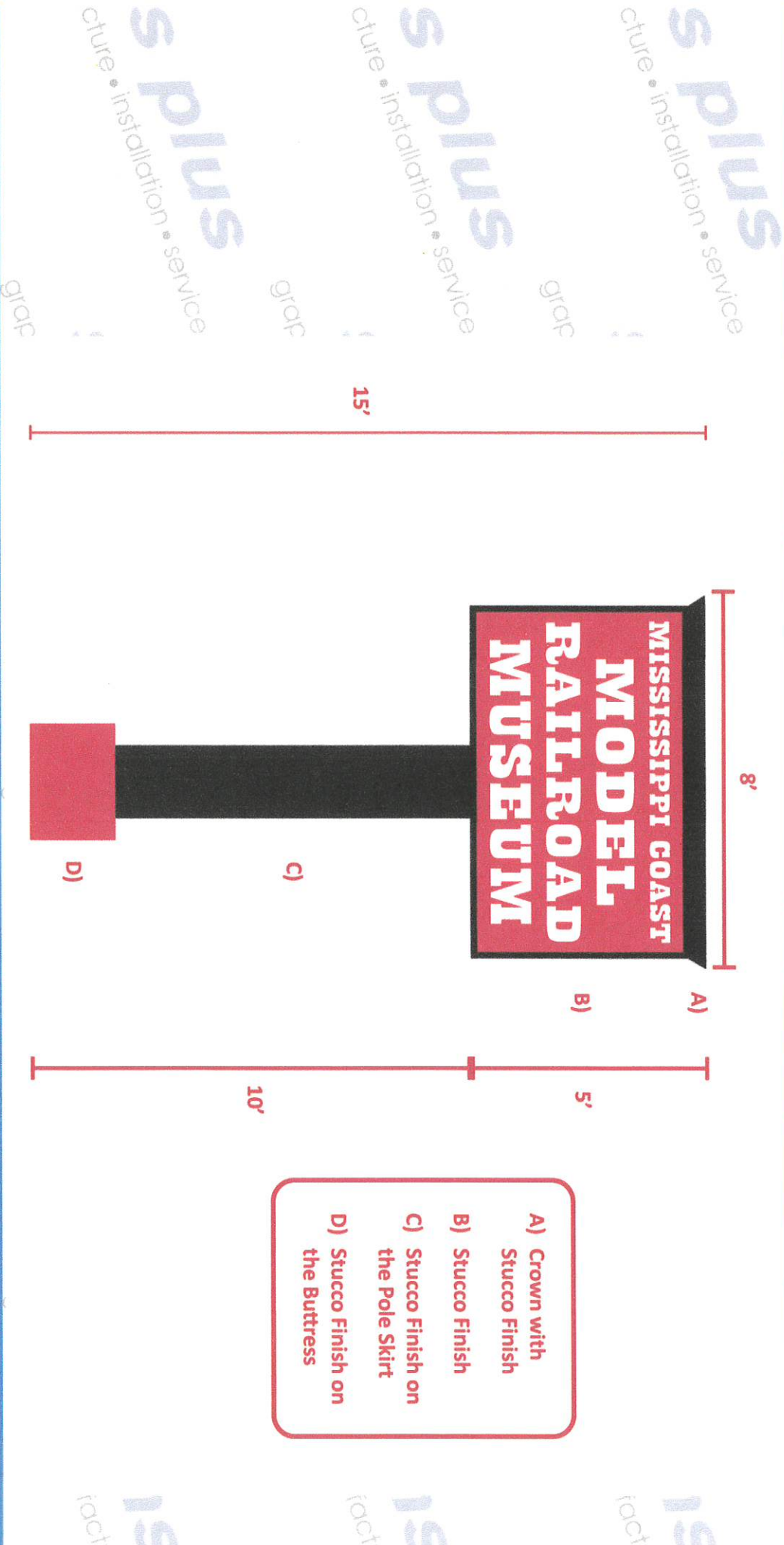


CLIENT	DATE
MCMRM	4/11/23
	STORE #
	x

signs plus
 graphics • manufacturing • installation • service

☐ DRAWING APPROVED
☐ REVISE AS NOTED & RESUBMIT
 APPROVAL SIGNATURE: _____

PRINT NAME: _____
 APPROVAL DATE: _____



SPECS:

SIZE : 8' x 5'
 SIZE : X
 sq ft : 45'
 OAH: 15'
 FONT: X
 LETTER DEPTH: X

FACE COLOR: X
 JEWELTE COLOR: X
 RETURN COLOR: X
 LED COLOR: X
 VOLTAGE: X
 MOUNTING: X

RACEWAY COLOR: X
 VINYL COLOR: X

NOTES:

Cabinet Proof - v.1



J1 - GULFPORT DISTRICT
INSTRUMENT 2022-0008468-D-J1
FILED/RECORDED 3/22/2022 8:21:01 AM
TOTAL FEES \$28.00
5 PAGES RECORDED

Our File: B220112

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

INDEX: Lots 1-7, Blk 1, Manhattan Addition &
E1/2 of the SW1/4 of Sec. 35-7-11

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,

THE PEOPLES BANK, BILOXI, MISSISSIPPI,

P. O. Box 529, Biloxi, MS 39533, (228) 435-8213,

does hereby sell, convey and specially warrant unto

RICHARD P. MUELLER,

720 Parkwood Drive, Long, MS 39560, (228)863-8110,

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:

That certain lot of land situated and being in the NE 1/4 of SW 1/4 of Section 35, Township 7 South, Range 11 West, in the City of Gulfport, in Harrison County, Mississippi, described as follows:

Beginning at the point of intersection of the South margin of Pass Christian-Biloxi Back Road with the West margin of Hewes Avenue (which point is on the East line of the NE 1/4 of SW 1/4 of said Section 35), and from said point of beginning running thence South along the said East line of the NE 1/4 of SW 1/4 of said Section 35 (being along the West margin of Hewes Avenue a distance of 382.9 feet to the Northeast corner of the Property of Henn, being at a point which is 21.7 feet North of the Northeast corner of the SE 1/4 of SW 1/4 of said Section 35; running thence West along the North fence line of property of Henn a distance of 187.5 feet to the Northeast fence corner of property of Henn, being at a point which is 22.8 feet North of the South line of said NE 1/4 of SW 1/4; running thence South a distance of 22.8 feet to the South line of said NE 1/4 of SW 1/4 of Section 35; running thence West along the South line of said NE 1/4 of SW 1/4 a distance of 26 feet; running thence North 0 degrees 30 min. West a distance of 332.6 feet to a point in the South margin of the Pass Christian-Biloxi Back Road; running thence North 70 deg. 30 min. East along the South margin of said road, a distance of 229 feet to the point of beginning.

Being bounded on the East by the East line of said NE 1/4 of SW 1/4 of said Section 35, on the South by lands of Henn and by the South line of said NE 1/4 of SW 1/4, on the West by lands of Mayer and on the North by the Pass Christian-Biloxi Back Road.

Being the same land conveyed by H.R. Barber, Robert Barber, Jr., Edwin F. Barber and Wilbur Marvin to Gulfport, Mississippi Commercial Properties Development Corporation by deed dated February 5, 1959, recorded in Deed Book 445 pages 373-5 of Harrison County, Mississippi, and dated February 5, 1959.

AND, that certain parcel of land beginning at the Northwest corner of Lot 7, Block 1, Manhattan Addition to the City of Gulfport, which point is on the South line of the NE 1/4 of SW 1/4 of Section 35, Township 7 South, Range 11 West, and from said point of beginning running thence North 23 feet, thence East 50 feet; thence South 23 feet, to the Northeast corner of Lot 6, Block 1, Manhattan Addition, which is also on the South line of the said NE 1/4 of SW 1/4 which is also the North line of said Lots 6 and 7, Block 1, Manhattan Addition; thence westerly along the North line of said Lots 6 and 7 to the point of beginning.

Being located in and a part of the NE 1/4 of SW 1/4 of Section 35, Township 7 South, Range 11 West, Harrison County, Mississippi.

Being the same land conveyed by Charles D. Mason et al to H.R. Barber et al by deed dated April 15, 1963, recorded in Deed Book 513, page 91 of First Judicial District, Harrison County, Mississippi.

AND, Lots 6 and 7, Block 1 of Manhattan Addition to the City of Gulfport, Harrison County, Mississippi, as per the official map or plat thereof on file and of record in the office of the Chancery Clerk of Harrison County, Mississippi.

AND, a parcel of land situated and being located in the NE 1/4 of the SW 1/4 and the SE 1/4 of the SW 1/4 of Section 35, Township 7 South, Range 11 West and being comprised of all of Lots 1, 2, 3, 4, and 5, Block 1 of Manhattan Addition, a strip lying North and adjacent to said Lots, and a strip lying East and adjacent to said Lots and being more particularly described as:

Commencing at the NE corner of Lot 1, Block 1, Manhattan Addition; thence run North 00 deg. 23' East 20.7 feet to the Point of Beginning; thence run from said Point of Beginning, South 89 deg. 41' East 10.6 feet along an old fence to the apparent westerly margin of Hewes Avenue; thence run South 00 deg. 47' West 159.4 feet along the apparent westerly margin of Hewes Avenue; thence run South 82 deg. 16' West 9.6 feet along an old fence line to the SE corner of said Lot 1; thence run West 150.0 feet along the South line of said Lots 1, 2, 3, 4 and 5 to the SW corner of said Lot 5; thence run North 00 deg. 23' East 140.0 feet to the NW corner of said Lot 5; thence run West 15.5 feet; thence run North 00 deg. 23' East 21.6 feet; thence run South 89 deg. 41' East 165.5 Feet along an old fence line to the Point of Beginning.

Being the same land conveyed by Flora Bubbles Henn Talbot to Wilbur Marvin et al by deed dated September 22, 1988, recorded in Deed Book 1113 at pages 160-161 of First Judicial District, Harrison County, Mississippi.

LESS AND EXCEPT a perpetual easement conveyed to the City of Gulfport, Mississippi in the Northeast corner of subject property as shown in instrument dated April 5, 1982 and recorded in Deed Book 927 at Page 579' of the Land Deed Records in the office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi.

THIS CONVEYANCE is subject to any and all recorded restrictive covenants, lease agreements and memorandums, 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.

SELLER MAKES NO REPRESENTATION OR WARRANTY, EXPRESS OR IMPLIED OR ARISING BY OPERATION OF LAW WITH RESPECT TO ANY MATTER CONCERNING THE PROPERTY, INCLUDING, WITHOUT LIMITATION, THE FOLLOWING: (i) TITLE (OTHER THAN THE SPECIAL WARRANTY OF TITLE TO THE REAL PROPERTY), (ii)

HABITABILITY, MERCHANTABILITY OR SUITABILITY OR FITNESS OF THE PROPERTY FOR A PARTICULAR PURPOSE OR USE, (iii) THE NATURE AND CONDITION OF THE PROPERTY, INCLUDING, WITHOUT LIMITATION, WATER, DRAINAGE AND GRADING, SOIL AND GEOLOGY, ZONING, LOCATION OF CEMETERIES, UTILITY AVAILABILITY OR HOOK-UP, EASEMENT RIGHTS, FLOOD PLAINS (OR PORTIONS OF THE PROPERTY IN A FLOOD PLAIN) AND THE COSTS AND REQUIREMENTS OF SAME, ACCESS TO STREETS, COSTS OF UTILITIES, LOCATION OF CURB CUTS AND MEDIAN BREAKS IN STREETS, SEWAGE FACILITIES (INCLUDING, WITHOUT LIMITATION, AVAILABILITY OR NONAVAILABILITY OF APPROPRIATE WATER AND SEWER CAPACITY) OR OTHER GOVERNMENTAL RIGHTS OR OBLIGATIONS, (iv) COMPLETENESS, ACCURACY OR APPROVAL OF PERMITS, SURVEYS, PLATS, PRELIMINARY PLATS, POLLUTION ABATEMENT PLANS, SUBDIVISION PLANS OR REPORTS CONCERNING THE PROPERTY, (v) TAX CONSEQUENCES, (vi) COMPLIANCE OF ALL OR ANY PART OF THE PROPERTY WITH APPLICABLE ENVIRONMENTAL LAWS, RULES OR REGULATIONS WITH RESPECT TO HEALTH, THE ENVIRONMENT, ENDANGERED SPECIES AND WETLANDS (COLLECTIVELY, "ENVIRONMENTAL LAWS") INCLUDING, WITHOUT LIMITATION, THE COMPREHENSIVE ENVIRONMENTAL RESPONSE COMPENSATION AND LIABILITY ACT OF 1980, AS AMENDED, THE RESOURCE CONSERVATION AND RECOVERY ACT OF 1976, AS AMENDED, THE ENDANGERED SPECIES ACT (16 U.S.C. §1531, ET SEQ.), AS AMENDED, ANY STATE WATER, NATURAL RESOURCE OR SOLID WASTE DISPOSAL CODE OR ACT, AS AMENDED, (vii) THE EXISTENCE OF ASBESTOS, OIL, ARSENIC, PETROLEUM OR CHEMICAL LIQUIDS OR SOLIDS, LIQUID OR GASEOUS PRODUCTS OR HAZARDOUS SUBSTANCES AS THOSE TERMS AND SIMILAR TERMS ARE DEFINED OR USED IN APPLICABLE ENVIRONMENTAL LAWS, (viii) NATURE AND EXTENT OF ACCESS TO RIGHTS-OF-WAY OR UTILITIES, AVAILABILITY OF PERMITS TO ACCESS RIGHTS-OF-WAY OR UTILITIES ON THE PROPERTY, OR LAND OWNED BY THIRD PARTIES; RIGHTS-OF-WAY, LEASES, ENCUMBRANCES, LICENSES, RESERVATIONS, CONDITIONS OR OTHER SIMILAR MATTERS, (ix) COMPLIANCE WITH ANY LAW, ORDINANCE OR

REGULATION OF ANY GOVERNMENTAL ENTITY OR BODY, OR (x) PROPERTY OWNER CLAIMS OR CLAIMS, DEMANDS, OR OTHER MATTERS BY, AGAINST OR WITH RESPECT TO ANY PROPERTY OWNERS ASSOCIATION OR RELATING TO ANY RESTRICTIVE COVENANTS ENCUMBERING THE PROPERTY. SALE OF THE PROPERTY IS MADE ON AN "AS IS, WHERE IS" AND "WITH ALL FAULTS" BASIS, AND ANY AND ALL WARRANTIES AND COVENANTS ARISING UNDER STATE LAW DO NOT APPLY TO THIS CONVEYANCE. PURCHASER ACKNOWLEDGES THAT PURCHASER HAS HAD THE FULL, COMPLETE AND UNFETTERED RIGHT TO INSPECT THE PROPERTY TO PURCHASER'S SATISFACTION AND THAT THE PURCHASE PRICE PAID FOR THE PROPERTY WAS IN PART BASED UPON THE FACT THAT THIS CONVEYANCE WAS MADE BY SELLER WITHOUT WARRANTY OR REPRESENTATION (EXCEPT THE LIMITED WARRANTY OF TITLE TO REAL PROPERTY). PURCHASER ACKNOWLEDGES THAT PURCHASER HAS RELIED ONLY UPON PURCHASER'S OWN INSPECTIONS AS TO THE CONDITION OF THE PROPERTY, OR ITS OWN DECISION NOT TO INSPECT ANY MATTER

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 Peoples Bank, Biloxi, Mississippi has caused this conveyance to be executed by its duly authorized officer, after having first been duly authorized to do so, on this the 18th day of March, 2022.

The Peoples Bank, Biloxi, Mississippi

BY: 
Chevis Sweetman, President / CEO

STATE OF MISSISSIPPI

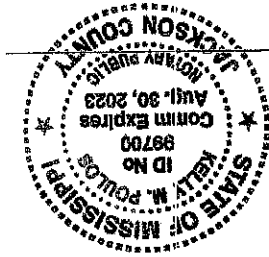
COUNTY OF HARRISON

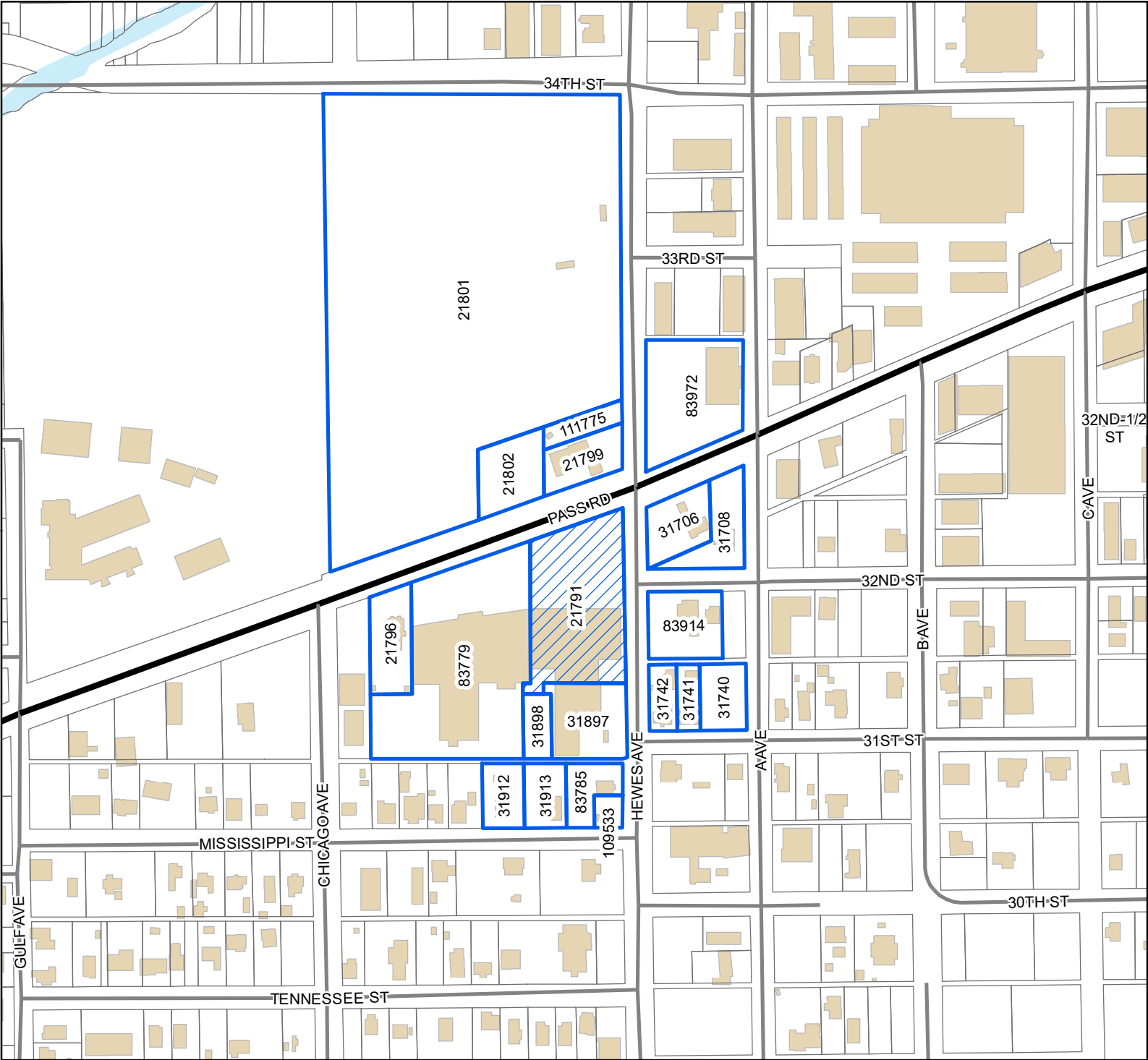
THIS DAY PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, Chevis Swetman, who acknowledged that he is the President of The Peoples Bank, Biloxi, Mississippi, and as its act and deed, he signed, sealed and delivered, the above and foregoing instrument of writing on the day and in the year therein mentioned, for and on behalf of said entity after having been first duly authorized to do so.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 18th day of March, 2022.


NOTARY PUBLIC

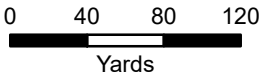
My Commission Expires:





Legend

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



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.

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y			RICHARD MUELLER(OWNER)	720 PARKWOOD DR	LONG BEACH	MS	39560
			JON D STORONSKY(AGENT)	15132 DEDEAUX RD	GULFPORT	MS	39503
			Adjacent Property Owners (2305ARC010)				
83972	0910N-07-015.000		DIBS CHEMICAL & SUPPLY CO INC	542 PASS RD	GULFPORT	MS	39501
31898	0910M-02-009.000		PEOPLES BANK THE	155 LAMEUSE ST	BILOXI	MS	39531
111775	0910M-01-002.001		BRATTON MARY LYNN	1122 28TH ST	GULFPORT	MS	39501
21802	0910M-01-003.000		LEVY DARLEEN JACOBS	823 ST LOUIS STREET	NEW ORLEANS	LA	70112
21801	0910M-01-001.000		CATHOLIC DIOCESE OF BILOXI	1790 POPPS FERRY ROAD	BILOXI	MS	39532
31740	0910N-05-015.000		LIVERMORE JACK W	1107 PENEGRINE CIR E	JACKSONVILLE	FL	32259
31741	0910N-05-014.000		BREWER INGLE C JR & ROBINSON LEE M	7360 RUSHING ROBINSON RD	BILOXI	MS	39532
83785	0910M-02-011.000		HENRY DAVID L -ESTATE-	P.O. BOX 6329	GULFPORT	MS	39506
31913	0910M-02-013.000		SWAIN BILLY L	625 MISSISSIPPI ST	GULFPORT	MS	39501
21799	0910M-01-002.000		D&S LLC	600 PASS RD	GULFPORT	MS	39501
21796	0910M-02-003.000		JLNM LLC	617 PASS RD	GULFPORT	MS	39501
31706	0910N-06-028.000		QUIN EDWARD E JR ETAL	15701 PARKWOOD DR SOUTH	GULFPORT	MS	39503
31742	0910N-05-013.000		BENTZ SHELLEY CORRINNE	526 31ST STREET	GULFPORT	MS	39507
83914	0910N-05-012.000		QUIN EDWARD E JR	529 32ND ST	GULFPORT	MS	39507
109533	0910M-02-011.001		HENRY SAMUEL R	128-B WAY BRIDGE CIR	R P B	FL	33411
31708	0910N-06-027.000		QUIN SHERYL V	24178 LEEWARD DR	GULFPORT	MS	39503
83779	0910M-02-002.000		MUELLER RICHARD P JR	15384 5TH ST	GULFPORT	MS	39503
31912	0910M-02-014.000		BESNIER JEANINE	4651 E BEVERLY LN	PHOENIX	AZ	85032

RE: Architectural Review 2305ARC010, request by agent Jon D. Storonsky, Tax Parcel 0910M-02-001.000, request approval to install a double-sided Pylon sign, 607 Pass Rd, Zoned B-2 (General Business), Ward 3

To Applicants and Adjacent Property Owners:

The City of Gulfport Architectural Review Committee will hold a public hearing to consider the above application at 3:00 P.M. on **Thursday, June 8, 2023**, in the Council Chambers at the Gulfport City Hall located at 2309 15th Street.

For more information, visit <http://www.gulfport-ms.gov/agendas/> then click the City of Gulfport Architectural Review Committee for **Thursday, June 8, 2023**. 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.