

AGENDA
GULFPORT CITY PLANNING COMMISSION MEETING
CITY HALL COUNCIL CHAMBERS
THURSDAY, NOVEMBER 16, 2023 AT 4:30 PM

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

F1. Planning Commission Meeting - October 26, 2023

G. Announcements

G1. If you are aggrieved by a vote of the Planning Commission, see below.

DECISION ITEMS: Except as noted below, items listed on this agenda as “Decision Items” may be appealed to the Gulfport City Council as follows: Any person or any officer, department or agency of the City aggrieved by a decision of the Planning Commission may, within fifteen (15) days thereafter, appeal therefore to the Gulfport City Council by submitting to the Planning Commission (Department of Urban Development – Planning Division) a written notice of appeal specifying the decision from which the appeal is taken. In the case of such appeal, the Planning Commission shall cause a transcript of the proceedings in the case to be certified to the City Council, and the matter will be heard on said transcripts. The filing fee for an appeal is based on the actual cost of the required official transcript and any related miscellaneous charges.

Exception: The disapproval of a general subdivision plan may be appealed by the subdivider by submitting to the Planning Commission and the Mayor and City Council a written notice of appeal. Upon receipt of notice of appeal, the planning commission shall transmit to the City Council a certified copy of the proceedings upon which the appeal is taken. The City Council may overrule such disapproval by a recorded vote of not less than 2/3 of its entire membership. No other right of appeal exists as to action taken by the Planning Commission on a general subdivision plan. The City Council hearing is not limited to the record created before the Planning Commission.

RECOMMENDATION ITEMS: As to items listed on this agenda as “Recommendation

Items”, the recommendation of the Planning Commission, whether to approve (with or without condition) or disapprove, will automatically be submitted to the City Council by the Department of Urban Development – Planning Division, and the item (except recommendations on Final Plats which are not so limited) will be considered by the City Council on the record created before the Planning Commission. It is not necessary to file anything with the Planning Commission in order to have the matter heard by the City Council.

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

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

H. Hearing of Cases

H1. Planning Commission Decision

1. Planning Commission Approval 2310PC117:(Tabled due to applicant not being present at meeting)

Planning Commission Approval 2310PC117, by agent Shakemia Hughey, is seeking approval for an administrative office for online wig sales as a home occupation, Tax Parcel 0807M-03-005.002, 13051 Andy Drive Apartment B, Zoned R-1-10 (Single-family), Ward 7

2. Planning Commission Approval 2311PC131:

Planning Commission Approval 2311PC131, by owner Lincoln Allen, is seeking approval to use lots towards rear of the property for storage of portable storage units, Tax Parcels 0811H-02-035.000, 0811H-02-035.001, 2210 Pass Road, Zoned B-2 (General-business), Ward 3

3. Planning Commission Approval 2311PC133:

Planning Commission Approval 2311PC133, by agent Jeff Burkhalter, is seeking approval for a Medical Cannabis Dispensary use in a B-4 Zoning District within 500 feet of a residential use, Tax Parcel 0809K-01-001.009, 9471 Three Rivers Road Suite C-2, Zoned B-4 (Highway-business), Ward 3

H2. Planning Commission Recommendation

1. Zoning Map Amendment 2311PC132:

Zoning Map Amendment 2311PC132, by owner Sahara Gulf LLC, is requesting to rezone Tax Parcel 0911A-02-107.000 from T5 (Urban Center Zone) and T4+ (General Urban Zone "Plus") to T4+ (General Urban Zone "Plus"), 530 Beach Drive, Zoned T5 (Urban Center Zone), T4+ (General Urban Zone "Plus"), Ward 2

2. Zoning Map Amendment 2311PC134:

Zoning Map Amendment 2311PC134, by agent Tricia R. Perez, is requesting to rezone Tax Parcels 1010K-04-021.000, 1010K-04-010.000, and 1010K-04-006.000 to T4+ (General Urban Zone "Plus"), Zoned T3 (Sub-Urban Zone), T4+ (General Urban Zone "Plus"), and T4L (General Urban Zone "Limited"), Ward 2

I. Reports

J. Unfinished Business

K. Other Business

L. Adjournment

MINUTES
GULFPORT CITY PLANNING COMMISSION
Thursday, October 26, 2023, 4:30 P.M.
City Hall Council Chambers

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

BOARD MEMBERS PRESENT:

WM. PRINCE JONES
KEITH WILLIAMS
HAROLD SPANN
TIM DAIGLE JR
CHARLIE HEWES
BRYAN JACOBS
CHRIS ROMANO
DOUG HANCOCK

BOARD MEMBERS ABSENT:

VIRGINIA ADOLPH
BJ SELLERS

STAFF MEMBERS PRESENT:

GREG HOLMES
SU-LIN FEATHERSTON
LESLIE ERVIN
SAMUEL SWEETING

COURT REPORTER:

NORMA SOROE

E. **Confirmation of Agenda:**

F. **Adoption of Minutes:**

A motion by Mr. Daigle to approve Minutes of the **September 21, 2023**, meeting was seconded by Mr. Jones and carried.

G. **Hearing of Cases:**

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

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

G3. Routine Agenda

H1. Planning Commission Decisions

1. Planning Commission Approval 2310PC117:

Planning Commission Approval 2310PC117, by agent Shakemia Hughey, is seeking approval for an administrative office for online wig sales as a home occupation, Tax Parcel 0807M-03-005.002, 13051 Andy Drive Apartment B, Zoned R-1-10 (Single-family), Ward 7

Speaking for the Petition: None

Speaking against the Petition: None

Motion: Mr. Jones- to table until November meeting due to applicant not being present.

Second: Mr. Hancock

KEITH WILLIAMS	– Chairman -
VIRGINIA ADOLPH	– Absent
CHARLIE HEWES	– Yea
BJ SELLERS	– Absent
WM. PRINCE JONES	– Yea
DOUG HANCOCK	– Yea
BRYAN JACOBS	– Yea
TIM DAIGLE JR	– Yea
CHRIS ROMANO	– Yea
HAROLD SPANN	– Yea

Action: Motion Carried Unanimously

2. Planning Commission Approval 2310PC120:

Planning Commission Approval 2310PC120, by agent Belinda Bodie, is seeking approval for a small cell antenna to be placed on an existing stadium pole, Tax Parcel 0910P-04-001.000, 100 Perry Street, Zoned R-1-7.5 (Single-family), Ward 2

Speaking for the Petition: Belinda Bodie

Speaking against the Petition: None

Motion: Mr. Daigle- to approve the applicant's request

Second: Mr. Hancock

KEITH WILLIAMS	– Chairman -
VIRGINIA ADOLPH	– Absent
CHARLIE HEWES	– Yea
BJ SELLERS	– Absent
WM. PRINCE JONES	– Yea
DOUG HANCOCK	– Yea
BRYAN JACOBS	– Yea
TIM DAIGLE JR	– Yea
CHRIS ROMANO	– Yea
HAROLD SPANN	– Yea

Action: Motion Carried Unanimously

3. Planning Commission Approval 2310PC124:

Planning Commission Approval 2310PC124, by agent Dana Diamond, is seeking approval for administrative office for a dog walking service as a home occupation, Tax Parcel 0910G-01-015.000, 14 Bayou View Drive, Zoned R-1-7.5 (Single-family), Ward 4

Speaking for the Petition: Dana Diamond

Speaking against the Petition: Linda Frazier

Motion: Mr. Spann- to approve the applicant's request

Second: Mr. Hancock

KEITH WILLIAMS	– Chairman -
VIRGINIA ADOLPH	– Absent
CHARLIE HEWES	– Yea
BJ SELLERS	– Absent
WM. PRINCE JONES	– Yea
DOUG HANCOCK	– Yea
BRYAN JACOBS	– Yea
TIM DAIGLE JR	– Yea
CHRIS ROMANO	– Yea
HAROLD SPANN	– Yea

Action: Motion Carried Unanimously

H2. Planning Commission Recommendation

1. Zoning Map Amendment 2310PC119:

Zoning Map Amendment 2310PC119, by owner Gregory Smith, tax parcel 1011D-01-002.000, Requests rezone from T6 (Urban Core Zone) to T4+ (General Urban Zone "Plus"), 1227 Ocean Drive, Ward 2

Speaking for the Petition: Monica Triplett

Speaking against the Petition: None

Motion: Mr. Hewes- to approve the applicant's request

Second: Mr. Hancock

KEITH WILLIAMS	– Chairman -
VIRGINIA ADOLPH	– Absent
CHARLIE HEWES	– Yea
BJ SELLERS	– Absent
WM. PRINCE JONES	– Yea
DOUG HANCOCK	– Yea
BRYAN JACOBS	– Yea
TIM DAIGLE JR	– Yea
CHRIS ROMANO	– Yea
HAROLD SPANN	– Yea

Action: Motion Carried Unanimously

2. Zoning Map Amendment 2310PC123:

Zoning Map Amendment 2310PC123, by agent Lynn Meadows Discovery Center, tax parcel 0911A-02-050.001, Requests rezone from T4L (General Urban Zone "Limited") to T4+ (General Urban Zone "Plus"), Dolan Ave, Ward 2

Speaking for the Petition: Cindy DeFrances, Adam Harris, Erica Moore, Lea Bellon

Speaking against the Petition: None

Motion: Mr. Hancock- to approve the applicant's request

Second: Mr. Daigle

KEITH WILLIAMS	– Chairman -
VIRGINIA ADOLPH	– Absent
CHARLIE HEWES	– Yea
BJ SELLERS	– Absent
WM. PRINCE JONES	– Yea
DOUG HANCOCK	– Yea
BRYAN JACOBS	– Recused Self
TIM DAIGLE JR	– Yea
CHRIS ROMANO	– Yea
HAROLD SPANN	– Yea

Action: Motion Carried Unanimously

3. Zoning Text Amendment 2301PC008:

Zoning Text Amendment 2301PC008, by City of Gulfport, amendments to the Accessory Building Ordinance Sec. IV. Supplementary regulations. (2) Accessory building; to consider changes to limitations on size, height, setbacks, number allowed, placement and definitions.

Speaking for the Petition: Su-Lin Featherston

Speaking against the Petition: None

Motion: Mr. Hancock- to approve the applicant's request

Second: Mr. Spann

KEITH WILLIAMS	– Chairman -
VIRGINIA ADOLPH	– Absent
CHARLIE HEWES	– Yea
BJ SELLERS	– Absent
WM. PRINCE JONES	– Yea
DOUG HANCOCK	– Yea
BRYAN JACOBS	– Yea
TIM DAIGLE JR	– Yea
CHRIS ROMANO	– Yea
HAROLD SPANN	– Yea

Action: Motion Carried Unanimously

I. Adjournment

There being no further business, a Motion was made by Mr. Spann to adjourn, seconded by Mr. Hancock and carried unanimously. The meeting adjourned at 5:02 pm.

William Prince Jones, Secretary

Date: _____

MEMORANDUM

To: City of Gulfport Planning Commission

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

Date of Hearing: November 16, 2023

Re: Planning Commission Decision

MEMORANDUM

To: City of Gulfport Planning Commission

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

Date of Hearing: November 16, 2023

Re: Planning Commission Approval 2310PC117:(Tabled due to applicant not being present at meeting)

Planning Commission Approval 2310PC117, by agent Shakemia Hughey, is seeking approval for an administrative office for online wig sales as a home occupation, Tax Parcel 0807M-03-005.002, 13051 Andy Drive Apartment B, Zoned R-1-10 (Single-family), Ward 7

Technical Report

PLANNING COMMISSION APPROVAL

GENERAL INFORMATION

Case File Number: 2310PC117

Hearing Date: November 16, 2023

Current Zoning/Use: R-1-10 / Pre-existing Duplex Use

Legal: Planning Commission Approval 2310PC117, by agent Shakemia Hughey, is seeking approval for an administrative office for online wig sales as a home occupation, Tax Parcel 0807M-03-005.002, 13051 Andy Drive Apartment B, Zoned R-1-10 (Single-family), Ward 7

TECHNICAL DETAILS

Applicant is seeking approval for an administrative office for online wig sales as a home occupation. Applicant has stated that there will be no visits from customers or clients at the residence.

Applicant has stated in the application that the sales for home occupation will be done online only, and product will not be sold on the premises. Product will be made at the residence and shipped through United States Postal Services on a bi-monthly basis, according to the applicant's business description. Applicant has stated that their business will be open 24 hours a day.

EXECUTIVE SUMMARY

The application meets the requirements for a home occupation business that requires Planning Commission Approval. The business described will have very little impact on the neighborhood.

Any approval should consider these conditions:

1. Approval allows for an administrative office for online wig sales as a home occupation.

DEPARTMENTAL CONDITIONS

Engineering: No conditions. Memo dated 10/10/23.

Public Works: No conditions. Memo dated 10/10/23.

Traffic and Safety: No conditions. Memo dated 10/12/23.

Building Code Services: No conditions. Memo dated 10/06/16.

GIS: No conditions. Memo dated 10/09/23.

Police Department: No comment as of 10/13/23.

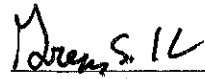
Technical Report
PLANNING COMMISSION APPROVAL

Fire Department: No conditions. Memo dated 10/06/23.

City Arborist: No conditions. Memo dated 10/06/23.

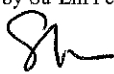
DIRECTOR APPROVAL

This report has been reviewed and approved by:



Greg Holmes

Director of Urban Development Department



Technical Report

PLANNING COMMISSION APPROVAL

GENERAL INFORMATION

Case File Number: 2310PC117

Hearing Date: October 26, 2023

Current Zoning/Use: R-1-10 / Pre-existing Duplex Use

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TECHNICAL DETAILS

Applicant is seeking approval for an administrative office for online wig sales as a home occupation. Applicant has stated that there will be no visits from customers or clients at the residence.

Applicant has stated in the application that the sales for home occupation will be done online only, and product will not be sold on the premises. Product will be made at the residence and shipped through United States Postal Services on a bi-monthly basis, according to the applicant's business description. Applicant has stated that their business will be open 24 hours a day.

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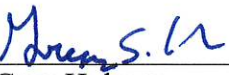
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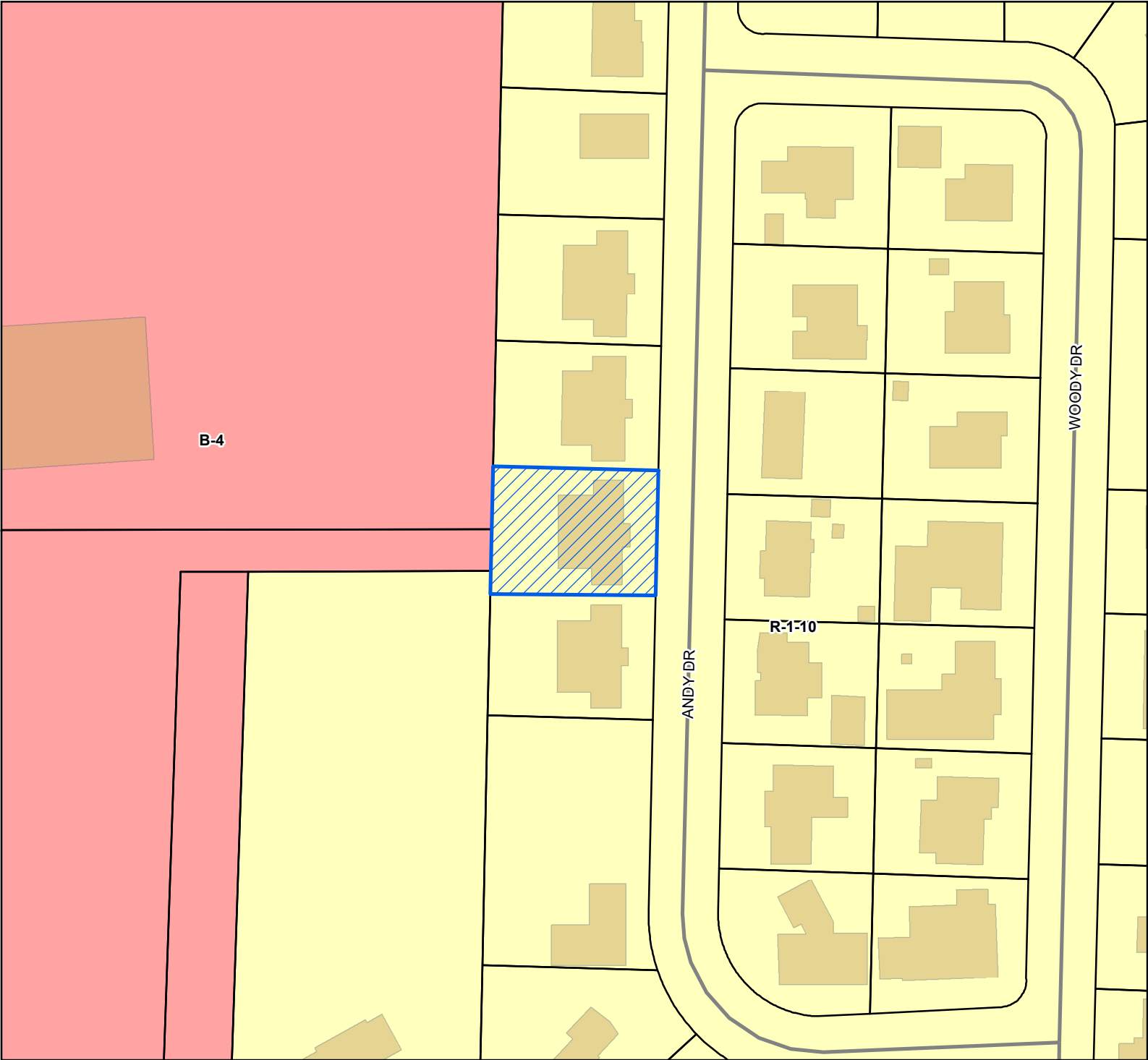
DIRECTOR APPROVAL

This report has been reviewed and approved by:



Greg Holmes
Director of Urban Development Department





Site

Street

Parcels

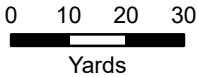
Buildings

Zoning

B-4 - Highway Business District

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

Site Information
0807M-03-005.002
Zoning: R-1-10 (Single-family)
Size: 10852.15 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.

A. No new access will be needed

B. Existing Utilities

C. Existing Utilities

D. Already Available

E. There are no community facilities around immediate

F. I will be shipping the Products twice a month

G. The Customers are not coming to the home I will only be shipping twice a month and everything will be sold online on my website www.kitchenaid.com.

CHECKLIST FOR HOME OCCUPATIONS

Owner's Name: Shakemia Hushey

Address: 13051 Andy Drive Apt B

Phone: (Home) 229-363-3080 (Work/Cell) 226-900-8971

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

Name of business or service to be used as home occupation: K INCH2

Nature of business: Haircare online.

Please fill in all the appropriate blanks:

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

Earlier than 8:00 a.m. _____

Give hours: 24hr

Later than 5:00 p.m.: _____

Give hours: _____

Method of conducting business:

Telephone: cell phone

Mail order: USPS

Personal computer: yes

Appointment: NO

Traffic generation:

Is there any delivery of goods or products to the residence yes

If so, specify the number and frequency of deliveries: Twice a Month

Describe size of vehicle making deliveries: USPS

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

N/A

Specify number and frequency of visits by clients and customers: None

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

Is special equipment required in production? NO

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

Are sales made from the premises? Online only

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

Local stores on consignment: N/A

Arts and crafts or flea markets: N/A

Trade shows: N/A

Other: N/A

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

Yes _____ No ✓

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

Printed Name: Shakemica Hughey

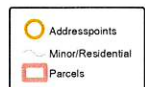
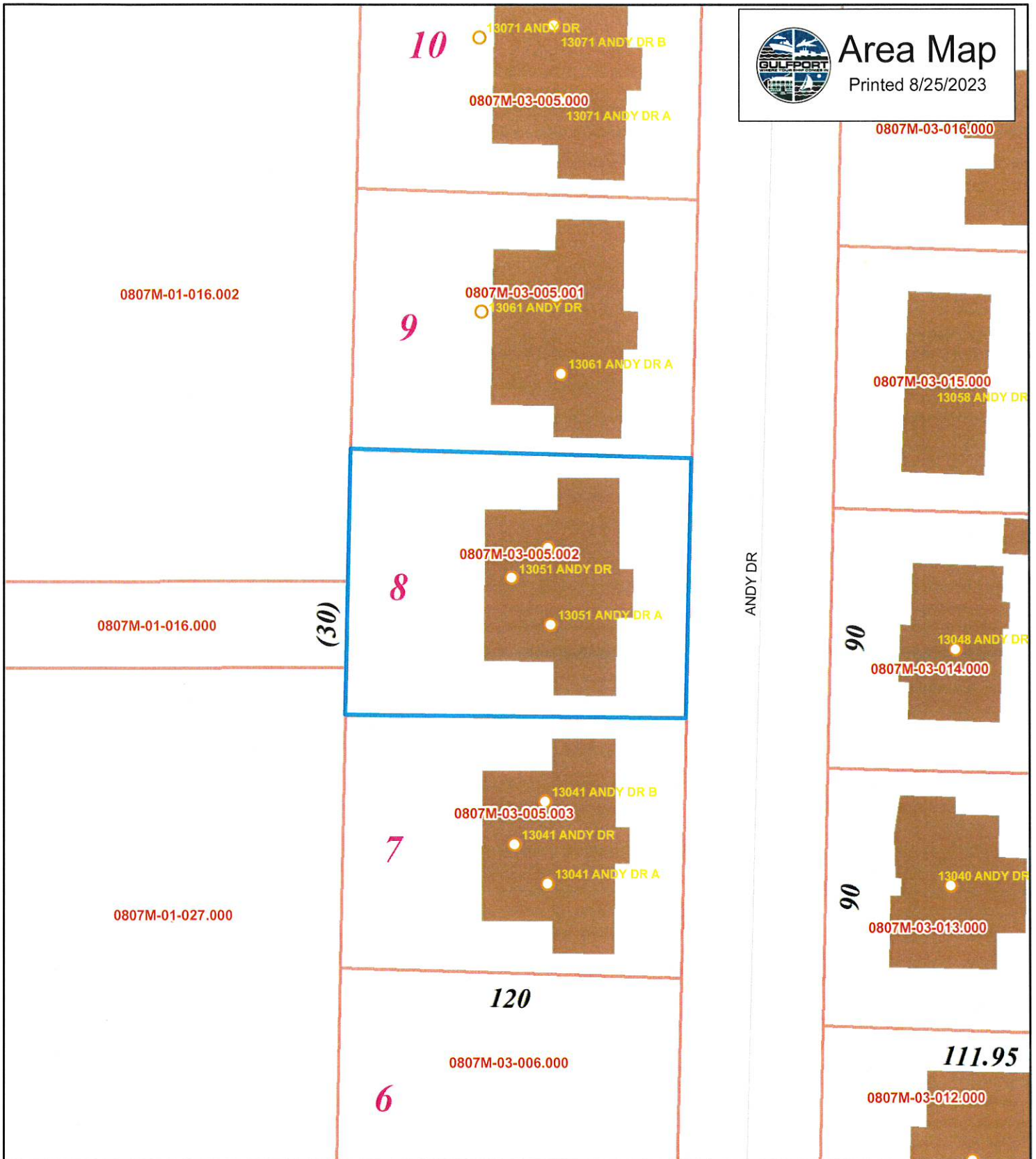
Signature: Shakemica Hughey

Date: 8/25/23



Area Map

Printed 8/25/2023



DATA DISCLAIMER:
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RENTAL MANAGEMENT LLC



August 14, 2023

To Whom It May Concern,

Freddrika Hughley, who is the lease holder and resides at the unit at 13051 Andy Drive Unit B, has permission to make wigs in the unit and sell them online. Her daughter, Shakemia Hughley, who lives at this residence as well can sell wigs from the home online. We will not allow any customers to come and go from the home to buy wigs.

Should you have any further questions, please call me at 228-326-4338

Sincerely,

A handwritten signature in blue ink that reads "Wendy Lassabe".

Wendy Lassabe, Property Manager

A handwritten signature in blue ink that reads "Tiffany Brown".



I Freddricka Hughey give Shakemia Hughey
Permission to have a at home online business
at 13051 Andy Drive Apt B Gulfport Ms 39503

Freddricka Hughey

August 7, 2023

Shakemia Hughey

Mattilda Welch

8/7/23





Covenant Affidavit

I, Shakemia Hushley, being owner or agent of the property 13051 Andy Dr Apt B
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.

Shakemia Hushley

8/25/23

Signature

Date

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 25th day of August, 2023

Leslie Ervin

Notary Public



April 19, 2025

Commission Expiration

Residential Lease Agreement

This form is provided as a courtesy to the parties only. It is not required to be used in this transaction and may not fit the needs, goals and purposes of the parties. The Mississippi Association of REALTORS® makes no statement or warranty as to this form, its contents or use, and the parties, by their use of this form, acknowledge said facts and agree that neither the Mississippi Association of REALTORS® nor any member thereof shall be liable to any party or person for its contents or use. If any party to this transaction does not fully understand it, or has any question, the party should seek advice from a competent legal professional before signing.

1 **THIS AGREEMENT**, entered into and effective this the 18th day of April,
2 2018, by and between the undersigned Lessor, and the following party(ies), herein called Lessee(s):
3 Freddricka Hughey

4
5 (this "Lease"), and in consideration of the covenants herein contained on the part of the said Lessee to be kept and
6 performed, Lessor does hereby lease to Lessee the premises situated at:

7 13051-B Andy Drive in the City of
8 Gulfport MS 39503, County of Harrison,
9 State of Mississippi ("Premises") to be used and occupied by Lessee and the following occupants only:

10
11 as a private residence and for no other purpose. "Premises" includes the dwelling unit and the structure of which it is
12 a part, facilities and appurtenances therein, and grounds, areas and facilities held out for use of tenants generally or
13 whose use is promised to Lessee hereunder.

14 1. **TERM.** The term hereof shall begin on April 18, 2018, and continue [CHECK ONE]:

15 ☒ until April 30, 2019

16 ☐ on a week-to-week basis thereafter, until either party shall terminate this Lease by giving the other party Notice
17 as set forth in section 14 of this Lease.

18 ☐ on a month-to-month basis thereafter, until either party shall terminate this Lease by giving the other party Notice
19 as set forth in section 14 of this Lease.

20 2. **RENT, [CHECK ONE]:**

21 ☐ Flat Fee Rent of \$ _____ payable on _____

22 ☐ Annual Rent of \$ _____ payable in equal monthly installments of \$ _____,
23 due on or before the first day of each month for which payment is made.

24 ☐ Weekly Rent of \$ _____ due on or before the Monday of each week for which payment is
25 made.

26 ☒ Monthly Rent of \$ 750.00 due on or before the first day of each month for which payment is
27 made.

28 In the event rent is not paid within 6 days after due date, Lessee agrees to pay a late charge
29 of \$ 75.00 or _____ % of the monthly rental rate. Lessee further agrees to pay

30 \$ 39.00 For each dishonored check in addition to all costs of collection, including fees, court costs
31 and reasonable attorney fees.

32 3. **SECURITY DEPOSIT.** A security deposit of \$ 500.00 shall be deposited with

33 BILLY HEWES REAL ESTATE ("Broker") upon
34 execution of this Lease to secure performance of this Lease by Lessee. Security Deposit shall be held by Broker in
35 good faith pursuant to the terms of this Lease and applicable law. Lessor, by written notice delivered to Lessee, may
36 claim of such Security Deposit such amounts as are reasonably necessary to remedy Lessee's default in the payment
37 of Rent, to repair damages to the Premises caused by Lessee (exclusive of ordinary wear and tear), to clean the
38 Premises upon termination of the tenancy, or for other reasonable and necessary expenses incurred as the result of
39 Lessee's default. After payment of any such amounts, any remaining portion of the Security Deposit shall be



40 refunded to Lessee, with a written accounting for those amounts deducted, no later than forty-five (45) days after
41 the termination of the tenancy, the delivery of possession and demand by Lessee there-for.

42 4. **PETS.** Pets [CHECK ONE] ☒ are ☐ are not allowed on Premises. No pets shall be placed upon Premises
43 without prior written permission from Lessor. For each pet approved by Lessor, a pet deposit of \$ _____
44 shall be deposited with _____ (cat) and [CHECK ONE] ☐ shall ☐ shall not
45 be refundable at termination of Lease. Lessee is liable to Lessor for any damage caused to Premises or Lessor's
46 property by any pet or animal Lessee or Lessee's invitee brings upon the Premises or Lessor's property.

47 5. **UTILITIES. (CHECK ONE):**

48 ☒ Lessee shall be responsible for all utilities, including connections, deposits and payments.

49 ☐ Lessee shall be responsible for utilities, including connections, deposits and payments, except [INSERT IF
50 ANY] _____, which shall be provided by Lessor.

51 NOTE: In the event Premises is serviced by gas, Lessee shall be responsible for keeping gas service on for full term
52 of Lease; Lessee shall pay for any pressure testing made necessary by Lessee's failure to maintain continuous gas
53 service during term of Lease.

54 6. **CONDITION OF PROPERTY.** Lessee stipulates that it has examined the Premises, including the grounds
55 and all improvements, and that they are, at the time of this Lease, in good order, repair and in safe, clean and
56 tenantable condition. Taking possession of the Premises by Lessee shall be conclusive evidence that it received
57 Premises in good condition and without objection or reservation. Lessee shall specifically perform those duties of
58 tenants as specified in Miss. Code Ann., Sec. 89-8-25, as amended, and shall obey and conform to all written or
59 posted rules and regulations applicable to the Premises, common areas and Lessor's property including, if
60 applicable, any apartment owners association or cooperative housing corporation bylaws.

61 7. **SURRENDER.** At the expiration or sooner termination of this Lease, Lessee shall at once peacefully surrender
62 Premises in as good a state and condition as they were in at the commencement of this Lease, reasonable wear
63 excepted. Upon vacating Premises, Lessee will leave same in clean and rentable condition (except for reasonable
64 wear). For purposes of this clause, "reasonable wear" is as determined by Lessor, in its discretion.

65 8. **ALTERATION AND IMPROVEMENTS.** Lessee agrees to make no addition, alteration or improvement,
66 including painting, to the premises without the prior written consent of Lessor. All additions, alterations and
67 improvements shall be the property of the Lessor (with the exception of fixtures installed by Lessee with Lessor's
68 permission that are removable without damage to the premises and moveable personal property), and Lessee shall
69 not be entitled to compensation therefor; nor shall Lessee remove them from the premises without the written
70 consent of the Lessor. If Lessee makes any addition, alteration or improvement, including painting, to the premises
71 without the written consent of Lessor, the Lessor may, at its option, require Lessee to restore the premises to their
72 former condition at Lessee's expense. If Lessee fails or refuses to make such restoration within the time specified in
73 written notice from Lessor to do so (if no time specified, then within a reasonable time), Lessor may restore the
74 premises and Lessee shall be deemed to be in default hereof and responsible for the total cost thereof; in such event,
75 all costs thereof shall be deemed additional Rent immediately due and payable by Lessee under the Lease.

76 9. **DAMAGE TO PREMISES.** Lessor shall not be liable for any damages or injury to Lessee, or any other
77 person, or to any property on the Premises or any part thereof or in common areas thereof, unless such damages or
78 costs are the proximate result of the willful misconduct of Lessor, its agents or employees. Lessee agrees to hold
79 Lessor harmless from any claims for damages, no matter how caused, except for injury or damages for which
80 Lessor is legally responsible.



81 **10. INDEMNIFICATION.** Lessee hereby covenants and agrees to save, indemnify and hold Lessor and its
82 insurers, agents and employees harmless in the event of any accident, burglary, robbery, fire, wind, rain, occurrence
83 or other causes of injury or other loss whatsoever to Lessee, Lessee's family, co-occupants, employees, invitees or
84 guests or anyone else for injury, damage or loss of any nature which may occur at any time on account of any defect
85 in the leased Premises, the improvements therein and the appurtenances thereto, whether such exists at this time or
86 arises subsequent hereto and whether such defect was known or unknown at the time, excepting only any loss which
87 is the proximate result of the willful misconduct of Lessor, its agents or employees. Lessor, his insurers, agents or
88 employees shall not be liable for any injuries or damages to person or property sustained by Lessee, Lessee's family,
89 co-occupants, guests, friends, servants or any other person upon the premises or any damage to any other person or
90 property upon the premises, excepting only any injury or loss which is the proximate result of the willful
91 misconduct of Lessor, its agents or employees.

92 **11. RIGHT TO ENTER, INSPECT, REPAIR, ADVERTISE AND SHOW PREMISES.** Lessor or its agent(s)
93 shall have the right at all reasonable times to enter the Premises to inspect same, make repairs or show the Premises
94 to prospective buyers or lessees. Premises shall be shown by appointment only, with twenty-four (24) hours notice
95 to Lessee. Lessee shall cooperate in arranging said appointments and showings. Lessor shall have the right to
96 advertise the Premises at any time for sale or lease upon determining that the Premises is to be re-let or sold.

97 **12. REPAIRS.** Lessor shall have no duty whatsoever in connection with any defect which is caused by the
98 deliberate or negligent act of Lessee or persons on the Premises with Lessee's permission. Lessee shall be
99 responsible for the first \$ _____ of all repairs to Premises, with full discretion as to nature and
100 manner of repairs reserved to Lessor in its sole discretion. In the event of a material defect which constitutes a
101 breach of the terms of this Lease or those obligations of Lessor under Miss. Code Ann., Sec. 89-8-23, as amended,
102 Lessee must provide written notice to Lessor of the specific and material defect, after receipt of which Lessor shall
103 have thirty (30) days to repair such defect. If, within said thirty (30) days, Lessor fails to repair such defect, Lessee:
104 (a) May repair such defect himself; and
105 (b) Shall be entitled to reimbursement of the expenses of such repairs (not to exceed an amount greater than the
106 usual and customary charge for such repairs), provided that (i) Lessee has fulfilled Lessee's affirmative obligations
107 under Miss. Code Ann., Sec. 89-8-25, as amended; (ii) the expenses incurred in making such repairs do not exceed
108 an amount equal to one (1) month's Rent; (iii) Lessee has not exercised the remedy provided in this section in the
109 six (6) months immediately preceding such repair; and (iv) Lessee is current in Lessee's rental payment. Cost of
110 repairs reimbursable under this section may be offset against future Rent. Notwithstanding anything in this section,
111 Lessor may, in good faith, at any time after the expiration of this Lease, recover possession of the dwelling unit,
112 cause Lessee to quit the dwelling unit involuntarily, demand an increase in rent or decrease the services to which
113 Lessee has been entitled, in accordance with applicable law.

114 **13. ABANDONMENT.** If the Premises becomes vacant or abandoned, Lessee shall be in default and this lease
115 shall expire and terminate. In such event, Lessor may re-enter and take possession of the Premises in any manner
116 provided by law including, but not limited to, summary remedies. In case Lessor shall recover possession of
117 Premises, it may, but shall not be required to, remove property of the Lessee and store same, or it may dispose of
118 abandoned property as provided by law. Notwithstanding anything stated herein, Lessee agrees that whether
119 possession is taken or this lease is cancelled by Lessor, the entire unpaid balance of Rent shall accelerate and
120 immediately become due and payable and Lessee shall be responsible for all costs incurred by Lessor in
121 enforcement of this paragraph, including court costs and attorney fees.



122 14. **TERMINATION.** Absent a material noncompliance or substantial violation of the Lease materially affecting
123 health and safety, written Notice to terminate tenancy shall be given by Lessor to Lessee at least seven (7) days
124 prior to the termination date for a week-to-week tenancy and at least thirty (30) days prior to the termination date
125 for a month-to-month or annual tenancy. If there is a material noncompliance by Lessee with this Lease by the
126 non-payment of Rent, Lessor may terminate this Lease and seek removal of Lessee from the Premises in the manner
127 and with the Notice prescribed by Chapter 7, Title 89, Mississippi Code of 1972. If there is a material
128 noncompliance by Lessee with this Lease (other than the non-payment of Rent) or those obligations imposed upon
129 Lessee by Miss. Code Ann., Sec. 89-8-25, as amended, Lessor may terminate the tenancy as set forth in this
130 paragraph. If there is a material noncompliance by Lessor with this Lease or those obligations imposed upon Lessor
131 by Miss. Code Ann., Sec. 89-8-23, as amended, Lessee may terminate the tenancy as set forth in this paragraph. In
132 the event of a material noncompliance with this Lease or the breaching party's obligations to the other under law,
133 the non-breaching party may deliver a written notice to the breaching party specifying the acts and omissions
134 constituting the breach and that the Lease will terminate upon a date no less than thirty (30) days after receipt of the
135 notice if the breach is not remedied within a reasonable time not in excess of thirty (30) days; and the Lease shall
136 terminate and the Lessee shall surrender possession as provided in the Notice subject to the following:
137 (a) If the breach is remediable by repairs, the payment of damages, or otherwise, and the breaching party
138 adequately remedies the breach prior to the date specified in the notice, the Lease shall not terminate;
139 (b) In the absence of a showing of due care by the breaching party, if substantially the same act or omission which
140 constituted a prior noncompliance of which Notice was given recurs within six (6) months, the non-breaching party
141 may terminate the Lease upon not less than fourteen (14) days' written notice specifying the breach and the date of
142 termination of the Lease.
143 (c) Neither party may terminate for a condition caused by its own deliberate or negligent act or omission or that of
144 a member of its family or other person on the Premises with its consent.

145 Notice to terminate tenancy shall not be required to be given when Lessor or Lessee has committed a substantial
146 violation of this Lease or applicable law that materially affects health and safety.

147 If the Lease agreement is terminated in accordance with this section, Lessor shall return all prepaid and unearned
148 Rent as set forth in section 2 of this Lease and any Security Deposit recoverable by Lessee as set forth in section 3
149 of this Lease.

150 15. **DEFAULT.** If Lessee fails to pay Rent or any other charges required to be paid by Lessee in full when due, or
151 if Lessee shall breach any of the terms of this Lease, Lessor shall have such rights as are provided by law. In the
152 event of a default by Lessee, Lessee's Security Deposit, if any, shall be handled in accordance with section 3 of this
153 Lease. The retention of the Security Deposit, or any portion thereof, shall not be the only remedy to which Lessor
154 is entitled but Lessor shall have all recourse against Lessee provided by this Lease and by law including, but not
155 limited to, summary remedies, and all remedies shall be cumulative and non-exclusive. Lessee agrees to pay
156 Lessor's reasonable attorney fees and expenses incurred in and about enforcing any of the terms of this Lease, in
157 collecting past due rent, and in recovering possession from Lessee, should the service of an attorney be retained by
158 Lessor in so doing.

159 16. **NOTICES.** For purposes of giving any Notice required under this Lease or pursuant to law, Notice to Lessor
160 shall be delivered personally to Lessor, with acknowledgment of receipt, or mailed by certified mail, return receipt
161 requested, to Landlord (or Landlord's lawful agent) at the following street address:

162 _____
163 _____



164 Lessor may contract with an agent or agents to assume all the rights and duties of Lessor under this Lease and under
165 applicable law. In the event Lessor has duly designated an authorized agent to act in the stead of Lessor, Notice to
166 such agent of Lessor in the form specified above is equivalent to giving Notice to Lessor.

167 Notices to Lessee shall be delivered personally to Lessee, with acknowledgment of receipt, or mailed by certified
168 mail to Lessee at Lessee's mailing address for the Premises or, if Landlord ascertains that Lessee has apparently
169 vacated the Premises, to Lessee at any alternative address provided in writing by Lessee to Lessor for such purpose.
170 If Lessee's tenancy has not terminated under this Lease and Lessee cannot be found personally to achieve personal
171 delivery of any Notice after reasonable effort, and Lessee has not provided to Lessor a valid alternative address for
172 Notice, Lessor's Notice hereunder shall be deemed given to and received by Lessee when Lessor posts such notice
173 on the door of Lessee's Premises.

174 **17. NO WAIVER.** The failure of Lessor to insist upon the strict performance of the terms, covenants, agreements
175 and conditions herein contained, or any of them, shall not constitute or be construed as a waiver or relinquishment
176 of Lessor's rights including, but not limited to, Lessor's right to enforce any such term, covenant, agreement or
177 condition, but the same shall continue in full force and effect.

178 **18. GOVERNING LAW; SEVERABILITY.** The laws of the State of Mississippi shall govern the interpretation,
179 validity, performance and enforcement of this Lease. If any provision of this Lease should be held invalid or
180 unenforceable, the validity and enforceability of the remaining provisions of this Lease shall not be affected
181 thereby.

182 **19. TIME OF THE ESSENCE.** Time is of the essence as to all dates, times and deadlines stated herein, unless
183 otherwise noted.

184 **20. EQUAL HOUSING OPPORTUNITY.** In accordance with the federal Fair Housing Law, it is illegal to block
185 bust or to discriminate against any person because of race, color, religion, sex, handicap, familial status or national
186 origin in the sale or rental of housing or residential lots, in advertising the sale or rental of housing, in the financing
187 of housing or in the providing of real estate brokerage services.

188 **21. LEAD-BASED PAINT DISCLOSURE.** Residential dwellings built prior to 1978 may present exposure to
189 lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in
190 young children may produce permanent neurological damage, including learning disabilities, reduced intelligence
191 quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant
192 women. Lessors of residential property built prior to 1978 are required to provide lessees thereof with any
193 information on lead-based paint hazards from risk assessments or inspections in lessor's possession and notify the
194 lessee of known lead-based paint or any known lead-based paint hazards in the Premises. Lessors must provide
195 lessees with a federally approved pamphlet on lead poisoning prevention. A risk assessment or inspection for
196 possible lead-based paint hazards is recommended prior to rental.

197 **22. BROKERS AND SALESPERSONS; AGENCY RELATIONSHIP.**

198 (A) The Brokers and Salespersons involved in the transaction associated with this Lease are as follows:

199 Listing Agency _____	Listing Agent _____
200 Business Phone _____	Business Phone _____
201 Leasing Agency _____	Leasing Agent _____
202 Business Phone _____	Business Phone _____



MISSISSIPPI REGIONAL HOUSING AUTHORITY NO VIII
P O BOX 2347 GULFPORT, MS 39505-2347 OFFICE (228)831-2992 FAX: (228)831-5621 TTY (800)582-2233

March 2, 2022

**ASSISTED HOUSING PAYMENTS PROGRAM
NOTICE OF CHANGE TO LEASE AND CONTRACT**

RECEIVED
3/2/22

HAP CONTRACT: V-23029

**OWNER: RENTAL MANAGEMENT LLC
12211 BERNARD PKWY**

GULFPORT MS 39503

**RESIDENT: FREDDRICKA M HUGHEY
13051-B ANDY DR**

GULFPORT MS 39503

The reason for this amendment is due to:

- ☐ RE-EXAMINATION Annual Review of family income and/or composition.
- ☐ INTERIM ADJUSTMENT Interim change in family income and/or composition.
- ☐ RENT ADJUSTMENT The owner/agent request for a rent adjustment has been approved by the MRHA No. VIII.

PAYMENT WILL BE ADJUSTED EFFECTIVE 4/1/2022.

The next reexamination is due **4/1/2023.**

Adjustments in payments:	From	to
Resident to Owner	\$552.00	\$590.00
Housing Assistance Payment	\$148.00	\$210.00
PHA to Resident	\$0.00	\$0.00
Total Contract Rent	\$700.00	\$800.00

This NOTICE OF PAYMENT ADJUSTMENT is presented to you in accordance with the terms and conditions of your lease and/or housing assistance payments contract. accordingly, this "notice" shall be attached to and made a part of your lease and housing assistance payments contract. all other covenants, terms, and conditions of the lease and/or housing assistance payments contract remain the same, except as to the monthly payments which are adjusted as herein stated.

***TO THE TENANT ONLY**

If you disagree with this decision, you may request an informal hearing. If a hearing is desired, you must submit a written request to this office within ten (10) days of this notice or your right to a hearing will be waived.

Approved

Kara Barnes

Assisted Housing Specialist

MISSISSIPPI REGIONAL HOUSING AUTHORITY NO VIII
P O BOX 2347 GULFPORT, MS 39505-2347 OFFICE (228)831-2992 FAX: (228)831-5621 TTY (800)582-2233

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Approved

Kara Barnes

Assisted Housing Specialist

Section 8 Housing Voucher Program - Notice of change to Lease and Contract

05/25/2023

Tenant Code: t0003606

RENTAL MANAGEMENT LLC

12211 BERNARD PKWY

GULFPORT, MS 39503

FREDDRICKA HUGHEY

13051-B ANDY DR #B

GULFPORT, MS 39503

The contract dated 05/01/2021, entered into between the Owner, RENTAL MANAGEMENT LLC, and the PHA, Mississippi Regional Housing Authority No. VIII and the LESSEE ('FAMILY'), FREDDRICKA HUGHEY(t0003606) for the following described unit 00002530 located at 13051-B ANDY DR, B, GULFPORT, MS 39503 is amended as follows:

The reason for this change is due to:

- ☒ **REEXAMINATION**
Annual Review of family income and/or composition.
- ☐ **INTERIM ADJUSTMENT**
Interim change in family income and/or composition.
- ☒ **RENT ADJUSTMENT**
The owner/agent request for a rent adjustment.
- ☐ **CHANGE IN FAMILY COMPOSITION**

<u>Adjustment in Payment</u>	<u>From</u>	<u>TO</u>
HAP Payment	\$ 210	\$ 17
Tenant Rent	\$ 590	\$ 883
Total Rent to Owner	\$ 800	\$ 900
URP	\$ 0	\$ 0

Effective Date

This change to the Housing Voucher Contract and/or Lease Agreement will be effective from 06/01/2023. The next reexamination is due on 04/01/2024.

This change is presented to you in accordance with the terms and conditions of the Housing Voucher Contract and/or Lease Agreement and shall be attached to and made a part of your Housing Voucher Contract and/or Lease Agreement. All other covenants, terms and conditions of the original Housing Voucher Contract and/or Lease Agreement remain the same.

To the Tenant Only

If you disagree with this decision, you may request an informal hearing. If a hearing is desired, you must submit a written request to this office within 14 days of this notice or your right to a hearing will be waived.

Signatures



John H. H. H. 1st Judicial District
Instrument 2020 12743 D -J1
Filed/Recorded 10/ 2/2020 03:12 P
Total Fees \$ 26.00
2 Pages Recorded

Prepared by and after recording return to:
Michael B. McDermott, MS Bar No. 2379
Page, Mannino, Peresich & McDermott, P.L.L.C.
759 Howard Avenue
Biloxi, MS 39530
(228) 374-2100

STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, the undersigned, for and on behalf of

REAL ESTATE DEVELOPMENT, LLC
A Mississippi Limited Liability Company
1244 Kensington Drive
Biloxi, MS 39530
(228)324-3890

does hereby sell, convey and warrant unto

MITCHELL BRAND HOSFORD
151 East Street NE
Vienna, VA 22180
(980)275-1038

the following described real property, together with all improvements thereon, located in the First Judicial District of Harrison County, Mississippi, more particularly and certainly described as follows:

LOT 8, NORTHWOOD HILLS NORTH SUBDIVISION, a subdivision according to the official map or plat thereof on file and of record in the office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi in Plat Book 29 at Page 26 thereof reference to which is hereby made in aid of and as a part of this description.

INDEXING INSTRUCTIONS: LOT 8, NORTHWOOD HILLS NORTH SUBDIVISION,

This conveyance is subject to all restrictions, reservations and easements affecting said property on file and of record in the Office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi.

Ad valorem taxes for the year 2020 have been prorated between the parties hereto and the obligation to pay same is assumed by the Grantee herein, who will pay same when due.

WITNESS my signature on this the 30th day of September, 2020.

Real Estate Development, LLC

By:

Kevin C. Moore, Member

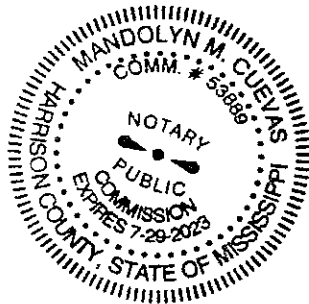
STATE OF MISSISSIPPI
COUNTY OF HARRISON

Personally appeared before me, the undersigned authority in and for the said county and state, on this 30th day of September, 2020, within my jurisdiction, the within named Kevin C. Moore, who acknowledged to me that he is a Member of Real Estate Development, LLC, and as its act and deed, he executed the above and foregoing instrument, after first having been duly authorized by said LLC so to do.

NOTARY PUBLIC

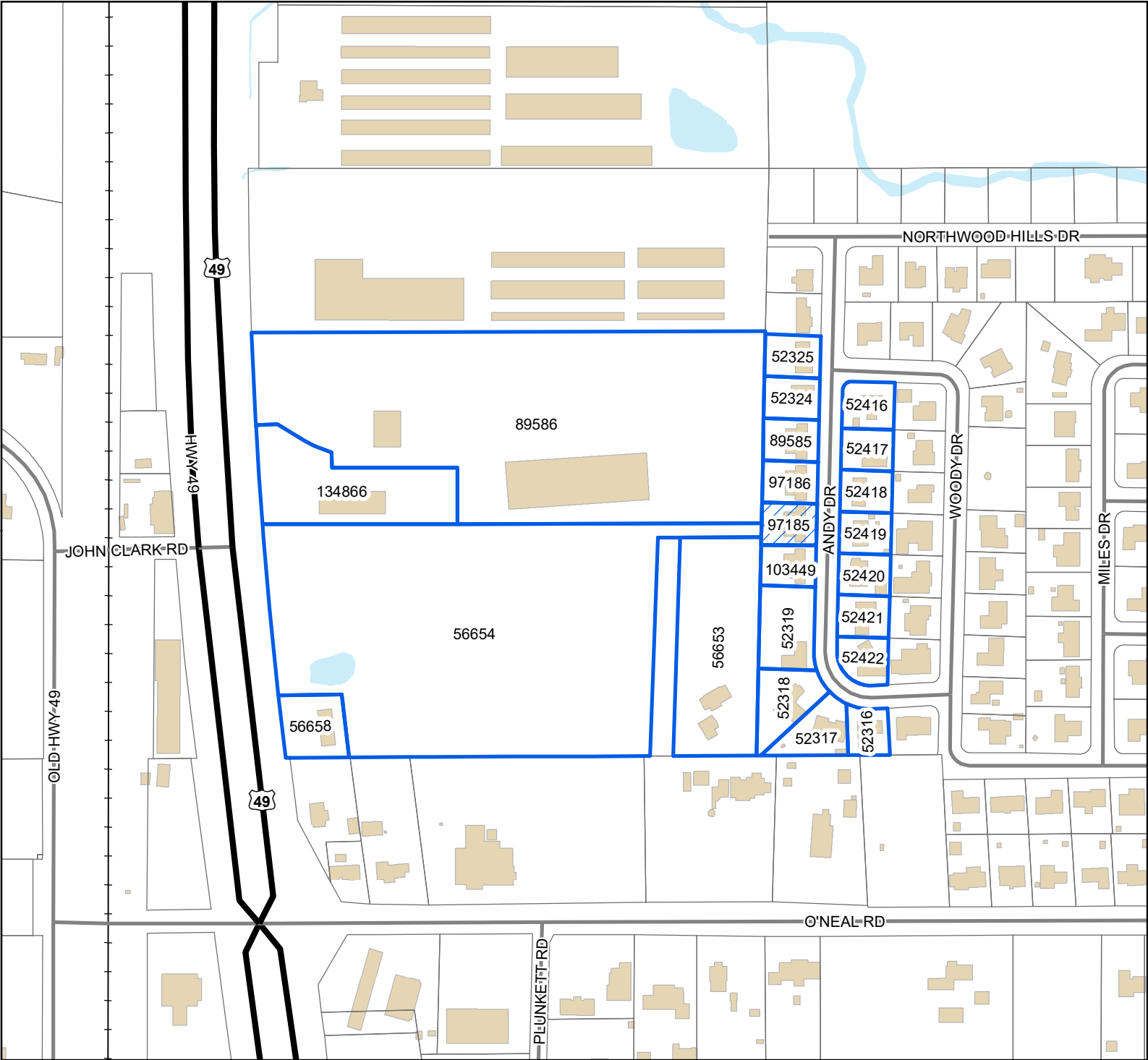
My Commission Expires:

7-29-2023
(SEAL)



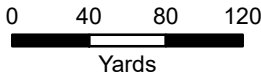
58343

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y			MITCHELL HOSTARD (OWNER)	12211 BERNARD PARKWAY	GULFPORT	MS	39503
			SHAKEMIA HUGHEY (AGENT)	13051 ANDY DRIVE APT B	GULFPORT	MS	39503
			Adjacent Property Owners (2310PC117)				
52318	0807M-03-007.000		FRENCH KADEE	13031 ANDY DR	GULFPORT	MS	39503
89585	0807M-03-005.000		BULL RICHARD	21902 MARJORAM COURT	SANTA CLRITA	CA	91350
97185	0807M-03-005.002		HOSFORD MITCHELL BRAND	151 EAST STREET NE	VIENNA	VA	22180
52421	0807M-03-012.000		RYERSON ROBERT R & PERLA	13034 ANDY DR	GULFPORT	MS	39503
52325	0807M-03-003.000		LAWRENCE ADAM & MARIE A	13091 ANDY DR	GULFPORT	MS	39503
52417	0807M-03-016.000		COWSERT JOHN T	13064 ANDY DR	GULFPORT	MS	39503
52317	0807M-03-008.000		SMITH ROGER N	13027 ANDY DR	GULFPORT	MS	39503
52420	0807M-03-013.000		DUBRA CHARLES E & MARIE A	13040 ANDY DR	GULFPORT	MS	39503
97186	0807M-03-005.001		RUTHERFORD EZEKIEL NATHANIEL	13061 ANDY DR	GULFPORT	MS	39503
52416	0807M-03-017.000		JOHNSON GRALYN DENNIS JR & VALERIE	15457 WOODY DR	GULFPORT	MS	39503
52418	0807M-03-015.000		TROPHY FISH LLC	2347 LOST CHANNEL	BILOXI	MS	39531
52419	0807M-03-014.000		HEBRON ANGELITO E	13048 ANDY DR	GULFPORT	MS	39503
52319	0807M-03-006.000		AGUILAR JESUS J ZAMARRON ETAL	13035 ANDY DR	GULFPORT	MS	39503
56654	0807M-01-016.000		SUMRALL PROPERTIES LLC	12083 HWY 49	GULFPORT	MS	39503
56653	0807M-01-027.000		BROADUS JANICE WENGER & JEFFERSON D	13010 HWY 49	GULFPORT	MS	39503
56658	0807M-01-021.000		PUCHEU E J & HATTIE	12520 HWY 49	GULFPORT	MS	39503
52316	0807M-03-009.000		COUTURE MARK D & TAMALA	13017 ANDY DRIVE	GULFPORT	MS	39503
52324	0807M-03-004.000		MCCRAY DAVID JUNIOR	13081 ANDY STREET	GULFPORT	MS	39503
52422	0807M-03-011.000		BAKER PATRICIA W -TRUSTEE-	14162 EAST MARCIE RD	GULFPORT	MS	39503
134866	0807M-01-016.005		PHILLIPS BUILDING SUPPLY OF GPT INC	P O BOX 3059	GULFPORT	MS	39505



Legend

- Site
- Adjacent Properties
- US or State Highway
- Street
- Railroad
- 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.

RE: Planning Commission Approval 2310PC117, by agent Shakemia Hughey, is seeking approval for an administrative office for online wig sales as a home occupation, Tax Parcel 0807M-03-005.002, 13051 Andy Drive Apartment B, Zoned R-1-10 (Single-family), Ward 7

To Applicants and Adjacent Property Owners:

The City of Gulfport Planning Commission will hold a public hearing to consider the above application at 4:30 P.M. on **Thursday, October 26, 2023**, in the Council Chambers at the Gulfport City Hall located at 2309 15th Street.

For more information, visit <http://www.gulfport-ms.gov/agendas/> then click the City of Gulfport Planning Commission for **Thursday, October 26, 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.



Beaufort Gazette
Belleville News-Democrat
Bellingham Herald
Bradenton Herald
Centre Daily Times
Charlotte Observer
Columbus Ledger-Enquirer
Fresno Bee

The Herald - Rock Hill
Herald Sun - Durham
Idaho Statesman
Island Packet
Kansas City Star
Lexington Herald-Leader
Merced Sun-Star
Miami Herald

el Nuevo Herald - Miami
Modesto Bee
Raleigh News & Observer
The Olympian
Sacramento Bee
Fort Worth Star-Telegram
The State - Columbia
Sun Herald - Biloxi

Sun News - Myrtle Beach
The News Tribune Tacoma
The Telegraph - Macon
San Luis Obispo Tribune
Tri-City Herald
Wichita Eagle

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
36845	475645	Print Legal Ad-IPL01425290 - IPL0142529		\$73.90	1	76 L

Attention: Matilda Welch
GULFPORT URBAN DEVELOPMENT
PO BOX 1780
GULFPORT, MS 39502

accountspayable@gulfport-ms.gov

LEGAL NOTICE PUBLIC HEARING

In conformance with Section VIII of the Comprehensive Zoning Ordinance of the City of Gulfport, Mississippi, 1979 as amended, notice is hereby given advising that the Gulfport City Planning Commission will hold a public hearing in the City of Gulfport, Mississippi at 4:30 PM, Thursday, October 26, 2023 in the Council Chambers of the Gulfport City Hall located at 2309 15th Street to consider the following requests. A copy of the requests will be available for public review at the office of the Department of Urban Development, Planning Division, located on first floor of the William H. Hardy Building, 1410 24th Avenue.

Zoning Text Amendment
2301PC008, by City of Gulfport, Amendments to the Accessory Building Ordinance Sec. IV. Supplementary regulations. (2) building; to consider changes to limitations on size, height, setbacks, number allowed, and definitions.

Zoning Map Amendment
2310PC123, by agent Lynn Meadows Discovery Center, tax parcel 0911A-02-050.001, Requests rezone from T4L (General Urban Zone "Limited") to T4+ (General Urban Zone "Plus"), Dolan Ave, Ward 2

Zoning Map Amendment
2310PC119, by owner Gregory Smith, tax parcel 1011D-01-002.000, Requests rezone from T6 (Urban Core Zone) to T4+ (General Urban Zone "Plus"), 1227 Ocean Drive, Ward 2

Planning Commission Approval
2310PC124, by agent Dana Diamond, is seeking approval for administrative office for a dog walking service as a home occupation, Tax Parcel 0910G-01-015.000, 14 Bayou View Drive, Zoned R-1-7.5 (Single-family), Ward 4

Planning Commission Approval
2310PC120, by agent Belinda Bodie, is seeking approval for a small cell antenna to be placed on an existing stadium pole, Tax Parcel 0910P-04-001.000, 100 Perry Street, Zoned R-1-7.5 (Single-family), Ward 2

Planning Commission Approval
2310PC117, by agent Shakemia Hughey, is seeking approval for an administrative office for online wig sales as a home occupation, Tax Parcel 0807M-03-005.002, 13051 Andy Drive Apartment B, Zoned R-1-10 (Single-family), Ward 7

This the 4th day of October 2023
Keith Williams, Chairman
City of Gulfport Planning Commission
PO#210200
IPL0142529
Oct 11 2023

STATE OF MISSISSIPPI COUNTY OF HARRISON

Before me, the undersigned Notary of Dallas County, Texas personally appeared Stefani Beard, who, being by me first duly sworn, did depose and say that she is a clerk of The Sun Herald, a daily newspaper published in the city of Gulfport, in Harrison County, Mississippi and the publication of the notice, a copy of which is hereto attached, has been made in said paper in the issue(s) of:

1 insertion(s) published on:

10/11/23

Affidavit further states on oath that said newspaper has been established and published continuously in said county for a period of more than twelve months next prior to the first publication of said notice.

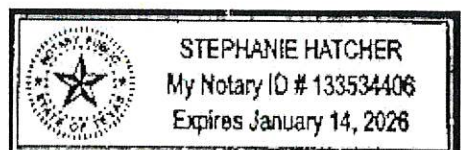
Stefani Beard

Sworn to and subscribed before me this 11th day of October in the year of 2023

Stephanie Hatcher

Notary Public

* The Sun Herald has been deemed eligible for publishing legal notices in Jackson County to meet the requirements of Miss. Code 1972 Section 13-3-31 and 13-3-32.



Extra charge for lost or duplicate affidavits.
Legal document please do not destroy!

MEMORANDUM

To: City of Gulfport Planning Commission

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

Date of Hearing: November 16, 2023

Re: Planning Commission Approval 2311PC131:

Planning Commission Approval 2311PC131, by owner Lincoln Allen, is seeking approval to use lots towards rear of the property for storage of portable storage units, Tax Parcels 0811H-02-035.000, 0811H-02-035.001, 2210 Pass Road, Zoned B-2 (General-business), Ward 3

Technical Report

PLANNING COMMISSION APPROVAL

GENERAL INFORMATION

Case File Number: 2311PC131

Hearing Date: November 16, 2023

Current Zoning/Use: B-2 / Commercial building

Legal: Planning Commission Approval 2311PC131, by owner Lincoln Allen, is seeking approval to use lots towards rear of the property for storage of portable storage units, Tax Parcels 0811H-02-035.000, 0811H-02-035.001, 2210 Pass Road, Zoned B-2 (General-business), Ward 3

TECHNICAL DETAILS

Applicant is seeking Planning Commission approval to use the lots located directly in the rear of the property for housing portable storage units. The applicant combined two parcels to create space for the portable storage crates. The existing building currently has three units as office space and is the proposed office location for Cool Crates. The portable crates are to be used as public storage.

EXECUTIVE SUMMARY

The applicant is seeking to use the property in the rear of the business for outdoor storage. Cool Crates proposed office use with outdoor storage is in harmony with other businesses around the area. The adjacent business is currently a granite business that stores granite in the rear of their property. Approval of this request would be congruous.

Any approval should consider these conditions:

1. Must be anchored for high wind event.

DEPARTMENTAL CONDITIONS

Engineering: No conditions. Memo as of 11/03/23

Public Works: No conditions. Memo dated 10/25/23.

Traffic and Safety: No conditions. Memo dated 10/26/23

Building Code Services: Must be anchored for high Wind Event. Memo dated 10/27/23.

GIS: No conditions. Memo dated 10/27/23.

Police Department: No conditions. Memo dated 10/26/23.

Technical Report
PLANNING COMMISSION APPROVAL

Fire Department: No conditions. Memo dated 10/26/23.

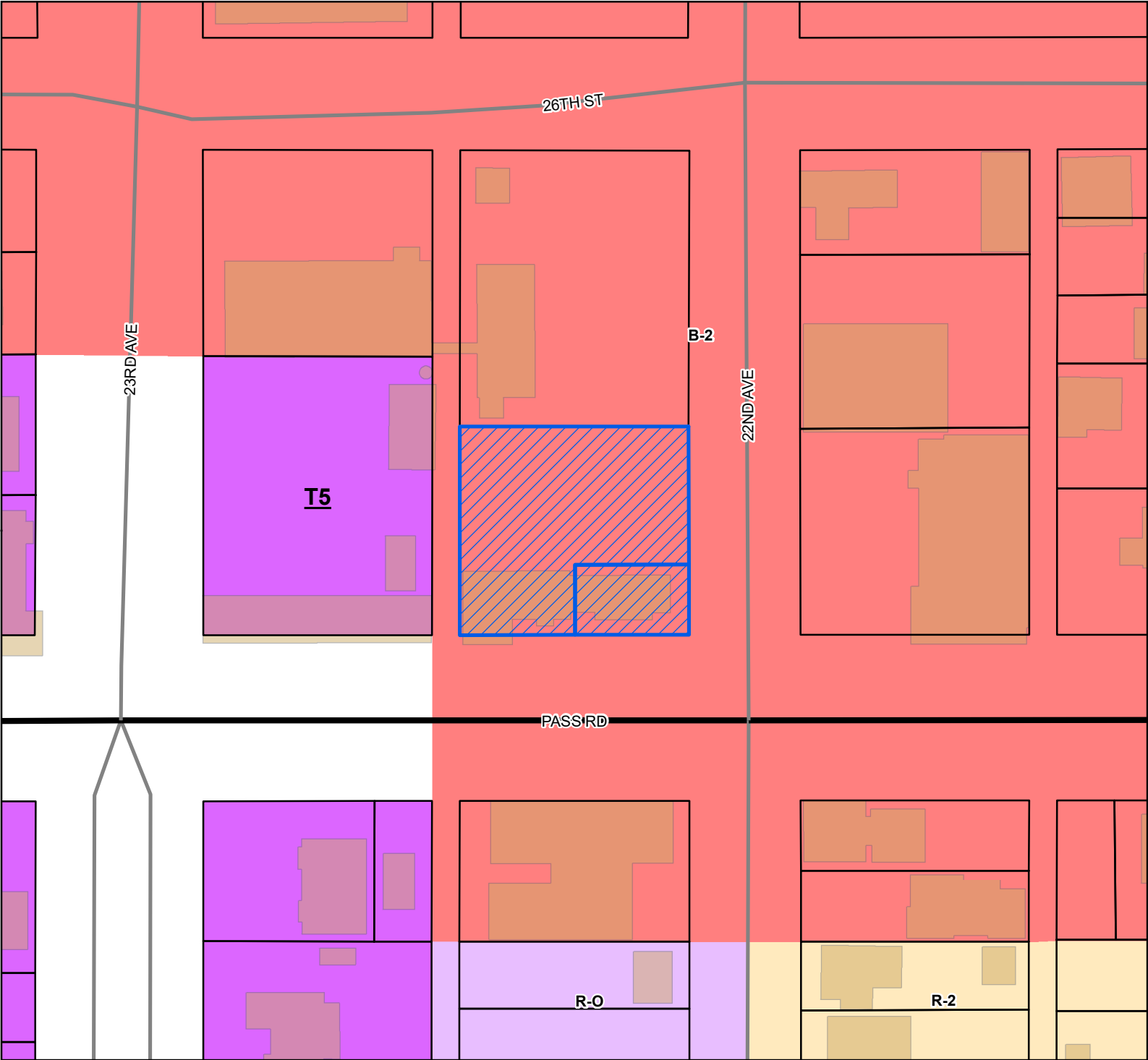
City Arborist: No conditions. Memo dated 10/25/23.

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

Smart Code

T5

Zoning

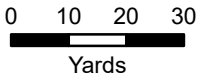
B-2 - General Business District

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

R-O - Residence-Office

Site Information

0811C-04-005.000
0811C-04-005.001
Zoning: B-2 (General Business)
Size: 24,747.12 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

For Staff Use Only

Case Number: 2311PC131Date Received: 9/27/23

Receipt Number: _____

Received By: _____

Zoning: B-2Ward: 3 Flood: XSize: 24,747.12 sq ft

APPLICATION FOR PLANNING COMMISSION APPROVAL

Property Information

TAX PARCEL #

0	8	1	1	C
0	8	1	1	C

 -

0	4
0	4

 -

0	0	5
0	0	5

 .

0	0	0
0	0	1

(If necessary, use separate sheet of paper)

Address of Property Involved: 2210 Pass Rd Gulfport, MSLot(s) 9-14, Block(s) 29, Subdivision _____General Location: 2210 Pass Rd Gulfport, MS

GENERAL DESCRIPTION OF REQUEST:

Fence and gravel lots behind building lots 9-11.
Use lots for storage of portable storage units.

OWNERSHIP AND CERTIFICATION:

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

OWNER

AGENT

Lincoln Allen

Printed Name of Owner

1212 Dole Rd

Mailing Address

Ocean Springs MS 39564

City

State

Zip code

Home Phone

Work/Cell Phone

hallen41@gmail.com

Email

Signature of Owner

Printed Name of Agent

Mailing Address

City

State

Zip code

Home Phone

Work/Cell Phone

Email

Signature of Agent

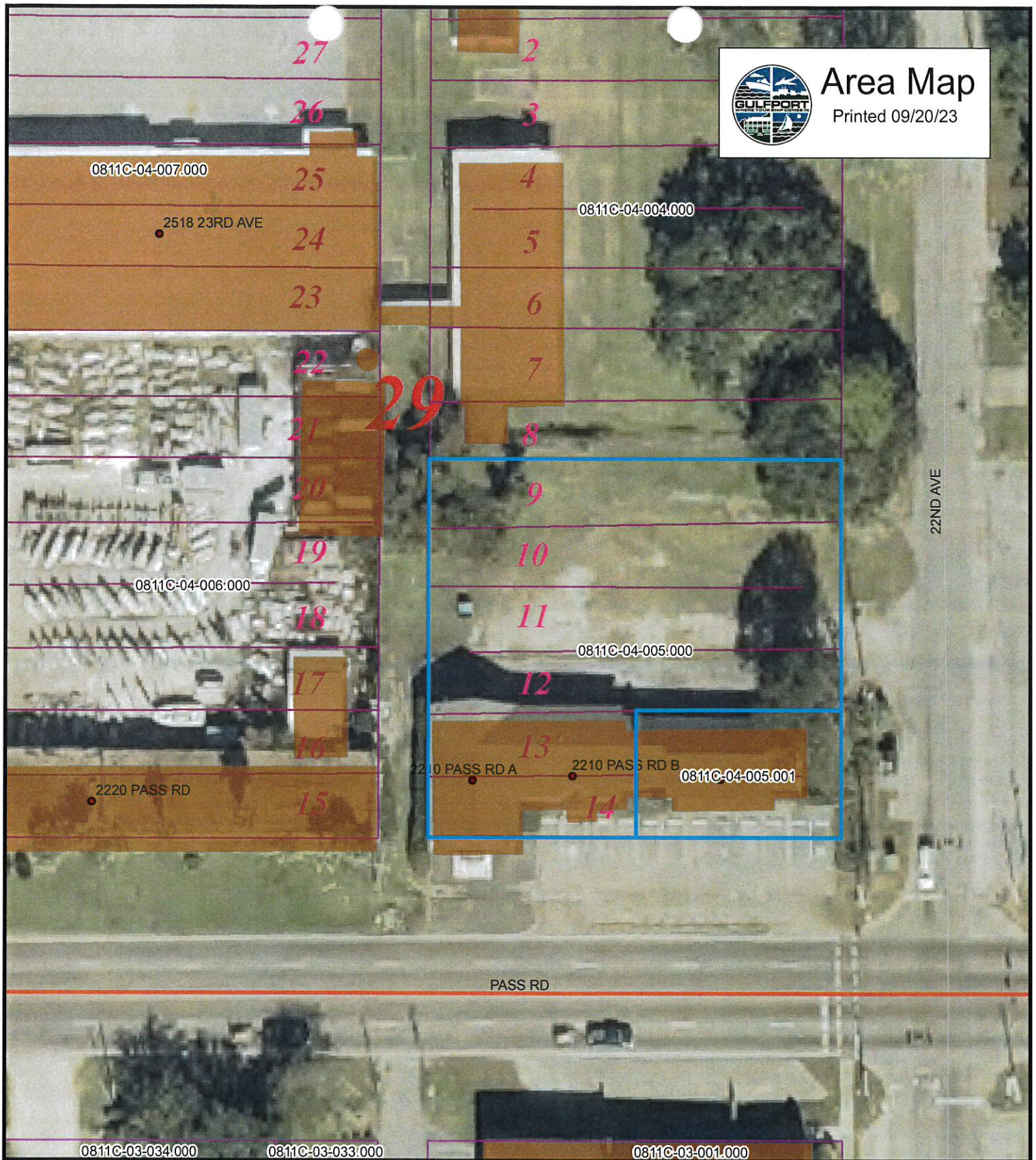
If the property or properties listed above have more than one owner, please check this box. In the case of multiple owners, reverse side must be completed. Each additional owner will need to complete and sign the reverse side of this application. We can only accept applications with original signatures.



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

Written Statement

- **Transportation and Access**
Access will be off of 22nd Ave. There will be a gate allowing our vehicle to enter and exit.
- **Water Supply**
Water supply will be provided from current building on premises.
- **Waste Disposal**
A dumpster is already on premises for our tenants.
- **Fire and Police protection**
Gulfport Fire Station 3 is one block west and has full access to building and lots.
- We do not feel that we will cause traffic congestion or cause a traffic hazard as we are not coming and going all hours of the day. We are a scheduled appointment business model. The customer has to make an order in order for us to leave the yard.
- We believe the development will add value to the surrounding properties. It will provide clean and up kept lot with activity.



Area Map

Printed 09/20/23

- Addresspoints
- ▭ Parcels



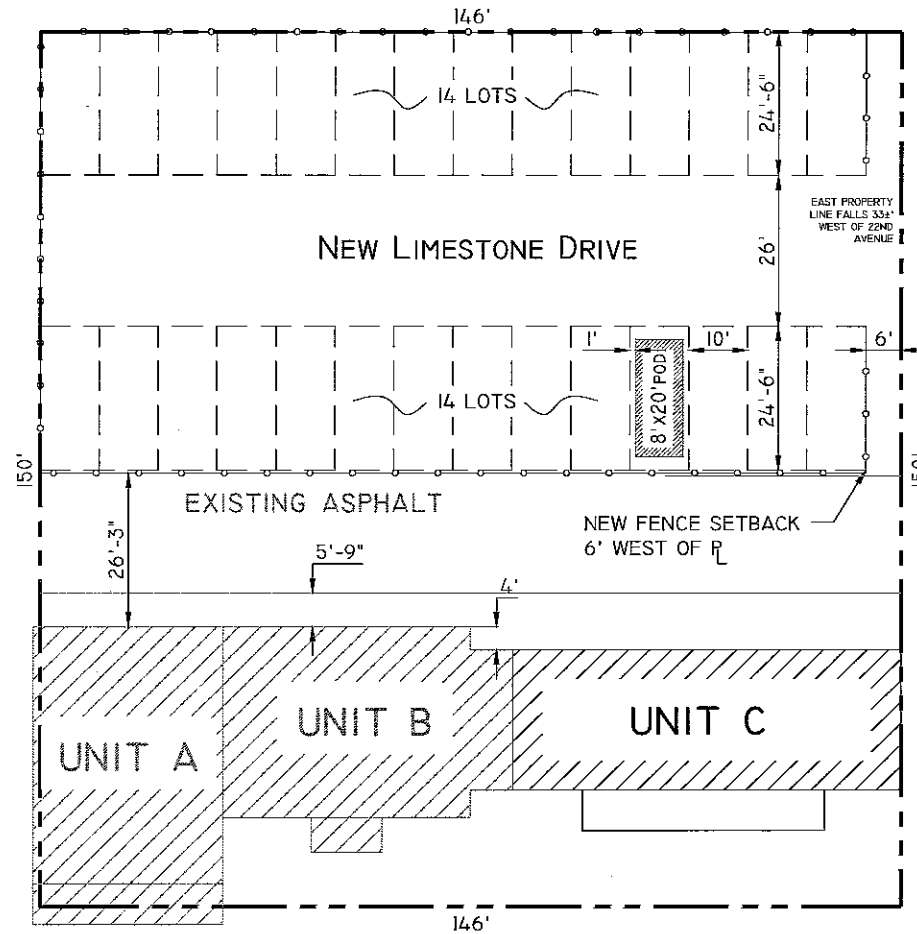
1 inch = 50 feet

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The site plan shows a rectangular area divided into three units: UNIT A, UNIT B, and UNIT C. UNIT A is on the left, UNIT B is in the middle, and UNIT C is on the right. UNIT B and UNIT C are shaded with diagonal lines. A dashed line labeled 'EXISTING ASPHALT' runs horizontally across the middle of the site. A solid line labeled 'PASS ROAD' runs horizontally along the bottom edge. A dashed line labeled '22ND AVE' runs vertically along the right edge. A compass rose is located in the upper left corner, pointing North. The number '18' is written near the top left corner, and '24' is written near the bottom right corner.

SCALE: 1" = 10'



SCALE: 1" = 10'

- UNITS A & B ARE OCCUPIED RENTALS.
- UNIT C WILL BE USED FOR PRIMARY OFFICE TO MANAGE RENTALS ON EMPTY LAND JUST NORTH OF EXISTING ASPHALT DRIVE.
- TOTAL NUMBER OF LOTS IS CURRENTLY 28. TOTAL MAY VARY SUBJECT TO EXACT LOT DIMENSIONS.
- EACH LOT IS DESIGNED TO STATION AN EIGHT-FOOT BY TWENTY-FOOT (8'X20') POD.
- PODS WILL BE USED TO STORE FOR STORAGE, CLIMATE CONTROLLED OPTIONAL.
- PODS CAN BE EITHER STORED ON THEIRS CORRECT LOT NUMBER OR DELIVERED TO RENTER'S CHOSEN ADDRESS.

[illegible]



XIAOMI 12S | LEICA



XIAOMI 12S | LEICA





September 20, 2023

Re: Tax parcels 0811C-04-005.000 (Lots 9-14), 0811C-04-005.001
Gulfport City Blks 1-64.

To Whom It May Concern:

The property owners request to combine the above mention two parcels numbers into one tax parcel. The proposed request will be consistent will the current zoning and subdivision regulations of the City of Gulfport. The Planning Division has no objection to this request. It is the applicant's responsibility to ensure that the proposed combination of parcels doesn't violate their neighborhood covenants. Please provide proof of ownership of the above mention tax parcels to the Harrison County Tax Assessor office along with this letter from the City of Gulfport when submitting your request for the proposed parcel combination.

If you have any questions or comments, please contact this office at (228) 868-5710.

Sincerely,

A handwritten signature in black ink, appearing to read 'Su-Lin', written over a horizontal line.

Su-Lin Featherston
Planning Administrator
Urban Development Planning Division
City of Gulfport, MS

TAX YEAR 20 21

LAND ROLL CHANGE REQUEST FORM

The Tax Assessor's office will no longer combine or split parcels upon request unless there is a deed or other legal document filed of record in the Chancery Clerk's office within the proper legal time frame and which meets the statutory requirements, or unless there is an official written request given to this office by a governing entity.

Owner: Gryder's at 2210 Pass Road, LLC Date: 9/25/2022

Address: 1212 Iola Rd

Ocean Springs, MS 39564

Phone # 228-219-2911 Request taken by: J. Bruciel

BEFORE THIS REQUEST CAN BE COMPLETED BY THE TAX ASSESSOR'S OFFICE THE FOLLOWING MUST BE CHECKED BY A DEPUTY FOR EACH PARCEL INVOLVED AND MUST BE SIGNED BY THE PROPERTY OWNER.

Parcel Numbers Involved

0811C-04-005.000

0811C-04-005.001

- ☐ SPLIT
- ☒ COMBINATION (PARCEL # TO KEEP)
- ☒ ARE PARCELS CONTIGUOUS YES ☒ NO ☐
- ☒ ARE PARCELS MIXED TITLE YES ☐ NO ☒
- ☒ ARE THERE IMPROVEMENTS INVOLVED YES ☒ NO ☐
- ☒ IF THERE ARE IMPROVEMENTS, WHICH PARCEL OR PARCELS ARE THE IMPROVEMENTS LOCATED ON 0811C-04-005.000
- 0811C-04-005.001
- ☒ IS THERE A HOMESTEAD INVOLVED YES ☐ NO ☒
- ☐ IF THERE IS A HOMESTEAD INVOLVED, WHICH PARCEL HAS THE PRIMARY HOME ON IT
- ☒ ARE PARCELS IN SAME TAXING DIST YES ☒ NO ☐
- ☒ IF THIS IS A SPLIT FOR A MOBILE HOME, HAS THE SPLIT BEEN APPROVED BY ZONING YES ☐ NO ☒
- ☒ ARE ALL APPLICABLE GOVERNMENTAL REQUESTS ATTACHED YES ☒ NO ☐

PROPERTY OWNER

If a mortgage company pays the taxes on any of the parcels involved in this request, it is up to you, the property owner, to notify the mortgage company of the change that may result from this request if approved.

Signature of property owner: [Signature]

If not signed in front of a Deputy Tax Assessor this form must be notarized.

BK1642PG0511



1st Judicial District
Instrument Number 2003 7208 D
Filed 9 16 2003 2 30 P
Total Fees 8.00
Book 1642 Page 511-513 Recorded 9-12-03

Index as follows: East 82.5' of Lots 13-14, Blk 29, Original Gulfport, Harrison County, 1st JD, MS & Lot 9-12, inclusive, Blk 29, Original Gulfport, Harrison County, 1st JD, MS.

STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, the undersigned D & F PROPERTIES, LLC, A Mississippi Limited Liability Company, does hereby sell, convey and warrant unto GRYDER'S AT "2210 PASS ROAD", LLC, A Mississippi Limited Liability Company, that certain tract, piece or parcel of land situated in the First Judicial District of Harrison County, State of Mississippi, described as follows, to-wit:

The East 82.5 feet of Lots 13 and 14, Block 29, ORIGINAL GULFPORT, a subdivision in the City of Gulfport, Harrison County, Mississippi, First Judicial District, as per map or plat thereof on file and of record in the Office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi, in Plat Book 11 at Page 9.

AND

Lots 9 through 12, inclusive, Block 29, ORIGINAL GULFPORT, being a subdivision located in the First Judicial District of Harrison County, Mississippi, as per map or plat thereof on file and of record in the Office of the Chancery Clerk of Harrison County, Mississippi.

West 83.50 feet of Lots 13 and 14, Block 29, ORIGINAL GULFPORT, being a subdivision located in the First Judicial District of Harrison County, Mississippi, as per map or plat thereof on file and of record in the Office of the Chancery Clerk of

Harrison County, Mississippi.

This being the same property previously conveyed to D & F Properties, LLC, A Mississippi Limited Liability Company in Quitclaim Deed dated June 12, 2002 and recorded in Deed Book 1588 at Page 158 in the records of the First Judicial District of Harrison County, Mississippi.

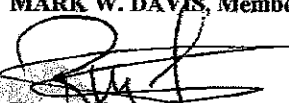
THIS CONVEYANCE is subject to any prior reservation or conveyance of oil, gas or other mineral rights and subject to all easement restrictions, reservations and covenants of record.

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

WITNESS THE SIGNATURE of the above company by its officer after being duly authorized so to execute and deliver the same, this the 12th day of September, 2003.

D & F PROPERTIES, LLC


MARK W. DAVIS, Member


RON M. FEDER, Member

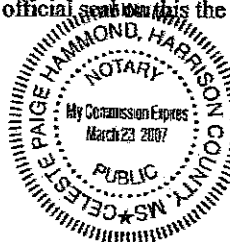
BK1642PG0513

STATE OF MISSISSIPPI
COUNTY OF HARRISON

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the above stated jurisdiction, the within named **MARK W. DAVID** and **RON M. FEDER**, who acknowledged that they are a **Members of D & F PROPERTIES, LLC, A Mississippi Limited Liability Company**, and that for and on behalf of the said company, and as its act and deed he executed the above and foregoing instrument, after first having been duly authorized by said company so to do.

GIVEN under my hand and official seal on this the 12th day of September, 2003.

MY COMMISSION EXPIRES:



Celeste Paige Hammond
NOTARY PUBLIC

GRANTOR'S ADDRESS: P.O. Box 6829, Gulfport, MS 39502
GRANTOR'S NUMBER: 863-6000

GRANTEE'S ADDRESS: 2113 Government, Suite D4, Ocean Springs, MS 39564
GRANTEE'S NUMBER: 875-7224

This Document Prepared By and Return to:

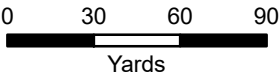
ANDREW MARION, PLLC
Attorney-at-Law
1919 23rd Ave.
Post Office Box 863
Gulfport, MS 39502
Telephone (228)-865-9047
Telecopier (228)-865-9049
Ms Bar No. 1866
Our File No. 03-277

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y			LINCOLN ALLEN (OWNER)	1212 IOLA RD	OCEAN SPRINGS	MS	39564
			Adjacent Property Owners (2311PC131)				
	18920	0811C-01-013.000	SALLOUM KALEEL "TEAL" JR -TRUSTEE	1611 24TH AVE STE B	GULFPORT	MS	39501
	18922	0811C-04-004.000	V F W POST #2539	1910 28TH ST	GULFPORT	MS	39501
	19082	0811C-03-034.000	MJP DEVELOPMENT LLC	2219 PASS RD	GULFPORT	MS	39501
	87989	0811C-04-007.000	ALFRED ALLEMAN VFW POST # 2539	P O BOX 683	GOLDEN MEADOW	LA	0
	19098	0811C-02-050.000	ALLEN OLEY JOSEPH & SMITH MARK	2121 PASS RD	GULFPORT	MS	39501
	87957	0811C-03-001.000	BURTON MEMORIAL M E CHURCH				0
	87992	0811C-04-005.000	GRYDER'S AT "2210 PASS ROAD" LLC	1212 IOLA RD	OCEAN SPRINGS	MS	39564
	18926	0811C-04-006.000	USHER ROBERT R & SABRINA M	2220 PASS RD	GULFPORT	MS	39501
	87872	0811C-02-048.000	GATLIN KATHERINE F	2418 22ND AVE	GULFPORT	MS	39501
	19072	0811C-03-002.000	STIGLETS WILLIAM D SR	2417 22ND AVE	GULFPORT	MS	39501
	19097	0811C-02-049.000	CENTANNI SHELBY	2422 22ND AVE	GULFPORT	MS	39501
	19081	0811C-03-033.000	LEXTERRA LLC	P O BOX 1417	GULFPORT	MS	39502
	18921	0811C-01-014.000	TORJUSEN DEBORAH DEAN WEAVER ETAL	16116 VICK ROAD	GULFPORT	MS	39503



Legend

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



1 inch = 200 feet



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RE: Planning Commission Approval 2311PC131, by owner Lincoln Allen, is seeking approval to use lots towards rear of the property for storage of portable storage units, Tax Parcels 0811H-02-035.000, 0811H-02-035.001, 2210 Pass Road, Zoned B-2 (General-business), Ward 3

To Applicants and Adjacent Property Owners:

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



Beaufort Gazette
Belleville News-Democrat
Bellingham Herald
Bradenton Herald
Centre Daily Times
Charlotte Observer
Columbus Ledger-Enquirer
Fresno Bee

The Herald - Rock Hill
Herald Sun - Durham
Idaho Statesman
Island Packet
Kansas City Star
Lexington Herald-Leader
Merced Sun-Star
Miami Herald

el Nuevo Herald - Miami
Modesto Bee
Raleigh News & Observer
The Olympian
Sacramento Bee
Fort Worth Star-Telegram
The State - Columbia
Sun Herald - Biloxi

Sun News - Myrtle Beach
The News Tribune Tacoma
The Telegraph - Macon
San Luis Obispo Tribune
Tri-City Herald
Wichita Eagle

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
36845	483647	Print Legal Ad-IPL01453850 - IPL0145385		\$69.10	1	60 L

Attention: Matilda Welch
GULFPORT URBAN DEVELOPMENT
PO BOX 1780
GULFPORT, MS 39502

accountspayable@gulfport-ms.gov

LEGAL NOTICE PUBLIC HEARING

In conformance with Section VIII of the Comprehensive Zoning Ordinance of the City of Gulfport, Mississippi, 1979 as amended, notice is hereby given advising that the Gulfport City Planning Commission will hold a public hearing in the City of Gulfport, Mississippi at 4:30 P.M., Thursday, November 16, 2023 in the Council Chambers of the Gulfport City Hall located at 2309 15th Street to consider the following requests. A copy of the requests will be available for public review at the office of the Department of Urban Development, Planning Division, located on first floor of the William H. Hardy Building, 1410 24th Avenue.

Planning Commission Approval 2311PC131, by owner Lincoln Allen, is seeking approval to use lots towards rear of the property for storage of portable storage units, Tax Parcels 0811H-02-035.000, 0811H-02-035.001, 2210 Pass Road, Zoned B-2 (General-business), Ward 3

Planning Commission Approval 2311PC133, by agent Jeff Burkhalter, is seeking approval for a Medical Cannabis Dispensary use in a B-4 Zoning District within 500 feet of a residential use, Tax Parcel 0809K-01-001.009, 9471 Three Rivers Road Suite C-2, Zoned B-4 (Highway-business), Ward 3

Zoning Map Amendment 2311PC132, by owner Sahara Gulf LLC, is requesting to rezone Tax Parcel 0911A-02-107.000 from T5 (Urban Center Zone) and T4+ (General Urban Zone "Plus") to T4+ (General Urban Zone "Plus"), 530 Beach Drive, Zoned T5 (Urban Center Zone), T4+ (General Urban Zone "Plus"), Ward 2

Zoning Map Amendment 2311PC134, by agent Tricia R. Perez, is requesting to rezone Tax Parcels 1010K-04-021.000, 1010K-04-010.000, and 1010K-04-006.000 to T4+ (General Urban Zone "Plus"), Zoned T3 (Sub-Urban Zone), T4+ (General Urban Zone "Plus"), and T4L (General Urban Zone "Limited"), Ward 2

This the 25th day of October 2023
Keith Williams, Chairman
City of Gulfport Planning Commission
IPL0145385
Nov 1 2023

STATE OF MISSISSIPPI COUNTY OF HARRISON

Before me, the undersigned Notary of Dallas County, Texas personally appeared Stefani Beard, who, being by me first duly sworn, did depose and say that she is a clerk of The Sun Herald, a daily newspaper published in the city of Gulfport, in Harrison County, Mississippi and the publication of the notice, a copy of which is hereto attached, has been made in said paper in the issue(s) of:

1 insertion(s) published on:
11/01/23

Affidavit further states on oath that said newspaper has been established and published continuously in said county for a period of more than twelve months next prior to the first publication of said notice.

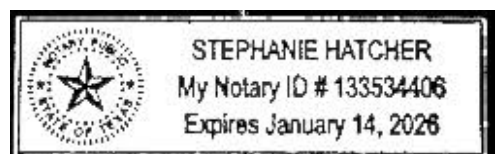
Stefani Beard

Sworn to and subscribed before me this 31st day of October in the year of 2023

Stephanie Hatcher

Notary Public

* The Sun Herald has been deemed eligible for publishing legal notices in Jackson County to meet the requirements of Miss. Code 1972 Section 13-3-31 and 13-3-32.



Extra charge for lost or duplicate affidavits.
Legal document please do not destroy!

MEMORANDUM

To: City of Gulfport Planning Commission

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

Date of Hearing: November 16, 2023

Re: Planning Commission Approval 2311PC133:

Planning Commission Approval 2311PC133, by agent Jeff Burkhalter, is seeking approval for a Medical Cannabis Dispensary use in a B-4 Zoning District within 500 feet of a residential use, Tax Parcel 0809K-01-001.009, 9471 Three Rivers Road Suite C-2, Zoned B-4 (Highway-business), Ward 3

Technical Report

PLANNING COMMISSION APPROVAL

GENERAL INFORMATION

Case File Number: 2311PC133

Hearing Date: November 16, 2023

Current Zoning/Use: B-4 / Highway-business

Legal: Planning Commission Approval 2311PC133, by agent Jeff Burkhalter, is seeking approval for a Medical Cannabis Dispensary use in a B-4 Zoning District within 500 feet of a residential use, Tax Parcel 0809K-01-001.009, 9471 Three Rivers Road Suite C-2, Zoned B-4 (Highway-business), Ward 3

TECHNICAL DETAILS

The applicant requests planning commission approval for a medical cannabis dispensary use, as is required when this use is within 500 feet of a residential use. Several houses and some small apartments, which classified as a residential use, are within the 500-property line radius. By definition, this establishment would acquire possess, store, transfer, sell, supply or dispense medical cannabis.

EXECUTIVE SUMMARY

Ultimately, this use appears to meet all of the base requirements by the state for their distance requirements from schools, churches, and etcetera. Ordinance interest is the residential use nearby and the effect to the surrounding neighborhood. The ordinance specifically states, "The planning commission shall approve or disapprove the application as to location and site plan" in regards to the planning commission approval applications. Primary concern around the project is the nearby housing and vehicular access this development will influence. Per ordinance, the Planning Commission could "establish conditions and limitations with respect to the site plan."

It should also be noted in the report the police department requested denial of this project.

Any approval should consider these conditions:

1. Disapproves. Proposed business will be within 100 feet of a Pediatric Doctor's Office. Within 500 feet of residential zone. Memo dated 10/26/23.
2. Must meet the distance requirements as set forth in the State of Mississippi Medical Cannabis Dispensary Regulations. See Attached. Must meet all current building Codes and City of Gulfport Ordinances.

DEPARTMENTAL CONDITIONS

Engineering: No comments. Memo dated 11/02/23.

Public Works: No conditions. Memo dated 11/02/23.

Technical Report
PLANNING COMMISSION APPROVAL

Traffic and Safety: No conditions. Memo dated 10/26/23.

Building Code Services: Must meet the distance requirements as set forth in the State of Mississippi Medical Cannabis Dispensary Regulations. See Attached. Must meet all current building Codes and City of Gulfport Ordinances. Memo dated 10/27/23.

GIS: No conditions. Memo dated 10/27/23.

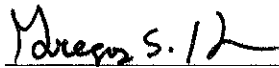
Police Department: Disapproves. Proposed business will be within 100 feet of a Pediatric Doctor's Office. Within 500 feet of residential zone. Memo dated 10/26/23.

Fire Department: No conditions. Memo dated 10/26/23.

City Arborist: No conditions. Memo dated 10/25/23.

DIRECTOR APPROVAL

This report has been reviewed and approved by:



Greg Holmes
Director of Urban Development Department



LF

TRANSMITTAL LETTER AND RECOMMENDATION FORM

☐ Engineering, Jeremy Harrison	☐ GIS, Brian Deming
☐ Police Department, Samuel Jewell	☒ Building Department, Mike Edwards
☐ Public Works, Tyler Gentry	☐ Landscape Manager, Randy Wales
☐ Fire Department, Greg Marks	☐ City Arborist, Alan Featherston
☐ Traffic & Safety, Ken Northington	☐ Property Manager, Rashida Bell
☐ NCBC Planning Department	

RE: Planning Commission Approval 2311PC133:

FAX: 228-868-5708

X		Conditions (State your condition(s) and establish a deadline date for condition(s) to be met.)

MUST MEET THE DISTANCE REQUIREMENTS AS SET FORTH IN THE STATE OF MISSISSIPPI MEDICAL CANNIBUS DISPENSARY REGULATIONS CHAPTER 3, 100 THROUGH 104. SEE ATTACHED.

If your department/agency has any pending or past issues regarding the subject property, which may have bearing on this case, please specify; e.g. permit issues, stop work order, and code violations.

Building Code Services

Date: October 27, 2023

MEDICAL CANNABIS DISPENSARY REGULATIONS



2022

because its main entrance is within 1,500 feet of a licensed dispensary, both the \$15,000 application fee and the \$25,000 license fee will be refunded. If the license is denied for any other reason, including violation of any other distance restriction, the \$25,000 license fee will be refunded, but the \$15,000 application fee will not be refunded. The application fee and license fee must be paid by credit card or ACH debit through the licensing vendor selected for the Mississippi Medical Cannabis Program.

- 106 Department will make a determination as to whether to grant or deny a license within 30 days of receiving a completed application. If Department is unable to receive results of a background check for disqualifying felonies within those 30 days, it will grant a license to otherwise successful applicants. Thereafter, if Department receives results from the background checks that include a disqualifying felony, it will provide the licensee with the opportunity to divest itself of the individual with a disqualifying felony. If the licensee is unable to or refuses to do so within 10 days of notice, Department will revoke the subject license.
- 107 If a license is issued to an applicant that is still constructing the licensed premises, the applicant must complete construction and fulfill all obligations required by the Department to open for business prior to the end of its twelve (12) month license and are conducting transactions within the seed-to-sale system. If not, the license will not be eligible for renewal and the license will cease. The licensee will then be required to submit a new application for investigation.

Chapter 3 Distance Requirements

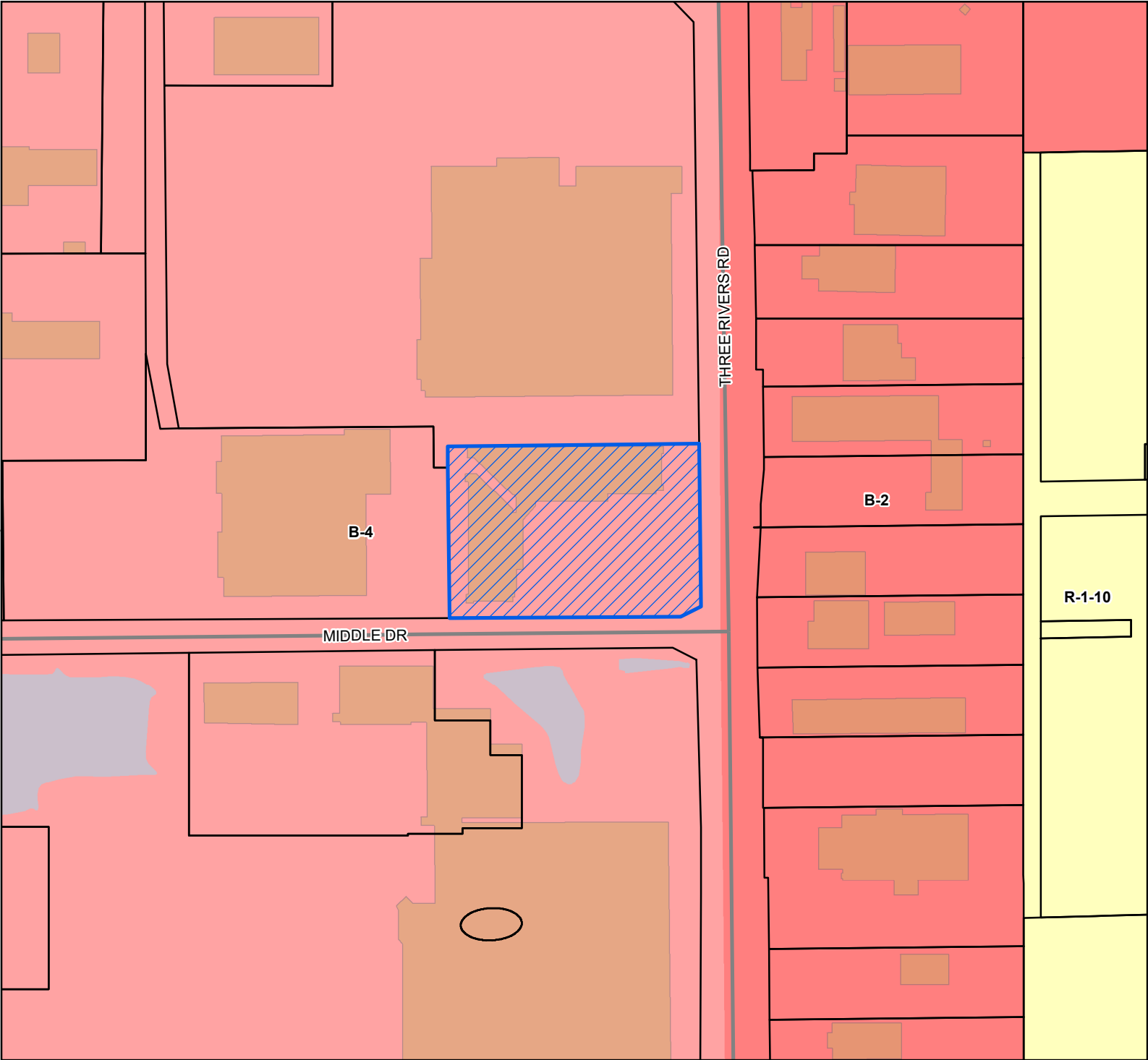
- 100 The main point of entry to a dispensary cannot be located within 1,000 feet of the nearest property boundary line of any school, church or child care facility unless the dispensary applicant is able to obtain a waiver from the school, church or child care facility. Regardless of the waiver, a dispensary may not be located within 500 feet of any school, church or child care facility property boundary line. The property boundary line to be considered is the parcel of land on which a school, church or child care facility is located. It does not include parcels of land owned by a school, church or child care facility but on which such a facility is not located.
- 101 The following applies under this Chapter for purposes of property boundary line measurements:
- (1) the applicable property boundary line for a church facility shall be the parcel of land on which a structure exists or is in the process of being constructed at the time of application where worship services are held on a regularly occurring basis to include religious ceremonies, religious counseling and/or religious studies. The applicable property boundary line does not include parking lots, fields on which no church facilities are located or other parcels owned by churches unless the parcel also includes a church facility.

- (2) the applicable property boundary line for a childcare facility shall be the parcel of land on which a structure exists or is in the process of being constructed at the time of application and for which the Mississippi Department of Health has issued a childcare facility license or would have issued a childcare facility license but for an applicable exemption under Miss. Code Ann. Section 43-20-5. The applicable property boundary line does not include parking lots, fields on which no childcare facilities are located or other parcels owned by a child care center unless the parcel also includes a child care facility.
- (3) the applicable property boundary line for a school shall be the parcel of land on which a facility exists or is in the process of being constructed at the time of application used for the teaching of children, whether owned or leased by the school, including instructional staff members and students, and which is in session each school year. This includes, but is not limited to, public, private, church and parochial programs for kindergarten, elementary, junior high and high schools. The applicable property boundary line does not include parking lots, fields on which no school facility is located or other parcels owned by a school unless the parcel also includes a school facility.

- 102 The main point of entry for a dispensary cannot be located within 1,500 feet of the main point of entry for an existing dispensary. When two completed applications are received and the main points of entry for each are within 1,500 feet of the other, the first applicant to be issued a license will be controlling. The second applicant will not be eligible to receive a license for its applied location with the listed main point of entry.
- 103 All measurements shall be made using a straight line, point-to-point method. When a main point of entry constitutes an end point, measurement shall begin at the mid-point of the door if a single door; and the point where the doors meet for dual door entrances.
- 104 If the premises construction is complete at the time of application, the Department will investigate the application based on the completed construction when reviewing distance requirements. If the building construction is complete but there are planned changes to the main point of entry prior to opening, the Department will investigate the application based on the premises map or sketch included with the application. If the application is based on proposed building construction not completed at the time of application, the Department will investigate the application based on the survey and construction plans submitted with the application. The determination as to whether a license should be issued will be based on these respective documents. Therefore, any change to these documents or actual placement of a main point of entry which would have materially affected the decision of the Department to issue a license could subject the license to future revocation.

Chapter 4 Annual Renewal

- 100 Active licenses must be renewed on an annual basis. Licenses are valid for one year from the date of issuance. At the time of renewal the licensee must demonstrate continued compliance with all applicable licensing criteria.



Site

Street

Parcels

Buildings

Water Features

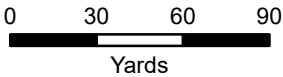
Zoning

B-2 - General Business District

B-4 - Highway Business District

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

Site Information
0809K-01-001.009
Zoning: B-4 (Highway Business)
Size: 2.05 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.

For Staff Use Only



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

APPLICATION FOR PLANNING COMMISSION APPROVAL

Property Information

TAX PARCEL #

0	8	0	9	K	-	0	1	-	0	0	1	●	0	0	9
					-			-				●			
					-			-				●			

Case Number: 2311PC133
 Date Received: 10/5/23
 Receipt Number: _____
 Received By: JA
 Zoning: B-4
 Ward: 3 Flood: X
 Size: 2.05 Acres

(If necessary, use separate sheet of paper)

Address of Property Involved: 9471 Three Rivers Road, Suite C-2, Gulfport, MS 39503

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

General Location: Three Rivers Road and Middle Drive

GENERAL DESCRIPTION OF REQUEST:

Request for approval of medical cannabis dispensary request for waiver of 500-foot distance requirement from residential us

OWNERSHIP AND CERTIFICATION:

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

OWNER

Oakland Land & Development, LLC

Printed Name of Owner

P.O. Box 952

Mailing Address

Natchez MS 39121

City State Zip code
(601) 807-0600

Home Phone Work/Cell Phone
spud0659@gmail.com

Email

Signature of Owner

AGENT

Jeff Burkhalter, member/manager

Printed Name of Agent

P.O. Box 952

Mailing Address

Natchez MS 39121

City State Zip code
(601) 807-0600

Home Phone Work/Cell Phone
spud0659@gmail.com

Email

Signature of Agent

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

☐

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



Michael Watson

SECRETARY OF STATE

This is not an official certificate of good standing.

Name History

Name	Name Type
OAKLAND LAND AND DEVELOPMENT, LLC	Legal

Business Information

Business Type:	Limited Liability Company
Business ID:	705809
Status:	Good Standing
Effective Date:	04/20/2001
State of Incorporation:	Mississippi
Principal Office Address:	280 HIGHLAND BLVD. NATCHEZ, MS 39120

Registered Agent

Name
ALTON J OGDEN JR 280 HIGHLAND BLVD, PO BOX 952 NATCHEZ, MS 39121

Officers & Directors

Name	Title
Jeff L Burkhalter P.O. BOX 952 NATCHEZ, MS 39121	Member
Alton J Ogden P.O. BOX 952 NATCHEZ, MS 39121	Member
ALTON J OGDEN JR 280 HIGHLAND BLVD_PO BOX 952 NATCHEZ, MS 39121	
JEFF L BURKHALTER 280 HIGHLAND BLVD PO BOX 952 NATCHEZ, MS 39121	

SECTION D
AUTHORITY OF AGENT

See attached excerpt from Oakland Land and Development, LLC (formerly American Land and Development LLC – see attached Certificate of Amendment) Operating Agreement granting Member Manager Jeff Burkhalter authority to act on behalf of Company

LIMITED LIABILITY COMPANY AGREEMENT

FOR

AMERICAN LAND AND DEVELOPMENT, LLC

This Limited Liability Company Agreement (the Agreement) is made and entered into as of the 1st day of February, 2001, by and between Alton J. Ogden, Jr. and Jeff L. Burkhalter (collectively, the "Members").

STATEMENT OF BACKGROUND INFORMATION

The Members desire to form a limited liability company pursuant to the Mississippi Limited Liability Company Act, Miss. Code Ann. Section 79-20-101, et seq., as amended from time to time and including any successor statute of similar import (the "Act").

The Members further desire, by execution of this Agreement, to regulate or establish the affairs of the limited liability company, the conduct of its business and the relations of its Members.

STATEMENT OF AGREEMENT

NOW, THEREFORE, in consideration of the mutual covenants herein contained and other valuable considerations, the receipt and adequacy of which are hereby acknowledged, the Members do hereby agree as follows:

I. GENERAL PROVISIONS

1.01. Name. The name of the Limited Liability Company shall be "American Land and Development, LLC (the "Company")", and all business of the Company shall be conducted in such name. The Company shall hold all of its property in the name of the Company and not in the name of any Member.

1.02. Purpose. The Company may engage in any lawful business permitted by the Act or laws of any jurisdiction in which the Company may do business. The purposes of the Company are: to acquire, manage and operate the property at 1207 Spur 529, Rosenberg, Texas 77471 described in Exhibit "A" and the investment, acquisition management, operation and disposition of other properties as determined by the Member Manager(s).

1.03. Place of Business. The principle place of business of the Company shall be located at 280 Highland Blvd. Natchez, MS 39120. The mailing address of the Company shall be P.O. Box 952 Natchez, MS 39121-0952.

V. MANAGEMENT

5.01. Managers. The ordinary and usual decisions concerning the business affairs of the Company shall be made by the Member Manager(s). The Initial Member Manager(s) shall be Alton J. Ogden, Jr. and Jeff L. Burkhalter. The Initial Member Managers shall serve until their resignation or death or until such time as a Member Manager ceases to be a Member. If one of the Initial Member Managers is unable to serve as a Member Manager for whatever reason, the remaining Initial Member Manager shall continue to serve as the sole Member Manager. At such time as there is no Initial Member Manager, two (2) Successor Member Managers shall be selected by the affirmative vote of Members holding a majority of the Percentage Interest of the Company.

5.02. Term of Successor Member Managers. The Successor Member Managers shall serve until the earliest of:

- (a) The time a Member Manager ceases to be a Member
- (b) The resignation of a Member Manager; or
- (c) The removal of a Member Manager by a majority vote of the other Members at a duly called annual meeting or a special meeting of the Members.

Unless this agreement is amended by a vote of seventy-five percent (75%) of the Percentage Interest in the Company, there shall always be two (2) Successor Member Managers.

5.03. Authority of Members to Bind the Company. Only the Member Manager(s) and agents of the Company authorized by the Member Manager(s) shall have the authority to bind the Company. No Member who is not either a Member Manager or otherwise authorized as an agent shall take any action to bind the Company, and each Member shall indemnify the Company for any costs or damages incurred by the Company as a result of the unauthorized action of such Member. Except as otherwise provided in this Agreement, the Member Manager(s) have the power and authority prescribed by the Act to do all things necessary or convenient to carry out the business and affairs of the Company.

5.04. Powers of the Managers. The Managers have general supervision, direction and control of the business of the Company. In addition, the Managers may make all decisions and take all action on behalf of the Company not otherwise provided for in this Agreement, including but not limited to:

- (a) Change the principal business office from one location to another;
- (b) Borrow money and incur indebtedness on behalf of the Company and cause to be executed and delivered for the Company's purposes, in the Company's name,

promissory notes, deeds of trust, pledges, and other debt and securities:

(c) Enter into, make, and perform contracts and agreements which bind the Company that are necessary and appropriate in the ordinary course of business of the Company; provided, however, that the Members who are not Managers will not be personally liable or obligated for the same;

(d) Open and maintain bank and investment accounts and designate authorized persons to sign checks or drafts or give instructions concerning those accounts.

(e) Maintain the assets of the Company and collect sums due and owing to it: and

(f) Pay the debts and obligations of the Company and acquire, use and dispose of assets during the ordinary course of the business, subject to the limitations set forth hereinafter.

5.05. Limitations on Powers of Managers. Except by the unanimous consent of both Managers, assuming there are two Managers, neither Manager of the Company shall have the authority to:

(a) Enter into any agreement, contract or commitment on behalf of the Company which would obligate any Member to fund additional capital, to guarantee a loan, or increase a Member's personal liability either to the Company or to a third party;

(b) Materially alter the business of the Company, deviate from any approved business plan of the Company as set forth in this Agreement or perform any action which would make it impossible to carry on the business of the Company;

(c) Place title to any Company asset or property in the name of a nominee or sell, lease, pledge, hypothecate or grant a security interest in any Company asset of property;

(d) Commingle Company funds with the funds of any other person or entity;

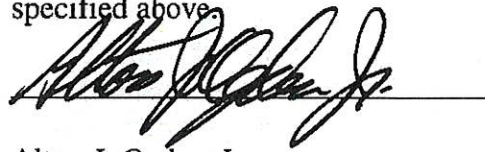
(e) Confess a judgement against the Company;

(f) Attempt to dissolve the Company; or

(g) Cause the distribution of any assets of the Company to its Members.

5.06. Compensation of Member Managers. The Member Manager(s) shall not receive any compensation other than they shall be reimbursed for all reasonable expenses incurred in

IN WITNESS WHEREOF, the Members have executed this Agreement on the date specified above.



Alton J. Ogden, Jr.



Jeff L. Burkhalter

OFFICE OF THE MISSISSIPPI SECRETARY OF STATE
P.O. BOX 136, JACKSON, MS 39205-0136 (601) 359-1333
Certificate of Amendment



The undersigned corporation, pursuant to Senate Bill No. 2395, Chapter 402, Laws of 1994, hereby executes the following Certificate of Amendment and sets forth:

1. Name of the Limited Liability Company

American Land and Development, LLC.

2. The future effective date is
(Complete if applicable)

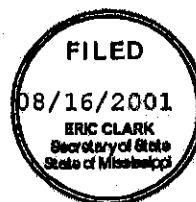
N/A

3. The amendment to the certificate is as follows

The name of the Limited Liability Company is hereby

changed from American Land and Development, LLC. to

Oakland Land and Development, LLC.



By: Signature

(Please keep writing within blocks)

Printed Name

Alton J. Ogden, Jr.

Title

Member

Street and Mailing Address

Physical
Address

280 Highland Blvd.

P.O. Box

P.O. Box 952

City, State, ZIP5, ZIP4

Natchez

MS

39121 - 0952

Certificate of Amendment



By: Signature

(Please keep writing within blocks)

Printed Name

Jeff L. Burkhalter

Title

Member

Street and Mailing Address

Physical
Address

280 Highland Blvd.

P.O. Box

P.O. Box 952

City, State, ZIP5, ZIP4

Natchez

MS

39121 -0952

SECTION B SITE PLAN

Attached hereto are two screenshots pulled from the City of Gulfport's Online Atlas showing the applicant's location (**9471 Three Rivers Road, Suite C-2**, at the corner of Three Rivers Road and Middle Drive) and all businesses, etc. located within 1,000 feet of the front entrance to same. To the best of the applicant's research, there are no schools, churches, or daycares within that 1,000 foot distance. There are also no other licensed dispensaries within 1,000 feet of this location (see attached records request and response from GIS).

Upon information and belief (Applicant reserves its right to supplement/correct this list as necessary prior to hearing), neighboring buildings within 1,000 feet are identified as follows:

15007 Creosote Road:

Suite A – Clear Families Chiropractic

Suite B – CPR Cell Phone Repair

Suite C – Brushes Salon & Spa

Suite D – Ten Dollar Boutique

15025 Creosote Road – Sonic Drive-In

15065 Creosote Road – At Home

15101 Creosote Road – vacant building

15131 Creosote Road – used car lot

9480 Highway 49 – Gulfport Nissan

9444 Highway 49:

Lumber Liquidators

Altitude Trampoline Park

9352 Highway 49 – Cato Fashions

9354 Highway 49:

Suite D – GNC

Suite K – Hibachi Express

Suite L – South Mississippi Smiles

9350 Three Rivers Road – Super Wal-Mart

9490 Three Rivers Road – Alexander Van Loon, Sloan, Levens, Favre Plc

9480 Three Rivers Road – Colorful Minds ABA

9466 Three Rivers Road – Armstrong McCall Beauty Supplies

9454 Three Rivers Road – Memorial Bruni Pediatric Clinic/Memorial Family Practice

9434 Three Rivers Road – Benjamin Moore

9424 Three Rivers Road – empty

9414 Three Rivers Road –

Medical Analysis

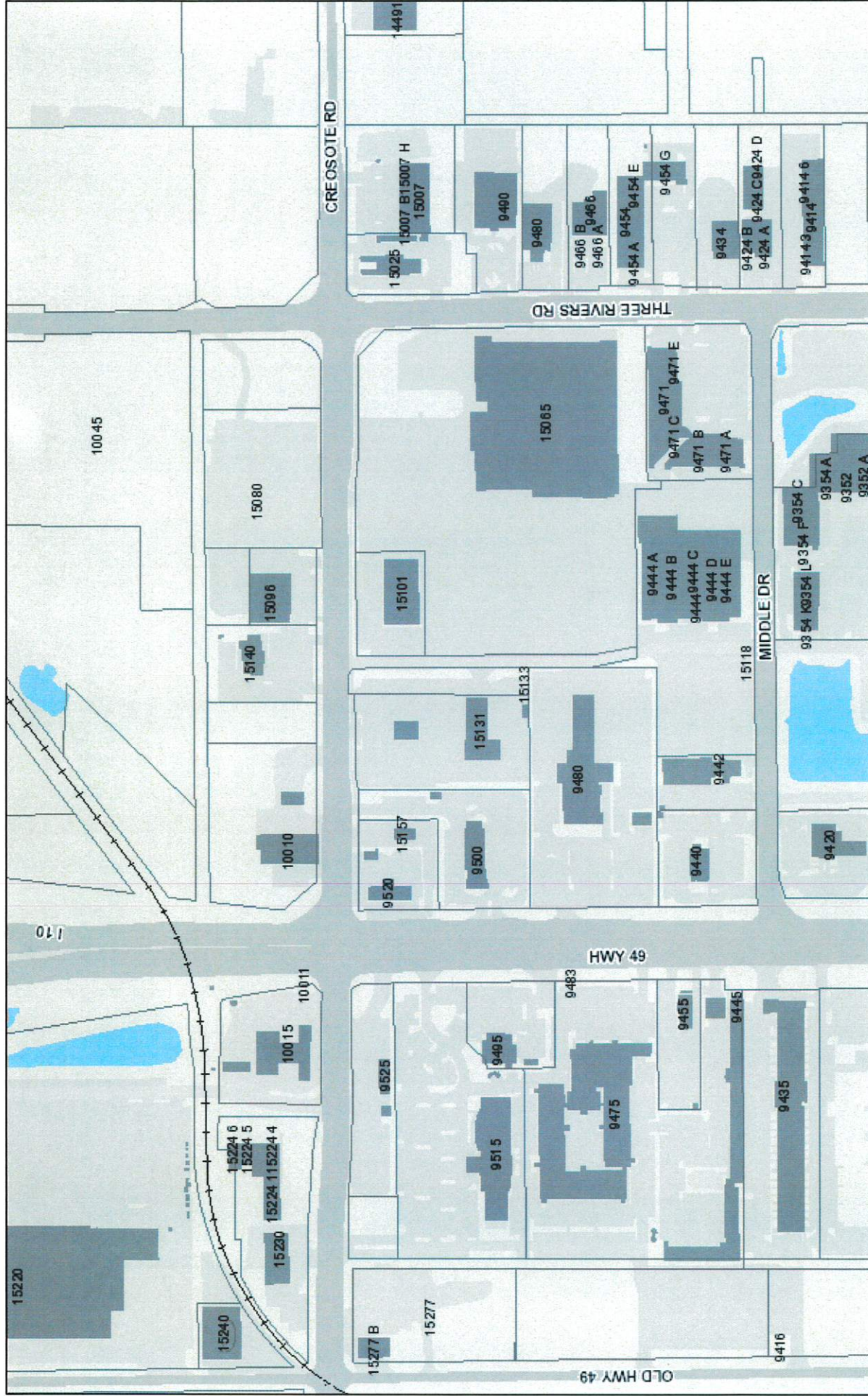
Edward Jones
Visiting Angels
Greenbaum Brewer & Associates
Choices Coordinated Care Solutions

9394 Three Rivers Road – Social Security Administration
9374 Three Rivers Road – empty
9364 Three Rivers Road – Panache Apparel & Accessories
9354 Three Rivers Road – Layton's Gifts/Antonian Salon

The closest school, church, or daycare is Lil Tots Academy located at 14491 Creosote Road, which appear to be just over 1,100 feet from the site.

9471 Three Rivers Rd Suite A - CPR Radio
9471 Three Rivers Rd Suite B - Salon Centric
9471 Three Rivers Rd Suite C - Good Cats tattoo
9471 Three Rivers Rd Suite C-3 - One Maine Financial
9471 Three Rivers Rd Suite D - Singing Rivers Rehab
9471 Three Rivers Rd Suite F - ESMOKE Vapors

Gulfport Online Atlas



October 3, 2023

Streets

County Streets

<all other values>

Interstate Highway

Principal Arterial

Collector

Minor Arterial

Military

Address Points

Parcels

Buildings

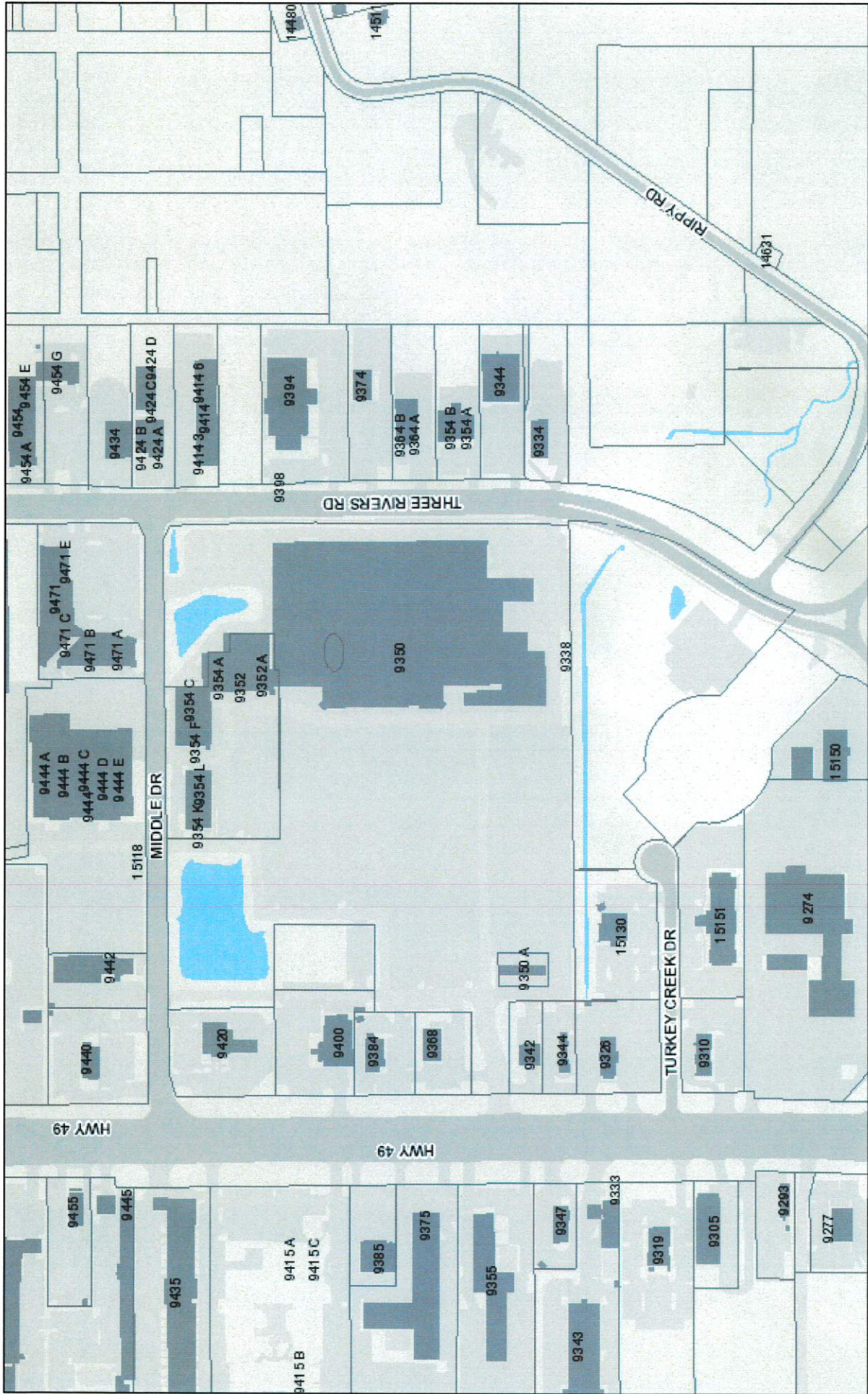
1:4,514

0 0.0375 0.075 0.15 mi

0 0.05 0.1 0.2 km

Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community

Gulfport Online Atlas



October 3, 2023

Streets

County Streets

<all other values>

Interstate Highway

Principal Arterial

Collector

Minor Arterial

Military

Address Points

Parcels

Buildings

0 0.0375 0.075 0.15 mi

0 0.05 0.1 0.2 km

1:4,514

Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community

SECTION F WRITTEN STATEMENT

Applicant is proposing to convert an existing CBD/vape shop located at 9471 Three Rivers Road, Suite C-2 into a state-licensed medical cannabis dispensary. The vape shop has been open and operating at its current location for just over a year.

- The existing location has its own parking lot, and therefore will not require anything further for transportation and access.
- The existing location has working utilities, and will not need anything further regarding water supply.
- The existing location will continue with its existing waste disposal/trash pickup as currently utilized. In addition, Applicant will contract with and only use state-licensed disposal companies for its cannabis waste, as required by law.
- The existing location will not require any additional fire and police protection, but as part of conversion to a dispensary, the Applicant will implement additional fire and security measures in accordance with state requirements, and will work closely with local fire and law enforcement in furtherance of these measures.
- The existing location will not require any other additional public facilities.
- Applicant's proposal will not cause any undue traffic congestion or traffic hazards, as again it has its own designated parking lot at the existing location and expects traffic to remain similar to what it experiences now.
- This proposal is in harmony with the orderly and appropriate development of the district in which the use is located. Applicant's location is not within 1,000 feet of any school, church, or daycare, it is not within 1,500 feet of any other licensed dispensary, and it is just barely within 500 feet of any area zoned residential use. The proposal will cause no harm to this area, and is fitting where it is without need to move from its present location.

SECTION F WRITTEN STATEMENT

Applicant is proposing to convert an existing CBD/vape shop located at 9471 Three Rivers Road, Suite C-2 into a state-licensed medical cannabis dispensary. The vape shop has been open and operating for just over a year, and will remain appropriate with regard to transportation and access, water supply, waste disposal, fire and police protection, and other public facilities. As part of conversion to a dispensary, the Applicant will implement additional fire and security measures in accordance with state requirements, and will work closely with local fire and law enforcement in furtherance of these measures. Applicant will use only state-licensed disposal companies for its cannabis waste. Applicant's proposal will not cause any undue traffic congestion or traffic hazards, as it expects traffic to remain similar to what it experiences now.

This proposal is in harmony with the orderly and appropriate development of the district in which the use is located. Applicant's location is not within 1,000 feet of any school, church, daycare, or other licensed dispensary, and it is just barely within 500 feet of any area zoned residential use. The proposal will cause no harm to this area, and is fitting where it is without need to move from its present location.

SECTION C
PROOF OF OWNERSHIP

See attached deed.

STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT1st Judicial District
Instrument Number 2002 6589 D
Filed 8 29 2002 1 19 P
Total Fees 8.00

Book 1597 Page 28-29 Recorded 8.30.02

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten Dollars [\$10.00] cash-in-hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, BELLE EXPLORATION, INC. does hereby warrant, sell, and convey unto OAKLAND LAND AND DEVELOPMENT, L.L.C., A Mississippi Limited Liability Company, the following described real property situated in the First Judicial District of Harrison County, Mississippi, and being more fully described as follows:

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

Commencing at the NE corner of the SE 1/4 of the NE 1/4 of Section 21, Township 7 South, Range 11 West, Harrison County, Mississippi; thence N 00 degrees 02' 37" W 381.15 feet; thence S 89 degrees 18' 57" W 492.11 feet to the point of beginning of the parcel to be described; thence continue S 89 degrees 18' 57" West 332.45 feet along the north ROW of unplatted Road A; thence N 00 degrees 41' 03" W 250 feet (east line of Mississippi Power Co.) thence N 89 degrees 18' 57" E 363.45 feet; thence S 00 degrees 41' 03" E 235 feet along west ROW of proposed extension of Three Rivers Road; thence S 63 degrees 29' 41" W 34.44 feet to the point of beginning. This parcel is in and a part of the NE 1/4 of the NE 1/4 of section 21, Township 7 South Range 11 West, Harrison County, Mississippi.

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

WITNESS OUR SIGNATURES, this the 28th day of August, 2002.

Belle Exploration, Inc.

by:

its:

[Signature]
President

COUNTY OF HARRISON

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the aforesaid County and State, on this 28th day of August, 2002, in my jurisdiction, the within named ALAN OGDEN who acknowledged that he is the PRESIDENT of Belle Exploration, Inc. and that he acknowledged that they executed the above and foregoing instrument after having been authorized by the corporation to do so.


NOTARY PUBLIC

My Commission Expires:

12/12/2003

DOCUMENT PREPARED BY:

William H. Pettey, Jr.
Attorney at Law
Post Office Box 1326
Gulfport, Mississippi 39502-1326
(228) 863-7373
(228) 863-7355 [fax]

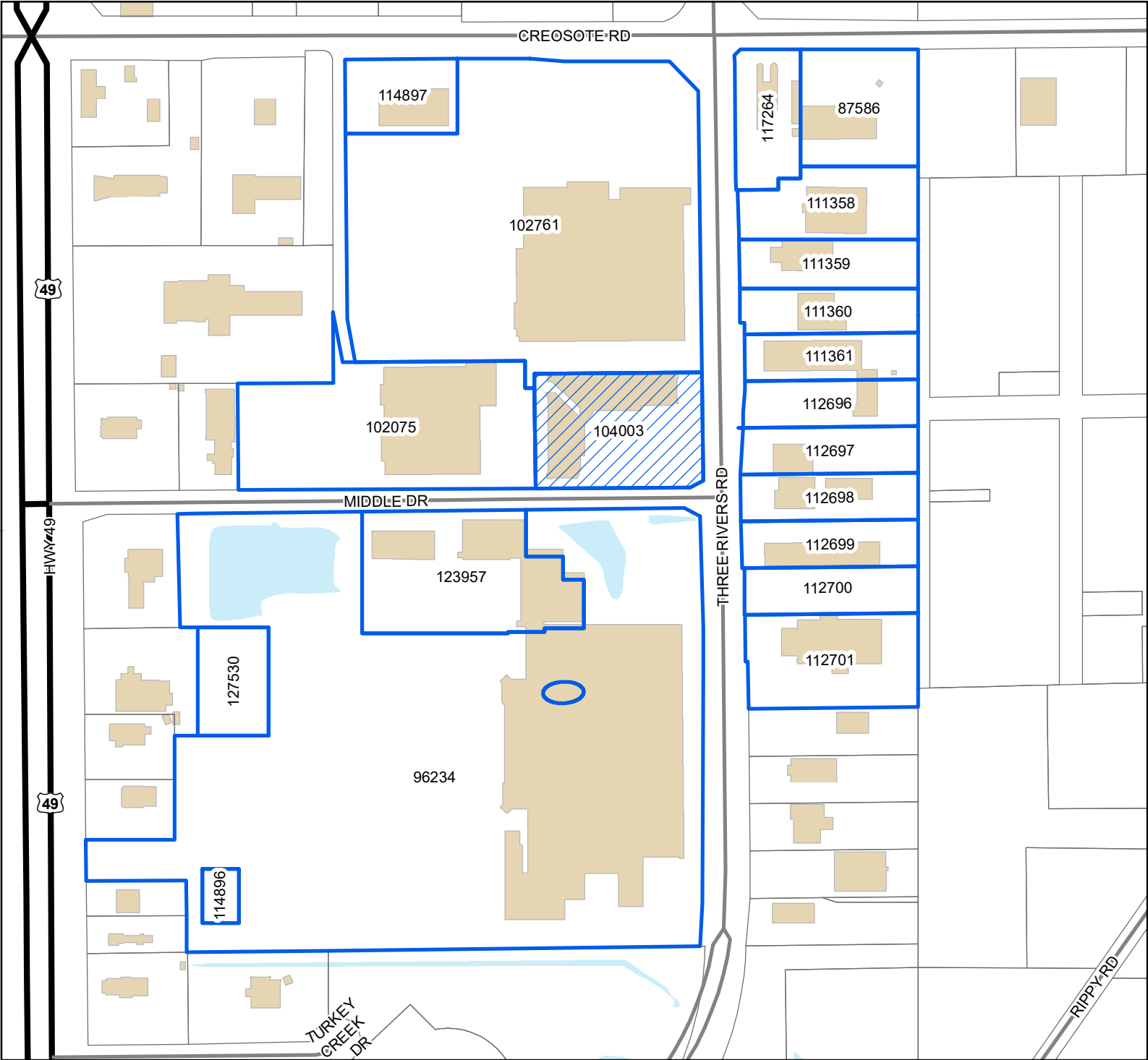
GRANTOR: Belle Exploration, Inc.
P.O. Box 952
Natchez, MS 39121
(601)442-6646

GRANTEE: Oakland Land and Development, L.L.C.
P.O. Box 952
Natchez, MS 39121
(601)442-6648

2. SECTIONAL INDEX —

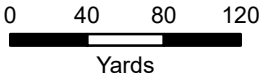
Part of the NE 1/4 of the NE 1/4 of section 21 T7S, R11W, First Judicial District of Harrison County, Mississippi.

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y			OAKLAND LAND & DEVELOPMENT, LLC				
			(OWNER)	P.O. BOX 952	NATCHEZ	MS	39121
			JEFF BURKHALTER (AGENT)	P.O. BOX 952	NATCHEZ	MS	39121
			Adjacent Property Owners (2311PC133)				
	117264	0809K-01-001.037	AFN ABSPROP001 LLC	7621 LITTLE AVE STE 200	CHARLOTTE	NC	28226
	102761	0809K-01-001.007	LCN ATH GULFPORT (MULTI) LLC	888 7TH AVE	NEW YORK	NY	10019
	114897	0809K-01-001.034	GULFPORT MASONIC BUILDING CORP	1416 22ND AVE	GULFPORT	MS	39501
	111358	0809K-01-001.016	THREE RIVERS PROPERTIES LLC	9490 THREE RIVERS RD	GULFPORT	MS	39503
	111360	0809K-01-001.018	MUNN DAVID L SR & TINA M	9466 THREE RIVERS RD	GULFPORT	MS	39503
	112698	0809K-01-001.023	REALTY INTERNATIONAL LLC	P O BOX 4045	GULFPORT	MS	39502
	111359	0809K-01-001.017	BANKSTON PROPERTIES LCC	47 SHORELINE LN	GULFPORT	MS	39503
	102075	0809K-01-001.005	BROKENBURN INC	1390 HUDSON LANE	MONROE	LA	71201
	127530	0809K-01-001.040	AZTECAS PROPERTIES LLC	9400 HWY 49	GULFPORT	MS	39503
	104003	0809K-01-001.009	OAKLAND LAND & DEV LLC	P O BOX 952	NATCHEZ	MS	39121
	112700	0809K-01-001.025	GULFPORT LOT 6 LLC	2055 WOOD ST STE 16	SARASOTA	FL	34237
	114896	0809K-01-001.035	MURPHY OIL USA INC	200 PEACH STREET	EL DORADO	AR	71731
	112699	0809K-01-001.024	MATTINA PROPERTIES LLC	PO BOX 2983	GULFPORT	MS	39505
	87586	0809K-01-001.000	CREOSOTE ROAD PROPERTIES LLC	P O BOX 6129	GULFPORT	MS	39503
	111361	0809K-01-001.019	ROADRUNNER LLC	9454 THREE RIVERS RD	GULFPORT	MS	39503
	112697	0809K-01-001.022	HOWARD'S PAINT & DECORATING INC	9434 THREE RIVERS RD	GULFPORT	MS	39507
	112701	0809K-01-001.026	GH GULFPORT LLC	2055 WOOD ST #116	SARASOTA	FL	34237
	96234	0809K-01-001.001	WAL-MART REAL ESTATE BUSINESS TRUST	P O BOX 8050 MS 0555	BENTONVILLE	AR	72716
	123957	0809K-01-001.039	9350 HWY 90 LLC	P O BOX 161150	AUSTIN	TX	78716



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.

RE: Planning Commission Approval 2311PC133, by agent Jeff Burkhalter, is seeking approval for a Medical Cannabis Dispensary use in a B-4 Zoning District within 500 feet of a residential use, Tax Parcel 0809K-01-001.009, 9471 Three Rivers Road Suite C-2, Zoned B-4 (Highway-business), Ward 3

To Applicants and Adjacent Property Owners:

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



Beaufort Gazette
Belleville News-Democrat
Bellingham Herald
Bradenton Herald
Centre Daily Times
Charlotte Observer
Columbus Ledger-Enquirer
Fresno Bee

The Herald - Rock Hill
Herald Sun - Durham
Idaho Statesman
Island Packet
Kansas City Star
Lexington Herald-Leader
Merced Sun-Star
Miami Herald

el Nuevo Herald - Miami
Modesto Bee
Raleigh News & Observer
The Olympian
Sacramento Bee
Fort Worth Star-Telegram
The State - Columbia
Sun Herald - Biloxi

Sun News - Myrtle Beach
The News Tribune Tacoma
The Telegraph - Macon
San Luis Obispo Tribune
Tri-City Herald
Wichita Eagle

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
36845	483647	Print Legal Ad-IPL01453850 - IPL0145385		\$69.10	1	60 L

Attention: Matilda Welch
GULFPORT URBAN DEVELOPMENT
PO BOX 1780
GULFPORT, MS 39502

accountspayable@gulfport-ms.gov

LEGAL NOTICE PUBLIC HEARING

In conformance with Section VIII of the Comprehensive Zoning Ordinance of the City of Gulfport, Mississippi, 1979 as amended, notice is hereby given advising that the Gulfport City Planning Commission will hold a public hearing in the City of Gulfport, Mississippi at 4:30 P.M., Thursday, November 16, 2023 in the Council Chambers of the Gulfport City Hall located at 2309 15th Street to consider the following requests. A copy of the requests will be available for public review at the office of the Department of Urban Development, Planning Division, located on first floor of the William H. Hardy Building, 1410 24th Avenue.

Planning Commission Approval 2311PC131, by owner Lincoln Allen, is seeking approval to use lots towards rear of the property for storage of portable storage units, Tax Parcels 0811H-02-035.000, 0811H-02-035.001, 2210 Pass Road, Zoned B-2 (General-business), Ward 3

Planning Commission Approval 2311PC133, by agent Jeff Burkhalter, is seeking approval for a Medical Cannabis Dispensary use in a B-4 Zoning District within 500 feet of a residential use, Tax Parcel 0809K-01-001.009, 9471 Three Rivers Road Suite C-2, Zoned B-4 (Highway-business), Ward 3

Zoning Map Amendment 2311PC132, by owner Sahara Gulf LLC, is requesting to rezone Tax Parcel 0911A-02-107.000 from T5 (Urban Center Zone) and T4+ (General Urban Zone "Plus") to T4+ (General Urban Zone "Plus"), 530 Beach Drive, Zoned T5 (Urban Center Zone), T4+ (General Urban Zone "Plus"), Ward 2

Zoning Map Amendment 2311PC134, by agent Tricia R. Perez, is requesting to rezone Tax Parcels 1010K-04-021.000, 1010K-04-010.000, and 1010K-04-006.000 to T4+ (General Urban Zone "Plus"), Zoned T3 (Sub-Urban Zone), T4+ (General Urban Zone "Plus"), and T4L (General Urban Zone "Limited"), Ward 2

This the 25th day of October 2023
Keith Williams, Chairman
City of Gulfport Planning Commission
IPL0145385
Nov 1 2023

STATE OF MISSISSIPPI COUNTY OF HARRISON

Before me, the undersigned Notary of Dallas County, Texas personally appeared Stefani Beard, who, being by me first duly sworn, did depose and say that she is a clerk of The Sun Herald, a daily newspaper published in the city of Gulfport, in Harrison County, Mississippi and the publication of the notice, a copy of which is hereto attached, has been made in said paper in the issue(s) of:

1 insertion(s) published on:
11/01/23

Affidavit further states on oath that said newspaper has been established and published continuously in said county for a period of more than twelve months next prior to the first publication of said notice.

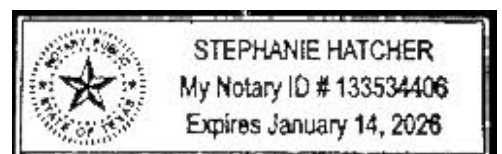
Stefani Beard

Sworn to and subscribed before me this 31st day of October in the year of 2023

Stephanie Hatcher

Notary Public

* The Sun Herald has been deemed eligible for publishing legal notices in Jackson County to meet the requirements of Miss. Code 1972 Section 13-3-31 and 13-3-32.



Extra charge for lost or duplicate affidavits.
Legal document please do not destroy!

MEMORANDUM

To: City of Gulfport Planning Commission

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

Date of Hearing: November 16, 2023

Re: Planning Commission Recommendation

MEMORANDUM

To: City of Gulfport Planning Commission

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

Date of Hearing: November 16, 2023

Re: **Zoning Map Amendment 2311PC132:**

Zoning Map Amendment 2311PC132, by owner Sahara Gulf LLC, is requesting to rezone Tax Parcel 0911A-02-107.000 from T5 (Urban Center Zone) and T4+ (General Urban Zone "Plus") to T4+ (General Urban Zone "Plus"), 530 Beach Drive, Zoned T5 (Urban Center Zone), T4+ (General Urban Zone "Plus"), Ward 2

Technical Report

Zoning Map Amendment

GENERAL INFORMATION

Case File Number: 2311PC132

Hearing Date: November 16, 2023

Current Zoning/Use: T5 (Urban Center Zone) / Vacant

Legal: Zoning Map Amendment 2311PC132, by owner Sahara Gulf LLC, is requesting to rezone Tax Parcel 0911A-02-107.000 from T5 (Urban Center Zone) and T4+ (General Urban Zone "Plus") to T4+ (General Urban Zone "Plus"), 530 Beach Drive, Zoned T5 (Urban Center Zone), T4+ (General Urban Zone "Plus"), Ward 2

TECHNICAL DETAILS

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

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

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

The applicant is requesting to rezone approximately 1.9 acres of vacant land north of and adjacent to West Beach Blvd. As presented, the applicant requests to rezone the property from T5 (Urban Center Zone) to T4+ (General Urban Zone "Plus") for the purpose of constructing single-family residences. As presented, the applicant states, "My intentions are to build single-family residences on this property once the zoning process is complete." Although no other information on the type of development is given, the surrounding consistency of the neighborhood are single-family homes.

As stated by the applicant, the request to rezone the property to T4+ is in order to build single-family residences due to "the property is one parcel and currently zoned T5 and T4+." The applicant further states, "I would like to amend the zoning of this entire parcel to T4+."

The applicant has not provided as justifications for change of the current zoning district.

- (a) Error has not been provided in any statements by the applicant.

Technical Report

Zoning Map Amendment

- (b) Change in conditions are not mentioned by the applicant. There are single-family homes in the neighborhood. This parcel is split zoned T5 (Urban Center Zone) and T4+ (General Urban Zone "Plus").
- (c) Increased need for site is addressed by the applicant by stating that allowing this zoning change will be harmonious to the surrounding area as most of the area is zoned T4+.
- (d) Annexation is not applicable to this site nor are any statements provided by the applicant.
- (e) Ordinance changes are not mentioned by the applicant.

EXECUTIVE SUMMARY

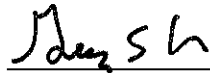
The applicant has not proven with clear and convincing evidence for a zoning change as required by the state, however, the staff notes that there are more single-family homes in the surrounding neighborhood than commercial uses and rezoning to T4+ would be in harmony with the existing neighborhood.

Any approval should consider these conditions:

1. Must comply with all Planning & Zoning rules and regulations.
2. Must meet all current building Codes and City of Gulfport Ordinances.

DIRECTOR APPROVAL

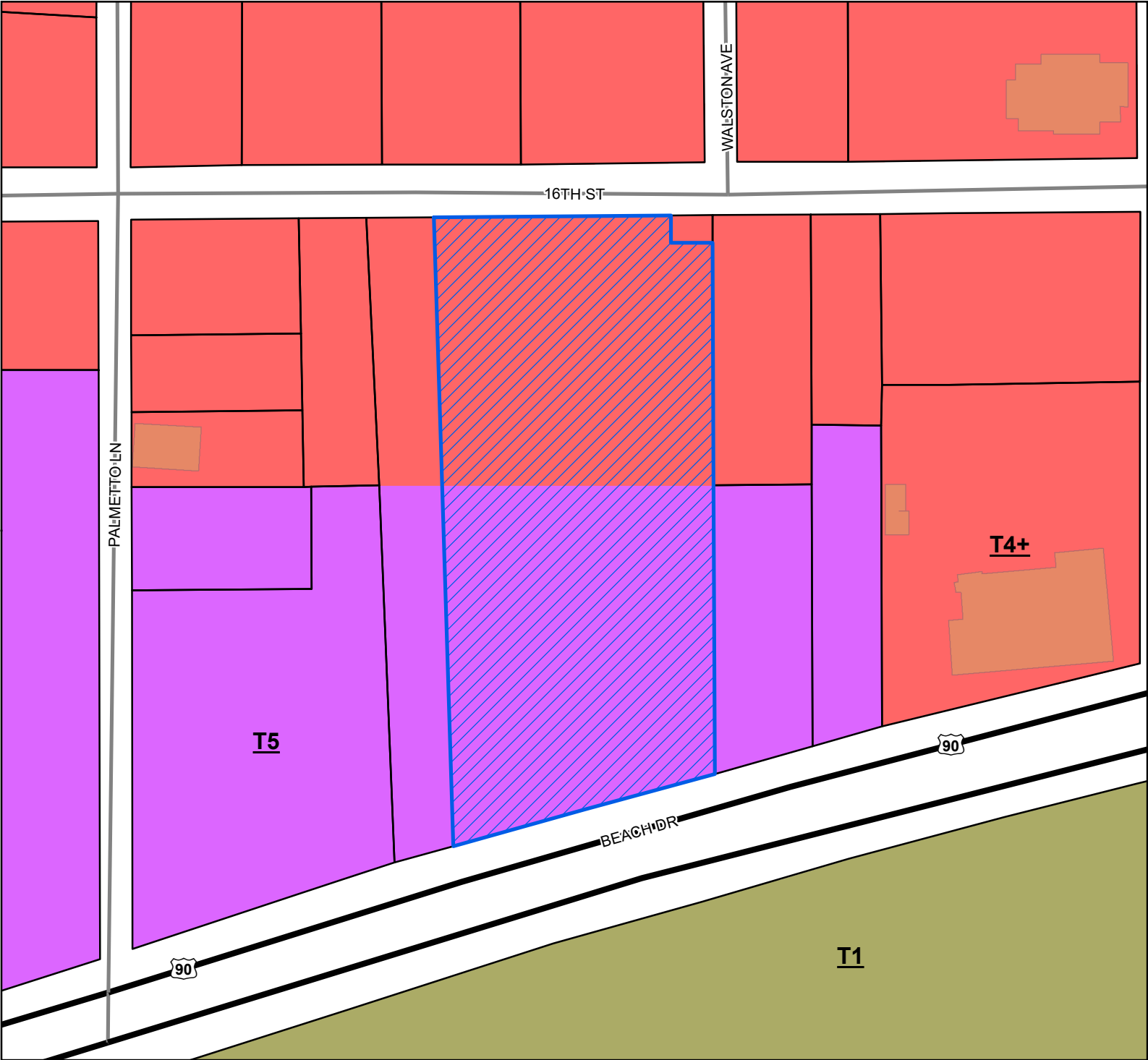
This report has been reviewed and approved by:



Greg Holmes

Director of Urban Development Department





Site

US or State Highway

Street

Parcels

Buildings

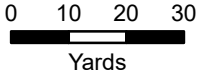
Smart Code

T5

T4+

T1

Site Information
0911A-02-107.000
Zoning: T4+ (General Urban Zone "Plus"), T5 (Urban Center Zone)
Size: 1.9 acres
Flood: AE



1 inch = 100 feet



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

For Staff Use Only

Case File #: 2311PC132Date Received: 10/2/23

Receipt #: _____

Received By: JJZoning: T5, T4+Ward: 2 Flood: AE

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

Property Information

TAX PARCEL #

0	9	1	1	A

 -

0	2

 -

1	0	7

 •

0	0	0

(If necessary, use separate sheet of paper)

Address of Property Involved: 530 Beach DriveLot(s) _____, Block(s) _____, Subdivision Village of Mississippi CityGeneral Location: 530 Beach Drive near Palmetto Lane**GENERAL DESCRIPTION OF REQUEST:**

I would like to change the zoning for the entire parcel to T4+. Part of the parcel is currently zoned T5.

OWNERSHIP AND CERTIFICATION:

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

OWNER

AGENT

Sahara Gulf LLC
Printed Name Of Owner
PO Box 6496

Gulfport, MS 39506
Mailing Address
City State Zip code

228-861-3279
Home Phone Work/Cell Phone

jeannette.ladner1@gmail.com
Email

[Signature]
Signature Of Owner

Printed Name Of Agent

Mailing Address

City State Zip code

Home Phone Work/Cell Phone

Email

Signature Of Agent

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



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

This page must be completed if the property or properties involved have more than one owner. All persons listed as owners to the property or properties listed on page one must complete and sign this part of the application.

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

NAME OF OWNER (PRINT) Wallace Ladner II

ADDRESS (STREET, CITY, STATE, ZIP CODE) PO Box 6496 Gulfport, MS 39506

PHONE # (H) 228-297-3279 (W) _____

TAX PARCEL NUMBER(S) OWNED 0911A-02-107.000

SIGNATURE: 

NAME OF OWNER (PRINT) _____

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

PHONE # (H) _____ (W) _____

TAX PARCEL NUMBER(S) OWNED _____

SIGNATURE: _____

NAME OF OWNER (PRINT) _____

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

PHONE # (H) _____ (W) _____

TAX PARCEL NUMBER(S) OWNED _____

SIGNATURE: _____

(Use additional forms as needed)

IN CASES OF MULTIPLE APPLICANTS, PLEASE IDENTIFY THE PERSON WHO WILL BE ACTING AS YOUR SPOKES

PERSON/AGENT FOR YOU: Jeanette Ladner



Michael Watson

SECRETARY OF STATE

This is not an official certificate of good standing.

Name History

Name	Name Type
Sahara Gulf LLC	Legal

Business Information

Business Type:	Limited Liability Company
Business ID:	1399945
Status:	Good Standing
Effective Date:	06/29/2023
State of Incorporation:	Mississippi
Principal Office Address:	NO PRINCIPAL OFFICE ADDRESS FOUND

Registered Agent

Name
Jeanette Ladner 2201 Hewes Avenue Gulfport, MS 39507

Officers & Directors

Name	Title
Wallace Ladner 2201 Hewes Avenue Gulfport, MS 39507	Manager

9/25/2023

I am requesting an amendment to the Comprehensive Zoning Ordinance/Smartcode Ordinance. My name is Jeanette Ladner and I own parcel #0911A-02-107.000, 530 Beach Drive Gulfport, MS 39507. This property is approximately 1.9 acres of vacant land on Beach Drive in the city of Gulfport.

The property is one parcel and currently zoned T5 and T4+. I would like to amend the zoning of this entire parcel to T4+. My intentions are to build single family residences on this property once the zoning process is complete. We should start building houses within six months of the final plat approval process.

Application Requirements

- A. Page 1-2 of the application completed and signed.
- B. Proof of ownership – copy of scanned deed provided.
- C. Not applicable
- D. Not applicable
- E. Written statement addressing reasons for rezoning request:

Convincing Evidence:

- 1. The parcel currently has 2 different zonings, any development moving forward would need to rezone to have one zoning.
- 2. Not applicable

F. Written statement requesting an amendment to the Comprehensive Zoning Ordinance or Smartcode Ordinance:

- 1. Interest: My name is Jeanette Ladner and I own parcel # 0911A-02-107.000 which is approximately 1.90 acres of vacant land on Beach Drive in Gulfport. There are no structures on the properties adjacent to this property. I have provided 2 maps to identify adjacent parcel dimensions, adjacent property owners and current zonings.
- 2. Development Schedule: I would like to build single family residences on this parcel after rezoning is complete and after submitting a final plat to the planning department. We hope to start construction in the next six months.
- 3. Effect of Amendment: There will be little to no effect to the surrounding property uses as they are all either T4+ or T5.
- 4. Error: This will correct the parcel to have one zoning.

G. Check made payable to the City of Gulfport in the amount of \$175.00 provided with application.

City of Gulfport



9/25/2023, 2:34:33 PM

Traditional Code - Appendix A

A-1 - Agricultural District

B-1 - Neighborhood Business District

B-2 - General Business District

B-3 - Central Business District

B-4 - Highway Business District

E-G - Entertainment - Gaming District

I-1 - Light Industry District

I-2 - Heavy Industry District

I-3 - Planned Industrial District

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

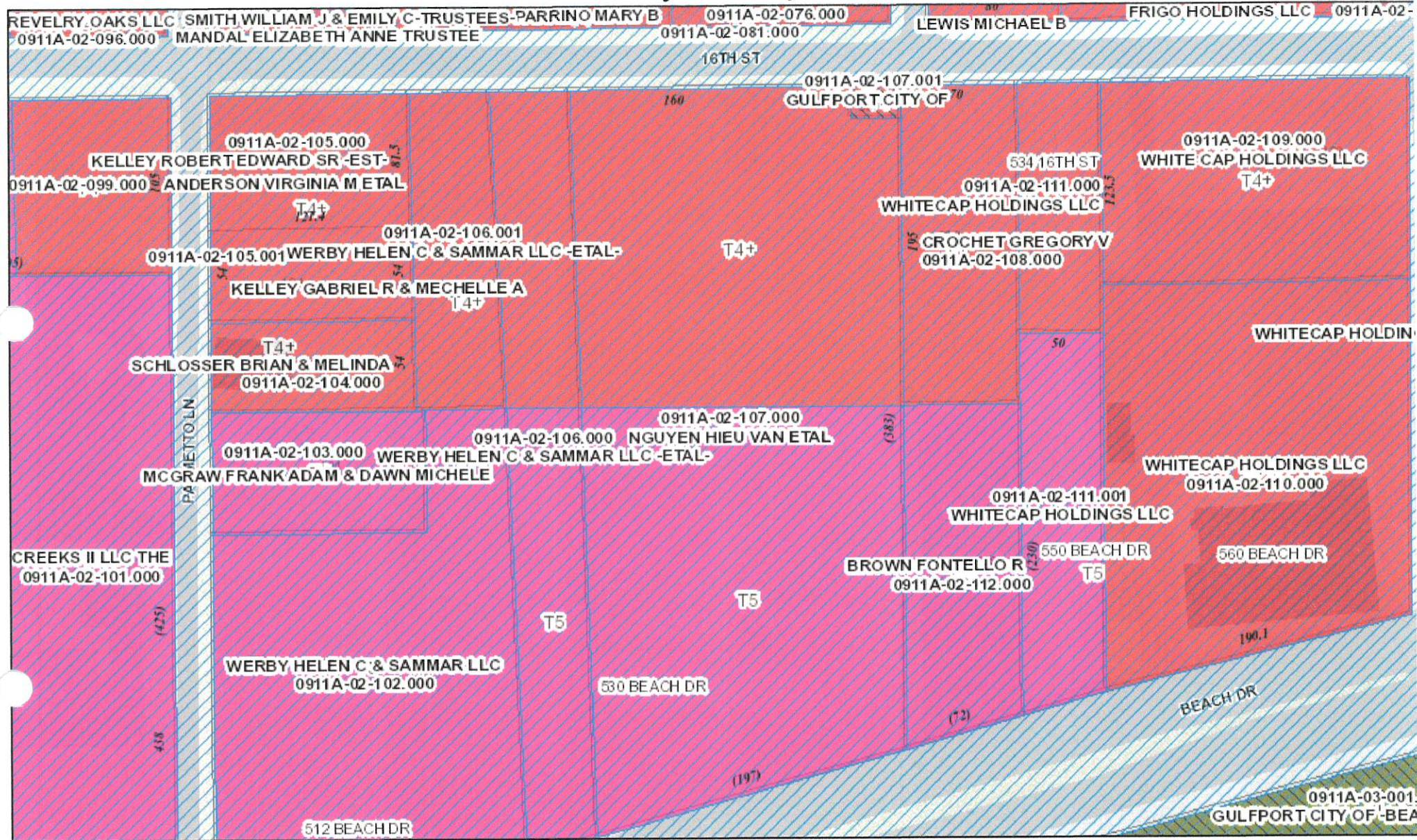
1:1,128

0 0.01 0.01 0.03 mi

0 0.01 0.03 0.05 km

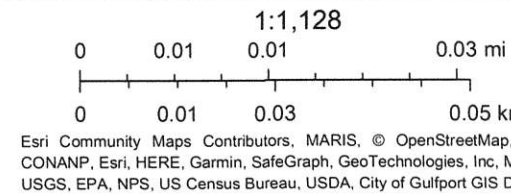
Esri Community Maps Contributors, MARIS, © OpenStreetMap, CONANP, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, USGS, EPA, NPS, US Census Bureau, USDA, City of Gulfport GIS D

City of Gulfport



9/25/2023, 2:59:07 PM

- | | | | |
|---------------|---------------------------------|-----------------------|-------------------------------|
| Parcel Owner | Hybrid | SD - Special District | T4L - Limited Commercial Zone |
| Parcel Number | Government Property | T1 - Natural Zone | T4+ - Commercial Zone |
| Full Address | Smart Code - Appendix D | T2 - Rural Zone | T5 - Heavy Commercial Zone |
| Hybrid Zones | CS - Community Service District | T3 - SFR Zone | T6 - Urban Core/Downtown |





SCANNED



[Signature] 1st JUDICIAL DISTRICT
Instrument 2023-0014865-D-J1
Filed/Recorded 07/31/2023 10:00:01 AM
Total Fees 26.00
5 Pages Recorded

PREPARED BY and RETURN TO:
David A. Wheeler, Esquire
Wheeler & Wheeler, PLLC
P.O. Box 264
Biloxi, MS 39533
(228) 374-6720
MSB 7126

INDEXING: Section 1, T8S-R11W,
First Judicial District, Harrison County, MS

STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars (\$10.00), cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, **HIEU VAN NGUYEN**, 2412 Manor Court, Sacramento, CA 95864 (916) 837-6734; **XUAN THI MUELLER**, 132 Palatia Court, Roseville, CA 95661 (916) 218-9214; **BRYAN CALVIN NGUYEN**, 8433 Oakenshield Circle, Antelope, CA 95843 (916) 305-5121; **BI VAN NGUYEN**, 6109 Glenhurst Way, Citrus Heights, CA 95621 (916) 671-9779; and **DEBBIE THI DONAHUE**, 1451 Rocky Ridge Drive #1706, Roseville, CA 95661 (916) 622-0946, *GRANTORS*, do hereby GRANT, SELL, BARGAIN, CONVEY and WARRANT to SAHARA GULF, LLC, a Mississippi limited liability company, 2201 Hewes Ave., Gulfport, MS 39507 (228) 297-3279, *GRANTEE*, all right, title and interest in and to the following described real property, together with all improvements situated thereon, lying and being situated in the First Judicial District of Harrison County, Mississippi, more particularly described as follows, to-wit:

That certain lot or parcel of land situated and being in the Village of Mississippi City, in Fractional Section 1, Township 8 South, Range 11 West, and being described as having a frontage of 190 feet, more or less, on the seashore of the Gulf of Mexico or Mississippi Sound and extending back North therefrom between parallel lines a distance of 480 feet, more or less to the Street commonly known as Second or Sixteenth Street, and being described as:

Beginning at the Northwest corner of the lot of land formerly owned by the heirs of C.E. Young, deceased, and being on the South margin of said Second or Sixteenth Street, and from said point of beginning, running thence West along the South margin of said Second or Sixteenth Street a distance of 190 feet, more or less, to the Northeast corner of land formerly of Seamen; running thence South or Southerly along the East line of said former Seamen property a distance of 480 feet, more or less, to the seashore of the Gulf of Mexico or Mississippi Sound; running thence Easterly along the seashore of the Gulf of Mexico or Mississippi Sound, a distance of 190 feet, more or less, to the Southwest corner of said former Young property; running thence North or Northerly along the West line of said property originally of Young, to the point of beginning.

Said parcel of land being bounded on the South by the Gulf of Mexico or Mississippi Sound, on the East by lands formerly of Young, on the North by Second or Sixteenth Street and on the West by lands formerly of Seamen.

Together with all aquatic, riparian and littoral rights thereunto belonging or in any wise appertaining, and all artesian water rights of every kind and description thereunto belonging or appertaining.

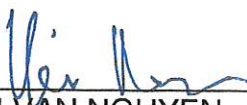
LESS AND EXCEPT that portion of the above described property conveyed to the City of Gulfport by Warranty Deed dated April 17, 2003 and recorded in Deed Book 1624 at Page 572.

The Grantors herein intend, and by their execution of this instrument do, transfer unto Grantee all right, title and interest they presently have in and to the above described property, subject to all restrictions, easements and rights of way of record.

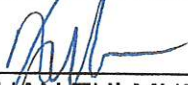
It is agreed and understood that the taxes for the current year have been prorated as of this date on an estimated basis, and when said taxes are actually determined, if the proration as of this date is incorrect, the Grantors agree to pay said Grantee or its assigns any deficit on

actual proration. This conveyance and Grantors' warranty of title is subject to: (a) all restrictions of record, (b) all easements and rights of way of record; (c) prior reservations of oil, gas and mineral rights; (d) current year taxes, if any; and (e) all matters which would be revealed by an accurate inspection and/or survey of the subject property.

WITNESS OUR SIGNATURES, this the 24 day of July, 2023.



HIEU VAN NGUYEN



XUAN THI MUELLER



BRYAN CALVIN NGUYEN



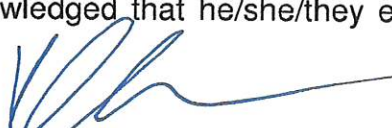
BI VAN NGUYEN



DEBBIE THI DONAHUE

STATE OF CALIFORNIA
COUNTY OF Placer

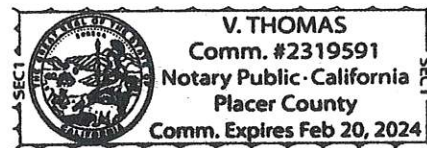
PERSONALLY appeared before me, the undersigned authority in and for the said county and state, on this 24 day of July, 2023, within my jurisdiction, the within named HIEU VAN NGUYEN who acknowledged that he/she/they executed the above and foregoing instrument.



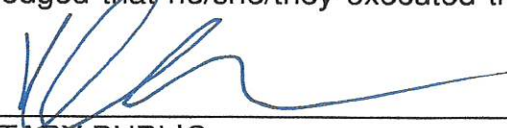
NOTARY PUBLIC

My Commission Expires: 2/20/2024

STATE OF CALIFORNIA
COUNTY OF Placer



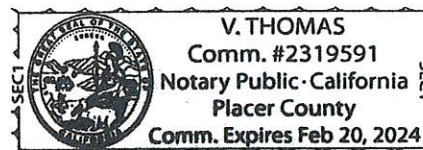
PERSONALLY appeared before me, the undersigned authority in and for the said county and state, on this 24 day of July, 2023, within my jurisdiction, the within named XUAN THI MUELLER who acknowledged that he/she/they executed the above and foregoing instrument.



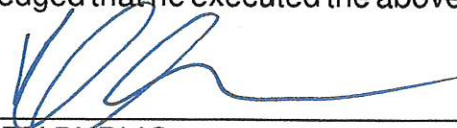
NOTARY PUBLIC

My Commission Expires: 2/20/2024

STATE OF CALIFORNIA
COUNTY OF Placer

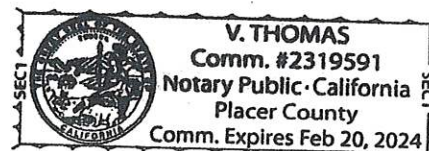


PERSONALLY appeared before me, the undersigned authority in and for the said county and state, on this 24 day of July, 2023, within my jurisdiction, the within named BRYAN CALVIN NGUYEN who acknowledged that he executed the above and foregoing instrument.



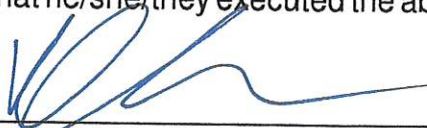
NOTARY PUBLIC

My Commission Expires: 2/20/2024



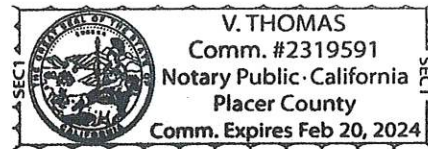
STATE OF CALIFORNIA
COUNTY OF Placer

PERSONALLY appeared before me, the undersigned authority in and for the said county and state, on this 24 day of July, 2023, within my jurisdiction, the within named BI VAN NGUYEN who acknowledged that he/she/they executed the above and foregoing instrument.



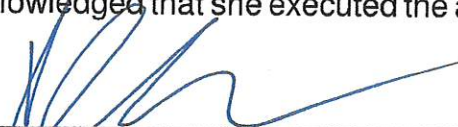
NOTARY PUBLIC

My Commission Expires: 2/20/2024



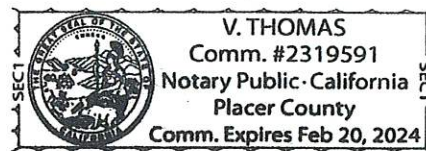
STATE OF CALIFORNIA
COUNTY OF Placer

PERSONALLY appeared before me, the undersigned authority in and for the said county and state, on this 24 day of July, 2023, within my jurisdiction, the within named DEBBIE THI DONAHUE who acknowledged that she executed the above and foregoing instrument.

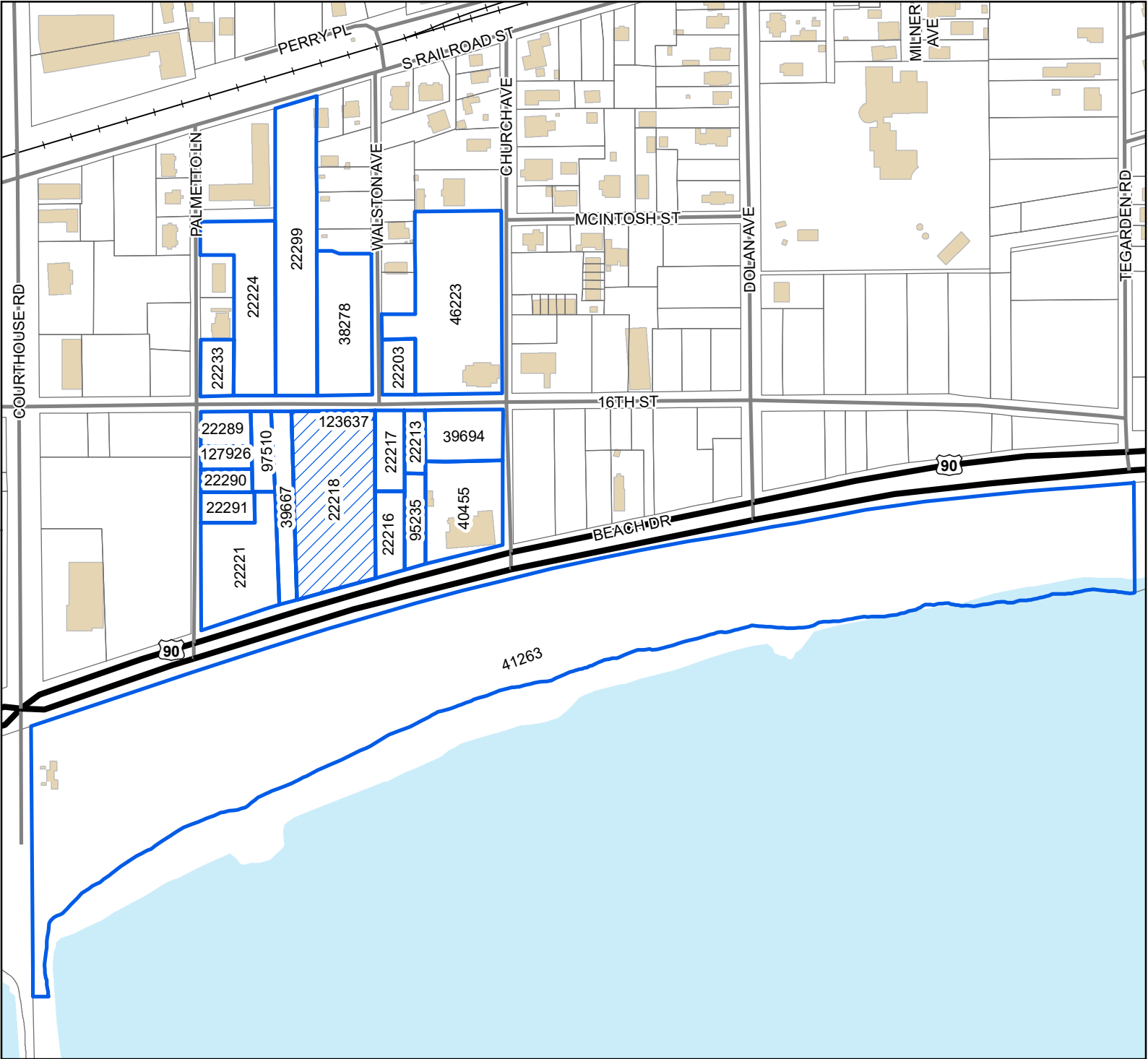


NOTARY PUBLIC

My Commission Expires:

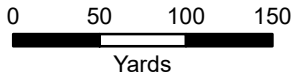


Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y		0911A-02-107.000	SAHARA GULF LLC (OWNER)	530 BEACH DRIVE			
			Adjacent Property Owners (2311PC132)				
	22203	0911A-02-075.000	LIDDELL ELOISE	25090 WOODWARD AVE, APT 410	ROYAL OAK	MI	48067
	127926	0911A-02-105.001	KELLEY GABRIEL R & MECHELLE A	15803 PEAIRS RD	PRIDE	LA	70770
	22217	0911A-02-108.000	CROCHET GREGORY V	22220 TOOTLE RD	GULFPORT	MS	39503
	38278	0911A-02-076.000	LANIER FAMILY PROPERTIES LP	4300-B W RAILROAD STREET	GULFPORT	MS	39501
	22233	0911A-02-086.000	MANDAL ELIZABETH ANNE TRUSTEE	477 TUSCANO DRIVE	BILOXI	MS	39531
	39694	0911A-02-109.000	WHITE CAP HOLDINGS LLC	110 BRIARPATCH ROAD	GULFPORT	MS	39507
	22299	0911A-02-081.000	PARRINO MARY B	5314 HEIDIS PLACE	BATON ROUGE	LA	70817
	95235	0911A-02-111.001	WHITECAP HOLDINGS LLC	334 E BEACH BLVD	GULFPORT	MS	39507
	22216	0911A-02-112.000	BROWN FONTELLO R	1520 OLIVE AVE	GULFPORT	MS	39501
	22291	0911A-02-103.000	MCGRAW FRANK ADAM & DAWN MICHELE	127 MARKHAM DRIVE	GULFPORT	MS	39507
	39667	0911A-02-106.000	WERBY HELEN C & SAMMAR LLC -ETAL-	1308 E BEACH BLVD	GULFPORT	MS	39501
	22224	0911A-02-087.000	SMITH WILLIAM J & EMILY C-TRUSTEES-	71205 WHISKEY OAKS LANE	COVINGTON	LA	70433
	22289	0911A-02-105.000	KELLEY ROBERT EDWARD SR -EST-	7844 BRETT PL	BATON ROUGE	LA	70818
	22290	0911A-02-104.000	SCHLOSSER BRIAN & MELINDA	130 PALMETTO LN	GULFPORT	MS	39507
	123637	0911A-02-107.001	GULFPORT CITY OF	530 BEACH BLVD	GULFPORT	MS	39507
	22218	0911A-02-107.000	NGUYEN HIEU VAN ETAL	132 PALATIA CT	ROSEVILLE	CA	95661
	46223	0911A-02-063.000	FRIGO HOLDINGS LLC	545 16TH ST	GULFPORT	MS	39507



Legend

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



1 inch = 333 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: Zoning Map Amendment 2311PC132, by owner Sahara Gulf LLC, is requesting to rezone Tax Parcel 0911A-02-107.000 from T5 (Urban Center Zone) and T4+ (General Urban Zone "Plus") to T4+ (General Urban Zone "Plus"), 530 Beach Drive, Zoned T5 (Urban Center Zone), T4+ (General Urban Zone "Plus"), Ward 2

To Applicants and Adjacent Property Owners:

The City of Gulfport Planning Commission will hold a public hearing to consider the above application at 4:30 P.M. on **Thursday, November 16, 2023**, in the Council Chambers at the Gulfport City Hall located at 2309 15th Street.

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



Beaufort Gazette
Belleville News-Democrat
Bellingham Herald
Bradenton Herald
Centre Daily Times
Charlotte Observer
Columbus Ledger-Enquirer
Fresno Bee

The Herald - Rock Hill
Herald Sun - Durham
Idaho Statesman
Island Packet
Kansas City Star
Lexington Herald-Leader
Merced Sun-Star
Miami Herald

el Nuevo Herald - Miami
Modesto Bee
Raleigh News & Observer
The Olympian
Sacramento Bee
Fort Worth Star-Telegram
The State - Columbia
Sun Herald - Biloxi

Sun News - Myrtle Beach
The News Tribune Tacoma
The Telegraph - Macon
San Luis Obispo Tribune
Tri-City Herald
Wichita Eagle

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
36845	483647	Print Legal Ad-IPL01453850 - IPL0145385		\$69.10	1	60 L

Attention: Matilda Welch
GULFPORT URBAN DEVELOPMENT
PO BOX 1780
GULFPORT, MS 39502

accountspayable@gulfport-ms.gov

LEGAL NOTICE PUBLIC HEARING

In conformance with Section VIII of the Comprehensive Zoning Ordinance of the City of Gulfport, Mississippi, 1979 as amended, notice is hereby given advising that the Gulfport City Planning Commission will hold a public hearing in the City of Gulfport, Mississippi at 4:30 P.M., Thursday, November 16, 2023 in the Council Chambers of the Gulfport City Hall located at 2309 15th Street to consider the following requests. A copy of the requests will be available for public review at the office of the Department of Urban Development, Planning Division, located on first floor of the William H. Hardy Building, 1410 24th Avenue.

Planning Commission Approval 2311PC131, by owner Lincoln Allen, is seeking approval to use lots towards rear of the property for storage of portable storage units, Tax Parcels 0811H-02-035.000, 0811H-02-035.001, 2210 Pass Road, Zoned B-2 (General-business), Ward 3

Planning Commission Approval 2311PC133, by agent Jeff Burkhalter, is seeking approval for a Medical Cannabis Dispensary use in a B-4 Zoning District within 500 feet of a residential use, Tax Parcel 0809K-01-001.009, 9471 Three Rivers Road Suite C-2, Zoned B-4 (Highway-business), Ward 3

Zoning Map Amendment 2311PC132, by owner Sahara Gulf LLC, is requesting to rezone Tax Parcel 0911A-02-107.000 from T5 (Urban Center Zone) and T4+ (General Urban Zone "Plus") to T4+ (General Urban Zone "Plus"), 530 Beach Drive, Zoned T5 (Urban Center Zone), T4+ (General Urban Zone "Plus"), Ward 2

Zoning Map Amendment 2311PC134, by agent Tricia R. Perez, is requesting to rezone Tax Parcels 1010K-04-021.000, 1010K-04-010.000, and 1010K-04-006.000 to T4+ (General Urban Zone "Plus"), Zoned T3 (Sub-Urban Zone), T4+ (General Urban Zone "Plus"), and T4L (General Urban Zone "Limited"), Ward 2

This the 25th day of October 2023
Keith Williams, Chairman
City of Gulfport Planning Commission
IPL0145385
Nov 1 2023

STATE OF MISSISSIPPI COUNTY OF HARRISON

Before me, the undersigned Notary of Dallas County, Texas personally appeared Stefani Beard, who, being by me first duly sworn, did depose and say that she is a clerk of The Sun Herald, a daily newspaper published in the city of Gulfport, in Harrison County, Mississippi and the publication of the notice, a copy of which is hereto attached, has been made in said paper in the issue(s) of:

1 insertion(s) published on:
11/01/23

Affidavit further states on oath that said newspaper has been established and published continuously in said county for a period of more than twelve months next prior to the first publication of said notice.

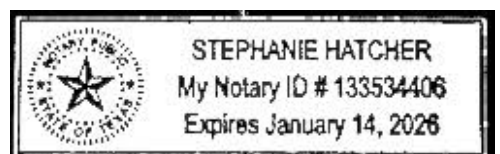
Stefani Beard

Sworn to and subscribed before me this 31st day of October in the year of 2023

Stephanie Hatcher

Notary Public

* The Sun Herald has been deemed eligible for publishing legal notices in Jackson County to meet the requirements of Miss. Code 1972 Section 13-3-31 and 13-3-32.



Extra charge for lost or duplicate affidavits.
Legal document please do not destroy!

MEMORANDUM

To: City of Gulfport Planning Commission

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

Date of Hearing: November 16, 2023

Re: **Zoning Map Amendment 2311PC134:**

Zoning Map Amendment 2311PC134, by agent Tricia R. Perez, is requesting to rezone Tax Parcels 1010K-04-021.000, 1010K-04-010.000, and 1010K-04-006.000 to T4+ (General Urban Zone "Plus"), Zoned T3 (Sub-Urban Zone), T4+ (General Urban Zone "Plus"), and T4L (General Urban Zone "Limited"), Ward 2

Technical Report

Zoning Map Amendment

GENERAL INFORMATION

Case File Number: 2311PC134

Hearing Date: November 16, 2023

Current Zoning/Use: T3, T4L, T4+ / Vacant Lots

Legal: Zoning Map Amendment 2311PC134, by agent Tricia R. Perez, is requesting to rezone Tax Parcels 1010K-04-021.000, 1010K-04-010.000, and 1010K-04-006.000 to T4+ (General Urban Zone "Plus"), Zoned T3 (Sub-Urban Zone), T4+ (General Urban Zone "Plus"), and T4L (General Urban Zone "Limited"), Ward 2

TECHNICAL DETAILS

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

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

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

The applicant requests to rezone approximately 7.3 acres from T3, T4+, and T4L to be all T4+ in order to zone the properties in question to be entirely T4+. Applicant has stated in their application that they wish develop a “new urban pedestrian-oriented development with Retail, Residential, Office and Entertainment opportunities and growth potential.” The applicants write in their application that they intend to build a full-service retail and wholesale business that provides landscaping materials, such as sod, stone, and pavers, and plan to be open in mid-February 2024. This proposed use would fall under Landscape Garden Sales in the City of Gulfport’s Chart of Permitted uses and would be allowed by right in a T4+ zoning district. The applicant has also stated in their application the “neighborhood of this area in question has changed in the past few years to a more ‘upscale’ type of environment that yearns for growth of opportunities in retail, office buildings, residential, and activities for the residents as well as the visitors of Gulfport.”

According to the City’s 2002 Comprehensive Plan, the west half of the properties was intended to remain commercial while the east half was to remain residential with medium density, which is in conflict with the applicant’s request.

Technical Report

Zoning Map Amendment

The applicant has chosen public need as justification for change of the current zoning district:

1. Mistake or error is not addressed by the applicant.
2. The need is addressed by the applicant as this zoning would allow the Landscape Garden Sales use by right, per the City of Gulfport's Chart of Permitted Uses. There are retail uses in the nearby area, as well as medical offices, however the majority of what surrounds the subject site are residential uses.

EXECUTIVE SUMMARY

The future plan of the City's growth indicated that the west half of the subject site would remain commercial while the eastern half would remain residential with medium density, which is in conflict with the applicant's request. However, the subject parcels do span from both the west and east bounds between Cowan Road and 5th Street, and the applicant's request to rezone to T4+ would be in harmony with the surrounding area.

Any approval should consider these conditions:

1. Preserve & protect protected trees on property during future development.
2. Must meet all current building Codes and City of Gulfport Ordinances
3. Allows for Landscape Garden Sales use by right.

DIRECTOR APPROVAL

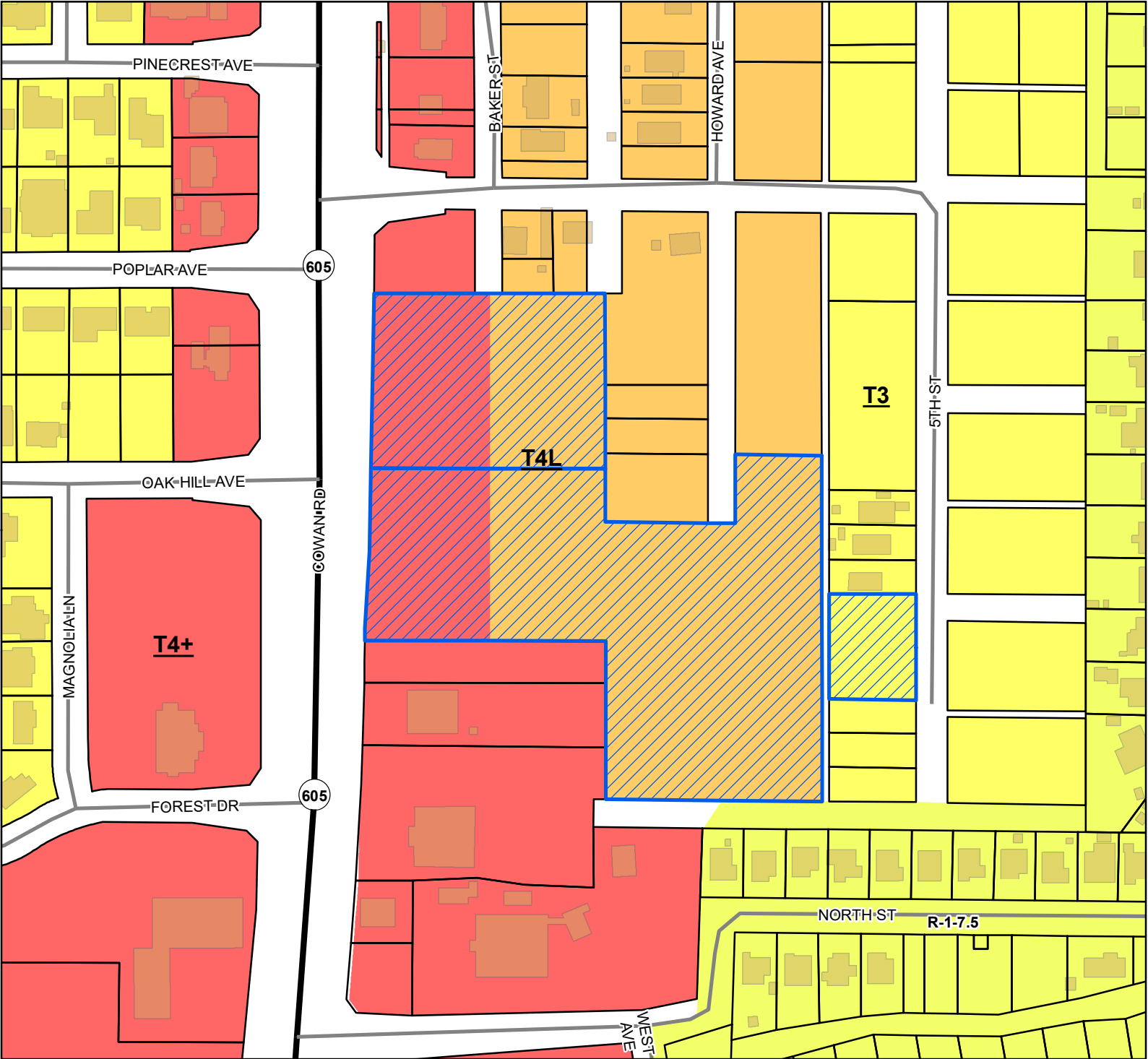
This report has been reviewed and approved by:



Greg Holmes

Director of Urban Development Department





 Site

 US or State Highway

 Street

 Parcels

 Buildings

Smart Code

 T4+

 T4L

 T3

Zoning

R-1-7.5 - Single Family

 Residence District (Low Density)

Site Information

1010K-04-021.000

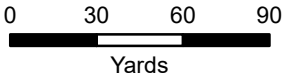
1010K-04-010.000

1010K-04-006.000

Zoning: T3, T4L, T4+

Size: 7.4 acres

Flood: X



1 inch = 200 feet



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

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

For Staff Use Only

Case File #: 2311PC134Date Received: 10/6/23

Receipt #: _____

Received By: JDZoning: T3, T4L, T4+Ward: 2 Flood: X

TAX PARCEL #

1	0	1	0	K
1	0	1	0	K
1	0	1	0	K

 -

0	4
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0	4

 -

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0	1	0
0	0	6

 .

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0	0	0
0	0	0

(If necessary, use separate sheet of paper)

Address of Property Involved: Cowan Road, 500 5th Street, GulfportLot(s) SEE ATTACHED Block(s) SEE ATTACHED Subdivision SEE ATTACHEDGeneral Location: Cowan Road and 5th Street, Gulfport**GENERAL DESCRIPTION OF REQUEST:**Amend zoning from T4L and T3 to all T4+**OWNERSHIP AND CERTIFICATION:**

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

OWNER

Printed Name Of Owner Columbus Management, LLCMailing Address 909 Poydras St. Suite 1700New Orleans, LA 70112City 504-584-5000 State Zip code

Home Phone Work/Cell Phone

Email jcanizaro@canizaro.comSignature Of Owner Joseph C. CanizaroJoseph C. Canizaro

AGENT

Printed Name Of Agent TRICIA R. PEREZMailing Address 909 Poydras St., Suite 1700New Orleans, LA 70112City (504) 584-5000 State Zip code

Home Phone Work/Cell Phone

Email +perez@canizaro.comSignature Of Agent Tricia R. PerezTricia R. Perez

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



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

COLUMBUS MANAGEMENT, LLC
RESOLUTION

BE IT REMEMBERED that an Action of the Members of Columbus Management, LLC (the "LLC"), without a Meeting was executed on the 4th day of October, 2023, authorizing and approving the following resolutions:

RESOLVED, that Joseph C. Canizaro is authorized in the name and on behalf of the LLC, under its seal or otherwise, (i) to take such action and do all things that may appear to be reasonably necessary, in his sole discretion, to undertake, effectuate, and carry out its obligations under any agreement, document or instrument, insofar as such action or things relate to the proposed Cowan Road properties (the "Project") being submitted for approval by the Planning Commission to Certify for Re-zoning, and (ii) to pay all such expenses as in their discretion appear to be necessary, proper or advisable to carry into effect the purposes and intentions of this and each of the foregoing premises and resolutions; and

RESOLVED, FURTHER, that Tricia R. Perez, Treasurer, Secretary, and Registered Agent of Columbus Management, LLC is authorized to prepare and finalize documents for the approval of the Planning Commission and City of Gulfport, as well as to appear on behalf of the LLC at hearings or meetings in connection with the Project, including, without limitation, the execution, delivery and performance of any of such agreements, instruments or other documents as any such officer shall have deemed necessary, proper or advisable, are hereby adopted, ratified, confirmed and approved in all respects in furtherance of the Project and required by the Planning Commission and City of Gulfport; and

RESOLVED, FURTHER, that all actions taken by Joseph C. Canizaro on behalf of the LLC in connection with the Project, including, without limitation, the execution, delivery and performance of any of such agreements, instruments or other documents as any such officer shall have deemed necessary, proper or advisable, are hereby adopted, ratified, confirmed and approved in all respects; and

CERTIFICATE

The undersigned, hereby certifies that the above and foregoing Resolution was duly adopted by the Members of Columbus Management, LLC, and that said Resolution remains in full force and effect and has not been cancelled or rescinded.

THIS 4th day of October, 2023.

Manager:

Joseph C. Canizaro
Joseph C. Canizaro, Sole Member

Rhonda L. Waits



HALO Landscape Supply, LLC

P. O. Box 215
Purvis, MS 39475
Phone: (601)554-6778
(337)842-4048

October 2, 2023

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

Re: Cowan Road and 500 5th Street, Gulfport – Rezoning Request

HALO Landscape Supply, LLC is a newly developed company consisting of five members (listed below) who desire to open our business in the block of the 540 Cowan Road area of MS State Highway 605. We, along with the owners of the subject parcels, Columbus Management, LLC, has filed a Rezoning Petition to make certain adjustments to the existing approved partial zone of T4+ that is already in existence on the West side of the property and all along MS Highway 605, also known throughout that stretch of land as Cowan Road. The purpose of the adjustment is to help us fine tune what we and the City of Gulfport have intended to develop, a new urban pedestrian-oriented development with Retail, Residential, Office and Entertainment opportunities and growth potential.

HALO Landscape Supply, LLC is a full-service retail and wholesale business that will provide access to sod, stone, pavers and more to local landscape architects, real estate companies, and homebuilders, as well as to the public. We want to be located in this ever-growing area to make Gulfport a beautiful place to live and thrive at an affordable rate for any business and individual who lives throughout this region. There is a need to have this type of service and product in the Gulf Coast Region to help keep costs low, income potential local, and great quality products and services we all can rely on. We will strive to do just that while being actively involved in the fast-paced environment surrounding this entire area and being a part of the many organizations to supply the industry experts, professionals and leaders of this City and to allow us all to work together to make this area more beautiful every day.

The parties have an accepted offer to purchase a total of 7.33 acres, from Columbus Management, LLC, located at Cowan Road and 500 5th Street in the City of Gulfport. There is a total of three separate parcels that make up the entire 7.33 acres, which are all owned by Columbus Management, LLC. The entire West side of the properties involving parcel numbers 1010K-04-021.000 and 1010K-04-010.000 are zoned as T4+. To complete the sale and move along with the construction of our business, we request to have the remainder of the property zoned to T4+, also. Currently, the remainder of the properties listed above are zoned as T4L, while Parcel Number 1010K-04-006.000 is zoned as T3, neither of which can be used how we intend. With your help

and acceptance, we would appreciate a review of this property and the research needed to come before your Committee for a rezoning hearing to make the entire 7.33 acres zone T4+.

The initial zoning of this land was accomplished several years ago along MS Highway 605 as a T4+ Zone, which includes retail, such as our aspiration. We are on track to fulfill the intent of the original zoning of the T4+, but as we have become involved in the development stages of purchasing the property for the growth of our company and the surrounding area, we have found that certain flexibility will facilitate the achievement of the overall intent by completely zoning the entire property as T4+.

We intend to achieve a strong stance in the area by building a retail business in the back part of the first 1/3 portion of the property, with a drive around the lower southern and center portions of the property for large trucks and trailers to load and unload product and supply. Once the business is established, we aim to add a nursery to the back and more eastern side of the property. A fence will be around a majority of the middle and back portions of the property for an easier viewing of the area and security of the premises.

Regarding this property, a thorough report and research was completed and a Delineation of Potential Section 404 Issues Corporate Capital, LLC Report was performed on this 7.3-acre parcel in October of 2017 (copy of report attached), along with a letter from the Department of the Army Corps of Engineers, Mobile (copy of letter attached) dated August 16, 2021. It states that the 2.2 acres of wetlands to the North of the property and the small amount of wetlands to the Southeast of the property “are considered isolated and do not contribute to downstream jurisdictional water in a typical year. Therefore, the identified Wetlands A and B are not subject to Federal permitting authority”. Therefore, rezoning will not affect the wetlands of the area in question.

The neighborhood of this area in question has changed in the past few years to a more “upscale” type of environment that yearns for growth of opportunities in retail, office buildings, residential, and activities for the residents as well as the visitors of Gulfport. There is already growth in retail and office buildings in the area, as well as new development for medical offices, apartments, and housing up and down MS Highway 605. We would love to grow with Gulfport in this region to offer a more local place to acquire certain landscape supplies without extensive travel for, not just businesses, but the public, as well, and be a great educational business for local schools and students in learning about the important factors of the environment. We aspire to have products and services available to fit in with this type of environment and the availability to order a greater variety of trending products throughout the region.

With our business being in the beginning stages of development, our plan of action is to be available and open for business no later than mid-February of 2024. There is a strong need for landscaping supplies in this area, and we intend to grow with you to make it available to everyone upon the approval of the T4+ zone areas throughout the parcel.

We sincerely hope that you will consider the rezoning aspect of the subject property and its potential growth for the area of Cowan Road and the City of Gulfport. As always, feel free to contact me, as representative of HALO Landscape Supply, LLC, for any questions you may have. We look forward to working with you in the near future.

Sincerely,



Melissa Love

HALO Landscape Supply, LLC
HaloLandscapeSupply@gmail.com

Members:

Melissa & Bobby Love

47 Braxton Road
Purvis, MS 39475
Phone: (601)554-6778

Brian & Teresa Hardiman

548 Purvis to Oloh Road
Purvis, MS 39475
Phone: (601)408-8523

J. Terrell Williams

Old Highway 11
Purvis, MS 39475
Phone: (337)842-4048

**State of
Louisiana
Secretary of
State****COMMERCIAL DIVISION**
225.925.4704**Fax Numbers**
225.932.5317 (Admin. Services)
225.932.5314 (Corporations)
225.932.5318 (UCC)

Name	Type	City	Status
COLUMBUS MANAGEMENT, L.L.C.	Limited Liability Company	NEW ORLEANS	Active

Previous Names**Business:** COLUMBUS MANAGEMENT, L.L.C.**Charter Number:** 35184587K**Registration Date:** 12/14/2001**Domicile Address**909 POYDRAS ST.
SUITE 1700
NEW ORLEANS, LA 70112**Mailing Address**C/O TRICIA R. PEREZ
909 POYDRAS ST., SUITE 1700
NEW ORLEANS, LA 70112**Status****Status:** Active**Annual Report Status:** In Good Standing**File Date:** 12/14/2001**Last Report Filed:** 9/12/2023**Type:** Limited Liability Company**Registered Agent(s)**

Agent:	TRICIA R. PEREZ
Address 1:	909 POYDRAS ST.
Address 2:	SUITE 1700
City, State, Zip:	NEW ORLEANS, LA 70112
Appointment Date:	7/9/2008

Officer(s)**Additional Officers:** No

Officer:	JOSEPH C. CANIZARO
Title:	Manager
Address 1:	909 POYDRAS ST.
Address 2:	SUITE 1700
City, State, Zip:	NEW ORLEANS, LA 70112

Mergers (2)

Filed Date	Effective Date:	Type	Charter#	Chater Name	Role
12/31/2001	12/31/2001	MERGE	35184587K	COLUMBUS MANAGEMENT, L.L.C.	SURVIVOR
			34169132F	COLUMBUS MANAGEMENT, INC.	NON-SURVIVOR
12/28/2015	12/28/2015	MERGE	35184587K	COLUMBUS MANAGEMENT, L.L.C.	SURVIVOR
			34320129D	REAL ESTATE MANAGEMENT CORPORATION	NON-SURVIVOR

Amendments on File (3)

Description	Date
Merger	12/31/2001
Domestic LLC Agent/Domicile Change	7/9/2008
Merger	12/28/2015

[Print](#)

**CONSENT
OF THE MANAGER OF
COLUMBUS MANAGEMENT, L.L.C.**

The undersigned being the Manager of Columbus Management, L.L.C., a Louisiana limited liability company with its principal place of business at 909 Poydras Street, Suite 1700, New Orleans, Louisiana (the "Company") hereby adopts by written consent the following resolutions:

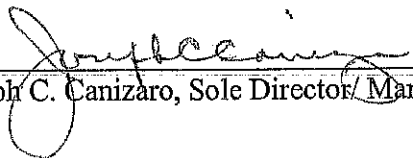
RESOLVED, that Joseph C. Canizaro shall serve as President of the Company, at the pleasure of the Manager.

RESOLVED FURTHER, that Tricia R. Perez shall serve as Treasurer of the Company, at the pleasure of the Manager.

RESOLVED FURTHER, that Mark Jeansonne shall serve as Secretary of the Company, at the pleasure of the Manager.

This Consent is effective this 24rd day of August, 2006

MANAGER



Joseph C. Canizaro, Sole Director/Manager

**CONSENT
OF THE MANAGER OF
COLUMBUS MANAGEMENT, L.L.C.**

The undersigned being the Manager of Columbus Management, L.L.C., a Louisiana limited liability company with its principal place of business at 909 Poydras Street, Suite 1700, New Orleans, Louisiana (the "Company") hereby adopts by written consent the following resolutions:

WHEREAS, that Mark Jeansonne has resigned from any position he has held in the Company, effective April 18, 2008;

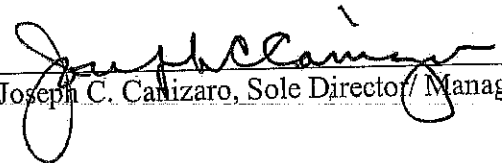
RESOLVED, that Mark J. Jeansonne shall no longer serve as Secretary of the Company,

FURTHER RESOLVED, that Tricia R. Perez be appointed as Secretary of the Company.

FURTHER RESOLVED, that Tricia R. Perez be appointed as Agent for Service of Process for the Company.

This resolution is effective this 18th day of April, 2008.

MANAGER



Joseph C. Canizaro, Sole Director/ Manager

**UNANIMOUS CONSENT OF DIRECTOR
COLUMBUS MANAGEMENT, INC.**

The undersigned, being the sole director of Columbus Management, Inc., a Mississippi corporation (the "Corporation") acting pursuant to Section 79-4-8.21 of the Mississippi Business Corporations Act, hereby adopts by written consent the following resolutions:

AGREEMENT AND PLAN OF MERGER

RESOLVED, that the Agreement and Plan of Merger (the "Merger Agreement") pursuant to which Columbus Management, Inc., a Mississippi Corporation (the "Corporation") will be merged with and into Columbus Management, L.L.C., (the "Merger"), is hereby approved and the President of the Corporation is hereby authorized and empowered to execute and deliver for and on behalf of the Corporation the Merger Agreement;

FURTHER RESOLVED, that the appropriate officers of this Corporation are hereby authorized and empowered to do such acts and things as are necessary and proper to submit the proposed Merger Agreement to the shareholders of the Corporation for their approval;

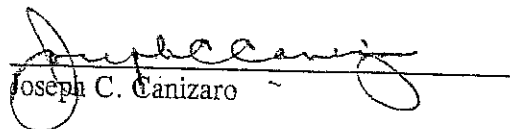
FURTHER RESOLVED, that the appropriate officers of the Corporation are hereby authorized and empowered to (i) execute and deliver for and on behalf of the Corporation all consents, agreements, certificates and other instruments that are necessary, advisable or appropriate in order to consummate the Merger and (ii) take any and all actions that they, in their sole discretion, shall deem necessary, advisable or appropriate in order to consummate the Merger or to carry out the purpose and intent of these resolutions.

OTHER RELATED CORPORATE ACTION

RESOLVED, that the execution by any officers delegated authority by the Board of Directors of any instruments or documents authorized by these resolutions or of any instruments or documents executed in the accomplishment of any action or actions so authorized is (or shall become upon delivery) the enforceable and binding act of the Corporation without the necessity of the signature or attestation of any other officer of the Corporation or the affixing of the corporate seal;

FURTHER RESOLVED, that any and all actions described in the foregoing resolutions heretofore taken on behalf of the Corporation by its officers are hereby approved, ratified and confirmed as the act of the Corporation without the necessity of any further action by the Corporation.

This consent dated December 17, 2001.


Joseph C. Canizaro

ARTICLES OF AMENDMENT
to the
ARTICLES OF INCORPORATION
of

GULF SOUTH CAPITAL CORPORATION

Pursuant to Section 79-4-10.06 of the Mississippi Business Corporations Act (the "Act"), Gulf South Capital Corporation, a Mississippi profit corporation (the "Corporation"), acting through its undersigned President, does hereby certify the following:

1. On the date hereof, acting pursuant to Section 79-4-8.21 of the Act and the Corporation's Articles of Incorporation (the "Articles"), the Board of Directors and the holders of all the issued and outstanding shares of common stock of the Corporation each executed a written consent approving an amendment to the Articles to effect the changes set forth below.

2. Effective the date hereof, Article 1 of the Articles shall be amended to read in its entirety as follows:

"1. The corporate title of said company is: **COLUMBUS MANAGEMENT, INC.**"

3. Except as amended by these Articles of Amendment, the Articles of Incorporation of the Corporation shall remain in full force and effect.

IN WITNESS WHEREOF, the undersigned President has executed these Articles of Amendment on December 17, 1998.

GULF SOUTH CAPITAL CORPORATION

By:

Joseph C. Canizaro
Joseph C. Canizaro, President

PARCEL A

A parcel of land being a portion of Lots 6 through 15, Block 4, and being all of Lots 31 through 40, inclusive of Block 4 and all of Lots 6 through 15, inclusive of Block 3, ABYSSINIA SUBDIVISION, a subdivision located in the City of Gulfport, First Judicial District of Harrison County, Mississippi, according to the official map or plat thereof on file and of record in the Office of the Chancery Clerk, and together with all interest the Grantors now have or may hereinafter acquire in the streets and alleys joining the above described land and property. Said parcel of land being more particularly described as follows:

Beginning at a ½" iron rod found at the Northeast corner of Lot 31, Block 4, of ABYSSINIA SUBDIVISION, S89°29'52"E 19.77 feet to a capped ½" iron rod set in the center of Baker Street; thence S89°29'52"E 160.44 feet to a ½" iron rod found; thence S00°09'29"E 250.02 feet to a capped ½" iron rod set; thence N89°29'52"W 141.58 feet to the Southwest corner of Lot 15, Block 4, of ABYSSINIA SUBDIVISION; thence N89°29'23"W 39.55 feet to a capped ½" iron rod set at the Southeast corner of Lot 40, Block 4, of ABYSSINIA SUBDIVISION; thence S89°48'15"W 144.43 feet to a capped ½" iron rod set lying on the East margin of Cowan-Lorraine Road (Also known as Highway 605); thence along said East margin, N00°00'59"E 250.00 feet to a ½" iron rod found; thence N89°48'15"E 144.58 feet to the point of beginning. Said parcel contains 1.87 acres, more or less. Said parcel contains a vacated portion of a 10 foot alley lying between Block 4, of ABYSSINIA SUBDIVISION, also a vacated portion of Baker Street lying between Blocks 3 and 4, of ABYSSINIA SUBDIVISION and also a vacated portion of now or formerly Day Street lying East of Block 3, of ABYSSINIA SUBDIVISION.

PARCEL B

A parcel of land being a portion of Lots 16 through 25, Block 4, and being all of Lots 41 through 50, inclusive of Block 4, and all of Lots 16 through 25, inclusive, of Block 3, ABYSSINIA SUBDIVISION, a subdivision located in the City of Gulfport, First Judicial District of Harrison County, Mississippi, according to the official map or plat thereof on file and of record in the Office of the Chancery Clerk. Said parcel also, being all of Lots 19 through 34, inclusive, of Block 7, and all of Lots 35 through 54, inclusive, of Block 6, EUREKA SUBDIVISION, according to the official map or plat thereof on file and of record in the Office of the Chancery Clerk of Harrison County, Mississippi; together with all interest the Grantors now have or may hereinafter acquire in the streets and alleys joining the above described land and property. Said parcel of land being particularly described as follows:

Beginning at a ¾" iron pipe found at the Northwest corner of Lot 19, Block 7, of EUREKA SUBDIVISION, S89°58'22"E 144.96 feet to a ¾" iron pipe found; thence S88°48'52"E 19.31 feet to a capped ½" iron rod set at the Southwest corner of Lot 51, Block 6, EUREKA SUBDIVISION, said point also lying on the East margin of Howard Street; thence along the East margin of Howard Street, N00°09'02"E 100.00 feet to a ¾" iron pipe found at the Northwest corner of Lot 54, Block 6, EUREKA SUBDIVISION; thence along the North line of Lot 54,

Block 6, EUREKA SUBDIVISION, S89°51'16"E 125.06 feet to a ¾" iron pipe found at the Northeast corner of said Lot 54, Block 6; thence S00°07'59"W 500.00 feet to a capped ½" iron rod set at the Southeast corner of Lot 35, Block 6, EUREKA SUBDIVISION, said point also lying on the North margin of North Street; thence also said North margin, N89°52'34"W 145.00 feet to a 1" iron pipe found; thence continue along said North margin, N89°46'44"W 144.88 feet to a 1" iron pipe found at the Southwest corner of Lot 34, Block 7, EUREKA SUBDIVISION; thence S86°44'58"W 23.60 feet to a ¾" iron pipe found lying on the East boundary line of the property now or formerly of HSC Cowan Road, LLC as recorded in Deed Instrument Number 2017-0000147-D-J1; thence along the East boundary line of said HSC Cowan Road, LLC property, N00°26'40"W 76.17 feet to a 1/2 " iron rod found at the Southeast corner of the property now or formerly of Lacuesta; thence along the East boundary line of Lacuesta property, N00°25'47"E 149.87 feet to a ¾" iron pipe found at the Northeast corner of said Lacuesta property; thence along the North boundary line of said Lacuesta property, N89°40'11"W 328.00 feet to a ½" iron rod found lying on the East margin of Cowan – Lorraine Road (also known as Highway 605); thence along said East margin, along a curve to the left, having a radius of 5,351.05 feet, an arc length of 18.41 feet and a chord bearing and distance of N00°47'04"E 18.41 feet to a concrete monument found; thence continue along said East margin, N03°34'48"E 111.33 feet to a concrete monument found; thence continue along said East margin, N00°00'59"E 119.93 feet to a capped ½" iron rod set; thence leaving said East margin, N89°48'15"E 144.43 feet to a capped ½" iron rod set at the Northeast corner of Lot 41, Block 4, ABYSSINIA SUBDIVISION; thence S89°29'23"E 39.55 feet to a capped ½" iron rod set at the Northwest corner of Lot 16, Block 3, ABYSSINIA SUBDIVISION; thence S89°29'52"E 141.58 feet to a capped ½" iron rod set; thence S00°09'29"E 75.00 feet to a ½" iron rod found; thence S89°55'25"E 19.47 feet to the point of beginning. Containing 5.03 acres, more or less. Said parcel contains a vacated portion of a 10 foot alley lying between Block 4, of ABYSSINIA SUBDIVISION, a vacated portion of Baker Street lying between Blocks 3 and 4, of ABYSSINIA SUBDIVISION, a vacated portion of now or formerly Day Street lying East of Block 3, of ABYSSINIA SUBDIVISION, a portion now or formerly Day Street lying West of Block 7, EUREKA SUBDIVISION, and a vacated portion of Howard Street lying between Block 6 and 7 of EUREKA SUBDIVISION.

PARCEL C

Lots Twenty-Three to Twenty-Eight (23-28) inclusive, Block Six (6), EUREKA ADDITION TO THE CITY OF GULFPORT, according to the official map or plat thereof; on file and of record in the Office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi in Plat Book 9 at Page 8 (copy Book 4 at Page 279) thereof; reference to which is hereby made in and of as a part of this description.



REPLY TO
ATTENTION OF

DEPARTMENT OF THE ARMY
CORPS OF ENGINEERS, MOBILE DISTRICT
P.O. BOX 2288
MOBILE, AL 36628-0001

August 16, 2021

Mississippi Branch
Regulatory Division

SUBJECT: Department of the Army Approved Jurisdictional Determination, File
Number SAM-2021-00481-AMR, 7.3-Acre Tract, Gulfport, Harrison County, Mississippi

Columbus Management, LLC C/O Covington Civil and Environmental
Attention: Tom Strange
2510 14th Street, Suite 1010
Gulfport, Mississippi 39501
Email Address: Tom@ccellc.us

Dear Mr. Strange:

This is in response to your request for a Department of the Army (DA) approved jurisdictional determination (AJD) concerning a 7.3-acre tract east of Cowan Road, Gulfport, Mississippi, Parcels 1010K-04-021.000, 1010K-04-010.000, and 1010K-04-006.000, Mississippi. The project has been assigned file Number SAM-2021-00481-AMR, which should be referred to in all future correspondence with this office concerning this project site. Specifically, the tract is located in Section 29, Township 7 South, Range 10 West, Latitude 30.402222 North, Longitude -89.010217 West, Harrison County, Mississippi.

Based on information gathered during our site visit on June 10, 2021, our review of the information and wetland determination data forms you furnished, and other desktop information available to our office, we have determined the boundary of aquatic resources to be accurate as shown on the enclosed delineation boundary figures. According to criteria contained in the USACE 1987 Wetland Delineation Manual and the Regional Supplement to the USACE Wetland Delineation Manual: Atlantic and Gulf Coastal Plain Region (Version 2.0), the review area was found to contain 2.4 acres of forested wetlands (Wetlands A and B). These wetlands are considered isolated and do not contribute to downstream jurisdictional water in a typical year. Therefore, the identified Wetlands A and B are not subject to Federal permitting authority pursuant to Section 404 of the Clean water Act (CWA) of 1977 (33 U.S.C. 1344).

This letter contains an AJD for your subject site. If you object to this determination, you may request an administrative appeal under USACE regulations at 33 CFR Part 331. Enclosed you will find a Notification of Appeal Process (NAP) fact sheet and Request for Appeal (RFA) form. If you request to appeal this determination you must submit a completed RFA form to the South Atlantic Division Office, Attention: Mr. Philip A. Shannin, Regulatory Appeals Review Officer, South Atlantic Division, 60 Forsyth

Street Southwest, Room 10M15, Atlanta, Georgia 30303-8801, (404) 562-5136, Fax (404) 562-5138.

In order for an RFA form to be accepted by the USACE, the USACE must determine that it is complete, that it meets the criteria for appeal under 33 CFR Part 331.5, and that it has been received by the District Office within 60 days of the date of the NAP. Should you decide to submit an RFA form, it must be received at the above address by October 9, 2021. It is not necessary to submit an RFA form to the Division Office if you do not object to the determination in this letter.

This AJD is based on current policy and regulation and is valid for a period of five years from the date of this letter. If after the five-year period this JD has not been specifically revalidated by the U.S. Army Corps of Engineers (USACE), it shall automatically expire.

This letter grants no property rights nor shall it be construed as excusing you from compliance with other Federal, State, or local statutes, ordinances, or regulations that may affect any proposed work at this site.

Furthermore, this delineation included herein has been conducted to identify the location and extent of the aquatic resource boundaries and/or the jurisdictional status of aquatic resources for purposes of the Clean Water Act for the particular site identified in this request. This delineation and/or jurisdictional determination may not be valid for the Wetland Conservation Provisions of the Food Security Act of 1985, as amended. If you or your tenant are USDA program participants, or anticipate participation in USDA programs, you should discuss the applicability of a certified wetland determination with the local USDA service center, prior to starting work.

You are receiving an electronic copy of this letter only. If you wish to receive a paper copy, you should send a written request to this office at the following address: U.S. Army Corps of Engineers, Mobile District, Regulatory Division, Post Office Box 2288, Mobile, Alabama 36628.

If you have any questions concerning this matter, please contact me at (251) 694-3873 or by e-mail at angela.m.rangel@usace.army.mil should you have any questions. For additional information about our Regulatory Program, please visit our web site at www.sam.usace.army.mil/Missions/Regulatory.aspx. Also, please take a moment to complete our customer satisfaction survey located near the bottom of the webpage. Your responses are appreciated and will help us improve our services.

Sincerely,

RANGELA.A
NGELA.M.1
554134862

Digitally signed
by
RANGEL,ANGELA.
M,1554134862
Date: 2021.08.16
15:35:04 -05'00'

Angela M. Rangel
Project Manager
Regulatory Division
South Mississippi Branch

Attachments

NOTIFICATION OF ADMINISTRATIVE APPEAL OPTIONS AND PROCESS AND REQUEST FOR APPEAL

Applicant: Columbus Management, LLC		File Number: 2021-00481-AMR	Date: 08/16/2021
Attached is:			See Section below
	INITIAL PROFFERED PERMIT (Standard Permit or Letter of permission)	A	
	PROFFERED PERMIT (Standard Permit or Letter of permission)	B	
	PERMIT DENIAL	C	
XX	APPROVED JURISDICTIONAL DETERMINATION	D	
	PRELIMINARY JURISDICTIONAL DETERMINATION	E	

SECTION II The following identifies your rights and options regarding an administrative appeal of the above decision. Additional information may be found at http://www.usace.army.mil/CECW/Pages/reg_materials.aspx or Corps regulations at 33 CFR Part 331.

A: INITIAL PROFFERED PERMIT: You may accept or object to the permit.

- **ACCEPT:** If you received a Standard Permit, you may sign the permit document and return it to the district engineer for final authorization. If you received a Letter of Permission (LOP), you may accept the LOP and your work is authorized. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the permit.
- **OBJECT:** If you object to the permit (Standard or LOP) because of certain terms and conditions therein, you may request that the permit be modified accordingly. You must complete Section II of this form and return the form to the district engineer. Your objections must be received by the district engineer within 60 days of the date of this notice, or you will forfeit your right to appeal the permit in the future. Upon receipt of your letter, the district engineer will evaluate your objections and may: (a) modify the permit to address all of your concerns, (b) modify the permit to address some of your objections, or (c) not modify the permit having determined that the permit should be issued as previously written. After evaluating your objections, the district engineer will send you a proffered permit for your reconsideration, as indicated in Section B below.

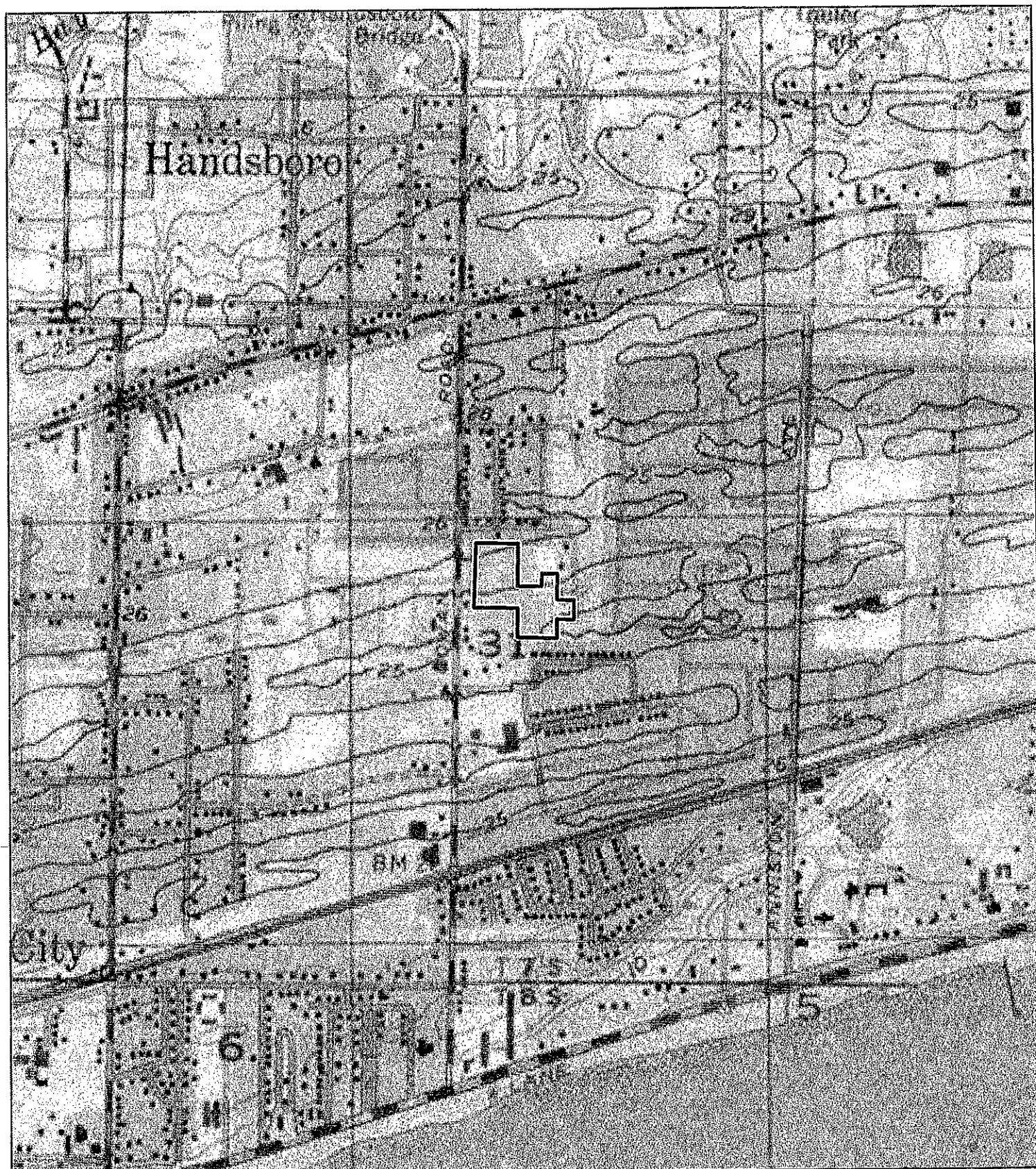
B: PROFFERED PERMIT: You may accept or appeal the permit

- **ACCEPT:** If you received a Standard Permit, you may sign the permit document and return it to the district engineer for final authorization. If you received a Letter of Permission (LOP), you may accept the LOP and your work is authorized. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the permit.
- **APPEAL:** If you choose to decline the proffered permit (Standard or LOP) because of certain terms and conditions therein, you may appeal the declined permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

C: PERMIT DENIAL: You may appeal the denial of a permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

D: APPROVED JURISDICTIONAL DETERMINATION: You may accept or appeal the approved JD or provide new information.

- **ACCEPT:** You do not need to notify the Corps to accept an approved JD. Failure to notify the Corps within 60 days of the date of this notice means that you accept the approved JD in its entirety, and waive all rights to appeal the approved JD.
- **APPEAL:** If you disagree with the approved JD, you may appeal the approved JD under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

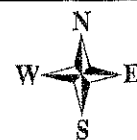


Cowan Road

SAM-2021-00481-AMR

1,000
Feet

Approximate Project Area



R:\projects\17280-1643-001\gis\doc\map\figure_2.mxd

Background: USGS 1:24,000 DRG

Figure 2. Map showing overview of project area based on USGS topographic quadrangle Gulfport North, MS (7.5-minute series).



Figure 3. Map showing project area details on 2010 Microsoft BING Imagery.



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.

HALO Landscape Supply, LLC
P. O. Box 215
Purvis, MS 39475
Phone: (601)554-6778
(337)842-4048

October 2, 2023

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

Re: Cowan Road and 500 5th Street, Gulfport – Rezoning Request

HALO Landscape Supply, LLC is a newly developed company consisting of five members (listed below) who desire to open our business in the block of the 540 Cowan Road area of MS State Highway 605. We, along with the owners of the subject parcels, Columbus Management, LLC, has filed a Rezoning Petition to make certain adjustments to the existing approved partial zone of T4+ that is already in existence on the West side of the property and all along MS Highway 605, also known throughout that stretch of land as Cowan Road. The purpose of the adjustment is to help us fine tune what we and the City of Gulfport have intended to develop, a new urban pedestrian-oriented development with Retail, Residential, Office and Entertainment opportunities and growth potential.

HALO Landscape Supply, LLC is a full-service retail and wholesale business that will provide access to sod, stone, pavers and more to local landscape architects, real estate companies, and homebuilders, as well as to the public. We want to be located in this ever-growing area to make Gulfport a beautiful place to live and thrive at an affordable rate for any business and individual who lives throughout this region. There is a need to have this type of service and product in the Gulf Coast Region to help keep costs low, income potential local, and great quality products and services we all can rely on. We will strive to do just that while being actively involved in the fast-paced environment surrounding this entire area and being a part of the many organizations to supply the industry experts, professionals and leaders of this City and to allow us all to work together to make this area more beautiful every day.

The parties have an accepted offer to purchase a total of 7.33 acres, from Columbus Management, LLC, located at Cowan Road and 500 5th Street in the City of Gulfport. There is a total of three separate parcels that make up the entire 7.33 acres, which are all owned by Columbus Management, LLC. The entire West side of the properties involving parcel numbers 1010K-04-021.000 and 1010K-04-010.000 are zoned as T4+. To complete the sale and move along with the construction of our business, we request to have the remainder of the property zoned to T4+, also. Currently, the remainder of the properties listed above are zoned as T4L, while Parcel Number 1010K-04-006.000 is zoned as T3, neither of which can be used how we intend. With your help

and acceptance, we would appreciate a review of this property and the research needed to come before your Committee for a rezoning hearing to make the entire 7.33 acres zone T4+.

The initial zoning of this land was accomplished several years ago along MS Highway 605 as a T4+ Zone, which includes retail, such as our aspiration. We are on track to fulfill the intent of the original zoning of the T4+, but as we have become involved in the development stages of purchasing the property for the growth of our company and the surrounding area, we have found that certain flexibility will facilitate the achievement of the overall intent by completely zoning the entire property as T4+.

We intend to achieve a strong stance in the area by building a retail business in the back part of the first 1/3 portion of the property, with a drive around the lower southern and center portions of the property for large trucks and trailers to load and unload product and supply. Once the business is established, we aim to add a nursery to the back and more eastern side of the property. A fence will be around a majority of the middle and back portions of the property for an easier viewing of the area and security of the premises.

Regarding this property, a thorough report and research was completed and a Delineation of Potential Section 404 Issues Corporate Capital, LLC Report was performed on this 7.3-acre parcel in October of 2017 (copy of report attached), along with a letter from the Department of the Army Corps of Engineers, Mobile (copy of letter attached) dated August 16, 2021. It states that the 2.2 acres of wetlands to the North of the property and the small amount of wetlands to the Southeast of the property "are considered isolated and do not contribute to downstream jurisdictional water in a typical year. Therefore, the identified Wetlands A and B are not subject to Federal permitting authority". Therefore, rezoning will not affect the wetlands of the area in question.

The neighborhood of this area in question has changed in the past few years to a more "upscale" type of environment that yearns for growth of opportunities in retail, office buildings, residential, and activities for the residents as well as the visitors of Gulfport. There is already growth in retail and office buildings in the area, as well as new development for medical offices, apartments, and housing up and down MS Highway 605. We would love to grow with Gulfport in this region to offer a more local place to acquire certain landscape supplies without extensive travel for, not just businesses, but the public, as well, and be a great educational business for local schools and students in learning about the important factors of the environment. We aspire to have products and services available to fit in with this type of environment and the availability to order a greater variety of trending products throughout the region.

With our business being in the beginning stages of development, our plan of action is to be available and open for business no later than mid-February of 2024. There is a strong need for landscaping supplies in this area, and we intend to grow with you to make it available to everyone upon the approval of the T4+ zone areas throughout the parcel.

We sincerely hope that you will consider the rezoning aspect of the subject property and its potential growth for the area of Cowan Road and the City of Gulfport. As always, feel free to contact me, as representative of HALO Landscape Supply, LLC, for any questions you may have. We look forward to working with you in the near future.

Sincerely,



Melissa Love

HALO Landscape Supply, LLC
HaloLandscapeSupply@gmail.com

Members:

Melissa & Bobby Love
47 Braxton Road
Purvis, MS 39475
Phone: (601)554-6778

Brian & Teresa Hardiman
548 Purvis to Oloh Road
Purvis, MS 39475
Phone: (601)408-8523

J. Terrell Williams
Old Highway 11
Purvis, MS 39475
Phone: (337)842-4048

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**DELINEATION OF POTENTIAL
SECTION 404 ISSUES
CORPORATE CAPITAL, LLC
+/- 7.3-ACRE PARCEL, COWAN ROAD
GULFPORT, HARRISON COUNTY, MS**

OCTOBER 2, 2017

DELINEATION OF POTENTIAL
SECTION 404 ISSUES
CORPORATE CAPITAL, LLC
+/- 7.3-ACRE PARCEL, COWAN ROAD
GULFPORT, HARRISON COUNTY, MS

Prepared for

Mr. Joseph C. Canizaro
909 Poydras Street, Suite 1700
New Orleans, LA, 70112

Prepared by

FTN Associates, Ltd.
3 Innwood Circle, Suite 220
Little Rock, AR 72211

FTN No. R17280-1643-001

October 2, 2017

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1.0 INTRODUCTION

Corporate Capital, LLC (the Client) contracted with FTN Associates, Ltd. (FTN), of Diamondhead, Mississippi, to delineate Section 404 wetlands and other waters of the US within a parcel located on Cowan Road in Gulfport, Harrison County, Mississippi (Figure 1).

The area of the delineation is mapped on US Geological Survey (USGS) topographic quadrangle, Gulfport North MS (7.5-minute series). Legal description of the project area is Part of Section 31, Township 7 South, and Range 10 West (Figure 2).

2.0 MATERIALS AND METHODS

FTN conducted a Level 3, routine wetland delineation as described in the US Army Corps of Engineers (USACE) *Corps of Engineers Wetlands Delineation Manual* (Environmental Laboratory 1987) and the *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Atlantic and Gulf Coastal Plain Region* (USACE 2010). Field investigations for the delineation were completed August 10, 2017. FTN evaluated the area of the delineation for potential Section 404 issues, i.e., wetlands and other waters of the US.

Sampling point locations were selected to evaluate low-lying areas and other areas appearing to have at least some potential for USACE regulation under Section 404 of the Clean Water Act (CWA) or uplands for the purpose of collecting data regarding community type. A total of five sampling point locations were established (with those data points designated as DP-001 through DP-005), and data were collected on vegetation, hydrology, and soils at each of those locations (Figure 3 and Figure 4). Radford's *Manual of the Vascular Flora of the Carolinas* (1964) was used to confirm certain plant identifications, and the online National Wetland Plant List (Lichvar, R.W., D.L. Banks, W.N. Kirchner, and N.C. Melvin. 2016. *The National Wetland Plant List: 2016 wetland ratings*. Phytoneuron 2016-30: 1-17. Published 28 April 2016. ISSN 2153 733X) was used to determine wetland indicator status for the dominant species. Soil pits were dug with a sharpshooter shovel to a depth of approximately 18 inches, where possible, and soil colors were determined with the aid of Munsell color charts. Soil survey

data from Harrison County (Natural Resources Conservation Service [NRCS] 1975) was used to determine the NRCS map units for the area. Also, the NRCS *Harrison County, Mississippi Hydric Soils Map List and Map Units with Hydric Inclusions* was used to assist in the selection of sampling points appearing to have a potential for the occurrence of hydric soils.

A Trimble GeoExplorer handheld GPS unit was used for navigation and marking sampling site locations and Section 404 features.

3.0 FINDINGS AND RESULTS

3.1 General Site Description

This delineation was conducted on a parcel that is approximately 7.3 acres in size. The parcel is forested with many large trees and shrubs. The site is bordered by a high-volume highway (Cowan Road), several residences, and commercial developments. Current conditions of the parcel resemble the Bing imagery from 2010 (Figure 3).

3.2 Wetlands

FTN identified two areas totaling approximately 2.4 acres as potential Section 404 wetlands (Figure 3 and Figure 4). Table 1 provides a summary of findings at each of the five sampling locations. Attachment 1 provides completed USACE data forms for both wetlands and uplands within the investigated area. Photos for the wetland areas can be found within Attachment 2. The current conditions of the wetlands can be seen in Photos 1, 2, and 6.

Table 1. Summary of findings at each of five sampling point locations.

Sampling Site No.	Hydrophytic Vegetation	Wetland Hydrology	Hydric Soils	Jurisdictional Wetland
DP-001	Yes	Yes	Yes	Yes
DP-002	No	No	No	No
DP-003	No	No	No	No
DP-004	Yes	Yes	Yes	Yes
DP-005	Yes	No	No	No

3.2.1 Vegetation

The approximately 7.3-acre delineation area supported two plant community types:

- Forested wetland community, and
- Forested upland community.

The forested wetland communities were observed along the north property line and near the southeastern corner of the site. Species identified within this community are black tupelo (*Nyssa sylvatica*), red maple (*Acer rubrum*), Chinese privet (*Ligustrum sinense*), Chinese tallow tree (*Triadica sebifera*), water oak (*Quercus nigra*), laurel-leaf greenbrier (*Smilax laurifolia*), poison ivy (*Toxicodendron radicans*), netted chainfern (*Woodwardia areolata*), and cinnamon fern (*Osmundastrum cinnamomeum*). The forested wetland community consists of two areas that are approximately 2.4 acres in size. Photographs of the wetland communities can be seen in Photos 1 and 2 of Attachment 2.

The forested upland community was observed in higher elevations of the site. Species identified within the upland community include sand live oak (*Quercus virginiana* var. *geminata*), live oak (*Quercus virginiana*), sweetgum (*Liquidambar styraciflua*), Chinese privet, Chinese tallow tree, water oak, poison ivy, American beauty-berry (*Callicarpa americana*), trumpet-creeper (*Campsis radicans*), Virginia creeper (*Parthenocissus quinquefolia*), and muscadine (*Vitis rotundifolia*). Photographs of the upland communities can be seen in Photos 3 and 4 of Attachment 2.

A dominance of hydrophytic vegetation was observed at DP-001, DP-004, and DP-005 (Attachment 1).

3.2.2 Wetland Hydrology

Two areas within the project were identified as having hydrology associated with wetlands. Saturation, oxidized rhizospheres, and FAC-neutral test were observed within the wetland area. Because this area appears to have a direct connection to a jurisdictional channel

and navigable waterways, they would likely be considered jurisdictional to the USACE under Section 404 of the CWA.

Positive indicators of wetland hydrology were observed at DP-001 and DP-004 (Attachment 1).

3.2.3 Hydric Soils

The published NRCS soil survey for Harrison County includes two map units within the investigated area. The map units include:

- EtB-Eustis loamy sand, 0 to 5 percent slopes; and
- Ps-Ponzer and Smithton soils.

Eustis loamy sand is described by the soil survey as somewhat excessively drained soils that formed in sandy material on uplands. Lakeland, Latonia and Poarch can be found within the EtB mapunit. The EtB map unit is not hydric, nor does it contain any hydric components. Soil profiles resemble the EtB map unit in all areas except for the 0.2-acre wetland in the southeastern corner of the site. Soils in the 0.2-acre wetland resemble Hyde, a hydric soil.

Ponzer and Smithon soils are described as densely forested soils on low, wet flats, or depressions. The map unit is about 59 percent Ponzer soils, 18 percent Smithton soils, and 23 percent Handsboro, Hyde, St. Lucie, and similar soils of minor extent. The soil survey also describes these soils as flooded and covered by standing water for long periods. The Ponzer and Smithton mapunit is considered to be a hydric soil. Soils found within areas mapped as wetlands areas resembled Smithton and Hyde. Smithton and Hyde are considered to be hydric components of the Ponzer and Smithton map unit.

Positive indicators of hydric soils were observed at DP-002 and DP-004 (Attachment 1).

4.0 FEMA 100-YEAR FLOODPLAIN AND FLOODWAY ISSUES

According to FEMA FIRM maps 28047C0269G, the proposed project is located in Zone X. Areas located in Zone X have been determined to be outside the 0.2% annual chance floodplain (Attachment 3).

5.0 WETLAND FUNCTIONS AND VALUES

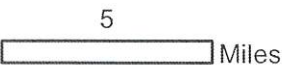
Two wetland areas totaling approximately 2.4 acres were identified within the project area (Figure 3 and Figure 4). Wetland A is approximately 2.2 acres in size. Wetland B is approximately 0.2 acre in size. The entirety of Wetland A and Wetland B will likely be considered jurisdictional by the Corps, as both have an ultimate connection to jurisdictional channels and navigable waters. The wetland areas were observed to support both aquatic and wildlife values and exhibited a diversity of hydrophytic vegetation. In addition, these areas would be expected to function for both flood storage and wildlife habitat.

6.0 SUMMARY AND CONCLUSIONS

1. FTN observed approximately 2.5 acres of forested wetlands that will likely qualify for USACE jurisdiction under Section 404 of the CWA.
2. The proposed project is located within Zone X. Areas found in Zone X are outside of the 0.2% annual chance floodplain.



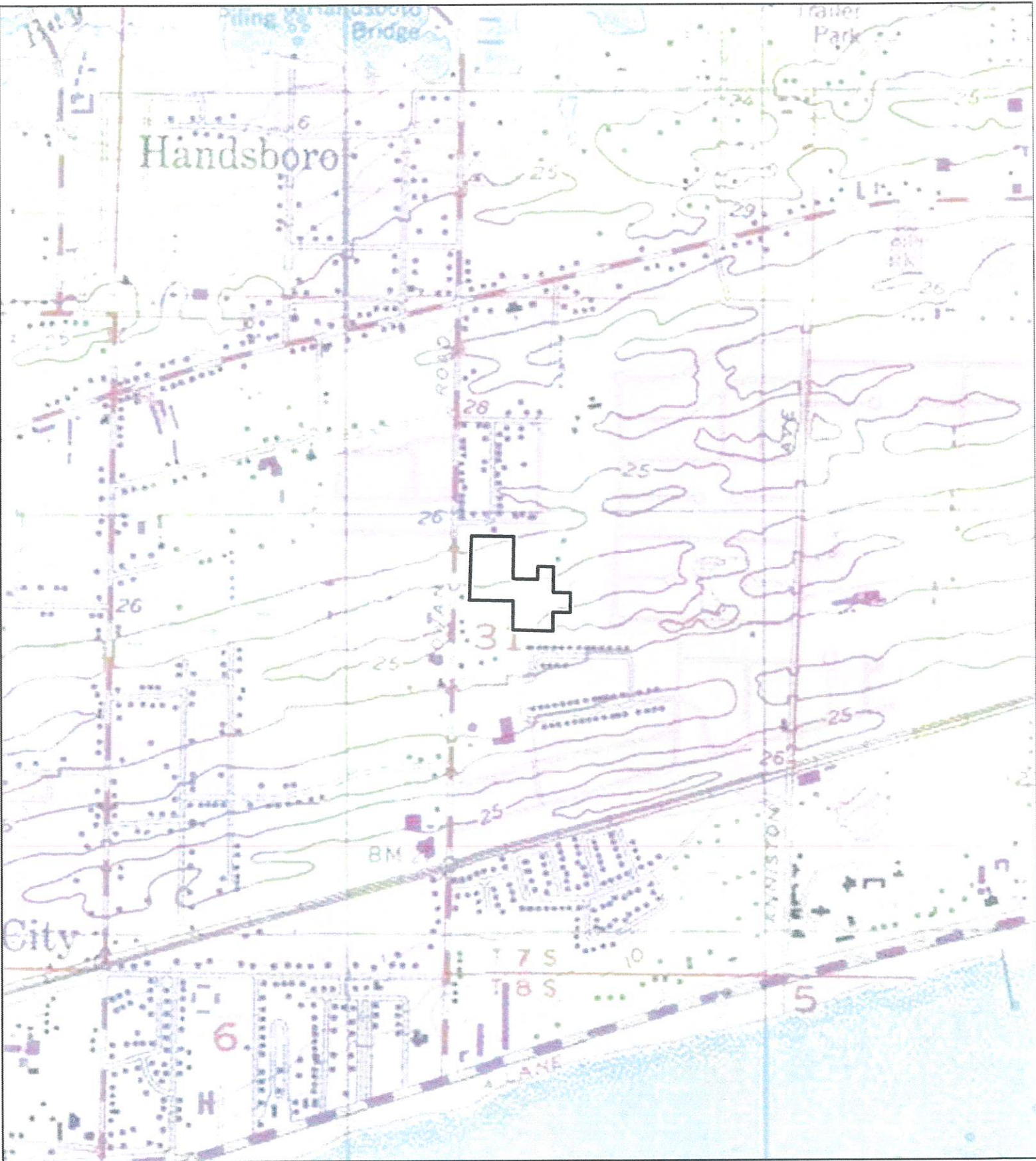
Cowan Road



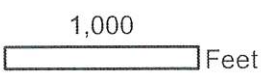
● Site Location



Figure 1. Vicinity Map



Cowan Road



 Approximate Project Area



R:\projects\17280-1643-001\gis\doc\map\figure_2.mxd

Background: USGS 1:24,000 DRG

Figure 2. Map showing overview of project area based on USGS topographic quadrangle Gulfport North, MS (7.5-minute series).



Cowan Road

150
Feet

-  Sample Site Locations
-  Approximate Project Area
-  Site Wetland



R:\projects\17280-1643-001\gis\doc\map\figure_3.mxd

Background: Microsoft Imagery

Figure 3. Map showing project area details on 2010 Microsoft BING Imagery.

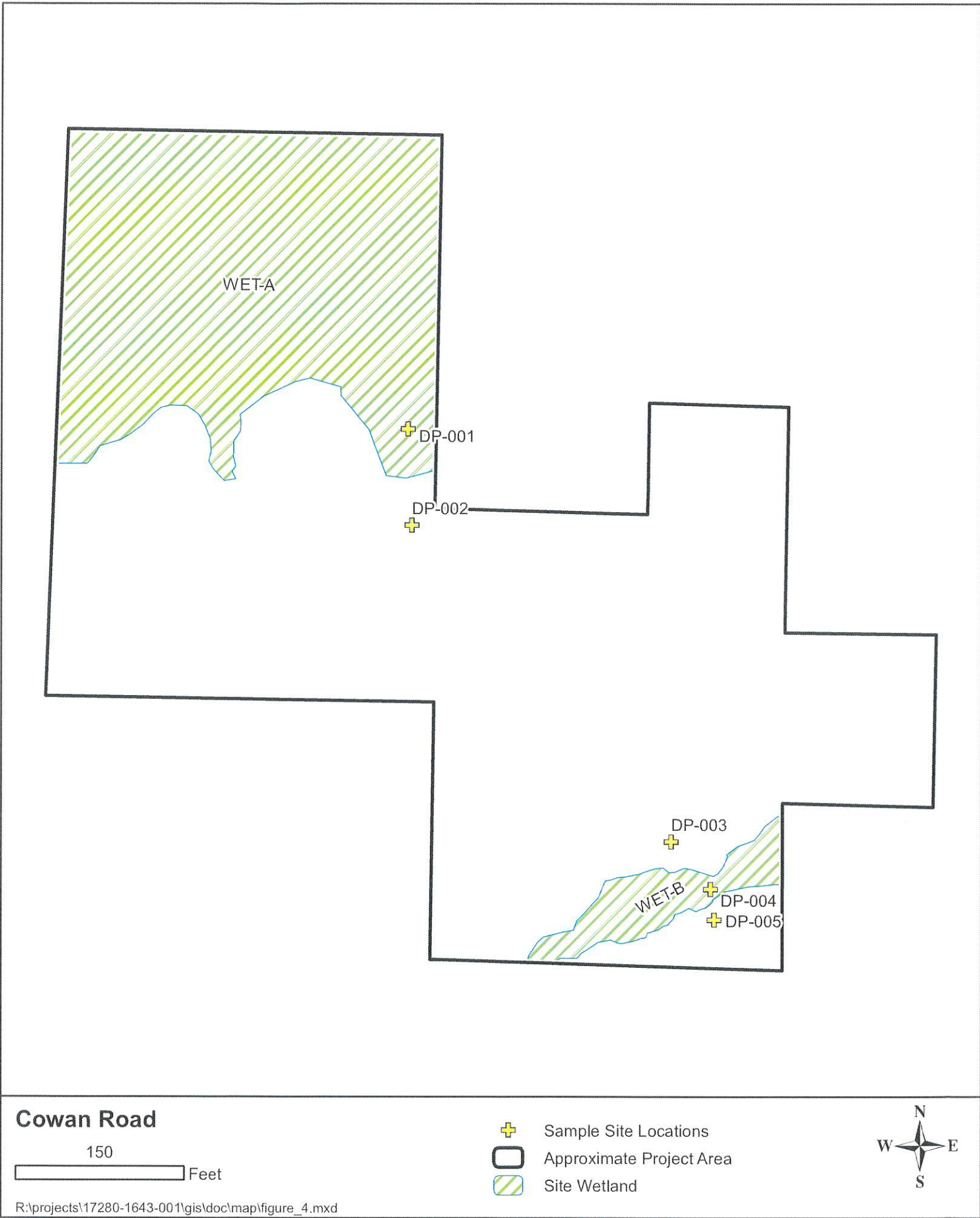


Figure 4. Map showing project area details.

ATTACHMENT 1

Sampling Site Data Sheets

WETLAND DETERMINATION DATA FORM – Atlantic and Gulf Coastal Plain Region

Project/Site: Corporate Capital, LLC - 7.3-acre Cowan Road City/County: Gulfport, Harrison Sampling Date: 08/10/2017
 Applicant/Owner: Corporate Capital, LLC State: MS Sampling Point: dp-001
 Investigator(s): FTN Associates, Ltd. - Eric F. Nicaise Section, Township, Range: Sec. 31, T-7-S, R-10-W
 Landform (hillslope, terrace, etc.): drainageway Local relief (concave, convex, none): None Slope (%): 0-2
 Subregion (LRR or MLRA): 152A Lat: 30.392687 Long: -89.025564 Datum: WGS84
 Soil Map Unit Name: Ponzer and Smithton soils NWI classification: PF01B
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no, explain in Remarks.)
 Are Vegetation ☐, Soil ☐, or Hydrology ☐ significantly disturbed? Are "Normal Circumstances" present? Yes ☒ No ☐
 Are Vegetation ☐, Soil ☐, or Hydrology ☐ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes ☒ No ☐	Is the Sampled Area within a Wetland? Yes ☒ No ☐
Hydric Soil Present? Yes ☒ No ☐	
Wetland Hydrology Present? Yes ☒ No ☐	
Remarks:	

HYDROLOGY

Wetland Hydrology Indicators: Primary Indicators (minimum of one is required; check all that apply) ☐ Surface Water (A1) ☐ Aquatic Fauna (B13) ☐ High Water Table (A2) ☐ Marl Deposits (B15) (LRR U) ☒ Saturation (A3) ☐ Hydrogen Sulfide Odor (C1) ☐ Water Marks (B1) ☒ Oxidized Rhizospheres along Living Roots (C3) ☐ Sediment Deposits (B2) ☐ Presence of Reduced Iron (C4) ☐ Drift Deposits (B3) ☐ Recent Iron Reduction in Tilled Soils (C6) ☐ Algal Mat or Crust (B4) ☐ Thin Muck Surface (C7) ☐ Iron Deposits (B5) ☐ Other (Explain in Remarks) ☐ Inundation Visible on Aerial Imagery (B7) ☐ Water-Stained Leaves (B9)		Secondary Indicators (minimum of two required) ☐ Surface Soil Cracks (B6) ☐ Sparsely Vegetated Concave Surface (B8) ☐ Drainage Patterns (B10) ☐ Moss Trim Lines (B18) ☐ Dry-Season Water Table (C2) ☐ Crayfish Burrows (C8) ☐ Saturation Visible on Aerial Imagery (C9) ☐ Geomorphic Position (D2) ☐ Shallow Aquitard (D3) ☒ FAC-Neutral Test (D5) ☐ Sphagnum moss (D8) (LRR T, U)
Field Observations: Surface Water Present? Yes ☐ No ☒ Depth (inches): _____ Water Table Present? Yes ☐ No ☒ Depth (inches): _____ Saturation Present? Yes ☒ No ☐ Depth (inches): <u>surface</u> (includes capillary fringe)		Wetland Hydrology Present? Yes ☒ No ☐
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:		
Remarks:		

VEGETATION (Four Strata) – Use scientific names of plants.

Sampling Point: dp-001

Tree Stratum (Plot size: <u>10m</u>)	Absolute % Cover	Dominant Species?	Indicator Status	
1. <i>Acer rubrum</i>	15	yes	FAC	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>8</u> (A) Total Number of Dominant Species Across All Strata: <u>8</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>100%</u> (A/B)
2. <i>Quercus nigra</i>	10	yes	FAC	
3. <i>Triadica sebifera</i>	10	yes	FAC	
4. <i>Magnolia virginiana</i>	10	yes	FACW	
5. _____				Prevalence Index worksheet: Total % Cover of: _____ Multiply by: _____ OBL species _____ x 1 = _____ FACW species _____ x 2 = _____ FAC species _____ x 3 = _____ FACU species _____ x 4 = _____ UPL species _____ x 5 = _____ Column Totals: _____ (A) _____ (B) Prevalence Index = B/A = _____
6. _____				
7. _____				
8. _____				
_____ = Total Cover 50% of total cover: <u>22.5</u> 20% of total cover: <u>9</u>				Hydrophytic Vegetation Indicators: ☐ 1 - Rapid Test for Hydrophytic Vegetation ☒ 2 - Dominance Test is >50% ☐ 3 - Prevalence Index is ≤3.0 ¹ _____ Problematic Hydrophytic Vegetation ¹ (Explain)
Sapling/Shrub Stratum (Plot size: <u>10m</u>)				
1. <i>Ligustrum sinense</i>	30	yes	FAC	
2. <i>Triadica sebifera</i>	20	yes	FAC	
3. <i>Nyssa sylvatica</i>	15	yes	FAC	¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
4. <i>Acer rubrum</i>	5	no	FAC	
5. _____				
6. _____				
7. _____				Definitions of Four Vegetation Strata: Tree – Woody plants, excluding vines, 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height. Sapling/Shrub – Woody plants, excluding vines, less than 3 in. DBH and greater than 3.28 ft (1 m) tall. Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall. Woody vine – All woody vines greater than 3.28 ft in height.
8. _____				
9. _____				
10. _____				
_____ = Total Cover 50% of total cover: <u>35</u> 20% of total cover: <u>14</u>				Hydrophytic Vegetation Present? Yes ☒ No ☐
Herb Stratum (Plot size: <u>10m</u>)				
1. <i>Woodwardia areolata</i>	40	yes	OBL	
2. _____				
3. _____				Hydrophytic Vegetation Present? Yes ☒ No ☐
4. _____				
5. _____				
6. _____				
7. _____				Hydrophytic Vegetation Present? Yes ☒ No ☐
8. _____				
9. _____				
10. _____				
_____ = Total Cover 50% of total cover: <u>20</u> 20% of total cover: <u>8</u>				Hydrophytic Vegetation Present? Yes ☒ No ☐
Woody Vine Stratum (Plot size: <u>10m</u>)				
1. <i>Vitis rotundifolia</i>				
2. _____				
3. _____				Hydrophytic Vegetation Present? Yes ☒ No ☐
4. _____				
5. _____				
6. _____				
_____ = Total Cover 50% of total cover: _____ 20% of total cover: _____				Hydrophytic Vegetation Present? Yes ☒ No ☐
Remarks: (If observed, list morphological adaptations below).				

SOIL

Sampling Point: dp-001

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-4	10YR 3/2	100					loam	
4-12	10YR 6/2	95	10YR 5/4	5	C	PL	loam	
12-18	10YR 6/2	90	10YR 5/4	10	C	PL	loam	

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

Indicators for Problematic Hydric Soils³:

- | | | |
|--|---|---|
| ☐ Histosol (A1)
☐ Histic Epipedon (A2)
☐ Black Histic (A3)
☐ Hydrogen Sulfide (A4)
☐ Stratified Layers (A5)
☐ Organic Bodies (A6) (LRR P, T, U)
☐ 5 cm Mucky Mineral (A7) (LRR P, T, U)
☐ Muck Presence (A8) (LRR U)
☐ 1 cm Muck (A9) (LRR P, T)
☐ Depleted Below Dark Surface (A11)
☐ Thick Dark Surface (A12)
☐ Coast Prairie Redox (A16) (MLRA 150A)
☐ Sandy Mucky Mineral (S1) (LRR O, S)
☐ Sandy Gleyed Matrix (S4)
☐ Sandy Redox (S5)
☐ Stripped Matrix (S6)
☐ Dark Surface (S7) (LRR P, S, T, U) | ☐ Polyvalue Below Surface (S8) (LRR S, T, U)
☐ Thin Dark Surface (S9) (LRR S, T, U)
☐ Loamy Mucky Mineral (F1) (LRR O)
☐ Loamy Gleyed Matrix (F2)
☒ Depleted Matrix (F3)
☐ Redox Dark Surface (F6)
☐ Depleted Dark Surface (F7)
☐ Redox Depressions (F8)
☐ Marl (F10) (LRR U)
☐ Depleted Ochric (F11) (MLRA 151)
☐ Iron-Manganese Masses (F12) (LRR O, P, T)
☐ Umbric Surface (F13) (LRR P, T, U)
☐ Delta Ochric (F17) (MLRA 151)
☐ Reduced Vertic (F18) (MLRA 150A, 150B)
☐ Piedmont Floodplain Soils (F19) (MLRA 149A)
☐ Anomalous Bright Loamy Soils (F20) (MLRA 149A, 153C, 153D) | ☐ 1 cm Muck (A9) (LRR O)
☐ 2 cm Muck (A10) (LRR S)
☐ Reduced Vertic (F18) (outside MLRA 150A, B)
☐ Piedmont Floodplain Soils (F19) (LRR P, S, T)
☐ Anomalous Bright Loamy Soils (F20)
(MLRA 153B)
☐ Red Parent Material (TF2)
☐ Very Shallow Dark Surface (TF12)
☐ Other (Explain in Remarks) |
|--|---|---|

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____
Depth (inches): _____Hydric Soil Present? Yes ☒ No ☐

Remarks:

WETLAND DETERMINATION DATA FORM – Atlantic and Gulf Coastal Plain Region

Project/Site: Corporate Capital, LLC - 7.3-acre Cowan Road City/County: Gulfport, Harrison Sampling Date: 08/10/2017
 Applicant/Owner: Corporate Capital, LLC State: MS Sampling Point: dp-002
 Investigator(s): FTN Associates, Ltd. - Eric F. Necaise Section, Township, Range: Sec. 31, T-7-S, R-10-W
 Landform (hillslope, terrace, etc.): hillslope Local relief (concave, convex, none): None Slope (%): 0-2
 Subregion (LRR or MLRA): 152A Lat: 30.392645 Long: -89.0255645 Datum: WGS84
 Soil Map Unit Name: Ponzer and Smithton soils NWI classification: None
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no, explain in Remarks.)
 Are Vegetation , Soil , or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes ☒ No ☐
 Are Vegetation , Soil , or Hydrology naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ☐ No ☒	Is the Sampled Area within a Wetland? Yes ☐ No ☒
Hydric Soil Present?	Yes ☐ No ☒	
Wetland Hydrology Present?	Yes ☐ No ☒	
Remarks:		

HYDROLOGY

Wetland Hydrology Indicators: Primary Indicators (minimum of one is required; check all that apply) ☐ Surface Water (A1) ☐ Aquatic Fauna (B13) ☐ High Water Table (A2) ☐ Marl Deposits (B15) (LRR U) ☐ Saturation (A3) ☐ Hydrogen Sulfide Odor (C1) ☐ Water Marks (B1) ☐ Oxidized Rhizospheres along Living Roots (C3) ☐ Sediment Deposits (B2) ☐ Presence of Reduced Iron (C4) ☐ Drift Deposits (B3) ☐ Recent Iron Reduction in Tilled Soils (C6) ☐ Algal Mat or Crust (B4) ☐ Thin Muck Surface (C7) ☐ Iron Deposits (B5) ☐ Other (Explain in Remarks) ☐ Inundation Visible on Aerial Imagery (B7) ☐ Water-Stained Leaves (B9)		Secondary Indicators (minimum of two required) ☐ Surface Soil Cracks (B6) ☐ Sparsely Vegetated Concave Surface (B8) ☐ Drainage Patterns (B10) ☐ Moss Trim Lines (B18) ☐ Dry-Season Water Table (C2) ☐ Crayfish Burrows (C8) ☐ Saturation Visible on Aerial Imagery (C9) ☐ Geomorphic Position (D2) ☐ Shallow Aquitard (D3) ☐ FAC-Neutral Test (D5) ☐ Sphagnum moss (D8) (LRR T, U)
Field Observations: Surface Water Present? Yes ☐ No ☒ Depth (inches): <u> </u> Water Table Present? Yes ☐ No ☒ Depth (inches): <u> </u> Saturation Present? Yes ☐ No ☒ Depth (inches): <u> </u> (includes capillary fringe)	Wetland Hydrology Present? Yes ☐ No ☒	
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:		
Remarks:		

VEGETATION (Four Strata) – Use scientific names of plants.

 Sampling Point: dp-002

Tree Stratum (Plot size: 10m _____)	Absolute % Cover	Dominant Species?	Indicator Status	
1. <i>Quercus virginiana</i> var. <i>geminata</i>	15	yes	FACU	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>2</u> (A) Total Number of Dominant Species Across All Strata: <u>6</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>33.33%</u> (A/B)
2. <i>Quercus nigra</i>	15	yes	FAC	
3. <i>Quercus virginiana</i>	15	yes	FACU	
4. _____				
5. _____				
6. _____				
7. _____				
8. _____				
<u>45</u> = Total Cover 50% of total cover: <u>22.5</u> 20% of total cover: <u>9</u>				Prevalence Index worksheet: Total % Cover of: _____ Multiply by: _____ OBL species _____ x 1 = _____ FACW species _____ x 2 = _____ FAC species _____ x 3 = _____ FACU species _____ x 4 = _____ UPL species _____ x 5 = _____ Column Totals: _____ (A) _____ (B) Prevalence Index = B/A = _____
Sapling/Shrub Stratum (Plot size: 10m _____)				
1. <i>Ligustrum sinense</i>	5	yes	FAC	
2. <i>Callicarpa americana</i>	3	yes	FACU	
3. _____				
4. _____				
5. _____				
6. _____				
<u>8</u> = Total Cover 50% of total cover: <u>4</u> 20% of total cover: <u>1.6</u>				
Herb Stratum (Plot size: 10m _____)				Hydrophytic Vegetation Indicators: ___ 1 - Rapid Test for Hydrophytic Vegetation ___ 2 - Dominance Test is >50% ___ 3 - Prevalence Index is ≤3.0 ¹ ___ Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic. Definitions of Four Vegetation Strata: Tree – Woody plants, excluding vines, 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height. Sapling/Shrub – Woody plants, excluding vines, less than 3 in. DBH and greater than 3.28 ft (1 m) tall. Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall. Woody vine – All woody vines greater than 3.28 ft in height.
1. _____				
2. _____				
3. _____				
4. _____				
5. _____				
6. _____				
7. _____				
8. _____				
9. _____				
10. _____				
11. _____				
12. _____				
_____ = Total Cover 50% of total cover: _____ 20% of total cover: _____				
Woody Vine Stratum (Plot size: 10m _____)				
1. <i>Parthenocissus quinquefolia</i>	5	yes	FACU	
2. <i>Toxicodendron radicans</i>	1	no	FAC	
3. <i>Parthenocissus quinquefolia</i>	1	no	FAC	
4. _____				
5. _____				
<u>7</u> = Total Cover 50% of total cover: <u>3.5</u> 20% of total cover: <u>1.4</u>				
Remarks: (If observed, list morphological adaptations below).				Hydrophytic Vegetation Present? Yes _____ No <u>✓</u>

SOIL

 Sampling Point: dp-002
Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (Inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-4	10YR 3/2	100					loamy sand	
4-10	10YR 4/2	100					loamy sand	
10-18	10YR 5/4	100					sandy loam	

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

Indicators for Problematic Hydric Soils³:

- | | | |
|--|--|--|
| ☐ Histosol (A1)
☐ Histic Epipedon (A2)
☐ Black Histic (A3)
☐ Hydrogen Sulfide (A4)
☐ Stratified Layers (A5)
☐ Organic Bodies (A6) (LRR P, T, U)
☐ 5 cm Mucky Mineral (A7) (LRR P, T, U)
☐ Muck Presence (A8) (LRR U)
☐ 1 cm Muck (A9) (LRR P, T)
☐ Depleted Below Dark Surface (A11)
☐ Thick Dark Surface (A12)
☐ Coast Prairie Redox (A16) (MLRA 150A)
☐ Sandy Mucky Mineral (S1) (LRR O, S)
☐ Sandy Gleyed Matrix (S4)
☐ Sandy Redox (S5)
☐ Stripped Matrix (S6)
☐ Dark Surface (S7) (LRR P, S, T, U) | ☐ Polyvalue Below Surface (S8) (LRR S, T, U)
☐ Thin Dark Surface (S9) (LRR S, T, U)
☐ Loamy Mucky Mineral (F1) (LRR O)
☐ Loamy Gleyed Matrix (F2)
☐ Depleted Matrix (F3)
☐ Redox Dark Surface (F6)
☐ Depleted Dark Surface (F7)
☐ Redox Depressions (F8)
☐ Marl (F10) (LRR U)
☐ Depleted Ochric (F11) (MLRA 151)
☐ Iron-Manganese Masses (F12) (LRR O, P, T)
☐ Umbric Surface (F13) (LRR P, T, U)
☐ Della Ochric (F17) (MLRA 151)
☐ Reduced Vertic (F18) (MLRA 150A, 150B)
☐ Piedmont Floodplain Soils (F19) (MLRA 149A)
☐ Anomalous Bright Loamy Soils (F20) (MLRA 149A, 153C, 153D) | ☐ 1 cm Muck (A9) (LRR O)
☐ 2 cm Muck (A10) (LRR S)
☐ Reduced Vertic (F18) (outside MLRA 150A,B)
☐ Piedmont Floodplain Soils (F19) (LRR P, S, T)
☐ Anomalous Bright Loamy Soils (F20)
(MLRA 153B)
☐ Red Parent Material (TF2)
☐ Very Shallow Dark Surface (TF12)
☐ Other (Explain in Remarks) |
|--|--|--|

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

 Hydric Soil Present? Yes _____ No ☒

Remarks:

WETLAND DETERMINATION DATA FORM – Atlantic and Gulf Coastal Plain Region

Project/Site: Corporate Capital, LLC - 7.3-acre Cowan Road City/County: Gulfport, Harrison Sampling Date: 08/10/2017
 Applicant/Owner: Corporate Capital, LLC State: MS Sampling Point: dp-003
 Investigator(s): FTN Associates, Ltd. - Eric F. Necaise Section, Township, Range: Sec. 31, T-7-S, R-10-W
 Landform (hillslope, terrace, etc.): hillslope Local relief (concave, convex, none): None Slope (%): 0-2
 Subregion (LRR or MLRA): 152A Lat: 30.391872 Long: -89.024809 Datum: WGS84
 Soil Map Unit Name: Eustis loamy sand, 0-5% slopes NWI classification: None

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no, explain in Remarks.)
 Are Vegetation ☐ Soil ☐ or Hydrology ☐ significantly disturbed? Are "Normal Circumstances" present? Yes ☒ No ☐
 Are Vegetation ☐ Soil ☐ or Hydrology ☐ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ☐ No ☒	Is the Sampled Area within a Wetland?	Yes ☐ No ☒
Hydric Soil Present?	Yes ☐ No ☒		
Wetland Hydrology Present?	Yes ☐ No ☒		
Remarks:			

HYDROLOGY

Wetland Hydrology Indicators:		Secondary Indicators (minimum of two required)	
Primary Indicators (minimum of one is required; check all that apply)			
☐ Surface Water (A1)	☐ Aquatic Fauna (B13)	☐ Surface Soil Cracks (B6)	
☐ High Water Table (A2)	☐ Marl Deposits (B15) (LRR U)	☐ Sparsely Vegetated Concave Surface (B8)	
☐ Saturation (A3)	☐ Hydrogen Sulfide Odor (C1)	☐ Drainage Patterns (B10)	
☐ Water Marks (B1)	☐ Oxidized Rhizospheres along Living Roots (C3)	☐ Moss Trim Lines (B18)	
☐ Sediment Deposits (B2)	☐ Presence of Reduced Iron (C4)	☐ Dry-Season Water Table (C2)	
☐ Drift Deposits (B3)	☐ Recent Iron Reduction in Tilled Soils (C6)	☐ Crayfish Burrows (C8)	
☐ Algal Mat or Crust (B4)	☐ Thin Muck Surface (C7)	☐ Saturation Visible on Aerial Imagery (C9)	
☐ Iron Deposits (B5)	☐ Other (Explain in Remarks)	☐ Geomorphic Position (D2)	
☐ Inundation Visible on Aerial Imagery (B7)		☐ Shallow Aquitard (D3)	
☐ Water-Stained Leaves (B9)		☐ FAC-Neutral Test (D5)	
		☐ Sphagnum moss (D6) (LRR T, U)	
Field Observations:			
Surface Water Present?	Yes ☐ No ☒ Depth (inches): <u> </u>	Wetland Hydrology Present? Yes ☐ No ☒	
Water Table Present?	Yes ☐ No ☒ Depth (inches): <u> </u>		
Saturation Present? (includes capillary fringe)	Yes ☐ No ☒ Depth (inches): <u> </u>		
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:			
Remarks:			

VEGETATION (Four Strata) – Use scientific names of plants.

Sampling Point: dp-003

Tree Stratum (Plot size: 10m)	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet:
1. <i>Quercus virginiana</i> var. <i>geminata</i>	20	yes	FACU	Number of Dominant Species That Are OBL, FACW, or FAC: <u>1</u> (A) Total Number of Dominant Species Across All Strata: <u>3</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>33.33%</u> (A/B)
2. <i>Quercus virginiana</i>	15	yes	FACU	
3. <i>Quercus nigra</i>	5	no	FACW	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	Prevalence Index worksheet: Total % Cover of: _____ Multiply by: OBL species _____ x 1 = _____ FACW species _____ x 2 = _____ FAC species _____ x 3 = _____ FACU species _____ x 4 = _____ UPL species _____ x 5 = _____ Column Totals: _____ (A) _____ (B) Prevalence Index = B/A = _____
6. _____	_____	_____	_____	
7. _____	_____	_____	_____	
8. _____	_____	_____	_____	
40 = Total Cover 50% of total cover: <u>20</u> 20% of total cover: <u>8</u>				Hydrophytic Vegetation Indicators: ___ 1 - Rapid Test for Hydrophytic Vegetation ___ 2 - Dominance Test is >50% ___ 3 - Prevalence Index is ≤3.0 ¹ ___ Problematic Hydrophytic Vegetation ¹ (Explain)
Sapling/Shrub Stratum (Plot size: 10m) 1. _____ 2. _____ 3. _____ 4. _____ 5. _____ 6. _____ 7. _____ 8. _____ _____ = Total Cover 50% of total cover: _____ 20% of total cover: _____				
Herb Stratum (Plot size: 10m) 1. <i>Campsis radicans</i> 60 yes FAC 2. <i>Sorghum halepense</i> 5 no FACU 3. _____ 4. _____ 5. _____ 6. _____ 7. _____ 8. _____ 9. _____ 10. _____ 11. _____ 12. _____ _____ = Total Cover 50% of total cover: <u>32.5</u> 20% of total cover: <u>13</u>				
Woody Vine Stratum (Plot size: 10m) 1. _____ 2. _____ 3. _____ 4. _____ 5. _____ _____ = Total Cover 50% of total cover: _____ 20% of total cover: _____				
Remarks: (If observed, list morphological adaptations below). 				Definitions of Four Vegetation Strata: Tree – Woody plants, excluding vines, 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height. Sapling/Shrub – Woody plants, excluding vines, less than 3 in. DBH and greater than 3.28 ft (1 m) tall. Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall. Woody vine – All woody vines greater than 3.28 ft in height. Hydrophytic Vegetation Present? Yes _____ No <u>✓</u>

SOIL

Sampling Point: dp-003

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)							
Depth (inches)	Matrix		Redox Features			Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹		
0-8	10YR 3/2	100				loamy sand	
8-12	10YR 4/2	100				loamy sand	
12-18	10YR 4/3	100				sandy loam	
¹ Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.						² Location: PL=Pore Lining, M=Matrix.	
Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)						Indicators for Problematic Hydric Soils ³ :	
☐ Histosol (A1)			☐ Polyvalue Below Surface (S8) (LRR S, T, U)			☐ 1 cm Muck (A9) (LRR O)	
☐ Histic Epipedon (A2)			☐ Thin Dark Surface (S9) (LRR S, T, U)			☐ 2 cm Muck (A10) (LRR S)	
☐ Black Histic (A3)			☐ Loamy Mucky Mineral (F1) (LRR O)			☐ Reduced Vertic (F18) (outside MLRA 150A,B)	
☐ Hydrogen Sulfide (A4)			☐ Loamy Gleyed Matrix (F2)			☐ Piedmont Floodplain Soils (F19) (LRR P, S, T)	
☐ Stratified Layers (A5)			☐ Depleted Matrix (F3)			☐ Anomalous Bright Loamy Soils (F20)	
☐ Organic Bodies (A6) (LRR P, T, U)			☐ Redox Dark Surface (F6)			☐ (MLRA 153B)	
☐ 5 cm Mucky Mineral (A7) (LRR P, T, U)			☐ Depleted Dark Surface (F7)			☐ Red Parent Material (TF2)	
☐ Muck Presence (A8) (LRR U)			☐ Redox Depressions (F8)			☐ Very Shallow Dark Surface (TF12)	
☐ 1 cm Muck (A9) (LRR P, T)			☐ Marl (F10) (LRR U)			☐ Other (Explain in Remarks)	
☐ Depleted Below Dark Surface (A11)			☐ Depleted Ochric (F11) (MLRA 151)				
☐ Thick Dark Surface (A12)			☐ Iron-Manganese Masses (F12) (LRR O, P, T)				
☐ Coast Prairie Redox (A16) (MLRA 150A)			☐ Umbric Surface (F13) (LRR P, T, U)				
☐ Sandy Mucky Mineral (S1) (LRR O, S)			☐ Delta Ochric (F17) (MLRA 151)				
☐ Sandy Gleyed Matrix (S4)			☐ Reduced Vertic (F18) (MLRA 150A, 150B)				
☐ Sandy Redox (S5)			☐ Piedmont Floodplain Soils (F19) (MLRA 149A)				
☐ Stripped Matrix (S6)			☐ Anomalous Bright Loamy Soils (F20) (MLRA 149A, 153C, 153D)				
☐ Dark Surface (S7) (LRR P, S, T, U)							
Restrictive Layer (if observed):							
Type: _____							
Depth (inches): _____						Hydric Soil Present? Yes _____ No ☒	
Remarks:							

WETLAND DETERMINATION DATA FORM – Atlantic and Gulf Coastal Plain Region

Project/Site: Corporate Capital, LLC - 7.3-acre Cowan Road City/County: Gulfport, Harrison Sampling Date: 08/10/2017
 Applicant/Owner: Corporate Capital, LLC State: MS Sampling Point: dp-004
 Investigator(s): FTN Associates, Ltd. - Eric F. Necaise Section, Township, Range: Sec. 31, T-7-S, R-10-W
 Landform (hillslope, terrace, etc.): drainageway Local relief (concave, convex, none): None Slope (%): 0-2
 Subregion (LRR or MLRA): 152A Lat: 30.391780 Long: -89.024707 Datum: WGS84
 Soil Map Unit Name: EtB-Eustis loamy sand, 0 to 5 percent slopes NWI classification: None
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no, explain in Remarks.)
 Are Vegetation ☐, Soil ☐, or Hydrology ☐ significantly disturbed? Are "Normal Circumstances" present? Yes ☒ No ☐
 Are Vegetation ☐, Soil ☐, or Hydrology ☐ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ☒ No ☐	Is the Sampled Area within a Wetland? Yes ☒ No ☐
Hydric Soil Present?	Yes ☒ No ☐	
Wetland Hydrology Present?	Yes ☒ No ☐	
Remarks:		

HYDROLOGY

Wetland Hydrology Indicators: <u>Primary Indicators (minimum of one is required; check all that apply)</u> ☐ Surface Water (A1) ☐ Aquatic Fauna (B13) ☐ High Water Table (A2) ☐ Marl Deposits (B16) (LRR U) ☒ Saturation (A3) ☐ Hydrogen Sulfide Odor (C1) ☐ Water Marks (B1) ☒ Oxidized Rhizospheres along Living Roots (C3) ☐ Sediment Deposits (B2) ☐ Presence of Reduced Iron (C4) ☐ Drift Deposits (B3) ☐ Recent Iron Reduction in Tilled Soils (C6) ☐ Algal Mat or Crust (B4) ☐ Thin Muck Surface (C7) ☐ Iron Deposits (B5) ☐ Other (Explain in Remarks) ☐ Inundation Visible on Aerial Imagery (B7) ☐ Water-Stained Leaves (B8)		<u>Secondary Indicators (minimum of two required)</u> ☐ Surface Soil Cracks (B6) ☐ Sparsely Vegetated Concave Surface (B8) ☐ Drainage Patterns (B10) ☐ Moss Trim Lines (B18) ☐ Dry-Season Water Table (C2) ☐ Crayfish Burrows (C8) ☐ Saturation Visible on Aerial Imagery (C9) ☐ Geomorphic Position (D2) ☐ Shallow Aquitard (D3) ☒ FAC-Neutral Test (D6) ☐ Sphagnum moss (D8) (LRR T, U)
Field Observations: Surface Water Present? Yes ☐ No ☒ Depth (inches): _____ Water Table Present? Yes ☐ No ☒ Depth (inches): _____ Saturation Present? Yes ☒ No ☐ Depth (inches): surface (includes capillary fringe)		Wetland Hydrology Present? Yes ☒ No ☐
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:		
Remarks:		

VEGETATION (Four Strata) – Use scientific names of plants.

 Sampling Point: dp-004

Tree Stratum (Plot size: <u>10m</u>)	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet:
1. <i>Liquidambar styraciflua</i>	15	yes	FAC	Number of Dominant Species That Are OBL, FACW, or FAC: <u>5</u> (A) Total Number of Dominant Species Across All Strata: <u>5</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>100%</u> (A/B)
2. <i>Quercus nigra</i>	10	yes	FAC	
3. <i>Acer rubrum</i>	10	yes	FAC	
4. _____	_____	_____	_____	Prevalence Index worksheet: Total % Cover of: _____ Multiply by: _____ OBL species _____ x 1 = _____ FACW species _____ x 2 = _____ FAC species _____ x 3 = _____ FACU species _____ x 4 = _____ UPL species _____ x 5 = _____ Column Totals: _____ (A) _____ (B) Prevalence Index = B/A = _____
5. _____	_____	_____	_____	
6. _____	_____	_____	_____	
7. _____	_____	_____	_____	
8. _____	_____	_____	_____	Hydrophytic Vegetation Indicators: ☐ 1 - Rapid Test for Hydrophytic Vegetation ☒ 2 - Dominance Test is >50% ☐ 3 - Prevalence Index is ≤3.0 ¹ ☐ Problematic Hydrophytic Vegetation ¹ (Explain)
_____ = Total Cover 50% of total cover: <u>17.5</u> 20% of total cover: <u>7</u>				
Sapling/Shrub Stratum (Plot size: <u>10m</u>)				
1. <i>Ligustrum sinense</i>	5	yes	FAC	
2. <i>Triadica sebifera</i>	2	no	FAC	Definitions of Four Vegetation Strata: Tree – Woody plants, excluding vines, 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height. Sapling/Shrub – Woody plants, excluding vines, less than 3 in. DBH and greater than 3.28 ft (1 m) tall. Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall. Woody vine – All woody vines greater than 3.28 ft in height.
3. <i>Quercus nigra</i>	2	no	FAC	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
6. _____	_____	_____	_____	Hydrophytic Vegetation Present? Yes ☒ No _____
7. _____	_____	_____	_____	
8. _____	_____	_____	_____	
9. _____	_____	_____	_____	
_____ = Total Cover 50% of total cover: <u>4.5</u> 20% of total cover: <u>1.8</u>				Woody Vine Stratum (Plot size: <u>10m</u>)
Herb Stratum (Plot size: <u>10m</u>)				
1. <i>Osmundastrum cinnamomeum</i>	10	yes	OBL	
2. <i>Campsis radicans</i>	2	no	FAC	
3. <i>Toxicodendron radicans</i>	1	no	FAC	Hydrophytic Vegetation Present? Yes ☒ No _____
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
6. _____	_____	_____	_____	
7. _____	_____	_____	_____	Remarks: (If observed, list morphological adaptations below).
8. _____	_____	_____	_____	
9. _____	_____	_____	_____	
10. _____	_____	_____	_____	
_____ = Total Cover 50% of total cover: <u>6.5</u> 20% of total cover: <u>2.6</u>				Remarks: (If observed, list morphological adaptations below).
Woody Vine Stratum (Plot size: <u>10m</u>)				
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	Remarks: (If observed, list morphological adaptations below).
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
6. _____	_____	_____	_____	

Sampling Point: dp-004

US Army Corps of Engineers

WETLAND DETERMINATION DATA FORM – Atlantic and Gulf Coastal Plain Region

Project/Site: Corporate Capital, LLC - 7.3-acre Cowan Road City/County: Gulfport, Harrison Sampling Date: 08/10/2017
 Applicant/Owner: Corporate Capital, LLC State: MS Sampling Point: dp-005
 Investigator(s): FTN Associates, Ltd. - Eric F. Necaise Section, Township, Range: Sec. 31, T-7-S, R-10-W
 Landform (hillslope, terrace, etc.): hillslope Local relief (concave, convex, none): None Slope (%): 0-2
 Subregion (LRR or MLRA): 152A Lat: 30.391692 Long: -89.024688 Datum: WGS84
 Soil Map Unit Name: EtB-Eustis loamy sand, 0 to 5 percent slopes NWI classification: None
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no, explain in Remarks.)
 Are Vegetation , Soil , or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes ☒ No ☐
 Are Vegetation , Soil , or Hydrology naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ☒ No ☐	Is the Sampled Area within a Wetland?	Yes ☐ No ☒
Hydric Soil Present?	Yes ☐ No ☒		
Wetland Hydrology Present?	Yes ☐ No ☒		
Remarks:			

HYDROLOGY

Wetland Hydrology Indicators: <u>Primary Indicators (minimum of one is required; check all that apply)</u> ☐ Surface Water (A1) ☐ Aquatic Fauna (B13) ☐ High Water Table (A2) ☐ Marl Deposits (B15) (LRR U) ☐ Saturation (A3) ☐ Hydrogen Sulfide Odor (C1) ☐ Water Marks (B1) ☐ Oxidized Rhizospheres along Living Roots (C3) ☐ Sediment Deposits (B2) ☐ Presence of Reduced Iron (C4) ☐ Drift Deposits (B3) ☐ Recent Iron Reduction in Tilled Soils (C6) ☐ Algal Mat or Crust (B4) ☐ Thin Muck Surface (C7) ☐ Iron Deposits (B5) ☐ Other (Explain in Remarks) ☐ Inundation Visible on Aerial Imagery (B7) ☐ Water-Stained Leaves (B9)		<u>Secondary Indicators (minimum of two required)</u> ☐ Surface Soil Cracks (B6) ☐ Sparsely Vegetated Concave Surface (B8) ☐ Drainage Patterns (B10) ☐ Moss Trim Lines (B16) ☐ Dry-Season Water Table (C2) ☐ Crayfish Burrows (C8) ☐ Saturation Visible on Aerial Imagery (C9) ☐ Geomorphic Position (D2) ☐ Shallow Aquitard (D3) ☐ FAC-Neutral Test (D5) ☐ Sphagnum moss (D8) (LRR T, U)	
Field Observations: Surface Water Present? Yes ☐ No ☒ Depth (inches): <u> </u> Water Table Present? Yes ☐ No ☒ Depth (inches): <u> </u> Saturation Present? Yes ☐ No ☒ Depth (inches): <u> </u> (includes capillary fringe)		Wetland Hydrology Present? Yes ☐ No ☒	
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:			
Remarks:			

VEGETATION (Four Strata) – Use scientific names of plants.

 Sampling Point: dp-005

Tree Stratum (Plot size: <u>10m</u>)	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet:
1. <u>Liquidambar styraciflua</u>	<u>25</u>	<u>yes</u>	<u>FAC</u>	Number of Dominant Species That Are OBL, FACW, or FAC: <u>4</u> (A)
2. <u>Quercus nigra</u>	<u>10</u>	<u>yes</u>	<u>FAC</u>	
3. _____				Total Number of Dominant Species Across All Strata: <u>4</u> (B)
4. _____				
5. _____				Percent of Dominant Species That Are OBL, FACW, or FAC: <u>100%</u> (A/B)
6. _____				
7. _____				Prevalence Index worksheet: Total % Cover of: _____ Multiply by: _____
8. _____				
<u>35</u> = Total Cover 50% of total cover: <u>17.5</u> 20% of total cover: <u>7</u>				OBL species _____ x 1 = _____ FACW species _____ x 2 = _____ FAC species _____ x 3 = _____ FACU species _____ x 4 = _____ UPL species _____ x 5 = _____ Column Totals: _____ (A) _____ (B)
Sapling/Shrub Stratum (Plot size: <u>10m</u>)				Prevalence Index = B/A = _____
1. <u>Ligustrum sinense</u>	<u>5</u>	<u>yes</u>	<u>FAC</u>	Hydrophytic Vegetation Indicators: <u>1</u> - Rapid Test for Hydrophytic Vegetation ☒ <u>2</u> - Dominance Test is >50% <u>3</u> - Prevalence Index is ≤3.0 ¹ Problematic Hydrophytic Vegetation ¹ (Explain) _____
2. _____				
3. _____				¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
4. _____				
5. _____				Definitions of Four Vegetation Strata: Tree – Woody plants, excluding vines, 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height. Sapling/Shrub – Woody plants, excluding vines, less than 3 in. DBH and greater than 3.28 ft (1 m) tall. Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall. Woody vine – All woody vines greater than 3.28 ft in height.
6. _____				
7. _____				Hydrophytic Vegetation Present? Yes ☒ No _____
8. _____				
<u>5</u> = Total Cover 50% of total cover: <u>2.5</u> 20% of total cover: <u>1</u>				
Herb Stratum (Plot size: <u>10m</u>)				
1. <u>Campsis radicans</u>	<u>5</u>	<u>yes</u>	<u>FAC</u>	
2. _____				
3. _____				
4. _____				
5. _____				
6. _____				
7. _____				
8. _____				
9. _____				
10. _____				
11. _____				
12. _____				
<u>5</u> = Total Cover 50% of total cover: <u>2.5</u> 20% of total cover: <u>1</u>				
Woody Vine Stratum (Plot size: <u>10m</u>)				
1. _____				
2. _____				
3. _____				
4. _____				
5. _____				
_____ = Total Cover 50% of total cover: _____ 20% of total cover: _____				
Remarks: (If observed, list morphological adaptations below).				

SOIL

Sampling Point: dp-005

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-12	7.5YR 4/3	100					fsl	
12-18	7.5YR 3/2	100					fsl	

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

²Location: PL=Pore Lining, M=Matrix.Indicators for Problematic Hydric Soils³:

- | | | |
|--|---|--|
| ☐ Histosol (A1) | ☐ Polyvalue Below Surface (S8) (LRR S, T, U) | ☐ 1 cm Muck (A9) (LRR O) |
| ☐ Histlic Epipedon (A2) | ☐ Thin Dark Surface (S9) (LRR S, T, U) | ☐ 2 cm Muck (A10) (LRR S) |
| ☐ Black Histlic (A3) | ☐ Loamy Mucky Mineral (F1) (LRR O) | ☐ Reduced Vertic (F18) (outside MLRA 150A, B) |
| ☐ Hydrogen Sulfide (A4) | ☐ Loamy Gleyed Matrix (F2) | ☐ Piedmont Floodplain Soils (F19) (LRR P, S, T) |
| ☐ Stratified Layers (A5) | ☐ Depleted Matrix (F3) | ☐ Anomalous Bright Loamy Soils (F20) |
| ☐ Organic Bodies (A6) (LRR P, T, U) | ☐ Redox Dark Surface (F6) | ☐ (MLRA 153B) |
| ☐ 5 cm Mucky Mineral (A7) (LRR P, T, U) | ☐ Depleted Dark Surface (F7) | ☐ Red Parent Material (TF2) |
| ☐ Muck Presence (A8) (LRR U) | ☐ Redox Depressions (F8) | ☐ Very Shallow Dark Surface (TF12) |
| ☐ 1 cm Muck (A9) (LRR P, T) | ☐ Marl (F10) (LRR U) | ☐ Other (Explain in Remarks) |
| ☐ Depleted Below Dark Surface (A11) | ☐ Depleted Ochric (F11) (MLRA 151) | |
| ☐ Thick Dark Surface (A12) | ☐ Iron-Manganese Masses (F12) (LRR O, P, T) | |
| ☐ Coast Prairie Redox (A16) (MLRA 150A) | ☐ Umbric Surface (F13) (LRR P, T, U) | |
| ☐ Sandy Mucky Mineral (S1) (LRR O, S) | ☐ Delta Ochric (F17) (MLRA 151) | |
| ☐ Sandy Gleyed Matrix (S4) | ☐ Reduced Vertic (F18) (MLRA 150A, 150B) | |
| ☐ Sandy Redox (S5) | ☐ Piedmont Floodplain Soils (F19) (MLRA 149A) | |
| ☐ Stripped Matrix (S6) | ☐ Anomalous Bright Loamy Soils (F20) (MLRA 149A, 153C, 153D) | |
| ☐ Dark Surface (S7) (LRR P, S, T, U) | | |

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____
Depth (inches): _____Hydric Soil Present? Yes _____ No ☒

Remarks:

ATTACHMENT 2

Representative Photos



Photo 1. Conditions found within Wetland A. The photo was taken near DP-001 facing north.



Photo 2. Conditions found within Wetland B. The photo was taken near DP-004 facing southwest.



Photo 3. Conditions found within areas mapped as uplands. The photo was taken near DP-002 facing west.



Photo 4. Conditions found within areas mapped as uplands. The photo was taken facing east from Cowan Road.



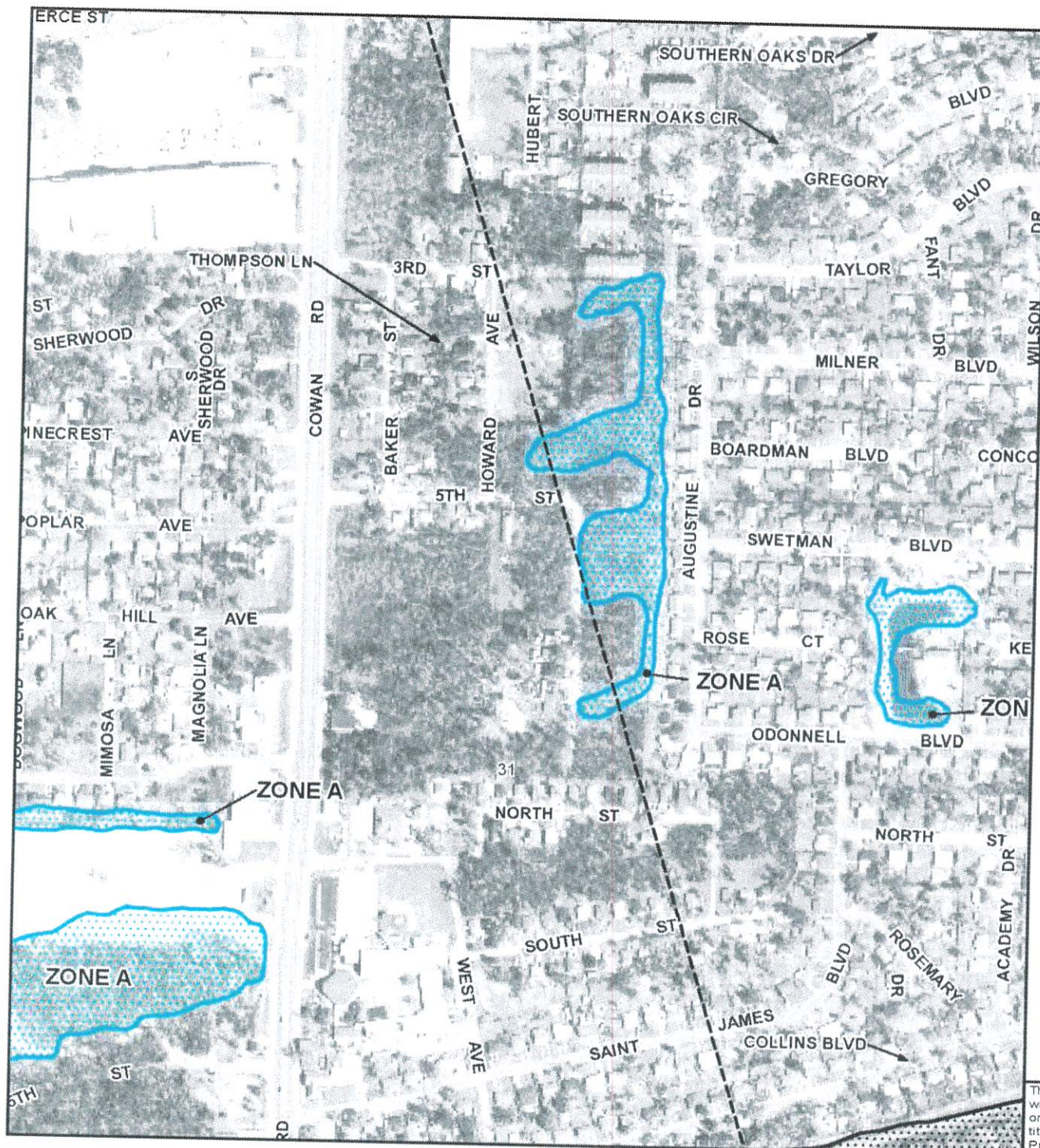
Photo 5. Non-hydric soil profile at DP-002. Soils at this location resemble Poarch, a non-hydric soil.



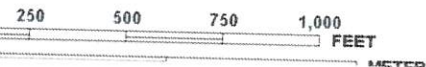
Photo 6. Hydric soil profile at DP-004. The soil resembles Hyde, a hydric soil. This soil profile was taken within the Eustis loamy sand mapunit (EtB).

ATTACHMENT 3

FEMA Firmette



MAP SCALE 1" = 500'



PANEL 0269G

FIRM

FLOOD INSURANCE RATE MAP
HARRISON COUNTY,
MISSISSIPPI
AND INCORPORATED AREAS

PANEL 269 OF 575

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS

COMMUNITY	NUMBER	PANEL	SUFFIX
BILOXI, CITY OF	285252	0269	G
GULFPORT, CITY OF	285253	0269	G
HARRISON COUNTY	285255	0269	G

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.



MAP NUMBER
28047C0269G

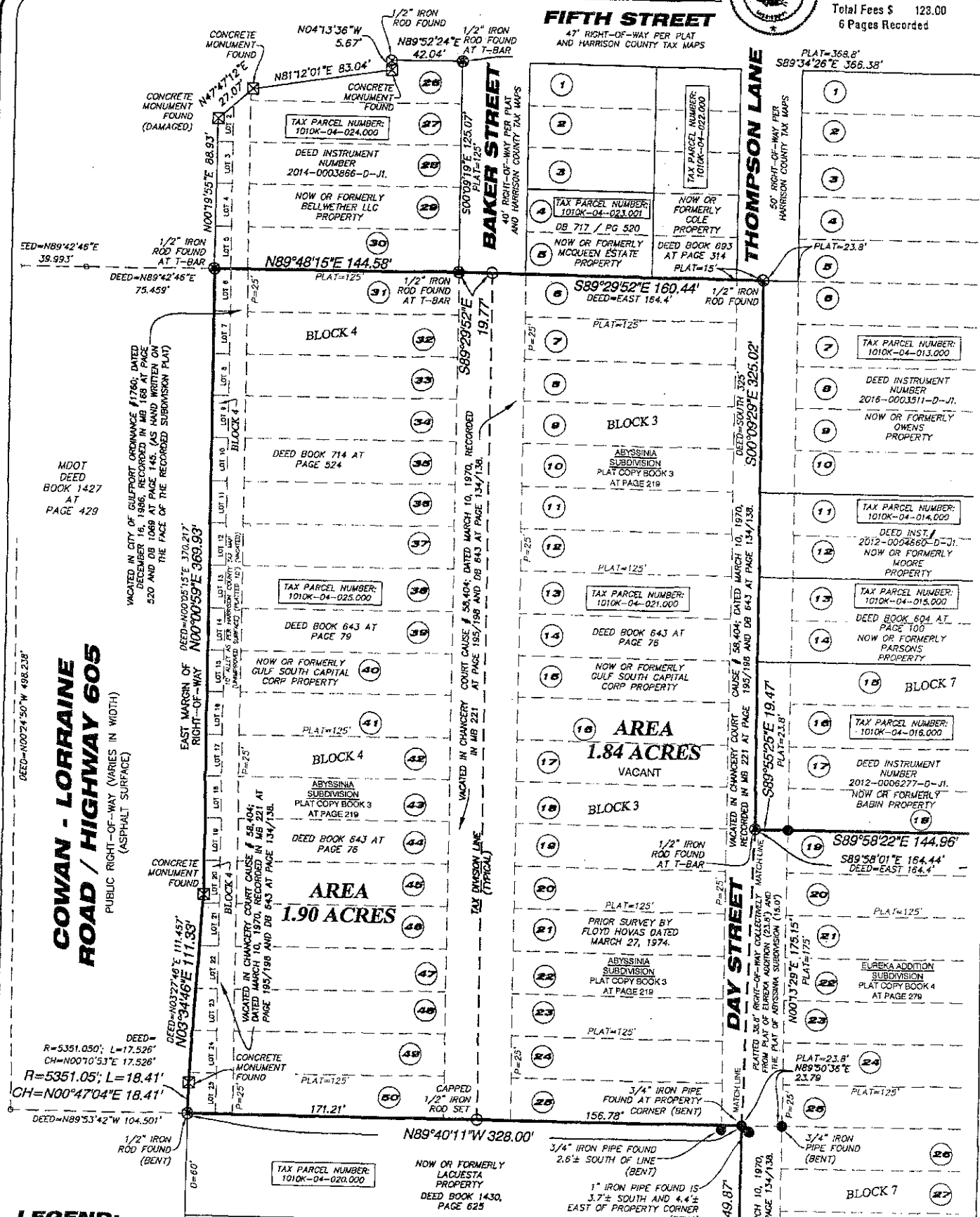
EFFECTIVE DATE
JUNE 16, 2009

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov



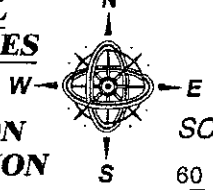
1st Judicial District
Instrument 2018 5733 D - J1
Filed/Recorded 9/7/2018 03:10 P
Total Fees \$ 123.00
6 Pages Recorded



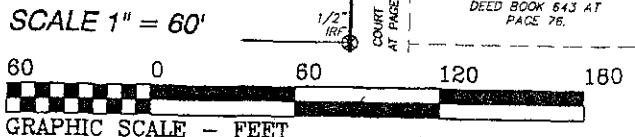
- LEGEND:**
- ⊗ --- (IRF) IRON ROD FOUND
 - --- (IPF) IRON PIPE FOUND
 - --- (IRS) IRON ROD SET
 - ⊠ --- (CMF) CONCRETE MONUMENT FOUND
 - ⊞ --- (CMS) CONCRETE MONUMENT SET
 - ⊕ --- (FCP) FENCE CORNER POST

BEARING REFERENCE: GEODETIC NORTH BY GPS OBSERVATION

TOTAL 6.90 ACRES



PROPERTY LINE CONFIGURATION PRIOR TO PROPOSED NEW DIVISION



CLIENT: JOSEPH C. CANIZARO	
ADDRESS: 500 E 5TH STREET GULFPORT, MS 39507	
EUREKA ADD. SUB'D, BLK 6 & 7;	
ABYSSINIA SUB'D, BLK 3 & 4	
TAX# 1010K-04-006.000; 010.000; 011.000; 017.000	
TAX# 1010K-04-021.000; 1010K-04-025.000	
CREW CHIEF: PWM	DRAWN BY: PTPD
DATE: 4/30/2018	JOB# P18759
REVISED: 7/20/2018	OLD# P18042, P18478

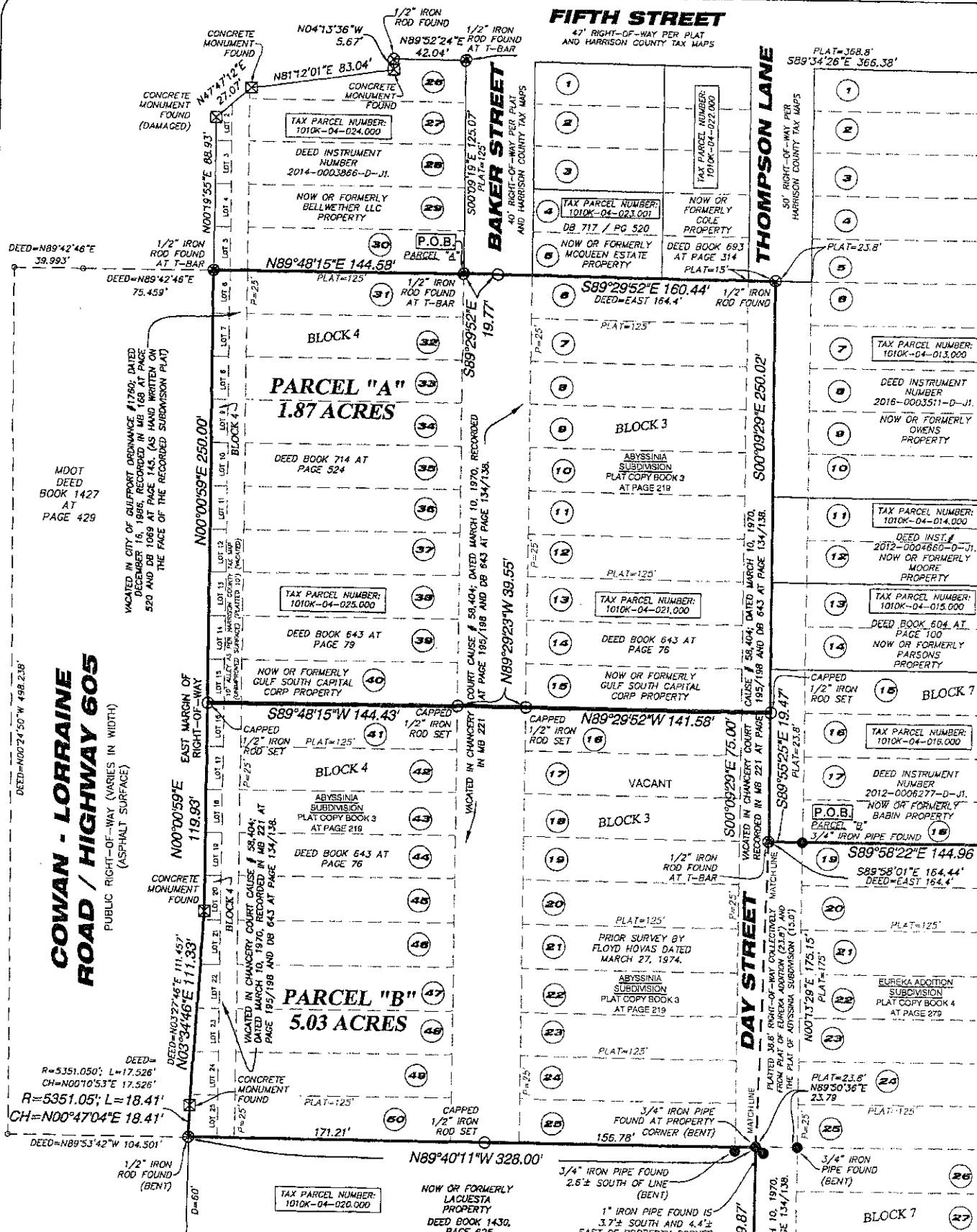
ABBREVIATION LEGEND:

- DEED = DEED DIMENSION
- PRIOR = PRIOR SURVEY
- PLAT = PLATTED DIMENSION
- C/L = CENTERLINE
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- R.O.W. = RIGHT-OF-WAY
- N90°00'00"E 435.00' = ACTUAL FIELD MEASUREMENT

Prepared by:
PATRICK M. MARTINO, PLS
13010 KAYLEIGH COVE
BILOXI, MISSISSIPPI 39532
PHONE/FAX: 228-396-2283
EMAIL: PATRICK@MARTINOSURVEYING.COM
PROFESSIONAL LAND SURVEYOR

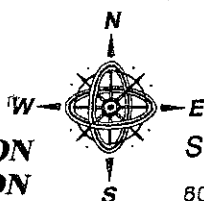
SHEET 1 OF 6

1807PC073



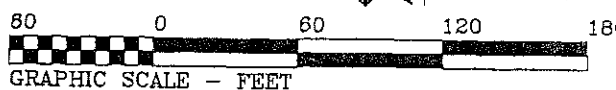
- LEGEND:**
- ⊗ --- (IRF) IRON ROD FOUND
 - --- (IFP) IRON PIPE FOUND
 - --- (IRS) IRON ROD SET
 - ⊠ --- (CMF) CONCRETE MONUMENT FOUND
 - --- (CMS) CONCRETE MONUMENT SET
 - ⊕ --- (FCP) FENCE CORNER POST

BEARING REFERENCE: GEODETIC NORTH BY GPS OBSERVATION



PROPERTY LINE CONFIGURATION AFTER PROPOSED NEW DIVISION

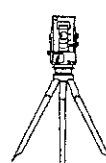
SCALE 1" = 60'



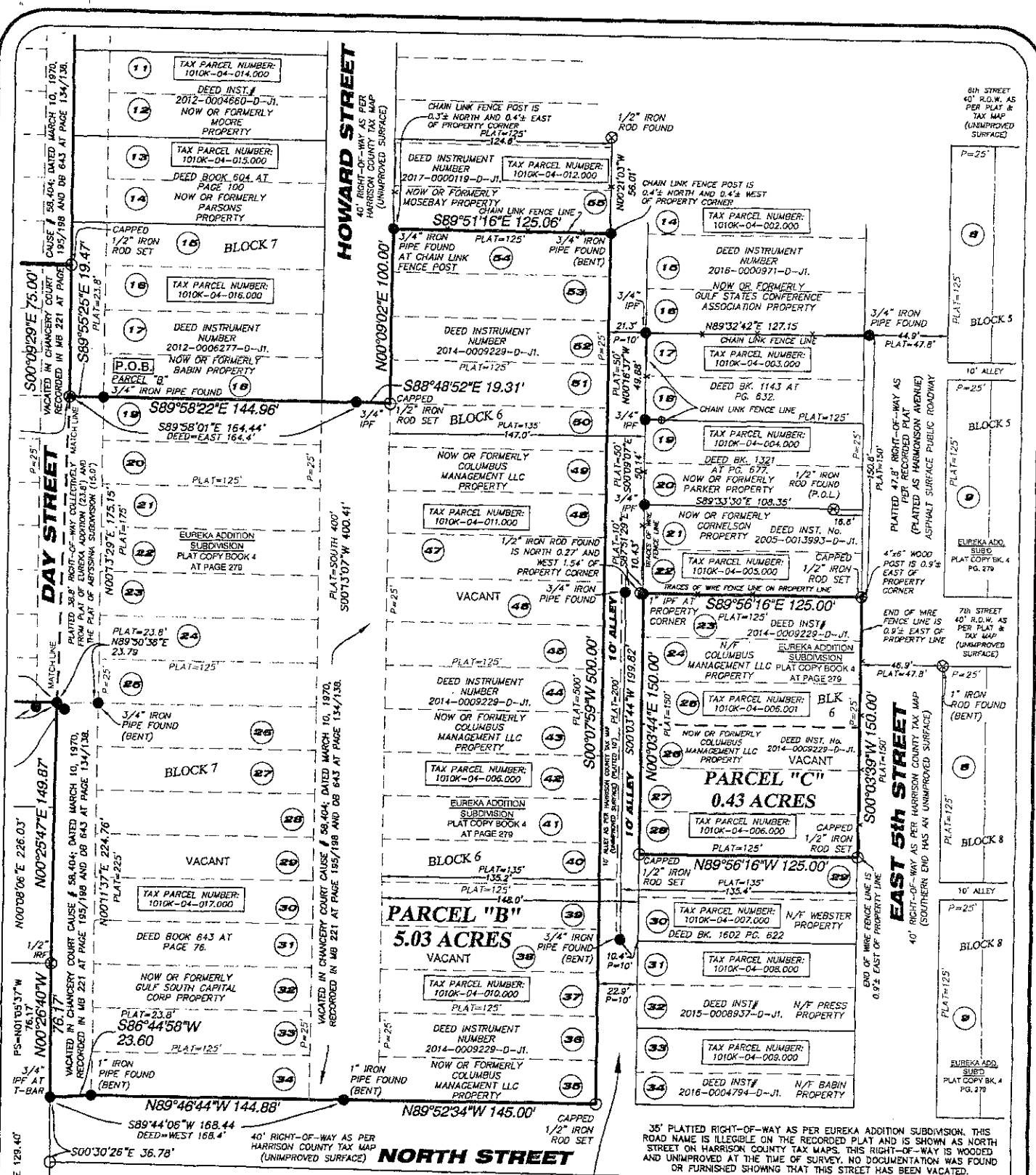
CLIENT: JOSEPH C. CANIZARO	
ADDRESS: 500 E 5TH STREET GULFPORT, MS 39507	
EUREKA ADD. SUB'D, BLK 6 & 7;	
ABYSSINIA SUB'D, BLK 3 & 4	
TAX# 1010K-04-006.000; 010.000; 011.000; 017.000	
TAX# 1010K-04-021.000; 1010K-04-025.000	
CREW CHIEF: PMW	DRAWN BY: PTPD
DATE: 4/30/2018	JOB# P18759
REVISED: 7/20/2018	OLD# P18042, P18478

ABBREVIATION LEGEND:

DEED = DEED DIMENSION
 PRIOR = PRIOR SURVEY
 PLAT = PLATTED DIMENSION
 C/L = CENTERLINE
 P.O.B. = POINT OF BEGINNING
 P.O.C. = POINT OF COMMENCEMENT
 R.O.W. = RIGHT-OF-WAY
 N90°00'00"E 435.00' = ACTUAL FIELD MEASUREMENT



SHEET 3 OF 6
PATRICK M. MARTINO, PLS
 13010 KAYLEIGH COVE
 BILOXI, MISSISSIPPI 39532
 PHONE/FAX: 228-396-2283
 EMAIL: PATRICK@MARTINOSURVEYING.COM
PROFESSIONAL LAND SURVEYOR



PROPERTY LINE CONFIGURATION AFTER PROPOSED NEW DIVISION

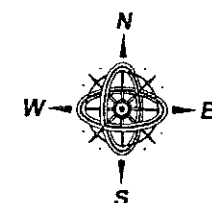
CLIENT: JOSEPH C. CANIZARO	
ADDRESS: 500 E 5TH STREET GULFPORT, MS 39507	
EUREKA ADD. SUBD, BLK 6 & 7;	
ABYSSINIA SUBD, BLK 3 & 4	
TAX# 1010K-04-006.000; 010.000; 011.000; 017.000	
TAX# 1010K-04-021.000; 1010K-04-025.000	
CREW CHIEF: PMM	DRAWN BY: PTPD
DATE: 4/30/2018	JOB#: P18759
REVISED: 7/20/2018	OLD#: P18042, P18478

**ABBREVIATION
LEGEND:**

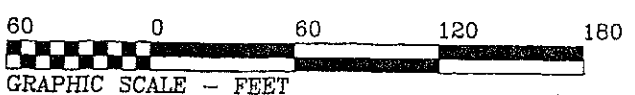
DEED = DEED DIMENSION
PRIOR = PRIOR SURVEY
PLAT = PLATTED DIMENSION
C/L = CENTERLINE
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
R.O.W. = RIGHT-OF-WAY
N90°00'00"E 435.00' = ACTUAL FIELD MEASUREMENT

- LEGEND:**
- ⊗ -- (IRF) IRON ROD FOUND
 - -- (IPF) IRON PIPE FOUND
 - -- (IRS) IRON ROD SET
 - ⊠ -- (CMF) CONCRETE MONUMENT FOUND
 - -- (CMS) CONCRETE MONUMENT SET
 - ⊕ -- (FCP) FENCE CORNER POST

**BEARING REFERENCE:
GEODETIC NORTH BY
GPS OBSERVATION**



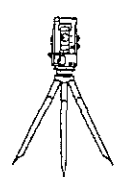
SCALE 1" = 60'



SURVEYOR NOTE:
THE RECORDED SUBDIVISION PLAT OF EUREKA SUBDIVISION, BEING RECORDED IN PLAT COPY BOOK 4, AT PAGE 279, SHOWS A 10 FOOT ALLEY RUNNING THROUGH THE CENTER OF BLOCK 6. WHEN SURVEYING ALL PARCEL STARTING FROM THE WEST SIDE OF THE SUBJECT PARCEL AND RUNNING TO THE EAST, IT WAS DISCOVERED THAT THERE WAS AN ADDITIONAL 10 FOOT, MORE OR LESS, OF LAND LYING WEST OF THE ESTABLISHED, POSSESSED TO, AND MONUMENTED WEST LINE OF LOTS 17 THROUGH 34, BLOCK 6, EUREKA SUBDIVISION. ADDITIONAL SURVEY TIES WERE MADE TO ESTABLISH THE EAST LINE OF EUREKA SUBDIVISION AND THEN MEASURE TOWARD TO THE WEST TO CONFIRM THIS EXCESS 10 FEET, AND WAS CONFIRMED. PLEASE CONSULT A LAND TITLE ATTORNEY FOR CLARIFICATION ON VACATING THE EXISTING 10 FOOT ALLEY AND ALSO RESOLVING THE ADDITIONAL 10 FOOT PARCEL LYING WEST OF THE ESTABLISHED, POSSESSED TO, AND MONUMENTED WEST LINE OF LOTS 17 THROUGH 34, EUREKA SUBDIVISION, BLOCK 6.

PATRICK M. MARTINO, PLS
13010 KAYLEIGH COVE
BILOXI, MISSISSIPPI 39532
PHONE/FAX: 228-396-2283
EMAIL: PATRICK@MARTINOSURVEYING.COM
PROFESSIONAL LAND SURVEYOR

SHEET 4 OF 6



1807 PC073

**DEED DESCRIPTION:
(PRIOR TO RESUBDIVISION)
AS PER DEED INST.**

No. 2014-0009229-D-J1.

LOTS TWENTY-THREE TO TWENTY-EIGHT (23-28) INCLUSIVE, THIRTY-FIVE TO FIFTY-FOUR (35-54) INCLUSIVE, BLOCK SIX (EUREKA ADDITION TO THE CITY OF GULFPORT, ACCORDING TO THE OFFICIAL MAP OR PLAT THEREOF, ON FILE AND OF RECORD IN THE OFFICE OF THE CHANCERY CLERK OF THE FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI IN PLAT BOOK 9 AT PAGE 8 (COPY BOOK 4 AT PAGE 279) THEREOF; REFERENCE TO WHICH IS HEREBY MADE IN AID OF AND AS PART OF THIS DESCRIPTION.

DEED DESCRIPTION:

(PRIOR TO RESUBDIVISION)

AS PER DEED BK. 643 AT PG. 76.

LOTS 8 AND 9, LOTS 14 THROUGH 25, INCLUSIVE, LOTS 41 THROUGH 50, INCLUSIVE, BLOCK 4; AND LOTS 6 THROUGH 25, INCLUSIVE, OF BLOCK 3; ABYSSINIA SUBDIVISION, ACCORDING TO A MAP OR PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE CHANCERY CLERK OF HARRISON COUNTY, MISSISSIPPI.

AND ALSO:

LOTS 19 THROUGH 34, INCLUSIVE, OF BLOCK 7, EUREKA SUBDIVISION, ACCORDING TO THE OFFICIAL MAP OF PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE CHANCERY CLERK OF HARRISON COUNTY, MISSISSIPPI; TOGETHER WITH ALL INTEREST THE GRANTORS NOW HAVE OR MAY HEREAFTER ACQUIRE IN THE STREETS AND ALLEYS JOINING THE ABOVE DESCRIBED LAND AND PROPERTY.

LEGAL DESCRIPTION: PARCEL 'A' (AS PER SURVEY DIMENSION)

A PARCEL OF LAND BEING A PORTION OF LOTS 6 THROUGH 15, BLOCK 4, AND BEING ALL OF LOTS 31 THROUGH 40, INCLUSIVE, OF BLOCK 4, AND ALL OF LOTS 6 THROUGH 15, INCLUSIVE, OF BLOCK 3, ABYSSINIA SUBDIVISION, A SUBDIVISION LOCATED IN THE CITY OF GULFPORT, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI, ACCORDING TO THE OFFICIAL MAP OR PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE CHANCERY CLERK, AND TOGETHER WITH ALL INTEREST THE GRANTORS NOW HAVE OR MAY HEREAFTER ACQUIRE IN THE STREETS AND ALLEYS JOINING THE ABOVE DESCRIBED LAND AND PROPERTY. SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND AT THE NORTHEAST CORNER OF LOT 31, BLOCK 4, OF ABYSSINIA SUBDIVISION, S89°29'52"E 19.77 FEET TO A CAPPED 1/2" IRON ROD SET IN THE CENTER OF BAKER STREET; THENCE S89°29'52"E 160.44 FEET TO A 1/2" IRON ROD FOUND; THENCE S00°09'29"E 250.02 FEET TO A CAPPED 1/2" IRON ROD SET; THENCE N89°29'52"W 141.58 FEET TO THE SOUTHWEST CORNER OF LOT 15, BLOCK 4, OF ABYSSINIA SUBDIVISION; THENCE N89°29'23"W 39.55 FEET TO A CAPPED 1/2" IRON ROD SET AT THE SOUTHEAST CORNER OF LOT 40, BLOCK 4, OF ABYSSINIA SUBDIVISION; THENCE S89°48'15"W 144.43 FEET TO A CAPPED 1/2" IRON ROD SET LYING ON THE EAST MARGIN OF COWAN - LORRAINE ROAD (ALSO KNOWN AS HIGHWAY 605); THENCE ALONG SAID EAST MARGIN, N00°00'59"E 250.00 FEET TO A 1/2" IRON ROD FOUND; THENCE N89°48'15"E 144.58 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 1.87 ACRES, MORE OR LESS. SAID PARCEL CONTAINS A VACATED PORTION OF A 10 FOOT ALLEY LYING BETWEEN BLOCK 4, OF ABYSSINIA SUBDIVISION, ALSO A VACATED PORTION OF BAKER STREET LYING BETWEEN BLOCKS 3 AND 4, OF ABYSSINIA SUBDIVISION AND ALSO A VACATED PORTION OF NOW OR FORMERLY DAY STREET LYING EAST OF BLOCK 3, OF ABYSSINIA SUBDIVISION.

LEGAL DESCRIPTION: PARCEL 'B' (AS PER SURVEY DIMENSION)

A PARCEL OF LAND BEING A PORTION OF LOTS 16 THROUGH 25, BLOCK 4, AND BEING ALL OF LOTS 41 THROUGH 50, INCLUSIVE, OF BLOCK 4, AND ALL OF LOTS 16 THROUGH 25, INCLUSIVE, OF BLOCK 3, ABYSSINIA SUBDIVISION, A SUBDIVISION LOCATED IN THE CITY OF GULFPORT, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI, ACCORDING TO THE OFFICIAL MAP OR PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE CHANCERY CLERK, SAID PARCEL ALSO, BEING ALL OF LOTS 19 THROUGH 34, INCLUSIVE, OF BLOCK 7, AND ALL OF LOTS 35 THROUGH 54, INCLUSIVE, OF BLOCK 6, EUREKA SUBDIVISION, ACCORDING TO THE OFFICIAL MAP OF PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE CHANCERY CLERK OF HARRISON COUNTY, MISSISSIPPI; TOGETHER WITH ALL INTEREST THE GRANTORS NOW HAVE OR MAY HEREAFTER ACQUIRE IN THE STREETS AND ALLEYS JOINING THE ABOVE DESCRIBED LAND AND PROPERTY. SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 3/4" IRON PIPE FOUND AT THE NORTHWEST CORNER OF LOT 19, BLOCK 7, OF EUREKA SUBDIVISION, S89°58'22"E 144.96 FEET TO A 3/4" IRON PIPE FOUND; THENCE S88°48'52"E 19.31 FEET TO A CAPPED 1/2" IRON ROD SET AT THE SOUTHWEST CORNER OF LOT 51, BLOCK 6, EUREKA SUBDIVISION, SAID POINT ALSO LYING ON THE EAST MARGIN OF HOWARD STREET; THENCE ALONG THE EAST MARGIN OF HOWARD STREET, N00°09'02"E 100.00 FEET TO A 3/4" IRON PIPE FOUND AT THE NORTHWEST CORNER OF LOT 54, BLOCK 6, EUREKA SUBDIVISION; THENCE ALONG THE NORTH LINE OF LOT 54, BLOCK 6, EUREKA SUBDIVISION, S89°51'16"E 125.06 FEET TO A 3/4" IRON PIPE FOUND AT THE NORTHEAST CORNER OF SAID LOT 54, BLOCK 6; THENCE S00°07'59"W 500.00 FEET TO A CAPPED 1/2" IRON ROD SET AT THE SOUTHEAST CORNER OF LOT 35, BLOCK 6, EUREKA SUBDIVISION, SAID POINT ALSO LYING ON THE NORTH MARGIN OF NORTH STREET; THENCE ALONG SAID NORTH MARGIN, N89°52'34"W 145.00 FEET TO A 1" IRON PIPE FOUND; THENCE CONTINUE ALONG SAID NORTH MARGIN, N89°46'44"W 144.88 FEET TO A 1" IRON PIPE FOUND AT THE SOUTHWEST CORNER OF LOT 34, BLOCK 7, EUREKA SUBDIVISION; THENCE S86°44'58"W 23.60 FEET TO A 3/4" IRON PIPE FOUND LYING ON THE EAST BOUNDARY LINE OF THE PROPERTY NOW OR FORMERLY OF HSC COWAN ROAD, LLC, AS RECORDED IN DEED INSTRUMENT NUMBER 2017-0000147-D-J1; THENCE ALONG THE EAST BOUNDARY LINE OF SAID HSC COWAN ROAD, LLC PROPERTY, N00°26'40"W 76.17 FEET TO A 1/2" IRON ROD FOUND AT THE SOUTHEAST CORNER OF THE PROPERTY NOW OR FORMERLY OF LACUESTA; THENCE ALONG THE EAST BOUNDARY LINE OF LACUESTA PROPERTY, N00°25'47"E 149.87 FEET TO A 3/4" IRON PIPE FOUND AT THE NORTHEAST CORNER OF SAID LACUESTA PROPERTY; THENCE ALONG THE NORTH BOUNDARY LINE OF SAID LACUESTA PROPERTY, N89°40'11"W 328.00 FEET TO A 1/2" IRON ROD FOUND LYING ON THE EAST MARGIN OF COWAN - LORRAINE ROAD (ALSO KNOWN AS HIGHWAY 605); THENCE ALONG SAID EAST MARGIN, ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 5,351.05 FEET, AN ARC LENGTH OF 18.41 FEET AND A CHORD BEARING AND DISTANCE OF N00°47'04"E 18.41 FEET TO A CONCRETE MONUMENT FOUND; THENCE CONTINUE ALONG SAID EAST MARGIN, N03°34'46"E 111.33 FEET TO A CONCRETE MONUMENT FOUND; THENCE CONTINUE ALONG SAID EAST MARGIN, N00°00'59"E 119.93 FEET TO A CAPPED 1/2" IRON ROD SET; THENCE LEAVING SAID EAST MARGIN, N89°48'15"E 144.43 FEET TO A CAPPED 1/2" IRON ROD SET AT THE NORTHEAST CORNER OF LOT 41, BLOCK 4, ABYSSINIA SUBDIVISION; THENCE S89°29'23"E 39.55 FEET TO A CAPPED 1/2" IRON ROD SET AT THE NORTHWEST CORNER OF LOT 16, BLOCK 3, ABYSSINIA SUBDIVISION; THENCE S89°29'52"E 141.58 FEET TO A CAPPED 1/2" IRON ROD SET; THENCE S00°09'29"E 75.00 FEET TO A 1/2" IRON ROD FOUND; THENCE S89°55'25"E 19.47 FEET TO THE POINT OF BEGINNING. CONTAINING 5.03 ACRES, MORE OR LESS. SAID PARCEL CONTAINS A VACATED PORTION OF A 10 FOOT ALLEY LYING BETWEEN BLOCK 4, OF ABYSSINIA SUBDIVISION, A VACATED PORTION OF BAKER STREET LYING BETWEEN BLOCKS 3 AND 4, OF ABYSSINIA SUBDIVISION, A VACATED PORTION OF NOW OR FORMERLY DAY STREET LYING EAST OF BLOCK 3, OF ABYSSINIA SUBDIVISION, A PORTION OF NOW OR FORMERLY DAY STREET LYING WEST OF BLOCK 7, EUREKA SUBDIVISION, AND A VACATED PORTION OF HOWARD STREET LYING BETWEEN BLOCK 6 AND 7 OF EUREKA SUBDIVISION.

LEGAL DESCRIPTION:

PARCEL 'C' (AS PER SURVEY DIMENSION)

LOTS TWENTY-THREE TO TWENTY-EIGHT (23-28) INCLUSIVE, BLOCK SIX (EUREKA ADDITION TO THE CITY OF GULFPORT, ACCORDING TO THE OFFICIAL MAP OR PLAT THEREOF, ON FILE AND OF RECORD IN THE OFFICE OF THE CHANCERY CLERK OF THE FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI IN PLAT BOOK 9 AT PAGE 8 (COPY BOOK 4 AT PAGE 279) THEREOF; REFERENCE TO WHICH IS HEREBY MADE IN AID OF AND AS PART OF THIS DESCRIPTION.

**DEED DESCRIPTION:
(PRIOR TO RESUBDIVISION)**

AS PER DEED BK. 863 AT PG. 446.

LOTS 31 - 40 INCLUSIVE OF BLOCK 4, ABYSSINIA SUBDIVISION, A SUBDIVISION LOCATED IN THE CITY OF GULFPORT, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI, ACCORDING TO THE OFFICIAL MAP OR PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE CHANCERY CLERK IN PLAT BOOK 7 AT PAGE 4, AND ALSO:

BEGINNING AT THE NORTHEAST CORNER OF LOT 6, BLOCK 4 OF ABYSSINIA SUBDIVISION AND FROM SAID POINT RUN THENCE SOUTH TO THE SOUTHEAST CORNER OF LOT 25, FROM SAID POINT RUN THENCE EAST 10 FEET TO THE SOUTHWEST CORNER OF LOT 50, FROM SAID POINT RUN THENCE NORTH TO THE NORTHWEST CORNER OF LOT 31, FROM SAID POINT RUN THENCE WEST A DISTANCE OF 10 FEET TO THE POINT OF BEGINNING. SAID PROPERTY BEING LOCATED IN THE FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI.

DEED DESCRIPTION:

(PRIOR TO RESUBDIVISION)

AS PER DEED BK. 714 AT PG. 524.

LOTS 6 AND 7 AND LOTS 10 THROUGH 13, INCLUSIVE, BLOCK 4 ABYSSINIA SUBDIVISION, A SUBDIVISION ACCORDING TO A MAP OR PLAT THEREOF ON FILE AND OF RECORD IN PLAT BOOK 7 AT PAGE 4, IN THE OFFICE OF THE CHANCERY CLERK OF HARRISON COUNTY, MISSISSIPPI.

REFERENCE MATERIALS:

- 1.) HARRISON COUNTY GIS WEBSITE AND TAX MAP, CURRENT EDITION.
- 2.) SPECIAL WARRANTY DEED INSTRUMENT NUMBER 2014-0009229-D-J1.
- 3.) WARRANTY DEED BOOK 714 AT PAGE 524.
- 4.) WARRANTY DEED BOOK 643 AT PAGE 76.
- 5.) WARRANTY DEED BOOK 1427 AT PAGE 429.
- 6.) FINAL DECREE BOOK 643 AT PAGE 134.
- 7.) WARRANTY DEED INSTRUMENT NUMBER 2008-0001171-D-J1.
- 8.) WARRANTY DEED INSTRUMENT NUMBER 2008-0001169-D-J1.
- 9.) PLAT OF ABYSSINIA SUBDIVISION, RECORDED IN COPY BOOK 3 AT PAGE 219.
- 10.) PLAT OF EUREKA ADDITION SUBDIVISION, RECORDED IN COPY BOOK 4 AT PAGE 279.
- 11.) PLAT OF LAKE FOREST SUBDIVISION UNIT ONE, RECORDED IN PLAT BOOK 21 AT PAGE 23.
- 12.) PLAT OF LAKE FOREST SUBDIVISION UNIT TWO, RECORDED IN PLAT BOOK 21 AT PAGE 29.
- 13.) PRIOR SURVEY PERFORMED BY FLOYD HOVAS, DATED MARCH 27, 1974.

ZONING

INFORMATION:

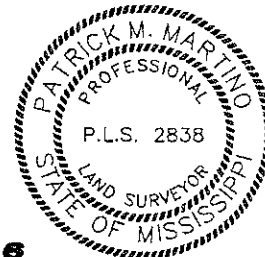
THE PROPERTY HAVING TAX PARCEL 1010K-04-025.000 IS CURRENTLY ZONED AS SMART CODE ZONE T4+ DISTRICT.

THE PROPERTIES HAVING THE FOLLOWING TAX PARCEL NUMBERS: 1010K-04-006.000, 1010K-04-010.000, 1010K-04-011.000, 1010K-04-017.000, AND 1010K-04-025.000 ARE CURRENTLY ZONED AS SMART CODE ZONE T4L DISTRICT.

THE ZONING INFORMATION SHOWN HEREON WAS DERIVED FROM THE CITY OF GULFPORT GIS WEBSITE ON 4/30/2018. CONTACT CITY OF GULFPORT ZONING/PLANNING DEPARTMENT FOR ALL ZONING REGULATIONS AND REQUIREMENTS.

NOTES:

- 1.) THIS SURVEY AND PLAT WERE PREPARED ONLY FOR THE CLIENT NAMED HEREON AND NO THIRD PARTY CERTIFICATION IS EXPRESSED OR IMPLIED.
- 2.) A COPY OF THIS PLAT IS VALID ONLY IF IT IS COMPLETE AND INTACT, HAS AN ORIGINAL SIGNATURE AND DATE, AND HAS THE ORIGINAL EMBOSSED OR COLORED (NOT BLACK) STAMPED SURVEYOR'S SEAL.
- 3.) THIS SURVEY IS SUBJECT TO ALL APPLICABLE GOVERNMENTAL REGULATIONS, BUILDING OR OTHER RESTRICTIONS, LEGAL RESTRICTIONS OF ANY NATURE AND FURTHER SUBJECT TO ANY AND ALL EASEMENTS, RESTRICTIVE COVENANTS, AND RIGHTS-OF-WAY OF RECORD.
- 4.) REDIVISION OF THIS PROPERTY IS SUBJECT TO CURRENT SUBDIVISION AND ZONING REGULATIONS AND ET CETERA. APPROVAL NEEDS TO BE OBTAINED FROM THE APPROPRIATE GOVERNING BODIES.



SHEET 5 OF 6



THIS SURVEY WAS PREPARED FROM INFORMATION PROVIDED BY CLIENT, WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT OR AN ENVIRONMENTAL STUDY.

THIS PROPERTY IS LOCATED IN F.I.R.M. ZONE "X" ACCORDING TO MAP NUMBER 28047C0269G, DATED JUNE 16, 2009.

CLIENT: JOSEPH C. CANIZARO
ADDRESS: 500 E 5TH STREET GULFPORT, MS 39507
EUREKA ADD. SUB'D, BLK 6 & 7;
ABYSSINIA SUB'D, BLK 3 & 4
TAX#: 1010K-04-006.000; 010.000; 011.000; 017.000
TAX#: 1010K-04-021.000; 1010K-04-025.000
CREW CHIEF: PMW
DATE: 4/30/2018
REVISED: 7/20/2018

SURVEY CLASS "B"
SCALE: 1"=60'



BEARINGS SHOWN HEREON ARE DERIVED BY: GEODETIC NORTH BY GPS OBSERVATION; ALL LINES RELATIVE TO.

PATRICK M. MARTINO, PLS
13010 KAYLEIGH COVE
BILOXI, MISSISSIPPI 39532
PHONE/FAX: 228-396-2283
EMAIL: PATRICK@MARTINOSURVEYING.COM
PROFESSIONAL LAND SURVEYOR

1807PC073

CERTIFICATE OF RESUBDIVISION

IN ACCORDANCE WITH SECTION 9-48 OF THE CODE OF ORDINANCE (SUBDIVISION REGULATIONS) OF THE CITY OF GULFPORT AS AMENDED, IT IS HEREBY CERTIFIED THAT THE GULFPORT CITY PLANNING COMMISSION CHAIRMAN AND GULFPORT CITY COUNCIL HAVE REVIEWED AND APPROVED THIS FINAL PLAT FOR THE RESUBDIVISION OF TAX PARCEL NUMBERS: 1010K-04-006.000 (ONLY WESTERN PORTION), 1010K-04-010.000, 1010K-04-011.000, 1010K-04-017.000, 1010K-04-021.000, AND 1010K-04-025.000, SECTION 31, TOWNSHIP 7 SOUTH, RANGE 10 WEST, TOGETHER BEING A 6.90 ACRE± PARCEL. THE SUBJECT PROPERTY IS GENERALLY DESCRIBED AS BEING BOUNDED ON THE EAST BY A 10 FOOT ALLEY AND BOUNDED ON THE NORTH BY THE PROPERTY NOW OR FORMERLY OF BELL, THE PROPERTY NOW OR FORMERLY OF MCQUEEN, THE PROPERTY NOW OR FORMERLY OF COLE, THE PROPERTY NOW OR FORMERLY OF BABIN, THE PROPERTY NOW OR FORMERLY OF MOSEBAY, AND THE PROPERTY NOW OR FORMERLY OF CORNELSON, AND BOUNDED ON THE WEST BY COWAN - LORRAINE ROAD / HIGHWAY 605, AND BOUNDED ON THE SOUTH BY THE PROPERTY NOW OR FORMERLY OF LACUESTA, BY NORTH STREET, AND BY THE PROPERTY NOW OR FORMERLY OF WEBSTER. THE AD VALOREM TAX PARCEL NUMBER(S) OF THE SUBJECT PROPERTY IS (ARE)

THE CASE FILE NUMBER IS 1807PC073

PLANNING COMMISSION

SUBMITTED TO AND APPROVED BY THE GULFPORT CITY PLANNING COMMISSION ON THE 26th DAY OF July, 2018.

BY: Greg Holmes
GREG HOLMES PLANNING ADMINISTRATOR

DATED: 7-27-18

BY: Kieth Williams
KIETH WILLIAMS PLANNING COMMISSION CHAIRMAN

DATED: 7-26-18

APPROVAL

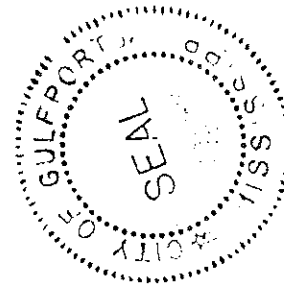
SUBMITTED TO AND APPROVED BY THE CITY OF GULFPORT, CITY COUNCIL, AT THE REGULAR MEETING OF SAID COUNCIL HELD ON THE 21st DAY OF August, 2018.

ATTEST:
Brittany Rodgers
CLERK OF COUNCIL

ADOPT
PUGH WALKER
PRESIDENT
F.B. "PUSHY" WALKER, IV

THIS RESUBDIVISION PLAT AND CERTIFICATE OF RESUBDIVISION, HAVING BEEN SUBMITTED AND APPROVED BY THE MAYOR, THIS 22nd DAY OF August, 2018.

William Hewes
WILLIAM HEWES, MAYOR



OWNER'S DEDICATION

THIS IS TO CERTIFY THAT COLUMBUS MANAGEMENT, LLC, A LOUISIANA LIMITED LIABILITY COMPANY, IS THE OWNER OF RECORD OF THE LAND SHOWN ON THIS PLAT, DECLARE THIS TO BE A CORRECT PLAT AND THAT SAID OWNER HEREBY DEDICATE THE RIGHT-OF-WAY AND UTILITIES AND UNTO THE CITY OF GULFPORT, HARRISON COUNTY, MISSISSIPPI, FOR THE PUBLIC USE FOREVER.

WITNESS MY SIGNATURE ON THIS 26th DAY OF July, 2018.

BY: Joseph C. Canizaro
JOSEPH C. CANIZARO, MANAGING MEMBER

By agent William Symmes as approved by Resolution provided
THE APPLICANT HEREBY COVENANTS AND AGREES TO INDEMNIFY AND HOLD HARMLESS THE CITY OF GULFPORT, ITS AGENTS, SERVANTS, AND OR EMPLOYEES AGAINST ANY AND ALL CLAIMS, DEMANDS, OR CAUSES OF ACTION OF WHATEVER NATURE WHICH MAY ARISE AS A RESULT OF THE ACTION OF THE PLANNING COMMISSION, ITS AGENTS, AND/OR EMPLOYEES CONCERNING THE PETITION FOR RESUBDIVISION OF THE REAL PROPERTY DESCRIBED HEREIN.

RATIFIED AND APPROVED BY:

Joseph C. Canizaro (Owner's Signature)
Joseph C. Canizaro (Print Owner's Name)
By agent William Symmes as approved by Resolution provided
THIS 26th DAY OF July, 2018.

ACKNOWLEDGE

BEFORE ME, THE UNDERSIGNED, AUTHORIZED IN AND FOR THE STATE OF

Mississippi
COUNTY OF Harrison, PERSONALLY APPEARED

THE AFORENAMED William Symmes
WHO ACKNOWLEDGED THAT THEY ACCEPTED THIS PLAT AND EXECUTED THE FOREGOING CERTIFICATE AND DEDICATION FOR THE PURPOSE THEREIN SET FORTH.

Deborah Lee Green
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____



NOTES:

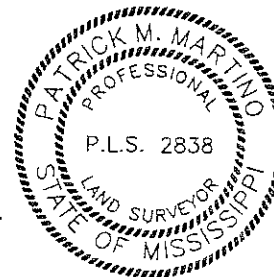
- 1.) THIS SURVEY AND PLAT WERE PREPARED ONLY FOR THE CLIENT NAMED HEREON AND NO THIRD PARTY CERTIFICATION IS EXPRESSED OR IMPLIED.
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- 3.) THIS SURVEY IS SUBJECT TO ALL APPLICABLE GOVERNMENTAL REGULATIONS, BUILDING OR OTHER RESTRICTIONS, LEGAL RESTRICTIONS OF ANY NATURE AND FURTHER SUBJECT TO ANY AND ALL EASEMENTS, RESTRICTIVE COVENANTS, AND RIGHTS-OF-WAY OF RECORD.
- 4.) REDIVISION OF THIS PROPERTY IS SUBJECT TO CURRENT SUBDIVISION AND ZONING REGULATIONS AND ET CETERA. APPROVAL NEEDS TO BE OBTAINED FROM THE APPROPRIATE GOVERNING BODIES.

SURVEYOR'S CERTIFICATE

I, PATRICK M. MARTINO, PROFESSIONAL LAND SURVEYOR IN AND FOR THE STATE OF MISSISSIPPI, DO HEREBY CERTIFY THAT THE FOREGOING PLAT AND DESCRIPTIONS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

WITNESS MY SIGNATURE AND SEAL THIS 20th DAY OF JULY, 2018.

Patrick M. Martino
PATRICK M. MARTINO, P.L.S. #02838



SHEET 6 OF 6



THIS SURVEY WAS PREPARED FROM INFORMATION PROVIDED BY CLIENT, WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT OR AN ENVIRONMENTAL STUDY.		THIS PROPERTY IS LOCATED IN F.I.R.M. ZONE "X" ACCORDING TO MAP NUMBER 28047C0259G, DATED JUNE 16, 2009.	
CLIENT: JOSEPH C. CANIZARO	SURVEY CLASS "B"	BEARINGS SHOWN HEREON ARE DERIVED BY: GEODETTIC NORTH BY GPS OBSERVATION; ALL LINES RELATIVE TO.	
ADDRESS: 500 E 5TH STREET GULFPORT, MS 39507	SCALE: 1"=60'		
EUREKA ADD. SUB'D, BLK 6 & 7;			
ABYSSINIA SUB'D, BLK 3 & 4			
TAX#: 1010K-04-006.000; 010.000; 011.000; 017.000			
TAX#: 1010K-04-021.000; 1010K-04-025.000			
CREW CHIEF: PMM	DRAWN BY: PTPD		
DATE: 4/30/2018	JOB#: P18759		
REVISED: 7/20/2018	OLD#: P18042, P18478		



PATRICK M. MARTINO, PLS
13010 KAYLEIGH COVE
BILOXI, MISSISSIPPI 39532
PHONE/FAX: 228-388-2283
EMAIL: PATRICK@MARTINOSURVEYING.COM
PROFESSIONAL LAND SURVEYOR

1807PC073



1st Judicial District
Instrument 2014 9229 D -J1
Filed/Recorded 11/18/2014 01:40 P
Total Fees \$ 35.00
2 Pages Recorded

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

Index: Lots Twenty-three to Twenty-eight (23-28) Inclusive, Thirty-five to Fifty-four (35-54) Inclusive, Block Six (6), EUREKA ADDITION TO THE CITY OF GULFPORT

STATE OF MISSISSIPPI
COUNTY OF HARRISON

SPECIAL WARRANTY DEED

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

THE PEOPLES BANK, BILOXI, MISSISSIPPI,

155 LaMeuse St, Biloxi, MS 39530, 228-435-5511,

does hereby sell, convey and specially warrant unto

COLUMBUS MANAGEMENT, LLC,

909 Poydras St, Ste 1700, New Orleans, LA 70112, 504-584-5000,

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

Lots Twenty-three to Twenty-eight (23-28) Inclusive, Thirty-five to Fifty-four (35-54) Inclusive, Block Six (6), EUREKA ADDITION TO THE CITY OF GULFPORT, according to the official map or plat thereof; on file and of record in the office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi in Plat Book 9 at Page 8 (Copy Book 4 at Page 279) thereof; reference to which is hereby made in aid of and as a part of this description.

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

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

THE SUBJECT PROPERTY IS CONVEYED IN ITS 'AS-IS, WHERE-IS" CONDITION WITHOUT ANY WARRANTY OR REPRESENTATION BY THE GRANTOR, OTHER THAN GRANTOR'S SPECIAL WARRANTY OF TITLE.

IN WITNESS WHEREOF, The Peoples Bank, Biloxi, Mississippi has caused this conveyance to be executed by its duly authorized officer after having first been duly authorized to do so, on this the 17th day of November, 2014.

The Peoples Bank, Biloxi, Mississippi

BY: *Chevis C. Sweetman*
Name: Chevis Sweetman
Title: President

STATE OF MISSISSIPPI

COUNTY OF HARRISON

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

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 17th day of November, 2014.

Kristi M. Gilbert
NOTARY PUBLIC

My Commission Expires



ARTICLES OF AMENDMENT
to the
ARTICLES OF INCORPORATION
of
GULF SOUTH CAPITAL CORPORATION

Pursuant to Section 79-4-10.06 of the Mississippi Business Corporations Act (the "Act"), Gulf South Capital Corporation, a Mississippi profit corporation (the "Corporation"), acting through its undersigned President, does hereby certify the following:

1. On the date hereof, acting pursuant to Section 79-4-8.21 of the Act and the Corporation's Articles of Incorporation (the "Articles"), the Board of Directors and the holders of all the issued and outstanding shares of common stock of the Corporation each executed a written consent approving an amendment to the Articles to effect the changes set forth below.

2. Effective the date hereof, Article 1 of the Articles shall be amended to read in its entirety as follows:

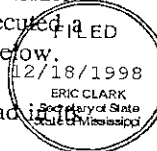
"1. The corporate title of said company is: COLUMBUS
MANAGEMENT, INC."

3. Except as amended by these Articles of Amendment, the Articles of Incorporation of the Corporation shall remain in full force and effect.

IN WITNESS WHEREOF, the undersigned President has executed these Articles of Amendment on December 17, 1998.

GULF SOUTH CAPITAL CORPORATION

By: Joseph C. Canizaro
Joseph C. Canizaro, President



BOOK 50 PAGE 197

JONES, WALKER
WAECHTER, POITEVENT
CARRÈRE & DENÈGRE, L.L.P.

M. FERNANDA GONZALEZ
LEGAL ASSISTANT
504-582-8303
FAX 504-582-8012
fgonzalez@jwlw.com

201 ST. CHARLES AVENUE
NEW ORLEANS, LOUISIANA 70170-5100

December 17, 1998

VIA FEDERAL EXPRESS
Mississippi Secretary of State
Corporations Division
202 North Congress St.
Suite 601
Jackson, MS 39201

RE: Articles of Amendment for Gulf South Capital Corporation
JW file # 00327/72690-00

PLEASE EXPEDITE

PLEASE EXPEDITE

PLEASE EXPEDITE

Dear Sir/Madam:

I am enclosing for filing with your office, expedited service requested, the Articles of Amendment for the above-referenced entity.

Please charge the necessary fees for this request to
in the name of William B. Masters. Please return a certified copy of this filing to my attention
via our Fed Ex account number 0701-0181-5.

Should you have any questions regarding this request, I may be reached at (504) 582-8303.
Thank you for your prompt attention to this request.

Very truly yours,



M. Fernanda Gonzalez

BATON ROUGE OFFICE: FOUR UNITED PLAZA • 8555 UNITED PLAZA BOULEVARD • BATON ROUGE, LOUISIANA 70809-7000 • 225-231-2000 • FAX 225-231-2010
WASHINGTON, D.C. OFFICE: SUITE 245, REPUBLIC PLACE • 1776 EYE STREET, N.W. • WASHINGTON, D.C. 20006 • 202-828-8163 • FAX 202-328-6907
LAFAYETTE OFFICE: SUITE 120 • 500 DOVER BOULEVARD • LAFAYETTE, LOUISIANA 70503 • 318-406-5610 • FAX 318-406-5620

Return To:
Columbus Properties LP
909 Poydras Street, Suite 1700
New Orleans, LA 70112

STATE OF MISSISSIPPI

I hereby certify that this is a true
and complete copy of the 2 page
document on file in this office.

DATED 11-15 1999

BY: Eric Clark

This Certification Stamp Replaces Our
Previous Certification System.

#8077 STATEMENT OF FEES

Recording Fee \$6.00

Abstracting/Section Fee at
\$1.00 each

Marginal Entry at .50 each

Other Records Mgmt 1.00

TOTAL FEES COLLECTED 7.00

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

I hereby certify that this instrument was received and filed for record at 8 o'clock
and 05 minutes A. M. on 13 day of Dec, A.D. 1999
and recorded Dec 14, 1999 in Records of Charter
Book 50 Pages 196-198

John McAdams, Chancery Clerk

By: Quilley Bonilla, D.C.

BOOK 1427 PAGE 429

ROW005A

94005044.WA

SEP 18 1998
05-27-98d yh

Gulf South Capital Corp.

044-0-00-W

Do not record above this line

WARRANTY DEED



THE STATE OF MISSISSIPPI

County of Harrison

For and in consideration of One Hundred Fifty Thousand and NO

/100 Dollars (\$150,000.00)

the receipt and sufficiency of which is hereby acknowledged, I/or we,
the undersigned, hereby grant, bargain, sell, convey and warrant unto
the Mississippi Transportation Commission the following described
land:

INDEXING INSTRUCTIONS: Lots 6 through 25, Block 4,
Abyssinia Subdivision, Plat Book 7,
Page 4, Chancery Clerk's Office,
City of Gulfport, First Judicial
District, Harrison County,
Mississippi, the NE 1/4, Section
31, Township 7 South, Range 10
West.

Begin at the point of intersection of the Northern line of
grantors property with the centerline of construction of
State Project No. 94-9371-00-005-10 at Highway Survey
Station 2+287.692; from said point of beginning run thence
North 89° 42' 46" East along said Northern property line, a
distance of 23.000 meters (75.459 feet); thence run South
00° 05' 15" West along a line that is 23.000 meters (75.459
feet) Easterly of and parallel with the centerline of
construction of said project, a distance of 112.842 meters
(370.217 feet) to a point that is 23.000 meters (75.459
feet) Easterly of and perpendicular to the centerline of
construction of said project at Station 2+175; thence run
South 03° 27' 46" West, a distance of 33.972 meters
(111.457 feet) to a point that is 21.000 meters (68.898
feet) Easterly of and perpendicular to the centerline of
construction of said project at Station 2+141.301; thence

BOOK 1427 PAGE 433

Gulf South Capital Corp.

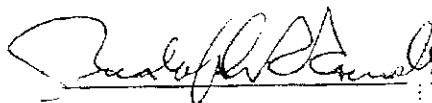
044-0-00-W
Page 85

In the case of corporations:

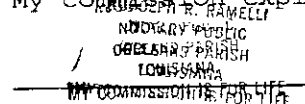
STATE OF LOUISIANA
COUNTY OF ORLEANS (parish)

Personally appeared before me, the undersigned authority in and for
the said county and state, on this 26th day of August, 1998,
within my jurisdiction, the within named Joseph C. Canizaro

who acknowledged that (he) (she) is President of
Gulf South Capital Corporation
a Mississippi corporation, and that for and on behalf of the said
corporation, and as its act and deed (he) (she) executed the above and
foregoing instrument, after first having been duly authorized by said
corporation so to do.

 (NOTARY PUBLIC)

My commission expires:


JOSEPH C. CANIZARO
NOTARY PUBLIC
ORLEANS PARISH
LOUISIANA
MY COMMISSION IS FOR LIFE

(SEAL)

STATE OF MISSISSIPPI

BOOK 853 PAGE 446

COUNTY OF HARRISON

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, the undersigned THETA MARTIN a/k/a Theta Finch, does hereby sell, convey and warrant unto GULF SOUTH CAPITAL CORPORATION a Mississippi Corporation, the following described land and property, being located and situated in the City of Gulfport, County of Harrison, First Judicial District, State of Mississippi, and being more particularly described as follows, to-wit:

Lots 31 - 40 inclusive of Block 4, ABYSSINIA SUBDIVISION, a subdivision located in the City of Gulfport, First Judicial District of Harrison County, Mississippi, according to the official map or plat thereof on file and of record in the office of the Chancery Clerk in Plat Book 7 at Page 4, AND ALSO:

Beginning at the Northeast corner of Lot 6, Block 4 of Abyssinia Subdivision and from said point run thence South to the Southeast corner of Lot 25, from said point run thence East 10 feet to the Southwest corner of Lot 50, from said point run thence North to the Northwest corner of Lot 31, from said point run thence West a distance of 10 feet to the point of beginning. Said property being located in the First Judicial District of Harrison County, Mississippi.

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

TAXES for the current year have been prorated as of this date and are assumed by the Grantee herein.

WITNESS MY SIGNATURE this the 6th day of August, 1979.

Theta Martin a/k/a Theta Finch
THETA MARTIN a/k/a THETA FINCH

STATE OF MISSOURI

BOOK 883 PAGE 447

COUNTY OF JACKSON

PERSONALLY, came and appeared before me, the undersigned authority in and for the aforesaid jurisdiction, the within named THETA MARTIN who was formerly Theta Finch, who acknowledged to and before me that she signed and delivered the above and foregoing instrument of writing on the day and in the year therein mentioned.

GIVEN under my hand and official seal of office this the 6th day of August, 1979.

Rhonda S. Carpenter
NOTARY PUBLIC



My Commission Expires:

RHONDA S. CARPENTER M.C.E. OCT. 31, 1981

4702
STATEMENT OF FEES

Filing _____ .05
Recording _____ Words @ _____
15¢ per 100 250
Certificate _____ .50
Indexing 15¢ each
Separate Subdivision 150
Total Fees 4.35

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

I hereby certify that this instrument was received and filed for record at 11 o'clock
and 01 minutes P. M. on 9 day of Aug, A. D. 19 79
and recorded Aug 10, 1979 in Records of Deeds
Book 863 Pages 446-447

G. N. Creel, Chancery Clerk

By Jo Budney, D. C.

run Southerly along a line that is 21.000 meters (68.898 feet) Easterly of and parallel with the centerline of construction of said project, having a radius of 1631.000 meters (5351.050 feet), an arc distance of 5.342 meters (17.526 feet) [said arc having a chord bearing of South 00° 10' 53" West for a distance of 5.342 meters (17.526 feet)] to the Southern line of grantors property; thence run North 89° 53' 42" West along said Southern property line, a distance of 31.852 meters (104.501 feet) to the present Eastern right-of-way line of Cowan Road; thence run North 00° 24' 50" West along the present Eastern right-of-way line of said Cowan Road, a distance of 151.863 meters (498.238 feet) to the Northern line of grantors property; thence run North 89° 42' 46" East along said Northern property line, a distance of 12.190 meters (39.993 feet) to the point of beginning, containing 0.520 hectares (1.286 acres), more or less and being situated in and a part of the Lots 6 through 25, Block 4, Abyssinia Subdivision, Plat Book 7, Page 4 in the Chancery Clerk's Office, City of Gulfport, First Judicial District, Harrison County, Mississippi, the Northeast 1/4, Section 31, Township 7 South, Range 10 West.

BOOK 1427 PAGE 431

Gulf South Capital Corp.

044-0-00-W

Page 3

The grantor herein further warrants that the above described property is no part of his/or her homestead.

It is further understood and agreed that the consideration herein named is in full, complete and final payment and settlement of any claims or demands for damage accrued, accruing, or to accrue to the grantors herein, their heirs, assigns, or legal representatives, for or on account of the construction of the proposed highway, change of grade, water damage, and/or any other damage, right or claim whatsoever.

The grantors herein agree to pay all real property taxes assessed against the above described property for the current year.

BOOK 1427 PAGE 432

Gulf South Capital Corp.

044-0-00-W

Page 4

It is further understood and agreed that this instrument constitutes the entire agreement between the grantor and the grantee, there being no oral agreements or representations of any kind.

Witness this signature the 26th Day of August, A.D., 19 98.

Gulf South Capital Corporation
BY [Signature] President

Grantee, Prepared by and return to:
Miss. Department of Transportation
Right of Way Division
P. O. Box 1850
Jackson, Mississippi 39215-1850
Phone Number: (601) 359-7559
Account No. 94-9371-00-005-10

Grantor Address:
Gulf South Capital Corp.
909 Poydras St., Suite 1700
New Orleans, LA 70112
Phone Number:
Business Number: (504) 584-5000

BOOK 1427 PAGE 434

Project No. 94-9371-00-005-10
Parcel No. 044-0-00-00
County HARRISON

Whereas, at a special meeting of the Board of Directors of this Corporation duly held on the 26th day of August 19 98, the board duly passed a resolution authorizing the sale, conveyance, and transfer of certain property to the Mississippi Department of Transportation for the sum of \$ 150,000;

Be it resolved that Joseph C. Canizaro

is / are hereby authorized, empowered and directed to execute and deliver unto the Mississippi Transportation Commission a deed to 1.286 acres of land as described above.

That the principal terms of the transaction and the nature and amount of the consideration, and the resolution of the board of directors hereinabove set forth, be and the same hereby are approved by the stockholders of this corporation as set forth by its charter, said approval is recorded in Corporation Minute Book n/a at Page n/a.

ATTEST:

Joseph L. Secor
Secretary

Joseph C. Canizaro
Chairman of Board
Joseph C. Canizaro

(CORPORATE SEAL)

Name of Corporation

Gulf South Capital Corp.

Address

909 Poydras Street, Suite 1700
New Orleans, LA 70112

Instrument No. 7875

STATEMENT OF FEES

Recording Fee \$6.00
Records Management Fee \$1.00
Abstracting Section Fee \$1.00
Marginal Entry at \$50 each \$1.00
Other \$8.00
TOTAL FEES COLLECTED \$17.00

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

I hereby certify that this instrument was received and filed for record at 8 o'clock and 03 minutes A. M. on 19 day of Oct, A.D. 19 98 and recorded Oct 20, 19 98 in Records of Deeds Book 1427 Pages 429-434

JOHN McADAMS, Chancery Clerk

By Heather Bonella, D.C.

LAWRENCE-GREENWOOD 00685

PARCEL A

A parcel of land being a portion of Lots 6 through 15, Block 4, and being all of Lots 31 through 40, inclusive of Block 4 and all of Lots 6 through 15, inclusive of Block 3, ABYSSINIA SUBDIVISION, a subdivision located in the City of Gulfport, First Judicial District of Harrison County, Mississippi, according to the official map or plat thereof on file and of record in the Office of the Chancery Clerk, and together with all interest the Grantors now have or may hereinafter acquire in the streets and alleys joining the above described land and property. Said parcel of land being more particularly described as follows:

Beginning at a $\frac{1}{2}$ " iron rod found at the Northeast corner of Lot 31, Block 4, of ABYSSINIA SUBDIVISION, S89°29'52"E 19.77 feet to a capped $\frac{1}{2}$ " iron rod set in the center of Baker Street; thence S89°29'52"E 160.44 feet to a $\frac{1}{2}$ " iron rod found; thence S00°09'29"E 250.02 feet to a capped $\frac{1}{2}$ " iron rod set; thence N89°29'52"W 141.58 feet to the Southwest corner of Lot 15, Block 4, of ABYSSINIA SUBDIVISION; thence N89°29'23"W 39.55 feet to a capped $\frac{1}{2}$ " iron rod set at the Southeast corner of Lot 40, Block 4, of ABYSSINIA SUBDIVISION; thence S89°48'15"W 144.43 feet to a capped $\frac{1}{2}$ " iron rod set lying on the East margin of Cowan-Lorraine Road (Also known as Highway 605); thence along said East margin, N00°00'59"E 250.00 feet to a $\frac{1}{2}$ " iron rod found; thence N89°48'15"E 144.58 feet to the point of beginning. Said parcel contains 1.87 acres, more or less. Said parcel contains a vacated portion of a 10 foot alley lying between Block 4, of ABYSSINIA SUBDIVISION, also a vacated portion of Baker Street lying between Blocks 3 and 4, of ABYSSINIA SUBDIVISION and also a vacated portion of now or formerly Day Street lying East of Block 3, of ABYSSINIA SUBDIVISION.

PARCEL B

A parcel of land being a portion of Lots 16 through 25, Block 4, and being all of Lots 41 through 50, inclusive of Block 4, and all of Lots 16 through 25, inclusive, of Block 3, ABYSSINIA SUBDIVISION, a subdivision located in the City of Gulfport, First Judicial District of Harrison County, Mississippi, according to the official map or plat thereof on file and of record in the Office of the Chancery Clerk. Said parcel also, being all of Lots 19 through 34, inclusive, of Block 7, and all of Lots 35 through 54, inclusive, of Block 6, EUREKA SUBDIVISION, according to the official map or plat thereof on file and of record in the Office of the Chancery Clerk of Harrison County, Mississippi; together with all interest the Grantors now have or may hereinafter acquire in the streets and alleys joining the above described land and property. Said parcel of land being particularly described as follows:

Beginning at a $\frac{3}{4}$ " iron pipe found at the Northwest corner of Lot 19, Block 7, of EUREKA SUBDIVISION, S89°58'22"E 144.96 feet to a $\frac{3}{4}$ " iron pipe found; thence S88°48'52"E 19.31 feet to a capped $\frac{1}{2}$ " iron rod set at the Southwest corner of Lot 51, Block 6, EUREKA SUBDIVISION, said point also lying on the East margin of Howard Street; thence along the East margin of Howard Street, N00°09'02"E 100.00 feet to a $\frac{3}{4}$ " iron pipe found at the Northwest corner of Lot 54, Block 6, EUREKA SUBDIVISION; thence along the North line of Lot 54,

Block 6, EUREKA SUBDIVISION, S89°51'16"E 125.06 feet to a ¾" iron pipe found at the Northeast corner of said Lot 54, Block 6; thence S00°07'59"W 500.00 feet to a capped ½" iron rod set at the Southeast corner of Lot 35, Block 6, EUREKA SUBDIVISION, said point also lying on the North margin of North Street; thence also said North margin, N89°52'34"W 145.00 feet to a 1" iron pipe found; thence continue along said North margin, N89°46'44"W 144.88 feet to a 1" iron pipe found at the Southwest corner of Lot 34, Block 7, EUREKA SUBDIVISION; thence S86°44'58"W 23.60 feet to a ¾" iron pipe found lying on the East boundary line of the property now or formerly of HSC Cowan Road, LLC as recorded in Deed Instrument Number 2017-0000147-D-J1; thence along the East boundary line of said HSC Cowan Road, LLC property, N00°26'40"W 76.17 feet to a 1/2 " iron rod found at the Southeast corner of the property now or formerly of Lacuesta; thence along the East boundary line of Lacuesta property, N00°25'47"E 149.87 feet to a ¾" iron pipe found at the Northeast corner of said Lacuesta property; thence along the North boundary line of said Lacuesta property, N89°40'11"W 328.00 feet to a ½" iron rod found lying on the East margin of Cowan - Lorraine Road (also known as Highway 605); thence along said East margin, along a curve to the left, having a radius of 5,351.05 feet, an arc length of 18.41 feet and a chord bearing and distance of N00°47'04"E 18.41 feet to a concrete monument found; thence continue along said East margin, N03°34'48"E 111.33 feet to a concrete monument found; thence continue along said East margin, N00°00'59"E 119.93 feet to a capped ½" iron rod set; thence leaving said East margin, N89°48'15"E 144.43 feet to a capped ½" iron rod set at the Northeast corner of Lot 41, Block 4, ABYSSINIA SUBDIVISION; thence S89°29'23"E 39.55 feet to a capped ½" iron rod set at the Northwest corner of Lot 16, Block 3, ABYSSINIA SUBDIVISION; thence S89°29'52"E 141.58 feet to a capped ½" iron rod set; thence S00°09'29"E 75.00 feet to a ½" iron rod found; thence S89°55'25"E 19.47 feet to the point of beginning. Containing 5.03 acres, more or less. Said parcel contains a vacated portion of a 10 foot alley lying between Block 4, of ABYSSINIA SUBDIVISION, a vacated portion of Baker Street lying between Blocks 3 and 4, of ABYSSINIA SUBDIVISION, a vacated portion of now or formerly Day Street lying East of Block 3, of ABYSSINIA SUBDIVISION, a portion now or formerly Day Street lying West of Block 7, EUREKA SUBDIVISION, and a vacated portion of Howard Street lying between Block 6 and 7 of EUREKA SUBDIVISION.

PARCEL C

Lots Twenty-Three to Twenty-Eight (23-28) inclusive, Block Six (6), EUREKA ADDITION TO THE CITY OF GULFPORT, according to the official map or plat thereof; on file and of record in the Office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi in Plat Book 9 at Page 8 (copy Book 4 at Page 279) thereof; reference to which is hereby made in and of as a part of this description.

**MINUTES OF THE ANNUAL MEETING
OF THE SOLE MEMBER OF
COLUMBUS MANAGEMENT, L.L.C.**

An annual meeting of the sole members of Columbus Management, L.L.C. a Louisiana limited liability company with its principal place of business at 909 Poydras Street, Suite 1700, New Orleans, Louisiana (the "Company"). The sole member of the Company hereby adopts the following resolutions for the purpose of electing Directors/Managers of the Company.

The sole organizational member of record at the time of the meeting was Joseph C. Canizaro, an individual of the full age of majority and a resident of the State of Louisiana. Joseph C. Canizaro was the record holder of all 8,000 outstanding shares.

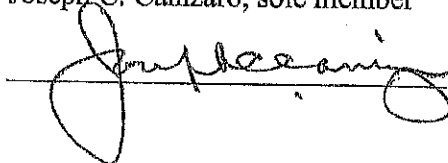
The following resolutions were adopted by 8,000 affirmative votes and no votes in opposition out of a possible 8,000 votes in each instance:

RESOLVED, that Joseph C. Canizaro shall serve as manager/director of the Company, and as Chairman of the Board of Directors, at the pleasure of the sole member.

I certify that the above are true and correct minutes of the August 24, 2005 annual meeting of the sole member of Columbus Management, L.L.C.

{SEAL}

Acknowledged by
Joseph C. Canizaro, sole member

A handwritten signature in dark ink, appearing to read "Joseph C. Canizaro", is written over a horizontal line.

**CONSENT
OF THE MANAGER OF
COLUMBUS MANAGEMENT, L.L.C.**

The undersigned being the Manager of Columbus Management, L.L.C., a Louisiana limited liability company with its principal place of business at 909 Poydras Street, Suite 1700, New Orleans, Louisiana (the "Company") hereby adopts by written consent the following resolutions:

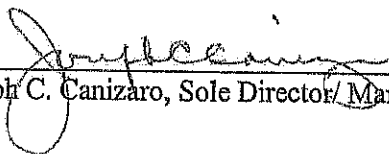
RESOLVED, that Joseph C. Canizaro shall serve as President of the Company, at the pleasure of the Manager.

RESOLVED FURTHER, that Tricia R. Perez shall serve as Treasurer of the Company, at the pleasure of the Manager.

RESOLVED FURTHER, that Mark Jeansonne shall serve as Secretary of the Company, at the pleasure of the Manager.

This Consent is effective this 24rd day of August, 2006

MANAGER



Joseph C. Canizaro, Sole Director/Manager

**CONSENT
OF THE MANAGER OF
COLUMBUS MANAGEMENT, L.L.C.**

The undersigned being the Manager of Columbus Management, L.L.C., a Louisiana limited liability company with its principal place of business at 909 Poydras Street, Suite 1700, New Orleans, Louisiana (the "Company") hereby adopts by written consent the following resolutions:

WHEREAS, that Mark Jeansonne has resigned from any position he has held in the Company, effective April 18, 2008;

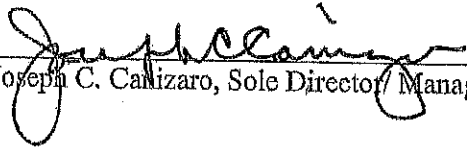
RESOLVED, that Mark J. Jeansonne shall no longer serve as Secretary of the Company,

FURTHER RESOLVED, that Tricia R. Perez be appointed as Secretary of the Company.

FURTHER RESOLVED, that Tricia R. Perez be appointed as Agent for Service of Process for the Company.

This resolution is effective this 18th day of April, 2008.

MANAGER



Joseph C. Calizaro, Sole Director/ Manager

**UNANIMOUS CONSENT OF DIRECTOR
COLUMBUS MANAGEMENT, INC.**

The undersigned, being the sole director of Columbus Management, Inc., a Mississippi corporation (the "Corporation") acting pursuant to Section 79-4-8.21 of the Mississippi Business Corporations Act, hereby adopts by written consent the following resolutions:

AGREEMENT AND PLAN OF MERGER

RESOLVED, that the Agreement and Plan of Merger (the "Merger Agreement") pursuant to which Columbus Management, Inc., a Mississippi Corporation (the "Corporation") will be merged with and into Columbus Management, L.L.C., (the "Merger"), is hereby approved and the President of the Corporation is hereby authorized and empowered to execute and deliver for and on behalf of the Corporation the Merger Agreement;

FURTHER RESOLVED, that the appropriate officers of this Corporation are hereby authorized and empowered to do such acts and things as are necessary and proper to submit the proposed Merger Agreement to the shareholders of the Corporation for their approval;

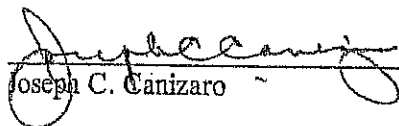
FURTHER RESOLVED, that the appropriate officers of the Corporation are hereby authorized and empowered to (i) execute and deliver for and on behalf of the Corporation all consents, agreements, certificates and other instruments that are necessary, advisable or appropriate in order to consummate the Merger and (ii) take any and all actions that they, in their sole discretion, shall deem necessary, advisable or appropriate in order to consummate the Merger or to carry out the purpose and intent of these resolutions.

OTHER RELATED CORPORATE ACTION

RESOLVED, that the execution by any officers delegated authority by the Board of Directors of any instruments or documents authorized by these resolutions or of any instruments or documents executed in the accomplishment of any action or actions so authorized is (or shall become upon delivery) the enforceable and binding act of the Corporation without the necessity of the signature or attestation of any other officer of the Corporation or the affixing of the corporate seal;

FURTHER RESOLVED, that any and all actions described in the foregoing resolutions heretofore taken on behalf of the Corporation by its officers are hereby approved, ratified and confirmed as the act of the Corporation without the necessity of any further action by the Corporation.

This consent dated December 14, 2001.


Joseph C. Canizaro

ARTICLES OF AMENDMENT
to the
ARTICLES OF INCORPORATION
of

GULF SOUTH CAPITAL CORPORATION

Pursuant to Section 79-4-10.06 of the Mississippi Business Corporations Act (the "Act"), Gulf South Capital Corporation, a Mississippi profit corporation (the "Corporation"), acting through its undersigned President, does hereby certify the following:

1. On the date hereof, acting pursuant to Section 79-4-8.21 of the Act and the Corporation's Articles of Incorporation (the "Articles"), the Board of Directors and the holders of all the issued and outstanding shares of common stock of the Corporation each executed a written consent approving an amendment to the Articles to effect the changes set forth below.

2. Effective the date hereof, Article 1 of the Articles shall be amended to read in its entirety as follows:

1. The corporate title of said company is: COLUMBUS MANAGEMENT, INC.

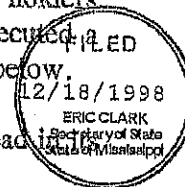
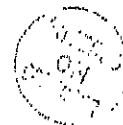
3. Except as amended by these Articles of Amendment, the Articles of Incorporation of the Corporation shall remain in full force and effect.

IN WITNESS WHEREOF, the undersigned President has executed these Articles of Amendment on December 17, 1998.

GULF SOUTH CAPITAL CORPORATION

By:

Joseph C. Canizaro
Joseph C. Canizaro, President



State of
Louisiana
Secretary of
State



COMMERCIAL DIVISION
225.925.4704

Fax Numbers
225.932.5317 (Admin. Services)
225.932.5314 (Corporations)
225.932.5318 (UCC)

Name	Type	City	Status
COLUMBUS MANAGEMENT, L.L.C.	Limited Liability Company	NEW ORLEANS	Active

Previous Names

Business: COLUMBUS MANAGEMENT, L.L.C.
Charter Number: 35184587K
Registration Date: 12/14/2001
Domicile Address

909 POYDRAS ST.
SUITE 1700
NEW ORLEANS, LA 70112

Mailing Address

C/O TRICIA R. PEREZ
909 POYDRAS ST., SUITE 1700
NEW ORLEANS, LA 70112

Status

Status: Active
Annual Report Status: In Good Standing
File Date: 12/14/2001
Last Report Filed: 9/12/2023
Type: Limited Liability Company

Registered Agent(s)

Agent:	TRICIA R. PEREZ
Address 1:	909 POYDRAS ST.
Address 2:	SUITE 1700
City, State, Zip:	NEW ORLEANS, LA 70112
Appointment Date:	7/9/2008

Officer(s)

Additional Officers: No

Officer:	JOSEPH C. CANIZARO
Title:	Manager
Address 1:	909 POYDRAS ST.
Address 2:	SUITE 1700
City, State, Zip:	NEW ORLEANS, LA 70112

Mergers (2)

Filed Date	Effective Date:	Type	Charter#	Chater Name	Role
12/31/2001	12/31/2001	MERGE	35184587K	COLUMBUS MANAGEMENT, L.L.C.	SURVIVOR
			34169132F	COLUMBUS MANAGEMENT, INC.	NON-SURVIVOR
12/28/2015	12/28/2015	MERGE	35184587K	COLUMBUS MANAGEMENT, L.L.C.	SURVIVOR
			34320129D	REAL ESTATE MANAGEMENT CORPORATION	NON-SURVIVOR

Amendments on File (3)

Description	Date
Merger	12/31/2001
Domestic LLC Agent/Domicile Change	7/9/2008
Merger	12/28/2015

[Print](#)

OPERATING AGREEMENT AND BY-LAWS
OF
COLUMBUS MANAGEMENT, L.L.C.

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**OPERATING AGREEMENT AND BY-LAWS
OF
COLUMBUS MANAGEMENT, L.L.C.**

This Operating Agreement and By-laws (this "Agreement"), made and entered into effective as of December 14, 2001, the date and time that the Louisiana Secretary of State issues a certificate of organization for the Company, constitutes the Operating Agreement for Columbus Management, L.L.C. (the "Company"). This Agreement and the Articles of Organization of the Company (the "Articles") shall be binding on all holders of Shares (as defined in the Articles) of the Company as members of the Company and all transferees of such Shares as substituted or additional members of the Company (collectively, the "Members" and individually, a "Member").

**ARTICLE I
OFFICES AND RECORDS**

1.1 *Registered Office and Registered Agent.* The Company's registered office and registered agent required by the Limited Liability Company Law of Louisiana (as amended from time to time and any successor statute, the "Act") to be continuously maintained in Louisiana shall be the registered office and agent named in the initial report filed with the Articles or such other office or agent as the Board of Directors (as hereinafter defined) may designate from time to time in the manner provided by the Act.

1.2 *Other Offices.* The Company may also have offices at such other places both within and without Louisiana as the Board of Directors may from time to time determine or the business of the Company may require.

1.3 *Maintenance of Books.* The Company shall keep books and records of accounts on an accrual or cash basis as determined by the Board of Directors and shall keep minutes of the proceedings of its Board of Directors and its Members.

1.4 *No State Law Partnership.* The Members intend that the Company not be a partnership (including a limited partnership) or joint venture, and that no Member be a partner or joint venturer of any other Member for any purposes and this Agreement may not be construed to suggest otherwise. The Members intend that the Company be taxed as a corporation for federal income tax purposes.

1.5 *Title to Company Assets.* Title to Company assets, whether real, personal or mixed and whether corporeal or incorporeal, shall be deemed to be owned by the Company as an entity and no Member, individually or collectively, shall have any ownership interest in such Company assets or any portion thereof. Title to any or all of the Company assets may be held in the name of the Company or one or more of its affiliates or one or more nominees, as the Board of Directors may determine. All Company assets shall be recorded as the property of the Company in its books and records, irrespective of the name in which record title to such Company assets is held.

ARTICLE II DETERMINATION OF AND MEETINGS OF MEMBERS

2.1 *Record Date.* The Board of Directors may fix in advance a record date for the purpose of determining Members entitled to notice of and to vote at a meeting, receive a dividend or other distribution or in order to make a determination of Members for any other purpose; however, such date must not be more than sixty days, and, if fixed for the purpose of determining Members entitled to notice of and to vote at a meeting, not less than ten days, prior to the date on which the action requiring the determination of Members is to be taken. If no record date is fixed for the purpose of determining Members (a) entitled to notice of and to vote at a meeting, the close of business on the day before notice of the meeting is mailed, or if notice is waived, the close of business on the day before the meeting, shall be the record date for such purpose, or (b) for any other purpose or action, the close of business on the day on which the Board of Directors adopts the resolution relating to such purpose or action shall be the record date. A determination of Members of record entitled to notice of or to vote at a meeting of Members shall apply to any adjournment of the meeting; provided, however, that the Board of Directors may fix a new record date for the adjourned meeting.

2.2 *Place of Meetings.* All meetings of Members shall be held at the principal place of business of the Company or at such other place as shall be specified by the Board of Directors in the notices or waivers of notice thereof.

2.3 *Annual Meetings.* An annual meeting of the Members shall be held each year on the first Monday of September of each year, unless such day is a legal holiday, in which case on the next business day following, at 7:00 o'clock P.M., or on such other date or at such other time as may be designated by the Board of Directors, for the purpose of electing individuals to serve as members of the Board of Directors and for the transaction of such other business as may be properly brought before the meeting.

2.4 *Special Meetings.* Special meetings of Members for any purpose or purposes may be called by the Chairman, the President or the Board of Directors. At any time, upon the written request of any two Directors or of the holders of 40% of the Shares then issued and outstanding, the Secretary shall call a special meeting to be held at the registered office of the Company at such time as the Secretary may fix, not less than fifteen nor more than sixty days after the receipt of said request, and if the Secretary shall neglect or refuse to fix such time or to give notice of the meeting, the Members making the request may do so.

2.5 *Notice of Meetings.* The authorized person or persons calling a Members' meeting shall cause written notice of the time, place and purpose of the meeting to be given to all Members at least ten days before the meeting in the case of the annual meeting or a special meeting and in both cases not more than 60 days prior to the day fixed for the meeting.

2.6 *Agenda and Conduct of Meetings.* The business to be conducted at a Members' meeting shall be limited to the purpose or purposes stated in the notice of the meeting, provided

that other matters may be considered if all Members are present or represented at the meeting and consent thereto. The Chairman shall preside over any meetings of Members and shall have the authority to make all decisions regarding the conduct of the meeting.

2.7 *Quorum.* Except as herein provided, the presence, in person or by proxy, of Members holding a majority of the total voting power shall constitute a quorum at all meetings of Members. When a quorum is present at any meeting, the vote of the holders of a majority of the voting power present, whether by person or by proxy, shall decide any question brought before such meeting, unless the question is one upon which, by express provision of law, the Articles or this Agreement, a different vote is required, in which case such express provision shall govern and control the decision of such question. Directors shall be elected by plurality vote.

If a quorum is present or represented at a duly organized meeting, such meeting may continue to do business until adjournment, notwithstanding the withdrawal of Members or the refusal of any Members present to vote. If an annual or special meeting cannot be organized because a quorum is not present, the Members present may adjourn the meeting from time to time without notice, unless a new record date is fixed for the adjourned meeting, but any meeting at which Directors are to be elected shall be adjourned only from day to day until such Directors shall have been elected. At such adjourned meeting at which a quorum shall be present or represented, any business may be transacted that might have been transacted at the meeting as originally notified. In the case of any meeting called for the election of Directors, those who attend the second of such adjourned meetings, although less than a quorum, shall nevertheless constitute a quorum for the purposes of electing Directors. If the adjournment is for more than 30 days or if after the adjournment a new record date is fixed for the adjourned meeting, a notice of the adjourned meeting shall be given to each Member of record entitled to vote at the meeting.

Members may participate in and be present at a meeting of the Members by means of conference telephone or similar communications equipment if all persons participating in such meeting can hear and communicate with each other.

2.8 *Proxies.* A Member may vote either in person or by proxy executed in writing by the Member. No proxy shall be valid after 11 months from the date of its execution unless otherwise provided in the proxy. A proxy shall be revocable unless the proxy form conspicuously states that the proxy is irrevocable and the proxy is coupled with an interest.

2.9 *Action by Members.* Except as provided in this Section 2.9, every action of Members must be taken at a meeting of Members. Any action permitted or required by the Act or this Agreement to be taken at a meeting of the Members may be taken without a meeting, without prior notice and without a vote, if a consent or consents in writing, setting forth the action so taken, is signed by all of the Members. Such consent shall have the same force and effect as a unanimous vote at a meeting and may be stated as such in any document or instrument filed with the Louisiana Secretary of State.

ARTICLE III MANAGEMENT

3.1 *Management of the Company's Affairs.* As provided in the Articles and this Agreement, all management powers over the business and affairs of the Company shall be exclusively vested in a Board of Directors (the "Board of Directors") consisting of not less than one nor more than five individuals, as set from time to time by resolutions adopted by the Board of Directors, and, subject to the direction of the Board of Directors, the officers elected by the Board of Directors in accordance with the terms of this Agreement (the "Officers"), who shall collectively (Officers and Directors) constitute "managers" of the Company within the meaning of the Act. No Director need be a Member. No Member, by virtue of having the status of a Member, shall have any management power over the business and affairs of the Company or actual or apparent authority to enter into contracts on behalf of, or to otherwise bind, the Company. Except as otherwise specifically provided in this Agreement, the authority and functions of the Board of Directors on the one hand and of the Officers on the other shall be identical to the authority and functions of the board of directors and officers, respectively, of a corporation organized under the Louisiana Business Corporation Law. Thus, except as otherwise specifically provided in this Agreement, the business and affairs of the Company shall be managed under the direction of the Board of Directors, and the day-to-day activities of the Company shall be conducted on the Company's behalf by the Officers, who shall be agents of the Company. In addition to the powers that now or hereafter can be granted to managers under the Act and to all other powers granted under any other provision of this Agreement, the Board of Directors and the Officers (subject to the direction of the Board of Directors) shall have full power and authority to do all things on such terms as they, in their sole discretion, may deem necessary or appropriate to conduct, or cause to be conducted, the business and affairs of the Company.

3.2 *Election; Removal; Vacancies.*

- (a) Directors, other than the first Board of Directors, shall be elected at the annual meeting of Members by a plurality vote of the Shares present in person or represented by proxy at such meeting, and each Director elected shall serve until the next succeeding annual meeting and until his successor shall have been elected and qualified.
- (b) The Members, by vote of a majority of the total voting power at any special meeting called for the purpose, may remove from office any one or more of the Directors, notwithstanding that his, her or their terms of office may not have expired, and may at such meeting elect one or more successors, as the case may be, for the unexpired term.
- (c) Vacancies and newly created directorships resulting from any increase in the number of Directors may be filled by a majority of the Directors remaining in office; provided that the Members shall have the right to fill

the vacancy at any special meeting called for such purpose prior to such action by the Board.

3.3 *Officers.*

- (a) *General.* The Board of Directors shall appoint agents of the Company who shall be referred to as "Officers" of the Company. Unless provided otherwise by resolution of the Board of Directors, the Officers shall have the titles, power, authority and duties described below in this Section 3.3
- (b) *Titles and Number.* The Officers of the Company shall be the Chairman of the Board/Chief Executive Officer, the President, the Secretary and a Treasurer. There shall be appointed from time to time, in accordance with Section 3.3(c), such Vice Presidents, Assistant Secretaries and Assistant Treasurers as the Board of Directors may desire. Any person may hold two or more offices, provided that no person holding more than one office may sign, in more than one capacity, any certificate or other instrument required by law to be signed by two officers.
- (c) *Appointment and Term of Office.* The Officers shall be appointed by the Board of Directors at such time and for such term as the Board of Directors shall determine. Any Officer may be removed, with or without cause, only by the Board of Directors. Vacancies in any office may be filled only by the Board of Directors.
- (d) *Chairman of the Board/Chief Executive Officer.* The Chairman of the Board shall be the chief executive officer of the Company and shall have the general powers, duties and responsibilities of supervision and management inherent in such office as well as such additional powers and duties as the Board of Directors may from time to time prescribe. The Chairman of the Board shall preside at all meetings of the Directors and Members. He shall be an ex-officio member of all committees of the Board of Directors, except that he shall be a full member and entitled to all rights and privileges pertaining thereto with respect to committees on which he is named a full member.
- (e) *President.* The President, subject to the direction of the Board of Directors and the Chairman of the Board, shall be the chief operating officer of the Company and shall be responsible for the management and direction of the day-to-day business and affairs of the Company, its other Officers, employees and agents, shall supervise generally the affairs of the Company and shall have full authority to execute all documents and take all actions that the Company may legally take. The President shall exercise such other powers and perform such other duties as may be assigned to him by this

Agreement, the Board of Directors and the Chairman of the Board. The President shall preside at all Member meetings and all meetings of the Board of Directors and Members in the absence of the Chairman of the Board.

- (f) *Vice Presidents.* Each Vice President appointed by the Board of Directors shall, in the absence or disability of the President, have all of the powers and duties conferred upon the President, including the same power as the President to execute documents on behalf of the Company. Each such Vice President shall perform such other duties and may exercise such other powers as may from time to time be assigned to him by the Board of Directors or the President.
- (g) *Secretary and Assistant Secretaries.* The Secretary shall record or cause to be recorded in books provided for that purpose the minutes of the meetings or actions of the Board of Directors and Members, except that the President, in his discretion, may arrange for the recordation of any meeting of Directors or Members by a stenographer. The Secretary shall see that all notices are duly given in accordance with the provisions of this Agreement and as required by law, shall be custodian of all records (other than financial), shall see that the books, reports, statements, certificates and all other documents and records required by law are properly kept and filed, and, in general, shall perform all duties incident to the office of Secretary and such other duties as may, from time to time, be assigned to him by this Agreement, the Board of Directors or the President. The Assistant Secretaries shall exercise the powers of the Secretary during that Officer's absence or inability or refusal to act.
- (h) *Treasurer and Assistant Treasurers.* The Treasurer shall keep or cause to be kept the books of account of the Company and shall render statements of the financial affairs of the Company in such form and as often as required by this Agreement, the Board of Directors or the President. The Treasurer, subject to the order of the Board of Directors, shall have the custody of all funds and securities of the Company. The Treasurer shall perform all other duties commonly incident to his office and shall perform such other duties and have such other powers as this Agreement, the Board of Directors or the President shall designate from time to time. The Assistant Treasurers shall exercise the power of the Treasurer during that Officer's absence or inability or refusal to act. Each of the Assistant Treasurers shall possess the same power as the Treasurer to sign all certificates, contracts, obligations and other instruments of the Company.

- (i) *Powers of Attorney.* The Company may grant powers of attorney or other authority as appropriate to establish and evidence the authority of the Officers and other persons.
- (j) *Delegation of Authority.* Unless otherwise provided by resolution of the Board of Directors, no Officer shall have the power or authority to delegate to any Person such Officer's rights and powers as an Officer to manage the business and affairs of the Company.

3.4 *Compensation.* The Directors and Officers shall receive such compensation for their services as may be designated by the Board of Directors. In addition, the Officers shall be entitled to be reimbursed for reasonable and necessary out-of-pocket costs and expenses incurred in the ordinary course of their service hereunder. In addition, the members of the Board of Directors shall be entitled to be reimbursed for out-of-pocket costs and expenses incurred in attending each regular and special meeting of the Board of Directors.

ARTICLE IV MEETINGS OF THE BOARD OF DIRECTORS

4.1 *Place of Meetings.* The meetings of the Board of Directors may be held at the principal office of the Company or at such other place, within or without the State of Louisiana, as may be designated by majority of the Board of Directors from time to time.

4.2 *Meetings; Notice.* Regular meetings of the Board of Directors shall be held on the third Thursday of March, June, September and December of each year, upon at least five days' written notice from the President or Secretary or at such other time as shall from time to time be determined by the Board, provided that notice of such determination shall be given to all Directors. Special meetings of the Board of Directors may be called by the Chairman or President on no less than two days' notice given to each director, either personally or by telephone, mail, facsimile transmission, e-mail or any other comparable form of communication. Special meetings shall be called by the President or Secretary in like manner and on like notice on the written request of two Directors, and if the President or Secretary fail or refuse, then the two Directors may call the meeting on two days' written notice given to each Director. Special meetings shall be held at the principal place of business of the Company, unless otherwise determined by the Board of Directors. Notwithstanding the above, a meeting of each newly elected Board of Directors shall be held immediately following the annual meeting of Members at the same location as such meeting of Members, and no notice of such meeting of the Board of Directors shall be necessary to legally constitute the meeting, provided a quorum shall be present. Members of the Board of Directors present or represented at any meeting shall be deemed to have received due notice, or to have waived, notice thereof, except when a Director attends for the express purpose of objecting to the transaction of any business because the meeting is not lawfully called or convened.

4.3 *Quorum; Acts of the Board.* A majority of the Board of Directors shall be necessary to constitute a quorum for the transaction of business. If a quorum is present, the act of a majority of the members of the Board of Directors present shall be the act of the Board of Directors. If a quorum is not present at any meeting of the Board of Directors, the Board of Directors present may adjourn the meeting without notice other than announcement at the meeting, until a quorum is present. If a quorum is present when the meeting is convened, the members present may continue to do business notwithstanding the withdrawal of enough members to leave less than a quorum or the refusal of any member present to vote.

4.4 *Action by Unanimous Written Consent.* Any action which may be taken at a meeting of the Board of Directors may be taken by a consent in writing signed by all of the members of the Board of Directors and filed with the records of proceedings of the Board of Directors.

4.5 *Meetings by Telephone or Similar Communication.* Members of the Board of Directors may participate in and be present at any meeting of the Board of Directors by means of conference telephone or similar communications equipment if all persons participating in such meeting can hear and communicate with each other.

4.6 *Committees.* The Board of Directors may designate one or more committees, each committee to consist of two or more of the Directors of the Company (and one or more Directors may be named as alternate members to replace any absent or disqualified regular members of such committees), which, to the extent provided by resolution of the Board of Directors or this Agreement, shall have and may exercise the powers of the Board of Directors in the management of the business and affairs of the Company, and may have power to authorize the seal of the Company to be affixed to documents. Such committee or committees shall have such name or names as may be determined from time to time by the Board of Directors. Any vacancy occurring in any such committee shall be filled by the Board of Directors, but the Chairman may designate another Director to serve on any such committee pending action by the Board. Each such committee shall hold office during the term of this Board of Directors constituting it, unless otherwise ordered by the Board of Directors, and shall keep regular minutes of its proceedings and report the same to the Board of Directors when required.

4.7 *Remuneration to Directors.* Members of the Board of Directors, as such, shall receive such salary for their services by resolution of the Board of Directors, and shall receive the actual expenses of attendance, if any, for each regular or special meeting of the Board of Directors; but this section does not preclude any Director from serving the Company in any other capacity and receiving compensation therefore.

4.8 *Resignations.* The resignation of a Director shall take effect on receipt thereof by the President or Secretary or any later date not more than 30 days after such receipt, specified therein.

ARTICLE V DIVIDENDS

5.1 *Dividends.* Subject to Section 5.2, the Board of Directors at any regular or special meeting may from time to time declare, and the Company may pay, dividends in cash, property or its own Shares.

5.2 *Limitation.* No dividend or other distribution shall be made by the Company if, after giving effect to the distribution: (a) the Company would not be able to pay its debts as they become due in the usual course of business; or (b) the Company's total assets would be less than the sum of its total liabilities. The Company may base a determination that a distribution is not prohibited under this Section 5.2 either on financial statements prepared on the basis of accounting practices and principles that are reasonable under the circumstances or a fair valuation or other method that is reasonable under the circumstances. For purposes of this Section 5.2, generally accepted accounting principles are deemed to be reasonable. The effect of a distribution under this Section shall be measured as of the date upon which the distribution is authorized if the payment occurs within 120 days after the date of authorization, or the date upon which payment is made if it occurs more than 120 days after the date of authorization.

ARTICLE VI SHARES

6.1 *Shares.* The holders of Shares (a) shall be entitled on a pro rata basis to such distributions, if any, as shall be provided thereon from time to time by the Board of Directors, (b) upon liquidation or dissolution of the Company, shall be entitled on a pro rata basis to all remaining assets after satisfaction of the Company's liabilities to creditors, (c) shall not be subject to any right of redemption by the Company (except as otherwise provided in this Agreement) and (d) shall be entitled to one vote per Share on matters submitted to a vote or consent of Members. Each Share shall be identical in all respects with each other Share.

6.2 *Members.*

- (a) A Person shall be admitted as a Member, and shall become bound by this Agreement, if such Person executes this Agreement or, without such execution, if such Person purchases or otherwise lawfully acquires any Shares and becomes the record holder of such Shares in accordance with the provisions of this Agreement. For purposes of this Agreement and the Articles, "Person" means any individual, partnership, corporation, limited liability company, trust or other entity. In the case of a Member who is not a natural person, such Member may act through any Person authorized by such Member.
- (b) The name and mailing address of each Member shall be listed on the books and records of the Company. The Secretary of the Company shall be

required to update the books and records from time to time as necessary to accurately reflect the information therein. A Member's Shares shall be represented by the Certificate (as hereinafter defined) held by such Member.

6.3 *Liability to Third Parties.* No Member or beneficial owner of Shares shall be liable for the debts, obligations or liabilities of the Company.

6.4 *Certificates.* Certificates ("Certificates") evidencing Shares shall be in such form, not inconsistent with that required by the Act or any other law and this Agreement, as shall be approved by the Board of Directors. The Company shall issue to each Member one or more Certificates, signed by the President or a Vice President and the Secretary or an Assistant Secretary or the Treasurer or an Assistant Treasurer of the Company certifying the number of Shares owned by such Member; provided, however, that any of or all the signatures on the Certificate may be facsimile. In case any Officer who shall have signed or whose facsimile signature or signatures shall have been placed upon any such Certificate or Certificates shall have ceased to be such Officer before such Certificate is issued by the Company, such Certificate may nevertheless be issued by the Company with the same effect as if such person were such Officer at the date of issue. Certificates shall be consecutively numbered and shall be entered in the books and records of the Company as they are issued and shall exhibit the holder's name and number of Shares.

6.5 *Register, Registration of Transfer and Exchange.*

- (a) The Company shall keep or cause to be kept on behalf of the Company a register that, subject to any requirements of the Board of Directors and subject to the provisions of Section 6.5(b), will provide for the registration and transfer of Shares. The Company shall not recognize transfers of Shares unless the same are effected in the manner described in this Section 6.5. Upon surrender for registration of transfer of any Certificate, and subject to the provisions of Section 6.5(b), the appropriate Officers of the Company shall execute and deliver, in the name of the holder or the designated transferee or transferees, as required pursuant to the holder's instructions, one or more new Certificates evidencing the same aggregate number of Shares as was evidenced by the Certificate so surrendered.
- (b) The Company shall not be required to recognize any transfer of Shares until the Certificates evidencing such Shares are surrendered to the Company for registration of transfer. No charge shall be imposed by the Company for such transfer, *provided*, that, as a condition to the issuance of any new Certificate under this Section 6.5, the Company may require the payment of a sum sufficient to cover any tax or other governmental charge that may be imposed with respect thereto.

- (c) By transfer of Shares in accordance with this Section 6.5, the transferor shall be deemed to have given the transferee the right to be admitted to the Company as a Member, and each transferee of Shares (including any nominee holder or an agent acquiring such Share for the account of another person) shall become a Member with respect to the Share so transferred to such person when any such transfer and admission is reflected in the books and records of the Company and shall be subject to the terms and conditions of the Articles and this Agreement.
- (d) The Company shall be entitled to recognize the record holder as the owner of Shares and, accordingly, shall not be bound to recognize any equitable or other claim to or interest in such Shares on the part of any other person, whether or not the Company shall have actual or other notice thereof, except as otherwise provided by law or any applicable rule or regulation. Subject to the foregoing provisions of this Section 6.5(d), Shares shall be freely transferable. The transfer of any Shares and the admission of any new Member shall not constitute an amendment to this Agreement.
- (e) Each dividend or other distribution in respect of the Shares shall be paid by the Company, directly or through any other person or agent, only to the record holders thereof as of the record date set forth the dividend or other distribution. Such payment shall constitute full payment and satisfaction of the Company's liability in respect of such payment, regardless of any claim of any Person who may have an interest in such payment by reason of an assignment or otherwise.

6.6 *Mutilated, Destroyed, Lost or Stolen Certificates.*

- (a) If any mutilated Certificate is surrendered to the Company, then the appropriate Officers on behalf of the Company shall execute and deliver in exchange therefor, a new Certificate evidencing the same aggregate number and type of Shares as the Certificate so surrendered.
- (b) The appropriate Officers on behalf of the Company shall execute and deliver a new Certificate in place of any Certificate previously issued if the record holder of the Certificate:
 - (i) makes proof by affidavit, in form and substance satisfactory to an Officer, that a previously issued Certificate has been lost, destroyed or stolen;
 - (ii) requests the issuance of a new Certificate before the Company has notice that the Certificate has been acquired by a purchaser for value in good faith and without notice of an adverse claim;

- (iii) if requested, delivers to the Company a bond, in form and substance satisfactory to the Company, with surety or sureties and with fixed or open penalty as the Company may reasonably direct, in its sole discretion, to indemnify the Company against any claim that may be made on account of the alleged loss, destruction or theft of the Certificate; and
- (iv) satisfies any other reasonable requirements imposed by the Company.

If a Member fails to notify the Company within a reasonable time after he has notice of the loss, destruction or theft of a Certificate, and a transfer of the Shares by the Certificate is registered before the Company receives such notification, the Member shall be precluded from making any claim against the Company for such transfer or for a new Certificate.

- (c) As a condition to the issuance of any new Certificate under this Section 6.6, the Company may require the payment of a sum sufficient to cover any tax or other government charge that may be imposed in relation thereto and any other expenses reasonably connected therewith.

6.7 *Return of Consideration; Withdrawal and Expulsion.* A Member is not entitled to the return of any part of its consideration paid to the Company for any Shares or to be paid interest in respect thereto. Except as otherwise provided in this Agreement or in the Articles, no Member shall be entitled to a distribution upon such Member ceasing to be a Member for any reason. No Member shall be required to contribute or to lend any cash or property to the Company to enable the Company to return to a Member its consideration paid to the Company for any Shares. Members may not be expelled from the Company or withdraw from the Company, except by transferring Shares.

ARTICLE VII DISSOLUTION; LIQUIDATION AND TERMINATION

7.1 *Dissolution.* The Company shall be dissolved and its affairs shall be wound up only upon the affirmative vote of the Members holding the majority of the Shares present at the meeting. The termination of a Member's status as a Member shall not terminate or dissolve the Company.

7.2 *Liquidation and Termination.* On dissolution of the Company, the Board of Directors shall serve as liquidator. The liquidator shall proceed diligently to wind up the affairs of the Company and make final distributions as provided herein and in the Act. The costs of liquidation shall be borne as a Company expense. Until final distribution, the liquidator shall continue to operate the Company's business with all of the power and authority of the Board of Directors and the Members. The steps to be accomplished by the liquidator are as follows:

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subject, however, to the right of the Members to change or repeal any portion of this Agreement made or amended by the Directors.

8.2 *Amendments to Articles.* Except as provided herein, the approval of a majority of the Board of Directors and the approval of Members holding at least 2/3rds of issued and outstanding Shares shall be required to approve an amendment to the Articles of Organization. The Board of Directors, without the approval of the Members, may amend the Articles to change the certifying official or to delete or add one or more certifying officials.

ARTICLE IX LIMITATION OF LIABILITY; INDEMNIFICATION

9.1 *Limitation of Liability.* Neither any Member or the Board of Directors (a "Director") nor any Officer shall be personally liable for monetary damages for breach of any duty provided for in La. R.S. 12:1314; provided, that this Section shall not limit or eliminate the liability of any Director or Officer for a breach of fiduciary duty, for the amount of a financial benefit received by the Director or Officer to which he or she is not entitled or for an intentional violation of a criminal law.

9.2 *Right to Indemnification.* Each person who is involved in any threatened, pending, or completed action, suit, or proceeding, whether civil, criminal, administrative, arbitrative, or investigative (hereinafter a "Proceeding"), or any appeal in such a Proceeding, or any inquiry or investigation that could lead to such a Proceeding, by reason of the fact that he or she is or was a Director or Officer of the Company shall be indemnified by the Company to the fullest extent permitted by law, as the same exists or may hereafter be in effect (but, in the case of any subsequent change in the law, only to the extent that such change permits the Company to provide broader indemnification rights than were permitted prior to such amendment) against judgments, penalties (including excise and similar taxes and punitive damages), fines, settlements, and reasonable expenses (including, without limitation, attorneys' fees) actually incurred by such person in connection with such Proceeding, and indemnification under this Article shall continue as to a person who has ceased to serve as a Director or Officer. The rights granted pursuant to this Article shall be deemed contract rights, and no amendment, modification, or repeal of this Article shall have the effect of limiting or denying any such rights with respect to actions taken or Proceedings arising prior to any such amendment, modification or repeal.

9.3 *Advance Payment.* The right to indemnification conferred in this Article shall include the right to be paid or reimbursed by the Company the reasonable expenses incurred by a person of the type entitled to be indemnified under this Article who was, is, or is threatened to be made, a named defendant or respondent in a Proceeding in advance of the final disposition of the Proceeding and without any determination as to the person's ultimate entitlement to indemnification; provided, however, that the payment of such expenses incurred by any such person in advance of the final disposition of a Proceeding shall be made only upon delivery to the Company of (a) a written affirmation by such person of his or her good faith belief that he or she has met the standard of conduct necessary for indemnification under this Article and (b) a written

undertaking, by or on behalf of such person, to repay all amounts so advanced if it shall ultimately be determined that such indemnified person is not entitled to be indemnified under this Article or otherwise.

9.4 *Nonexclusivity of Rights.* The right to indemnification and the advancement and payment of expenses conferred in this Article shall not be exclusive of any other right which a Director or Officer may have or hereafter acquire under any law (common or statutory), provision of the Articles or this Agreement, any agreement, vote of Members, or otherwise.

9.5 *Insurance.* The Company may purchase and maintain insurance, at its expense, to protect itself, and any person who is or was serving as a Director or Officer of the Company, against any expense, liability, or loss, whether or not the Company would have the power to indemnify such person against such expense, liability, or loss under this Article.

9.6 *Savings Clause.* If this Article or any portion hereof shall be invalidated on any ground by any court of competent jurisdiction, then the Company shall nevertheless indemnify and hold harmless each Director or Officer indemnified pursuant to this Article as to costs, charges and expenses (including attorneys' fees), judgments, fines, and amounts paid in settlement with respect to any action, suit, or proceeding, whether civil, criminal, administrative, or investigative to the full extent permitted by any applicable portion of this Article that shall not have been invalidated and to the fullest extent permitted by applicable law.

ARTICLE X GENERAL PROVISIONS

10.1 *Notices.* Except as expressly set forth to the contrary in the Articles or this Agreement, all notices, requests, or consents provided for or permitted to be given under this Agreement must be in writing and must be given either by depositing that writing in the United States mail, addressed to the recipient, postage paid or by delivering that writing to the recipient in person, by courier, or by facsimile transmission. A notice, request, or consent given under this Agreement is effective on receipt by the person to receive it; however, if such notice is placed in the United States mail, postage prepaid, and addressed to a Member at such Member's last known address, notice shall be deemed to have been received by such Member on two business days after such notice is placed in the mail. All notices, requests, and consents to be sent to a Member must be sent to or made at the address given for that Member on the books and records of the Company or such other address as that a Member may specify by notice to the Company. Any notice, request, or consent to the Company must be given at the following address: 909 Poydras Street, Suite 1700, New Orleans, Louisiana 70112. Whenever any notice is required to be given by law, the Articles, or this Agreement, a written waiver thereof, signed by the person entitled to notice, whether before or after the time stated therein, shall be deemed equivalent to the giving of such notice.

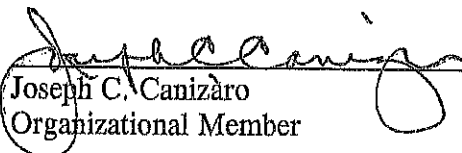
10.2 *Governing Law; Severability.* This Agreement is governed by and shall be construed in accordance with the internal laws of the State of Louisiana. If a direct conflict exists between the provisions of this Agreement and (a) any provision of the Articles or (b) any

mandatory provision of the Act, the applicable provision of the Articles or the Act shall control. If any provision of this Agreement or the application thereof to any person or circumstance is held invalid or unenforceable to any extent, the remainder of this Agreement and the application of that provision to other persons or circumstances not affected thereby shall be enforced to the greatest extent permitted by law.

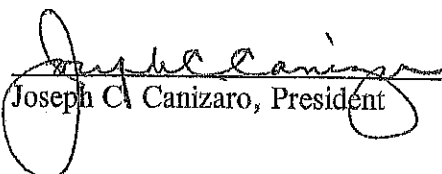
10.3 *Counterparts.* This Agreement may be executed in any number of counterparts with the same effect as if all signing parties had signed the same document. All counterparts shall be construed together and constitute the same instrument.

10.4 *Fiscal Year.* The Board of Directors may adopt for and on behalf of the Company a fiscal or a calendar year.

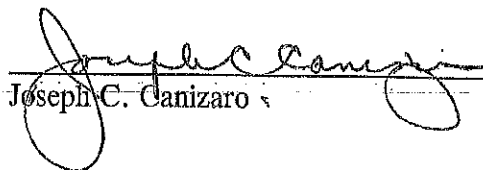
IN WITNESS WHEREOF, the Organizational Member and the Company have executed and agreed to this Agreement as of the date first set forth above.


Joseph C. Canizaro
Organizational Member

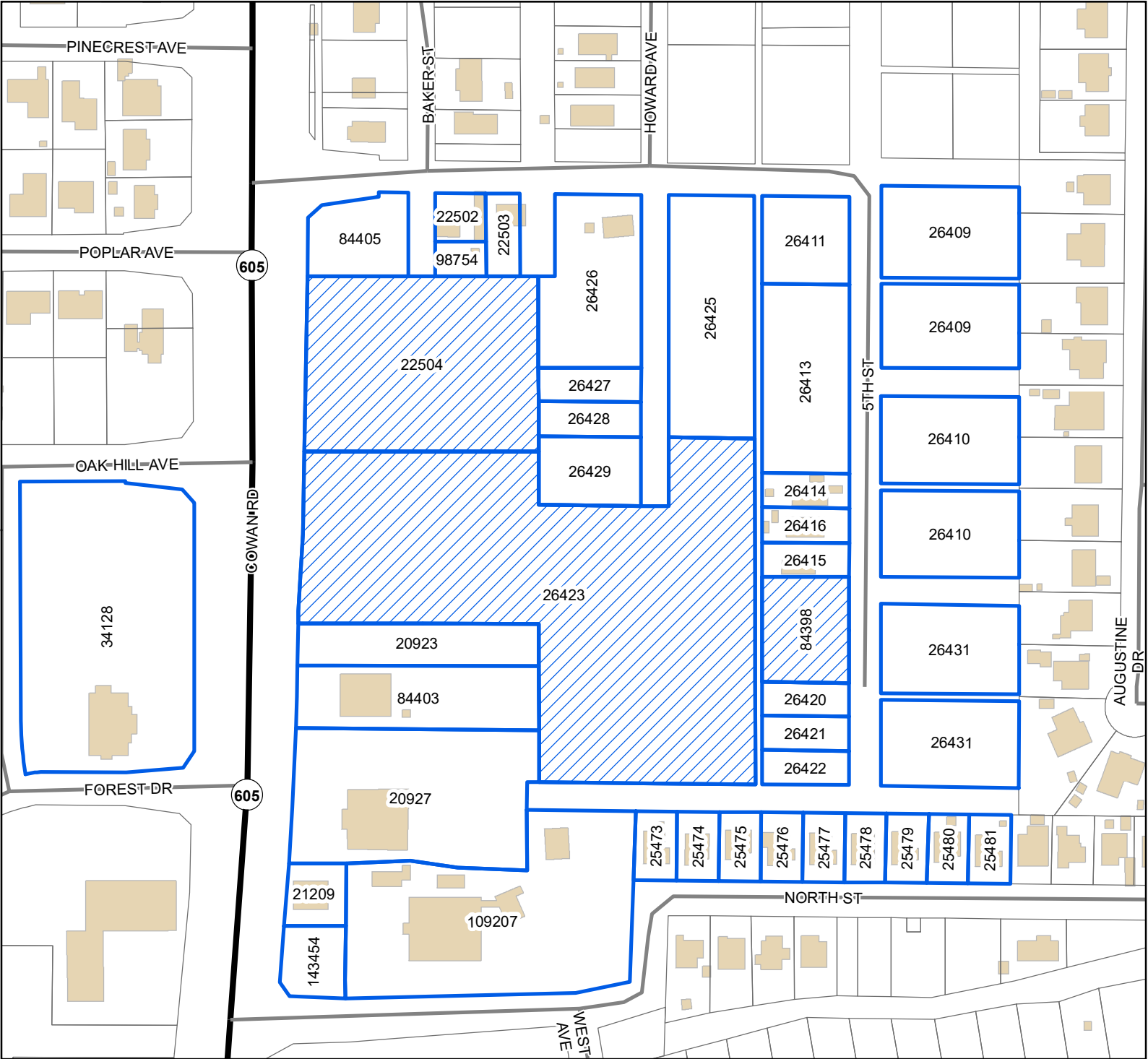
COLUMBUS MANAGEMENT, L.L.C.

By: 
Joseph C. Canizaro, President

Members effective as of merger of Columbus Management, Inc. into the Company on December 30, 2001.

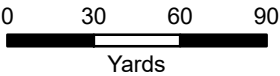

Joseph C. Canizaro

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
			COLUMBUS MANAGEMENT LLC	909 PAYDRAS ST STE 1700	NEW ORLEANS	LA	70112
			TRICIA R. PEREZ	909 PAYDRAS ST STE 1700	NEW ORLEANS	LA	70112
			Adjacent Property Owners (2311PC134)				
25481	1010N-05-070.000		WHITE CORA	2017 NORTH ST	GULFPORT	MS	39507
26420	1010K-04-007.000		WEBSTER DANIEL	P O BOX 1511	GULFPORT	MS	39502
20927	1010K-04-018.000		VESCOVO ROBERT E SR & JO ELLA	-TRUSTEES-	BALLWIN	MO	63011
20923	1010K-04-020.000		TYNES HOLDINGS LLC	4913 COURTHOUSE RD	GULFPORT	MS	39507
25474	1010N-05-077.000		SWAW LECIA E	2003 NORTH ST	GULFPORT	MS	39507
26410	1010K-01-062.000		RICE JOHN B & ATWOOD L III ETAL	1172 CAMP STREET	NEW ORLEANS	LA	70130
26414	1010K-04-003.000		REYER EVELYN D VEIRLING	505 E 5TH ST	GULFPORT	MS	39507
26421	1010K-04-008.000		PRESS KAREN J & THOMAS JACK D	527 A MAGNOLIA ST	GULFPORT	MS	39507
26409	1010K-01-063.000		PIERCE MRS HUGH V & PARKER C	694 NATCHEZ DR	BROOKHAVEN	MS	39601
26416	1010K-04-004.000		PARKER VIOLET M	504 5TH STREET	GULFPORT	MS	39507
26425	1010K-04-012.000		MOSEBAY KAROL L ETAL	3004 VALARIA DR	HIGHLAND	CA	92346
26427	1010K-04-014.000		MOORE EMMA LOU O'NEAL ETAL	314 42ND ST	GULFPORT	MS	39507
25477	1010N-05-074.000		MOEINI MOHAMMAD -ESTATE-	P O BOX 8833	GULFPORT	MS	39506
22502	1010K-04-023.000		MCQUEEN MARY L -EST-	1425 5TH STREET	GULFPORT	MS	39501
25478	1010N-05-073.000		LEWIS DAVID S & GRACE E	2011 NORTH ST	GULFPORT	MS	39507
25479	1010N-05-072.000		NEKOOEI BEN	11201 LAMBERT WAY	STANTON	CA	90680
34128	1010L-03-059.000		JNM OFFICE PROPERTY LLC	382 COURTHOUSE RD SUITE C	GULFPORT	MS	39507
143454	1010N-05-081.001		605 STORAGE GROUP LLC	P O BOX 7300	GULFPORT	MS	39506
26413	1010K-04-002.000		GULF STATES CONFERENCE ASSOCIATION	OF SEVENTH-DAY ADVENTISTS	MONTGOMERY	AL	36117
26411	1010K-04-001.000		GULF STATES CONFERENCE ASSN ETAL	P O BOX 240249	MONTGOMERY	AL	36124
22504	1010K-04-021.000		GULF SOUTH CAPITOL CORP	% JANE BURAS	NEW ORLEANS	LA	70112
25473	1010N-05-078.000		GRACE MARGARET	2001 NORTH ST	GULFPORT	MS	39501
26431	1010K-01-061.000		HUTCHINSON BRIDGET	18353 SKY LANE	SAUCIER	MS	39574
25476	1010N-05-075.000		DREW DANIEL & KRISTI	2701 517TH ST NW	GIG HARBOR	WA	98335
109207	1010N-05-079.001		DE L'EPEE DEAF CENTER INC	1790 POPPS FERRY RD	BILOXI	MS	39532
26426	1010K-04-013.000		D S LADNER HOLDINGS LLC	P O BOX 6546	GULFPORT	MS	39506
26415	1010K-04-005.000		CORNELSON JOHN E III & CRYSTAL M	503 EAST 5TH STREET	GULFPORT	MS	39507
22503	1010K-04-022.000		COLE LILLIAN E -EST-	1427 5TH ST	GULFPORT	MS	39501
25475	1010N-05-076.000		CHAMBERS TERRELLE & TASHAWA	2005 NORTH ST	GULFPORT	MS	39507
26428	1010K-04-015.000		BERON LAWRENCE & GREGORY & THOMAS	2200 NEELY STREET	JEFFERSON	LA	70121
84405	1010K-04-024.000		BELLWETHER LLC	11511 TREELAWN STREET	GULFPORT	MS	39507
25480	1010N-05-071.000		BEAVERS PATRICIA A	2015 NORTH ST	GULFPORT	MS	39507
26422	1010K-04-009.000		BABIN TODD	617 CARMADELLE ST	MARRERO	LA	70072



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: Zoning Map Amendment 2311PC134, by agent Tricia R. Perez, is requesting to rezone Tax Parcels 1010K-04-021.000, 1010K-04-010.000, and 1010K-04-006.000 to T4+ (General Urban Zone "Plus"), Zoned T3 (Sub-Urban Zone), T4+ (General Urban Zone "Plus"), and T4L (General Urban Zone "Limited"), Ward 2

To Applicants and Adjacent Property Owners:

The City of Gulfport Planning Commission will hold a public hearing to consider the above application at 4:30 P.M. on **Thursday, November 16, 2023**, in the Council Chambers at the Gulfport City Hall located at 2309 15th Street.

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



Beaufort Gazette
Belleville News-Democrat
Bellingham Herald
Bradenton Herald
Centre Daily Times
Charlotte Observer
Columbus Ledger-Enquirer
Fresno Bee

The Herald - Rock Hill
Herald Sun - Durham
Idaho Statesman
Island Packet
Kansas City Star
Lexington Herald-Leader
Merced Sun-Star
Miami Herald

el Nuevo Herald - Miami
Modesto Bee
Raleigh News & Observer
The Olympian
Sacramento Bee
Fort Worth Star-Telegram
The State - Columbia
Sun Herald - Biloxi

Sun News - Myrtle Beach
The News Tribune Tacoma
The Telegraph - Macon
San Luis Obispo Tribune
Tri-City Herald
Wichita Eagle

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
36845	483647	Print Legal Ad-IPL01453850 - IPL0145385		\$69.10	1	60 L

Attention: Matilda Welch
GULFPORT URBAN DEVELOPMENT
PO BOX 1780
GULFPORT, MS 39502

accountspayable@gulfport-ms.gov

LEGAL NOTICE PUBLIC HEARING

In conformance with Section VIII of the Comprehensive Zoning Ordinance of the City of Gulfport, Mississippi, 1979 as amended, notice is hereby given advising that the Gulfport City Planning Commission will hold a public hearing in the City of Gulfport, Mississippi at 4:30 P.M., Thursday, November 16, 2023 in the Council Chambers of the Gulfport City Hall located at 2309 15th Street to consider the following requests. A copy of the requests will be available for public review at the office of the Department of Urban Development, Planning Division, located on first floor of the William H. Hardy Building, 1410 24th Avenue.

Planning Commission Approval 2311PC131, by owner Lincoln Allen, is seeking approval to use lots towards rear of the property for storage of portable storage units, Tax Parcels 0811H-02-035.000, 0811H-02-035.001, 2210 Pass Road, Zoned B-2 (General-business), Ward 3

Planning Commission Approval 2311PC133, by agent Jeff Burkhalter, is seeking approval for a Medical Cannabis Dispensary use in a B-4 Zoning District within 500 feet of a residential use, Tax Parcel 0809K-01-001.009, 9471 Three Rivers Road Suite C-2, Zoned B-4 (Highway-business), Ward 3

Zoning Map Amendment 2311PC132, by owner Sahara Gulf LLC, is requesting to rezone Tax Parcel 0911A-02-107.000 from T5 (Urban Center Zone) and T4+ (General Urban Zone "Plus") to T4+ (General Urban Zone "Plus"), 530 Beach Drive, Zoned T5 (Urban Center Zone), T4+ (General Urban Zone "Plus"), Ward 2

Zoning Map Amendment 2311PC134, by agent Tricia R. Perez, is requesting to rezone Tax Parcels 1010K-04-021.000, 1010K-04-010.000, and 1010K-04-006.000 to T4+ (General Urban Zone "Plus"), Zoned T3 (Sub-Urban Zone), T4+ (General Urban Zone "Plus"), and T4L (General Urban Zone "Limited"), Ward 2

This the 25th day of October 2023
Keith Williams, Chairman
City of Gulfport Planning Commission
IPL0145385
Nov 1 2023

STATE OF MISSISSIPPI COUNTY OF HARRISON

Before me, the undersigned Notary of Dallas County, Texas personally appeared Stefani Beard, who, being by me first duly sworn, did depose and say that she is a clerk of The Sun Herald, a daily newspaper published in the city of Gulfport, in Harrison County, Mississippi and the publication of the notice, a copy of which is hereto attached, has been made in said paper in the issue(s) of:

1 insertion(s) published on:
11/01/23

Affidavit further states on oath that said newspaper has been established and published continuously in said county for a period of more than twelve months next prior to the first publication of said notice.

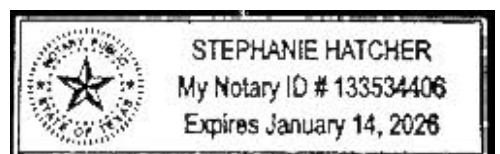
Stefani Beard

Sworn to and subscribed before me this 31st day of October in the year of 2023

Stephanie Hatcher

Notary Public

* The Sun Herald has been deemed eligible for publishing legal notices in Jackson County to meet the requirements of Miss. Code 1972 Section 13-3-31 and 13-3-32.



Extra charge for lost or duplicate affidavits.
Legal document please do not destroy!