

AGENDA

GULFPORT CITY ARCHITECTURAL REVIEW COMMITTEE MEETING

CITY HALL COUNCIL CHAMBERS

THURSDAY, JULY 13, 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 - June 8, 2023

H. Hearing of Cases

H1. Signs

H2. Architectural Review Committee Permits

H3. Hearing of Cases

Architectural Review 2307ARC011, by agent Freddie Fountain, request approval for a new ground sign, with two (2) digital LED single-sided panels at Tax Parcel 0909D-02-006.000, located at 13334 Seaway Road, Zoned I-2, Ward 5

I. Reports

J. Unfinished Business

K. Other Business

L. Adjournment

MINUTES

GULFPORT ARCHITECTURAL REVIEW COMMITTEE MEETING

Thursday, June 8, 2023 3:00 P.M.

City Council Chambers

- A. **Prayer**: The ARC Board led a prayer.
- B. **Pledge of Allegiance**: The Pledge of Allegiance was recited.
- C. **Call to Order**: The meeting of the ARC board 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
KEVIN BROWN

COURT REPORTER:

None

E. Confirmation of Agenda:

F. Approval of Minutes:

Motion by **Mr. Cotton** and seconded by **Mr. Bell** to approve Minutes of the **April 13, 2023**, ARC Committee meeting was carried unanimously.

G. Hearing of cases:

G1. The declaration of appeal process was read by the Chairman of the Architectural Review Committee: 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 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

Speaking for the Petition: Jon D. Storonsky.

Speaking against the Petition: None

Motion: Mrs. Cotton – To approve request contingent upon required landscaping must be provided.

Second: Mr. McNair

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

Action: Motion carried unanimously.

Adjournment:

Motion by **Mr. Bell** to adjourn the meeting was seconded by **Mr. McNair** and carried unanimously. The meeting adjourned at **3:06 pm**.

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: July 13, 2023

Re: Signs

MEMORANDUM

To: City of Gulfport Planning Commission

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

Date of Hearing: July 13, 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: July 13, 2023

Re: Architectural Review Committee 2307ARC011:

Architectural Review 2307ARC011, by agent Freddie Fountain, request approval for a new ground sign, with two (2) digital LED single-sided panels at Tax Parcel 0909D-02-006.000, located at 13334 Seaway Road, Zoned I-2, Ward 5

Technical Report

ARCHITECTURAL REVIEW COMMITTEE

GENERAL INFORMATION

Case File Number: 2307ARC011

Hearing Date: July 13, 2023

Current Zoning/Use: I-2 / Commercial Sign

Legal: Architectural Review 2307ARC011, by agent Freddie Fountain, request approval for a new ground sign, with two (2) digital LED single-sided panels at Tax Parcel 0909D-02-006.000, located at 13334 Seaway Road, Zoned I-2, Ward 5

TECHNICAL DETAILS

Applicant is requesting approval for installation of a new ground sign. The sign presented in the site plan does meet the required setbacks and is within the correct height requirement. Sec 9-91, of Gulfport's Code of Ordinances states that on parcels exceeding two hundred (200) feet of street frontage, the sign area shall not exceed a total equal to one (1) square foot of sign area for each linear foot of street frontage. Ordinance also states that support poles shall be wrapped with synthetic material; the applicants have proposed painted aluminum skirting for their design.

According to Appendix A, Article IV. Sec 9, 103, b, 1-4

- (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.

EXECUTIVE SUMMARY

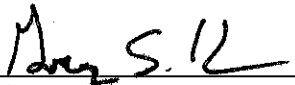
Applicant has presented a design that does not include a decorative buttress. A waiver from the Architectural Review Committee is required; Or correction to the design that includes a decorative buttress will bring the sign into compliance. Once corrections are made the sign will be in harmony with other signs in the area as well as desired architectural standards.



Technical Report
ARCHITECTURAL REVIEW COMMITTEE

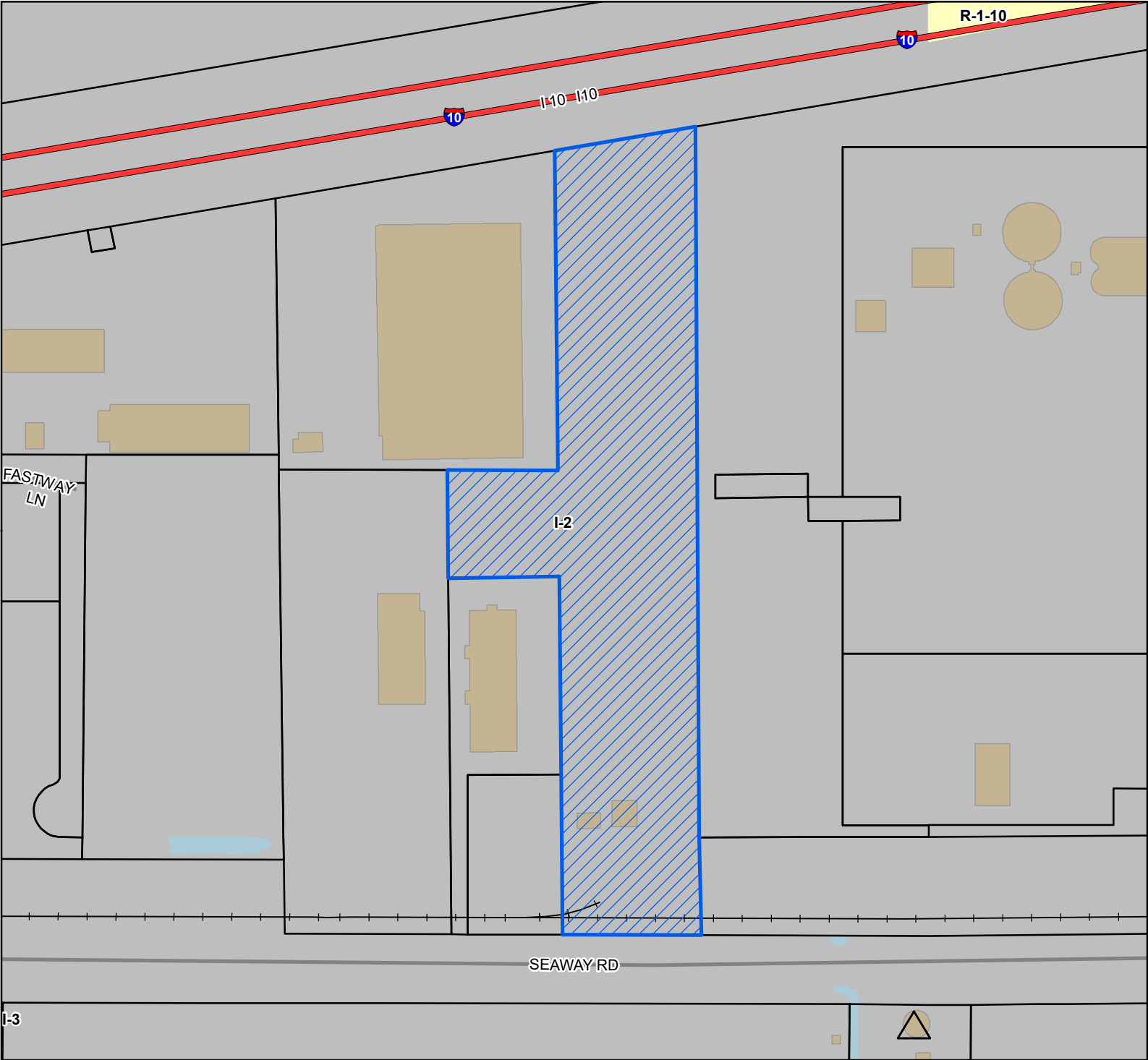
DIRECTOR APPROVAL

This report has been reviewed and approved by:



Greg Holmes

Director of Urban Development Department



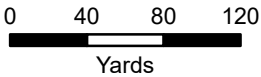
Legend

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

Zoning

- I-2 - Heavy Industry District
- I-3 - Planned Industrial District
- R-1-10 - Single Family Residence (Low Density)

Site Information
0909D-02-006.000
Zoning: I-2 (Heavy Indu)
Size: 13.13 acres
Flood: X



1 inch = 300 feet



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



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

Case Number
2307ARCO11

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	0	9	0	-	0	2	-	0	0	6	.	0	0	0					-			-						
					-							.								-			-						
					-							.								-			-						

Property Address: 13334 Seaway Road

Property Address: _____

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

General Description of Request: Installation of monument marque tenant sign with LED message center.

OWNERSHIP AND CERTIFICATION:

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

OWNER

AGENT

Jennifer Davi

Printed Name of Owner

1822 15th Street, Ste. A

Mailing Address

Gulfport Ms 39501

City State Zip code

228-224-5337

Home Phone

Work/Cell Phone

dav.jennifer@aol.com

Email

Jennifer Davi

Signature of Owner

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

Freddie Fountain

Signature of Agent

Important Notice

1. Please be advised that failure to submit a complete application, with all supporting documents, could **delay your hearing date**. The Architectural Review Committee will not consider a request until all information is submitted and accurate.
2. Please be advised that the application deadline dates posted are designed to allow the staff time to review the application and receive required comments from coordinating agencies. The application is not considered complete until all required information from the applicant is available for review by the staff and coordinating agencies.
3. All boxes will need to be ***initialed by applicant*** with required documentation before application can be accepted.

Submission Requirements

FF Page one of this application, completed and signed.

FF Site plan. Please note that approval of your request, in part, is based on your **11" by 17"** site plan.

- The property lines and dimensions have been provided on the drawing.
- All buildings and structures located on the property have been identified.
- All dimensions of buildings and structures have been noted on the site plan.
- All distances from the property lines to all the buildings and structures have been identified and noted on the site plan.
- Street names have been provided which abut the property.
- Traffic flow, parking and driveways have been identified.
- If required buffer strips have been identified
- Other pertinent information as needed to pictorially demonstrate the proposed development/use.

FF Proof of ownership (Copy of deed i.e., Warranty Deed or Quitclaim Deed)

FF If applicable, notarized proof of **authority to act as agent** for owner (board resolution, etc.) (see page 9)

The City of Gulfport Planning Division Staff will notify, by letter, property owners adjacent to the requested action identified in this application using the Land Roll database from the County Tax Office. If you would like to have additional persons or property owners notified, please provide a list of **additional persons to be notified**.

The City of Gulfport Planning Division Staff will notify, by letter, property owners adjacent to the requested action identified in this application using the Land Roll database from the County Tax Office. If you would like to have additional persons or property owners notified, please provide a list of **additional persons to be notified**.

FF An **affidavit** stating the request is not in violation of restrictive or protective

FF State hardship of why design standards cannot be met individually and thoroughly as a separate attachment.

FF I the owner/agent acknowledge this is a complete application

Seaway Business Center, LLC is seeking approval of a free-standing monument sign w/ LED message board as per ordinance. All standards required by ordinance will be met. No variances required.

Freddie Fartin

6/29/23

**Seaway Business Center, LLC
1822 15th Street, Ste. A
Gulfport, MS 39501**

June 29, 2023

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

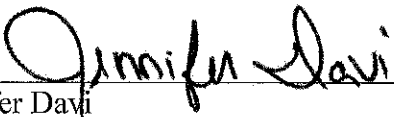
**RE: Architectural Review Committee Application
for Monument Marque Tenant Sign
w/ LED Message Center
13334 Seaway Road
Tax Parcel #: 0909D-02-006.00
Gulfport, MS**

To Whom It May Concern:

Please allow this letter to serve as official notice that **Freddie Fountain with Fountain & Associates**, is authorized to act as agent on behalf of **Seaway Business Center, LLC** in any hearings for the Architectural Review Committee for the above referenced address.

If you have any questions, please call me at 228-224-5337.

Sincerely,



Jennifer Davi



Notary





Covenant Affidavit

I, Jennifer Davi, being owner or agent of the property 13334 Seaway Road
PRINT NAME PRIMARY ADDRESS OR PARCEL

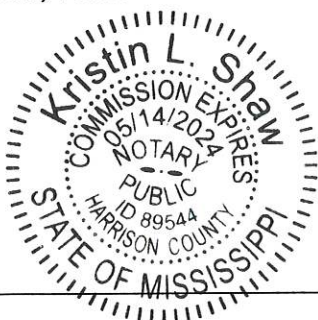
which is the subject of this application, hereby state that this variance request is not in violation of any restrictive or protective covenants.

Jennifer Davi 6/29/23
Signature Date

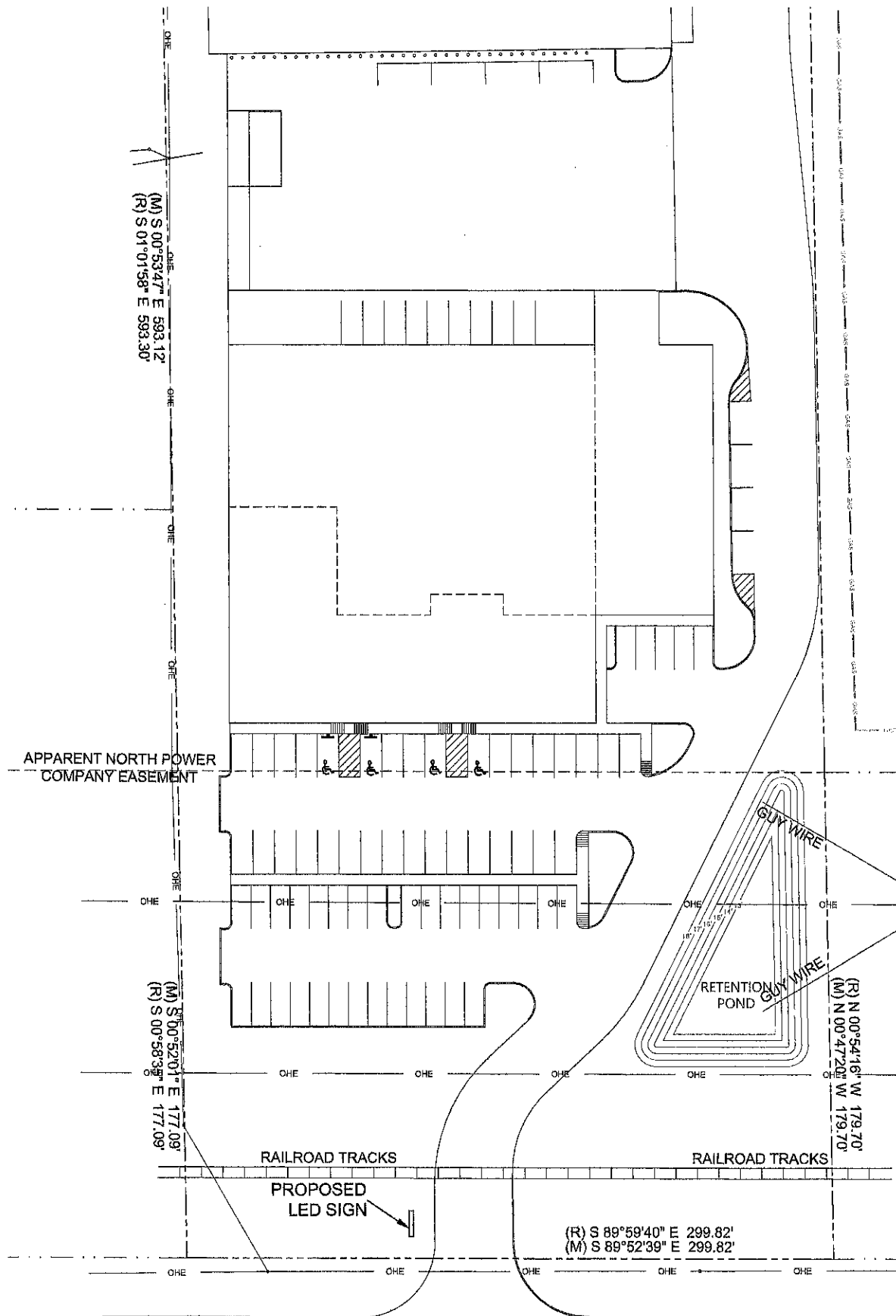
STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 29 day of June, 20 23

Kristin L. Shaw
Notary Public

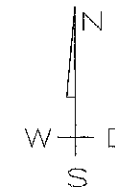


Commission Expiration

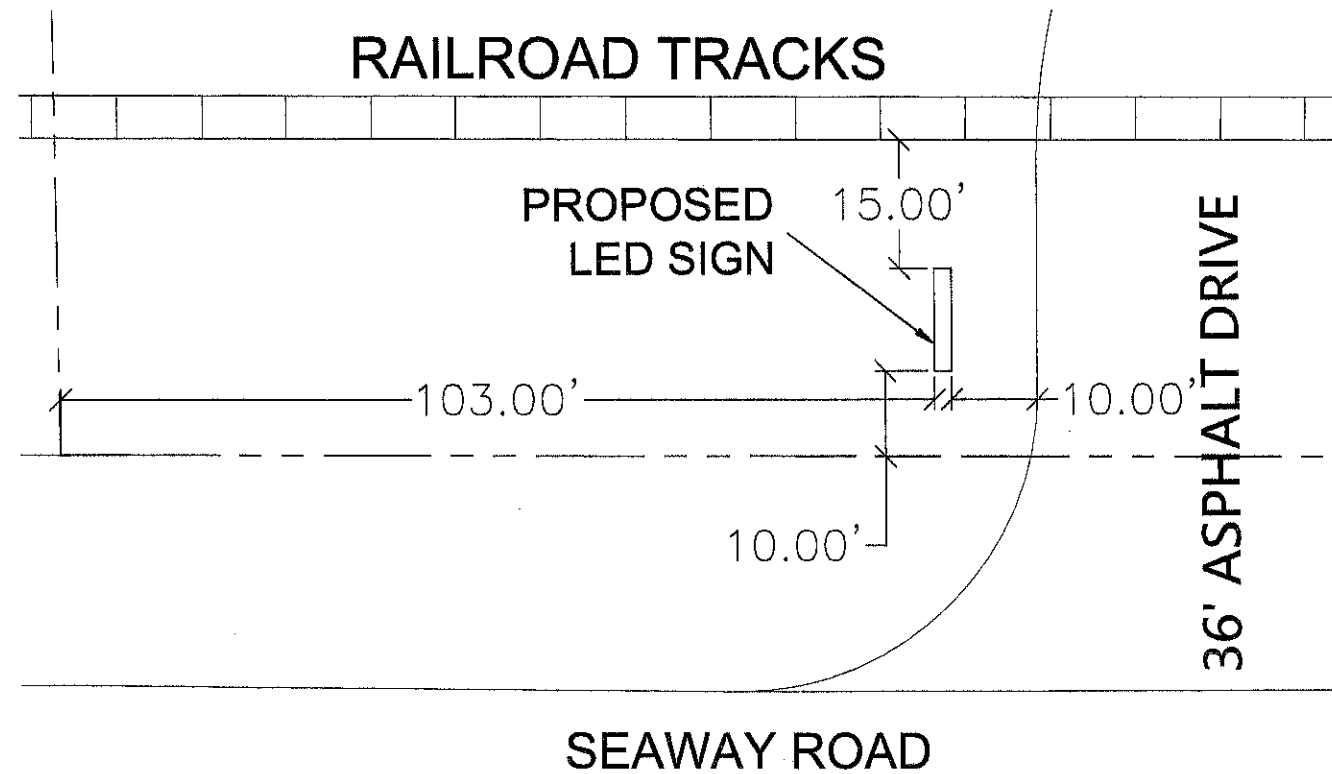


SITE PLAN

SCALE: 1" = 30'-0"



BOUNDARY BASED ON SURVEY BY
CROSBY SURVEYING; TOPOGRAPHIC
INFORMATION BASED ON THE SAME
SUBJECT PROPERTY LIES WITHIN 'X' & 'X500'
FLOOD ZONES PER FEMA PANEL 28047C0254H
& 262H DATED DECEMBER 21, 2017.



ENLARGED SITE PLAN

SCALE: 1" = 10'-0"



TERRY MORAN
ENGINEERING

P.O. BOX 4076
BILOXI, MS 39536
PH 228.898.4733

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

20-022

In Association With

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

Date 06-05-2023
Drawn By E.O.F.
Check By T.J.M.
REV

PROPOSED SIGN LAYOUT
FOR
MULTI-TENANT COMMERCIAL SPACE
13334 SEAWAY ROAD
GULFPORT, MS

Sheet

SL

Location: 24 Hour Storage, 13334 Seaway Rd, Gulfport, MS

CLIENT

CET	June 9, 2023	023923	EB-13826	1/4" = 1'-0"
DRAWN BY:	DATE:	PROJECT#	DWG.#	SCALE:

24 HR Storage | Pylon Sign 5'-5" x 12'-3" @ 20'-0" O.A.H.

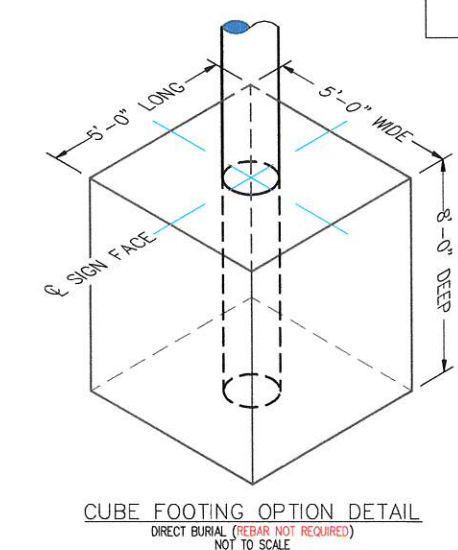
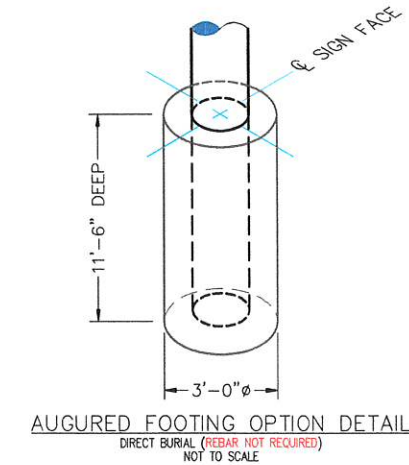
Layout & Details

THOMPSON ENGINEERING SERVICES, LLC
P.O. BOX 1500, ENGLEWOOD, TN 37329
PHONE: (423)781-7336 FAX: (423)781-7337

TES

GENERAL NOTES:

- All design, detailing, fabricating and construction shall conform to the following codes and specifications:
 - The 2018 International Building Code (ASCE 7-16).
 - American Society of Testing and Materials (ASTM) specifications.
 - Building Code Requirements for Reinforced concrete (ACI 318-Current Edition).
 - Code for Welding in Building Construction of the American Welding Society.
 - Specification for the Design, Fabrication and Erection of Structural Steel for Buildings by The American Institute of Steel Construction (AISC) (Current Edition).
 - Aluminum Association Aluminum Design Manual (2010 Edition).
- Concrete shall be $f'_c = 2,500$ P.S.I. (min.) @ 28 days Compressive Strength, STD WT (150 P.C.F.)
- Reinforcing Steel shall be ASTM A-615 Grade 60, (if required).
 - All reinforcing steel shall be free from mud, oil, rust or coatings that would reduce or destroy bond.
 - All reinforcing bars shall lap 30 diameters minimum, except as noted.
 - Minimum concrete cover on ties, stirrups and main bars shall be 3/4 inch for slab, wall and surfaces not exposed to weather or in contact with ground; 3 inches for unformed surfaces deposited against the ground except as noted.
- Structural Material Specifications:
 - Aluminum shapes shall be extruded from 6061-T6 alloy.
 - Welding filler alloy shall be 5183, 5356, 5556 or approved alternative.
 - Structural Steel and Plates shall be ASTM A-36 ($F_y = 36$ ksi)
 - W-Shape beams shall be ASTM A-992 ($F_y = 50$ ksi) Minimum
 - Structural tubing shall be ASTM A-500, Grade B, ($F_y = 46$ ksi)
 - Structural piping shall be ASTM A-53, Grade B, Type E or S, ($F_y = 35$ ksi), ASTM A572 Grade 42 ($F_y = 42$ ksi) or ASTM A572 Grade 50 ($F_y = 50$ ksi), (see drawing for individual member specifications).
- High strength bolts for connections shall be ASTM A-325, unless otherwise noted.
- Welding electrodes shall comply with AWS D1.1-(Current Edition), E70XX. (All welding to be done by welder certified for specified weld type.)
- Design Wind Speed, $V_{ULT} = 150$ MPH Equivalent Wind Load, $P_{ULT} = 67.6$ PSF @ 20'-0" above the ground (3 Sec Wind Gusts). Exposure "C" Risk Category 1 $I_r = 1.0$ $G = 0.85$
- Soil Bearing Capacity Requirements:
 - Minimum Allowable Vertical Bearing Capacity shall be 1500 P.S.F
 - Minimum Allowable Lateral Bearing Capacity shall be $(150 \frac{P}{F} * 2) = 300$ P.S.F. per foot of depth. (Times two increase per IBC Section 1806.3.4).
- Contractor shall verify all dimensions and conditions in the field before erection and notify the Engineer of any discrepancies.



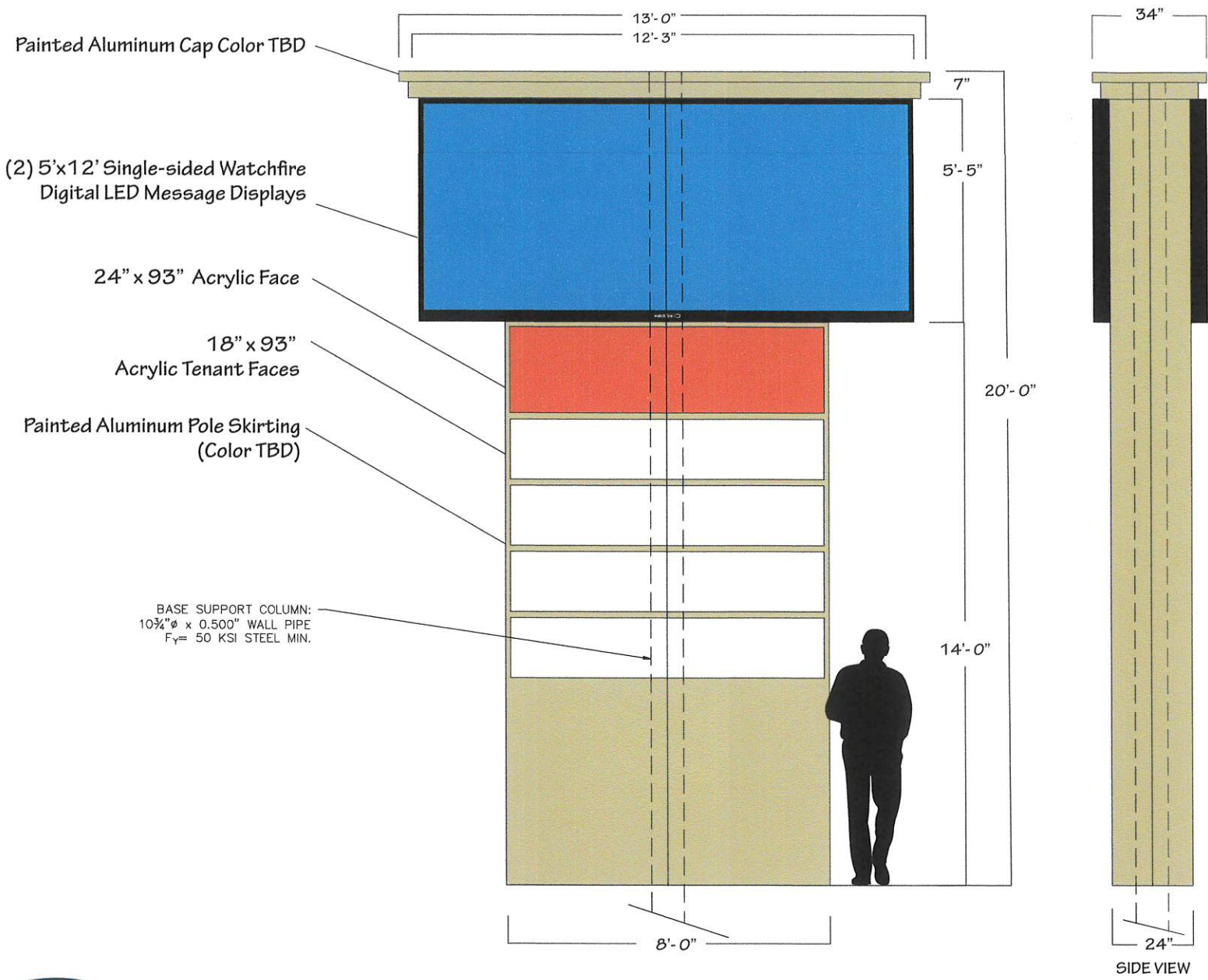
THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

NOTICE:
T.E.S. is responsible for column support & foundation design only. Signs and all sign face attachments are the responsibility of the sign manufacturer. This drawing is for permit procurement purposes only and is for the sole use of T.E.S. and its designers. Unauthorized use is strictly prohibited.



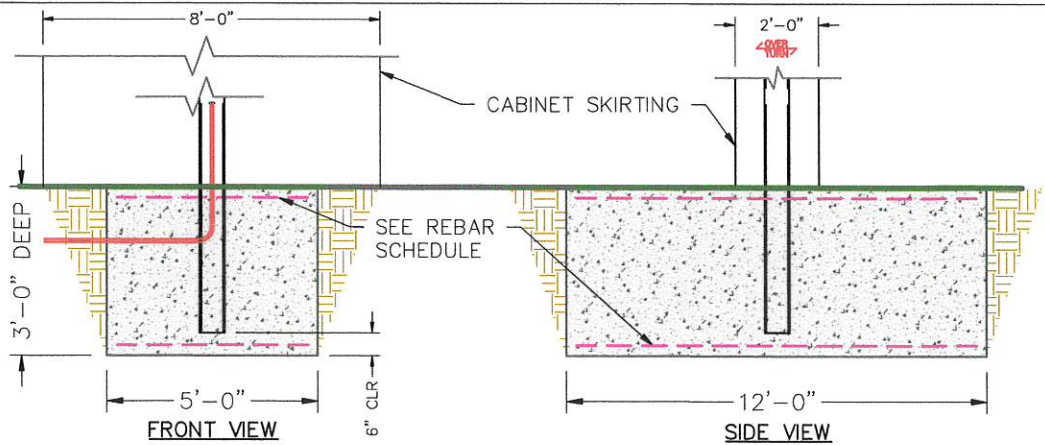
This item has been electronically signed and sealed by Carl E. Thompson, Jr., P.E. using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

REVISIONS:
R1-



228.467.1718 / www.lqsigns.com

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SPREAD FOUNDATION REBAR SCHEDULE		DO NOT WELD REBAR 3" MIN. COVER	
PLACEMENT	SIZE	SPACING	QUANTITY
LONG BOTTOM STEEL	#6	12"	6
LONG TOP STEEL	#6	12"	6
BOTTOM CROSS STEEL	#6	12"	13
TOP CROSS STEEL	#6	12"	13

OPERATING AGREEMENT OF SEAWAY BUSINESS CENTER, LLC

The Operating Agreement ("Agreement") of **SEAWAY BUSINESS CENTER, LLC**, a limited liability company (the "Company"), is adopted and entered into by **JACK KRONGARD and JENNIFER DAVI** as the sole members [the "Member(s)", which term includes any other persons who may become Member(s) of the Company in accordance with the terms of this Agreement and the Act] and the Company pursuant to and in accordance with the Mississippi Limited Liability Company Act, as amended from time to time ("Act"). Terms used in the Agreement which are not otherwise defined shall have the respective meanings given those terms in the Act.

The parties agree as follows:

SECTION ONE NAME

The name of the limited liability company under which it was formed is **SEAWAY BUSINESS CENTER, LLC**. The Certificate of Formation which was filed with the Secretary of State of the State of Mississippi on the 7th day of April, 2021, a copy of which is attached hereto as Exhibit "A" is hereby ratified, confirmed, approved, and adopted.

SECTION TWO TERM

The Company shall continue until dissolved in accordance with the Act.

SECTION THREE MANAGEMENT

Management of the Company is vested in its Member(s), who will manage the Company in accordance with the Act. Any Member exercising management powers or responsibilities will be deemed to be a manager for purposes of applying the provisions of the Act, unless the context otherwise requires, and the Member will have and be subject to all of the duties and liabilities of a manager provided in the Act. The Member(s) will have the power to do any and all acts necessary or convenient to or for the furtherance of the purposes of the Company set forth in this Agreement, including all powers of Member(s) under the Act.

SECTION FOUR PURPOSE

The purpose of the Company is to lease construction equipment, and to engage in any lawful act or activity for which limited liability companies may be formed under the Act and to engage in any and all activities necessary or incidental to these acts.

SECTION FIVE
ADDRESS

The business address of the Member(s) and the Company is 1822 15th Street, Suite A, Gulfport, MS 39501.

SECTION SIX
COMPANY OWNERSHIP

The Company shall be owned by the Member(s) in the following percentages:

<u>MEMBER</u>	<u>PERCENT</u>
Jack Krongard	50%
Jennifer Davi	50%

All the assets of the Company are now, and as to assets subsequently purchased or acquired by the Company shall be, owned by the Member(s) in the above percentages.

SECTION SEVEN
ADDITIONAL CONTRIBUTIONS

No member is required to make any additional capital contribution to the Company.

SECTION EIGHT
ALLOCATIONS OF PROFITS AND LOSSES

The Company's profits and losses will be allocated in proportion to the percentage ownership of the Member(s) in the Company.

SECTION NINE
DISTRIBUTIONS

Distributions shall be made to the Member(s) at the times and in the aggregate amounts determined by the Member(s). Such distributions shall be allocated among the Member(s) in the same proportion as their percentage ownership in the Company.

SECTION TEN
WITHDRAWAL OF MEMBER

A Member may withdraw from the Company in accordance with the Act.

SECTION ELEVEN ASSIGNMENTS

A Member may assign in whole or part his or her membership interest in the Company; provided, however, an assignee of a membership interest may not become a Member without the vote or written consent of at least a majority in interest of the Member(s), other than the Member who assigns or proposes to assign his or her membership.

SECTION TWELVE INTERNAL MATTERS

1. Jack Krongard, is hereby designated as the Managing Member of the Company, and shall continue as such for a five (5) year period and thereafter, until his or her successor is designated by a majority vote of or statement from the Member(s) at an annual meeting. The Managing Member shall be charged with the responsibility for the executive management of the Company in accordance with the desires of the Member(s) in line with matters of general policy which are determined by a majority vote or statement from the Member(s).

2. The Member(s) shall hold an annual meeting during the month of January in each year. Special meetings may be called by the Managing Member. A quorum at any annual meeting of the Company shall be a majority of or statement from the Member(s). Notice of either the annual or a special meeting shall be given in writing at least five (5) days before the date of the meeting. One of the Member(s) shall be designated as Secretary of the Company and shall keep minutes of each meeting of the Member(s).

SECTION THIRTEEN FINANCIAL AND ACCOUNTING SERVICES

1. The fiscal year of the Company shall begin January 1 and end the following December 31 in each year.

2. Books and records of the operations of the Company shall be maintained at the main office of the Company located at 1822 15th Street, Suite A, Gulfport, MS 39501.

3. As soon as possible after the close of the fiscal year, financial statements and income tax returns shall be prepared and a copy thereof forwarded to each Member.

4. The Managing Member, and other Member(s) if desired, shall be designated to sign checks, drafts and other similar instruments on behalf of the Company.

5. Funds may be borrowed on behalf of the Company and noted or other instruments may be executed relative thereto only upon the signature of the Managing Member and one other Member.

6. The Member(s) shall determine from time to time what life insurance, if any, shall be carried on the lives of the Member(s) for the benefit of the Company.

7. The Member(s) shall determine from time to time what other insurance the Company shall carry.

8. All funds of the Company are to be deposited in its name in such bank account or accounts as shall be designated by the Managing Member. All withdrawals there from are to be made upon checks signed by the designated Member.

9. The firm books shall be kept on a cash basis and shall be closed and balanced at December 31st, the end of the Company's fiscal year. The Member(s) shall, at all times, have access to the Company's books through the office located at 1822 15th Street, Suite A, Gulfport, MS 39501.

SECTION FOURTEEN ADMISSION OF ADDITIONAL MEMBER(S)

One or more additional Member(s) of the Company may be admitted to the Company with a majority vote of at least seventy-five percent (75%); or written consent of at least seventy-five percent (75%) in interest of the Member(s) [as defined in the Act].

SECTION SIXTEEN EXCULPATION OF MEMBER-MANAGERS

A Member exercising management power or responsibilities for on or behalf of the Company will not have personal liability to the Company or its Member(s) for damaged for any breach of duty in that capacity, provided that nothing in this Section shall eliminate or limit: (I) the liability of any Member If a judgment or other final adjudication adverse to him or her established misconduct or a knowing violation of law, or that he or she personally gained in fact a financial profit or other advantage to which he or she was not legally entitled, or (II) the liability of any Member for any act or omission prior to the date of first inclusion of this paragraph in the Agreement.

SECTION SEVENTEEN GOVERNING LAW

This Agreement shall be governed by, and construed in accordance with, the laws of the State of Mississippi, all rights and remedies being governed by those laws.

SECTION EIGHTEEN INDEMNIFICATION

To the fullest extent permitted by law, the Company shall indemnify and hold harmless, and may advance expenses to, any Member, manager or other person, or any executor or

administrator of the estate of such Member, manager or other person (collectively, the "Indemnitees"), from and against any and all claims and demands whatsoever; provided, however, that no indemnification may be made to or on behalf of any Indemnatee of a judgment or other final adjudication adverse to such Indemnatee establishes: (I) that his or her acts were committed in bad faith or were the result of active and deliberate dishonesty and were material to the cause of action so adjudicated, or (II) that he or she personally gained in fact a financial profit or other advantage to which he or she was not legally entitled. The provisions of this section shall continue to afford protection to each Indemnatee regardless of whether he or she remains a Member, manage, employee or agent of the Company.

SECTION NINETEEN TAX MATTERS

The Member(s) of the Company of the Company intend that the Company be treated as a partnership for all income tax purposes, and will file all necessary and appropriate forms in furtherance of that position.

SECTION TWENTY MISCELLANEOUS

1. Each Member shall punctually pay and satisfy all his present and future private debts and engagements, and shall indemnify any Member(s), their heirs, executors, or administrators, and the Company from such debts and from all actions, proceedings, damages and expenses on account thereof.

2. This Limited Liability Company Agreement supersedes all prior articles of Partnership and Addenda thereto.

Witness our signature to this Operating Agreement of **SEAWAY BUSINESS CENTER, LLC**, on the day and date first mentioned herein above.

By:


Jack Krongard, Managing Member

By:


Jennifer Davi, Member

AMENDMENT TO
OPERATING AGREEMENT
OF
SEAWAY BUSINESS CENTER, LLC

This AMENDMENT to OPERATING AGREEMENT of SHS BUILDING, LLC (the "Company") is made and entered into on the 10th day of February, 2022 by the undersigned person(s).

WHEREAS, the Company is a limited liability company that was formed within the state of Mississippi pursuant to the Articles of Organization on the 7TH day of April, 2021 and an Operating Agreement (the "Agreement") was created.

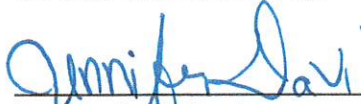
NOW THEREFORE, the Members wish to amend the Agreement as set forth below:

As of this day, the Member's Ownership Interest of the Company shall be as follows:

Jennifer Davi	40%
Jack Krongard	40%
Robert Stinson	20%

All remaining sections of the Agreement shall remain the same.

IN WITNESS WHEREOF, this Amendment to the Operating Agreement has been executed as of the date written above by:



Jennifer Davi, Member



Jack Krongard, Member

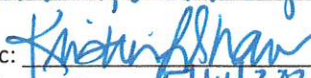


Robert Stinson, Member

State of: Mississippi

County of: Harrison

Subscribed and sworn before me the 10th day of February, 20 22,
By Jennifer Davi, Jack Krongard, Robert Stinson who is personally known

Notary Public: 
My commission expires: 5/14/2024





Michael Watson

SECRETARY OF STATE

This is not an official certificate of good standing.

Name History

Name	Name Type
Seaway Business Center LLC	Legal

Business Information

Business Type:	Limited Liability Company
Business ID:	1271728
Status:	Good Standing
Effective Date:	04/07/2021
State of Incorporation:	Mississippi
Principal Office Address:	1822 15th Street, Ste A Gulfport, MS 39501

Registered Agent

Name
William Symmes Esq
1806 23rd Ave, Ste. A
Gulfport, MS 39501

Officers & Directors

Name	Title
Jennifer Davi 1822 15th Street, Ste. A Gulfport, MS 39501	Member



11 - GULFPORT DISTRICT
Instrument 2022-0005924-D-11
Filed/Recorded 03/15/2022 1:35:01 PM
Total Fees 26.00
4 Pages Recorded

Indexing: NE ¼ of 14-7-11

STATE OF MISSISSIPPI

COUNTY OF HARRISON

FIRST JUDICIAL DISTRICT

Prepared by and return to:

David B. Estes

MS Bar No. 101404

Integrity Land Title, LLC

1806 23rd Avenue, Suite A

Gulfport, MS 39501

(228)896-8962

File #4060

WARRANTY DEED

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

CAMDAV, LLC
A MISSISSIPPI LIMITED LIABILITY COMPANY
2082 BEACH DRIVE
GULFPORT, MS 39507
(228) 224-5337

does hereby **SELL, CONVEY** and **WARRANT** unto

SEAWAY BUSINESS CENTER, LLC
A MISSISSIPPI LIMITED LIABILITY COMPANY
1822 15th STREET, SUITE A
GULFPORT, MS 39501
(228) 224-5337

the following described land, together with all improvements thereon, located in the First
Judicial District of Harrison County, Mississippi, more particularly described as follows, to-wit:

SEE ATTACHED EXHIBIT "A"

THIS CONVEYANCE is subject to any and all easements, restrictive or protective
covenants, rights-of-way, zoning ordinances and reservations affecting said property of record.

TAXES for the year 2022 and all subsequent years are hereby assumed by the Grantee herein.

WITNESS my signature on this the 14th day of March, 2022.

CAMDAV, LLC

BY: Jennifer Davi
Jennifer Davi, Managing Member

STATE OF MISSISSIPPI
COUNTY OF HARRISON

Personally appeared before me, the undersigned authority in and for the said county and state, on this 14th day of March, 2022, within my jurisdiction, the within named Jennifer Davi, who acknowledged that she is the Managing Member of CAMDAV, LLC, a Mississippi Limited Liability Company, and that for and on behalf of said limited liability company, and as its act and deed, she executed and delivered the above and foregoing instrument, after first having been duly authorized by said limited liability company so to do.

Janet N. Fowler
NOTARY PUBLIC

My Commission expires:
9/20/2023



Exhibit "A"

Parcel 1)

A PARCEL OF LAND SITUATED IN THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 7 SOUTH, RANGE 11 WEST, CITY OF GULFPORT, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH THE BEARINGS BASED ON STATE PLANE GRID NORTH (MS EAST ZONE 2301):

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 14; THENCE S89°32'12"W 3144.1' TO AN IRON ROD FOUND AT THE POINT OF BEGINNING; THENCE N00°47'20"W 380.60'; THENCE WEST 300.77'; THENCE S00°53'47"E 382.58' TO AN IRON ROD FOUND; THENCE S00°52'01"E 177.09' TO AN IRON ROD SET ON THE NORTH MARGIN OF SEAWAY ROAD; THENCE ALONG SAID NORTH MARGIN, S89°52'39"E 299.82' TO AN IRON ROD SET; THENCE N00°47'20"W 179.70' TO THE POINT OF BEGINNING, CONTAINING 3.860 ACRES.

And also

Parcel 2)

A PARCEL OF LAND SITUATED IN THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 7 SOUTH, RANGE 11 WEST, CITY OF GULFPORT, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH THE BEARINGS BASED ON STATE PLANE GRID NORTH (MS EAST ZONE 2301):

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 14; THENCE S89°32'12"W 3144.1' TO AN IRON ROD FOUND; THENCE N00°47'20"W 380.60' TO THE POINT OF BEGINNING; THENCE N00°47'20"W 372.16'; THENCE S89°15'45"W 62.01'; THENCE N00°47'20"W 606.45'; THENCE S89°21'00"W 116.00'; THENCE N01°09'43"W 176.83' TO THE SOUTH MARGIN OF INTERSTATE NO. 10; THENCE ALONG SAID SOUTH MARGIN, S80°17'43"W 125.81' TO AN IRON ROD FOUND; THENCE S00°55'24"E 721.77' TO AN IRON ROD FOUND; THENCE N89°43'36"W 239.21' TO AN IRON ROD SET; THENCE S00°48'39"E 203.72' TO AN IRON ROD FOUND; THENCE N89°20'19"E 239.71' TO AN IRON ROD FOUND; THENCE S00°53'47"E 210.54'; THENCE EAST 300.77' TO THE POINT OF BEGINNING, CONTAINING 7.494 ACRES.

And also:

Parcel 3)

A PARCEL OF LAND SITUATED IN THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 7 SOUTH, RANGE 11 WEST, CITY OF GULFPORT, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH THE BEARINGS BASED ON STATE PLANE GRID NORTH (MS EAST ZONE 2301):

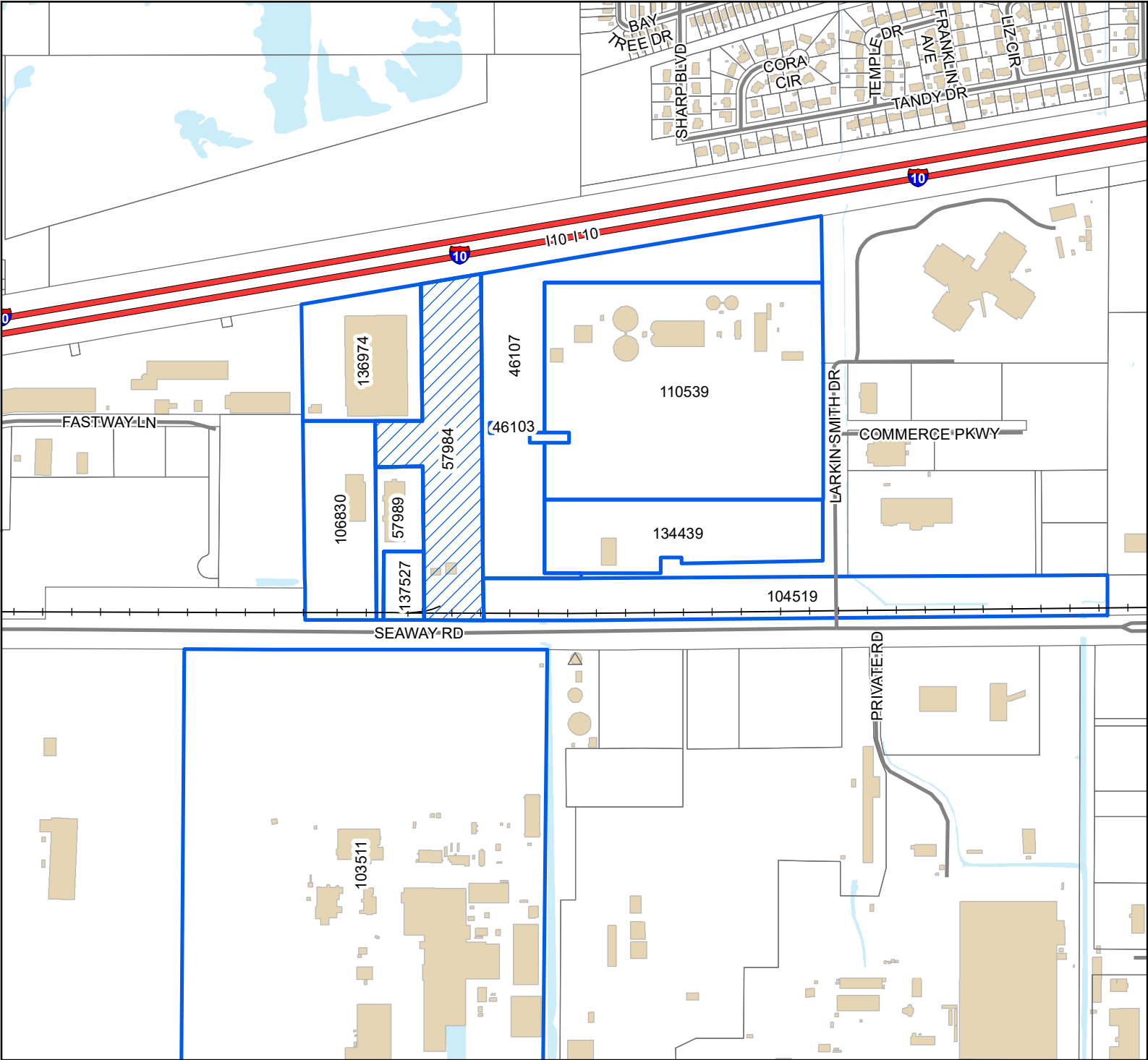
COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 14; THENCE S89°32'12"W 3144.1' TO AN IRON ROD FOUND; THENCE N00°47'20"W 752.76' TO THE POINT OF BEGINNING; THENCE N00°47'20"W 811.71' TO AN IRON ROD FOUND ON THE SOUTH MARGIN OF INTERSTATE NO. 10; THENCE ALONG SAID SOUTH MARGIN, S80°17'43"W 181.34'; THENCE S01°09'43"E 176.83'; THENCE N89°21'00"E 116.00'; THENCE S00°47'20"E 606.45'; THENCE N89°15'45"E 62.01' TO THE POINT OF BEGINNING, CONTAINING 1.647 ACRES.

Including and as to all parcels described above, the following easement which shall serve as a perpetual right-of-way and access/utility easement running across and over parcels 1 and 2, and serving parcel 3;

AN INGRESS AND EGRESS AND UTILITY EASEMENT SITUATED IN THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 7 SOUTH, RANGE 11 WEST, CITY OF GULFPORT, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH THE BEARINGS BASED ON STATE PLANE GRID NORTH (MS EAST ZONE 2301):

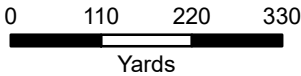
COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 14; THENCE S89°32'12"W 3144.1' TO AN IRON ROD FOUND; THENCE N00°47'20"W 27.48' TO THE POINT OF BEGINNING; THENCE N00°47'20"W 725.28'; THENCE WEST 30.01'; THENCE S00°47'20"E 705.10'; THENCE S47°47'50"W 220.74'; THENCE S00°01'59"E 78.25' TO THE NORTH MARGIN OF SEAWAY ROAD; THENCE ALONG SAID NORTH MARGIN, S89°52'39"E 45.30'; THENCE N00°02'12"W 58.28'; THENCE N44°59'07"E 210.03' TO THE POINT OF BEGINNING.

The above described parcels being the same property described in and as conveyed to CamDav, LLC in Instrument Number 2021-0029387D-I1 dated October 18, 2021 and recorded on October 19, 2021 in the Land Deed Records of the First Judicial District of Harrison County, Mississippi.



Legend

- Site
- Adjacent Properties
- Interstate Highway
- Street
- Railroad
- Buildings
- Water Features



1 inch = 700 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			JENNIFER DAVI	1822 15TH STREET STE A	GULFPORT	MS	39501
			FREDDIE FOUNTAIN	1822 15TH STREET STE 12	GULFPORT	MS	39501
			Adjacent Property Owners (2307ARC011)				
	104519	0909F-01-002.000	MISS POWER CO	2992 W BEACH BLVD	GULFPORT	MS	39501
	110539	0909C-02-002.002	HARRISON CO WASTEWATER MGMT	14108 AIRPORT RD	GULFPORT	MS	39503
	103511	0909E-01-002.000	TOPSHIP LLC -LESSEE-	16201 EAST MAIN ST	CUT OFF	LA	70345
	137527	0909D-02-007.004	H&S PROPERTIES LLP	1640 VARNER DR	MOBILE	AL	36693
	57989	0909D-02-007.000	H&S PROPERTIES LLP	1640 VARNER DR	MOBILE	AL	36693
	136974	0909D-02-008.002	JOHN FAYARD REAL ESTATE LLC	13486 FASTWAY LN	GULFPORT	MS	39503
	106830	0909D-02-007.002	WARING & WINDHAM LLC	431 PORT TERMINAL CIR	VICKSBURG	MS	39183
	134439	0909C-02-002.008	CONSOLIDATED PIPE & SUPPLY CO INC	P O BOX 2472	BIRMINGHAM	AL	35201
	57984	0909D-02-006.000	SEAWAY BUSINESS CENTER LLC	1822 15TH STREET STE A	GULFPORT	MS	39501

RE: Architectural Review 2307ARC011, by agent Freddie Fountain, request approval for a new stand alone, single-sided post and panel sign with Digital LED at Tax Parcel 0909D-02-006.000, located at 13334 Seaway Road, Zoned I-2, Ward 5

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, July 13, 2023**, in the Council Chambers at the Gulfport City Hall located at 2309 15th Street.

For more information, visit <https://www.gulfport-ms.gov/agendas/> then click the City of Gulfport Architectural Review Committee for **Thursday, July 13, 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.