

AGENDA

GULFPORT CITY ARCHITECTURAL REVIEW COMMITTEE MEETING

CITY HALL COUNCIL CHAMBERS

THURSDAY, SEPTEMBER 14, 2023 AT 2:00 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 - August 10, 2023

H. Hearing of Cases

H1. Signs

1. Architectural Review Committee 2308ARC012:

Architectural Review Committee 2308ARC012, by agent Irv Horton, seeking approval for a new freestanding ground sign at Tax Parcel 0910N-06-027.000, 535 Pass Road, Zoned B-2(General Business), Ward 4

2. Architectural Review Committee 2309ARC013:

Architectural Review Committee 2309AC013, by agent Kenneth Michael, is seeking approval for a new free standing ground sign at Tax Parcel 1010H-03-013.000, 710 Lindh Road, Zoned R-2 (Single-family) and B-2 (General Business), Ward 5

3. Architectural Review Committee 2309ARC014:

Architectural Review Committee 2309ARC014, by agent Kenneth Michael, is seeking approval for a new freestanding ground sign at Tax Parcel 1010H-03-015.000, 710 Lindh Road, Zoned R-2 (Single-family), Ward 5

4. Architectural Review Committee 2309ARC015:

Architectural Review Committee 2309ARC015, by agent Kenneth Michael, is seeking approval for a new freestanding ground sign at Tax Parcel 0908D-01-014.000, 12450 Three Rivers Road, Zoned R-3 (General Residence), Ward 6

H2. Architectural Review Committee Permits

I. Reports

J. Unfinished Business

K. Other Business

L. Adjournment

MINUTES

GULFPORT ARCHITECTURAL REVIEW COMMITTEE MEETING

Thursday, August 10, 2023 3:00 P.M.

City Council Chambers

Case could not be heard due to section of the Free Standing Sign was located in City of Gulfport Right-of-Way.

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: September 14, 2023

Re: Signs

MEMORANDUM

To: City of Gulfport Planning Commission

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

Date of Hearing: September 14, 2023

Re: Architectural Review Committee 2308ARC012:

Architectural Review Committee 2308ARC012, by agent Irv Horton, seeking approval for a new freestanding ground sign at Tax Parcel 0910N-06-027.000, 535 Pass Road, Zoned B-2(General Business), Ward 4

Technical Report

ARCHITECTURAL REVIEW COMMITTEE

GENERAL INFORMATION

Case File Number: 2308ARC012

Hearing Date: September 14, 2023

Current Zoning/Use: B-2 / Commercial

Legal: Architectural Review Committee 2308ARC012, by agent Irv Horton, seeking approval for a new freestanding ground sign at Tax Parcel 0910N-06-027.000, 535 Pass Road, Zoned B-2(General Business), Ward 4

TECHNICAL DETAILS

Applicant is requesting approval for installation of a new ground sign. The sign presented in the site plan is no longer in the city right of way. 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.

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

The sign presented in the site plan does not cross property lines. The sign is the correct height, the proposed sign cabinet is perpendicular to the property, and is no longer in the city right of way. The design also includes a very small decorative buttress. The sign will be in harmony with other signs in the area as well as desired architectural standards.

Technical Report
ARCHITECTURAL REVIEW COMMITTEE

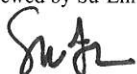
DIRECTOR APPROVAL

This report has been reviewed and approved by:



Greg Holmes

Director of Urban Development Department



Technical Report

ARCHITECTURAL REVIEW COMMITTEE

GENERAL INFORMATION

Case File Number: 2308ARC012

Hearing Date: August 10, 2023

Current Zoning/Use: B-2 / Commercial Building

Legal: Architectural Review Committee 2308ARC012, by agent Irv Horton, seeking approval for a new freestanding ground sign at Tax Parcel 0910N-06-027.000, 535 Pass Road, Zoned B-2(General Business), Ward 4

TECHNICAL DETAILS

Applicant is requesting approval for installation of a new ground sign. The sign presented in the site plan does not meet the required setbacks. According to the site plan, the freestanding sign shows that a portion of the sign is located in city right of way. No portion of the pole sign shall be within city right of way. The correct height requirement has been met. 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.

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.
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- (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

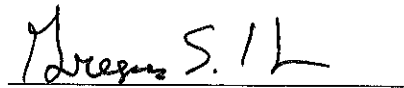
The sign presented in the site plan does *not* meet the required setbacks. According to the site plan the proposed sign shows that a portion of the sign is located in city right of way. No portion of the freestanding sign shall be within city right of way. Therefore, the proposed sign is not permissible per ordinance. The sign shall be moved within the property line to bring the sign into compliance. In addition, the design does not include a landscaped buttress. A waiver from the Architectural Review Committee is required for alterations from the design standards; Or correction to the design that includes landscaping around the buttress. Once corrections are made

Technical Report
ARCHITECTURAL REVIEW COMMITTEE

the sign will be in harmony with other signs in the area as well as desired architectural standards. However, this board cannot grant a waiver to allow for a freestanding sign to be located in a city right of way. Therefore, this sign cannot be permitted.

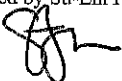
DIRECTOR APPROVAL

This report has been reviewed and approved by:



Greg Holmes

Director of Urban Development Department



SITE PLAN

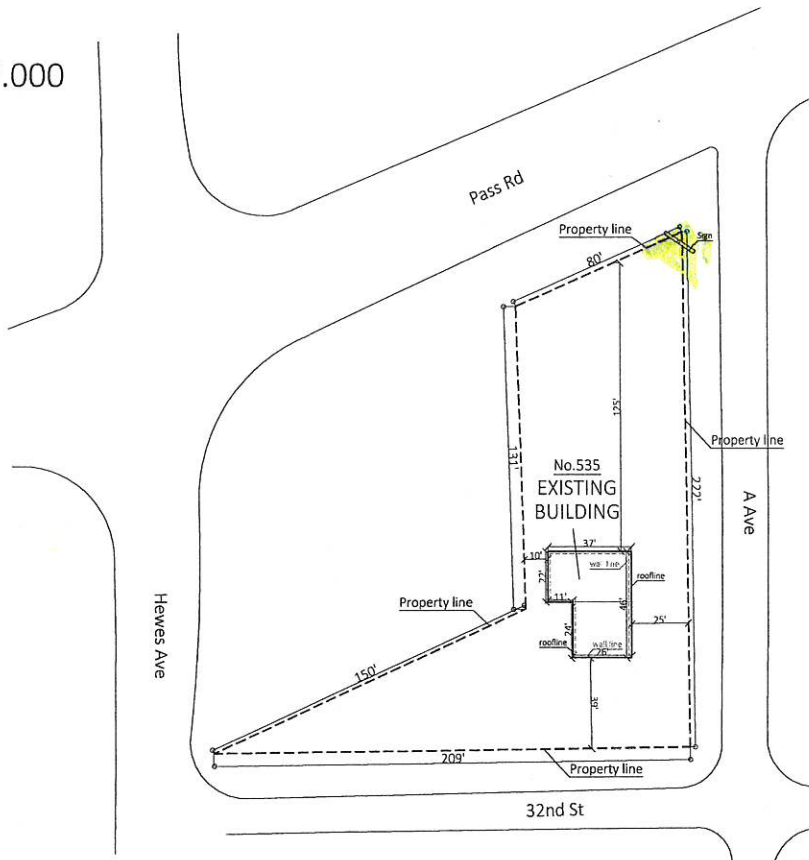
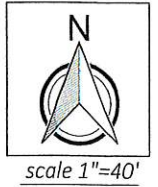
535 Pass Rd

Gulfport, MS 39507

Parcel ID: 0910N-06-027.000

Lot area: 0.44 Acres

Paper Size: 11"x17"



CC5-474128

PRESENTATION

Installation: ☐ Interior ☒ Exterior

Material Specifications

Color: ☐ T.B.D. ☐ T.B.D. ☐ T.B.D. ☐ T.B.D.

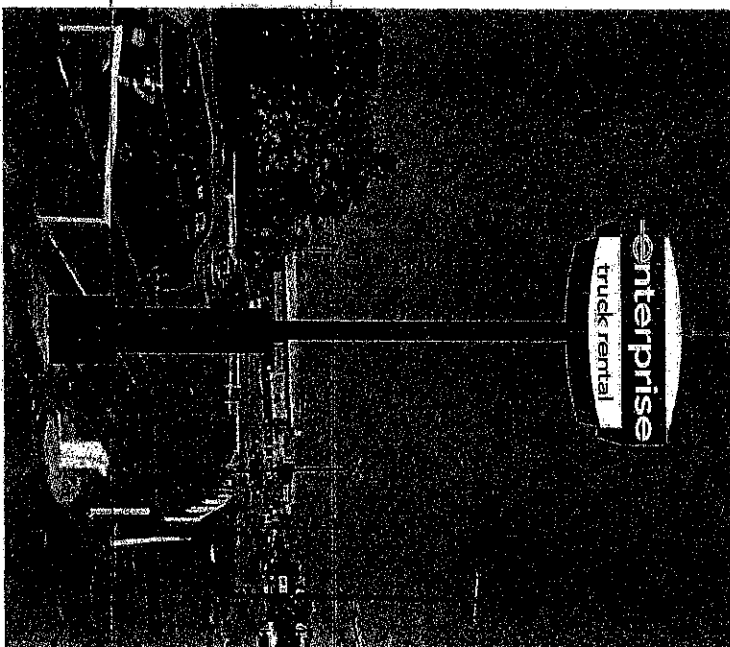
1 ILLUMINATED BY TRICOLOC Pylon Head

WITH POST DECOR SEE PAGE 4

SIGN AREA: 42.61 FT²



EXISTING



PROPOSED

CLIENT	ENTERPRISE RENT A CAR
ADDRESS	335 PASS RD, GULFPORT, MS
CONTACT	CLAUDIA VOGT
DATE	08.17.2022
SCALE	3/16" = 1'-0"
REVISIONS	1/2



Site

US or State Highway

Street

Parcels

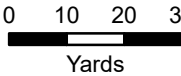
Buildings

Zoning

B-2 - General Business District

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

Site Information
0910N-06-027.000
Zoning: B-2 (General Business)
Size: 19190 sqft
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

Case Number
2308 ARC 012

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	4	0	N	-	0	6	-	0	2	7	-	0	0	0					-										
					-															-										
					-															-										

Property Address: 535 Pass RD Gulfport, MS 39507

Property Address: _____

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

General Description of Request: Adding sign cabinet to existing pole on property

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

Sheryl Quin

Printed Name of Owner

24178 Leeward Dr

Mailing Address

Gulfport MS 39503

City

State

Zip code

228-229-6680

Home Phone

Work/Cell Phone

Sherricquin@gmail.com

Email

Sheryl Quin

Signature of Owner

IRV HORTON

Printed Name of Agent

5819 1st INDUSTRIAL RD

Mailing Address

THORNTON AL 36582

City

State

Zip code

251-422-0158

Home Phone

Work/Cell Phone

IRVHORTON@BELL SOUTHNET

Email

[Signature]

Signature of Agent

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. We can only accept applications with original signatures.

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)

Sheryl Quin

ADDRESS (STREET, CITY, STATE, ZIP CODE)

24178 Leeward Dr. Gulfport, MS 39503

PHONE # (H)

(WK/CELL)

228-229-6680

TAX PARCEL NUMBER(S) OWNED

0910N-06-027-000

SIGNATURE:

Sheryl Quin

NAME OF OWNER (PRINT)

ADDRESS (STREET, CITY, STATE, ZIP CODE)

PHONE # (H)

(WK/CELL)

TAX PARCEL NUMBER(S) OWNED

SIGN:

NAME OF OWNER (PRINT)

ADDRESS (STREET, CITY, STATE, ZIP CODE)

PHONE # (H)

(WK/CELL)

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

☒ **Page one of this application, completed and signed.**

☒ **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.

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

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

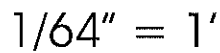
The City of Gulfport Planning Division Staff will notify, by letter, property owners adjacent to the requested action identified in this application using the Land Roll database from the County Tax Office. If you would like to have additional persons or property owners notified, please provide a list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

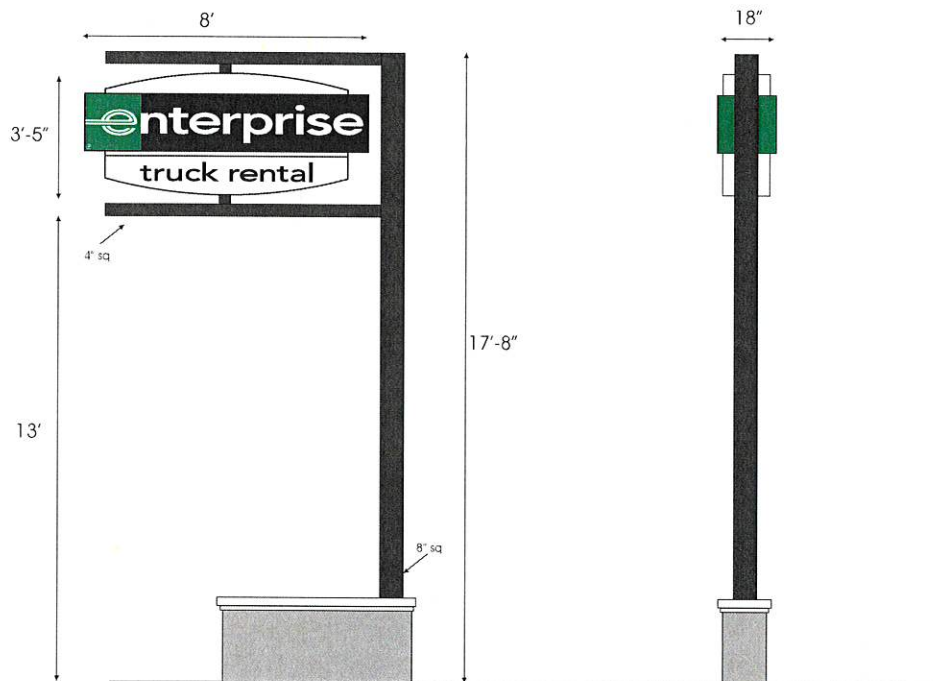
☒ An **affidavit** stating the request is not in violation of restrictive or protective

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

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



$$1/64'' = 1'$$



Client Name
Enterprise
Location
Gulfport, Ms.

Date 8/16/23

Scale
1/4" = 1'

Client Approval

Landlord Approval

Drawing #

Designer

Salesperson

PASS ROAD

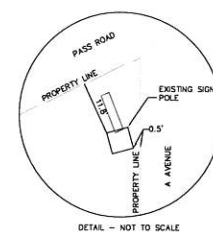
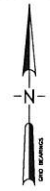
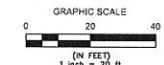
HEWES AVENUE

32ND STREET

LOT AREA:
0.44 ACRES
19,373 SQ. FT.

A AVENUE

PARCEL NO. 0910N-06-027.000



LINDER SURVEYING CONSULTANTS, LLC
LINDER
SURVEYING CONSULTANTS
370 FIRST STREET
SILAS, ALABAMA 36919
(P) 251.542.9334
(E) jason@lindersurvey.com

Revisions		
No.	Date	Description
1		

SITE PLAN
535 PASS ROAD, GULFPORT, MISSISSIPPI
BLOCK 7, MAGNOLIA GROVE ADDITION
TO THE CITY OF GULFPORT



08-29-2023
THIS PLAN AND THE SYSTEM THEREON
COMPLY WITH THE MISSISSIPPI SURVEYING
AND MAPPING ACT AND RULES.

DRAWN	JML
CHECKED	KMT
APPROVED	JML

Issue Date	08-29-2023	Sheet No.	1 OF 1
------------	------------	-----------	--------

- SURVEY NOTES:**
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE INSURANCE COMMITMENT OR TITLE SEARCH PROVIDED TO LINDER SURVEYING CONSULTANTS OR THE SIGNING SURVEYOR.
 - NO IMPROVEMENTS OTHER THAN SHOWN WERE LOCATED.
 - BASIS OF BEARINGS FOR THIS SURVEY IS THE MISSISSIPPI STATE PLANE COORDINATE SYSTEM EAST ZONE, NAD 1983 (2011), AS DETERMINED BY GPS OBSERVATIONS.
 - ALL 1/2" IRON PIN SET ON THIS SURVEY ARE MARKED WITH ORANGE CAPS STAMPED "LINDER SURVEYING-S-27028".

LEGAL DESCRIPTION PER INSTRUMENT NO. 202010793:

THE EAST THREE (3) FEET OF LOT 6, ALL OF LOTS 7,8,9,10 AND 11, BLOCK 7, MAGNOLIA GROVE ADDITION TO THE CITY OF GULFPORT AND THAT PART OF THAT CERTAIN VACATED TEN (10) FOOT ALLEY WHICH EXTENDS EAST AND WEST ALONG THE NORTH LINE OF SAID LOTS, CITY OF GULFPORT, MISSISSIPPI, TOGETHER WITH ALL IMPROVEMENTS SITUATED THEREON AND ALL APPURTENANCES THEREUNTO BELONGING OR IN ANYWISE APPERTAINING AS PER THE OFFICIAL MAP OR PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE CHANCERY CLERK OF THE FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI, REFERENCE TO WHICH IS HEREBY MADE IN AID OF AND AS PART OF THIS DESCRIPTION.

SURVEYOR'S CERTIFICATE

I, Jason M. Linder, hereby certify that all parts of this survey and drawing have been completed in accordance with the requirements of the Standards of Practice for Surveying in the State of Mississippi to the best of my knowledge, information and belief.

Jason M. Linder, Mississippi Registration No. 25990

REVIEW

8/21/2020

PREPARED BY
AND RETURN TO:

Timothy L. Murr
Perry, Murr, Teel & Koenenn
P. O. Box 7158
Gulfport, MS 39506
(228)896-0020



J. Koenenn 1st Judicial District
Instrument 2020 10798 D -J1
Filed/Recorded 8/21/2020 03:55 P
Total Fees \$ 26.00
2 Pages Recorded

Indexing information: East 3 feet of Lot 6, all of Lots 7, 8, 9, 10 and 11
Block 7, Magnolia Grove Addition

STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT

TITLE NOT EXAMINED

EXECUTRIX'S WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS (\$10.00) cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, I, the undersigned:

**Sheryl V. Quin, Executrix of
the Estate of Ronald P. Quin
24178 Leeward Drive
Gulfport, MS 39503
(228) 229-6680**

said Executrix having been so appointed by Order of the Chancery Court under Cause Number 19-749 (1), and pursuant to Order To Distribute Real Property entered July 16, 2020, convey the following described property, does hereby sell, convey and warrant unto:

**Sheryl V. Quin
24178 Leeward Drive
Gulfport, MS 39503
(228) 229-6680**

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

The East three (3) feet of Lot 6, all of Lots 7, 8, 9, 10 and 11,

paid, the receipt and sufficiency of which is hereby acknowledged. I, the undersigned:

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the Estate of Ronald P. Quin
24178 Leeward Drive
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**Sheryl V. Quin
24178 Leeward Drive
Gulfport, MS 39503
(228) 229-6680**

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

The East three (3) feet of Lot 6, all of Lots 7, 8, 9, 10 and 11, Block 7, Magnolia Grove Addition to the City of Gulfport and that part of that certain vacated ten (10) foot alley which extends East and West along the North line of said lots, City of Gulfport, Mississippi. Together with all improvements situated thereon and all appurtenances thereunto belonging or in anywise appertaining as per the official map or plat thereof on file and of record in the office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi, reference to which is hereby made in aid of and as part of this description.

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.

TAXES FOR the current year are hereby assumed by the Grantee herein.

EXECUTED, this the 18th day of Aug, 2020.

Sheryl V. Quin
SHERYL V. QUIN, Executrix of the
Estate of Ronald P. Quin

STATE OF MISSISSIPPI

COUNTY OF HARRISON

PERSONALLY came and appeared before me, the undersigned authority in and for the jurisdiction aforesaid, Sheryl V. Quin, who acknowledged to me that she signed and delivered the foregoing instrument of writing as Executrix of the Estate of Ronald P. Quin, Deceased, on the day and year and in the capacity therein set forth.

GIVEN under my hand and official seal of office on this the 19th day of August 2020.

Annette McKenna
NOTARY PUBLIC

My Commission Expires:





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

Case Number
2308 ARC 012

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	4	0	N	-	0	6	-	0	2	7	-	0	0	0					-										
					-															-										
					-															-										

Property Address: 535 Pass RD Gulfport, MS 39507

Property Address: _____

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

General Description of Request: Adding sign cabinet to existing pole on property

OWNERSHIP AND CERTIFICATION:

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OWNER

AGENT

Sheryl Quin

Printed Name of Owner

24178 Leeward Dr

Mailing Address

Gulfport MS 39503

City

State

Zip code

228-229-6680

Home Phone

Work/Cell Phone

Sherricquin@gmail.com

Email

Sheryl Quin

Signature of Owner

IRV HORTON

Printed Name of Agent

5819 1st INDUSTRIAL RD

Mailing Address

THORNTON AL 36582

City

State

Zip code

251-422-0158

Home Phone

Work/Cell Phone

IRVHORTON@BELL SOUTHNET

Email

IRV HORTON

Signature of Agent

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NAME OF OWNER (PRINT)

Sheryl Quin

ADDRESS (STREET, CITY, STATE, ZIP CODE)

24178 Leeward Dr. Gulfport, MS 39503

PHONE # (H)

(WK/CELL)

228-229-6680

TAX PARCEL NUMBER(S) OWNED

0910N-06-027-000

SIGNATURE:

Sheryl Quin

NAME OF OWNER (PRINT)

ADDRESS (STREET, CITY, STATE, ZIP CODE)

PHONE # (H)

(WK/CELL)

TAX PARCEL NUMBER(S) OWNED

SIGN:

NAME OF OWNER (PRINT)

ADDRESS (STREET, CITY, STATE, ZIP CODE)

PHONE # (H)

(WK/CELL)

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

☒ 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**.

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

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

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



5819, I-10 Industrial Parkway Theodore, Al. 36582 Phone 251/653-0555 Fax 251/653-0669
e-mail- irvhorton@bellsouth.net

Design Standard 7/25/23

**Enterprise Rent-A-Car
535 Pass Road Gulfport**

The existing sign was 2.1'x20.5' (43 sq ft). The new sign is 4.3'x10'. 43 sq ft.

The existing sign reads Enterprise Rent-A-Car. The new sign will read Enterprise Truck Rental.

The new sign will install on the existing pole.

Thanks, Irv Horton

CROSS-ANALYSIS	
FOR INFORMATION	
DATE	08/17/2022
TIME	1:00 PM
LOCATION	1100 N. 11TH ST. APT. 100
PROJECT	ILLUMINATED SIGN FOR COLOR FILM HEAD
WITH POST DEORSEE PAGE 4	SIGN AREA: 42.81 FT ²



EXISTING

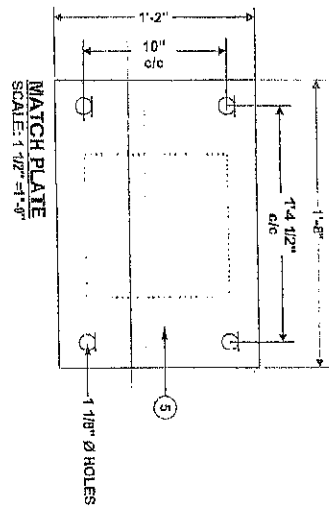
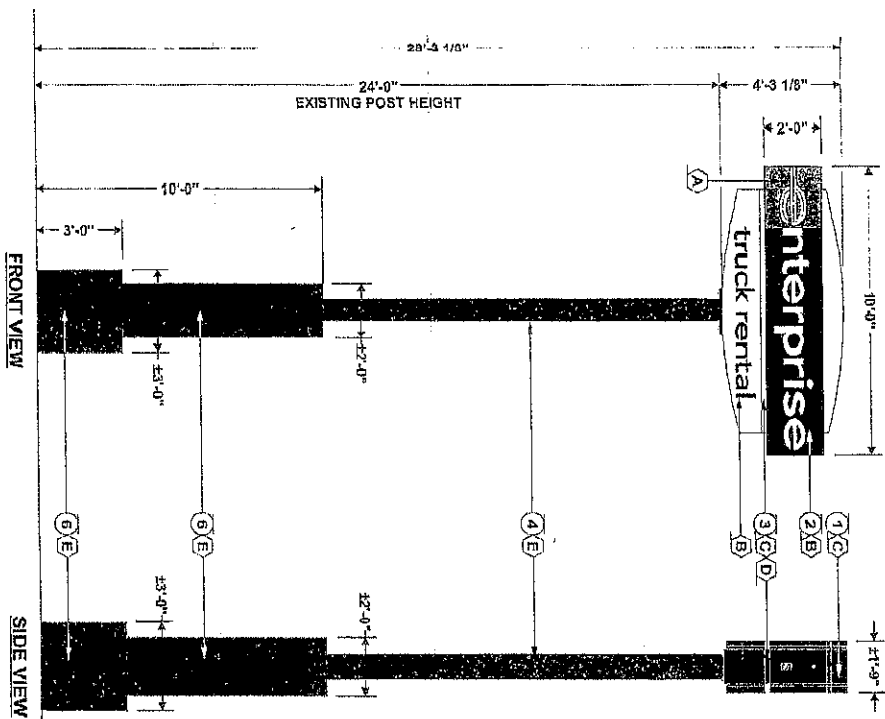


PROPOSED

IF THIS AGREEMENT INCLUDES THE MANUFACTURING AND INSTALLATION OF A SIGN, BY PATISON SIGN GROUP FOR THE SIGN ORDERED HEREIN, SIGN BASE(S) SHALL BE BUILT AND INSTALLED IN ACCORDANCE WITH APPLICABLE LAWS AND REGULATIONS, IF A SIGN IS TO BE BUILT OR PROVIDED BY THE CUSTOMER (OR AGENT), AND NOT BY PATISON SIGN GROUP, THE CUSTOMER SHALL ENSURE THAT THE BASE(S) ARE BUILT AND INSTALLED IN ACCORDANCE WITH APPLICABLE LAWS AND REGULATIONS, AND SHALL HOLD PATISON SIGN GROUP AND ITS EMPLOYEES, REPRESENTATIVES, AGENTS AND OFFICERS, KNOWLESS AND WHEREBY IT AGAINST ANY AND ALL CLAIMS, LIABILITIES, ACTIONS, REVENUES, FINES, AND ANY OTHER FEES INCURRED BY PATISON SIGN GROUP ARISING FROM THE FAILURE OF THE CUSTOMER (AND/OR ITS AGENT) TO DO SO.

ENTERPRISE RENT A CAR	
535 PASS RD. CULFPORT, MS	
CLAUDIA VOGT	
08/17/2022	
3/16" = 1'-0"	112

IF THIS AGREEMENT INCLUDES THE MANUFACTURING AND INSTALLATION OF A SIGN, THE SIGN ORDERED HEREIN, SINCE SIGNED SHALL BE SHOWN IN ACCORDANCE WITH ANY APPLICABLE LAWS AND REGULATIONS, IF A SIGN IS TO BE SHOWN OR PROVIDED BY THE CUSTOMER (OR AGENT), AND NOT BY PATTISON SIGN GROUP, THE CUSTOMER SHALL ENSURE THAT THE SIGN IS COMPLETED AND INSTALLED IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS AND SHALL HOLD PATTISON SIGN GROUP AND ITS EMPLOYEES, REPRESENTATIVES, AGENTS AND OFFICERS HARMLESS AND INDEMNIFY AGAINST ANY AND ALL CLAIMS, DAMAGES, ACTIONS, PENALTIES, FINES, AND ANY AND ALL FEES INCURRED BY PATTISON SIGN GROUP ARISING FROM THE FAILURE OF THE CUSTOMER (AND/OR ITS AGENT) TO COMPLY WITH SUCH LAWS AND REGULATIONS.



ITEM	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
1	FABRICATED ALUMINUM CABINET WITH INTERNAL STRUCTURE AND FRAMELESS EXTRUSION RETAINER	1	EA		
2	WHITE FLEX FACE WITH VINYL APPLIED ON FIRST SURFACE	1	EA		
3	FABRICATED 2" REVEAL ILLUMINATED WITH LED	1	EA		
4	EXISTING 10" TUBING POST	1	EA		
5	1" K. MATCH PLATE	1	EA		
6	BLACK ACM PANELS OR OTHER COMPOSITE ALUMINUM PANEL WITH INTERNAL STRUCTURE	1	EA		

NOTES:
1. DETAIL TO FOLLOW
2. SEE ENTSDG7018 FOR REFERENCE
3. TR GRAPHIC AS PER NEW SPECS MAY 2021

ITEM	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
A	LIGHT GREEN VINYL 3M 3630-6131	1	EA		
B	BLACK VINYL 3M 3630-22	1	EA		
C	PAINTED WHITE	1	EA		
D	PAINTED BLACK	1	EA		
E	PAINTED BLACK WITH TEXTURED FINISH	1	EA		

Revisions:
A ADDED DECOR - CV-02.10.2023

ITEM	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
ENTERPRISE RENT A CAR					
SSS PASS RD. GULFPORT, MS					
CIADIA VDOT					
N/A					
08-17-2022					
2/2					

SITE PLAN

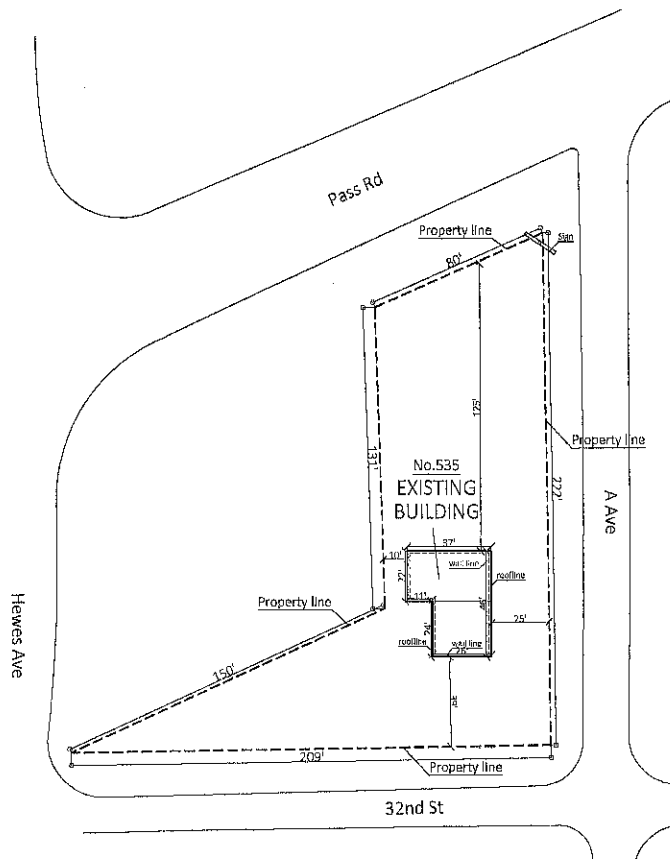
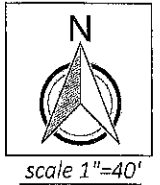
535 Pass Rd

Gulfport, MS 39507

Parcel ID: 0910N-06-027.000

Lot area: 0.44 Acres

Paper Size: 11"x17"



SITE PLAN

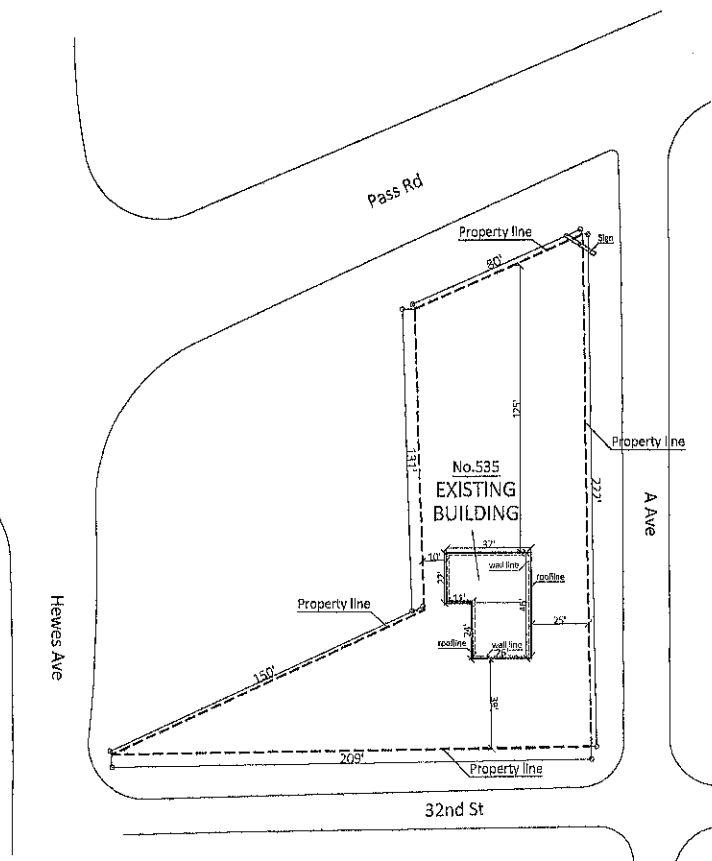
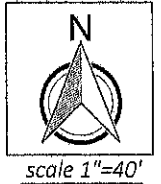
535 Pass Rd

Gulfport, MS 39507

Parcel ID: 0910N-06-027.000

Lot area: 0.44 Acres

Paper Size: 11"x17"



REVIEW

8/21/2020

PREPARED BY
AND RETURN TO:

Timothy L. Murr
Perry, Murr, Teel & Koenenn
P. O. Box 7158
Gulfport, MS 39506
(228)896-0020



J. Koenenn 1st Judicial District
Instrument 2020 10798 D -J1
Filed/Recorded 8/21/2020 03:55 P
Total Fees \$ 26.00
2 Pages Recorded

Indexing information: East 3 feet of Lot 6, all of Lots 7, 8, 9, 10 and 11
Block 7, Magnolia Grove Addition

STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT

TITLE NOT EXAMINED

EXECUTRIX'S WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS (\$10.00) cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, I, the undersigned:

Sheryl V. Quin, Executrix of
the Estate of Ronald P. Quin
24178 Leeward Drive
Gulfport, MS 39503
(228) 229-6680

said Executrix having been so appointed by Order of the Chancery Court under Cause Number 19-749 (1), and pursuant to Order To Distribute Real Property entered July 16, 2020, convey the following described property, does hereby sell, convey and warrant unto:

Sheryl V. Quin
24178 Leeward Drive
Gulfport, MS 39503
(228) 229-6680

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

The East three (3) feet of Lot 6, all of Lots 7, 8, 9, 10 and 11,

paid, the receipt and sufficiency of which is hereby acknowledged. I, the undersigned:

**Sheryl V. Quin, Executrix of
the Estate of Ronald P. Quin
24178 Leeward Drive
Gulfport, MS 39503
(228) 229-6680**

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**Sheryl V. Quin
24178 Leeward Drive
Gulfport, MS 39503
(228) 229-6680**

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

The East three (3) feet of Lot 6, all of Lots 7, 8, 9, 10 and 11, Block 7, Magnolia Grove Addition to the City of Gulfport and that part of that certain vacated ten (10) foot alley which extends East and West along the North line of said lots, City of Gulfport, Mississippi. Together with all improvements situated thereon and all appurtenances thereunto belonging or in anywise appertaining as per the official map or plat thereof on file and of record in the office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi, reference to which is hereby made in aid of and as part of this description.

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.

TAXES FOR the current year are hereby assumed by the Grantee herein.

EXECUTED, this the 18th day of Aug, 2020.

Sheryl V. Quin
SHERYL V. QUIN, Executrix of the
Estate of Ronald P. Quin

STATE OF MISSISSIPPI

COUNTY OF HARRISON

PERSONALLY came and appeared before me, the undersigned authority in and for the jurisdiction aforesaid, Sheryl V. Quin, who acknowledged to me that she signed and delivered the foregoing instrument of writing as Executrix of the Estate of Ronald P. Quin, Deceased, on the day and year and in the capacity therein set forth.

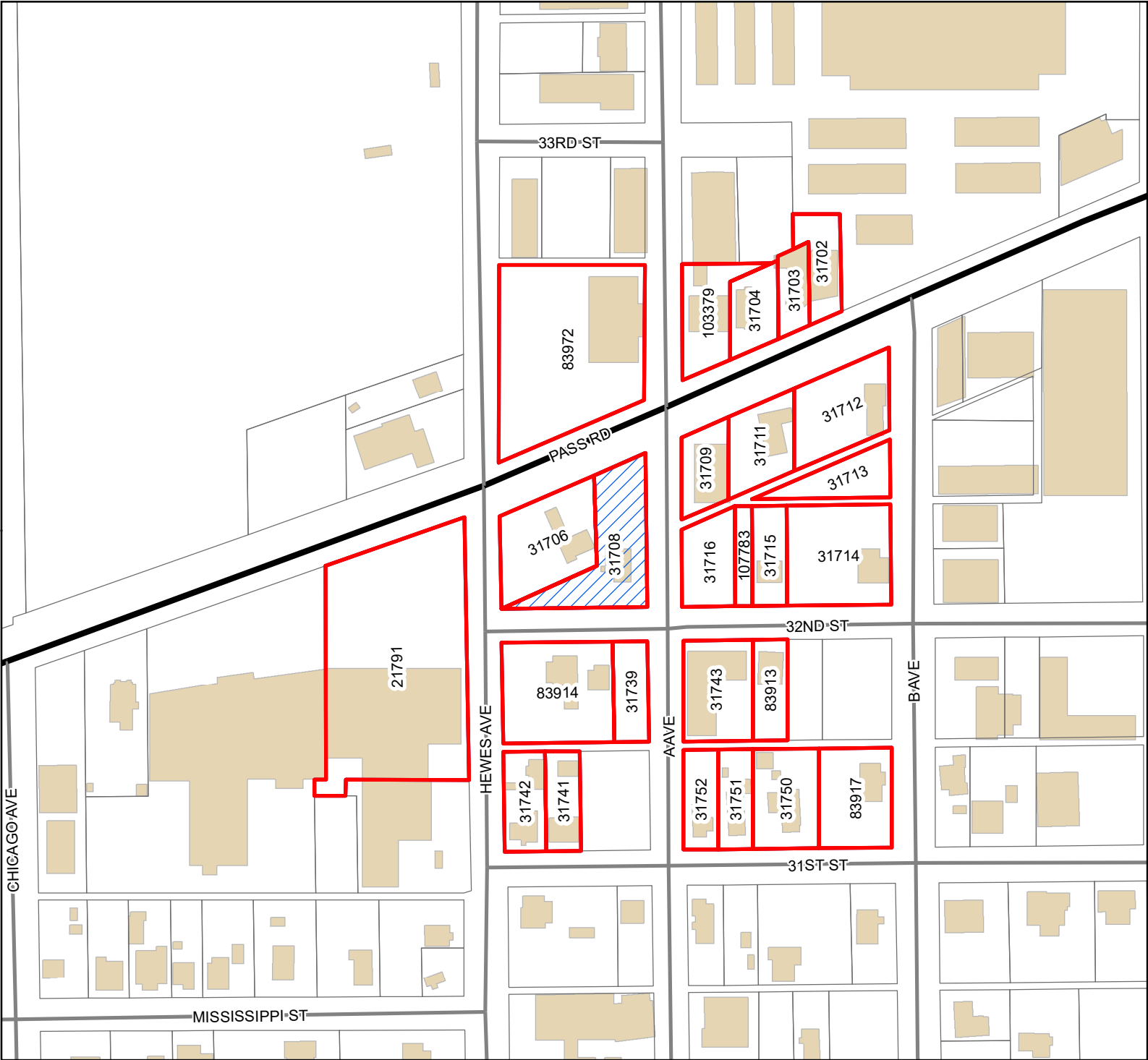
GIVEN under my hand and official seal of office on this the 19th day of August 2020.

Annette McKenna
NOTARY PUBLIC

My Commission Expires:

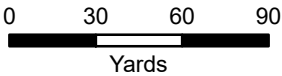


Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
	107783	0910N-06-026.001	QUIN SHERYL V (Owner)	24178 LEEWARD DR	GULFPORT	MS	39503
			IRV HORTON (Agent)	5819 I-10 INDUSTRIAL PKWY	THEODORE	AL	36582
			Adjacent Property Owners (012)				
	103379	0910N-07-012.001	MUELLER RICHARD P JR	15384 5TH STREET	GULFPORT	MS	39503
	83972	0910N-07-015.000	DIBS CHEMICAL & SUPPLY CO INC	542 PASS RD	GULFPORT	MS	39501
	31704	0910N-07-014.000	HOLDEN JOHN W JR	P O BOX 1055	CLEVELAND	TN	37364
	31709	0910N-06-022.000	HLR PROPERTIES LLC	1115 PASS ROAD	GULFPORT	MS	39501
	31702	0910N-07-010.000	MUELLER RICHARD P JR	15384 5TH ST	GULFPORT	MS	39503
	31712	0910N-06-020.000	AUTO CASH INC	521 CEDAR AVE	CRESTVIEW	FL	32539
	83917	0910N-05-019.000	UPDEGRAFF DEBORAH A & CARL W	3105 B AVE	GULFPORT	MS	39507
	31741	0910N-05-014.000	BREWER INGLE C JR & ROBINSON LEE M	7360 RUSHING ROBINSON RD	BILOXI	MS	39532
	31743	0910N-05-010.000	DALEY PROPERTIES LLC	991 WINBORN CHAPEL RD	LUCEDALE	MS	39452
	31739	0910N-05-011.000	MONROE MICHAEL H	503 MAGNOLIA LANE	GULFPORT	MS	39507
	31750	0910N-05-018.000	CRATTY GAIL	512 31ST STREET	GULFPORT	MS	39507
	31711	0910N-06-021.000	HLR PROPERTIES LLC	1115 PASS RD	GULFPORT	MS	39501
	31713	0910N-06-023.000	VINTAGE PROPERTIES LLC	19 KIMBELL DR	GULFPORT	MS	39507
	31706	0910N-06-028.000	541 PASS ROAD LLC	P O BOX 3207	GULFPORT	MS	39505
	31742	0910N-05-013.000	BENTZ SHELLEY CORRINNE	526 31ST STREET	GULFPORT	MS	39507
	21791	0910M-02-001.000	MUELLER RICHARD P	720 PARKWOOD DR	LONG BEACH	MS	39560
	83914	0910N-05-012.000	QUIN EDWARD E JR	529 32ND ST	GULFPORT	MS	39507
	31751	0910N-05-017.000	WILLIAMS ARTHUR G	516 31ST ST	GULFPORT	MS	39501
	31752	0910N-05-016.000	BENTZ EMILE J	518 31ST STREET	GULFPORT	MS	39507
	31708	0910N-06-027.000	QUIN SHERYL V	201 S NICHOLSON AVE	LONG BEACH	MS	39560
	31716	0910N-06-026.000	QUIN SHERYL V	12478 LEEWARD DR	GULFPORT	MS	39503
	83913	0910N-05-009.000	PELEAZ LOIS JUANITA -EST-	507 32ND ST	GULFPORT	MS	39507



Legend

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



1 inch = 200 feet



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

RE: Architectural Review Committee 2308ARC012, by agent Irv Horton, seeking approval for a new freestanding ground sign at Tax Parcel 0910N-06-027.000, 535 Pass Road, Zoned B-2(General Business), Ward 4

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, August 10, 2023**, in the Council Chambers at the Gulfport City Hall located at 2309 15th Street.

For more information, visit <http://www.gulfport-ms.gov/agenda/> then click the City of Gulfport Architectural Review Committee for **Thursday, August 10, 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.

MEMORANDUM

To: City of Gulfport Planning Commission

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

Date of Hearing: September 14, 2023

Re: Architectural Review Committee 2309ARC013:

Architectural Review Committee 2309AC013, by agent Kenneth Michael, is seeking approval for a new free standing ground sign at Tax Parcel 1010H-03-013.000, 710 Lindh Road, Zoned R-2 (Single-family) and B-2 (General Business), Ward 5

Technical Report

ARCHITECTURAL REVIEW COMMITTEE

GENERAL INFORMATION

Case File Number: 2309ARC013

Hearing Date: September 14, 2023

Current Zoning/Use: R-2 and B-2 / multi-family

Legal: Architectural Review Committee 2309AC013, by agent Kenneth Michael, is seeking approval for a new free standing ground sign at Tax Parcel 1010H-03-013.000, 710 Lindh Road, Zoned R-2 (Single-family) and B-2 (General Business), 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. Setbacks for this type of sign are ten-feet (10-feet) from front property line; five-feet (5ft) from the rear and five (5-ft) from the side 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.

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.

Conditions for freestanding sign are identified in Appendix A, Article IV. Sec 9, 9-90, (a-f) (1-4)

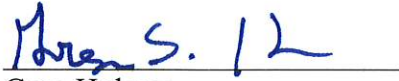
EXECUTIVE SUMMARY

The applicant is updating an existing sign for a multi-family apartment complex. The proposed freestanding sign with the monument design is located at the corner of Lindh Road and Pass Road. The signs presented does meet the requirements for material, square footage and letter height. It would be in harmony with existing signs in the area.

Technical Report
ARCHITECTURAL REVIEW COMMITTEE

DIRECTOR APPROVAL

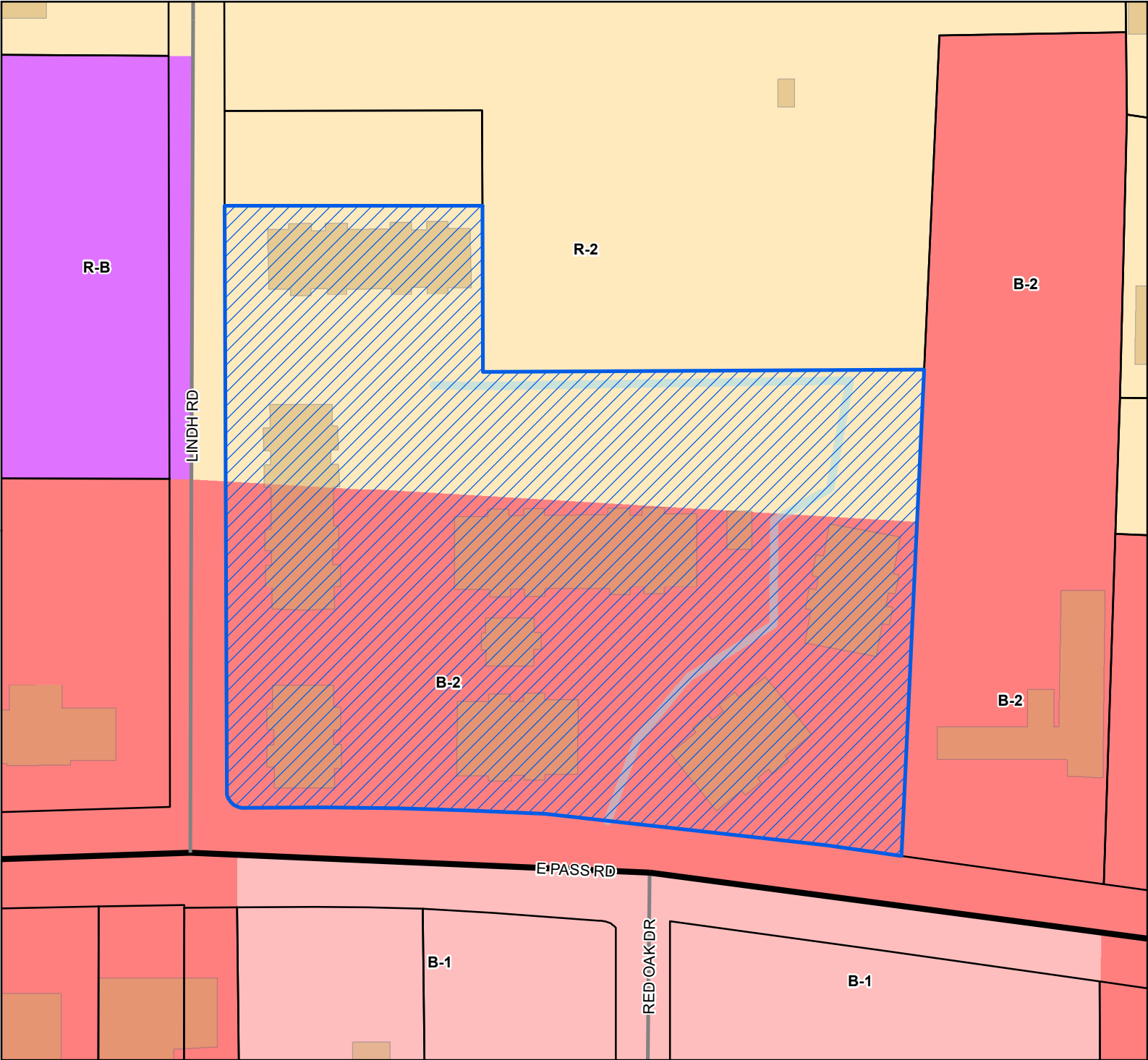
This report has been reviewed and approved by:



Greg Holmes

Director of Urban Development Department





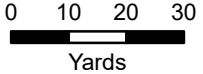
Legend

- Site
- US or State Highway
- Street
- Parcels
- Buildings
- Water Features

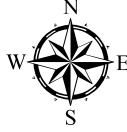
Zoning

- B-1 - Neighborhood Business District
- B-2 - General Business District
- R-2 - Single Family Residence District (Medium Density)
- R-B - Residence-Business District

Site Information
1010H-03-013.000
Zoning: R-2 (Single-family)
B-2 (General Business)
Size: 4.2 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.

OWNER:

Al. Feller Eli Feller

Printed Name of Owner

1500 Avenue of the States, Suite 414

Mailing Address

Lakewood

NS

08701

City

State

Zip Code

AGENT:

Kenneth Michael Kuntz City Sign Contractors, LLC

Printed Name of Agent

65 Bonwood Drive

Mailing Address

Jackson

TN

38301

City

State

Zip Code

Name of Owner (PRINT) _____

Address (Street, City, State, Zip Code) _____

Phone (Home) _____ (Work) _____ (Cell) _____

Tax Parcel Number(s) Owned: _____

Signature: _____

Name of Owner (PRINT) _____

Address (Street, City, State, Zip Code) _____

Phone (Home) _____ (Work) _____ (Cell) _____

Tax Parcel Number(s) Owned: _____

Signature: _____

Name of Owner (PRINT) _____

Address (Street, City, State, Zip Code) _____

Phone (Home) _____ (Work) _____ (Cell) _____

Tax Parcel Number(s) Owned: _____

Signature: _____

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:

K.M. Page one of this application, completed and signed.

V.M. 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.

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

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

K.M. 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**.

V.M. An **affidavit** stating the request is not in violation of restrictive or protective.

State hardship of why design standards cannot be met individually and throughly as a separate attachment

I the owner/agent acknowledge this is a complete application

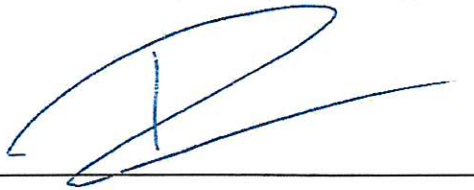
K.M.

RESOLUTION

I, Robert Wolf, on behalf of Read Property Group, LLC, authorize Kenneth Michael of City Sign Contractors, LLC to act as our agent in connection with presenting requests and taking all necessary or appropriate actions with the City of Gulfport Architectural Review Committee for the property(ies) listed below:

- Lifestyle at the Bay
- Timber at the Bay

I certify that the properties are owned by Read Property Group, LLC, and that I am authorized to act on behalf of Read Property Group, LLC.



Signature

Authorized Signatory

Title

NOTARY FORM

STATE OF New York

COUNTY OF Kings

I, Michal Zisblatt, a Notary Public, do hereby certify that on this 3 day of July, 2023, personally appeared before me Robert Wolf, known to me to be the person whose name is subscribed to the foregoing instrument, and swore and acknowledged to me that he executed the same for the purpose and in the capacity therein expressed, and that the statements contained therein are true and correct.



Notary Public, State of _____

Name, Typed or Printed: _____

My Commission Expires: _____

MICHAL ZISBLATT
Notary Public, State of New York
No. 01216348664
Qualified in Kings County
My Commission Expires 10/17/2024



Covenant Affidavit

I, Kenneth Michael

PRINT NAME

, being owner or agent of the property 10104-03-013.000

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.

Kenneth Michael

Signature

8/31/2023

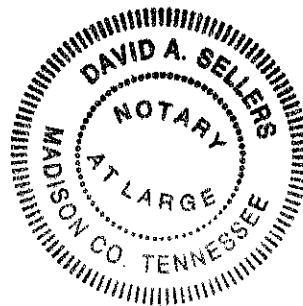
Date

State of Tennessee/County of Madison
~~STATE OF MISSISSIPPI | COUNTY OF HARRISON~~

Given under my hand and seal of office this the 31st day of August, 2023

David A. Sellers

Notary Public



1/24/2024

Commission Expiration

**BUILDING CODE SERVICES**

P.O. Box 1780
Gulfport, MS 39502
Phone: 228-868-5715
Fax: 228-868-5716
Wm. H. Hardy Building
1410 24th Avenue
Gulfport, MS 39501

Date: May 23, 2023

JOHN A MCCASKILL
CITY SIGN CONTRACTORS, LLC
65 BONWOOD DRIVE
JACKSON, TN 38301

RE: CONTRACTOR LICENSE CARD

LICENSE #: 152649

Dear JOHN A MCCASKILL:

Enclosed please find your City of Gulfport Contractor's Card. This license being issued as a:

☐ General Contractor	☒ Electrical Contractor
☐ Mechanical/HVAC Contractor	☐ Plumbing Contractor
☒ Sign Contractor	☐ Fire Alarm Contractor
☐ Sprinkler Contractor	☐ Suppression Contractor
☐ Underground Utilities Contractor	☐ Telecommunication/Tower Contractor

If you have any questions, please do not hesitate to call the Urban Development, Building Code Services Department at (228) 868-5715.

Sincerely,

Urban Development / Building Code Services & Business Licensing

20 23

BUILDING CODE SERVICES

1410 24TH AVE., ROOM 114, WILLIAM H. HARDY BUILDING,
GULFPORT, MS 39501

THIS IS TO
CERTIFY THAT JOHN A MCCASKILL
CITY SIGN CONTRACTORS, LLC

HAS QUALIFIED UNDER ORDINANCE No. 1891 AS A

BUILDING CONTRACTOR OR SUB-CONTRACTOR

LICENSED TO DO WORK IN THE CITY OF GULFPORT, MISS.

THIS LICENSE EXPIRES ON 9/30/2023

INS EXPIRATION 7/1/2023 CONTRACTOR LIC. NO. 152649

MIKE EDWARDS (J.S.)

BUILDING OFFICIAL

BUILDING CODE SERVICES

1410 24TH AVE., ROOM 114, WILLIAM H. HARDY BUILDING, GULFPORT, MS 39501

20 23

THIS IS TO
CERTIFY THAT JOHN A MCCASKILL
CITY SIGN CONTRACTORS, LLC

has qualified under Electrical Ordinance No. 922 of the
City of Gulfport, Miss., as an Electrical Contractor, and is issued
Electrical License for one year.

Expiration Date SEPT 30 20 23

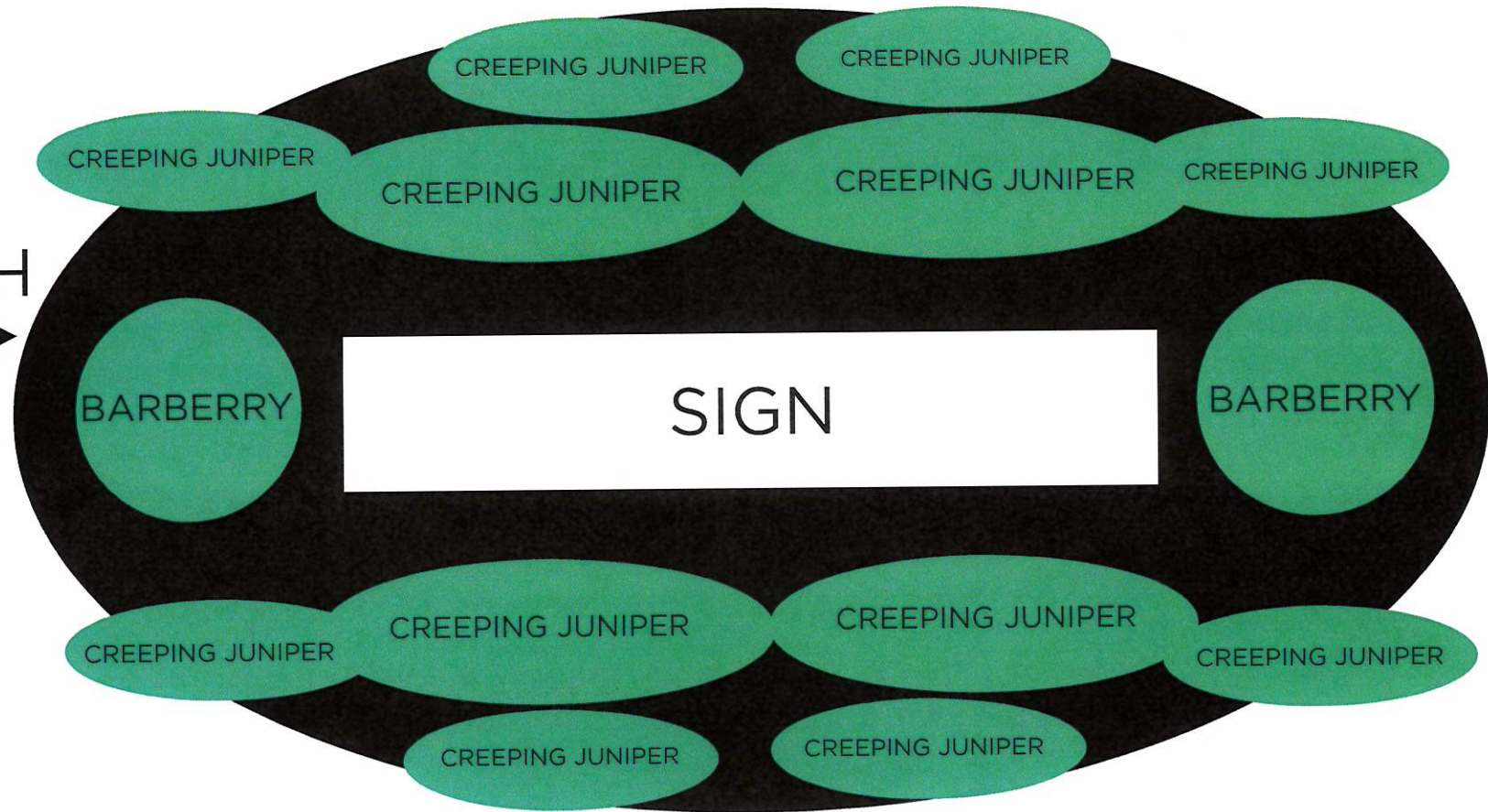
License No. 152649

Ins. Expiration 7/1/2023

Signed MIKE EDWARDS (J.S.)

BUILDING OFFICIAL

MULCH
→

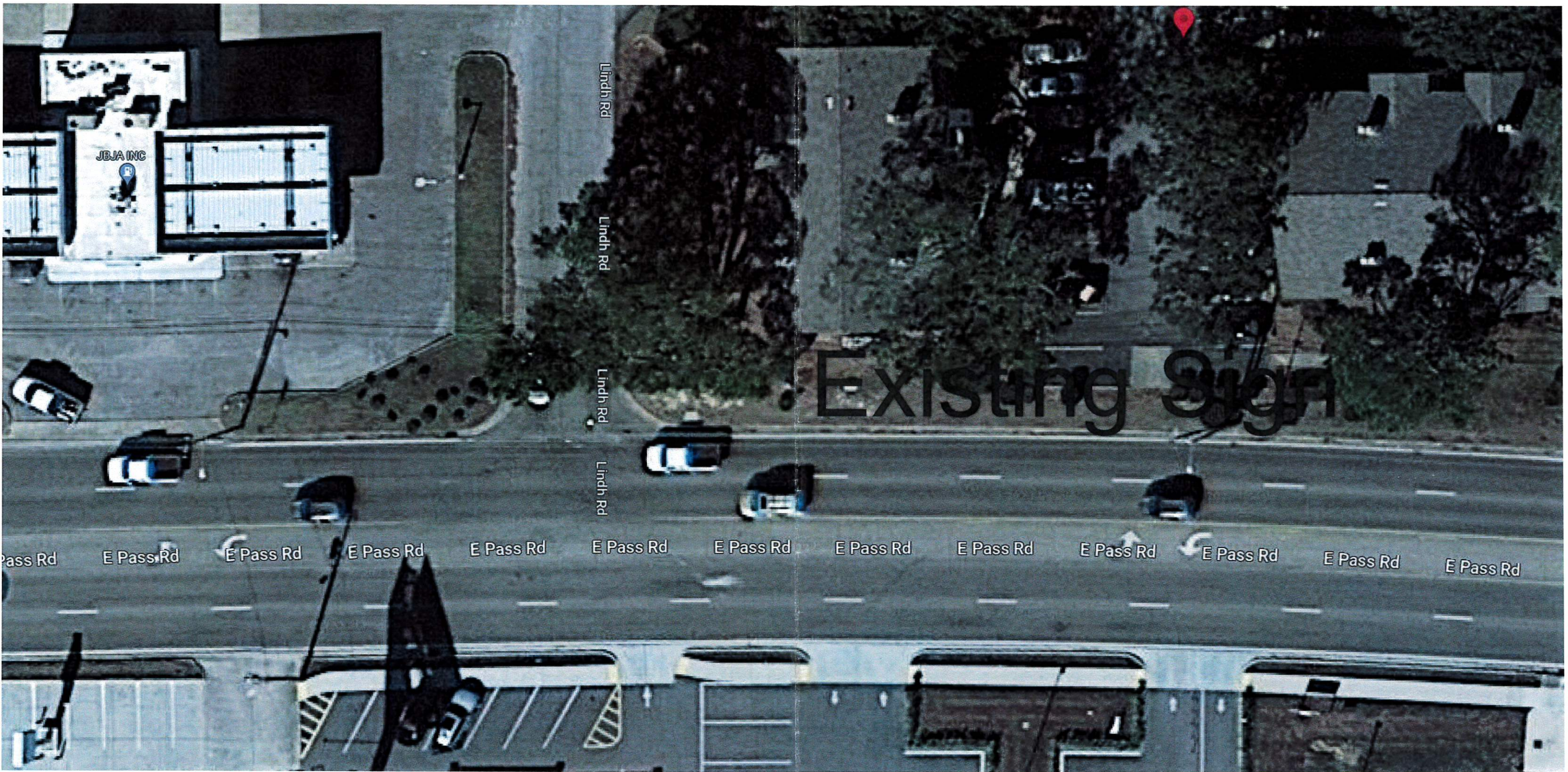


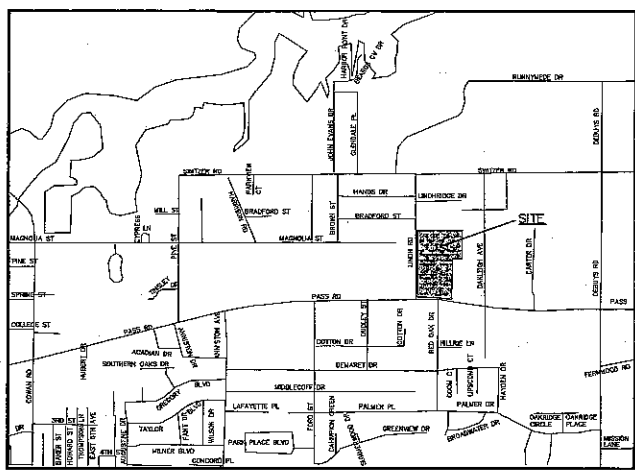
drawn by: K.M.
date: 05/01/2023
drawing #: TPM0501232

minimum 10' setback from property lines



drawn by: K.M.
date: 05/01/2023
drawing #: TPM0501231





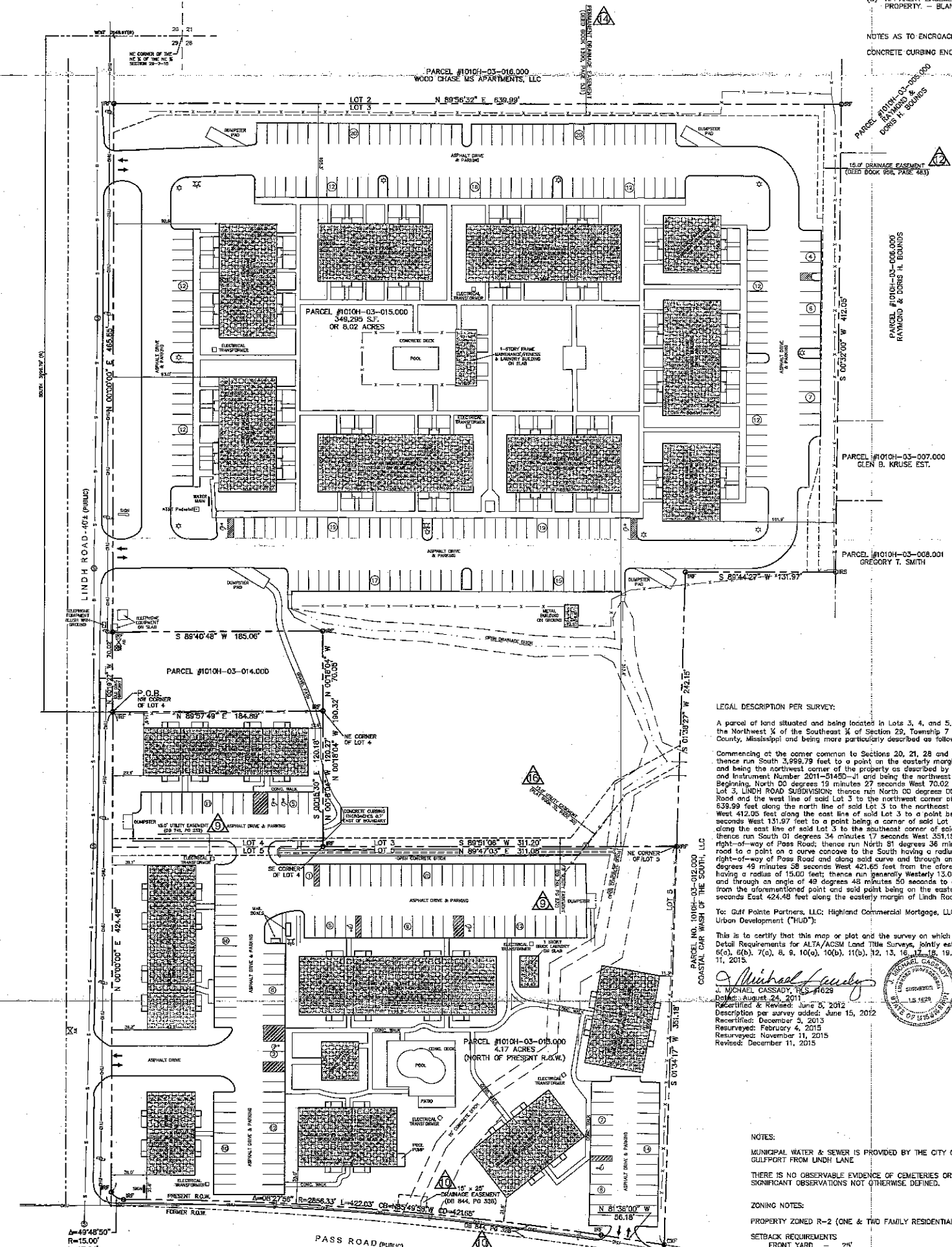
VICINITY MAP
SCALE: 1"=1000'

NOTES PERTAINING TO SCHEDULE B - SECTION 2 EXCEPTIONS OF
FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT FILE #017387.2199
DATED: NOVEMBER 3, 2015

1. REAL ESTATE TAXES FOR THE PERIOD JANUARY 1, 2015 THROUGH DECEMBER 31, 2015, A LIEN, NOT YET DUE AND PAYABLE. - NOT A SURVEY MATTER
2. ANY CLAIM TO (A) OWNERSHIP OF OR RIGHTS TO MINERALS AND SIMILAR SUBSTANCES, INCLUDING BUT NOT LIMITED TO ORES, METALS, COAL, LIGNITE, OIL, GAS, URANIUM, LIMESTONE, CLAY, ROCK, SAND, AND GRAVEL LOCATED IN, ON, OR UNDER THE LAND OR PRODUCED FROM THE LAND, WHETHER SUCH OWNERSHIP OR RIGHTS ARE BY LEASE, GRANT, EXCEPTION, CONVEYANCE, RESERVATION, OR OTHERWISE; AND (B) ANY RIGHTS, PRIVILEGES, IMMUNITIES, RIGHTS OF WAY, AND EASEMENTS ASSOCIATED THEREWITH OR APPURTENANT THERETO, WHETHER OR NOT THE INTERESTS OR RIGHTS EXCEPTED IN (A) OR (B) APPEAR IN THE PUBLIC RECORDS OR ARE SHOWN IN SCHEDULE B. - BLANKET IN NATURE AND NOT PLOTTABLE
3. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR, OR MATERIALS HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS. - NOT A SURVEY MATTER
4. TAXES OR SPECIAL ASSESSMENTS, WHICH ARE NOT SHOWN AS EXISTING LIENS BY THE PUBLIC RECORDS. - NOT A SURVEY MATTER
5. EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS. - BLANKET IN NATURE AND NOT PLOTTABLE
6. THE COMPANY PROVIDES NO COVERAGE AS TO THE EXACT ACREAGE OF THE INSURED PARCEL(S). - NOT APPLICABLE
7. SOME PORTION OF THE LAND DESCRIBED IN SCHEDULE "A" MAY CONTAIN WETLANDS AS SAME MAY BE DEFINED IN THE CLEAN WATER ACT, 33 U.S.C.A. SECTION 1251, ET SEQ., AND THE REGULATIONS PROMULGATED THEREUNDER, THIS POLICY DOES NOT INSURE AGAINST THE EXISTENCE OF WETLANDS AND DOES NOT PROVIDE ANY COVERAGE FOR THE REMOVAL OF SAME OR FOR ANY LOSS OR USE CAUSED THEREBY. - NOT PLOTTABLE
8. THE RIGHTS, IF ANY, OF THIRD PARTIES IN POSSESSION OF THE SUBJECT PROPERTY OTHER THAN THE RECORD TITLE OWNER AND THE RIGHTS OF TENANTS IN POSSESSION AS TENANTS ONLY, UNDER PRIOR UNRECORDED LEASES. - NOT A SURVEY MATTER
9. EASEMENT FOR WATER, SEWAGE AND DRAINAGE STRUCTURES IN FAVOR OF CITY OF GULFPORT, MISSISSIPPI (DEED BOOK 741, PAGE 232) - PLOTTED HEREON

10. EASEMENT FOR WIDENING OF PASS ROAD AND DRAINAGE IN FAVOR OF CITY OF GULFPORT, MISSISSIPPI (DEED BOOK 844, PAGE 328) - PLOTTED HEREON
11. ANY NEW MATTER DISCLOSED BY A CURRENT ALTA SURVEY, AND, THE FOLLOWING MATTERS SHOWN ON THE SURVEY OF CASSADY & ASSOCIATES, INC., DATED AUGUST 24, 2011, RECORDED AND RESURVEYED FEBRUARY 4, 2015:
(A) UTILITY HARDWARE AND SERVICE LINES AS SHOWN;
(B) SETBACK REQUIREMENTS AS SHOWN;
(C) CONSTRUCTION OF IMPROVEMENTS OVER WATER LINES AND SEWER LINES IN MULTIPLE LOCATIONS AS SHOWN; AND
(D) ENCROACHMENT OF CONCRETE CURBING OF BUILDING #3 0.7 FEET EAST OF BOUNDARY, AS SHOWN. - BLANKET IN NATURE AND PLOTTED HEREON
12. DRAINAGE EASEMENT BETWEEN GULFPORT APARTMENTS, LLC TO AND GULFPORT II, LLC TO DATE MAY 31, 1983 AND RECORDED IN BOOK 958 AT PAGE 483 - PLOTTED HEREON
13. MEMORANDUM OF LEASE BETWEEN WEB SERVICE CO., INC. (LESSOR) AND MAGNOLIA STATE PARTNERS, LTD. (LESSOR) BY INSIGNIA MANAGEMENT GROUP, LP, AGENT AND INSIGNIA MANAGEMENT CORPORATION, GP, AGENT, DATED NOVEMBER 6, 1995 AND RECORDED IN BOOK 1348 AT PAGE 485. - NOT A SURVEY MATTER
14. PERPETUAL DRAINAGE EASEMENT TO CITY OF GULFPORT IN DEED BOOK 1390 AT PAGE 531 - PLOTTED HEREON
15. MEMORANDUM OF LEASE BY AND BETWEEN GRANDIN RIDGE APARTMENTS, LLC (LESSOR) AND WEB SERVICE COMPANY, INC. (LESSEE) RECORDED IN BOOK 1843 AT PAGE 33 ON SEPTEMBER 17, 2003, AS SUBORDINATED BY A SUBORDINATION, NON-DISTURBANCE AND ATTORNEYMENT AGREEMENT BY AND BETWEEN MAC-GRAY SERVICE, INC., AS SUCCESSOR IN INTEREST TO WEB SERVICE COMPANY, INC. AND WACHOVIA MULTIFAMILY CAPITAL, INC., A DELAWARE CORPORATION, RECORDED ON JULY 17, 2007 IN INSTRUMENT NO. 2007 14309 T-J1. - NOT A SURVEY MATTER
16. FIFTEEN (15) FOOT WIDE UTILITY EASEMENT AS SHOWN ON THE MAP OR PLAT RECORDED IN PLAT BOOK 32 AT PAGE 30 - PLOTTED HEREON
17. ANY NEW MATTER DISCLOSED BY A CURRENT ALTA SURVEY, AND, THE FOLLOWING MATTERS AS SHOWN ON SURVEY PREPARED BY CASSADY & ASSOCIATES, INC., DATED AUGUST 24, 2011, RECORDED AND RESURVEYED FEBRUARY 4, 2015:
(A) BOARD FENCE ENCROACHMENTS ONTO ADJACENT PROPERTY ALONG THE SOUTH LINE UP TO 8 FEET; - DOES NOT AFFECT SUBJECT PROPERTY
(B) APPARENT EASEMENT FOR OVERHEAD POWER LINES TRANSVERSING ACROSS SUBJECT PROPERTY. - BLANKET IN NATURE

NOTES AS TO ENCROACHMENTS:
CONCRETE CURBING ENCROACHES 0.7' EAST OF BOUNDARY AT BUILDING #3



- LEGEND:
- CH = CHISELED "X" FOUND
 - IRF = IRON ROD FOUND
 - IRS = IRON ROD SET
 - WM = WATER METER
 - WV = WATER VALVE
 - FW = FIRE HYDRANT
 - GV = GAS VALVE
 - LP = LIGHT POLE
 - UP = UTILITY POLE
 - SM = SEWER MANHOLE
 - F = FENCE LINE
 - OU = OVERHEAD UTILITY LINE
 - S = SEWER LINE
- REFERENCES:
- SURVEY BY T. E. MCGASKILL
DATED: FEBRUARY 16, 2008
DATED: OCTOBER 31, 2006
PLAT OF LINDH ROAD SUBDIVISION
(PLAT BOOK 32, PAGE 30)
SURVEY BY MORAN/SEYMOUR
DATED: NOVEMBER 13, 2008

LEGAL DESCRIPTION PER SURVEY:

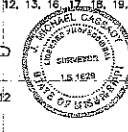
A parcel of land situated and being located in Lots 3, 4, and 5, LINDH ROAD SUBDIVISION and in the Southwest 1/4 of the Southeast 1/4 of the Northwest 1/4 of Section 29, Township 7 South, Range 10 West, City of Gulfport, First Judicial District of Harrison County, Mississippi and being more particularly described as follows, to-wit:

Commencing at the corner common to Sections 20, 21, 28 and 29, Township 7 South, Range 10 West; thence run West 2,648.61 feet; thence run South 2,959.79 feet to a point on the easterly margin of Lindh Road for the Point of Beginning of the parcel herein described and being the northwest corner of the property as described by Instrument Number 2006-42780-J1 and Instrument Number 2010-55570-J1 and Instrument Number 2011-51450-J1 and being the northwest corner of Lot 4, LINDH ROAD SUBDIVISION; thence run from said Point of Beginning, North 00 degrees 15 minutes 27 seconds West 70.02 feet along the easterly margin of Lindh Road to a point being a corner of Lot 3, LINDH ROAD SUBDIVISION; thence run North 00 degrees 00 minutes 00 seconds East 485.53 feet along the westerly margin of Lindh Road and the west line of said Lot 3 to the northeast corner of said Lot 3; thence run North 89 degrees 56 minutes 32 seconds East 639.99 feet along the north line of said Lot 3 to the northeast corner of said Lot 3; thence run South 00 degrees 32 minutes 00 seconds West 412.03 feet along the east line of said Lot 3 to a point being a corner of said Lot 3; thence run South 89 degrees 44 minutes 27 seconds West 131.97 feet to a point being a corner of said Lot 3; thence run South 01 degrees 27 minutes 27 seconds West 242.15 feet along the east line of said Lot 3 to the southeast corner of said Lot 3 and being the northeast corner of Lot 5, LINDH ROAD SUBDIVISION; thence run South 01 degrees 34 minutes 17 seconds West 351.16 feet along the east line of said Lot 5 to a point on the present northerly right-of-way of Pass Road; thence run North 81 degrees 36 minutes 00 seconds West 55.15 feet along the northerly right-of-way of Pass Road to a point on a curve concave to the South having a radius of 2,856.33 feet; thence run Westerly 422.03 feet along the northerly right-of-way of Pass Road and along said curve and through an angle of 08 degrees 27 minutes 56 seconds to a point that is North 85 degrees 49 minutes 28 seconds West 421.65 feet from the aforementioned point and said point being on a curve concave to the North having a radius of 15,000 feet; thence run generally Westerly 12.04 feet along the northerly right-of-way of Pass Road and along said curve and through an angle of 48 degrees 48 minutes 50 seconds to a point that is North 58 degrees 27 minutes 02 seconds West 12.63 feet from the aforementioned point and said point being on the easterly margin of Lindh Road; thence run North 02 degrees 00 minutes 00 seconds East 424.48 feet along the easterly margin of Lindh Road to the Point of Beginning.

For: Gulf Pointe Partners, LLC; Highland Commercial Mortgage, LLC; First American Title Insurance Company; and Department of Housing and Urban Development ("HUD").

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 6(b), 7(a), 8, 9, 10(a), 10(b), 11(b), 12, 13, 16, 17, 18, 19, and 20(a) of Table A thereof. The field work was completed on November 11, 2015.

Michael Cassidy
J. MICHAEL CASSADY, PLS #1629
Resurveyed & Revised: June 5, 2012
Description per survey added: June 15, 2012
Resurveyed: December 5, 2013
Resurveyed: February 4, 2015
Revised: November 11, 2015
Revised: December 11, 2015



ZONED: R2 - RESIDENTIAL / B2 - GENERAL COMMERCIAL
(PLANNING COMMISSION APPROVAL)

MAXIMUM BUILDING COVERAGE = 45%

MAXIMUM BUILDING HEIGHT = 35'

MINIMUM BUILDING SETBACKS:

FRONT YARD = 25'

SIDE STREET = 25'

SIDE YARD = 8'

REAR YARD = 8'

PARKING REQUIREMENTS:

2 spaces per unit
(80 units x 2 = 160 spaces)

2 spaces per 8 units for visitors
(80/8 units = 10 x 2 = 20 spaces)

1 space per 25 spaces dedicated for handicapped use
(200/25 = 8 handicapped spaces)

Total required spaces for site = 200 spaces

** Regular spaces on site = 137

** Handicapped spaces on site = 6

** Total spaces on site = 143

NOTES:

MUNICIPAL WATER & SEWER IS PROVIDED BY THE CITY OF GULFPORT FROM LINDH LANE.

THERE IS NO OBSERVABLE EVIDENCE OF CEMETERIES OR SIGNIFICANT OBSERVATIONS NOT OTHERWISE DEFINED.

ZONING NOTES:

PROPERTY ZONED R-2 (ONE & TWO FAMILY RESIDENTIAL)

SETBACK REQUIREMENTS

FRONT YARD = 25'

SIDE YARD = 8'

REAR YARD = 8'

PARKING:

REGULAR SPACES = 213

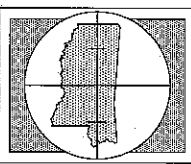
HANDICAPPED SPACES = 2

TOTAL SPACES = 215

20928153.dwg
Sheet 1 of 1
Drawn By JET
Checked By JMC
Date 07/04/15
Scale 1"=40'
Job No 20928-15

Legacy at Gulf Pointe Apartments FHA #065-1111
#710 Lindh Road / #820 Lindh Road
Gulfport, Mississippi

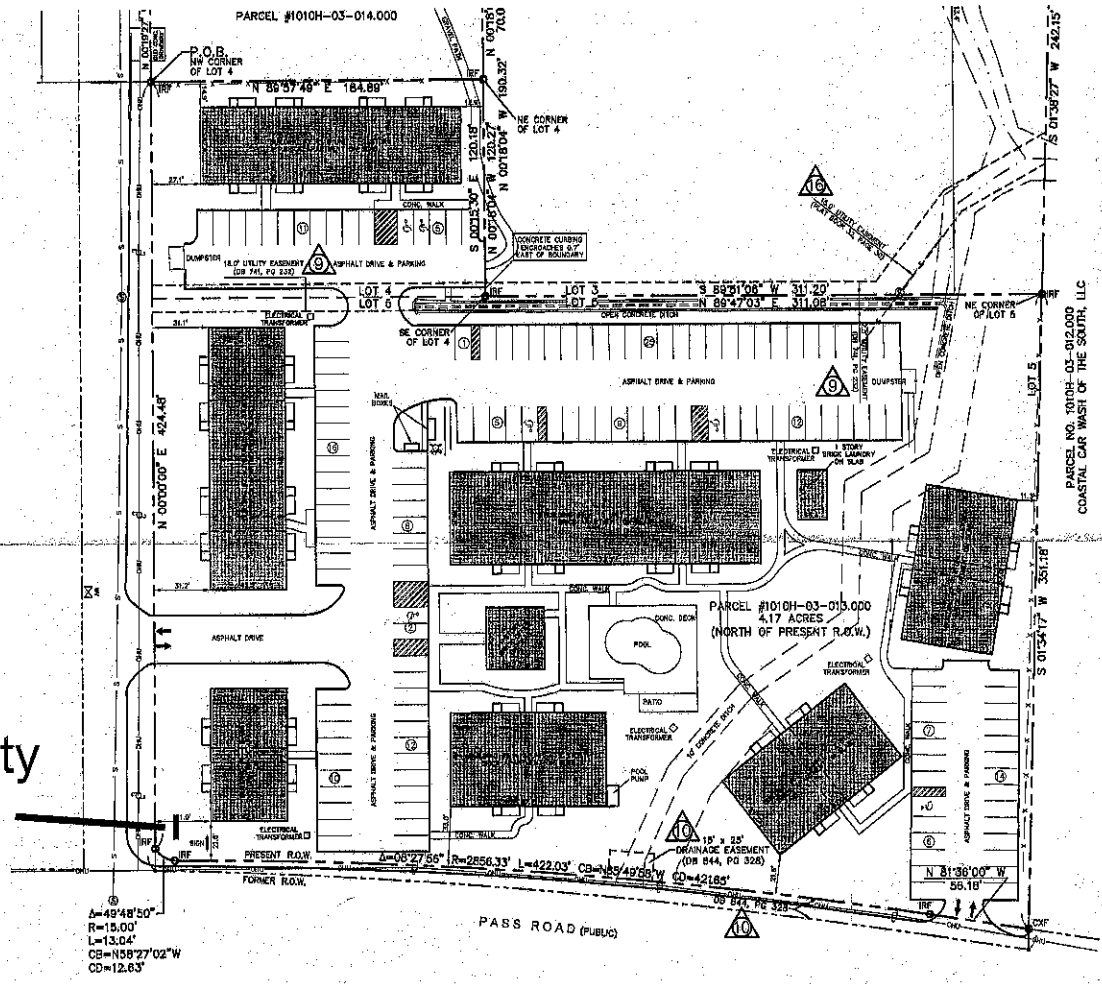
ALTA/ACSM Land Title Survey



CASSADY & ASSOCIATES, INC.
E. Patrick Cassidy - 1912-1981 Since 1997 J. Michael Cassidy, P.L.S.
1714 22nd Avenue
Phone (228) 896-7155 Professional Land Surveyors Gulfport, Mississippi 39501
Fax (228) 896-8405
Post Office Box 7301 E-Mail: Survey@CassadyAssociate.com

REVISION	By	Date

New sign to
replace existing
Must maintain 12'
setback from property
lines and 5' setback
from structures.



LEGAL DESCRIPTION PER SURVEY:

A parcel of land situated and being located in Lots 3, 4, and 5, LINDBY ROAD, SU the Northwest 1/4 of the Southeast 1/4 of Section 29, Township 7 South, Range 10 County, Mississippi; and being more particularly described as follows, to-wit:

Commencing at the corner common to Sections 20, 21, 28 and 29, Township 7, thence run South 3,999.78 feet to a point on the easterly margin of Lindby Road and being the northwest corner of the property as described by Instrument Numl and Instrument Number 2011-51450-J1 and being the northwest corner of Lot 4 Beginning, North 03 degrees 18 minutes 27 seconds West 70.02 feet along the e Lot 3, LINDBY ROAD SUBDIVISION, thence run North 00 degrees 00 minutes 00 se Road and the west line of said Lot 3 to the northwest corner of said Lot 3; the 639.99 feet along the north line of said Lot 3 to the northeast corner of said L West 412.03 feet along the east line of said Lot 3 to a point being a corner of seconds West 137.97 feet to a point being a corner of said Lot 3; thence run S along the east line of said Lot 3 to the southeast corner of said Lot 3 and balt thence run South 01 degrees 34 minutes 17 seconds West 351.16 feet along the right-of-way of Pass Road; thence run North 51 degrees 36 minutes 00 second road to a point on a curve concave to the South having a radius of 2,856.33 f Right-of-way of Pass Road and along said curve and through an angle of 08 de degrees 49 minutes 58 seconds West 421.65 feet from the aforementioned point having a radius of 15.00 feet; thence run generally Westerly 13.04 feet along the and through an angle of 49 degrees 48 minutes 50 seconds to a point that is l from the aforementioned point and said point being on the easterly margin of L1 seconds East 424.48 feet along the easterly margin of Lindby Road to the Point

To: Gulf Pointe Partners, LLC; Highland Commercial Mortgage, LLC; First American Urban Development ("HUD");

This is to certify that this map or plat and the survey on which it is based were Detail Requirements for ALTA/ACSM Land Title Surveys, plinty established and ad 6(a), 6(b), 7(a), 8, 9, 10(a), 10(b), 11(b), 12, 13, 15, 16, 17, 18, 19, and 20(a) of T 11, 2015.

Michael Cassidy
J. MICHAEL CASSIDY, P.L.S. #1620
Surveyor
LS 1520
State of Mississippi

Notarized & Revised: June 5, 2012
Description per survey added: June 15, 2012
Resurveyed: December 5, 2013
Resurveyed: February 4, 2015
Resurveyed: November 11, 2015
Revised: December 11, 2015

NOTES:

MUNICIPAL WATER & SEWER IS PROVIDED BY THE CITY OF GULFPORT FROM LINDBY LANE

THERE IS NO OBSERVABLE EVIDENCE OF CEMETERIES OR SIGNIFICANT OBSERVATIONS NOT OTHERWISE DEFINED.

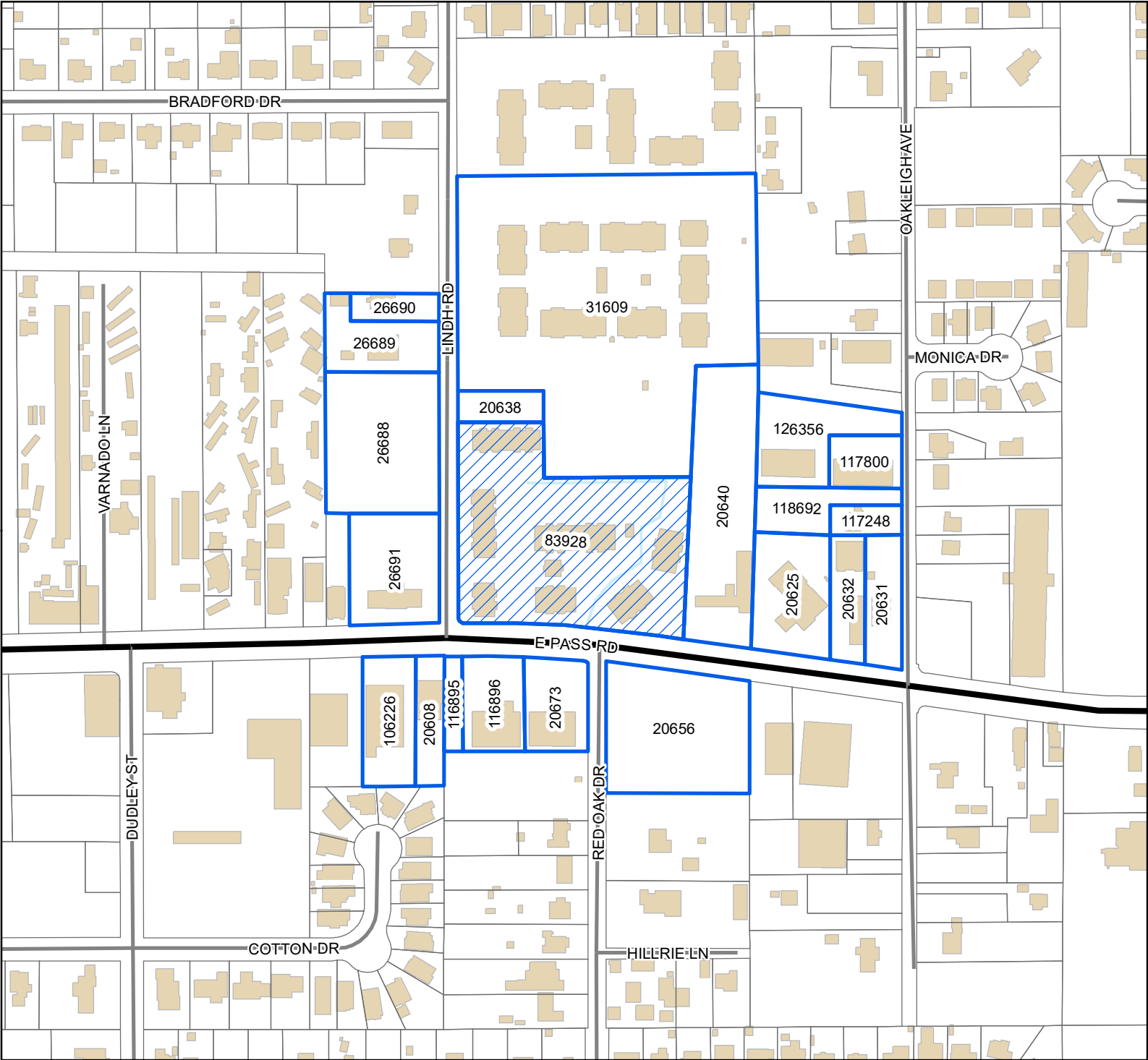
ZONING NOTES:

PROPERTY ZONED R-2 (ONE & TWO FAMILY RESIDENTIAL)

SETBACK REQUIREMENTS

FRONT YARD	- 25'
SIDE YARD	- 8'
REAR YARD	- 8'

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y				1500 AVENUE OF THE STATES STE			
			JOE BERNSTEN (OWNER)	414	LAKEWOOD	NJ	08701
			CITY SIGN CONTRACTORS (AGENT)	65 BONWOOD DRIVE	JACKSON	TN	38301
			Adjacent Property Owners(2309ARC013)				
26691	1010G-02-016.000		NGUYEN MINH ETAL	2090 E PASS ROAD	GULFPORT	MS	39507
20640	1010H-03-012.000		COASTAL CAR WASH OF THE SOUTH LLC	P O BOX 962	LONG BEACH	MS	39560
26688	1010G-02-015.000		DALEY PROPERTIES LLC	911 WINBORN CHAPEL RD	LUCEDALE	MS	39452
20625	1010H-03-009.000		ROSS-FIELD DIANE E	29 OLD OAK LN	GULFPORT	MS	39503
20631	1010H-03-010.000		GBY DEVELOPMENT LLC	2368 PASS RD	BILOXI	MS	39531
20632	1010H-03-011.000		GONZALES JOE & KOPSZYWA DIANNA	2170 E PASS RD	GULFPORT	MS	39507
126356	1010H-03-009.004		SMITH GREGORY T	P O BOX 7704	GULFPORT	MS	39504
26690	1010G-02-013.000		JOHNSON GREGORY & CHRISTI	805 LINDH RD	GULFPORT	MS	39507
117248	1010H-03-009.001		FIELD DIANE ROSS	2160 EAST PASS RD	GULFPORT	MS	39507
116896	1010H-02-031.001		JSP LLC	P O BOX 2965	GULFPORT	MS	39505
20608	1010G-03-001.000		SPINDOCTOR PROPERTIES LLC	440 GREEN TEAL COURT	BILOXI	MS	39531
26689	1010G-02-014.000		HUDSON ROY D	751 LINDH ROAD	GULFPORT	MS	39507
83928	1010H-03-013.000		GULF POINTE CH LLC	4706 18TH AVE	BROOKLYN	NY	11204
20656	1010H-02-030.000		REDAUTO PROPERTIES LLC	22355 PASS RD SUITE B	BILOXI	MS	39531



Legend

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

0 40 80 120
Yards

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.

MEMORANDUM

To: City of Gulfport Planning Commission

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

Date of Hearing: September 14, 2023

Re: Architectural Review Committee 2309ARC014:

Architectural Review Committee 2309ARC014, by agent Kenneth Michael, is seeking approval for a new freestanding ground sign at Tax Parcel 1010H-03-015.000, 710 Lindh Road, Zoned R-2 (Single-family), Ward 5

Technical Report

ARCHITECTURAL REVIEW COMMITTEE

GENERAL INFORMATION

Case File Number: 2309ARC014

Hearing Date: September 14, 2023

Current Zoning/Use: R-2 / multi-family

Legal: Architectural Review Committee 2309ARC014, by agent Kenneth Michael, is seeking approval for a new freestanding ground sign at Tax Parcel 1010H-03-015.000, 710 Lindh Road, Zoned R-2 (Single-family), 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. Setbacks for this type of sign are ten-feet (10-feet) from front property line; five-feet (5ft) from the rear and five (5-ft) from the side 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

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.

Conditions for freestanding sign are identified in Appendix A, Article IV. Sec 9, 9-90, (a-f) (1-4)

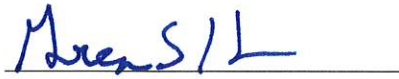
EXECUTIVE SUMMARY

The applicant is replacing an existing sign for a multi-family apartment complex. The proposed freestanding sign with the monument design is located at the northern end of the complex. The signs presented does meet the requirements for material, square footage and letter height. It would be in harmony with existing signs in the area.

Technical Report
ARCHITECTURAL REVIEW COMMITTEE

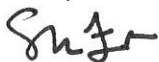
DIRECTOR APPROVAL

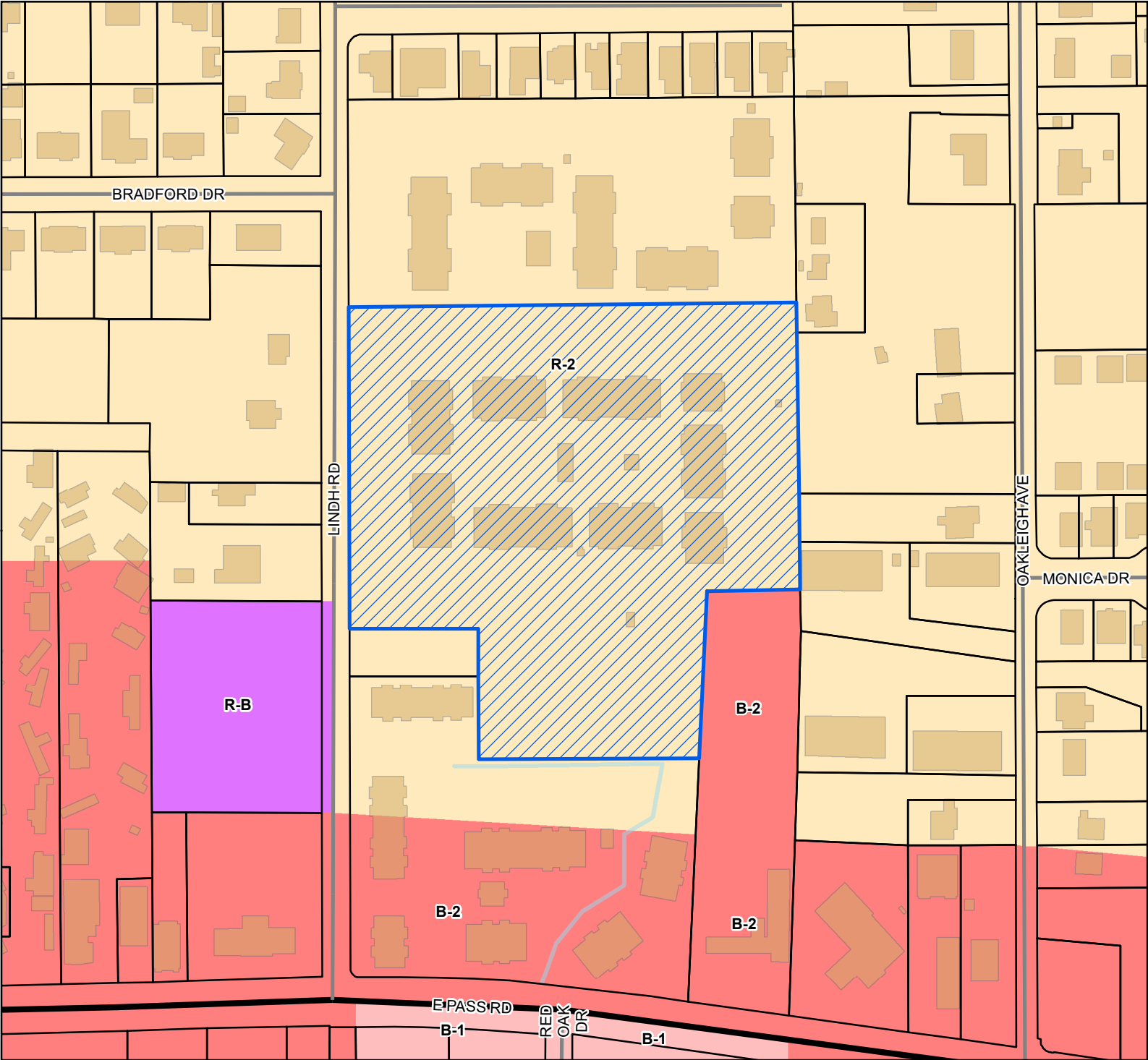
This report has been reviewed and approved by:



Greg Holmes

Director of Urban Development Department





Site

US or State Highway

Street

Parcels

Buildings

Water Features

Zoning

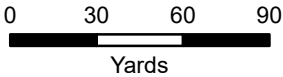
B-1 - Neighborhood Business District

B-2 - General Business District

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

R-B - Residence-Business District

Site Information
1010H-03-015.000
Zoning: R-2 (Single-family)
Size: 8.16 acres
Flood: X



1 inch = 200 feet



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OWNER:

Eli Feller

Printed Name of Owner

1500 Ave of the States, suite 414

Mailing Address

Lakewood NS 08701

City

State

Zip Code

AGENT:

Kenneth Michael Kuntz City Sign Contractors, LLC

Printed Name of Agent

65 Bonwood Dr Tn

Mailing Address

Jackson TN 38301

City

State

Zip Code

Name of Owner (PRINT) _____

Address (Street, City, State, Zip Code) _____

Phone (Home) _____ (Work) _____ (Cell) _____

Tax Parcel Number(s) Owned: _____

Signature: _____

Name of Owner (PRINT) _____

Address (Street, City, State, Zip Code) _____

Phone (Home) _____ (Work) _____ (Cell) _____

Tax Parcel Number(s) Owned: _____

Signature: _____

Name of Owner (PRINT) _____

Address (Street, City, State, Zip Code) _____

Phone (Home) _____ (Work) _____ (Cell) _____

Tax Parcel Number(s) Owned: _____

Signature: _____

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:

Page one of this application, completed and signed.

K.M. **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.

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

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

K.M. 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**.

K.M. An **affidavit** stating the request is not in violation of restrictive or protective.

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

I the owner/agent acknowledge this is a complete application





Covenant Affidavit

I, Kenneth Michael, being owner or agent of the property 1010H-03-015.000
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.

Kenneth Michael 8/31/2023
Signature Date

State of Tennessee / County of Madison
~~STATE OF MISSISSIPPI / COUNTY OF HARRISON~~

Given under my hand and seal of office this the 31st day of August, 20 23

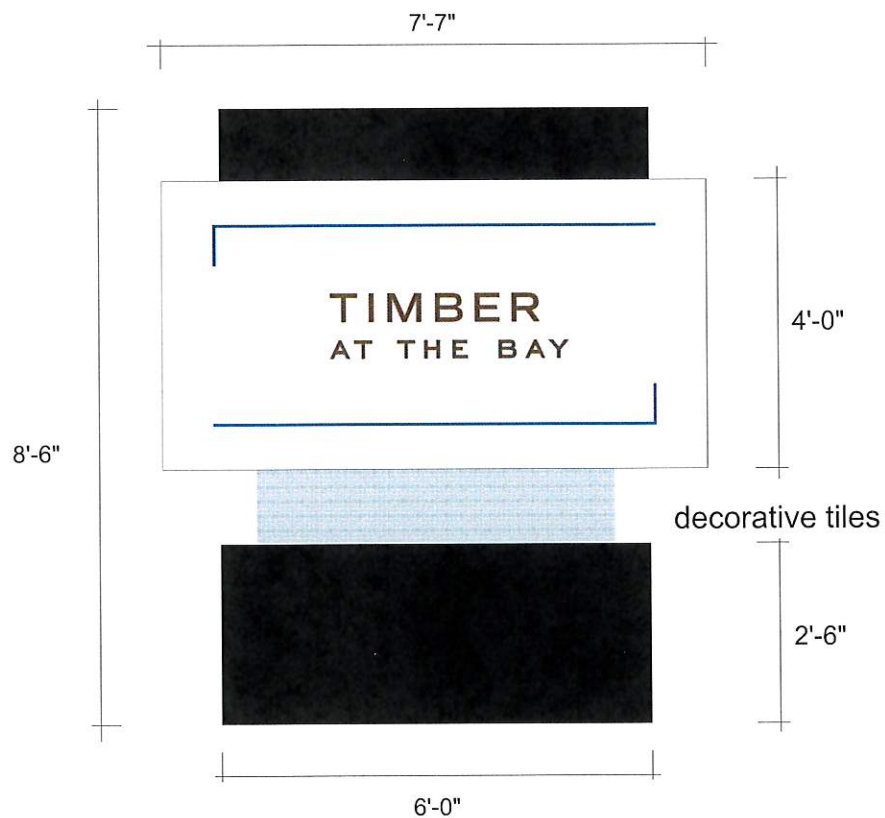
David A. Sellers

Notary Public



1/24/2024

Commission Expiration



aluminum frame and cabinet single or double face
 routed faces
 backed with flat acrylic and vinyl
 illuminated and UL listed
 decorative pole cover

minimum 10' setback from property lines



utilize existing landscaping

drawn by: K.M.
date: 05/12/2023
drawing #: TPM051223

**CITY
SIGNS** 65 Bonwood Drive
Jackson, TN 38301
731-424-5551
Fax: 731-427-9096

Approved by:

TO 6 FEET; - DOES NOT AFFECT SUBJECT PROPERTY
AND
(B) APPARENT EASEMENT FOR OVERHEAD POWER LINES TRANSVERSING ACROSS SUBJECT
PROPERTY. - BLANKET IN NATURE

NOTES AS TO ENCROACHMENTS:

CONCRETE CURBING ENCROACHES 0.7' EAST OF BOUNDARY AT BUILDING #3

PARCEL #1010H-03-005.000
RAYMOND & DORIS H. BOUNDS

15.0' DRAINAGE EASEMENT
(DEED BOOK 958, PAGE 483)

PARCEL #1010H-03-006.000
RAYMOND & DORIS H. BOUNDS

PARCEL #1010H-03-007.000
GLEN B. KRUSE EST.

PARCEL #1010H-03-008.001
GREGORY T. SMITH

- ⊙ CXF = CHISELED "X" FOUND
- IRF = IRON ROD FOUND
- IRS = IRON ROD SET
- ⊗ = WATER METER
- ⊗ = WATER VALVE
- ⊗ = FIRE HYDRANT
- ⊗ = GAS VALVE
- ☆ = LIGHT POLE
- ⊕ = UTILITY POLE
- ⊕ = SEWER MANHOLE
- = FENCE LINE
- = OVERHEAD UTILITY LINE
- = SEWER LINE

REFERENCES:

SURVEY BY T. E. McCASKILL
DATED: FEBRUARY 16, 2008
DATED: OCTOBER 31, 2008

PLAT OF LINDH ROAD SUBDIVISION
(PLAT BOOK 32, PAGE 30)

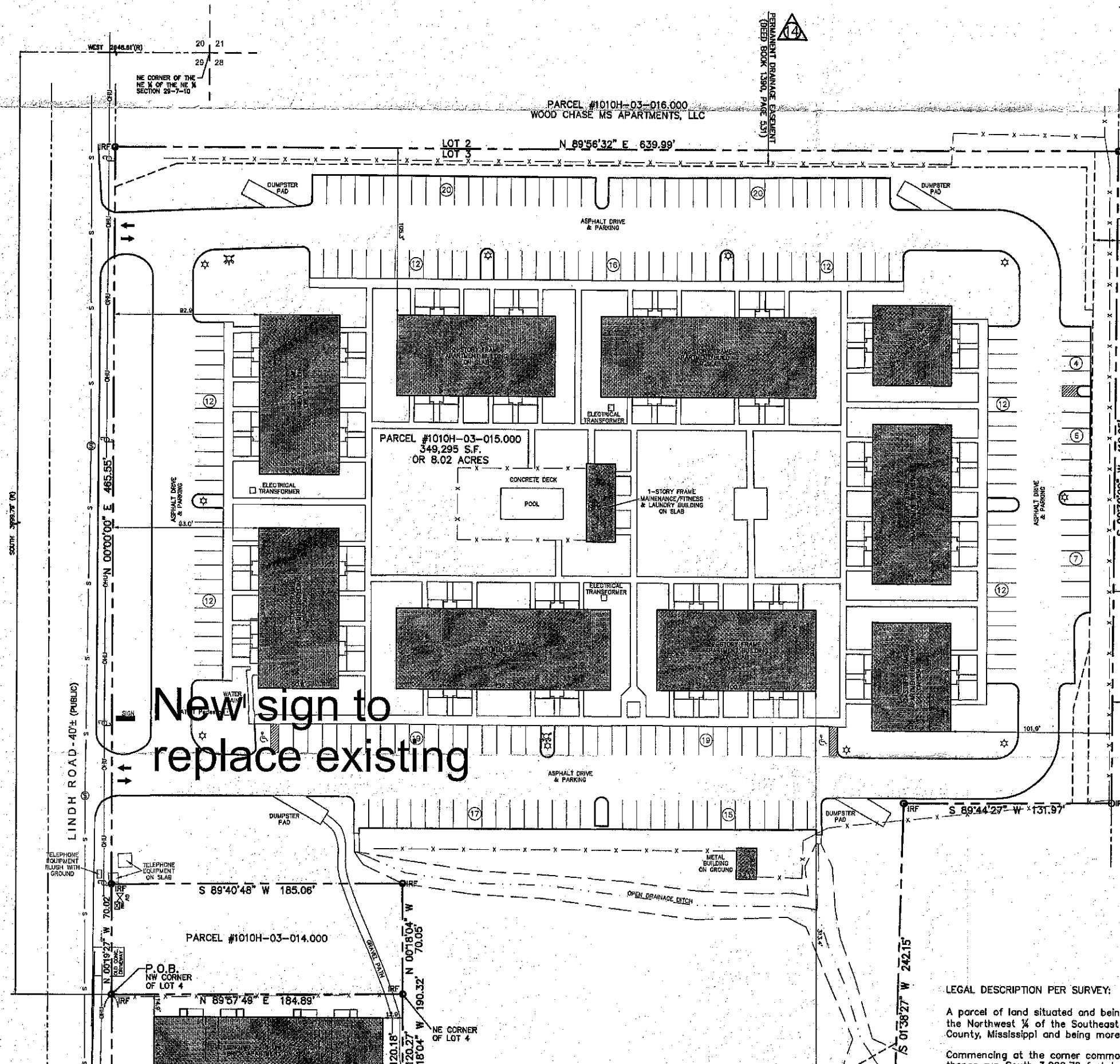
SURVEY BY MORAN/SEYMOUR
DATED: NOVEMBER 13, 2008

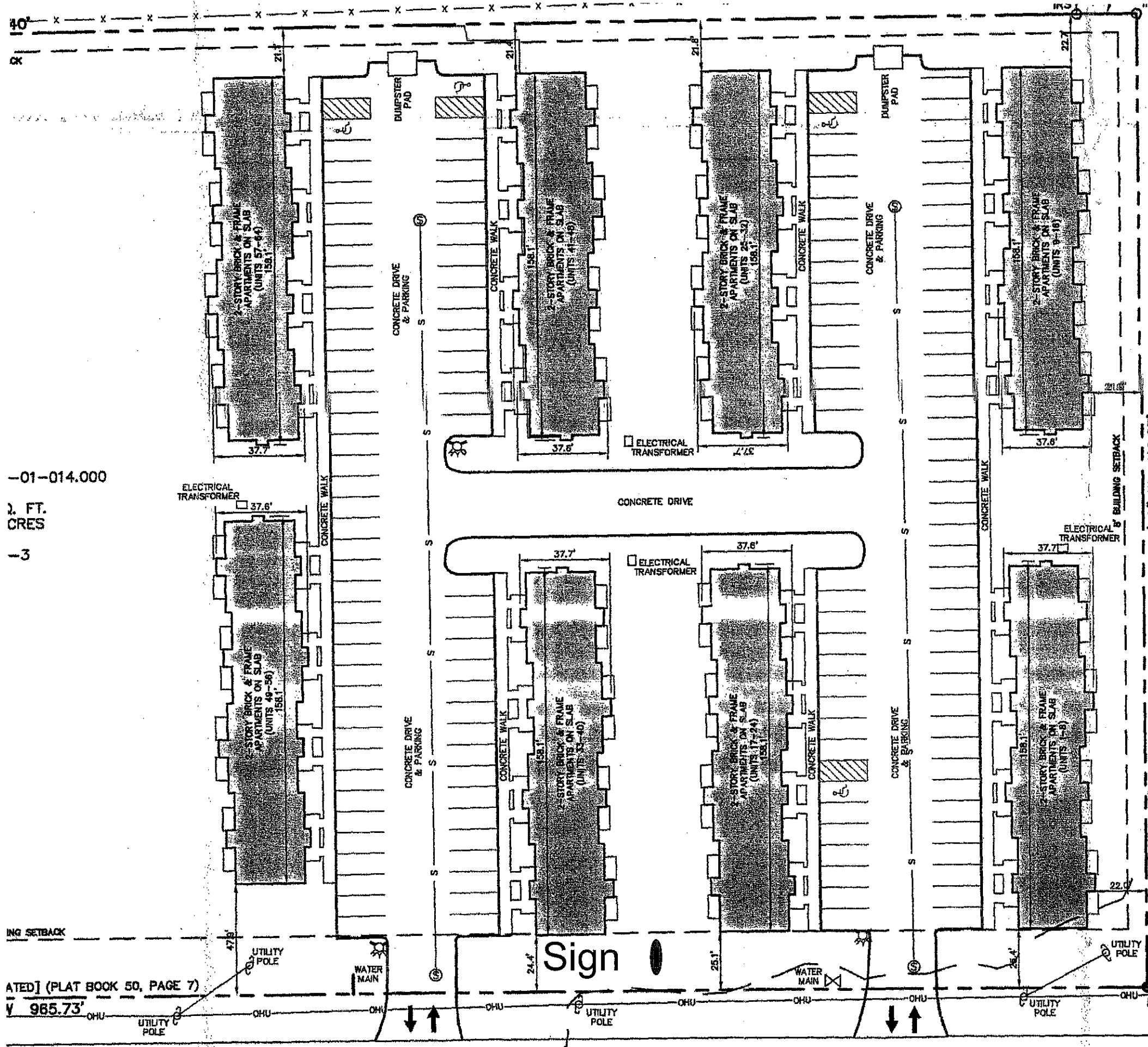
By Graphic Plotting only, this property is in Zone "X" of the Flood Insurance
Rate Map, Community Panel No. 28047C0289G, revision date June 18, 2009.
Check with Building Official for community determined base flood elevation.
Exact designation can only be determined by an Elevation Certificate. The
above 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/DFIRM map with NFIP Specialist in Planning Department.

LEGAL DESCRIPTION PER SURVEY:

A parcel of land situated and being located in Lots 3, 4, and 5, LINDH ROAD SUBDIVISION and in the Southwest ¼ of the Southeast ¼ and the Northwest ¼ of the Southeast ¼ of Section 29, Township 7 South, Range 10 West, City of Gulfport, First Judicial District of Harrison County, Mississippi and being more particularly described as follows, to-wit:

Commencing at the corner common to Sections 20, 21, 28 and 29, Township 7 South, Range 10 West; thence run West 2,648.61 feet; thence run South 3,699.78 feet to a point on the eastern margin of Lindh Road for the Point of Beginning of the parcel being surveyed.





-01-014.000
 1. FT.
 CRES
 -3

PROPERTY OF
 FIRST BANK ASSETS, LLC
 PARCEL NO. 0908D-01-013.000

ING SETBACK

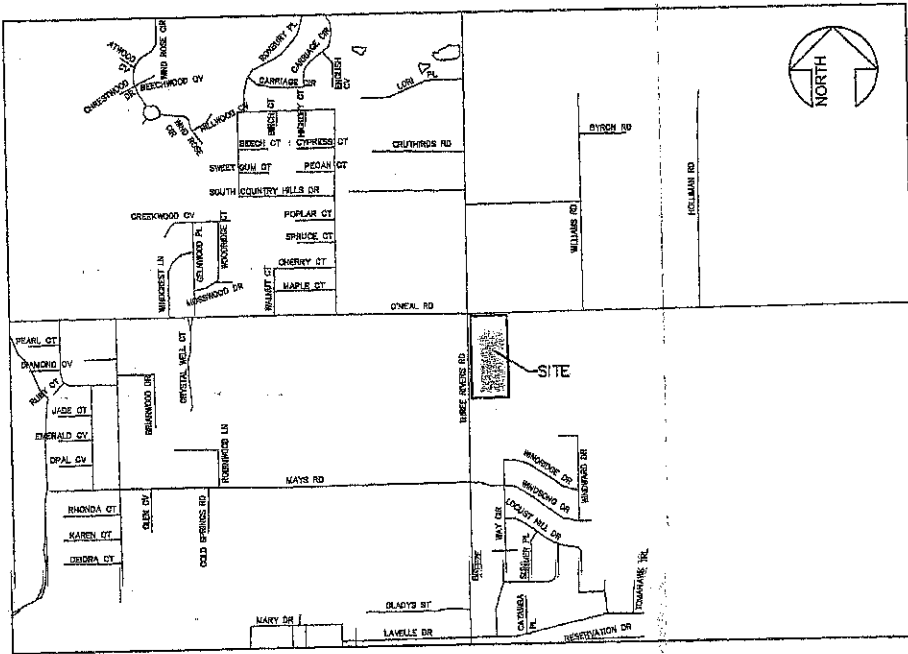
ATED] (PLAT BOOK 50, PAGE 7)

V 985.73'

VERS ROAD (A PUBLIC RIGHT-OF-WAY) SURVEY

ZONE X
 ZONE AE
 [EL 51]

NOTES:



VICINITY MAP
SCALE: 1" = 1000'±

- IFF = IRON PIPE FOUND
- IFF = IRON ROD FOUND
- IRS = IRON ROD SET
- ⊙ = SEWER MANHOLE
- ⋈ = FIRE HYDRANT
- X— = FENCE LINE
- OH— = OVERHEAD UTILITY LINE
- S— = SEWER LINE

PROPERTY OF
RAY BROADUS, SR.
PARCEL NO. 0908D-01-013.002

LEGAL DESCRIPTION: PER TITLE COMMITMENT

A parcel of land situated and being located in the Northwest ¼ of the Northwest ¼ of Section 2, Township 7 South, Range 11 West, City of Gulfport, First Judicial District of Harrison County, Mississippi and being more particularly described as follows, to-wit:

Beginning at the intersection of the easterly margin of Three Rivers Road with the southerly margin of O'Neal Road; thence run North 89 degrees 18 minutes 56 seconds East 410.36 feet along the southerly margin of O'Neal Road; thence run South 00 degrees 37 minutes 18 seconds East 942.40 feet; thence run South 00 degrees 22 minutes 58 seconds East 25.56 feet; thence run South 89 degrees 37 minutes 38 seconds West 418.97 feet to the easterly margin of Three Rivers Road; thence run North 00 degrees 06 minutes 15 seconds West 985.73 feet along the easterly margin of Three Rivers Road to the Point of Beginning.

To (i) Ashton Apartment Partners, LLC, a Delaware limited liability company, (ii) Fannie Mae and Dougherty Mortgage LLC, a Delaware limited liability company, and their successors and assigns, (iii) First American Title Insurance Company, (iv) MACSTAM Title Company, LLC, and their successors and assigns:

This is to CERTIFY that this map or plot and the survey on which it is based were made in accordance with the 2011 "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA, ACSM and NSPS, and includes Items 1, 2, 3, 4, 6(a), 6(b), 7(a), 8, 9, 10, 11(a), 11(b), 13, 16, and 20 of Table A thereof. The field work was completed on February 4, 2015.

Michael Cassidy
MICHAEL CASSADY, PLS #1629
Dated: March 13, 2013
Revised: March 20, 2013
Revised: February 4, 2015
Revised February 20, 2015

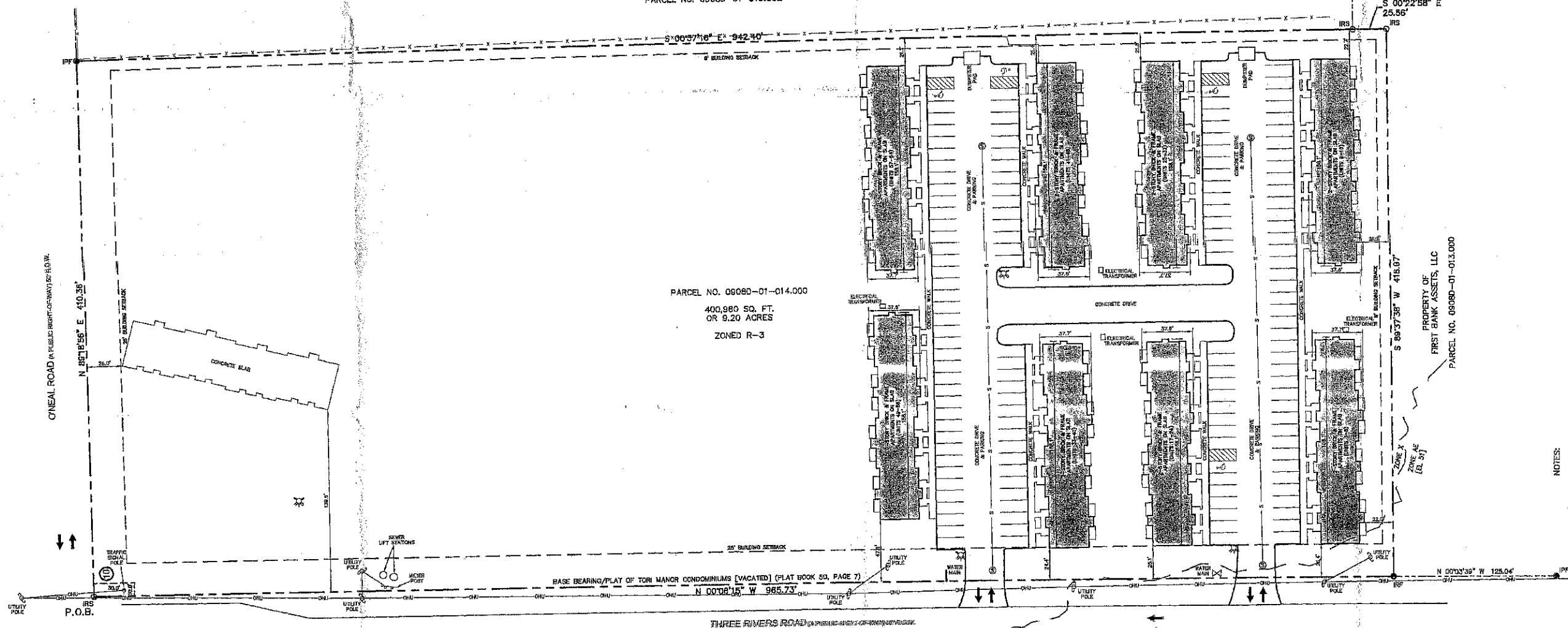


REGULAR PARKING SPACES 141
HANDICAPPED PARKING SPACES 4
TOTAL PARKING SPACES 145

NOTES WITH RESPECT TO ITEMS IN SCHEDULE B-SECTION 2 EXCEPTIONS:
FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. 017387, DATED JANUARY 26, 2015

8. RIGHT-OF-WAY EASEMENT FOR UNDERGROUND POWER LINES IN FAVOR OF COAST ELECTRIC POWER ASSOCIATION, DATED: OCTOBER 30, 2007 AND RECORDED AS INSTRUMENT NO. 2007-11388-D-J1. BLANKET EASEMENT. NOT PLOTTABLE.
9. EASEMENT IN FAVOR OF COAST ELECTRIC POWER ASSOCIATION, DATED: OCTOBER 30, 2007 AND RECORDED AS INSTRUMENT NO. 2008-539-D-J1. BLANKET EASEMENT. NOT PLOTTABLE.
10. EASEMENT IN FAVOR OF CITY OF GULFPORT FOR TRAFFIC SIGNAL, DATED: NOVEMBER 19, 2007 AND RECORDED AS INSTRUMENT NO. 2008-6898-D-J1. PLOTTED HEREON.

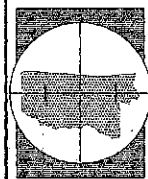
ITEMS 1 THROUGH 7 AND 11 THROUGH 13 ARE EITHER NOT APPLICABLE, DO NOT AFFECT SUBJECT PROPERTY OR ARE NOT PLOTTABLE.



NOTES:
THE TERMINATION AND RELEASE OF DECLARATION AND PLAN OF CONDOMINIUM FOR TORI MANOR CONDOMINIUMS, MAP NO. 0000000000, WAS VACATED PER INSTRUMENT NO. 2010-6522-D-J1 AT PLAT BOOK 63, PAGE 7. WAS VACATED PER INSTRUMENT NO. 2010-6522-D-J1.
THERE IS NO OBSERVABLE EVIDENCE OF CEMETERIES OR SIGNIFICANT OBSERVATIONS NOT OTHERWISE DEFINED.

REVISIONS		
Revised	Date	By

CASSADY & ASSOCIATES, INC.
E. Patrick Cassidy - 1912-1991 June 1917 J. Michael Cassidy, PLS
1714 22nd Avenue Gulfport, Mississippi 39501
Phone (228) 895-7155 Fax (228) 895-9405
Post Office Box 7301 E-Mail: surveys@cassadyassociates.com



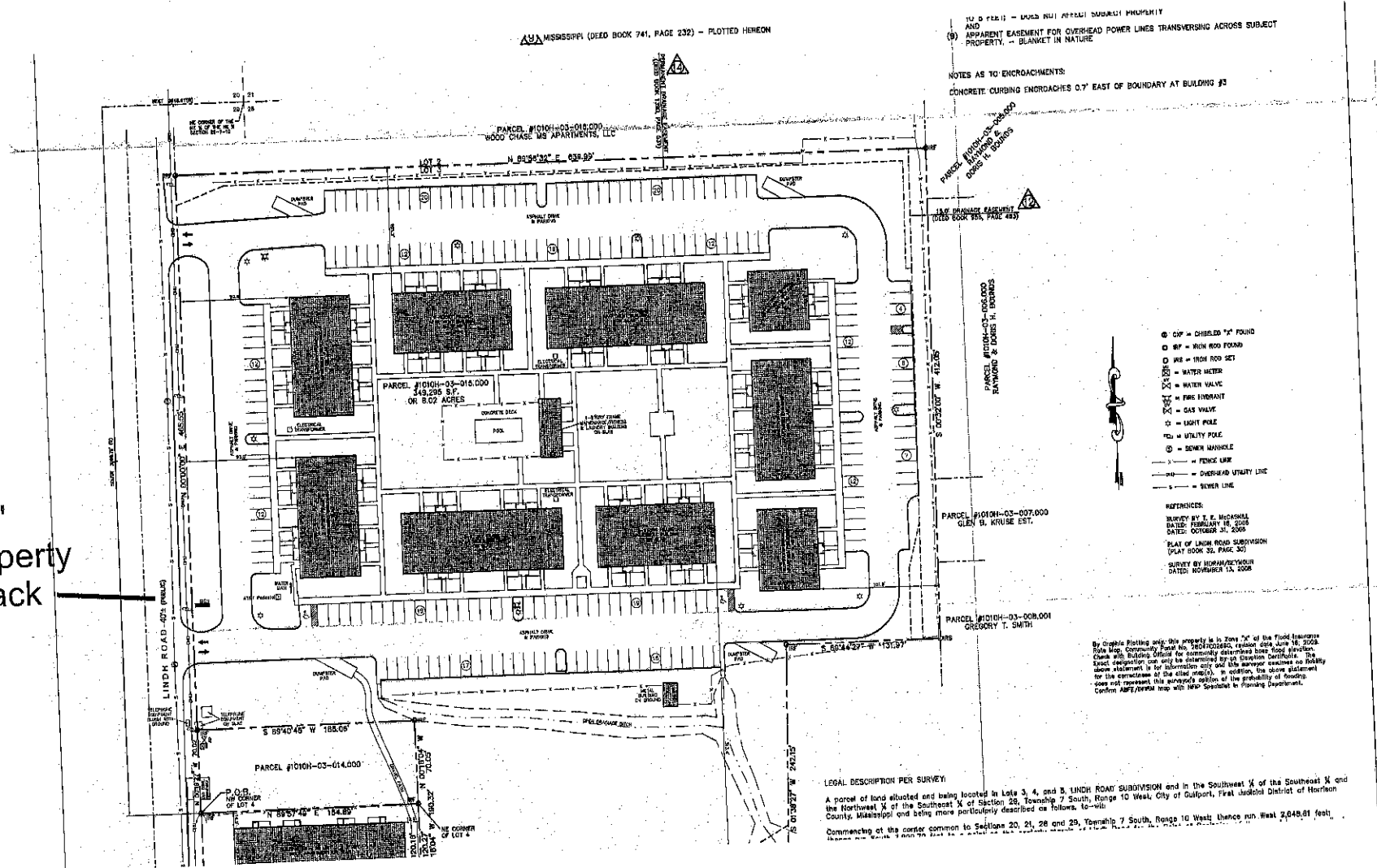
Ashton Bay Apartments
#12450 Three Rivers Road
Gulfport, Mississippi
ALTA/ACSM Land Title Survey

Drawn By	JET
Checked By	JMC
Date	03/13/13
Scale	1"=40'
Job No.	11642-13

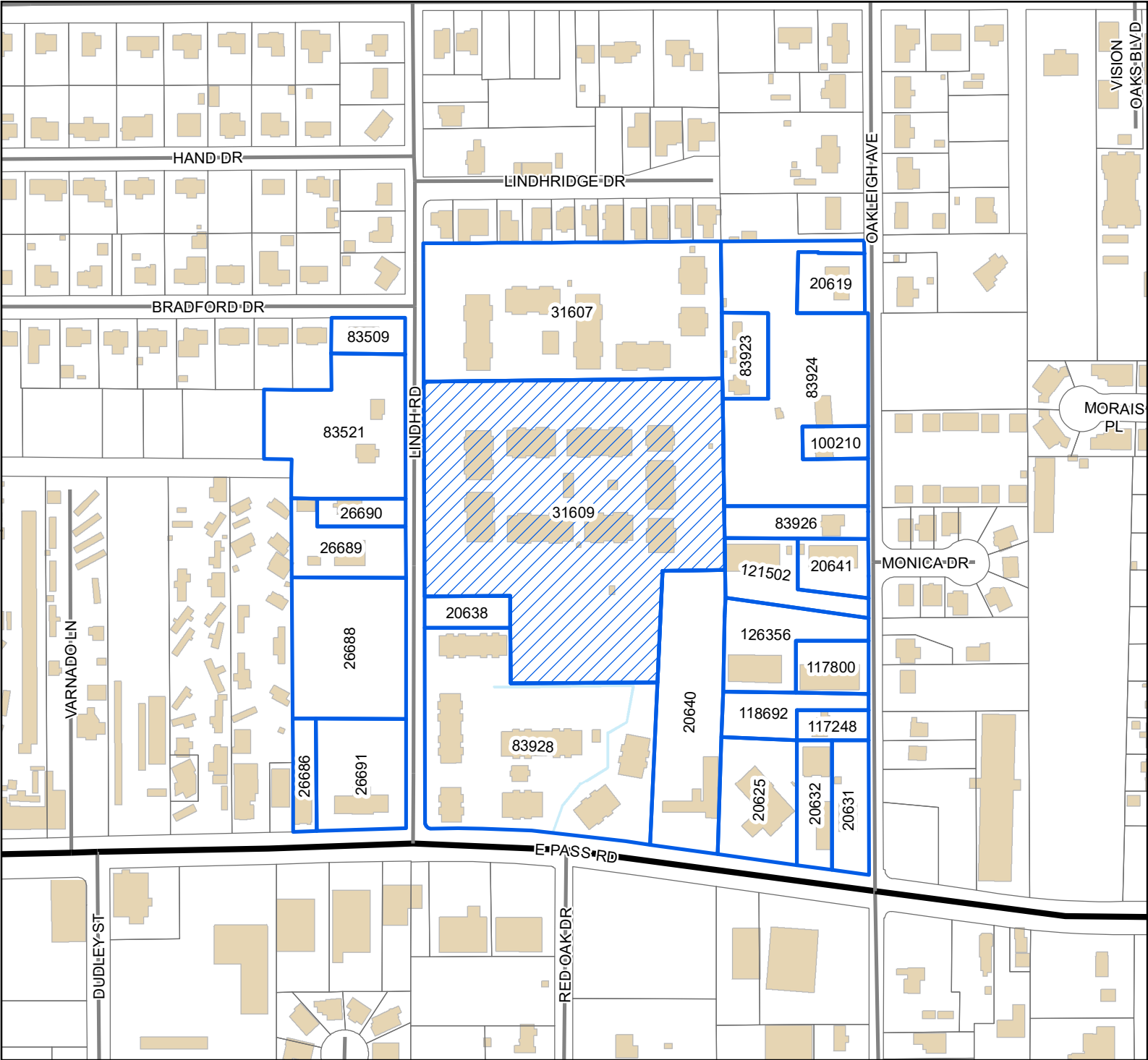
Sheet 1 of 1

1164213.cmg

New sign to
replace existing
Must maintain 12'
setback from property
lines and 5' setback
from structures.

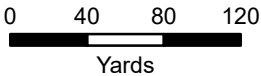


Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y				1500 AVENUE OF THE STATES STE			
			JOE BERNSTEIN (OWNER)	414	LAKEWOOD	NJ	08701
			CITY SIGN CONTRACTORS (AGENT)	65 BONWOOD DRIVE	JACKSON	TN	38301
			Adjacent Property Owners (2309ARC014)				
	26686	1010G-02-017.000	CARR GLORIA ANN -L/E-	2138 DRIFTWOOD DR	BILOXI	MS	39531
	26691	1010G-02-016.000	NGUYEN MINH ETAL	2090 E PASS ROAD	GULFPORT	MS	39507
	100210	1010H-03-006.001	BOUNDS DORIS HOLLOWAY- -ESTATE-	2494 PROVENCE PL	BILOXI	MS	39531
	20640	1010H-03-012.000	COASTAL CAR WASH OF THE SOUTH LLC	P O BOX 962	LONG BEACH	MS	39560
	26688	1010G-02-015.000	DALEY PROPERTIES LLC	911 WINBORN CHAPEL RD	LUCEDALE	MS	39452
	20625	1010H-03-009.000	ROSS-FIELD DIANE E	29 OLD OAK LN	GULFPORT	MS	39503
	20631	1010H-03-010.000	GBY DEVELOPMENT LLC	2368 PASS RD	BILOXI	MS	39531
	20632	1010H-03-011.000	GONZALES JOE & KOPSZYWA DIANNA	2170 E PASS RD	GULFPORT	MS	39507
	126356	1010H-03-009.004	SMITH GREGORY T	P O BOX 7704	GULFPORT	MS	39504
	26690	1010G-02-013.000	JOHNSON GREGORY & CHRISTI	805 LINDH RD	GULFPORT	MS	39507
	117248	1010H-03-009.001	FIELD DIANE ROSS	2160 EAST PASS RD	GULFPORT	MS	39507
	20619	1010H-03-004.000	MCKINNIS JOSEPH & BRENDA	919 OAKLEIGH AVE	GULFPORT	MS	39507
	83521	1010G-02-012.000	JOHNSON CHRISTI LYNN -L/E-	813 LINDH RD	GULFPORT	MS	39507
	31607	1010H-03-016.000	MAGNOLIA 880 LLC	C/O DENIS LEMIRE	CHEYENNE	WY	82001
	26689	1010G-02-014.000	HUDSON ROY D	751 LINDH ROAD	GULFPORT	MS	39507
	83928	1010H-03-013.000	GULF POINTE CH LLC	4706 18TH AVE	BROOKLYN	NY	11204
	83926	1010H-03-007.000	FENTON SARAH GLEN ETAL	811 OAKLEIGH AVE	GULFPORT	MS	39507
	83509	1010G-02-001.000	2049 BRADFORD LLC	1 NOTTINGHAM CIRCLE	GULFPORT	MS	39503



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.

MEMORANDUM

To: City of Gulfport Planning Commission

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

Date of Hearing: September 14, 2023

Re: Architectural Review Committee 2309ARC015:

Architectural Review Committee 2309ARC015, by agent Kenneth Michael, is seeking approval for a new freestanding ground sign at Tax Parcel 0908D-01-014.000, 12450 Three Rivers Road, Zoned R-3 (General Residence), Ward 6

Technical Report

ARCHITECTURAL REVIEW COMMITTEE

GENERAL INFORMATION

Case File Number: 2309ARC015

Hearing Date: September 14, 2023

Current Zoning/Use: R-3 / multi-family

Legal: Architectural Review Committee 2309ARC015, by agent Kenneth Michael, is seeking approval for a new freestanding ground sign at Tax Parcel 0908D-01-014.000, 12450 Three Rivers Road, Zoned R-3 (General Residence), Ward 6

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. Setbacks for this type of sign are ten-feet (10-feet) from front property line; five-feet (5ft) from the rear and five (5-ft) from the side 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.

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.

Conditions for freestanding sign are identified in Appendix A, Article IV. Sec 9, 9-90, (a-f) (1-4)

EXECUTIVE SUMMARY

The applicant is updating an existing sign for a multi-family apartment complex. The proposed freestanding sign with the monument design is located on Three Rivers Road. The sign presented does meet the requirements for material, square footage and letter height. It would be in harmony with existing signs in the area.

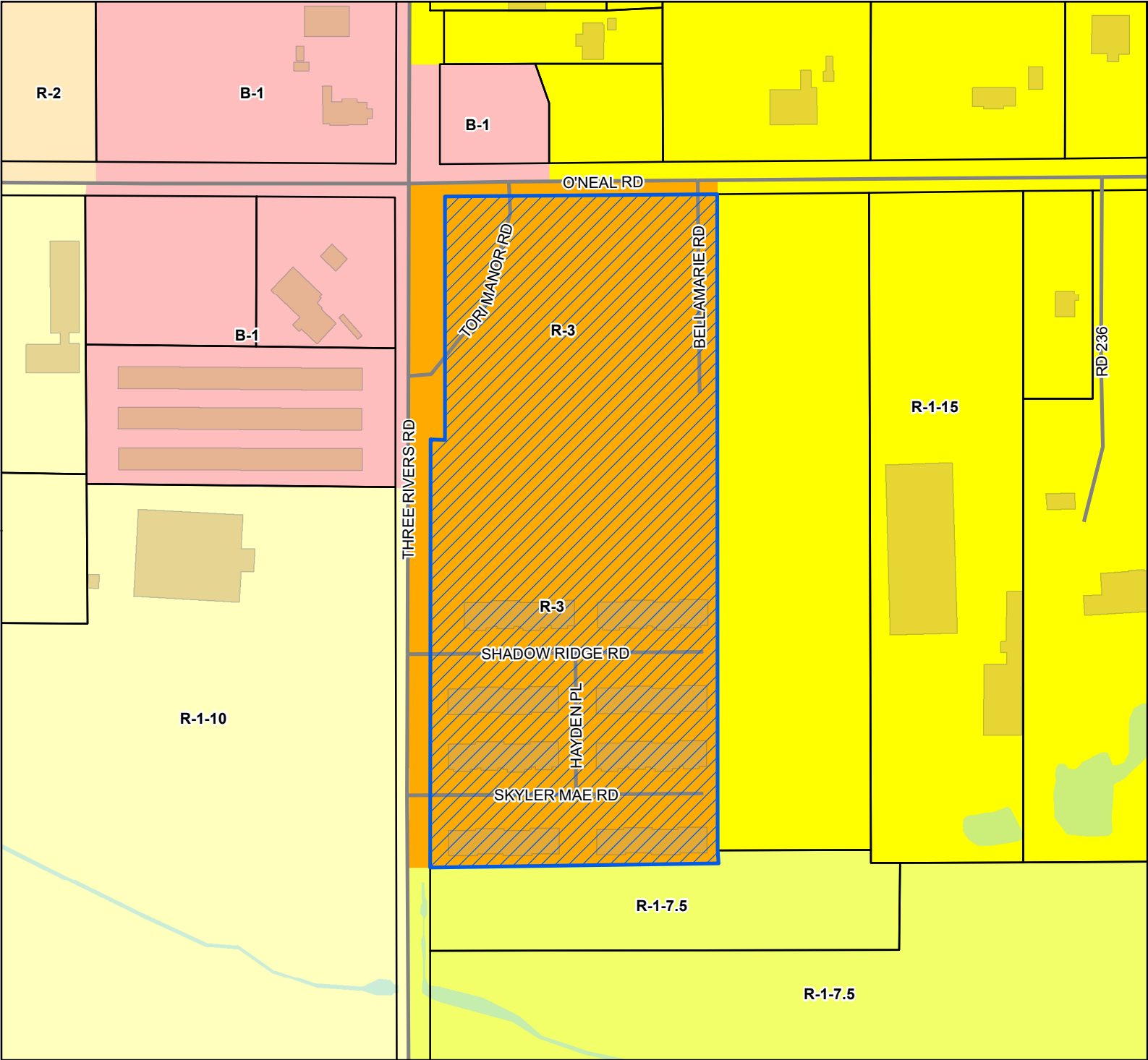
Technical Report
ARCHITECTURAL REVIEW COMMITTEE

DIRECTOR APPROVAL

This report has been reviewed and approved by:

A handwritten signature in blue ink, appearing to read "Greg S. 12", written over a horizontal line.

Greg Holmes
Director of Urban Development Department



Legend

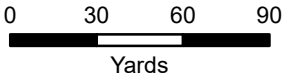
- Site
- Street
- Parcels
- Buildings
- Water Features

Zoning

- B-1 - Neighborhood Business District
- R-1-10 - Single Family Residence (Low Density)
- R-1-15 - Single Family Residence District (Low Density)
- R-1-7.5 - Single Family Residence District (Low Density)
- R-2 - Single Family Residence District (Medium Density)
- R-3 - General Residence (High Density)

Site Information

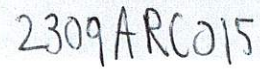
0908D-01-014.000
Zoning: R-3 (General Residence)
Size: 9.1 acres
Flood: X



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.



OWNER:

Mr. Allen Eli Feller

Printed Name of Owner

1500 Ave of the states

Mailing Address

Lakewood NS 08701

City

State

Zip Code

AGENT:

Kenneth Michael Kent Miller City Sign Contractors, LLC

Printed Name of Agent

65 Bonwood Dr

Mailing Address

Jackson TN 38301

City

State

Zip Code

Name of Owner (PRINT) _____

Address (Street, City, State, Zip Code) _____

Phone (Home) _____ (Work) _____ (Cell) _____

Tax Parcel Number(s) Owned: _____

Signature: _____

Name of Owner (PRINT) _____

Address (Street, City, State, Zip Code) _____

Phone (Home) _____ (Work) _____ (Cell) _____

Tax Parcel Number(s) Owned: _____

Signature: _____

Name of Owner (PRINT) _____

Address (Street, City, State, Zip Code) _____

Phone (Home) _____ (Work) _____ (Cell) _____

Tax Parcel Number(s) Owned: _____

Signature: _____

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:

K.M. **Page one of this application**, completed and signed.

K.M. **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 about 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.

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

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

K.M. 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**.

K.M. An **affidavit** stating the request is not in violation of restrictive or protective.

K.M. **State hardship of why design standards cannot be met** individually and throughly as a separate attachment

I the owner/agent acknowledge this is a complete application





Covenant Affidavit

I, Kenneth Michael, being owner or agent of the property 09080-01-014.000
PRINT NAME PRIMARY ADDRESS OR PARCEL

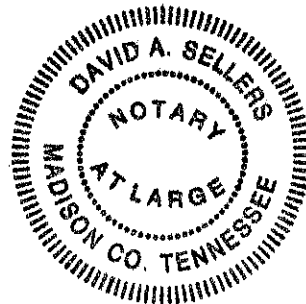
which is the subject of this application, hereby state that this variance request is not in violation of any restrictive or protective covenants.

Kenneth Michael 8/31/2023
Signature Date

State of Tennessee / Madison County
~~STATE OF MISSISSIPPI / COUNTY OF HARRISON~~

Given under my hand and seal of office this the 31st day of August, 20 23

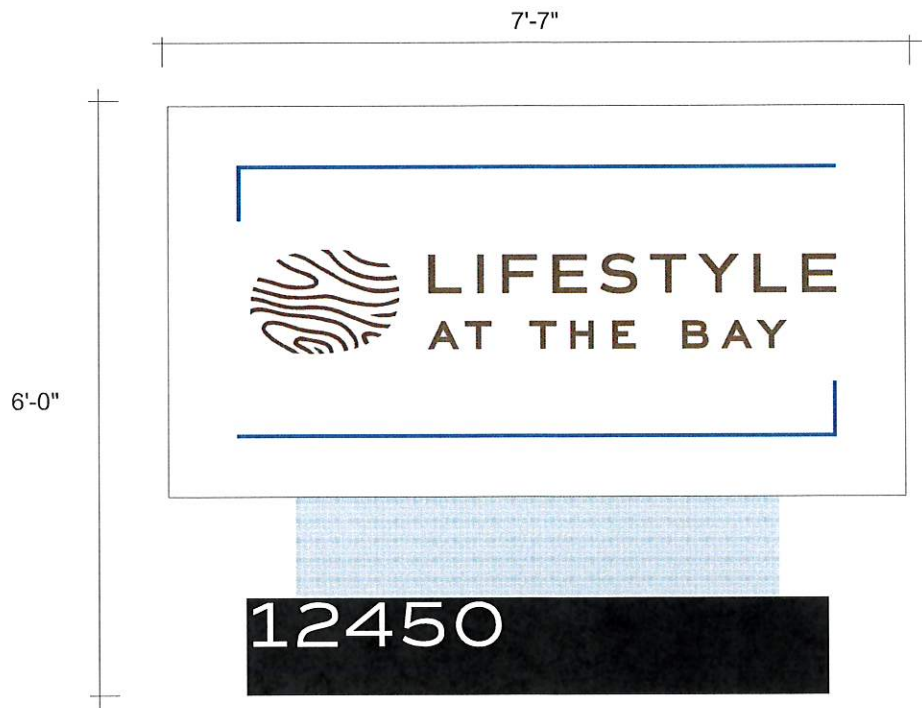
David A. Sellers
Notary Public



1/24/2024
Commission Expiration

At Lifestyle at the Bay, 12450 Three rivers road we have shown 2 slightly different designs. 1 with a maximum of 6' in height and the second with a 6" cap to meet the design criteria that ends up slightly over 6'. We are trying to keep the live area of the sign as large as possible while reasonably staying within or close to guidelines.

Option A to maintain 6 foot maximum height



aluminum frame and cabinet double face
routed faces
backed with flat acrylic and vinyl
illuminated and UL listed
decorative pole cover with vinyl address

minimum 12' setback from property lines
utilize existing landscaping plants if possible

Option A to maintain
6' maximum height

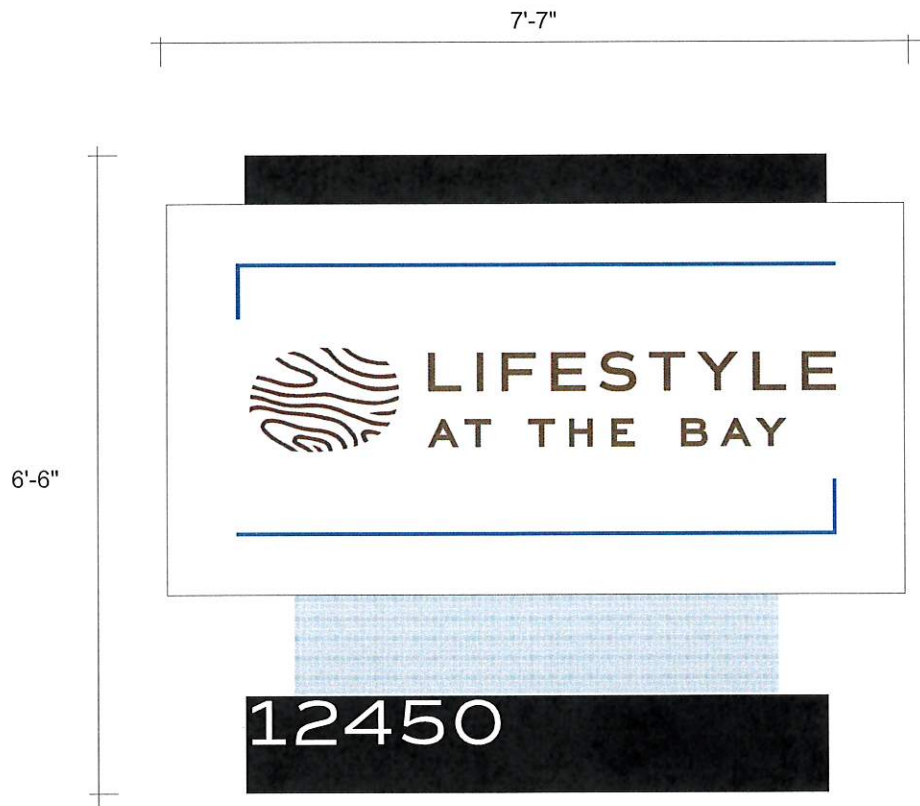


drawn by: K.M.
date: 05/01/2023
drawing #: LPM0501231rev3

CITY SIGNS
65 Bonwood Drive
Jackson, TN 38301
731-424-5551
Fax: 731-427-9096

Approved by: _____

Option B to meet design criteria



aluminum frame and cabinet double face
routed faces
backed with flat acrylic and vinyl
illuminated and UL listed
decorative pole cover with vinyl address

minimum 12' setback from property lines
utilize existing landscaping plants if possible

Option B to meet
design criteria

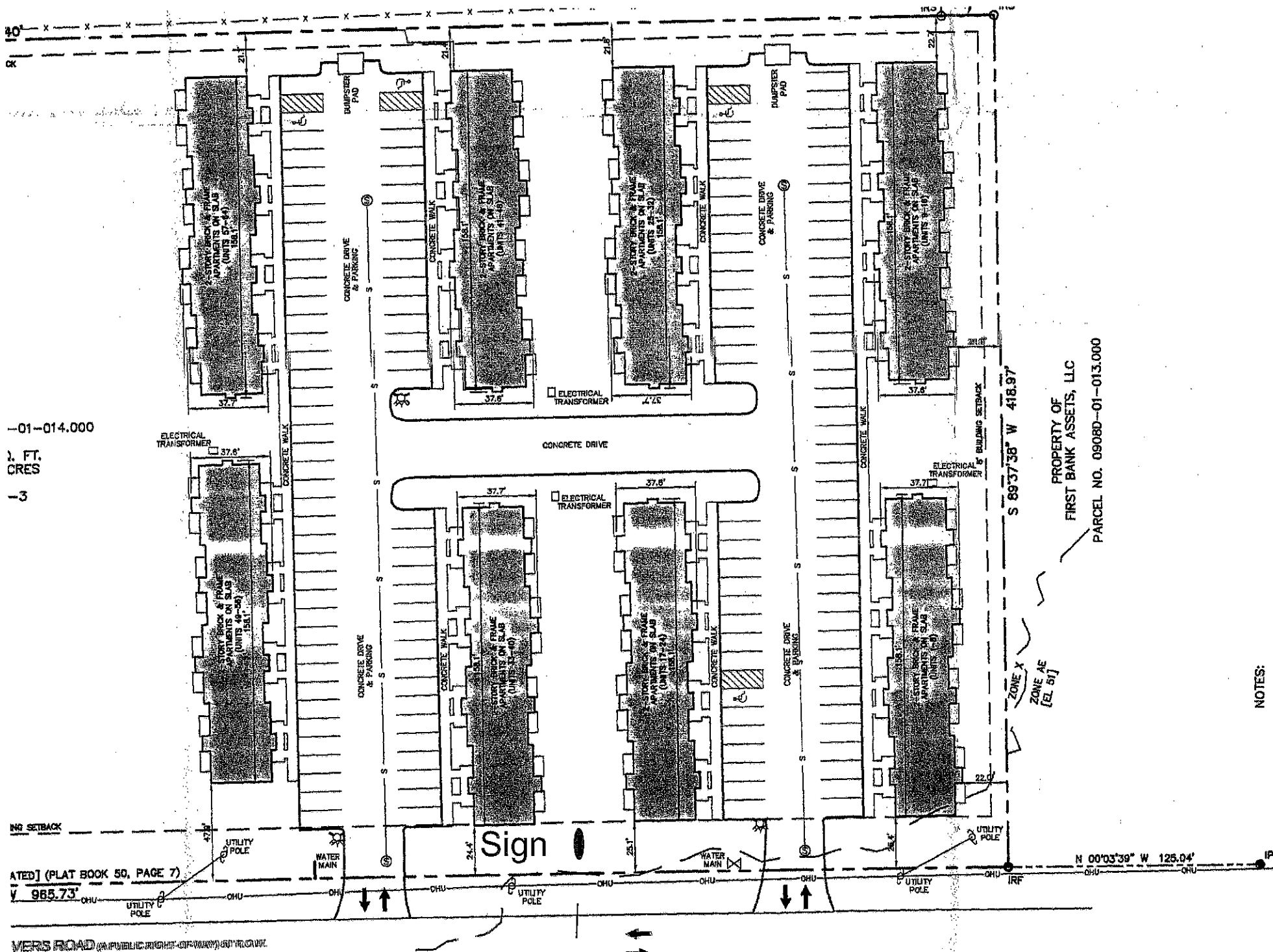


drawn by: K.M.
date: 05/01/2023
drawing #: LPM0501231rev3-3

CITY SIGNS
65 Bonwood Drive
Jackson, TN 38301
731-424-5551
Fax: 731-427-9096

Approved by: _____





-01-014.000

1. FT.
CRES

-3

ING SETBACK

ATED] (PLAT BOOK 50, PAGE 7)

V 985.73'

VERS ROAD (A PUBLIC RIGHT-OF-WAY) CITY OF TOWN

Sign

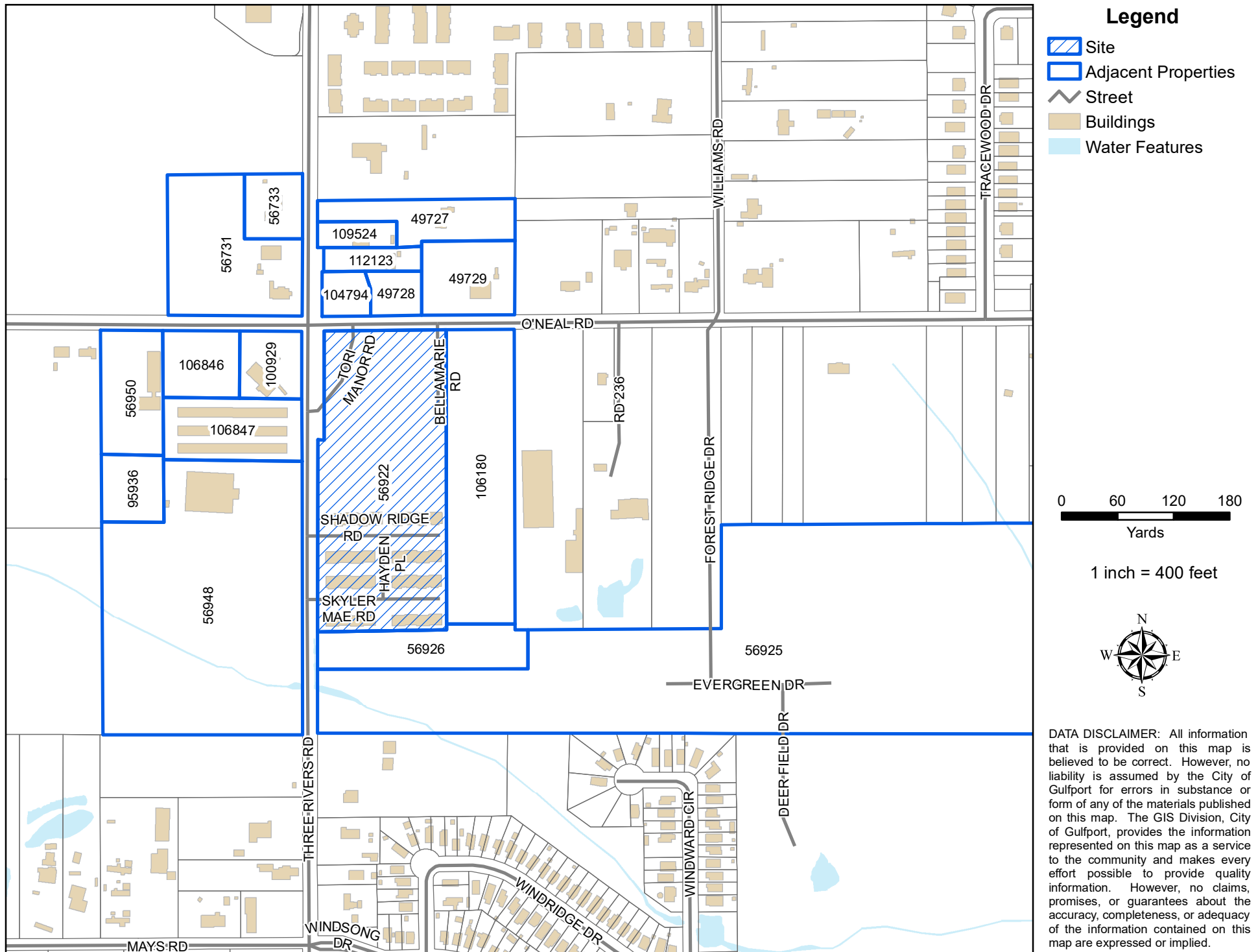
New sign to
replace existing
Must maintain 12'
setback from property
lines and 5' setback
from structures.

PROPERTY OF
FIRST BANK ASSETS, LLC
PARCEL NO. 0908D-01-013.000

ZONE X
ZONE AE
[EL 51]

NOTES:

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y			JOE BERNSTEIN (OWNER)	1500 AVENUE OF THE STATES	LAKEWOOD	NJ	08701
			CITY SIGN CONTRACTORS	65 BONWOOD DRIVE	JACKSON	TN	38301
			Adjacent Property Owners (2309ARC115)				
104794	0907M-02-015.002		HARRINGTON RICHARD DANIEL	12515 THREE RIVERS RD	GULFPORT	MS	39503
56731	0807P-01-025.000		FREE CHURCH OF GOD	13013 THREE RIVERS RD	GULFPORT	MS	39503
56926	0908D-01-013.000		FLORENCE GARDENS LLC	12321 PRESERVATION DR	GULFPORT	MS	39503
49729	0907M-02-012.000		CUINGTON JAMES L	13480 O'NEAL RD	GULFPORT	MS	39503
49727	0907M-02-016.000		FITZGERALD SHIRLEY	13030 THREE RIVERS RD	GULFPORT	MS	39503
106180	0908D-01-013.002		BROADUS LINDA JARRARD	18653 HWY 67	BILOXI	MS	39532
100929	0808A-01-001.002		MOUNTAIN PORTFOLIO OWNER ALARMS LLC	30 N LASALLE ST, STE 4140	CHICAGO	IL	60602
106847	0808A-01-001.003		RED DOT STORAGE 124 LLC	248 CENTENNIAL PKWY STE #100	LOUISVILLE	CO	80027
56733	0807P-01-024.000		STIVER ROBERT S & MARY L	13041 THREE RIVERS RD	GULFPORT	MS	39503
95936	0808A-01-001.001		BAPTIST MISSIONARY ASSC MS-TRUSTEES	4226 HWY 15 NORTH	LAUREL	MS	39440
109524	0907M-02-015.003		WILSON DAVID I & BARBARA J	13028 THREE RIVERS RD	GULFPORT	MS	39503
112123	0907M-02-015.004		TAYLOR TILISHA D	13022 THREE RIVERS RD	GULFPORT	MS	39503
49728	0907M-02-015.000		TAYLOR TILISHA D	13022 THREE RIVER RD	GULFPORT	MS	39503
56948	0808A-01-001.000		DESTINY CHURCH INC	12401 THREE RIVERS RD	GULFPORT	MS	39503
56922	0908D-01-014.000		ASHTON BAY CW LLC	C/O READ PROPERTY GROUP LLC	BROOKLYN	NY	11204



MEMORANDUM

To: City of Gulfport Planning Commission

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

Date of Hearing: September 14, 2023

Re: Architectural Review Committee Permits