

AGENDA

GULFPORT CITY ARCHITECTURAL REVIEW COMMITTEE MEETING

CITY HALL COUNCIL CHAMBERS

THURSDAY, DECEMBER 12, 2024 AT 3:00 PM

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

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

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

F2. Speaker Card

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

G. Adoption of Minutes

G1. Architectural Review Committee - DATE

H. Hearing of Cases

H1. Signs

1. Architectural Review Committee 2412ARC054:

Architectural Review Committee 2412ARC054, by agent Jessica Cecil, seeking approval for a new 28" by 10'-5" freestanding ground sign, Tax Parcel 0811L-01-038.000, 2992 W Beach Blvd, Zoned T6 (Urban Core Zone), Ward 2

2. Architectural Review Committee 2412ARC055:

Architectural Review Committee 2412ARC055, by agent Jon Storonskyj, seeking approval for a new freestanding ground sign, Tax Parcel 0808I-02-036.000, 14256 Dedeaux Rd, Zoned R-B (Residence-Business), Ward 5

H2. Architectural Review Committee Permits

I. Reports

J. Unfinished Business

K. Other Business

L. Adjournment

MINUTES

GULFPORT ARCHITECTURAL REVIEW COMMITTEE MEETING

Thursday, November 14, 2024 3:00 P.M.

City Council Chambers

- A. **Prayer**: The ARC Board led a prayer.
- B. **Pledge of Allegiance**: The Pledge of Allegiance was recited.
- C. **Call to Order**: The meeting of the ARC board was called to order at **3:01 P.M.**.
- D. **Determination of a Quorum**: A Roll Call was conducted and a quorum was determined.

BOARD MEMBERS PRESENT:

DANIELLE COTTON
JOHNNY OLSEN
BRENT FRENCH
LEE PALERMO

BOARD MEMBERS ABSENT:

KENNY MCNAIR

STAFF MEMBERS PRESENT

SU-LIN FEATHERSTON
SAMUEL SWEETING
BRYCE CLUGH

COURT REPORTER:

E. Confirmation of Agenda:

F. Approval of Minutes:

Motion by **Mrs. Cotton** and seconded by **Mr. French** to approve Minutes of the **October 10, 2024**, ARC Committee meeting was carried unanimously.

G. Hearing of cases:

G1. The declaration of appeal process was read by the Chairman of the Architectural Review Committee: Any person or any officer, department, or agency of the city aggrieved by any decision of the Architectural Review Committee may confirm by filing a written notice of appeal within fifteen (15) calendar days after the date of the Architectural Review Committee hearing. 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. This Architectural Review Committee notice of appeal shall be forwarded as part of the record with the record and decision from the Architectural Review Committee to the Planning Commission. The Planning Commission shall make a final decision based upon the record as submitted. No new evidence may be presented at the meeting. Please contact this office for further details on the appeal process.

G2. The Chairman asked all individuals speaking at today's meeting to complete a speaker's card.

G3. Routine Agenda:

1. Architectural Review 2411ARC046:

Architectural Review Committee 2411ARC046, by owner Landry Trace LLC, seeking approval for a new subdivision sign, Tax Parcel 1009N-01-004.000, E. Taylor Road, Zoned R-2 (Single-Family), Ward 5

Speaking for the Petition: Kenneth Jones

Speaking against the Petition: None

Motion: Mrs. Cotton – to approve the applicant’s request.

Second: Mr. Olsen

Lee Palermo	- Chairman
Kenny McNair	- Absent
Danielle Cotton	- Yea
Brent French	- Yea
Johnny Olsen	- Yea

Action: Motion carried unanimously

2. Architectural Review 2411ARC047:

Architectural Review Committee 2411ARC047, by agent Munn Enterprises, seeking approval for a new freestanding ground sign, Tax Parcel 0710O-02-003.000, 3084 46th Avenue, Zoned R-2 (Single-Family), Ward 1

Speaking for the Petition: Kerri McAlphin Little

Speaking against the Petition: None

Motion: Mr. Olsen – to approve the applicant’s request.

Second: Mrs. Cotton

Lee Palermo	- Chairman
Kenny McNair	- Absent
Danielle Cotton	- Yea
Brent French	- Yea
Johnny Olsen	- Yea

Action: Motion carried unanimously

3. Architectural Review 2411ARC048:

Architectural Review Committee 2411ARC048, by agent Munn Enterprises, seeking approval for a new freestanding ground sign, Tax Parcel 1010J-02-076.000, 2314 Jones Street, Zoned R-1-7.5 (Single-Family), Ward 2

Speaking for the Petition: Kerri McAlphin Little

Speaking against the Petition: None

Motion: Mr. Olsen - to approve the applicant’s request.

Second: Mrs. Cotton

Lee Palermo	- Chairman
Kenny McNair	- Absent
Danielle Cotton	- Yea
Brent French	- Yea
Johnny Olsen	- Yea

Action: Motion carried unanimously

4. Architectural Review 2411ARC049:

Architectural Review Committee 2411ARC049, by agent Munn Enterprises, seeking approval for a new freestanding ground sign, Tax Parcel 0910B-04-024.000, 4898 Washington Avenue, Zoned R-1-7.5 (Single-Family), Ward 4

Speaking for the Petition: Kerri McAlphin Little

Speaking against the Petition: None

Motion: Mr. Olsen – to approve the applicant’s request.

Second: Mrs. Cotton

Lee Palermo	- Chairman
Kenny McNair	- Absent
Danielle Cotton	- Yea
Brent French	- Yea
Johnny Olsen	- Yea

Action: Motion carried unanimously

5. Architectural Review 2411ARC050:

Architectural Review Committee 2411ARC050, by agent Munn Enterprises, seeking approval for a new freestanding ground sign, Tax Parcel 0711I-04-001.001, 1310 42nd Avenue, Zoned CS (Civic Space), Ward 1

Speaking for the Petition: Kerri McAlphin Little

Speaking against the Petition: None

Motion: Mr. Olsen - to approve the applicant’s request.

Second: Mrs. Cotton

- Lee Palermo - **Chairman**
- Kenny McNair - Absent
- Danielle Cotton - Yea
- Brent French - Yea
- Johnny Olsen - Yea

Action: Motion carried unanimously

6. Architectural Review 2411ARC051:

Architectural Review Committee 2411ARC051, by owner 231 Properties LLC, seeking approval for a new freestanding ground sign, Tax Parcel 0808E-02-030.031, 12186 Hwy 49, Zoned B-4 (Highway Business), Ward 7

Speaking for the Petition: Donna Tindall

Speaking against the Petition: None

Motion: Mrs. Cotton – to approve the applicant’s request.

Second: Mr. Olsen

- Lee Palermo - **Chairman**
- Kenny McNair - Absent
- Danielle Cotton - Yea
- Brent French - Yea
- Johnny Olsen - Yea

Action: Motion carried unanimously

7. Architectural Review 2411ARC052:

Architectural Review Committee 2411ARC052, by agent Jon Storonskyj, seeking approval for a new freestanding ground sign, Tax Parcel 0908J-01-013.000, 12502 Dedeaux Road, Zoned R-1-10 (Single-Family), Ward 6

Speaking for the Petition: Jon Storonskyj

Speaking against the Petition: None

Motion: Mrs. Cotton – to approve the applicant’s request.

Second: Mr. Olsen

Lee Palermo	- Chairman
Kenny McNair	- Absent
Danielle Cotton	- Yea
Brent French	- Yea
Johnny Olsen	- Yea

Action: Motion carried unanimously

8. Architectural Review 2411ARC053:

Architectural Review Committee 2411ARC053, by agent Jon Storonskyj, seeking approval for a new freestanding ground sign, Tax Parcel 0808D-04-001.000, 12515 Hwy 49, Zoned B-4 (Highway-Business), Ward 7

Speaking for the Petition: Jon Storonskyj

Speaking against the Petition: None

Motion: Mrs. Cotton – to approve the applicant’s request.

Second: Mr. Olsen

Lee Palermo	- Chairman
Kenny McNair	- Absent
Danielle Cotton	- Yea
Brent French	- Yea
Johnny Olsen	- Yea

Action: Motion carried unanimously

Adjournment:

Motion by **Mrs. Cotton** to adjourn the meeting was seconded by **Mr. Olsen** and carried unanimously. The meeting adjourned at **3:18 P.M.**

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

Danielle Cotton, Secretary

Date: _____



URBAN DEVELOPMENT DEPARTMENT | PLANNING & ZONING

PO BOX 1780 | GULFPORT, MS | 1410 24TH AVENUE

P: 228.868.5710 | F: 228.868.5708 | PLANNERS@GULFPORT-MS.GOV

ARCHITECTURAL REVIEW COMMITTEE CASE # 2025-189

Hearing Date: Thursday, December 12, 2024

Signs



URBAN DEVELOPMENT DEPARTMENT | PLANNING & ZONING

PO BOX 1780 | GULFPORT, MS | 1410 24TH AVENUE

P: 228.868.5710 | F: 228.868.5708 | PLANNERS@GULFPORT-MS.GOV

ARCHITECTURAL REVIEW COMMITTEE CASE # 2025-246

Hearing Date: Thursday, December 12, 2024

Architectural Review Committee 2412ARC054: Architectural Review Committee 2412ARC054, by agent Jessica Cecil, seeking approval for a new 28" by 10'-5" freestanding ground sign, Tax Parcel 0811L-01-038.000, 2992 W Beach Blvd, Zoned T6 (Urban Core Zone), Ward 2

Technical Report

ARCHITECTURAL REVIEW COMMITTEE

GENERAL INFORMATION

Case File Number: 2412ARC054

Hearing Date: December 12, 2024

Current Zoning/Use: T6 / Commercial Office

Legal: Architectural Review Committee 2412ARC054, by agent Jessica Cecil, seeking approval for a new 28" by 10'-5" freestanding ground sign, Tax Parcel 0811L-01-038.000, 2992 W Beach Blvd, Zoned T6 (Urban Core Zone), Ward 2

TECHNICAL DETAILS

The sign presented in the site plan meets requirements for setbacks, copy area, and the architectural design standard regarding decorative cap or crown. While not explicitly shown on the site plan, the applicant has provided a colored rendering of the proposed sign showing the proposed sign to be placed in a landscaped bed in place of a traditional decorative buttress. The landscaped bed is part of the current landscape plan that was approved under a recent Architectural Review Committee case, case# 2409ARC041.

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

- (1) All freestanding permanent signs, structures or poles shall be self-supporting structures erected on or permanently attached to concrete foundations or meet wind load requirements as specified in the building code, or any amendment thereto, adopted by the city.
- (2) Sign structure support pole(s) shall be wrapped with a masonry, stucco, stone and/or a similar synthetic material, from the ground level to a height not to exceed ten (10) feet above said ground level.
- (3) A decorative buttress shall be constructed at the ground/base level of the façade.
- (4) A decorative cap or crown shall be constructed at the top of the façade.

Any portion of the sign structure's support pole(s) between the façade and the display of the sign that is greater than ten (10) feet above ground level shall be finished with a stucco wrap or a textured paint.

EXECUTIVE SUMMARY

The applicant is seeking approval for the proposed ground sign. The proposed ground sign on the site plan meets requirements regarding setbacks, copy area, and the architectural design standard for the decorative cap or crown. While details regarding landscaping and a decorative buttress are not shown on the site plan, the applicant has provided a colored rendering of the proposed sign illustrating the sign being located within a landscaped bed in place of a traditional

Technical Report
ARCHITECTURAL REVIEW COMMITTEE

decorative buttress. The landscaped bed noted is part of the landscaping plan that was approved under case# 2409ARC041, earlier this year.

DEPARTMENTAL CONDITIONS

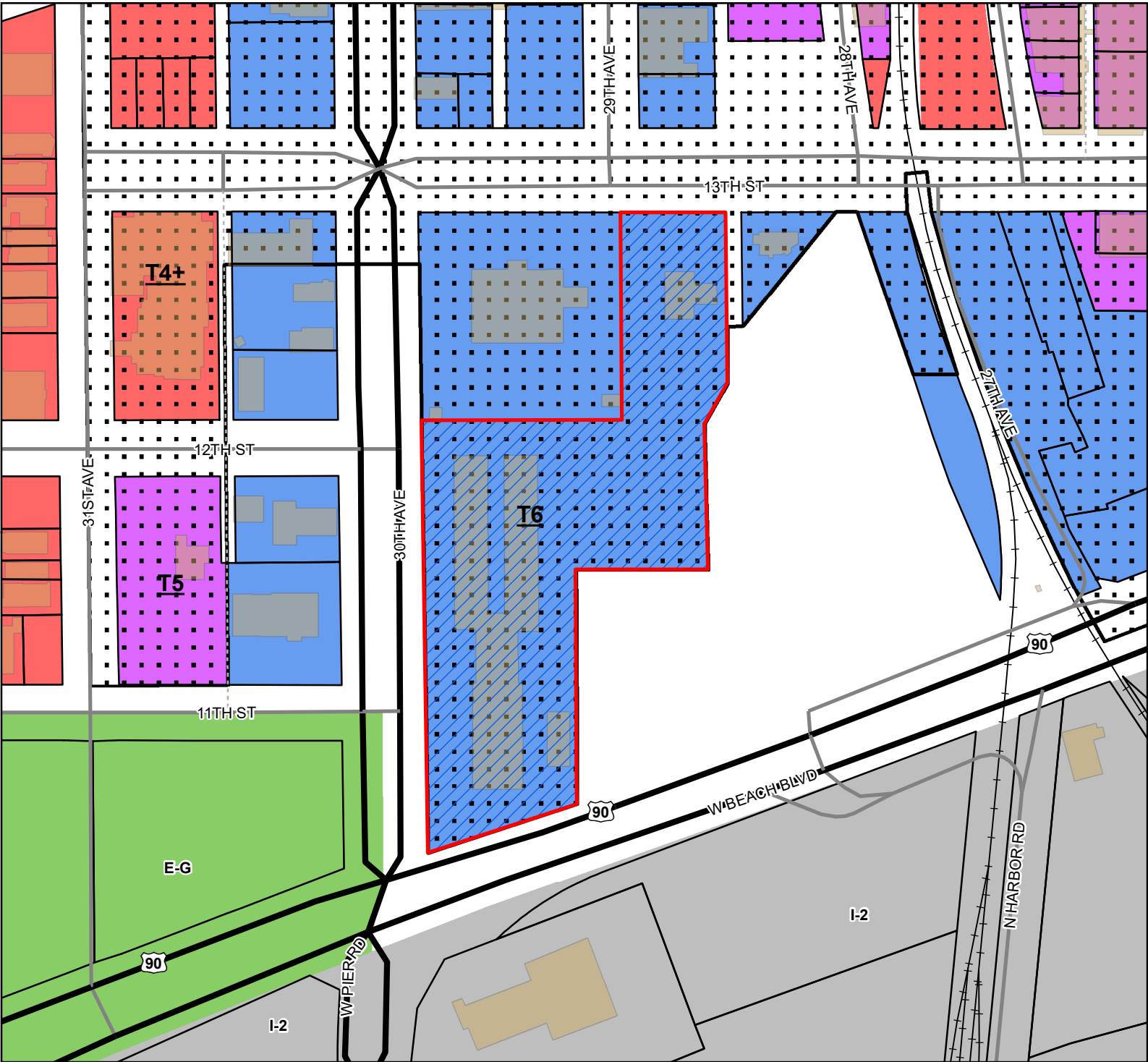
1. Approval allows for sign as proposed.

DIRECTOR APPROVAL

This report has been reviewed and approved by:

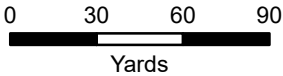


Greg Holmes
Director of Urban Development Department



- Site
- US or State Highway
- Street
- Alley
- Railroad
- Parcels
- Buildings
- City Limit
- Smart Code**
 - T6
 - T5
 - T4+
- Zoning**
 - E-G - Entertainment - Gaming District
 - I-2 - Heavy Industry District

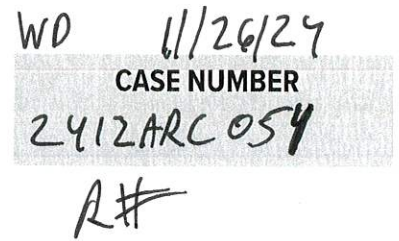
Site Information
0811L-01-038.000
Zoning: T6 (Urban Core Zone)
Size: 4.9 acres
Flood: X, AE



1 inch = 200 feet



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



OWNER:

Mississippi Power

Printed Name of Owner

2992 W. Beach Blvd

Mailing Address

Gulfport MS 39501

City

State

Zip Code

AGENT:

Jessica Cecil

Printed Name of Agent

2992 W. Beach Blvd

Mailing Address

Gulfport MS 39501

City

State

Zip Code

Name of Owner (PRINT) _____

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

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

Tax Parcel Number(s) Owned: _____

Signature: _____

Name of Owner (PRINT) _____

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

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

Tax Parcel Number(s) Owned: _____

Signature: _____

Name of Owner (PRINT) _____

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

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

Tax Parcel Number(s) Owned: _____

Signature: _____



Covenant Affidavit

I, Shawn Shurden, being owner or agent of the property 2992 W. Beach Blvd., Gulfport
PRINT NAME PRIMARY ADDRESS OR PARCEL

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

Signature

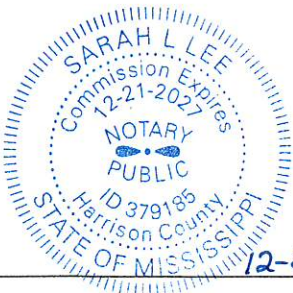
11/22/2024

Date

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 22 day of November, 20 24

Notary Public



Commission Expiration

12-21-2027



DESIGNATION OF AGENT

I, Shawn Shurden being property owner of 2992 W. Beach Blvd., Gulfport
PRINT NAME PRIMARY ADDRESS OR PARCEL
which is the subject of this application hereby authorize Jessica Cecil to act as
PRINT NAME
my representative with the City of Gulfport's Zoning Board of Adjustment and Appeals, and/or Planning Commission, and/or City Council, and/or permitting and licensing, as required by the City.

Such representation shall be for all purposes concerning any manner, right, or obligation relating to this petition. This designation authorizes my agent to make verbal or written representations and/or declarations on my behalf, and I shall be legally bound by said verbal or written representations and/or declarations relating to this petition.

The petitioner understands and acknowledges that the City will rely upon the agent's representations in approval or denial of said petition.

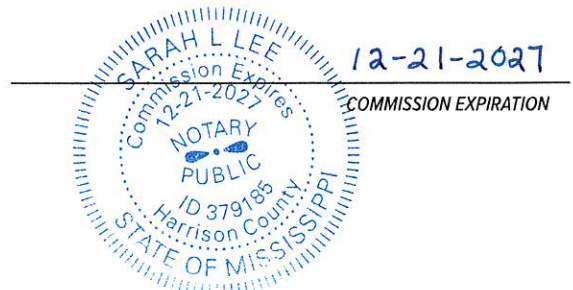
[Signature]
SIGNATURE

11/22/2024
DATE

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 22 day of November, 20 24

[Signature]
NOTARY PUBLIC

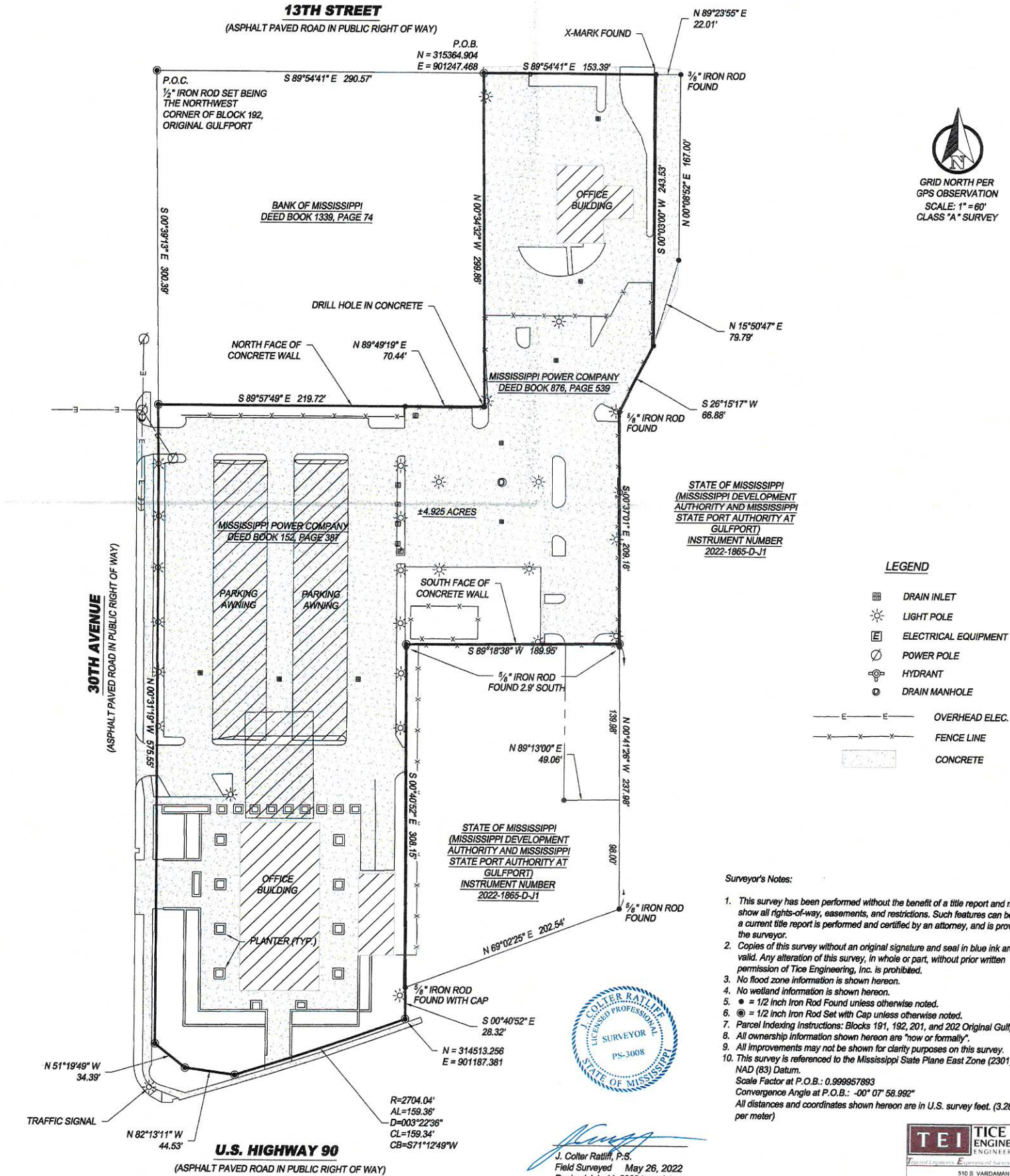


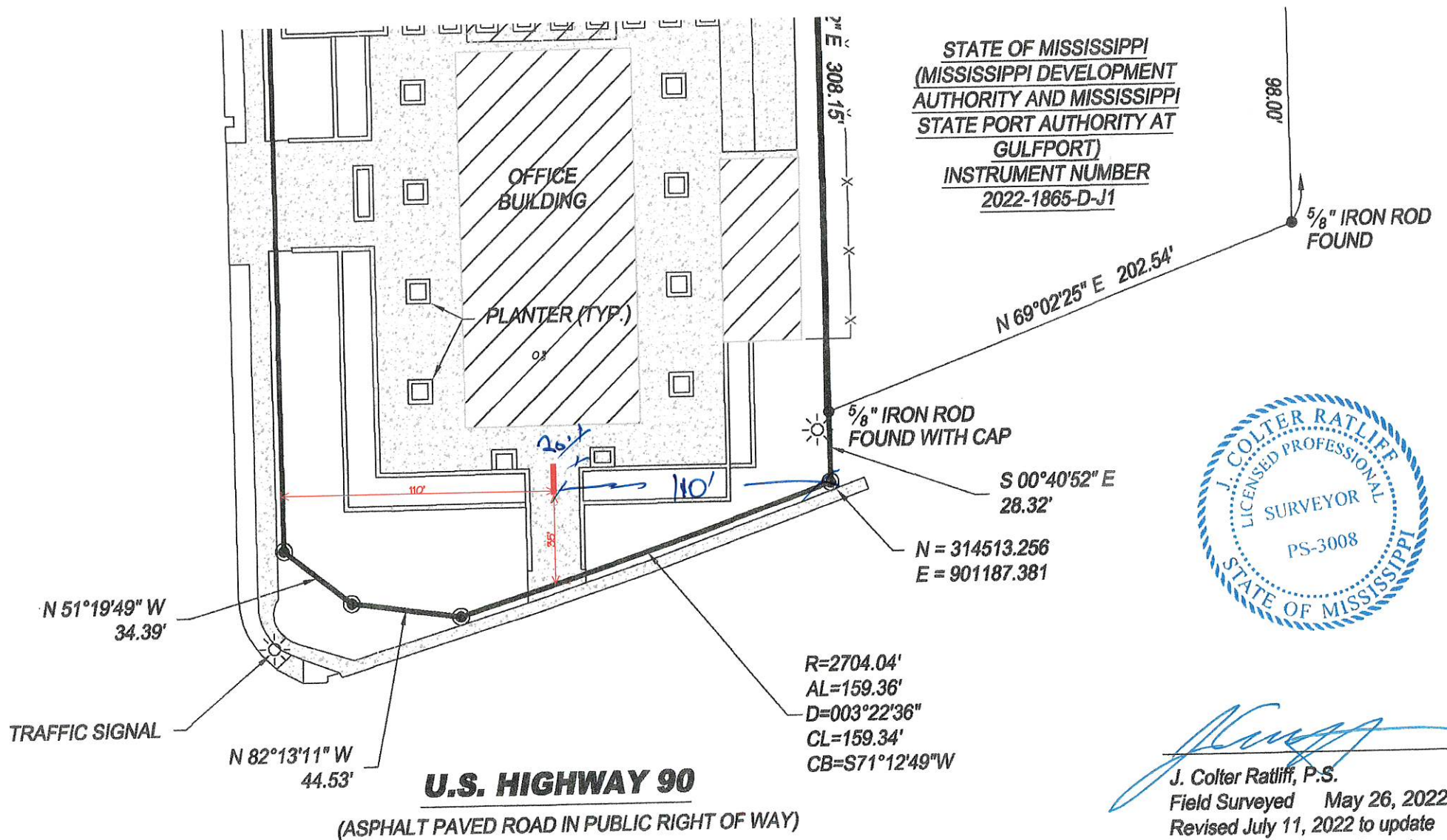
BOUNDARY DESCRIPTION:

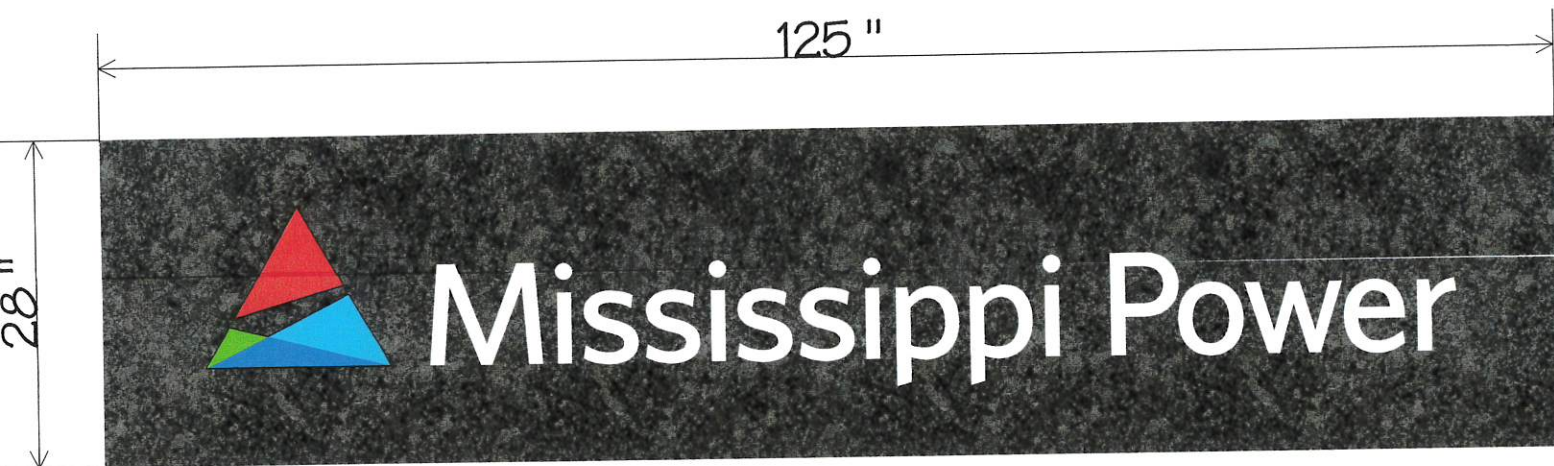
A parcel of land located in Blocks 191, 192, 201, and 202 Original Gulfport, Harrison County Mississippi being more particularly described as follows:

Commence at a 1/2 inch iron rod with cap being the Northwest corner of said Block 192; thence South 89 degrees 54 minutes 41 seconds East 290.57 feet to a 1/2 inch iron rod with cap and the Point of Beginning, said Point of Beginning having grid coordinates of N 315364.904 and E 901247.468 based on the Mississippi State Plane Coordinate System, East Zone, NAD 83 (U.S. Survey Feet), bearings and distances herein are grid values based on said coordinate system using a scale factor of 0.999957893 and a convergence angle of -00 degrees 07 minutes 58.992 seconds (at the P.O.B.); thence South 89 degrees 54 minutes 41 seconds East 153.39 feet along the south margin of 13th Street to an X-Mark in concrete; thence South 00 degrees 03 minutes 00 seconds West 243.53 feet to a 1/2 inch iron rod; thence South 26 degrees 15 minutes 17 seconds West 66.88 feet to a 1/2 inch iron rod; thence South 00 degrees 37 minutes 01 second East 209.18 feet to a 1/2 inch iron rod with cap; thence South 89 degrees 18 minutes 38 seconds West 189.95 feet along the south face of a concrete wall to a 1/2 inch iron rod with cap; thence South 00 degrees 40 minutes 52 seconds East 28.32 feet to the north margin of U.S. Highway 90 and a 1/2 inch iron rod with cap; thence 159.36 feet along the arc of a curve to the right being non-tangent with the previously described line, said arc having a radius of 2,704.04 feet, a central angle of 03 degrees 22 minutes 36 seconds, and a chord which bears South 71 degrees 12 minutes 49 seconds West 159.34 feet along the north margin of said U.S. Highway 90 to a 1/2 inch iron rod with cap; thence North 62 degrees 13 minutes 11 seconds West 44.53 feet along the north margin of said U.S. Highway 90 to a 1/2 inch iron rod with cap; thence North 51 degrees 19 minutes 49 seconds West 34.39 feet to the intersection of the north margin of U.S. Highway 90 with the east margin of 30th Avenue and a 1/2 inch iron rod with cap; thence North 00 degrees 31 minutes 19 seconds West 575.55 feet along the east margin of said 30th Avenue to a 1/2 inch iron rod with cap; thence South 89 degrees 57 minutes 49 seconds East 219.72 feet along the north face of a concrete wall to a drill hole in concrete; thence North 89 degrees 49 minutes 19 seconds East 70.44 feet to a 1/2 inch iron rod; thence North 00 degrees 34 minutes 32 seconds West 299.86 feet to the Point of Beginning.

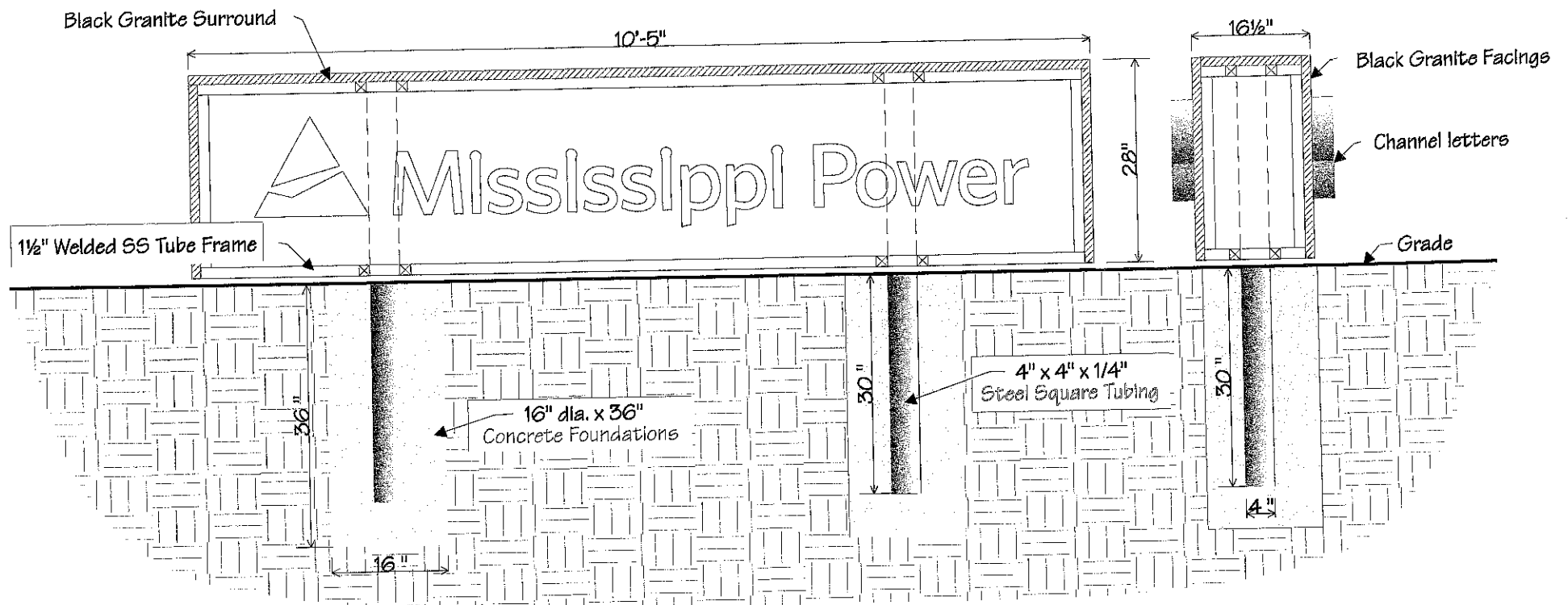
Said parcel containing 4.925 acres, more or less.







Mississippi Power Company
2992 West Beach Boulevard
Free Standing D/S Monument Sign





Michael Watson

SECRETARY OF STATE

This is not an official certificate of good standing.

Name History

Name	Name Type
MISSISSIPPI POWER COMPANY	Legal

Business Information

Business Type:	Profit Corporation
Business ID:	104297
Status:	Good Standing
Effective Date:	07/12/1972
State of Incorporation:	Mississippi
Principal Office Address:	2992 West Beach Blvd Gulfport, MS 39501

Registered Agent

Name
Fe Z Strickland 2992 W Beach Blvd Gulfport, MS 39501-1805

Officers & Directors

Name	Title
H Ed Blakeslee 2992 West Beach Gulfport, MS	Incorporator
J C Gewin 2992 West Beach Gulfport, MS	Incorporator
Anthony L Wilson 2992 West Beach Blvd Gulfport, MS 39501	President, Chairman, Chief Executive Officer
Gifford W. Ormes 2992 West Beach Blvd Gulfport, MS 39501	Vice President
Melvin J. Roland III 2992 West Beach Blvd	Vice President

Gulfport, MS 39501

Matthew P. Grice
2992 West Beach Boulevard
Gulfport, MS 39501

Treasurer, Vice President, Chief Financial Officer

Michael W. Smith
2992 W Beach Blvd
Gulfport, MS 39501

Vice President

Shawn S. Shurden
2992 W Beach Blvd
Gulfport, MS 39501

Secretary, Vice President

Brady A. Powers
2992 West Beach Blvd.
Gulfport, MS 39501

Vice President

Mark E Keenum
PO Box 6018
Mississippi State, MS 39762

Director

Anthony L Wilson
2992 West Beach Blvd
Gulfport, MS 39501

Director

Pascal B Gill
2992 West Beach Boulevard
Gulfport, MS 39501

Fe Z Strickland
2992 West Beach Boulevard
Gulfport, MS 39501

Assistant Secretary

Thomas M Duff
800 Hwy 98
Columbia, MS 39429

Director

Camille S. Young
200 North Congress Street, Suite
201
Jackson, MS 39201

Director

Melissa K. Caen
2992 West Beach Boulevard
Gulfport, MS 39501

Assistant Secretary, Assistant Treasurer

Ann Barrett B Ladner
2992 West Beach Blvd.
Gulfport, MS 39501

Assistant Treasurer

Mary S Graham
Harrison Hall - 51 Main Street, P.
O. Box 609
Perkinston, MS 39573

Director

Augustus Leon Collins
5220 Keele Street
Jackson, MS 39206

Director

Kari R Wilkinson
P. O. Box 149
Pascagoula, MS 39568

Director

THIS INDENTURE Witnesseth that the Grantor, the ILLINOIS CENTRAL GULF RAILROAD COMPANY, a Delaware Corporation, for and in consideration of the sum of TEN and NO/100 DOLLARS (\$10.00) - - - - - Dollars in hand paid, and other valuable consideration, hereby conveys, releases, remises and forever quitclaims to the Grantee,

MISSISSIPPI POWER COMPANY, a Mississippi Corporation

all its right, title, interest and claim in and to the following described lands and property situated in the County of Harrison and State of Mississippi, to-wit:

A parcel of land located in the Northeast Quarter of the Northwest Quarter of Section 9, Township 8 South, Range 11 West of the St. Stephens Meridian in Gulfport, First Judicial District, Harrison County, Mississippi, more particularly described as follows:

Commence at the intersection of the South line of 120-foot wide 13th Street and the East line of 120-foot wide 30th Avenue, thence southerly, along said East line of 30th Avenue (South $00^{\circ} 47'$ East), 300 feet to the North line of 12th Street (now closed); thence easterly along said North line of 12th Street (North $89^{\circ} 50'$ East), 220 feet to the POINT OF BEGINNING, said point being the Northeast corner of that real estate conveyed by the Gulf and Ship Island Railroad Company, an early predecessor of Illinois Central Gulf Railroad Company (Grantor) to Coosa Securities Company by deed dated October 16, 1925; from said Point of Beginning run thence southerly (South $00^{\circ} 47'$ East), along the East line of said Securities Company property, 215.7 feet to the Northwest corner of that real estate conveyed by the Illinois Central Railroad Company, Grantor's predecessor to Mrs. Victoria Salloum, et al, by deed dated September 3, 1952; thence easterly (North $89^{\circ} 13'$ East), along the most northerly line of said Salloum property, 190 feet to a point in the West line of that real estate conveyed by said Illinois Central Railroad Company to Gulfport Motel, Inc. by deed dated July 3, 1968, said point being 237.9 feet (measured) from the Southwest corner of said Motel property; thence northerly (North $00^{\circ} 45'$ West), along said West line of said Motel property 210.4 feet to a corner marked with a concrete monument; thence North $26^{\circ} 20'$ East, being a westerly line of said Motel property, 76.4 feet to the Southwest corner of that real estate conveyed by said Illinois Central Railroad Company to Coastal Farm Supply, Inc. by deed dated July 3, 1969; thence northeasterly along the Northwest line of said Farm Supply property, 40 feet, more or less, to the most southerly corner of that real estate conveyed by Grantor to Coastal Farm Supply, Inc. by deed dated March 21, 1975; thence northerly, along the West line of said Farm Supply property (1975) and along the West line of that real estate conveyed by Grantor to Billups of Gulfport, Inc. by deed dated November 15, 1974, 210 feet, more or less, to said South line of 13th Street; thence westerly, along said South line of 13th Street, 175.5 feet to the Northeast corner of property this date conveyed by Grantor to others; thence South $00^{\circ} 47'$ East a distance of 300 feet to the Southeast corner of the aforesaid property this date conveyed by Grantor to others; and thence South $89^{\circ} 50'$ West a distance of 70 feet to the Point of Beginning.

Said property is bounded North by 13th Street and property formerly of Illinois Central Gulf Railroad Company, West of property of Mississippi Power Company and property formerly of Illinois Central Gulf Railroad Company, South by Salloum, et al, and East by Gulfport Motel, Inc., Coastal Farm Supply, Inc. and Billups of Gulfport, Inc. It is also described as parts of vacated blocks 191, 192, 201 and 202 of ORIGINAL GULFPORT, of the vacated North-South alley in said block 191, of vacated 29th Avenue of vacated 12th Street.

In Witness Whereof, ILLINOIS CENTRAL GULF RAILROAD COMPANY, the Grantor, has caused these presents to be signed by its Vice President, and its corporate seal, duly attested by its Assistant Secretary to be hereunto affixed, they being thereunto duly authorized, this 5th day of March, 1980.

ILLINOIS CENTRAL GULF RAILROAD COMPANY

By [Signature]
Vice President

ATTEST:

[Signature]
Assistant Secretary

STATE OF ILLINOIS)
COUNTY OF COOK) SS

I, the undersigned, a Notary Public, in and for the County and State aforesaid, Do Hereby Certify that R. A. Irvine, personally known to me to be the Vice president of the ILLINOIS CENTRAL GULF RAILROAD COMPANY, a Delaware Corporation, and W. H. Sanders, personally known to me to be the Assistant Secretary of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged under oath that as such Vice President and Assistant Secretary, they signed and delivered the said instrument as Vice President and Assistant Secretary of said corporation, and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and seal this 5th day of March, 1980.

[Signature]
Notary Public

My Commission Expires:

February 25th 1981

Description Approved:

Form Approved:

Attorney

THIS INSTRUMENT
PREPARED BY

[Signature]
REAL ESTATE DEPT.
ICGRR CO.
233 N. MICHIGAN
CHICAGO, ILLINOIS 60601

STATEMENT OF FEES

1238
Filing _____ .05
Recording _____ Words @ _____
15¢ per 100 _____ 2.50
Certificate _____ .50
Indexing 15¢ each _____ 2.50
Separate Subdivision _____
Total Fees _____ 8.30

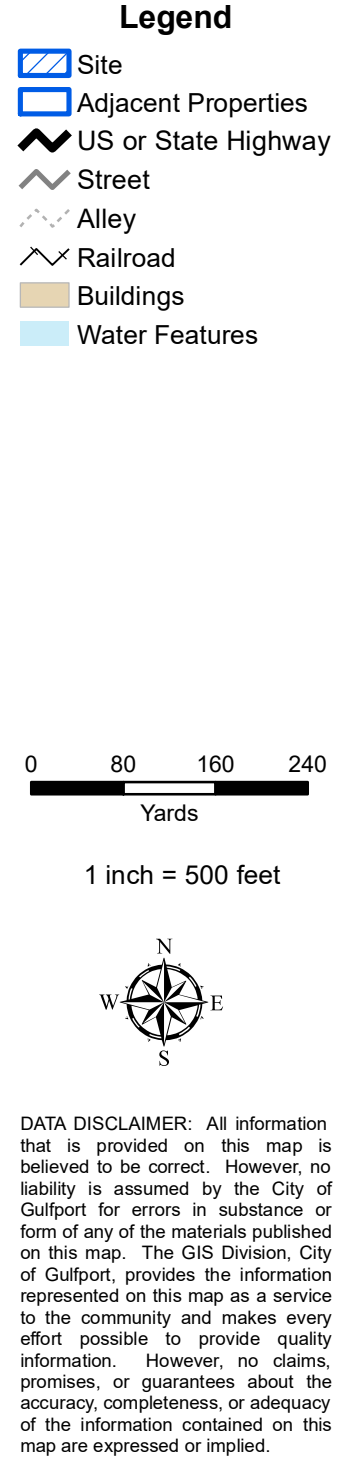
STATE OF MISSISSIPPI, COUNTY OF HARRISON, FIRST JUDICIAL DISTRICT:

I hereby certify that this instrument was received and filed for record at 9 o'clock
and 42 minutes P. M. on 6 day of March, A. D. 1980
and recorded Mar 7, 1980 In Records of Deeds _____
Book 876 Pages 539-540

G. N. Cool, Chancery Clerk

By [Signature], D. C.

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y		0811L-01-038.000	MISSISSIPPI POWER (OWNER)	2992 W. BEACH BLVD	GULFPORT	MS	39501
			JESSICA CECIL (AGENT)	2992 W. BEACH BLVD	GULFPORT	MS	39501
			Adjacent Property Owners (2412ARC054)				
N	20268	0811L-01-015.000	GULFPORT CITY OF	2309 15TH ST	GULFPORT	MS	39501
	20258	0811L-01-024.000	HARTFIELD DON & LINDA E	1325 28TH AVE	GULFPORT	MS	39501
	89882	0811L-01-016.000	TRIPLE R REAL ESTATE LLC	4 TARA PLACE	METAIRIE	LA	70002
	20261	0811L-01-021.000	BANK OF MISSISSIPPI	P O BOX 70	BILOXI	MS	39533
	20260	0811L-01-022.000	RICE SUZANNE E	5210 QUINCY AVE	GULFPORT	MS	39507
	20259	0811L-01-023.000	H & G INVESTMENTS LLC	1323 28TH AVE SUITE A	GULFPORT	MS	39501
	20389	0811K-04-036.002	2600 BEACH BOULEVARD II LLC	P O BOX 520	GULFPORT	MS	39502
	20251	0811L-01-009.000	HOLT WILLIE E	2912 13TH ST	GULFPORT	MS	39501
	89712	0811K-04-036.000	2R LLC	P O BOX 520	GULFPORT	MS	39502
	89918	0811L-04-128.000	SSC REALTY INVESTMENTS LLC	3017 13TH ST	GULFPORT	MS	39501
	20252	0811L-01-010.000	13TH & 30TH LLC	43 FARNHAM PLACE	METAIRIE	LA	70005
N	20265	0811L-01-017.000	TRIPLE R REAL ESTATE LLC	4 TARA PLACE	METAIRIE	LA	70002
N	89887	0811L-01-038.000	MISS POWER CO				0
	20511	0811L-01-040.000	BANK OF MISSISSIPPI	760 RUE MARCHE	BILOXI	MS	39530
	90199	0811L-02-001.000	MS STATE PORT AUTH	P O BOX 40	GULFPORT	MS	39502
N	20253	0811L-01-008.000	13TH & 30TH LLC	43 FARNHAM PLACE	METAIRIE	LA	70005
N	20250	0811L-01-011.000	13TH & 30TH LLC	43 FARNHAM PLACE	METAIRIE	LA	70005
N	20392	0811K-04-039.000	MISS POWER CO				0
	20398	0811L-04-133.000	O'NEAL/STROO PROPERTIES LLC	21 TREASURE PT	HATTIESBURG	MS	39402
N	20390	0811K-04-036.001	2600 BEACH BOULEVARD II LLC	P O BOX 520	GULFPORT	MS	39502
	20399	0811L-04-132.000	WUA 30TH AVENUE LLC	1209 30TH AVE	GULFPORT	MS	39502
	20400	0811L-04-131.000	ON PHU & DOAN GIAU	9495 PRINGLE AVE	D'IBERVILLE	MS	39540
	20512	0811L-01-035.000	OZ HOLDINGS MSGC LLC	720 BELLANDE AVE	OCEAN SPRINGS	MS	39564
	20496	0811L-03-002.000	PEOPLES BANK	P O DRAWER 529	BILOXI	MS	39533
	20495	0811L-03-001.000	SOUTHERN OIL COMPANY INC	6933 US HWY 49	HATTIESBURG	MS	39402
N	103428	0811L-02-001.001	MS STATE PORT AUTH	P O BOX 40	GULFPORT	MS	39502
N	108063	0811K-02-019.000	MS STATE PORT AUTH	P O BOX 40	GULFPORT	MS	39502
N	103463	0811N-02-002.001	DOLE FRESH FRUIT COMPANY -LESSEE-	C/O MS STATE PORT AUTH -LESSOR-	GULFPORT	MS	39502
N	106899	0811L-02-002.009	GULFSIDE CASINO PARTNERSHIP-LESSEE-	C/O MS STATE PORT AUTHORITY-LESSOR-	GULFPORT	MS	39502
	20521	0811L-03-080.000	GULFSIDE CASINO PARTNERSHIP	POST OFFICE BOX 1600	GULFPORT	MS	39502
N	20515	0811L-01-032.000	MS STATE PORT AUTH AT GULFPORT ETAL	C/O EXECUTIVE DIRECTOR	GULFPORT	MS	39501
N	89878	0811L-01-007.000	13TH & 30TH LLC	43 FARNHAM PLACE	METAIRIE	LA	70005
N	143401	0811L-02-001.002	CHIQUITA FRESH N AMER LLC -LESSEE-	C/O STATE OF MS PORT AUTH -LESSOR-	FORT LAUDERDALE FL		33004





URBAN DEVELOPMENT DEPARTMENT | PLANNING & ZONING

PO BOX 1780 | GULFPORT, MS | 1410 24TH AVENUE

P: 228.868.5710 | F: 228.868.5708 | PLANNERS@GULFPORT-MS.GOV

ARCHITECTURAL REVIEW COMMITTEE CASE # 2025-265

Hearing Date: Thursday, December 12, 2024

Architectural Review Committee 2412ARC055: Architectural Review Committee 2412ARC055, by agent Jon Storonskyj, seeking approval for a new freestanding ground sign, Tax Parcel 0808I-02-036.000, 14256 Dedeaux Rd, Zoned R-B (Residence-Business), Ward 5

Technical Report

ARCHITECTURAL REVIEW COMMITTEE

GENERAL INFORMATION

Case File Number: 2412ARC055

Hearing Date: December 12, 2024

Current Zoning/Use: R-B / Single-family home

Legal: Architectural Review Committee 2412ARC055, by agent Jon Storonskyj, seeking approval for a new freestanding ground sign, Tax Parcel 0808I-02-036.000, 14256 Dedeaux Rd, Zoned R-B (Residence-Business), Ward 5

TECHNICAL DETAILS

The sign shown in the site plan meets requirements for setbacks, sign copy area, and the architectural design standards for the decorative cap or crown, the decorative buttress, and the landscaping at the base of the sign.

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

- (1) All freestanding permanent signs, structures or poles shall be self-supporting structures erected on or permanently attached to concrete foundations or meet wind load requirements as specified in the building code, or any amendment thereto, adopted by the city.
- (2) Sign structure support pole(s) shall be wrapped with a masonry, stucco, stone and/or a similar synthetic material, from the ground level to a height not to exceed ten (10) feet above said ground level.
- (3) A decorative buttress shall be constructed at the ground/base level of the façade.
- (4) A decorative cap or crown shall be constructed at the top of the façade.

Any portion of the sign structure's support pole(s) between the façade and the display of the sign that is greater than ten (10) feet above ground level shall be finished with a stucco wrap or a textured paint.

EXECUTIVE SUMMARY

Applicant is seeking approval for a new freestanding ground sign. The site plan for the proposed ground sign shows requirements for setbacks, sign copy area, and architectural design standards being met. The applicant noted to staff that the location would be converted to a real estate office use, which while allowed by right in the current R-B (Residence-Business) zoning, would require permits to be pulled convert the existing single-family home to the commercial office. Any decision by the Architectural Review Committee would be for the ground sign as proposed.

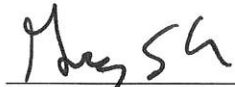
Technical Report
ARCHITECTURAL REVIEW COMMITTEE

DEPARTMENTAL CONDITIONS

1. Permits to convert the existing Single-Family Home to a commercial office being applied for, and passing final inspections before any sign permit can be issued.
2. Approval allows for sign as proposed.

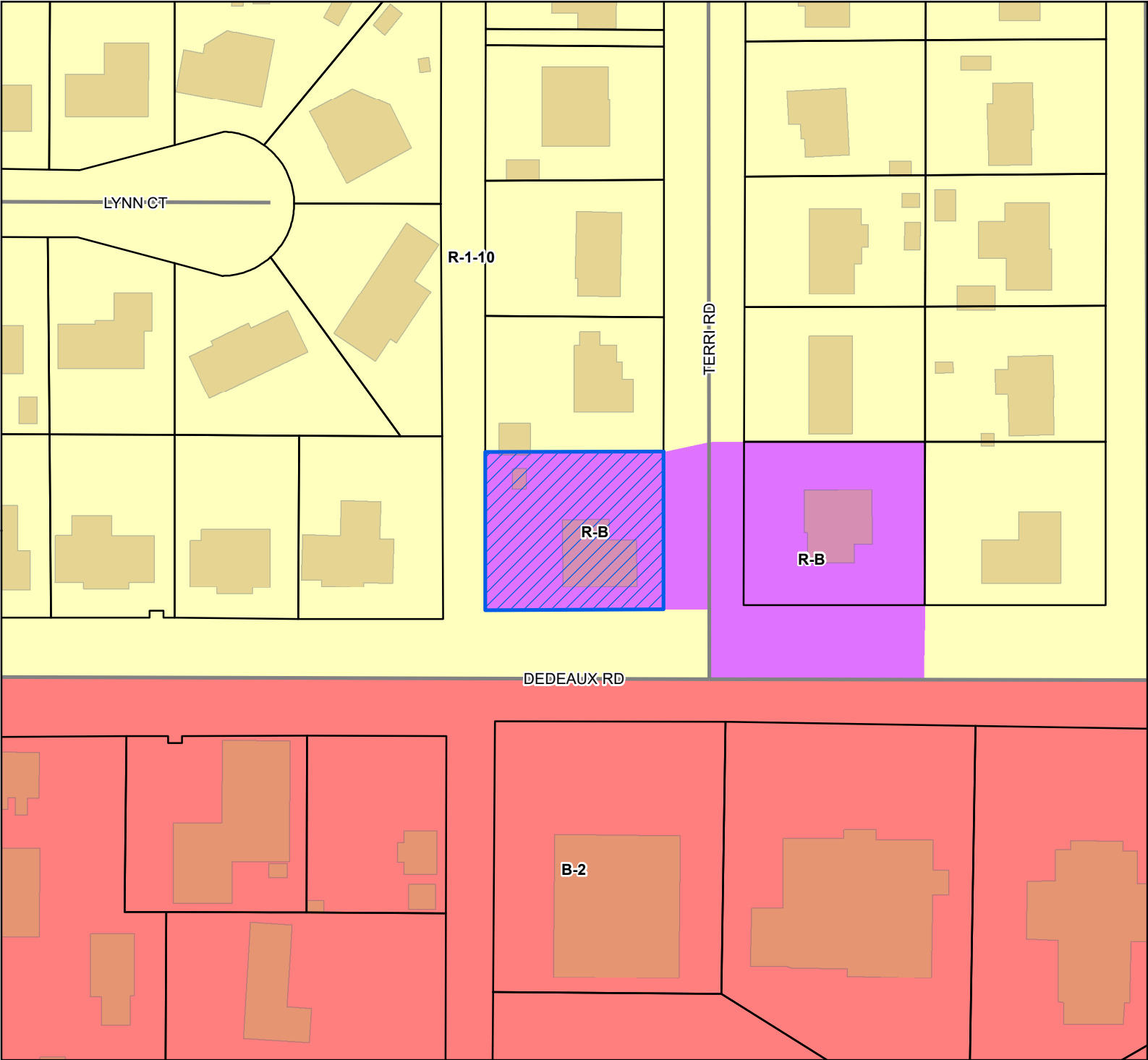
DIRECTOR APPROVAL

This report has been reviewed and approved by:



Greg Holmes

Director of Urban Development Department



Site

Street

Parcels

Buildings

City Limit

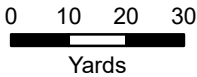
Zoning

B-2 - General Business District

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

R-B - Residence-Business District

Site Information
0808I-02-036.000
Zoning: R-B (Residence-Business)
Size: 14647.03 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.



CASE NUMBER

2412ARCD55

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

ARCHITECTURAL REVIEW

REQUESTED ACTION BY THE Architectural Review Committee
(A separate submission form is required for each request)

- ☐ Architectural Design Review
☐ Signs

TAX PARCEL NUMBERS

08081-02-036.000	

Property Address:

14256 Dedeaux Road Gulfport MS 39503

Lot(s) 14 Block(s) 9 Subdivision Dean

General Description of Request: Install 1 - 5' x 8' double sided
aluminum construction sign cabinet, internally illuminated white LED
faces to be 3/16 white acrylic w/ vinyl graphics. 1 - 3' x 8' double sided
electronic message board, full color, to be install on single pole
to have aluminum buttress, pole skirt, top crown.

OWNERSHIP AND CERTIFICATION:

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

OWNER:Brendon Hoda

Printed Name of Owner

11381 Wolf River Rd. Gulfport ms 39503

Mailing Address

Gulfportms39503

City

State

Zip Code

AGENT:Jon Storonsky (228) 342-0968

Printed Name of Agent

15132 Dedeaux Rd.

Mailing Address

Gulfportms39503

City

State

Zip Code

Name of Owner (PRINT)Bradon Hoda

Address (Street, City, State, Zip Code)

11381 Wolf River Rd. Gulfport, MS 39503

Phone (Home)

(Work)

(Cell)

228-669-4681

Tax Parcel Number(s) Owned:

0808I-02-036.000

Signature:

Brad Hoda**Name of Owner (PRINT)**Hannah Hoda Hogan

Address (Street, City, State, Zip Code)

11381 Wolf River Rd. Gulfport ms 39503

Phone (Home)

(Work)

(Cell)

228-669-4681

Tax Parcel Number(s) Owned:

0808I-02-036.000

Signature:

Hannah Hogan**Name of Owner (PRINT)**

Address (Street, City, State, Zip Code)

Phone (Home)

(Work)

(Cell)

Tax Parcel Number(s) Owned:

Signature:



Designation of Agent

I, Brendon Hoda, being owner of the property 14256 Dedean Rd.
PRINT NAME Gulfport MS 39503
PRIMARY ADDRESS OR PARCEL
which is the subject of this application hereby authorize Jon D. Stornosky to act as my
PRINT NAME
representative with the City of Gulfport's Zoning Board of Adjustment and Appeals, and/or Planning
Commission, and/or City Council, and/or permitting and licensing, as required by the City.

Such representation shall be for all purposes concerning any manner, right, or obligation relating to this
petition. This designation authorizes my agent to make verbal or written representations and/or
declarations on my behalf, and I shall be legally bound by said verbal or written representations and/or
declarations relating to this petition.

The petitioner understands and acknowledges that the City will rely upon the agent's representations in
approval or denial of said petition.

x Brendon Hoda
Signature

12/3/24
Date

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 3rd day of December, 20 24

[Signature]
Notary Public

July 15, 2028
Commission Expiration





Covenant Affidavit

I, Brendon Hoda

PRINT NAME

being owner or agent of the property

14256 Dedmon Rd.
Gulfport MS 39503

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.

Brendon Hoda

Signature

12/3/24

Date

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 3rd day of December, 2024

[Signature]

Notary Public



July 15, 2028

Commission Expiration

13

101 TERRI RD

08081-02-035.000



Area Map

Printed 12/4/2024

08081-02-036.000

14

14256 DEDEAUX RD

TERRI RD

10' setback

20'

120'

10' setback

DEDEAUX RD

● Addresspoints

□ Parcels

Initial and date here:

Planner: _____

Owner: _____

Contractor: _____

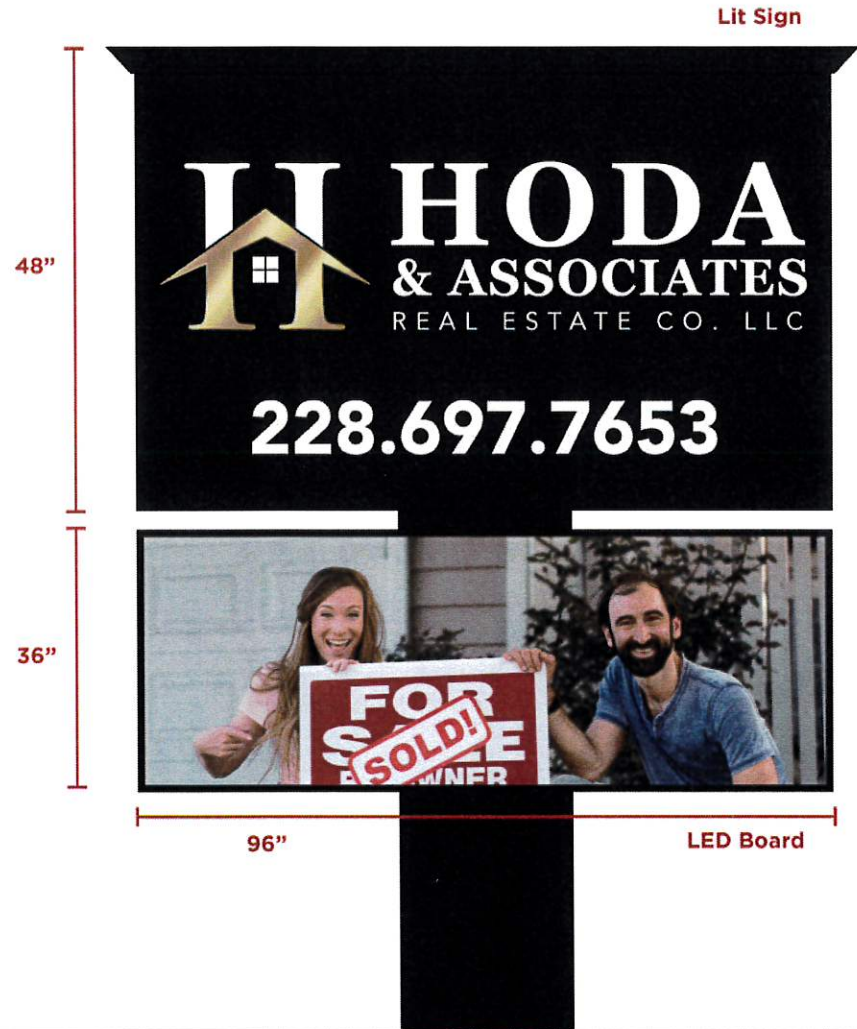
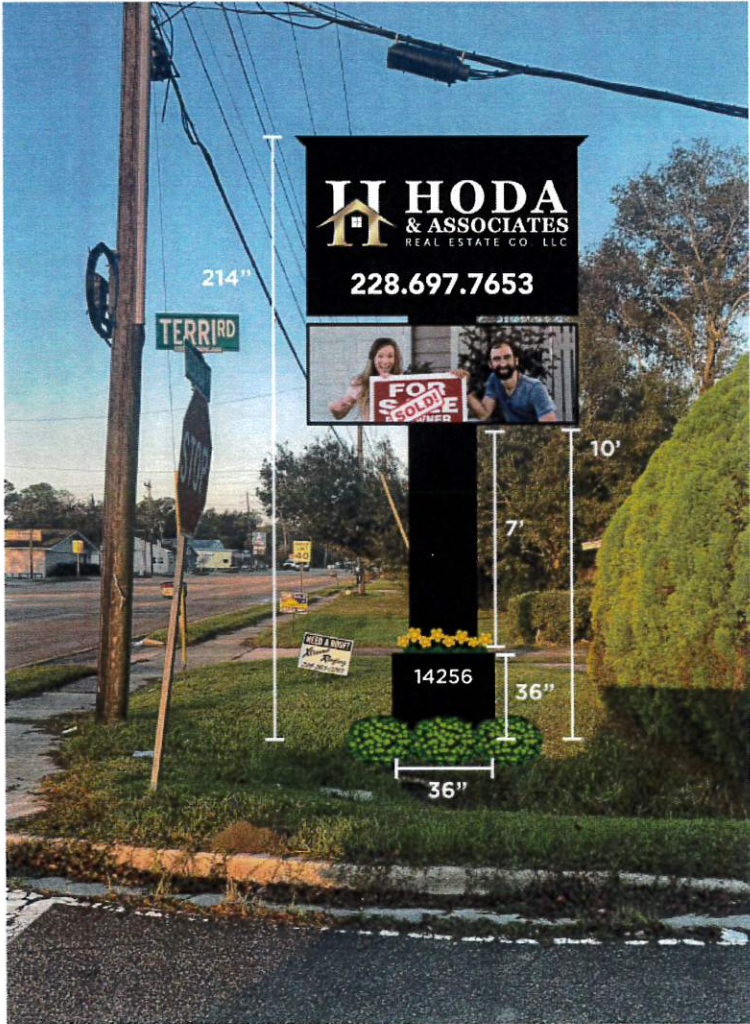


1 inch = 25 feet

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CLIENT	Hoda & Associates 14256 Dedeaux Rd, Gulfport, MS	DATE VERSION PAGE STORE #	12.3.24 v.2 1 -	JOB MEDIA TOP SIGN SIZE LED BOARD SIZE SQ FT	Pylon Sign Vinyl 96" x 48" 96" x 36" 56'	VINYL COLOR FACE COLOR SUBSTRATE RETURN COLOR	Black White Acrylic Black	LED COLOR MOUNTING RACEWAY COLOR	White - -
--------	--	------------------------------------	--------------------------	--	--	--	------------------------------------	--	-----------------



signs plus

graphics • manufacturing • installation • service

15132 Dedeaux Rd, Gulfport, MS 39503
signsplusinc.us | 228.832.4634



This design proof was created by and is the exclusive property of Sign Plus, Inc. It is not to be copied in part or in whole without the written consent of Sign Plus Inc. under penalty of law.

Notes

Not for fabrication until client gives approval.

© 2024

PREPARED BY AND RETURN TO:

Davis & Davis, P.L.L.C./Christopher A. Davis
MS Bar No. 9274
2635 Pass Road
Biloxi, MS 39531
Phone (228) 275-9922
Our File No. **320-7142**



1st JUDICIAL DISTRICT
INSTRUMENT 2024-0024045-D-J1
FILED/RECORDED 12/4/2024 11:34:01 /
TOTAL FEES \$28.00
3 PAGES RECORDED

STATE OF MISSISSIPPI
COUNTY OF **Harrison**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned **Catherine Breazeale, and Mitzi Jean Breazeale a/k/a Mitzi Jean Daniels and Gregory Leon Daniels** 19007 Red Bud Dr. Long Beach, MS 39560 (228) 831-2481 does, as **Grantor(s)**, hereby sell, convey and warrant unto **Brandon Hoda and Hannah Hoda Hogan**, 11381 Wolf River Rd. Gulfport MS, 39503 (228) 263-0293, as **Grantee(s)**, as tenants by the entirety with full rights of survivorship and not as tenants in common the following described land and property, located and being situated in Harrison County, Mississippi, and more particularly described as follows, to wit:

See attached Exhibit "A"

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

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

WITNESS MY SIGNATURE, this the 15th day of November, 2024.

Catherine Breazeale
Catherine Breazeale

Mitzi Jean Breazeale Daniels
Mitzi Jean Breazeale
a/k/a Mitzi Jean Daniels

Gregory Leon Daniels
Gregory Leon Daniels

STATE OF MS
COUNTY OF Harrison

Personally appeared before me, the undersigned authority in and for the said county and state, on this 15th day of November, 2024, within my jurisdiction, the within named **Catherine Breazeale, Mitzi Jean Breazeale a/k/a Mitzi Jean Daniels and Gregory Leon Daniels** who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed in the above and foregoing instrument and acknowledged that he/she/they executed the same in their individual and/or representative capacity, and that by their signature on the instrument and as the act and deed of the person or entity upon behalf of which he/she/they acted, executed the above and foregoing instrument, after first having been duly authorized so to do.

GIVEN under my hand and official seal of office, this 15th day of November, 2024.

Stephanie Baro
Notary Public

My Commission Expires:

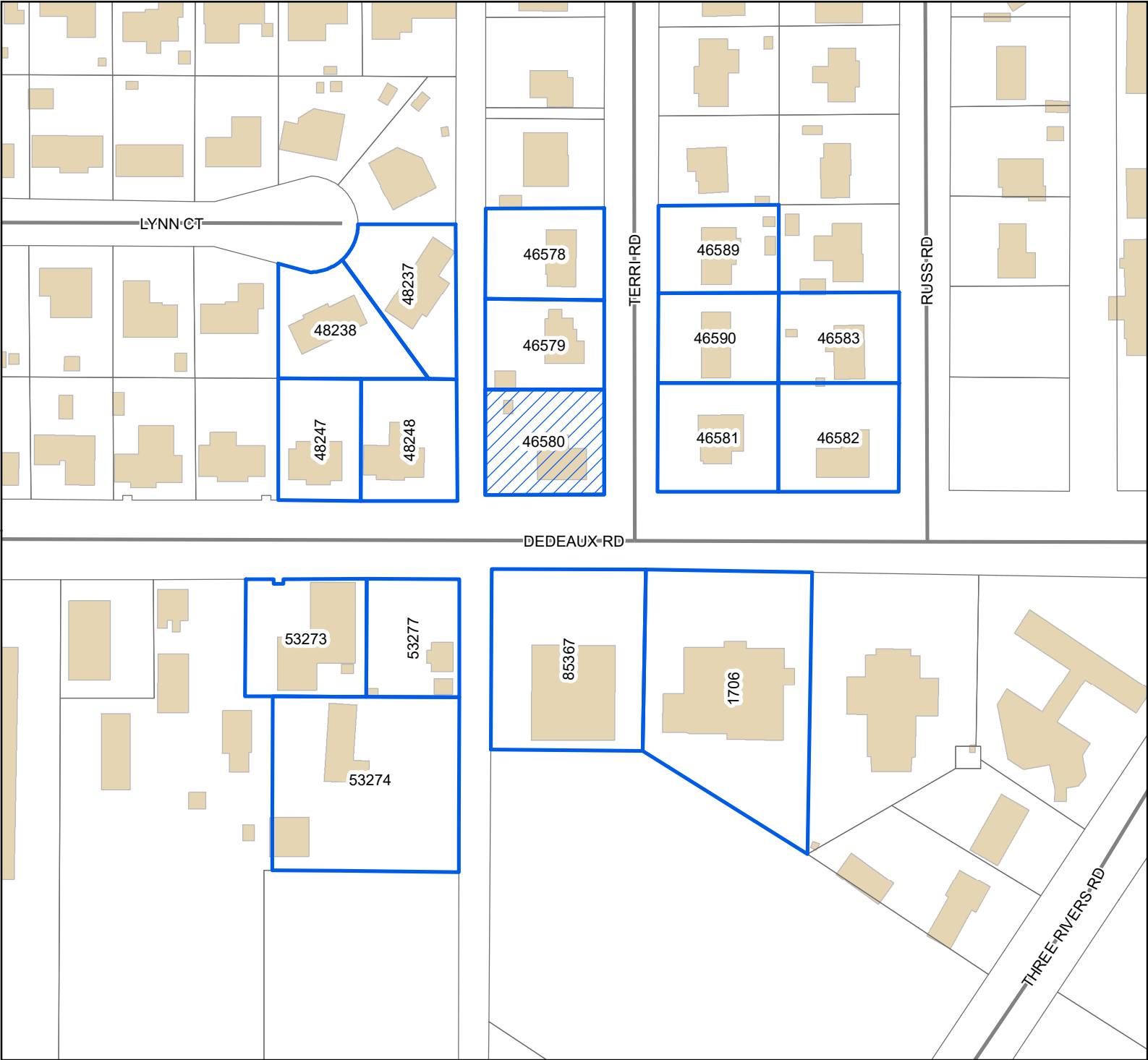


EXHIBIT "A"

LEGAL DESCRIPTION

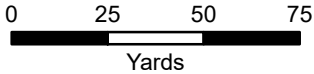
Lot FOURTEEN (14), DEAN SUBDIVISION, A RE SUBDIVISION, of Block Nine (9)
*, PECAN GROVE TRUCK FARMS, in Section 10, Township 7 South Range 11 West,
of Harrison County, Mississippi, according to the map or OFFICIAL plat thereon
file and of record in the OFFICE OF THE Chancery Court Clerk of THE FIRST
JUDICIAL DISTRICT OF HARRISON County, Mississippi,

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y		0808I-02-036.000	BRANDON HODA (OWNER)	11381 WOLF RIVER RD	GULFPORT	MS	39503
			HANNAH HODA HOGAN (OWNER)	11381 WOLF RIVER RD	GULFPORT	MS	39503
			JON STORONSKIY (AGENT)	15132 DEDEAUX RD	GULFPORT	MS	39503
			Adjacent Property Owners (2412ARC055)				
	48247	0808J-02-089.000	PACE CARLTONN H	14282 DEDEAUX RD	GULFPORT	MS	39503
	53273	0808O-01-002.000	CRAVENS HOLDINGS LLC	270 TRACE COLONY PARK DR	RIDGELAND	MS	39157
	53277	0808O-01-001.000	KOPTYRA MICHAEL J	PO BOX 3733	GULFPORT	MS	39505
	46582	0808I-02-048.000	BOSWELL RAYMOND A	14224 DEDEAUX RD	GULFPORT	MS	39503
	46580	0808I-02-036.000	BREAZEALE CATHERINE E & BURGESS M J	14256 DEDEAUX RD	GULFPORT	MS	39503
	46590	0808I-02-038.000	GARCIA JOSHUA & JOSE	630 BAY COVE DR UNIT 305	BILOXI	MS	39532
	46589	0808I-02-039.000	TWINNING REAL ESTATE LLC	18252 ROBINWOOD DR	SAUCIER	MS	39574
	46578	0808I-02-034.000	LOUPE RONALD J ETAL	512 NORTH PIERCE AVE	METARIE	LA	70003
	46583	0808I-02-047.000	JASKAR/RUPE CYNTHIA LUNDY ETAL	101 RUSS RD	GULFPORT	MS	39503
	1706	0808P-02-001.001	GULFPORT MOB LP	5910 N CENTRAL EXPRESSWAY STE 101	DALLAS	TX	75206
N	53274	0808O-01-003.000	CRAVENS HOLDINGS LLC	270 TRACE COLONY PARK DR	RIDGELAND	MS	39157
	48248	0808J-02-090.000	MAHAND MINAKO	14276 DEDEAUX RD	GULFPORT	MS	39503
	48237	0808J-02-075.000	HINKLE DORIS M	108 LYNN COURT	GULFPORT	MS	39503
	46579	0808I-02-035.000	REESE ALARIC & ADRIENNE F	101 TERRI ROAD	GULFPORT	MS	39503
	46581	0808I-02-037.000	GRAVES TINA M & GEORGE D	24172 ASHLEIGH DRIVE	GULFPORT	MS	39503
	48238	0808J-02-076.000	POOLE NANCY L	106 LYNN CT	GULFPORT	MS	39503
	85367	0808P-02-001.000	AGJ HOLDINGS LLC	14257 SUITE A DEDEAUX ROAD	GULFPORT	MS	39503



Legend

- Site
- Adjacent Properties
- Street
- Buildings



1 inch = 150 feet



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ARCHITECTURAL REVIEW COMMITTEE CASE # 2025-190

Hearing Date: Thursday, December 12, 2024

Architectural Review Committee Permits